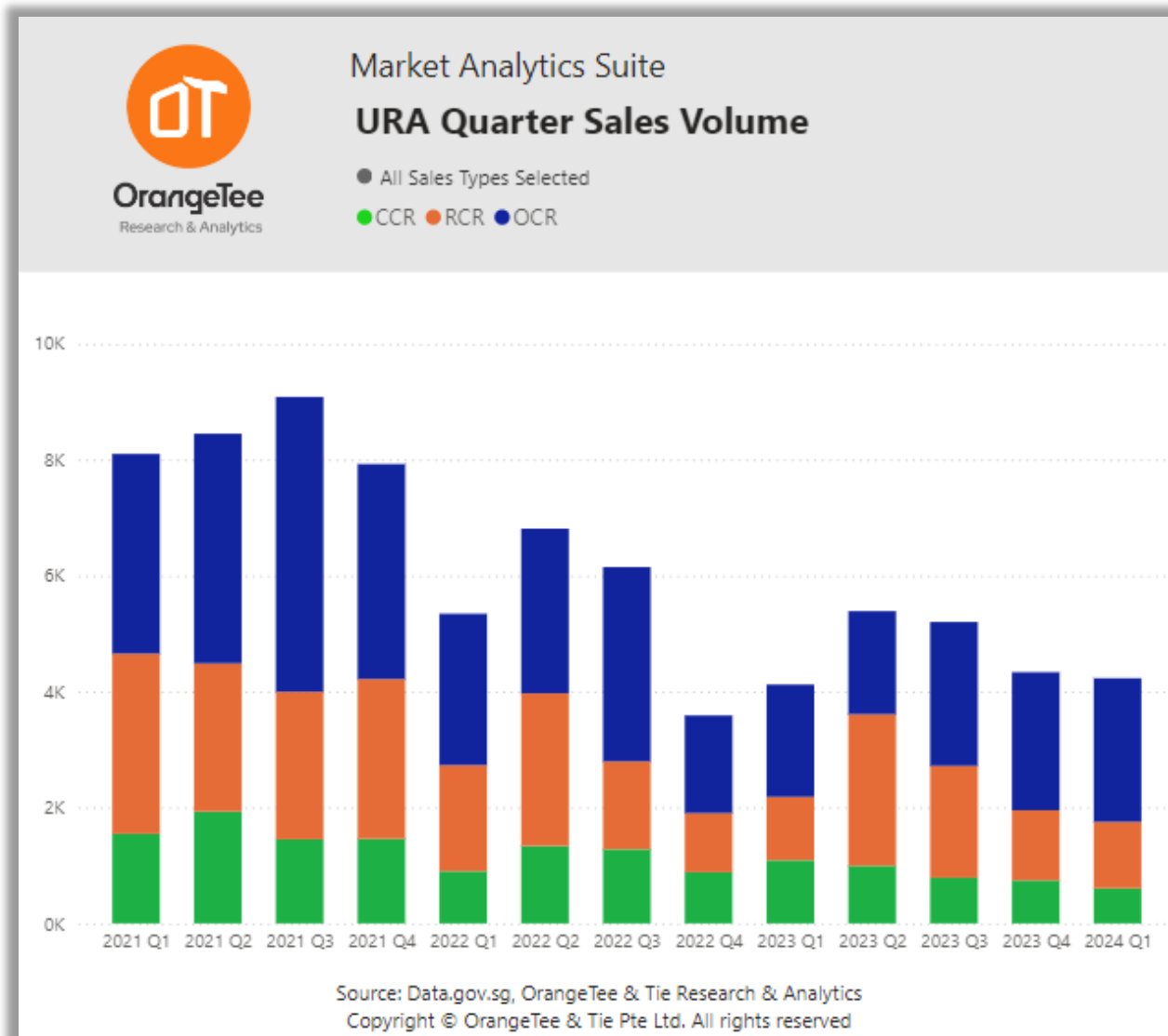




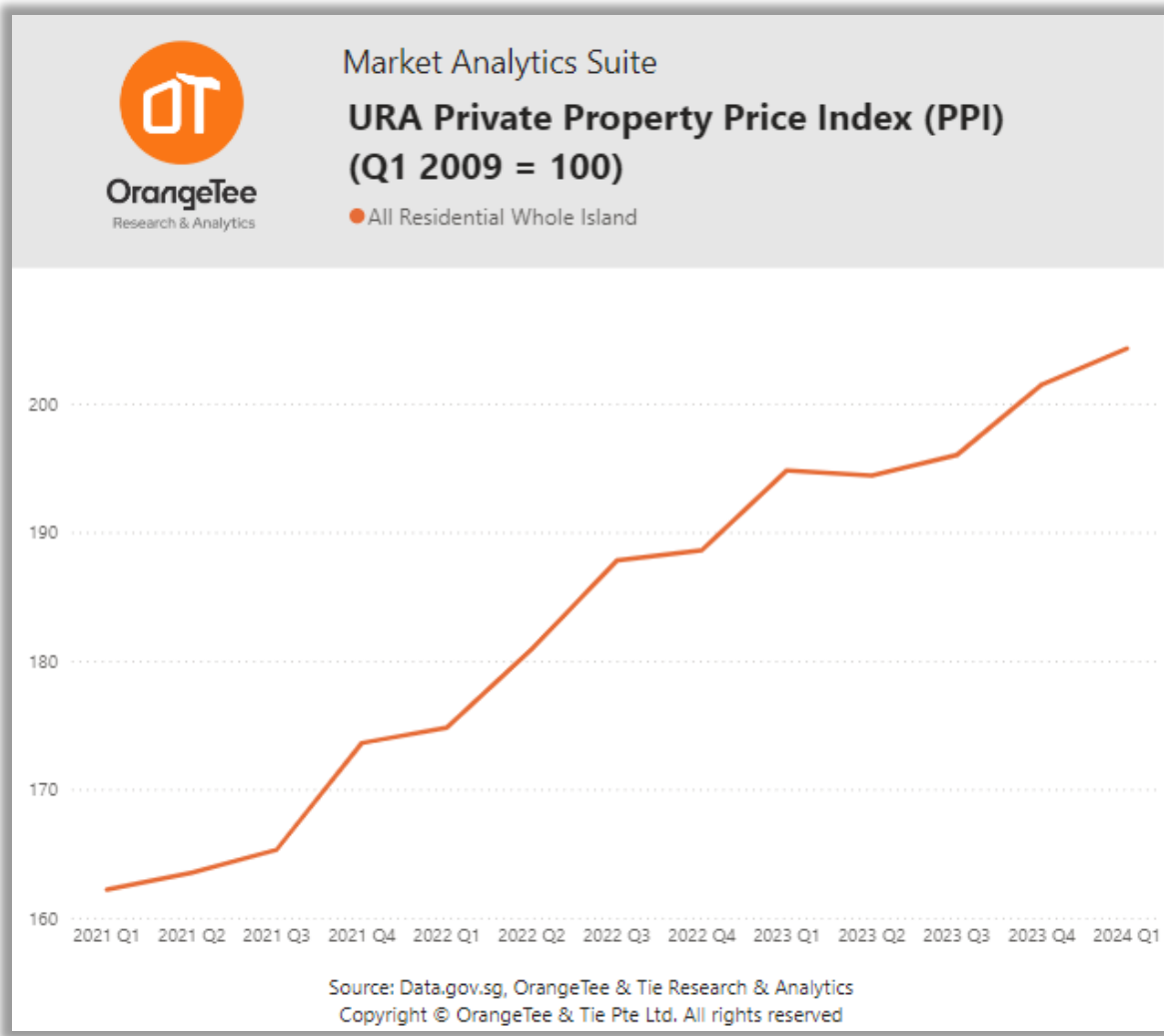
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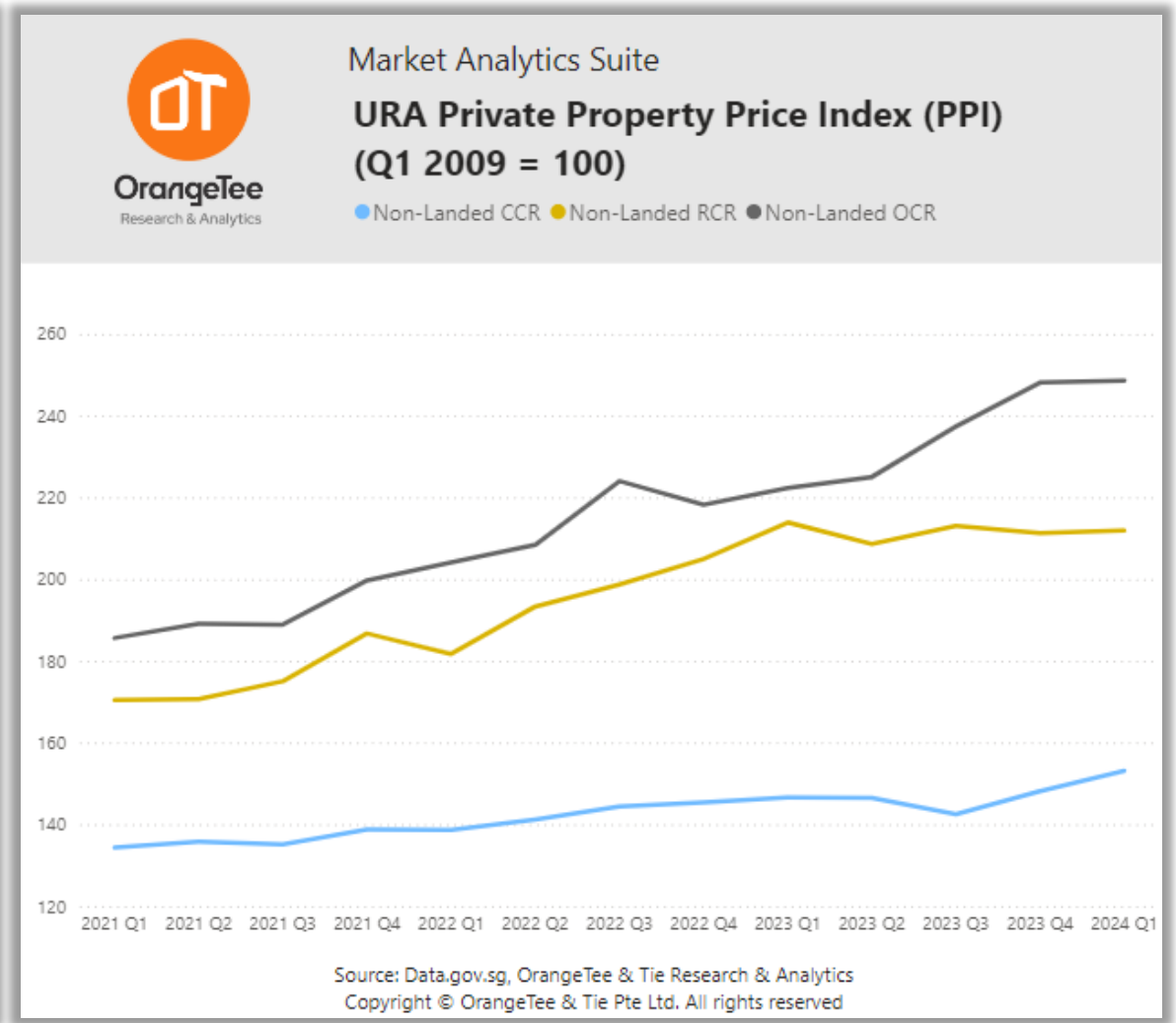
URA & HDB Q1 2024



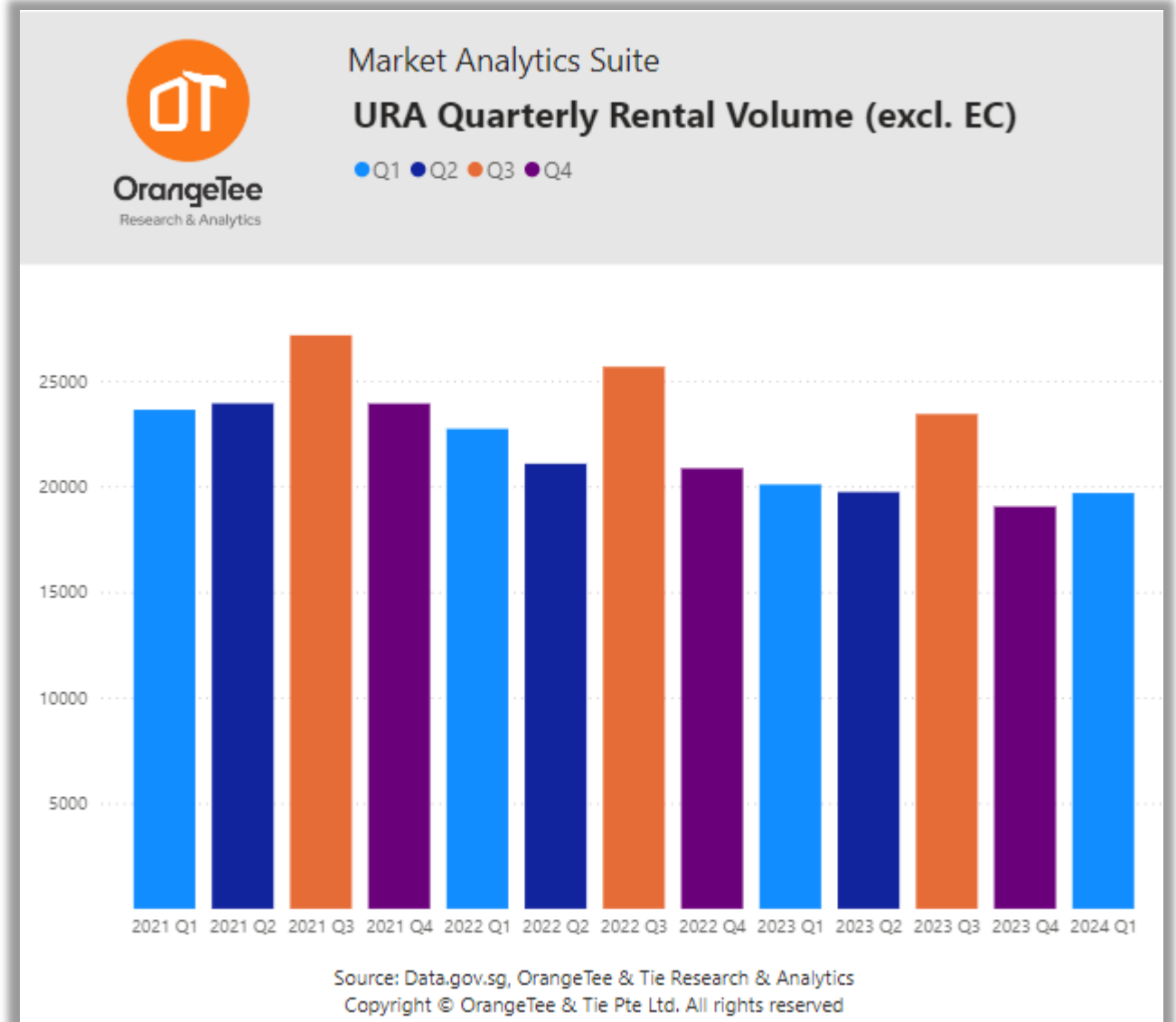
