

FLASH REPORT

► Oct | **HDB Flats**
2022 | Resale Market

Observations

HDB Resale Price Growth Continues for the 28th Straight Month, Rising by 0.5% in October 2022

- 1. HDB resale prices increase by 0.5% in October 2022 compared to September 2022.** Mature prices increase by 1.3% and Non-Mature Estates prices remain unchanged, as compared to September 2022. In terms of room types, 3 Room prices increase by 0.4%, 4 Room prices rise by 0.7%, 5 Room prices remain unchanged and Executive prices decrease by 1.0%.

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 October 2021: 3 Room by 10.7%, 4 Room by 10.6%, 5 Room by 11.6% and Executive by 11.1%.
- Mature and Non-Mature Estates prices increase by 10.4% and 11.1% respectively from a year ago.

- 2. 1,965 HDB resale are transacted in October 2022,** representing a 24.1% decrease from September 2022.

- Year-on-year, resale volumes in October 2022 is 21.6% lower than the previous year.
- Breaking it down by room type, in October 2022, 41.9% of the volumes come from HDB 4 Room, 26.1% from 5 Room, 23.7% from 3 Room and 6.8% from Executive. The rest are from other room types.
- Breaking it down by estate, 57.7% of the resale volume in October 2022 come from Non-Mature Estates. The remaining 42.3% in the month are from Mature Estates.

- 3. The highest transacted price for a resale flat in the month is achieved at \$1,380,000** by a 5 Room DBSS unit at The Peak @ Toa Payoh.

- In Non-Mature Estates, the highest transacted price is achieved at \$1,078,000 by an Executive Apartment unit at Yishun Avenue 4.

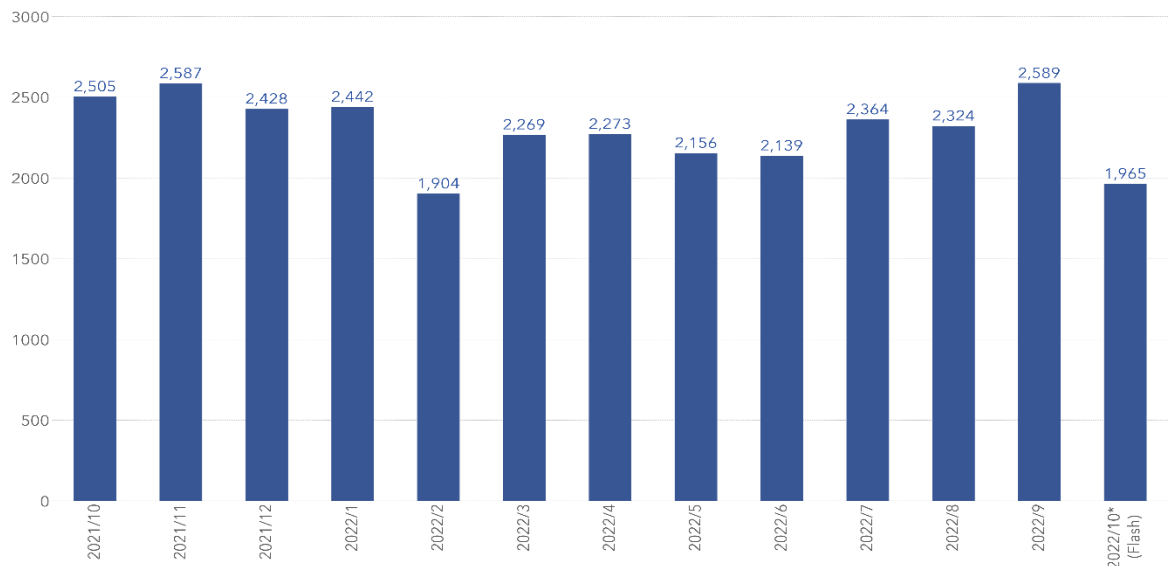
- 4. In October 2022, there are 40 HDB resale flats transacted for at least \$1,000,000,** representing a decrease from September 2022 in which 45 units were transacted.

