

FLASH REPORT

▶ Aug | **HDB Flats**
2022 | Resale Market



Observations

HDB Resale Prices Rise for the 26th Straight Month, Climbing by 0.4% in August 2022

- 1. HDB resale prices increase by 0.4% in August 2022 compared to July 2022.** Mature and Non-Mature Estates prices increase by 0.8% and 0.2% respectively, as compared to July 2022. In terms of room types, 3 Room and 5 Room prices increase by 0.5% each, 4 Room prices rise by 0.8% while Executive prices rise by 0.7%.

According to the SRX Property Price Index for HDB Resale:

- Year-on-year, the overall price increase is 10.8%.
- Year-on-year, prices for all room types increase over August 2021: 3 Room by 11.4%, 4 Room by 11.2%, 5 Room by 10.7% and Executive by 12.8%.
- Mature and Non-Mature Estates prices increase by 10.0% and 11.4% respectively from a year ago.

- 2. 2,323 HDB resale transacted in August 2022,** representing a 1.7% decrease from July 2022.

- Year-on-year, resale volume in August 2022 is 15.5% lower than the previous year.
- Breaking it down by room type, in August 2022, 41.2% of the volume come from HDB 4 Room, 24.9% from 5 Room, 24.7% from 3 Room and 7.1% from Executive. The rest are from other room types.
- Breaking it down by estate, 58% of the resale volume in August 2022 come from Non-Mature Estates. The remaining 42% in the month are from Mature Estates.

- 3. The highest transacted price for a resale flat in the month is achieved at \$1,350,000** by a 5 Room DBSS unit at The Peak @ Toa Payoh.

- In Non-Mature Estates, the highest transacted price is achieved at \$1,020,000 by an Executive Apartment unit at Woodlands Avenue 1.

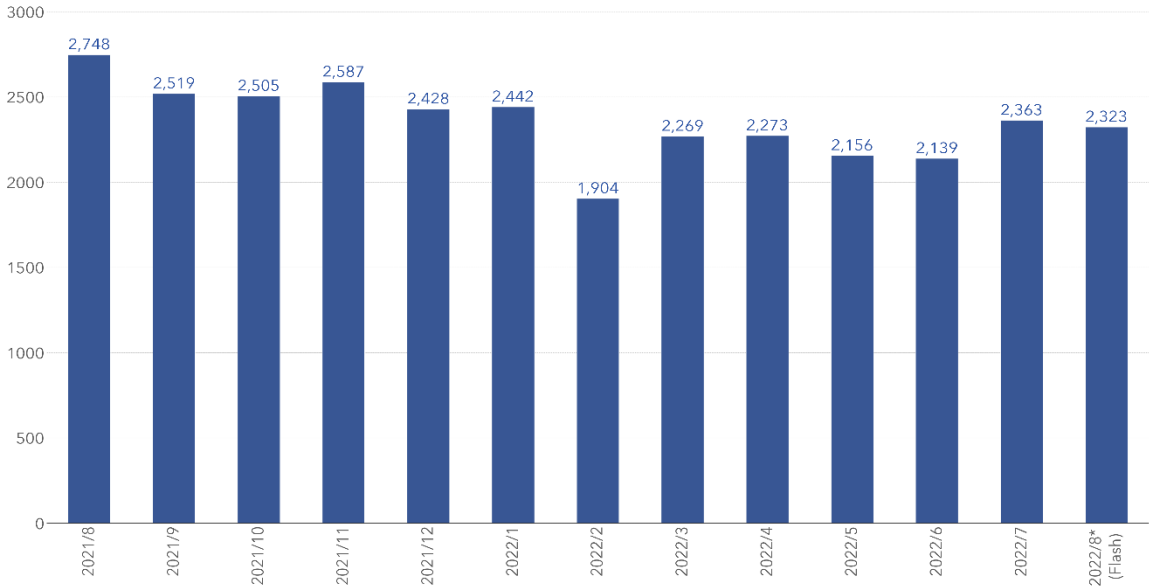
- 4. In August 2022, there are 33 HDB resale flats transacted for at least \$1,000,000,** which is the same number as July 2022.

