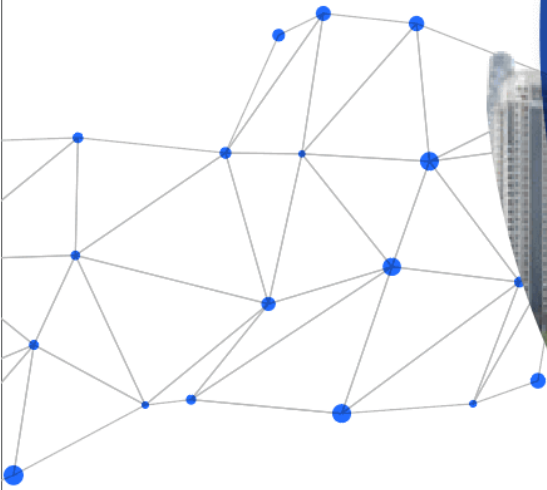


FLASH REPORT

▶ Mar | **Condo**
2022 | Resale Market



Observations

Condo Resale Price Rise for 20th Straight Month, Increase by 0.8% in March 2022; Volumes Bounce Back by 35.6% in March 2022

1. CCR and OCR prices increase by 0.6% and 1.4% respectively while RCR prices decrease by 0.2% in March 2022.

According to the SRX Price Index for Condo Resale:

- Month-on-month, overall prices increase by 0.8% over February 2022.
- Year-on-year, overall prices increase by 9.7% over March 2021.
- Year-on-year, all regions experience price increases: CCR by 7.1%, RCR by 7.3% and OCR by 11.8%.

2. An estimated 1,302 units are resold in March 2022, a 35.6% increase from the 960 units resold in February 2022.

- Volumes are 31.4% lower than in March 2021, and 7.8% higher than the 5-year average volumes for the month of March.
- Breaking down by regions, in March 2022, 61.1% of the volumes are from OCR, 25.4% from RCR and 13.6% from CCR.

3. The highest transacted price for a resale unit in the month is achieved at \$13.6 million at The Marq on Paterson Hill.

- In RCR, the highest transacted price is a unit at Silversea resold for \$5.05 million.
- In OCR, the highest transacted price is a unit at Elliot at the East Coast resold for \$3.4 million.

4. Overall median capital gain is \$238,000 in March 2022.

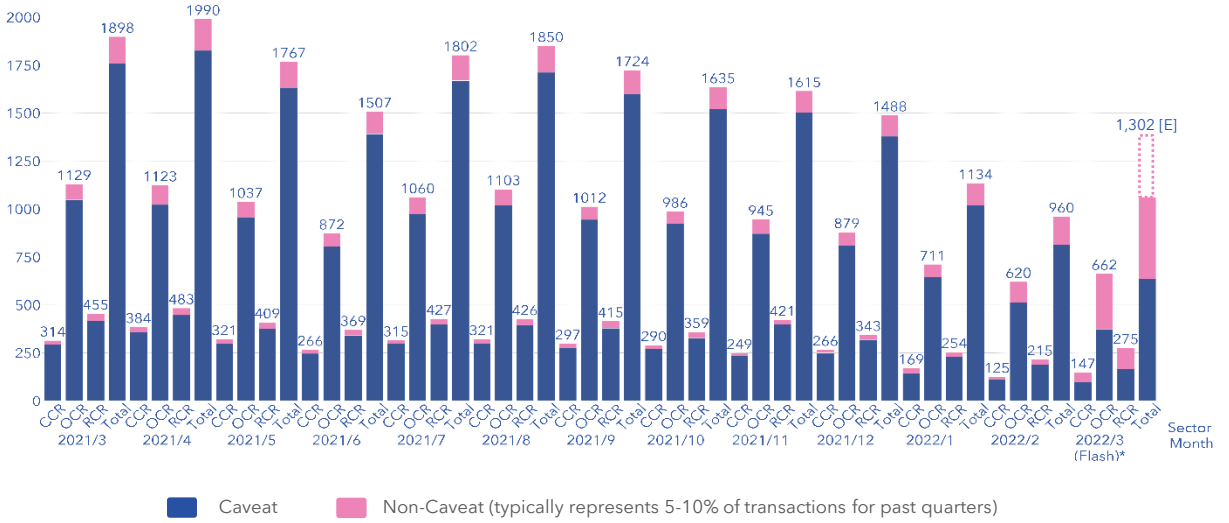
This represents a decrease of \$28,100 from February 2022. The capital gain or loss of a condo resale unit is calculated by comparing the current transacted price with the previous transacted price of the same unit.

- District 21 (Clementi Park / Upper Bukit Timah) posts the highest median capital gain at \$889,500, followed by District 11 (Newton / Novena) at \$560,000.
- District 4 (Sentosa / Harbourfront) is the only district with a median capital loss at \$17,127.
- Capital gain data only include districts with more than 10 matching transactions.

