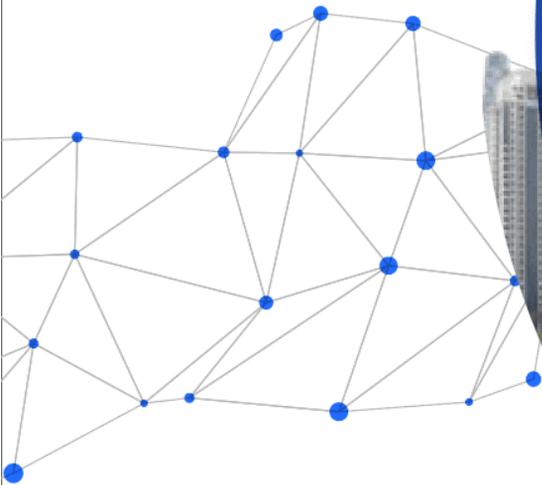


# FLASH REPORT

▶ Apr | **Condo**  
2022 | Resale Market



# Observations

## Condo Resale Price Rise for 21<sup>st</sup> Straight Month, Increasing by 0.7% in April 2022; Volumes Decrease by 2.2%

### 1. CCR prices increase by 1.1% while RCR and OCR prices both increase by 0.6% in April 2022.

According to the SRX Price Index for Condo Resale:

- Month-on-month, overall prices increase by 0.7% over March 2022.
- Year-on-year, overall prices increase by 9.0% over April 2021.
- Year-on-year, all regions experience price increases: CCR by 7.4%, RCR by 6.7% and OCR by 10.8%.

### 2. An estimated 1,368 units are resold in April 2022, a 2.2% decrease from the 1399 units resold in March 2022.

- Volumes are 31.3% lower than in April 2021, and 17.8% higher than the 5-year average volumes for the month of April.
- Breaking down by regions, in April 2022, 56.3% of the volumes are from OCR, 27.8% from RCR and 15.9% from CCR.

### 3. The highest transacted price for a resale unit in the month is achieved at \$10.25 million at The Orchard Residences.

- In RCR, the highest transacted price is a unit at Silversea resold for \$9.5 million.
- In OCR, the highest transacted price is a unit at The Parc Condominium resold for \$3.3 million.

### 4. Overall median capital gain is \$250,000 in April 2022.

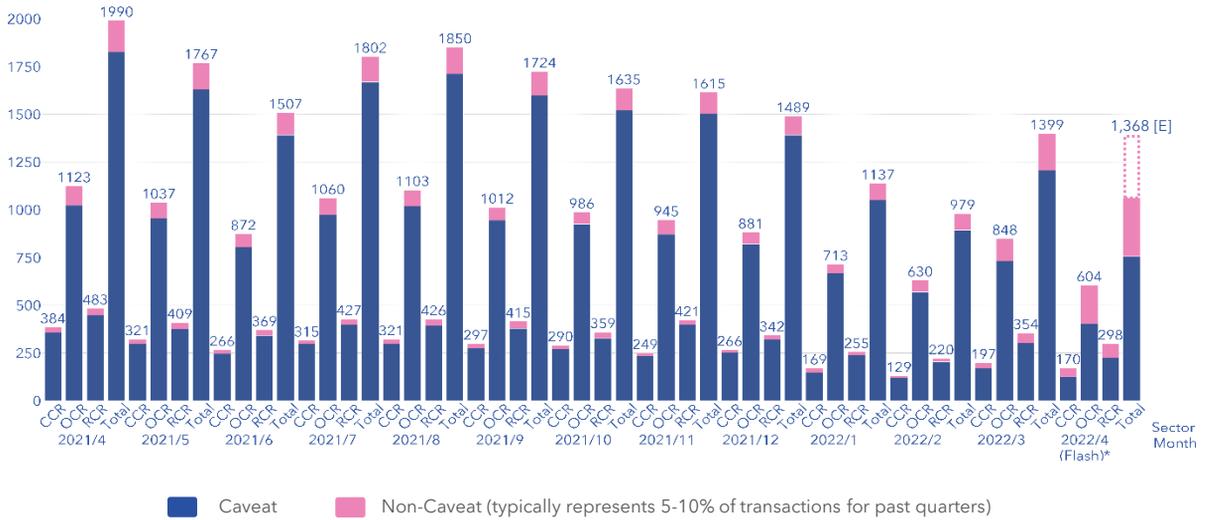
This represents an increase of \$12,000 from March 2022. The capital gain or loss of a condo resale unit is calculated by comparing the current transacted price with the previous transacted price of the same unit.

- District 11 (Newton / Novena) posts the highest median capital gain at \$513,000, followed by District 21 (Clementi Park / Upper Bukit Timah) at \$436,600.
- District 4 (Sentosa / Harbourfront) is the only district with a median capital loss at \$9,900.
- Capital gain data only include districts with more than 10 matching transactions.

# Condo Resale Market

## Resale Volume

Condo Monthly Resale Volume



Note: Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

## Resale Price

Index Base: 2009 Jan

SPI for Condo Resale



2022 April Resale Index	220.6
2022 March Resale Index	219.1
Change (Month-on-Month)	0.7%

Note: Percentage change is calculated from non-rounded values. All values are rounded to one decimal point thereafter.