4,230 private homes excluding ECs were sold in Q1 2024, down 2.4% q-o-q



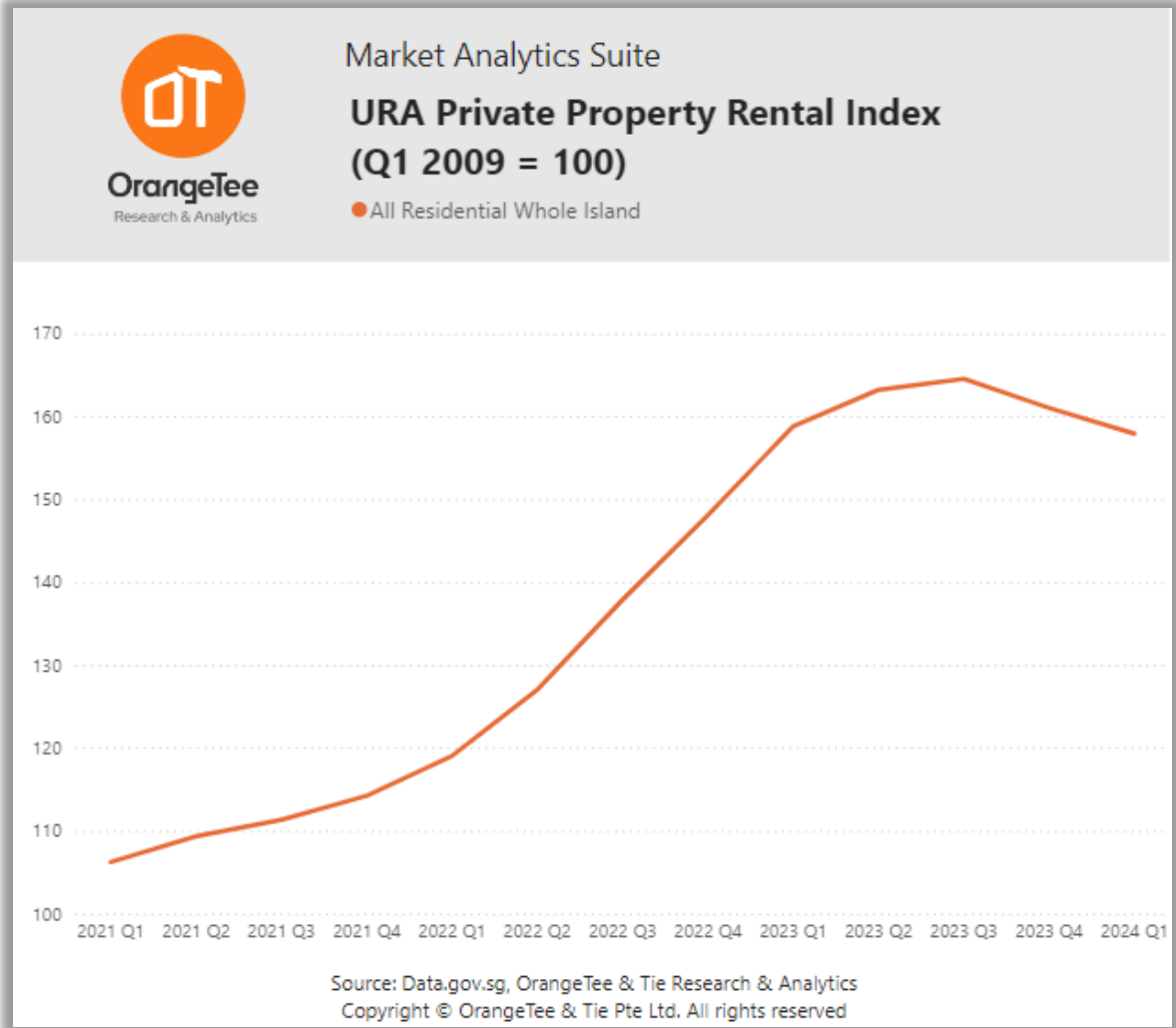
Prices increased by 1.4% q-o-q



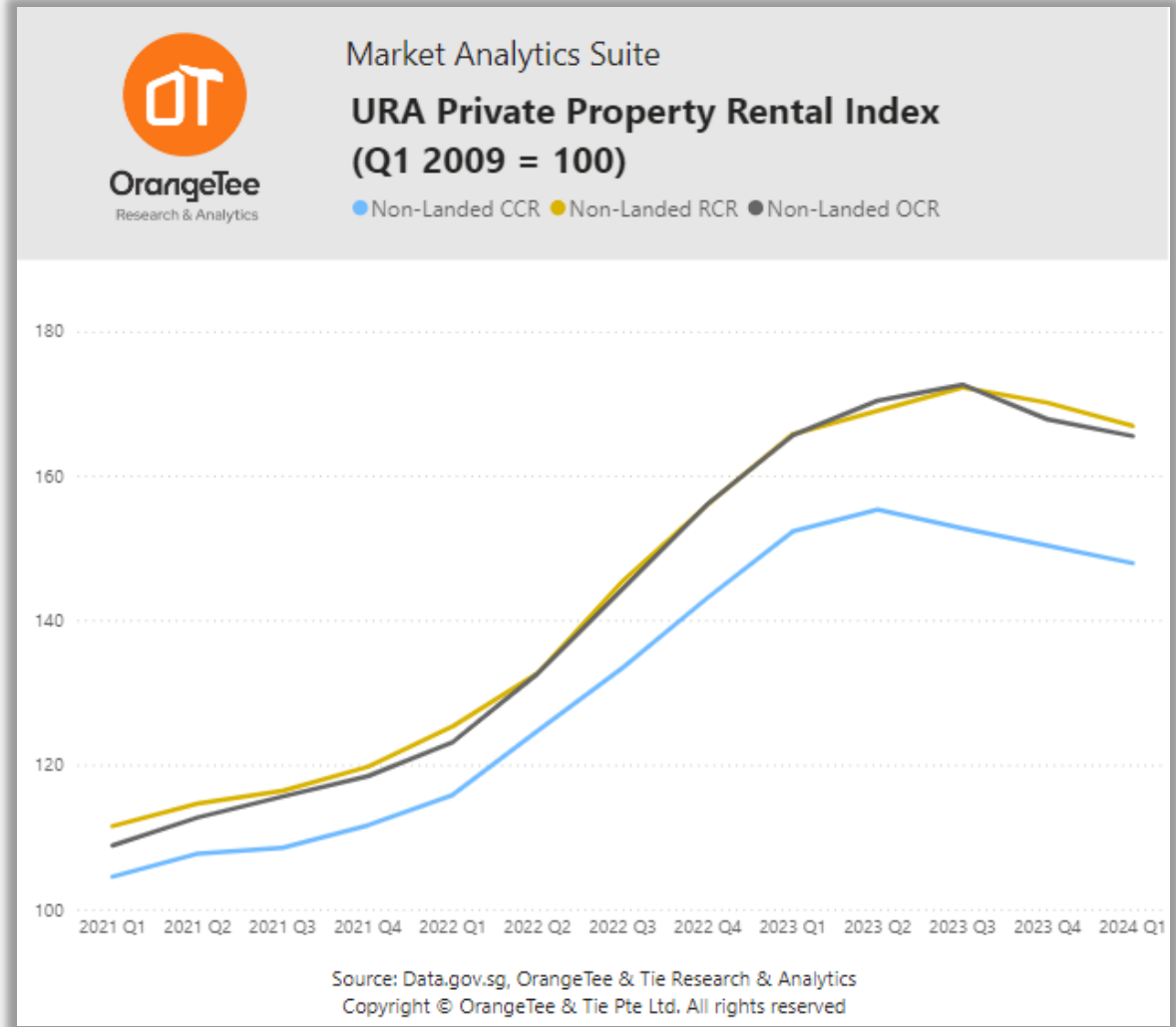
Prices of condos in CCR rose by 3.4 % q-o-q; prices in RCR and OCR increased