

ANALYTICS ON THE GO

URA & HDB Q2 2023

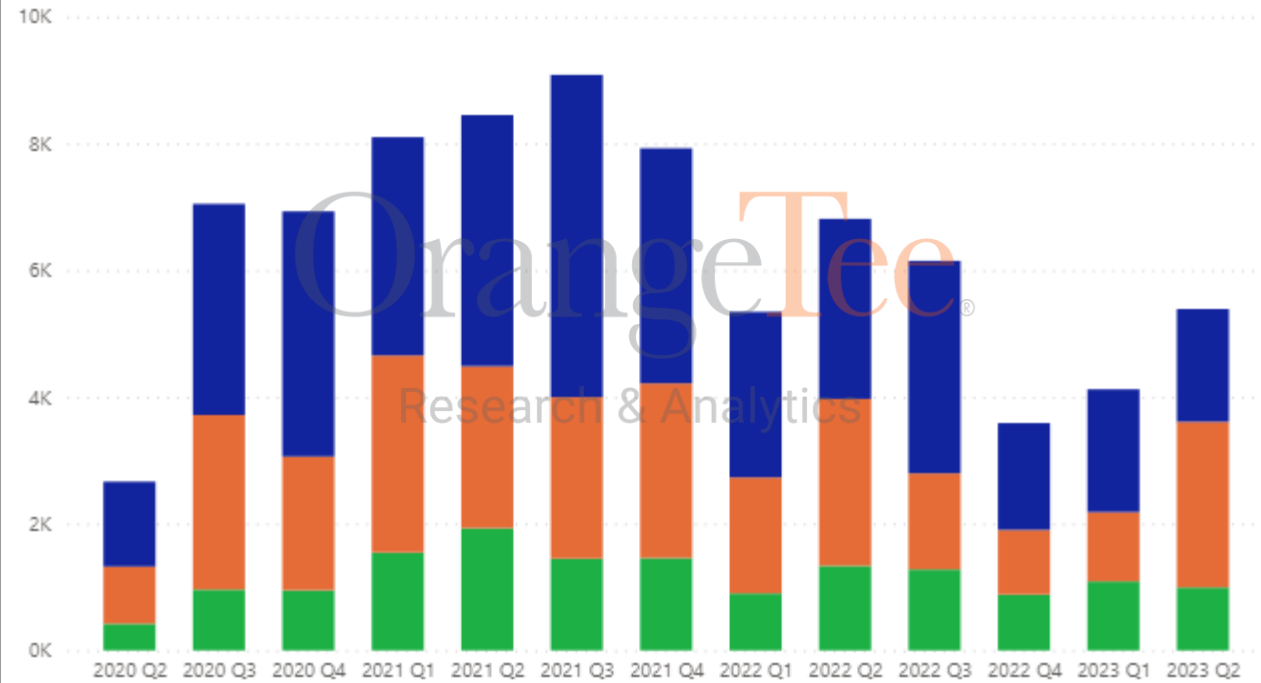


Market Analytics Suite
OrangeTee URA Quarter Sales Volume

Research & Analytics

