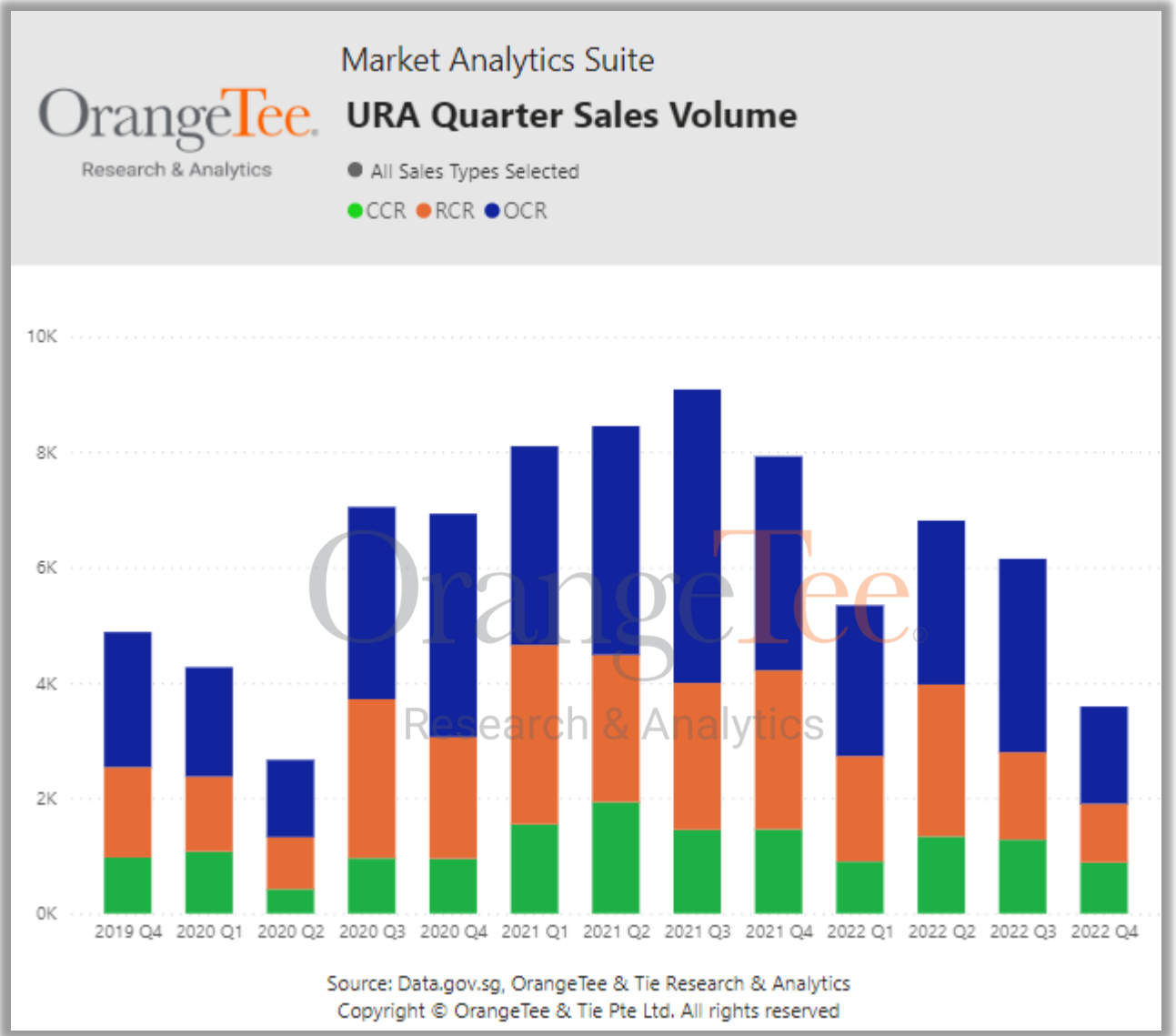


ANALYTICS ON THE GO

URA & HDB Q4 2022

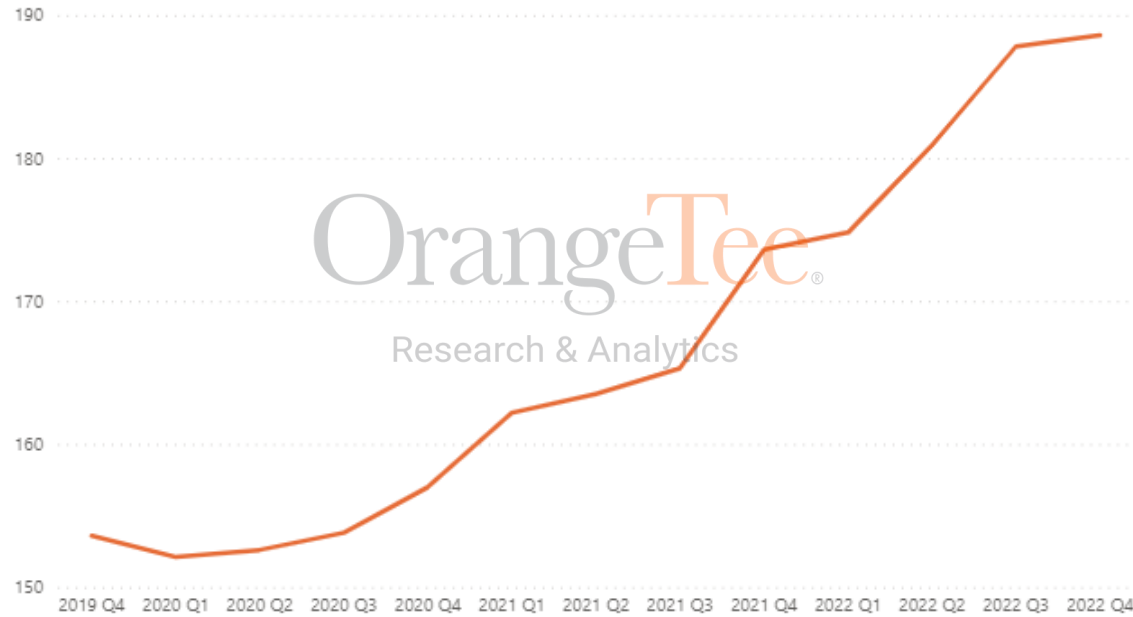


Private Home Sales

3,588 private homes excluding ECs were sold in Q4 2022, down 41.6% q-o-q

Market Analytics Suite
URA Private Property Price Index (PPI)
(Q1 2009 = 100)