- The number of million-dollar flats sold comprise 2.0% of the total resale volumes in the month.
- Toa Payoh, Bukit Merah and Central Area record six million-dollar flats sold in the month, followed by Ang Mo Kio with four units while Geylang, Bishan and Queenstown record three units. The rest of the million-dollar flats come from Serangoon, Kallang/Whampoa, Yishun, Bedok, Clementi and Bukit Timah.

HDB Resale Market

Resale Volume

HDB Monthly Overall Resale Volume

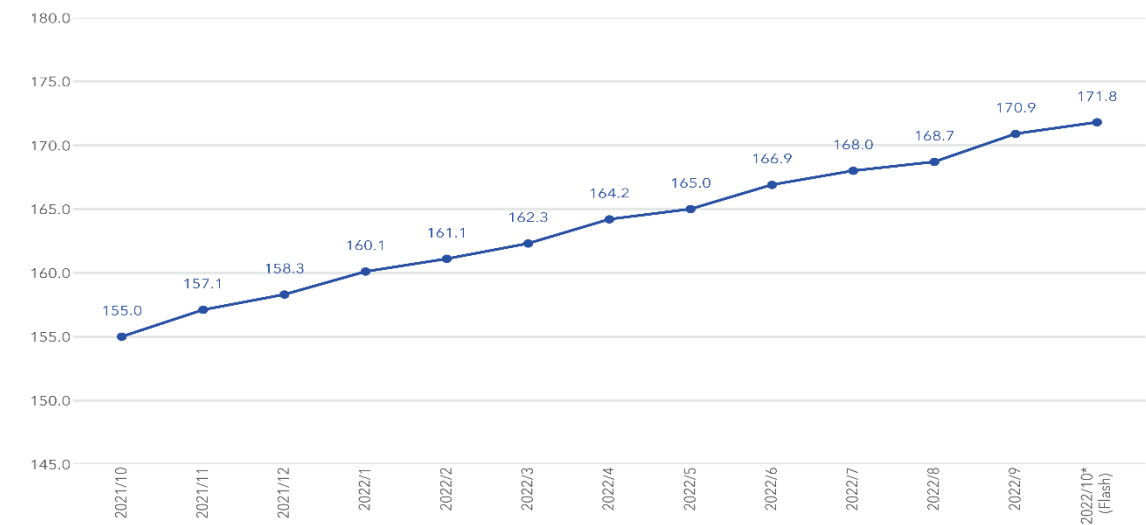


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room.

Resale Price

Index Base: 2009 Jan

SPI for HDB Resale



2022 October Resale Index	171.8
2022 September Resale Index	170.9
Change (Month-on-Month)	0.5%

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
2021/10	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	1.4%	183.7	1.0%
2022/7	168.0	0.7%	158.0	0.6%	167.7	0.5%	172.0	0.5%	185.9	1.2%
2022/8	168.7	0.4%	158.8	0.5%	169.0	0.8%	172.8	0.5%	187.2	0.7%
2022/9	170.9	1.3%	160.4	1.0%	170.3	0.8%	176.5	2.1%	191.0	2.0%
2022/10*	171.8	0.5%	161.0	0.4%	171.5	0.7%	176.5	0.0%	189.0	-1.0%