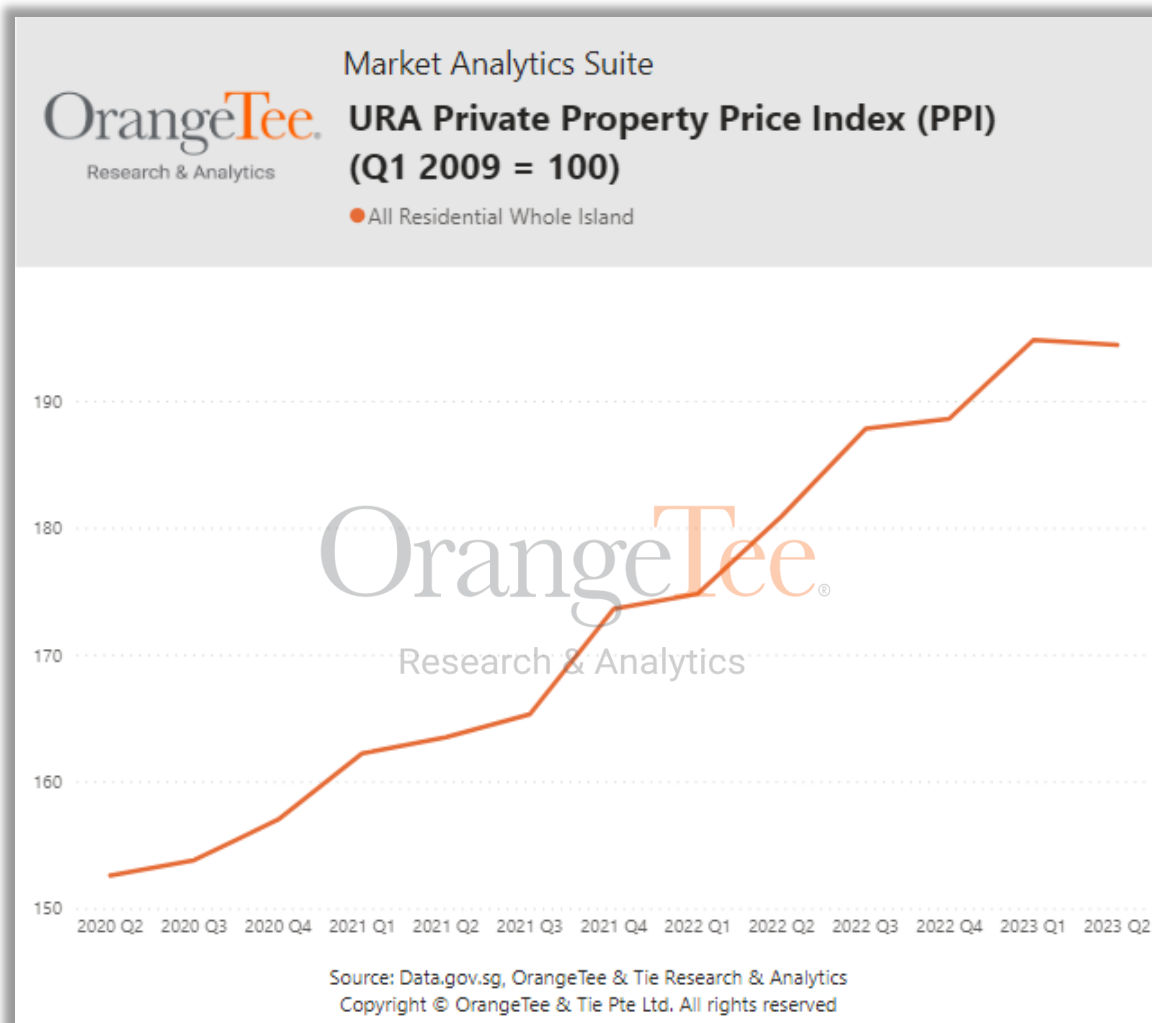
● All Sales Types Selected

● CCR ● RCR ● OCR

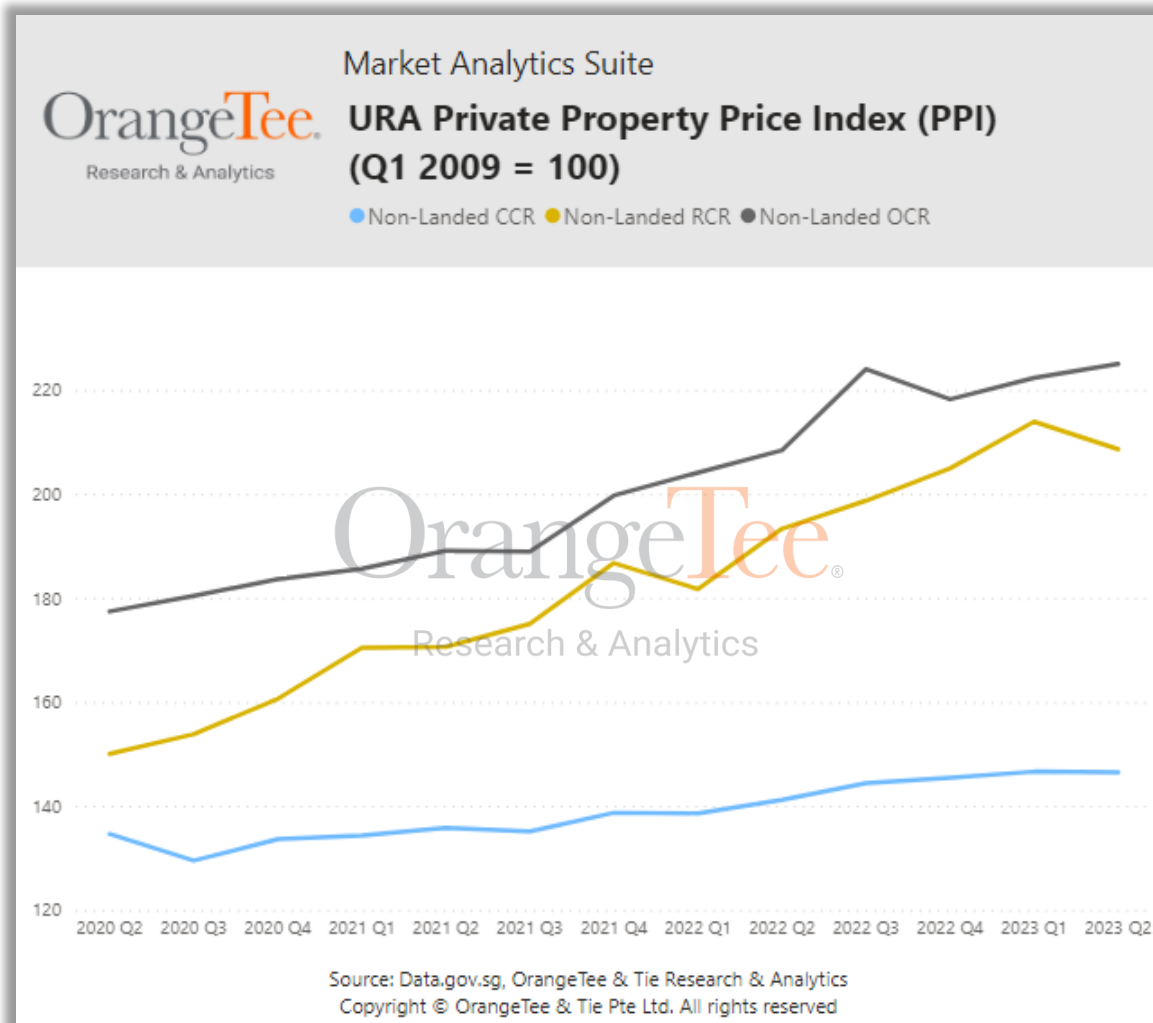