● All Residential Whole Island

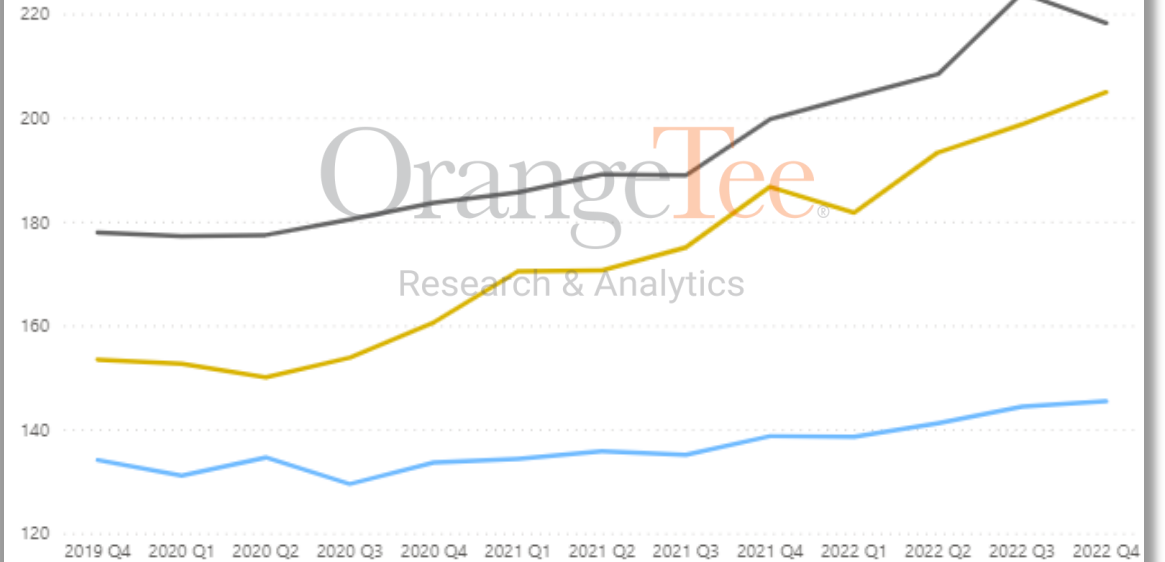


Source: Data.gov.sg, OrangeTee & Tie Research & Analytics
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Prices increased 0.4% q-o-q

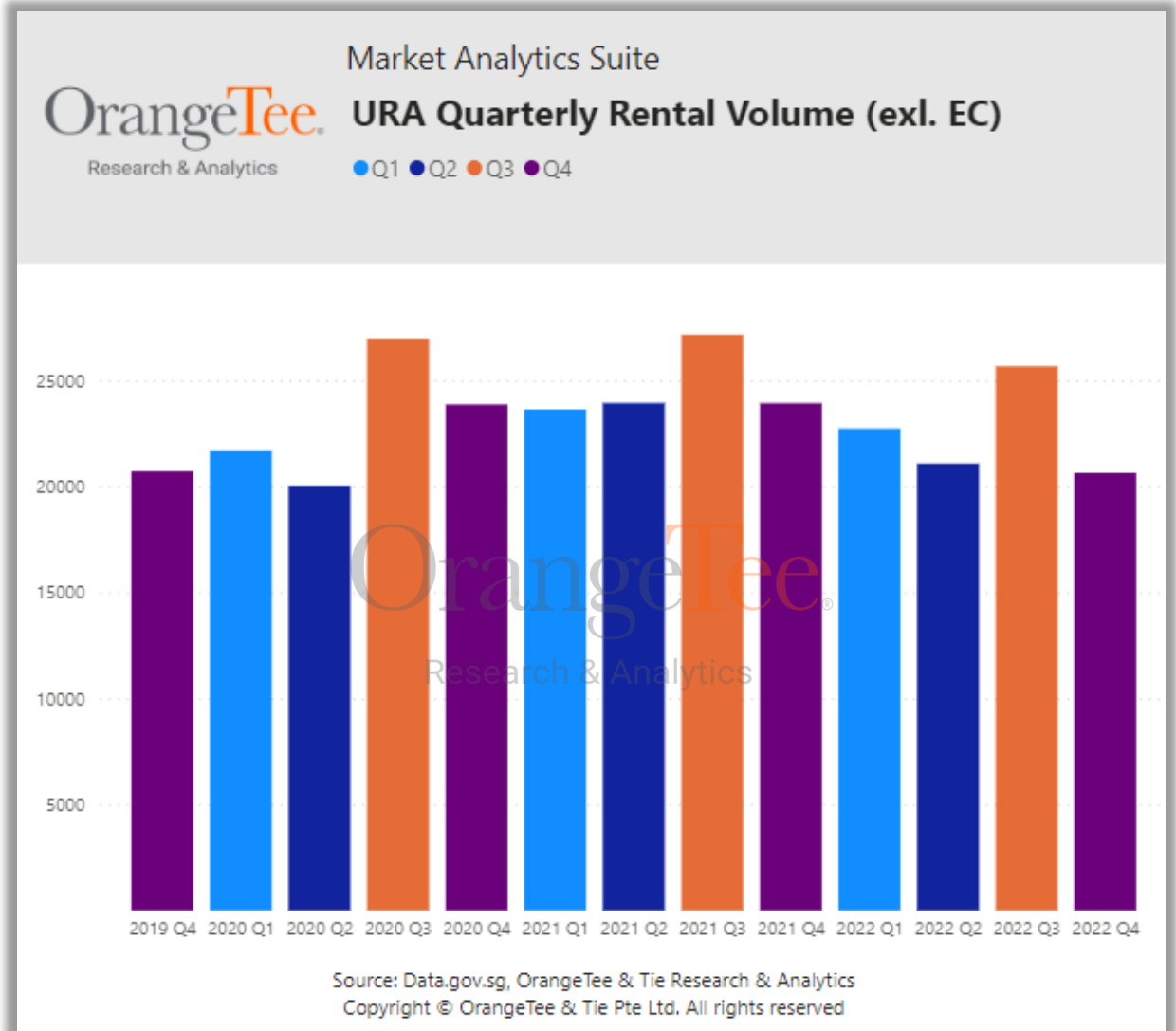
Market Analytics Suite
URA Private Property Price Index (PPI)
(Q1 2009 = 100)