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	359,000	509,000	788,888	1,100,000	461,000
Bedok	362,500	480,000	665,000	765,944	462,500
Bishan	476,500	664,444	855,000	1,120,000	770,000
Bukit Batok	356,500	500,000	640,000	760,000	480,000
Bukit Merah	408,888	792,500	898,000	-	755,000
Bukit Panjang	365,500	480,000	625,000	794,000	512,500
Bukit Timah	445,000	712,500	940,944	1,200,000	845,000
Central Area	476,500	1,150,000	1,329,888	-	692,944
Choa Chu Kang	420,000	501,000	589,000	650,000	555,000
Clementi	407,500	743,000	790,000	-	550,000
Geylang	324,500	707,944	850,000	905,000	544,444
Hougang	387,500	501,500	638,000	815,000	529,000
Jurong East	362,500	450,000	681,944	700,000	450,000
Jurong West	366,500	466,250	560,888	680,000	516,500
Kallang/Whampoa	374,000	820,000	825,000	974,000	720,000
Marine Parade	448,000	600,000	880,000	-	541,500
Pasir Ris	570,000	515,000	637,000	785,000	620,000
Punggol	451,000	575,888	711,000	690,000	585,000
Queenstown	438,888	690,000	888,000	-	602,000
Sembawang	440,000	551,000	568,000	635,000	550,000
Sengkang	430,000	545,000	578,000	687,500	558,000
Serangoon	399,000	525,000	750,000	1,085,000	525,000
Tampines	408,000	531,000	640,000	861,500	570,000
Toa Payoh	333,444	844,444	1,000,000	1,050,000	515,000
Woodlands	395,000	500,000	585,000	758,000	535,000
Yishun	372,500	470,000	615,000	875,400	465,000
Overall	380,000	530,000	637,000	758,000	545,000

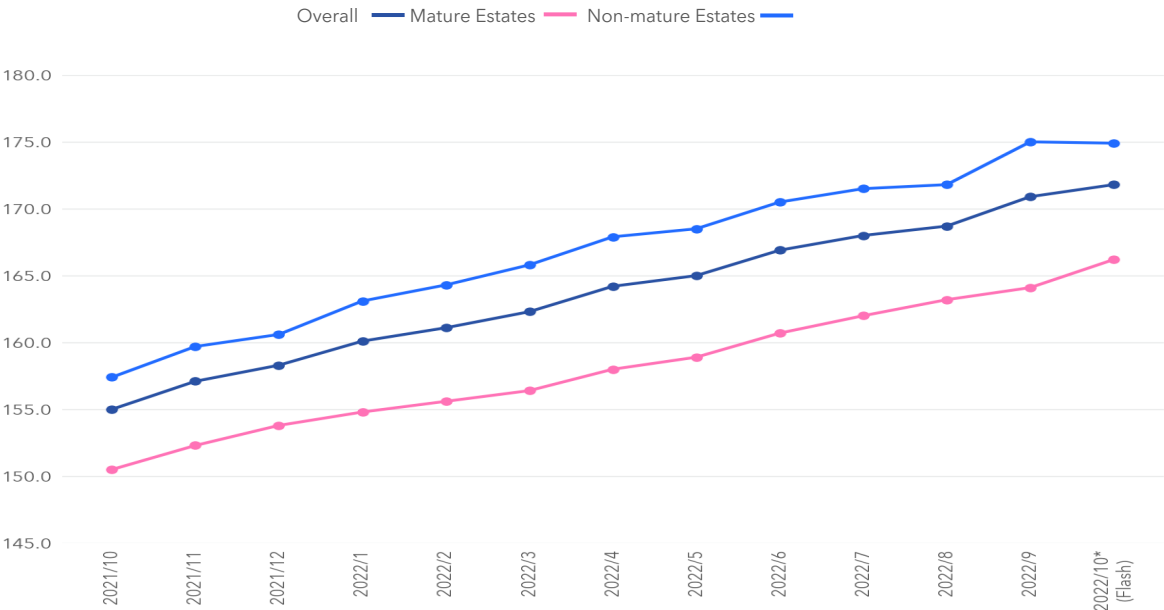
Note: Grey fields contain figures derived from fewer than 10 transactions. Blue fields contain figures derived from only 1 transaction.

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.