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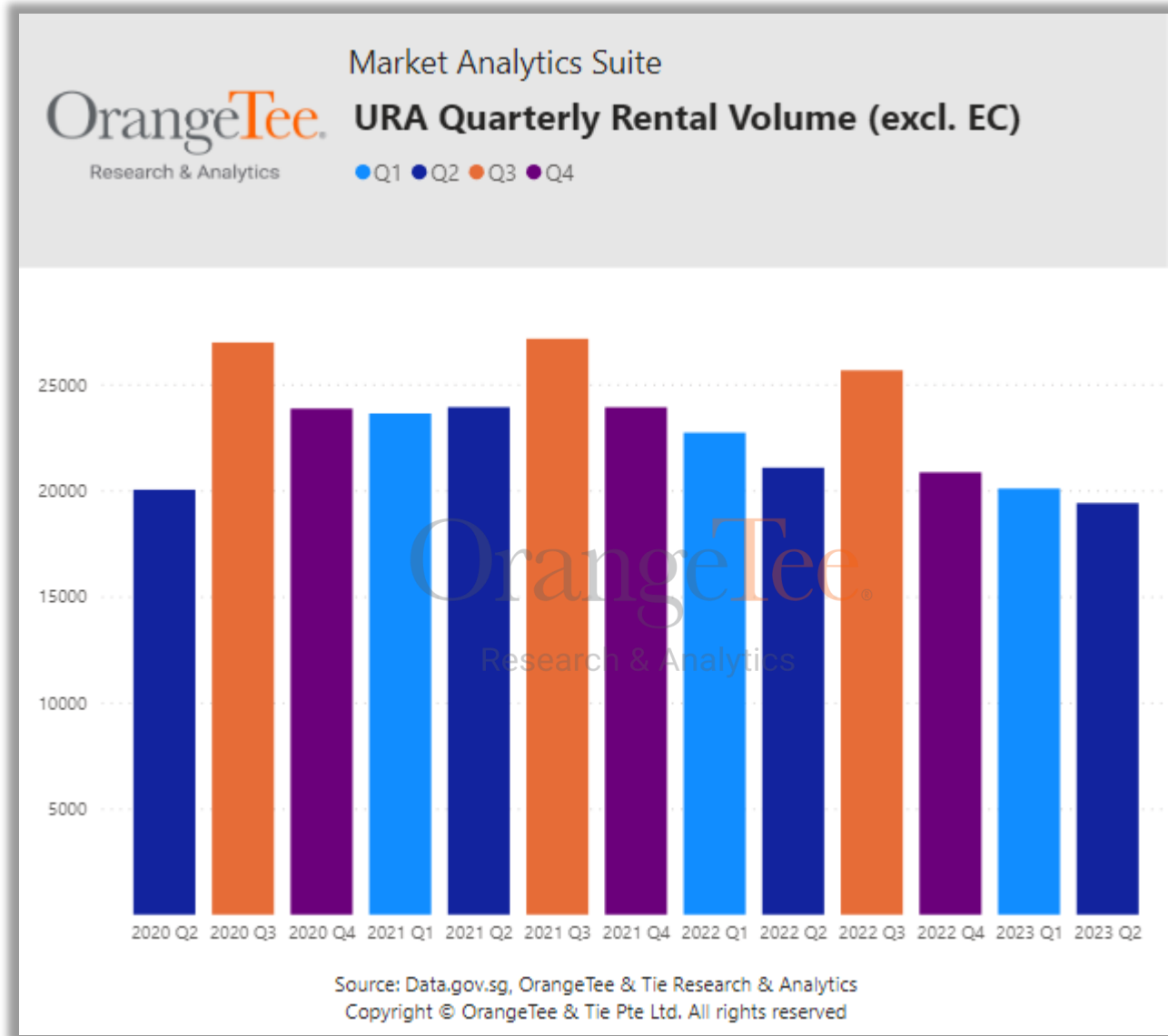
5,388 private homes excluding ECs were sold in Q2 2023, up 30.7% q-o-q