marginally by 0.3 % and 0.2 % q-o-q respectively



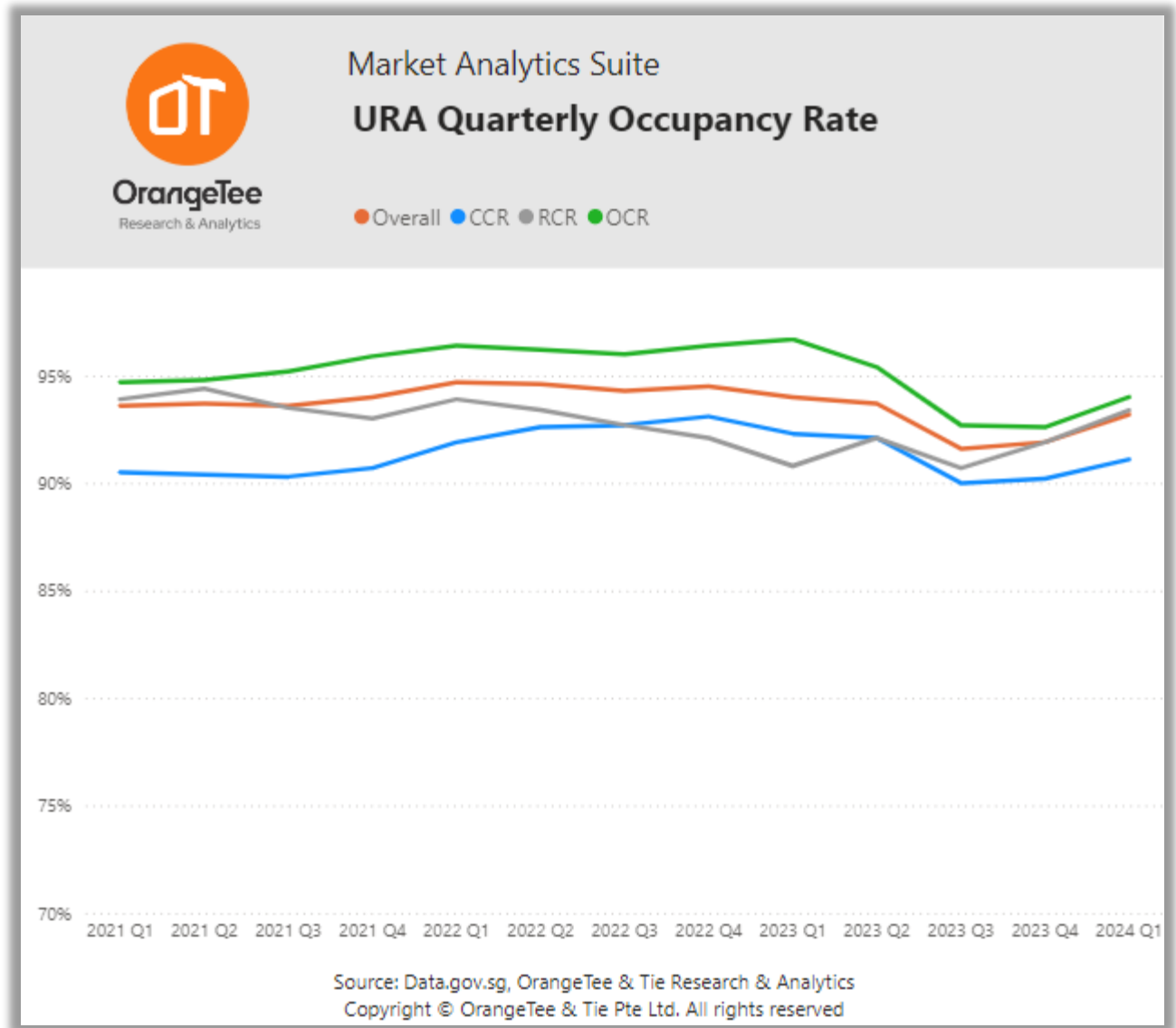
19,680 private homes excluding EC were leased in Q1 2024



Rental Index dipped by 1.9 % q-o-q and fell by 0.6 % y-o-y



Rental of condos dipped across all market segments