- The number of million-dollar flats sold comprise 1.4% of the total resale volume in the month.
- Toa Payoh records eight million-dollar flats sold in the month, followed by Bukit Merah with seven units while Queenstown records six units. The rest of the million-dollar flats come from Central Area, Kallang/Whampoa, Bishan, Woodlands, Marine Parade, Clementi and Serangoon.

HDB Resale Market

Resale Volume

HDB Monthly Overall Resale Volume

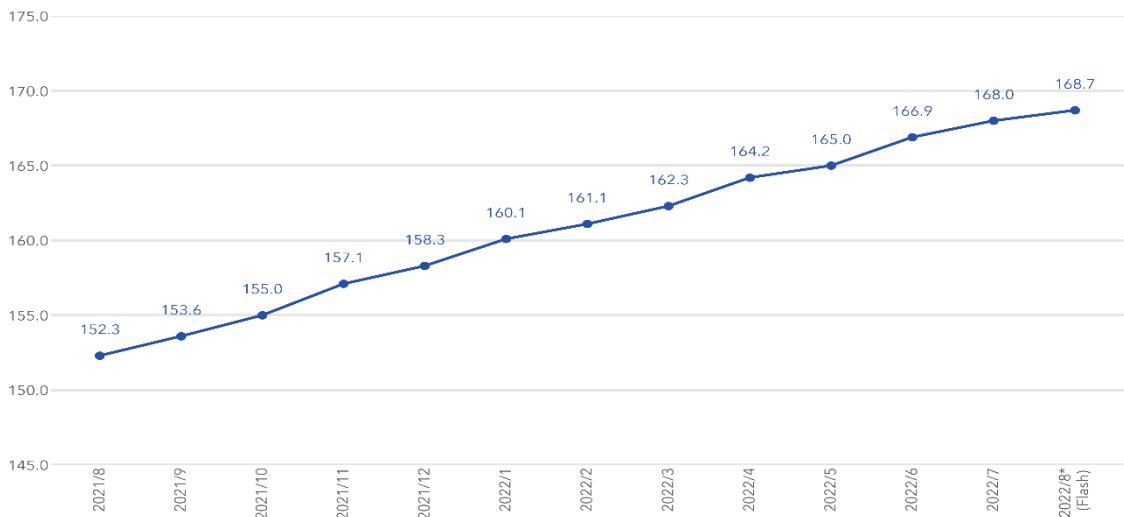


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room.

Resale Price

Index Base: 2009 Jan

SPI for HDB Resale



2022 August Resale Index	168.7
2022 July Resale Index	168.0
Change (Month-on-Month)	0.4%

Source: 99-SRX / HDB

SPI by Property Type

Year/Month	HDB (All Types)		HDB 3 Room		HDB 4 Room		HDB 5 Room		HDB Executive	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2021/8	152.3	1.2%	142.6	0.9%	152.1	1.2%	156.0	1.2%	166.0	1.4%
2021/9	153.6	0.9%	144.0	1.0%	153.4	0.9%	156.7	0.5%	168.2	1.3%
2021/10	155.0	0.9%	145.5	1.0%	155.0	1.1%	158.2	0.9%	170.1	1.1%
2021/11	157.1	1.3%	148.1	1.8%	156.0	0.6%	160.4	1.4%	172.7	1.5%
2021/12	158.3	0.8%	149.2	0.7%	157.3	0.9%	162.3	1.1%	175.0	1.4%
2022/1	160.1	1.2%	151.1	1.3%	160.3	1.9%	163.7	0.9%	176.6	0.9%
2022/2	161.1	0.6%	151.0	-0.1%	161.0	0.5%	166.0	1.4%	177.4	0.5%
2022/3	162.3	0.7%	153.1	1.4%	162.2	0.7%	165.9	-0.1%	178.6	0.6%
2022/4	164.2	1.1%	155.2	1.4%	164.1	1.2%	167.5	1.0%	180.2	0.9%
2022/5	165.0	0.5%	155.5	0.2%	165.2	0.7%	168.8	0.8%	181.9	1.0%
2022/6	166.9	1.2%	157.1	1.1%	166.8	1.0%	171.0	1.3%	183.8	1.0%
2022/7	168.0	0.7%	158.0	0.6%	167.8	0.6%	171.9	0.5%	185.9	1.2%
2022/8*	168.7	0.4%	158.8	0.5%	169.0	0.8%	172.7	0.5%	187.2	0.7%