Prices dropped slightly by 0.2% q-o-q



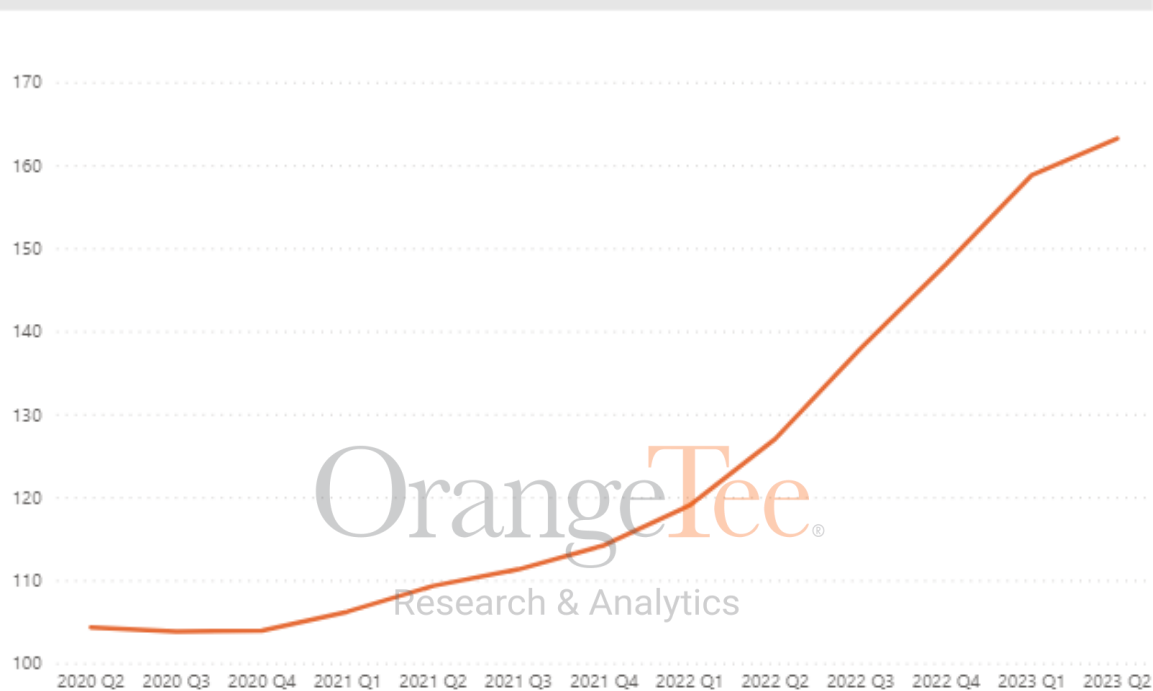
Prices of condos in CCR dipped by 0.1%, RCR dipped by 2.5%, and OCR rose by 1.2% q-o-q