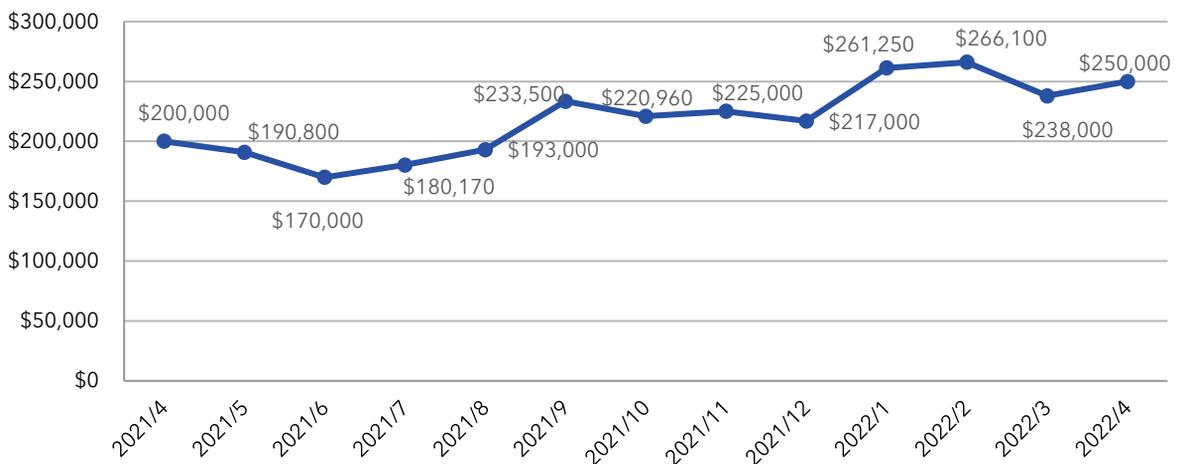
## SPI by Region

Year/Month	All Condo		Core Central Region		Rest of Central Region		Outside Central Region	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2021/4	202.3	1.4%	186.7	1.3%	216.0	1.2%	196.8	1.6%
2021/5	204.2	0.9%	186.2	-0.3%	220.1	1.9%	198.4	0.8%
2021/6	204.2	0.0%	189.1	1.6%	217.3	-1.3%	198.8	0.2%
2021/7	206.2	1.0%	189.6	0.2%	218.2	0.4%	201.9	1.6%
2021/8	207.3	0.5%	190.1	0.3%	218.2	-0.0%	203.6	0.9%
2021/9	209.5	1.1%	193.3	1.7%	221.3	1.4%	205.0	0.7%
2021/10	211.0	0.7%	193.7	0.2%	223.3	0.9%	206.6	0.8%
2021/11	212.7	0.8%	195.0	0.7%	224.1	0.3%	208.9	1.1%
2021/12	214.8	1.0%	196.3	0.7%	227.1	1.3%	210.8	0.9%
2022/1	215.6	0.4%	196.9	0.3%	227.4	0.2%	211.9	0.5%
2022/2	217.0	0.6%	196.9	0.0%	229.4	0.8%	213.4	0.7%
2022/3	219.1	1.0%	198.4	0.8%	229.0	-0.2%	216.8	1.6%
2022/4*	220.6	0.7%	200.5	1.1%	230.4	0.6%	218.1	0.6%

Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

## Median Capital Gain/Loss

Median Capital Gain/Loss for Condo Resale



2022 April Median Capital Gain/Loss	\$250,000
2022 March Median Capital Gain/Loss	\$238,000
Change (Month-on-Month)	\$12,000

Note: The capital gain or loss of a condo resale unit is calculated by comparing the current transacted price with the previous transacted price of the same unit.

Source: 99-SRX / URA

## Median Capital Gain/Loss by District

District	Median Capital Gain/Loss	District	Median Capital Gain/Loss
1	-\$159,400	15	\$324,000
2	\$77,000	16	\$306,960
3	\$324,000	17	\$170,000
4	-\$9,900	18	\$220,000
5	\$248,888	19	\$265,000
6	-	20	\$404,000
7	\$41,000	21	\$436,600
8	\$81,900	22	\$238,000
9	\$316,843	23	\$208,000
10	\$412,888	24	-
11	\$513,000	25	\$324,620
12	\$158,600	26	\$610,000
13	\$145,000	27	\$235,000
14	\$135,000	28	\$254,000
		<b>Overall</b>	<b>\$250,000</b>

Note: Grey fields contain figures derived from fewer than 10 matching transactions.

Source: 99-SRX / URA

## About SRX

SRX publishes monthly price indices and statistics for condo resale, HDB resale and condo and HDB rentals. The Company has been serving Singapore's real estate industry since 2009, when it first launched the "Home Report" to help property agents and homeowners establish the price to buy, sell or rent a home. In 2014 SRX introduced X-Value, allowing anyone to get a highly accurate estimate of the value of their home instantly online. 1.8 million home reports and 7.0 million X-Value computations later, SRX is Singapore's most trusted source of home pricing information.

SRX is all about making the home seeking and home ownership journey a pleasure by connecting home-seekers to their ideal property and helping homeowners manage their most important asset. SRX provides easy-to-use tools, extensive quality property listings, data and insights to real estate professionals and home-seekers. The SRX App is available in the App Store and Google Play Store.

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