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 Resale Price (\$)

HDB TOWN	3RM	4RM	5RM	EXE	Overall
Ang Mo Kio	366,444	475,000	749,000	920,000	395,500
Bedok	350,000	470,000	674,000	869,888	474,000
Bishan	315,000	670,000	805,000	969,000	757,500
Bukit Batok	350,000	488,000	650,000	772,500	493,888
Bukit Merah	389,000	763,400	880,000	-	750,000
Bukit Panjang	382,000	470,000	622,500	757,500	505,000
Bukit Timah	439,000	651,500	-	-	494,000
Central Area	465,000	635,000	1,155,000	-	613,000
Choa Chu Kang	372,500	493,500	560,000	691,000	520,000
Clementi	385,000	572,000	880,000	-	550,000
Geylang	323,000	565,000	787,500	867,500	450,000
Hougang	370,000	490,000	646,000	800,000	506,500
Jurong East	355,000	450,000	578,000	790,000	446,000
Jurong West	340,000	480,000	545,500	671,500	520,000
Kallang/Whampoa	419,500	780,000	780,000	900,000	641,000
Marine Parade	425,000	502,500	875,000	-	506,000
Pasir Ris	523,000	520,000	630,000	748,000	612,500
Punggol	445,000	550,000	565,000	635,000	550,000
Queenstown	399,444	842,000	931,500	1,115,000	720,000
Sembawang	424,000	505,400	555,000	640,500	526,388
Sengkang	430,000	531,000	589,000	730,000	547,000
Serangoon	355,500	519,444	583,888	898,000	546,944
Tampines	403,500	545,000	658,500	838,888	609,000
Toa Payoh	346,500	763,000	1,019,000	-	583,500
Woodlands	354,000	468,500	563,944	770,000	500,000
Yishun	366,500	480,000	580,000	778,000	470,000
Overall	370,000	515,000	628,000	780,000	528,000

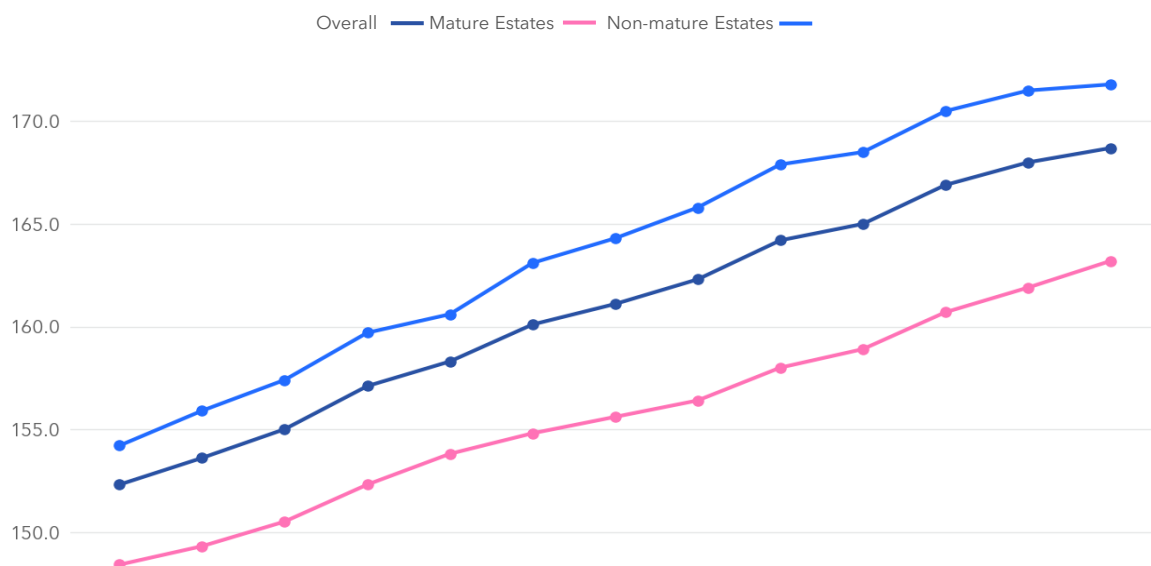
Note: Grey fields contain figures derived from fewer than 10 transactions. Blue fields contain figures derived from only 1 transaction.