19,396 private homes excluding EC were leased in Q2 2023

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

● All Residential Whole Island

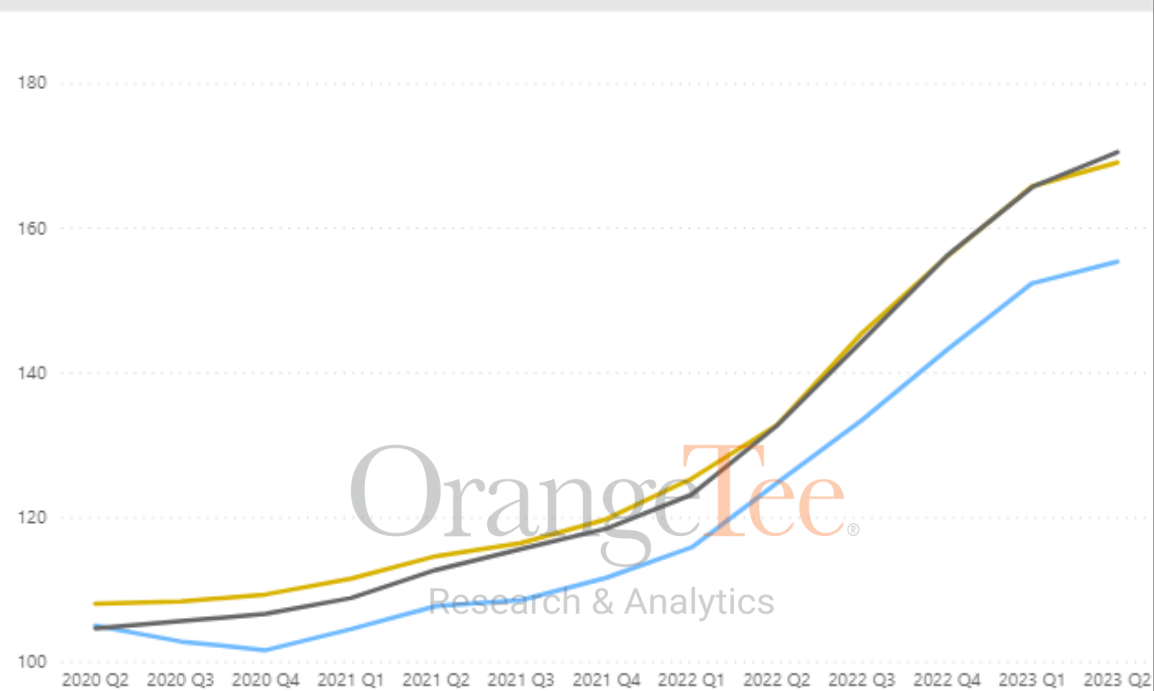


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Rental Index rose 2.8% q-o-q and 28.5% y-o-y

