

Top Resale Projects 2016

Where is the demand in the resale market?

7th February 2017

Sales from delicensed projects dominate resale list

- Many of the top resale projects are recently delicensed projects and offer some form of deferred payment scheme
- Majority of top resale projects are 99-year leasehold and are priced between \$800 psf to \$1,200 psf.
- Caribbean at Keppel Bay, The Bayshore and Melville Park have consistently made it to the top 20 resale projects since 2014.

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Exhibit 1: Top Resale Projects 2016 (Based on Resale Caveats, Landed and Non-Landed)

Ranking	Project Name	District	TOP Year	Tenure	No of units sold	Median Price (\$psf)
1	OUE TWIN PEAKS ¹	9	2015	99 Years	237	\$2,635
2	D'LEEDON ¹	10	2014	99 Years	121	\$1,537
3	THE INTERLACE ¹	4	2013	99 Years	112	\$1,105
4	SERANGOON GARDEN ESTATE ²	19	-	999 Years	64	\$1,090
5	ARDMORE THREE ¹	10	2014	Freehold	47	\$3,267
6	SKYLINE RESIDENCES ¹	4	2015	Freehold	39	\$1,843
7	CARIBBEAN AT KEPPEL BAY	4	2004	99 Years	39	\$1,457
8	THE MEYERISE ¹	15	2014	Freehold	38	\$1,907
9	PARC ROSEWOOD	25	2014	99 Years	35	\$1,196
10	THE BAYSHORE	16	1997	99 Years	34	\$891
11	THE MINTON	19	2013	99 Years	33	\$1,005
12	COSTA DEL SOL	16	2003	99 Years	33	\$1,193
13	THE QUARTZ	19	2009	99 Years	32	\$938
14	MELVILLE PARK	18	1996	99 Years	31	\$712
15	THE SAIL @ MARINA BAY	1	2008	99 Years	30	\$1,811
16	THE ESTUARY	27	2013	99 Years	30	\$925
17	SIGNATURE PARK	21	1998	Freehold	30	\$1,056
18	BAYSHORE PARK	16	1986	99 Years	30	\$864
19	RIVERGATE	9	2009	Freehold	29	\$1,928
20	THE LAKESHORE	22	2007	99 Years	28	\$1,047

Source: URA, OrangeTee Research

¹: Mostly/partially due to developer sales²: Landed Estate

District 15 continues to dominate the resale market

- District 15 has been the top selling district since 2014.
- Resale transactions from districts 15, 10, 9 and 19 made up 41% of total resale volumes in 2016.

Exhibit 2: Top Districts for Resales 2016 (Based on Resale Caveats, landed and non-landed)

Ranking	District	General Location	No of resale transactions	% of total
1	15	Katong, Joo Chiat, Amber Road	924	12%
2	10	Ardmore, Bukit Timah, Holland Road, Tanglin	859	11%
3	9	Orchard, Cairnhill, River Valley	699	9%
4	19	Serangoon Garden, Hougang, Ponggol	697	9%
5	23	Hillview, Dairy Farm, Bukit Panjang, Choa Chu Kang	424	5%
6	16	Bedok, Upper East Coast, Eastwood, Kew Drive	402	5%
7	21	Upper Bukit Timah, Clementi Park, Ulu Pandan	398	5%
8	11	Watten Estate, Novena, Thomson	381	5%
9	14	Geylang, Eunos	325	4%
10	5	Pasir Panjang, Hong Leong Garden, Clementi New Town	305	4%
-	Others		2,417	31%
	Total		7,831	100%

Source: URA, OrangeTee Research

Exhibit 3: Top Resale Projects from the Top 3 Districts 2016 (Based on Resale Caveats, Landed & Non-Landed)

District 15		District 10		District 9	
Project Name	No of units sold	Project Name	No of units sold	Project Name	No of units sold
THE MEYERISE	38	D'LEEDON	121	QUE TWIN PEAKS	237
COSTA RHU	28	ARDMORE THREE	47	RIVERGATE	29
FRANKEL ESTATE	26	RV RESIDENCES	17	ASPEN HEIGHTS	22
OPERA ESTATE	23	VALLEY PARK	16	MARTIN PLACE RESIDENCES	14
ONE AMBER	22	DUCHESS CREST	15	CAIRNHILL CREST	13
THE SEA VIEW	19	SPRING GROVE	13	8 @ MOUNT SOPHIA	12
COTE D'AZUR	18	LEEDON RESIDENCE	11	SCOTTS SQUARE	10
WATER PLACE	18	THE NASSIM	10	THE ORCHARD RESIDENCES	9
MANDARIN GARDENS	17	SOMMERVILLE PARK	10	UE SQUARE	9
PEBBLE BAY	16	ONE JERVOIS	10	TIARA	9

Source: URA, OrangeTee Research