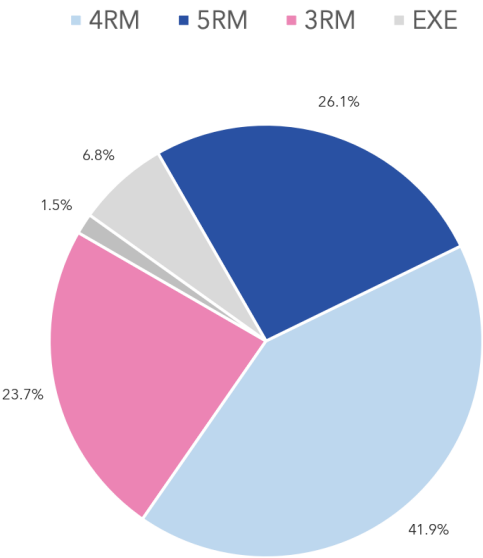
Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2021/10	155.0	0.9%	150.5	0.8%	157.4	1.0%
2021/11	157.1	1.3%	152.3	1.2%	159.7	1.4%
2021/12	158.3	0.8%	153.8	1.0%	160.6	0.6%
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2022/7	168.0	0.7%	162.0	0.8%	171.5	0.6%
2022/8	168.7	0.4%	163.2	0.8%	171.8	0.2%
2022/9	170.9	1.3%	164.1	0.5%	175.0	1.8%
2022/10*	171.8	0.5%	166.2	1.3%	174.9	-0.0%