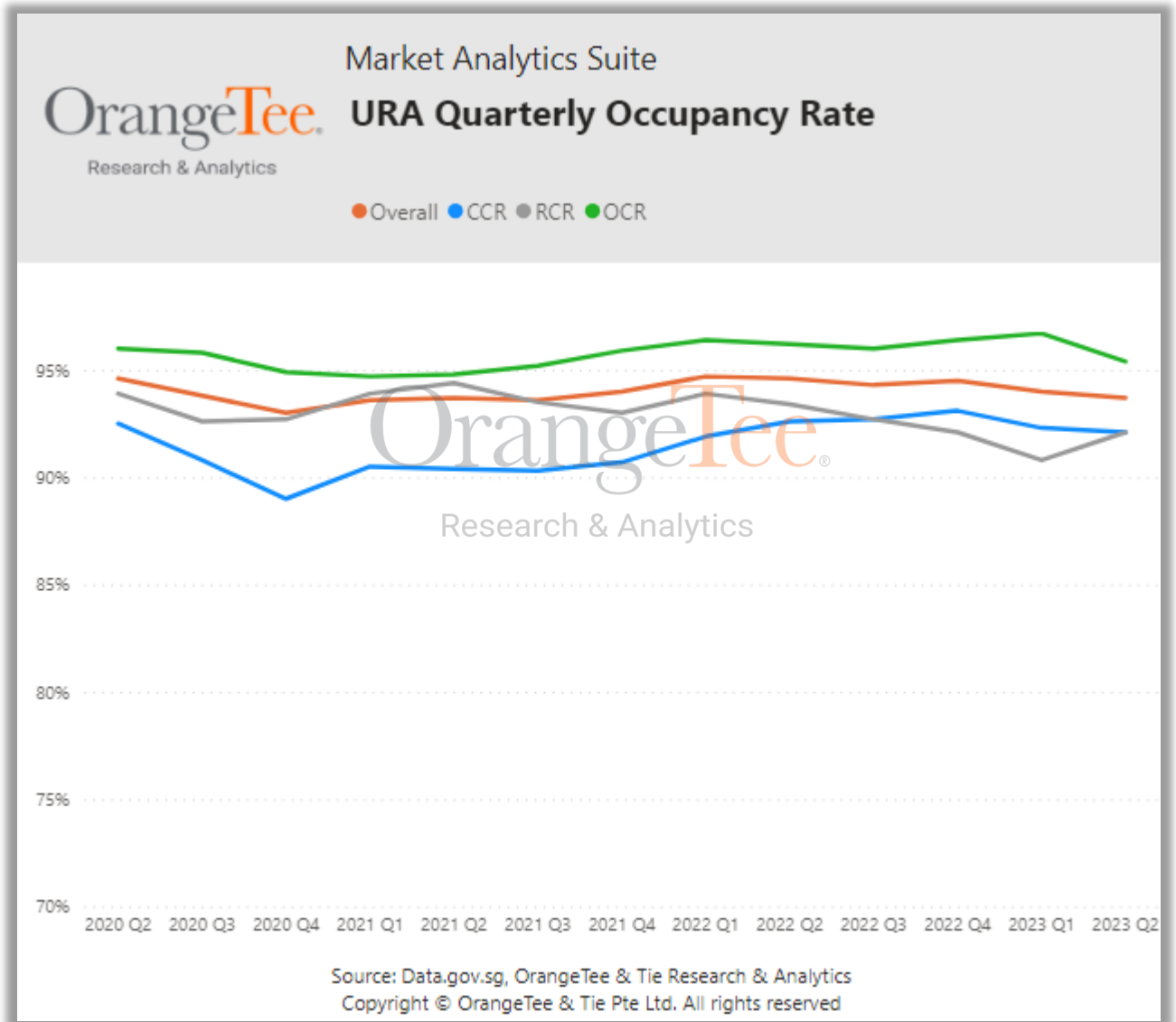
**URA Private Property Rental Index
(Q1 2009 = 100)**

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



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Rentals rose across all market segments