● Non-Landed CCR ● Non-Landed RCR ● Non-Landed OCR



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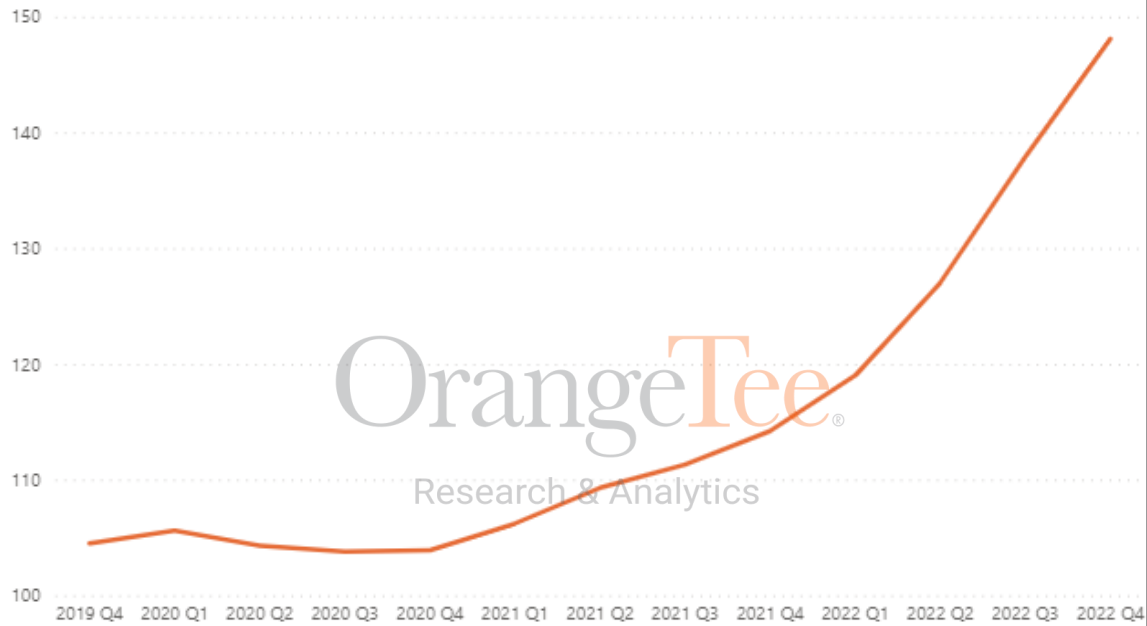
Prices of condos in CCR rose by 0.7%, RCR rose by 3.1%,
and OCR fell by 2.6% q-o-q