Condo Resale Market

Resale Volume

Condo Monthly Resale Volume

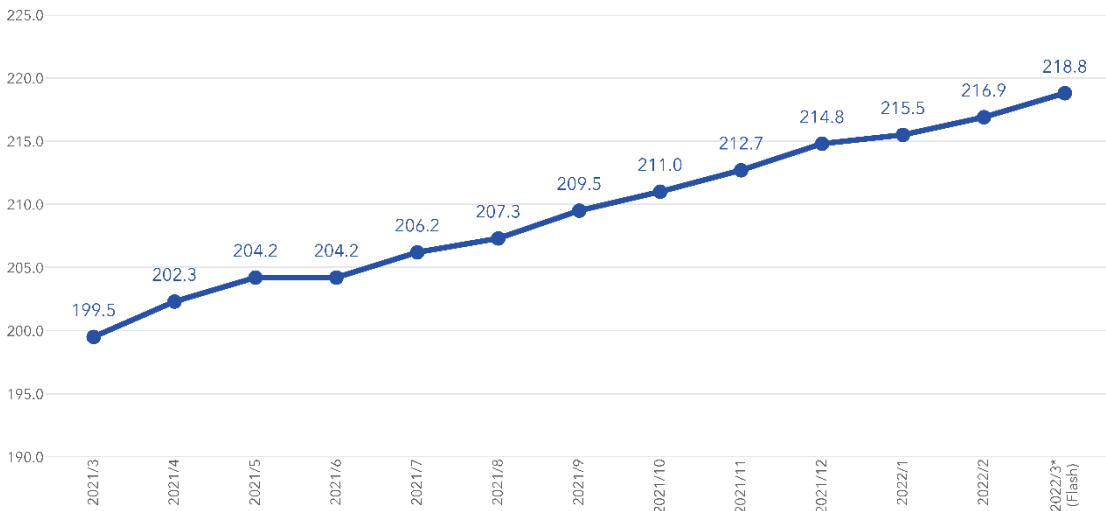


Note: Latest month figures are flash estimates based on past transaction trends. Volumes will be adjusted for accuracy in subsequent months' flash reports as more transactions are confirmed and recorded.

Resale Price

Index Base: 2009 Jan

SPI for Condo Resale



2022 March Resale Index	218.8
2022 February Resale Index	216.9
Change (Month-on-Month)	0.8%

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

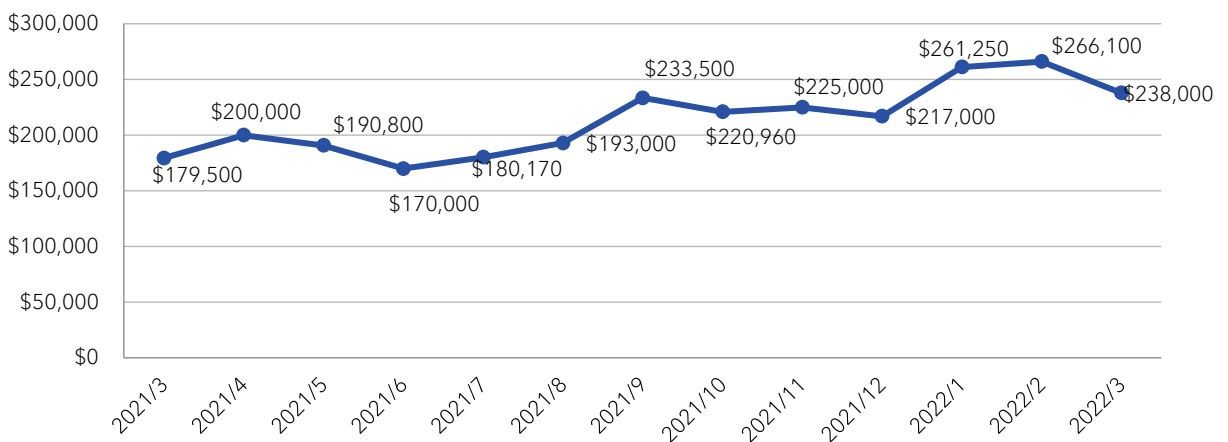
SPI by Region

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
2021/3	199.5	0.0%	184.3	0.9%	213.4	-0.1%	193.8	-0.2%
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%	210.7	0.9%
2022/1	215.5	0.4%	196.5	0.1%	227.4	0.1%	211.9	0.5%
2022/2	216.9	0.7%	196.2	-0.2%	229.4	0.9%	213.6	0.8%
2022/3*	218.8	0.8%	197.5	0.6%	229.0	-0.2%	216.6	1.4%

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 March Median Capital Gain/Loss	\$238,000
2022 February Median Capital Gain/Loss	\$266,100
Change (Month-on-Month)	-\$28,100

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	-\$7,000	15	\$543,600
2	\$68,000	16	\$285,000
3	\$218,000	17	\$193,000
4	-\$17,127	18	\$265,600
5	\$278,000	19	\$211,009
6	-	20	\$439,366
7	\$41,440	21	\$889,500
8	\$145,000	22	\$283,500
9	\$140,000	23	\$280,714
10	\$300,000	24	-
11	\$560,000	25	\$153,888
12	\$180,000	26	\$483,000
13	\$108,000	27	\$190,280
14	\$136,500	28	\$238,310
		Overall	\$238,000

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.

SRX is operated by StreetSine Singapore Pte Ltd, a subsidiary of 99 Group.

For media queries or technical questions, please contact our Head of Research, Mr. Pow Ying Khuan at yingkhuan.pow@99.co or our PR team at pr@99.co. We can verify the accuracy, analysis, and presentation of specific SRX data prior to publication.

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