Source: 99-SRX / HDB

Mature and Non-Mature Estates

Index Base: Jan 2009

SPI for HDB Resale in Mature and Non-Mature Estates[^]



[^] Non-mature estates (as defined by HDB): Bukit Batok, Bukit Panjang, Choa Chu Kang, Hougang, Jurong East, Jurong West, Punggol, Sembawang, Sengkang, Woodlands and Yishun.

Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2021/8	152.3	1.2%	148.4	1.4%	154.2	1.0%
2021/9	153.6	0.9%	149.3	0.6%	155.9	1.1%
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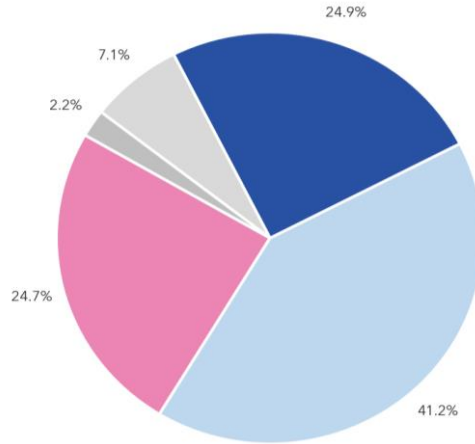
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Source: 99-SRX / HDB