Overall occupancy decreased slightly to 93.7%

OrangeTee Market Projection

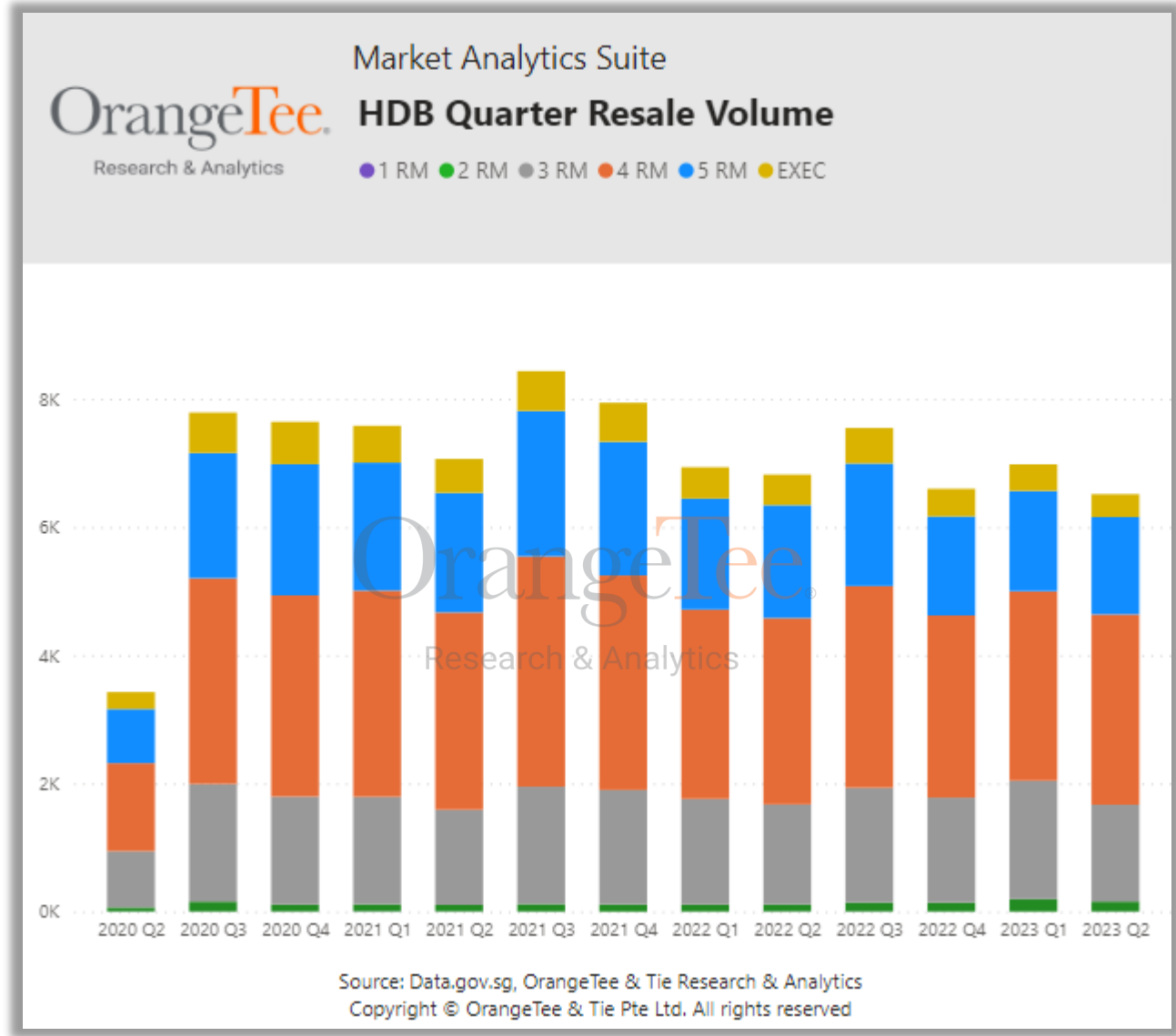
Private Residential

Private Residential Market Projections

Indicators (All exclude EC except for URA PPI)	2019	2020	2021	2022	Q1 2023	Q2 2023	H1 2023	Projection for 2023
Overall								
URA Property Price Index (Price Change) (incl.EC)	2.7%	2.2%	10.6%	8.6%	3.3%	-0.2%	3.1%	4% to 6%
Sales Volume (units)	19,150	20,909	33,557	21,890	4,121	5,388	9,509	17,500 to 20,500
New Sale								
Average \$PSF Price Change	7.5%	0.8%	13.3%	12.5%	-2.8%	0.5%*	-2.3%*	3% to 5%
Sales Volume (units)	9,912	9,982	13,027	7,099	1,256	2,127	3,383	7,000 to 8,000
Resale								
Average \$PSF Price Change	3.6%	-3.9%	5.8%	8.7%	2.8%	-0.2%*	2.6%*	5% to 7%
Sales volume (units)	8,949	10,729	19,962	14,026	2,622	2,976	5,598	10,000 to 12,000