20,627 private homes excluding EC were leased in Q4 2022

**URA Private Property Rental Index
(Q1 2009 = 100)**

● All Residential Whole Island

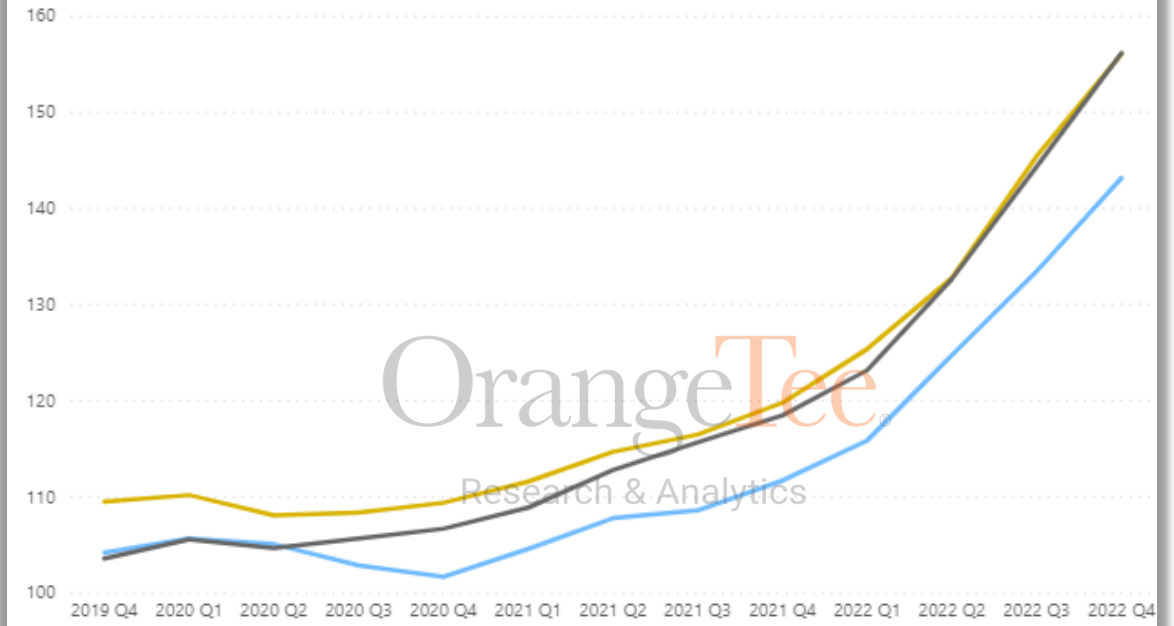