Resale Volume Breakdown

Volume Breakdown by Room Type in the Month

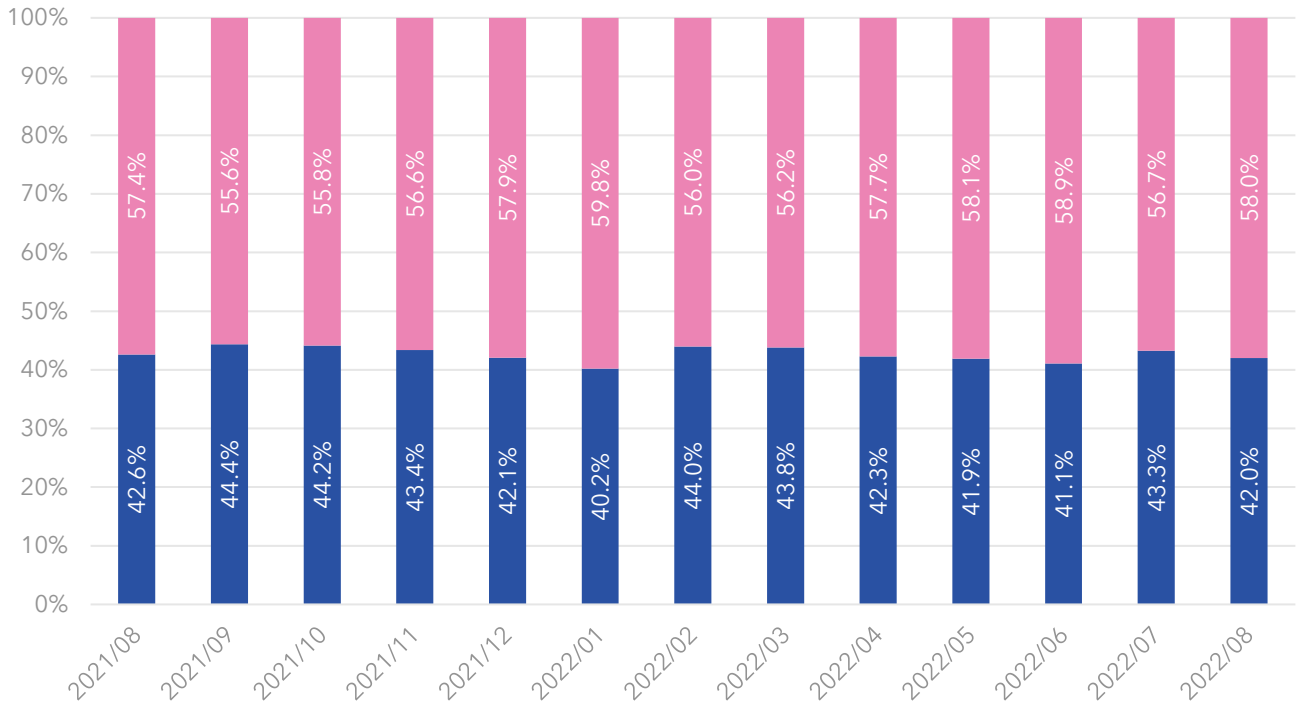
4RM 5RM 3RM EXE 2RM



Source: 99-SRX / HDB

Monthly Volume Breakdown by Estates

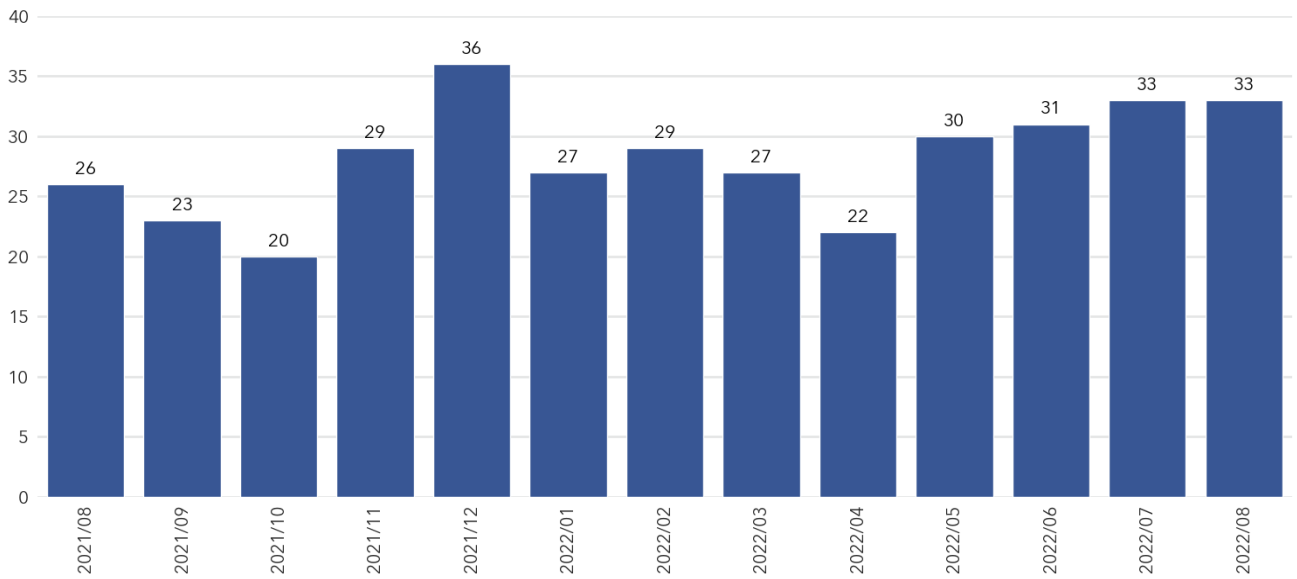
Mature Non-Mature



Source: 99-SRX / HDB

HDB Million-Dollar Resale Flats Statistics

Monthly Volume of Million-Dollar Resale Flats



Monthly Volume of Million-Dollar Resale Flats by Town

Town Name	2021/08	2021/09	2021/10	2021/11	2021/12	2022/01	2022/02	2022/03	2022/04	2022/05	2022/06	2022/07	2022/08
Toa Payoh	2	2	3	7	4	2	3	7	2	3	2	3	8
Bukit Merah	1	4	2	3	3	0	2	2	4	4	6	3	7
Queenstown	4	3	3	3	5	6	4	3	0	3	3	4	6
Central Area	8	5	8	9	10	4	7	4	5	3	5	2	4
Bishan	4	6	2	1	5	4	3	4	1	5	6	10	2
Kallang/Whampoa	1	2	1	4	2	4	3	1	0	2	4	0	2
Woodlands	0	0	0	0	0	0	0	0	0	2	0	1	1
Clementi	4	0	0	0	1	2	3	1	5	2	0	0	1
Serangoon	0	0	0	1	2	1	1	2	3	1	0	1	1
Marine Parade	0	0	0	0	0	0	0	0	0	0	0	1	1
Ang Mo Kio	1	0	1	1	2	2	1	1	2	3	4	5	0
Hougang	0	0	0	0	0	0	0	0	0	0	0	1	0
Pasir Ris	0	0	0	0	0	0	0	0	0	1	0	0	0
Geylang	0	0	0	0	0	1	0	0	0	0	0	0	0
Bukit Timah	1	1	0	0	2	1	1	2	0	0	0	1	0
Bukit Batok	0	0	0	0	0	0	0	0	0	0	0	1	0
Yishun	0	0	0	0	0	0	1	0	0	1	1	0	0
Total	26	23	20	29	36	27	29	27	22	30	31	33	33