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

Source: 99-SRX / HDB

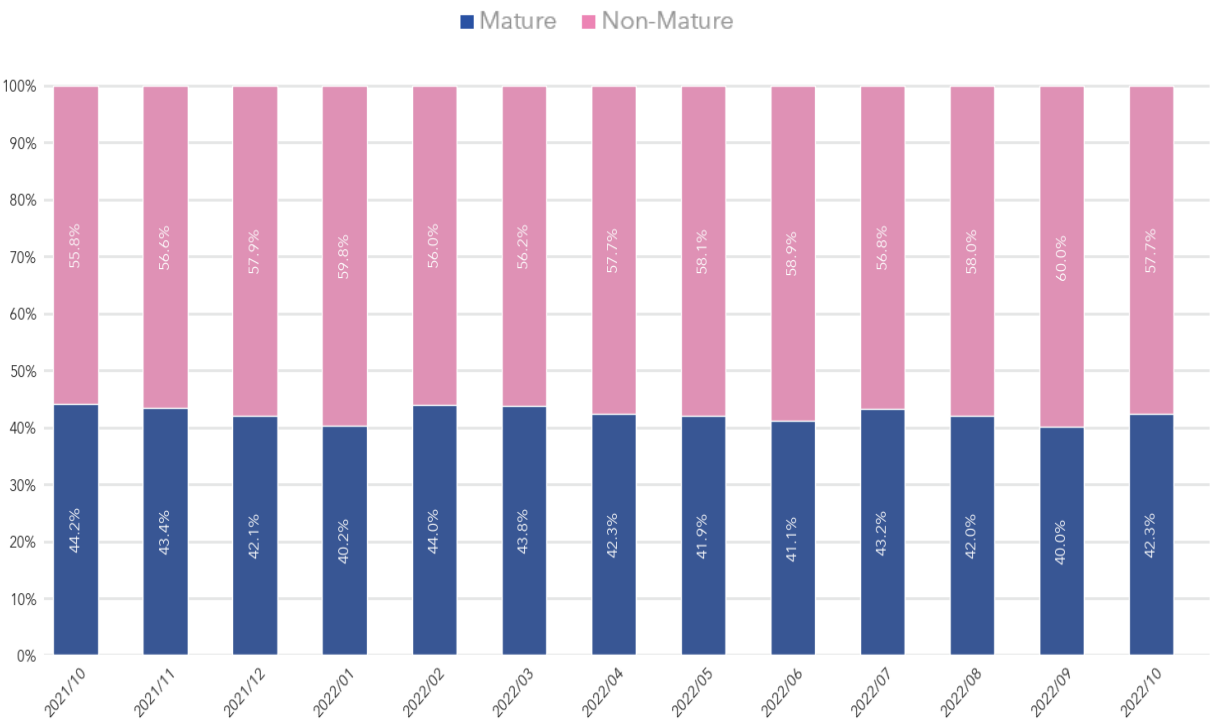
Resale Volume Breakdown

Volume Breakdown by Room Type in the Month



Source: 99-SRX / HDB

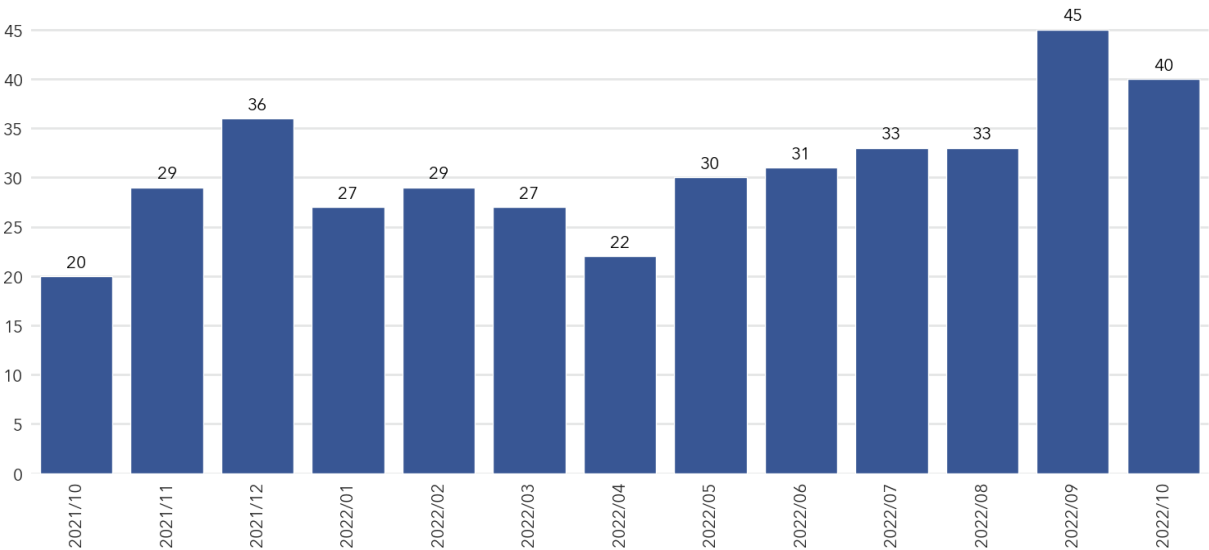
Monthly Volume Breakdown by Estates



Source: 99-SRX / HDB

HDB Million-Dollar Resale Flats Statistics

Monthly Volume of Million-Dollar Resale Flats



Source: 99-SRX / HDB

Monthly Volume of Million-Dollar Resale Flats by Town

Town Name	2021/10	2021/11	2021/12	2022/01	2022/02	2022/03	2022/04	2022/05	2022/06	2022/07	2022/08	2022/09	2022/10
Toa Payoh	3	7	4	2	3	7	2	3	2	3	8	4	6
Bukit Merah	2	3	3	0	2	2	4	4	6	3	7	6	6
Central Area	8	9	10	4	7	4	5	3	5	2	4	3	6
Ang Mo Kio	1	1	2	2	1	1	2	3	4	5	0	5	4
Geylang	0	0	0	1	0	0	0	0	0	0	0	1	3
Bishan	2	1	5	4	3	4	1	5	6	10	2	6	3
Queenstown	3	3	5	6	4	3	0	3	3	4	6	2	3
Serangoon	0	1	2	1	1	2	3	1	0	1	1	1	2
Kallang/Whampoa	1	4	2	4	3	1	0	2	4	0	2	7	2
Yishun	0	0	0	0	1	0	0	1	1	0	0	0	2
Bedok	0	0	0	0	0	0	0	0	0	0	0	0	1
Clementi	0	0	1	2	3	1	5	2	0	0	1	3	1
Bukit Timah	0	0	2	1	1	2	0	0	0	1	0	1	1
Hougang	0	0	0	0	0	0	0	0	0	1	0	1	0
Marine Parade	0	0	0	0	0	0	0	0	0	1	1	0	0
Pasir Ris	0	0	0	0	0	0	0	1	0	0	0	1	0
Punggol	0	0	0	0	0	0	0	0	0	0	0	1	0
Tampines	0	0	0	0	0	0	0	0	0	0	0	2	0
Bukit Batok	0	0	0	0	0	0	0	0	0	1	0	0	0
Woodlands	0	0	0	0	0	0	0	2	0	1	1	1	0
Total	20	29	36	27	29	27	22	30	31	33	33	45	40