Source: URA, OrangeTee & Tie Research & Analytics

* URA Realis caveat data

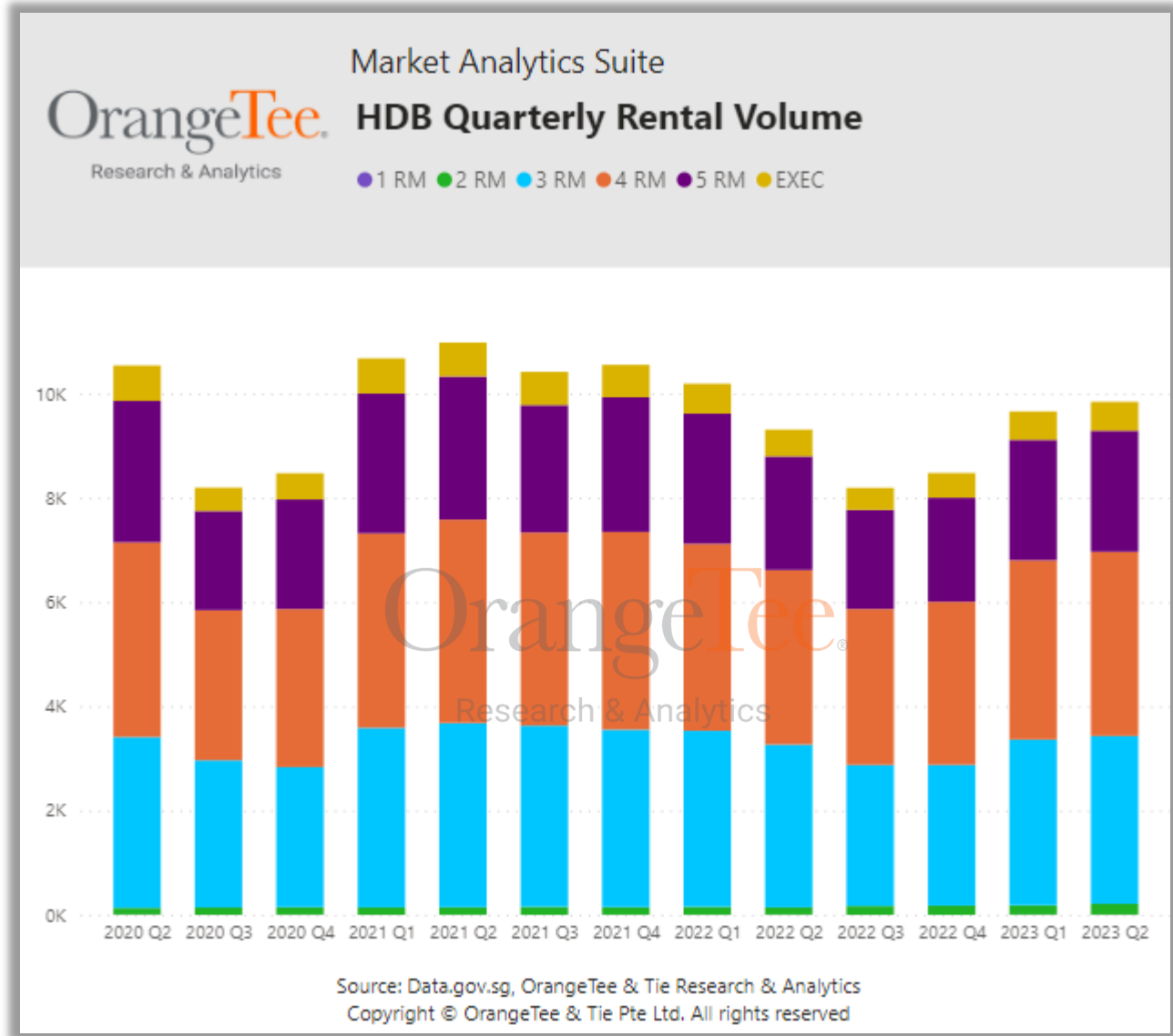


HDB Resale Volume

Resale volume fell by 6.7% q-o-q to 6,514 units in Q2 2023



The HDB Resale Price Index rose 1.5% q-o-q and 7.5% y-o-y to a record high of 176.2



HDB Rental Volume

Rental applications rose by 1.9% q-o-q to 9,842 units in Q2 2023

OrangeTee Market Projection

HDB Resale

HDB Market Projections

Indicators	2019	2020	2021	2022	Q1 2023	Q2 2023	H1 2023	Projection for 2023
Resale								
Price Change	0.1%	5.0%	12.7%	10.4%	1%	1.5%	2.5%	4% to 6%
Sales Volume (units)	23,714	24,748	31,017	27,896	6,979	6,514	13,493	25,000 to 27,000

Source: HDB, OrangeTee & Tie Research & Analytics

Thank You

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for more insights**

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