Source: 99-SRX / HDB

HDB Million-Dollar Resale Flats Statistics

Million-Dollar Resale Flats Transacted in the Month

Town Name	Block	Street Name	Flat Type	Resale Price	SQFT	\$PSF
Toa Payoh	138A	Lor 1A Toa Payoh	5RM	1,350,000	1,259	\$1,072
Toa Payoh	139B	Lor 1A Toa Payoh	5RM	1,265,000	1,227	\$1,031
Bishan	273B	Bishan St 24	5RM	1,250,000	1,292	\$968
Kallang/Whampoa	8B	Upp Boon Keng Rd	5RM	1,230,000	1,249	\$985
Queenstown	3	Holland Cl	5RM	1,200,000	1,335	\$899
Central Area	1C	Cantonment Rd	4RM	1,190,000	1,033	\$1,152
Queenstown	86	Dawson Rd	5RM	1,181,000	1,119	\$1,055
Central Area	1G	Cantonment Rd	5RM	1,160,000	1,152	\$1,007
Central Area	1C	Cantonment Rd	5RM	1,150,000	1,141	\$1,008
Queenstown	148	Mei Ling St	EXE	1,130,000	1,561	\$724
Queenstown	7A	C'wealth Ave	5RM	1,128,000	1,485	\$759
Bukit Merah	7	Kim Tian Pl	5RM	1,118,000	1,410	\$793
Queenstown	150	Mei Ling St	EXE	1,100,000	1,528	\$720
Bukit Merah	25A	Jln Membina	5RM	1,090,889	1,184	\$921
Toa Payoh	153A	Lor 1 Toa Payoh	5RM	1,085,000	1,302	\$833
Bukit Merah	7	Kim Tian Pl	5RM	1,068,800	1,410	\$758
Bukit Merah	63B	Lengkok Bahru	5RM	1,060,000	1,302	\$814
Bishan	231	Bishan St 23	EXE	1,060,000	1,572	\$675
Kallang/Whampoa	2D	Upp Boon Keng Rd	5RM	1,060,000	1,184	\$895
Bukit Merah	56	Havelock Rd	5RM	1,052,500	1,227	\$858
Bukit Merah	8	Kim Tian Pl	5RM	1,050,000	1,410	\$745
Clementi	312A	Clementi Ave 4	5RM	1,050,000	1,216	\$863
Bukit Merah	4A	Boon Tiong Rd	5RM	1,050,000	1,238	\$848
Toa Payoh	139A	Lor 1A Toa Payoh	5RM	1,050,000	1,227	\$856
Toa Payoh	153	Lor 2 Toa Payoh	5RM	1,038,000	1,335	\$778
Toa Payoh	154	Lor 2 Toa Payoh	5RM	1,030,000	1,335	\$772
Marine Parade	78	Marine Dr	5RM	1,028,000	1,292	\$796
Central Area	1A	Cantonment Rd	4RM	1,021,000	1,023	\$998
Toa Payoh	81	Lor 4 Toa Payoh	5RM	1,020,000	1,313	\$777
Woodlands	308	Woodlands Ave 1	EXE	1,020,000	2,067	\$494
Queenstown	30	Holland Cl	5RM	1,018,000	1,345	\$757
Toa Payoh	84B	Lor 2 Toa Payoh	5RM	1,018,000	1,313	\$775
Serangoon	319	Serangoon Ave 2	EXE	1,000,000	1,572	\$636

Source: 99-SRX / HDB

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.

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