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	1,380,000	1,227	\$1,125
Central Area	1D	Cantonment Rd	4RM	1,370,000	1,001	\$1,369
Central Area	1F	Cantonment Rd	5RM	1,329,888	1,152	\$1,155
Central Area	1G	Cantonment Rd	4RM	1,300,000	1,012	\$1,285
Queenstown	88	Dawson Rd	5RM	1,270,000	1,163	\$1,092
Toa Payoh	138A	Lor 1A Toa Payoh	5RM	1,260,000	1,227	\$1,027
Queenstown	146	Mei Ling St	5RM	1,233,000	1,453	\$849
Bishan	187	Bishan St 13	EXE	1,228,000	1,647	\$746
Bukit Timah	7	Toh Yi Dr	EXE	1,200,000	1,572	\$764
Toa Payoh	138B	Lor 1A Toa Payoh	5RM	1,160,000	1,216	\$954
Central Area	1E	Cantonment Rd	4RM	1,155,000	1,001	\$1,154
Clementi	311C	Clementi Ave 4	5RM	1,150,000	1,130	\$1,018
Bukit Merah	9	Cantonment Cl	5RM	1,150,000	1,184	\$971
Central Area	1F	Cantonment Rd	4RM	1,150,000	1,001	\$1,149
Bukit Merah	53	Havelock Rd	5RM	1,125,000	1,227	\$917
Bishan	257	Bishan St 22	EXE	1,120,000	1,604	\$698
Ang Mo Kio	588B	Ang Mo Kio St 52	5RM	1,110,000	1,259	\$881
Serangoon	232A	Serangoon Ave 2	EXE	1,101,000	1,507	\$731
Queenstown	52	Strathmore Ave	5RM	1,100,000	1,184	\$929
Geylang	7	Pine Cl	5RM	1,100,000	1,184	\$929
Bukit Merah	19	Jln Membina	5RM	1,100,000	1,184	\$929
Ang Mo Kio	614	Ang Mo Kio Ave 4	EXE	1,100,000	1,604	\$686
Serangoon	418	Serangoon Ctrl	EXE	1,085,000	1,572	\$690
Yishun	661	Yishun Ave 4	EXE	1,078,000	1,765	\$611
Toa Payoh	153	Lor 2 Toa Payoh	5RM	1,065,000	1,335	\$798
Yishun	666	Yishun Ave 4	MUL	1,062,500	1,765	\$602
Geylang	60	Dakota Cres	5RM	1,050,000	1,507	\$697
Toa Payoh	131	Potong Pasir Ave 1	EXE	1,050,000	1,625	\$646
Kallang/Whampoa	48	Bendemeer Rd	EXE	1,050,000	1,593	\$659
Bedok	629	Bedok Reservoir Rd	EXE	1,048,888	1,862	\$563
Bukit Merah	96B	Henderson Rd	4RM	1,038,888	1,001	\$1,038
Central Area	1A	Cantonment Rd	4RM	1,030,000	1,001	\$1,029
Bishan	401	Sin Ming Ave	EXE	1,020,000	1,658	\$615
Kallang/Whampoa	46	Bendemeer Rd	EXE	1,020,000	1,572	\$649
Geylang	62	Dakota Cres	5RM	1,020,000	1,496	\$682
Ang Mo Kio	455A	Ang Mo Kio St 44	5RM	1,008,000	1,216	\$829
Bukit Merah	75B	Redhill Rd	5RM	1,000,000	1,238	\$808
Bukit Merah	20	Jln Membina	5RM	1,000,000	1,184	\$845
Toa Payoh	145	Lor 2 Toa Payoh	5RM	1,000,000	1,184	\$845
Ang Mo Kio	455A	Ang Mo Kio St 44	5RM	1,000,000	1,216	\$822

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.

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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