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Rental Index rose 7.4% q-o-q and 29.7% y-o-y

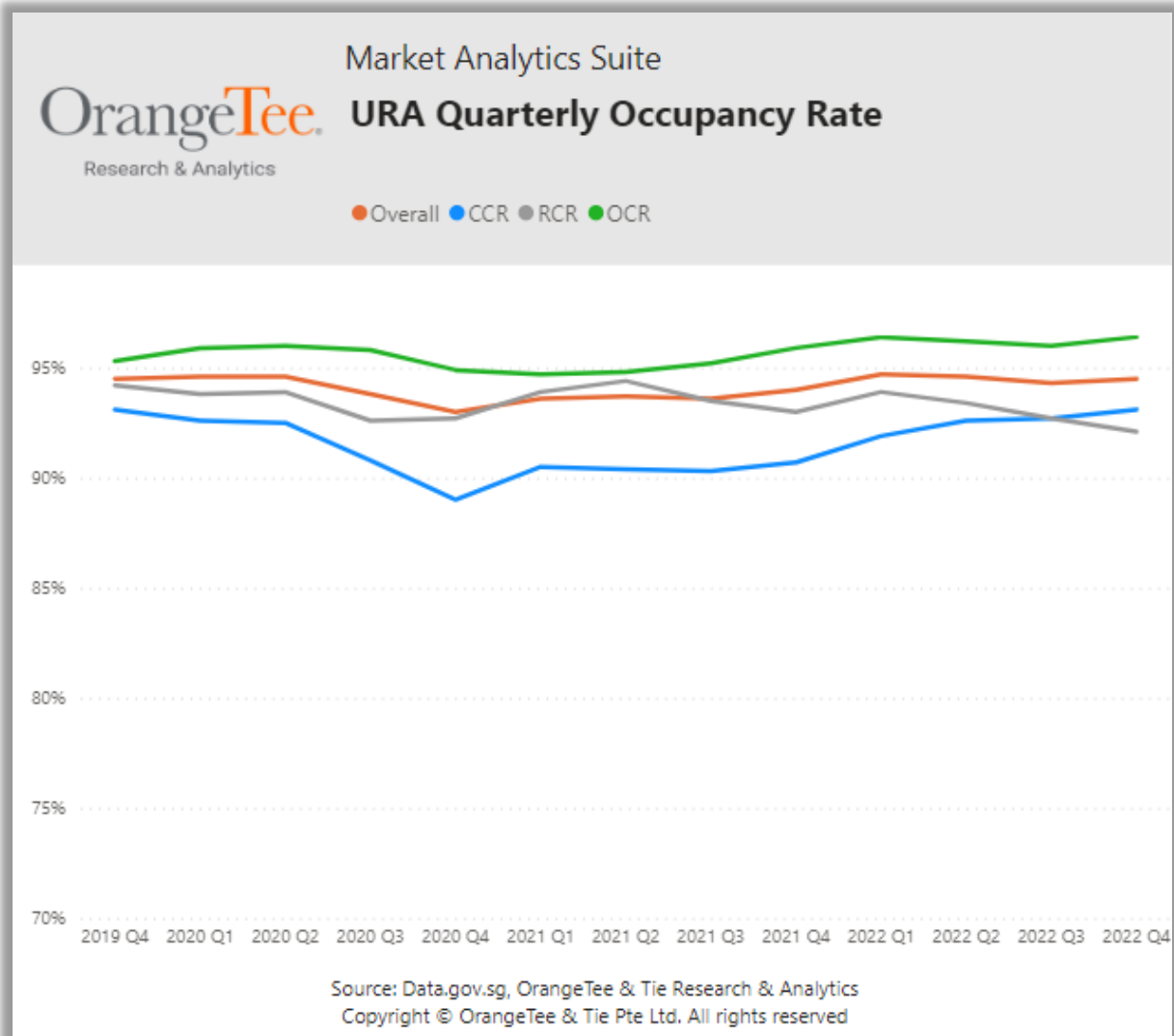
**URA Private Property Rental Index
(Q1 2009 = 100)**

● Non-Landed CCR ● Non-Landed RCR ● Non-Landed OCR



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Rentals rose across all market segments



Overall occupancy increased slightly to 94.5%

Condo Occupancy

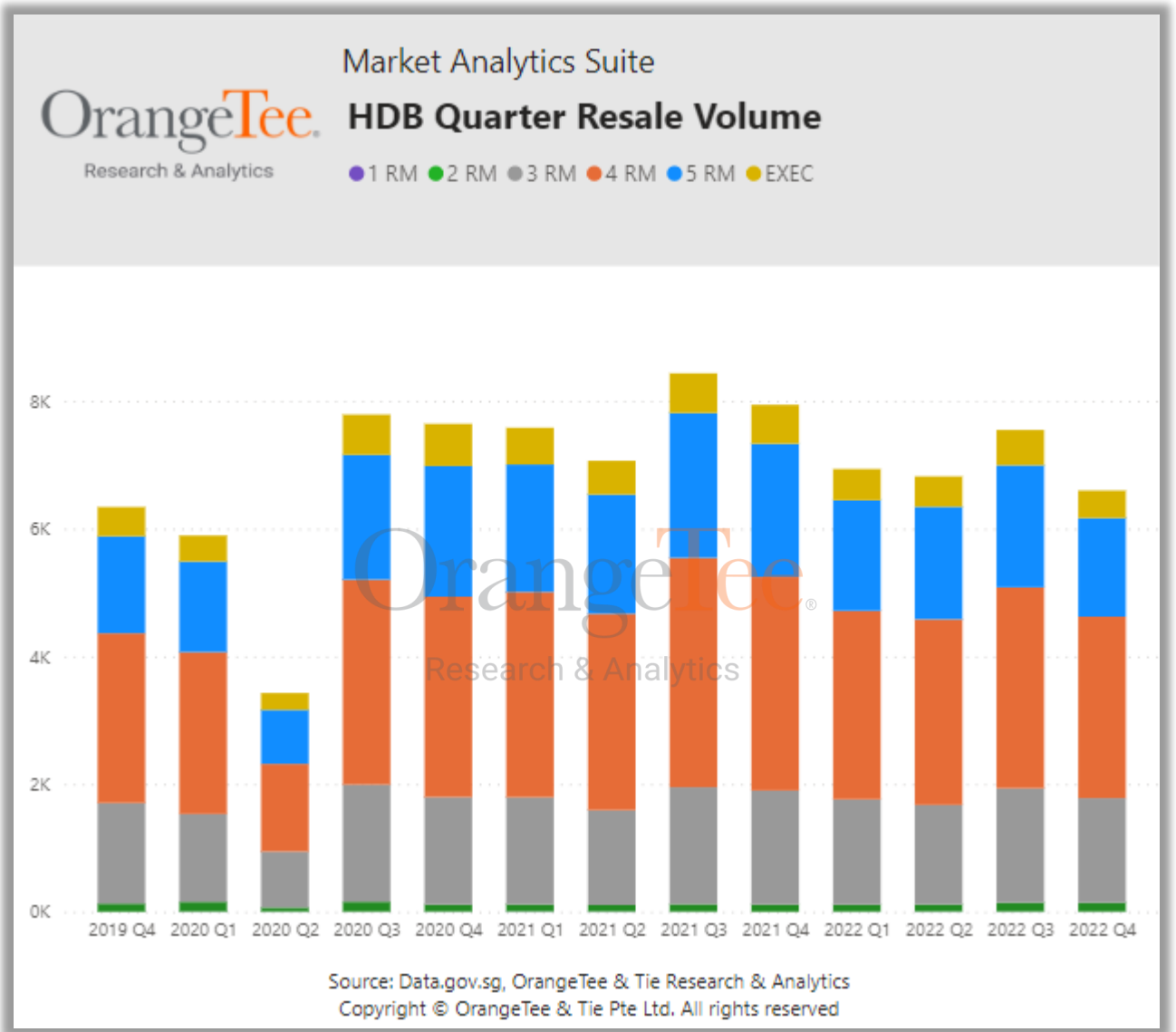
OrangeTee Market Projection

Private Residential

Private Residential Market Projection (landed and non-landed exclude EC)

| Indicators | 2019 | 2020 | 2021 | 2022 | Q4 2022 | Projection for 2023 |
|---|--------|--------|--------|--------|---------|---------------------|
| Overall | | | | | | |
| URA Property Price Index (Price Change) (incl.EC) | 2.7% | 2.2% | 10.6% | 8.6% | 0.4% | 5% to 8% |
| Sales Volume (units) | 19,150 | 20,909 | 33,557 | 21,890 | 3,588 | 19,000 to 22,500 |
| New Sale | | | | | | |
| Price Change | 7.5% | 0.8% | 13.2% | 12.5% | 12.7% | 5% to 8% |
| Sales Volume (units) | 9,912 | 9,982 | 13,027 | 7,099 | 690 | 8,500 to 10,000 |
| Resale | | | | | | |
| Price Change | 3.6% | -3.9% | 5.7% | 8.7% | 1.6% | 5% to 8% |
| Sales volume (units) | 8,949 | 10,729 | 19,962 | 14,026 | 2,694 | 10,000 to 12,000 |
| Rental | | | | | | |
| URA Rental Index (Price Change) (incl. EC) | 1.4% | -0.6% | 9.9% | 29.7% | 7.4% | 13% to 16% |
| Leasing volume (units) | 93,960 | 92,537 | 98,605 | 90,071 | 20,627 | 85,000 to 90,000 |

Source: URA, OrangeTee & Tie Research & Analytics

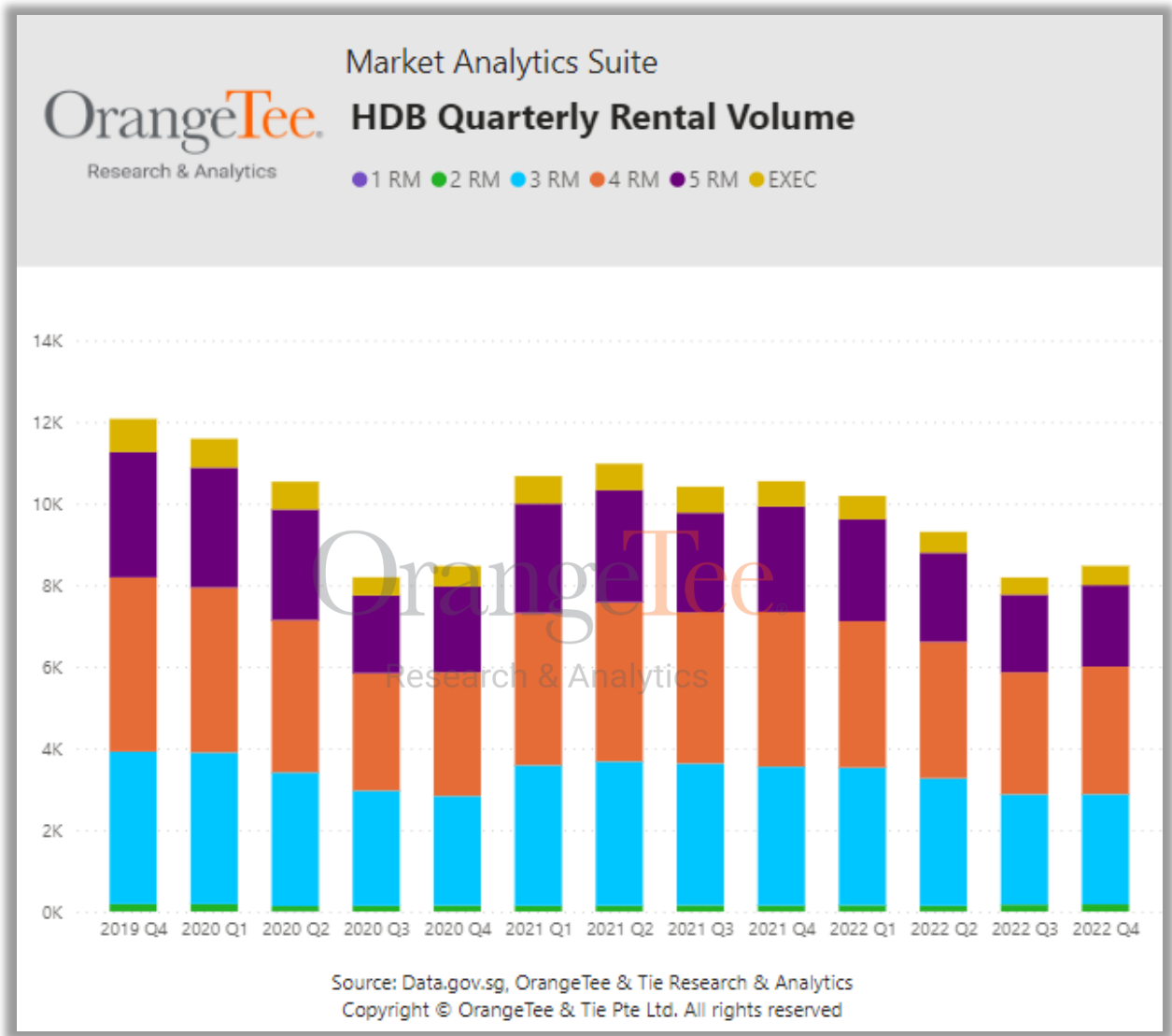


HDB Resale Volume

Resale volume fell by 12.6% q-o-q to 6,597 units in Q4 2022



The HDB Resale Price Index rose 2.3% q-o-q and 10.4% y-o-y to a record high of 171.9



HDB Rental Volume

Rental applications rose by 3.5% q-o-q to 8,476 units in Q4 2022

OrangeTee Market Projection

HDB Resale

HDB Market Projection

| Indicators | 2019 | 2020 | 2021 | 2022 | Q4 2022 | Projection for 2023 |
|---------------------------------|--------|--------|--------|--------|---------|---------------------|
| Resale | | | | | | |
| Price Change | 0.1% | 5.0% | 12.7% | 10.4% | 2.3% | 5% to 8% |
| Sales Volume (units) | 23,714 | 24,748 | 31,017 | 27,896 | 6,597 | 23,000 to 26,000 |
| Rental | | | | | | |
| Research & Analytics | | | | | | |
| HDB Rental Applications (units) | 48,195 | 38,798 | 42,623 | 36,166 | 8,476 | 32,000 to 35,000 |

Source: Data.gov.sg, HDB, SRX, OrangeTee & Tie Research & Analytics

Thank You

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for more insights**

<http://www.orangetee.com/Home/mas.aspx>

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