Overall occupancy increased slightly to 93.2%

OrangeTee Market Projection

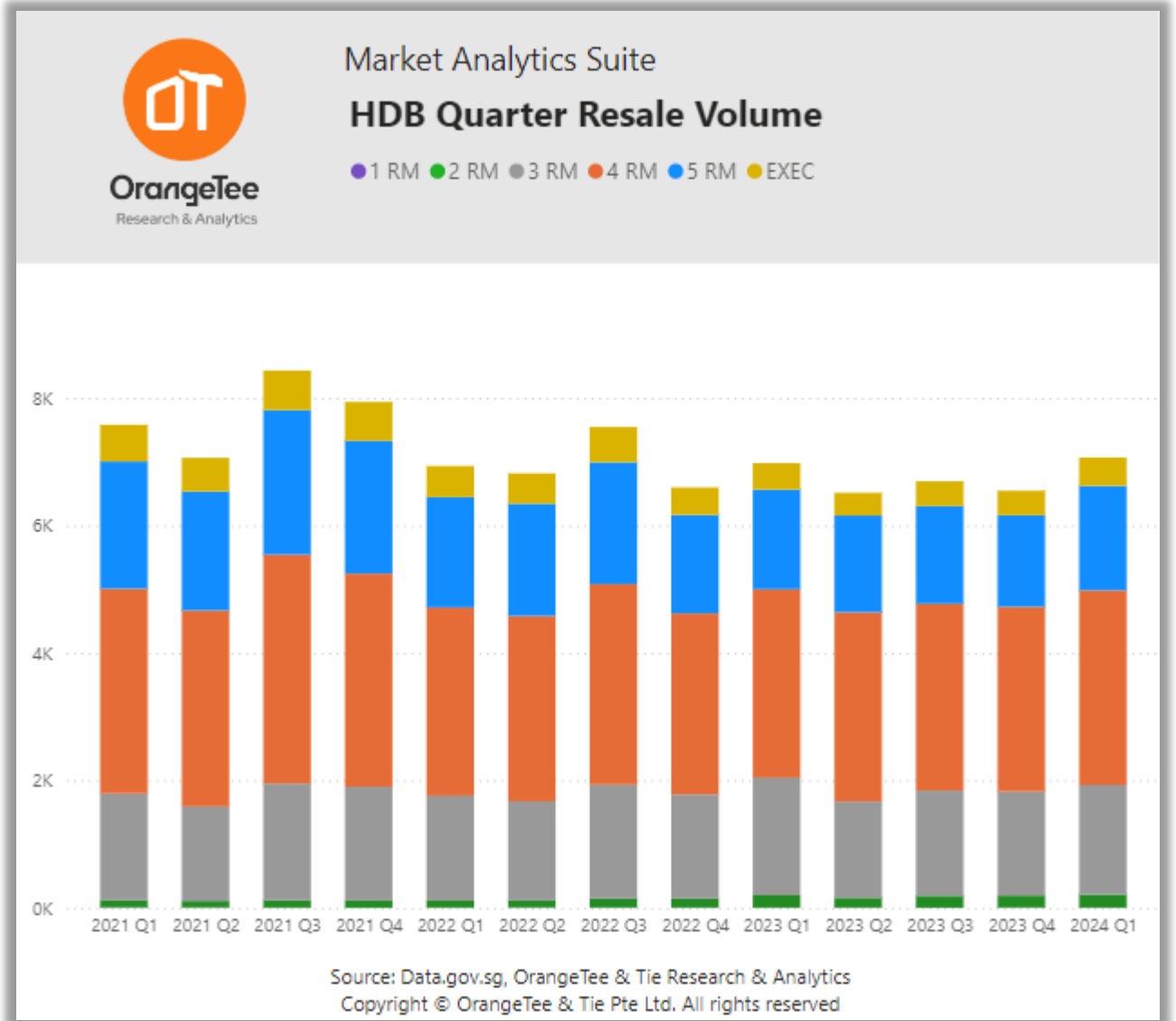
Private Residential

Private Residential Market Projections

| Indicators (All exclude EC except for URA PPI) | 2021 | 2022 | 2023 | Q4 2023 | Q1 2024 | 2024 Full-Year Projection |
|---|--------|--------|--------|---------|---------|---------------------------|
| Overall | | | | | | |
| URA Property Price Index (Price Change) (incl.EC) | 10.6% | 8.6% | 6.8% | 2.8% | 1.4% | 3% to 6% |
| Sales Volume (units) | 33,557 | 21,890 | 19,044 | 4,334 | 4,230 | 16,000 to 19,000 |
| New Sale | | | | | | |
| Average S\$PSF Price Change * | 13.2% | 12.5% | 9.6% | 3.5% | -6.0% | 2% to 4% |
| Sales Volume (units) | 13,027 | 7,099 | 6,421 | 1,092 | 1,164 | 6,500 to 7,500 |
| Resale | | | | | | |
| Average S\$PSF Price Change* | 5.8% | 8.7% | 7.5% | 2.3% | 1.4% | 3% to 5% |
| Sales volume (units) | 19,962 | 14,026 | 11,329 | 2,831 | 2,689 | 9,000 to 11,000 |
| Rental | | | | | | |
| URA Rental Index (Price Change) (incl. EC) | 9.9% | 29.7% | 8.7% | -2.1% | -1.9% | -4% to -1% |
| Leasing volume (units) | 98,604 | 90,291 | 82,268 | 19,038 | 19,680 | 70,000 to 75,000 |

Source: URA, OrangeTee & Tie Research & Analytics

* URA Realis caveat data



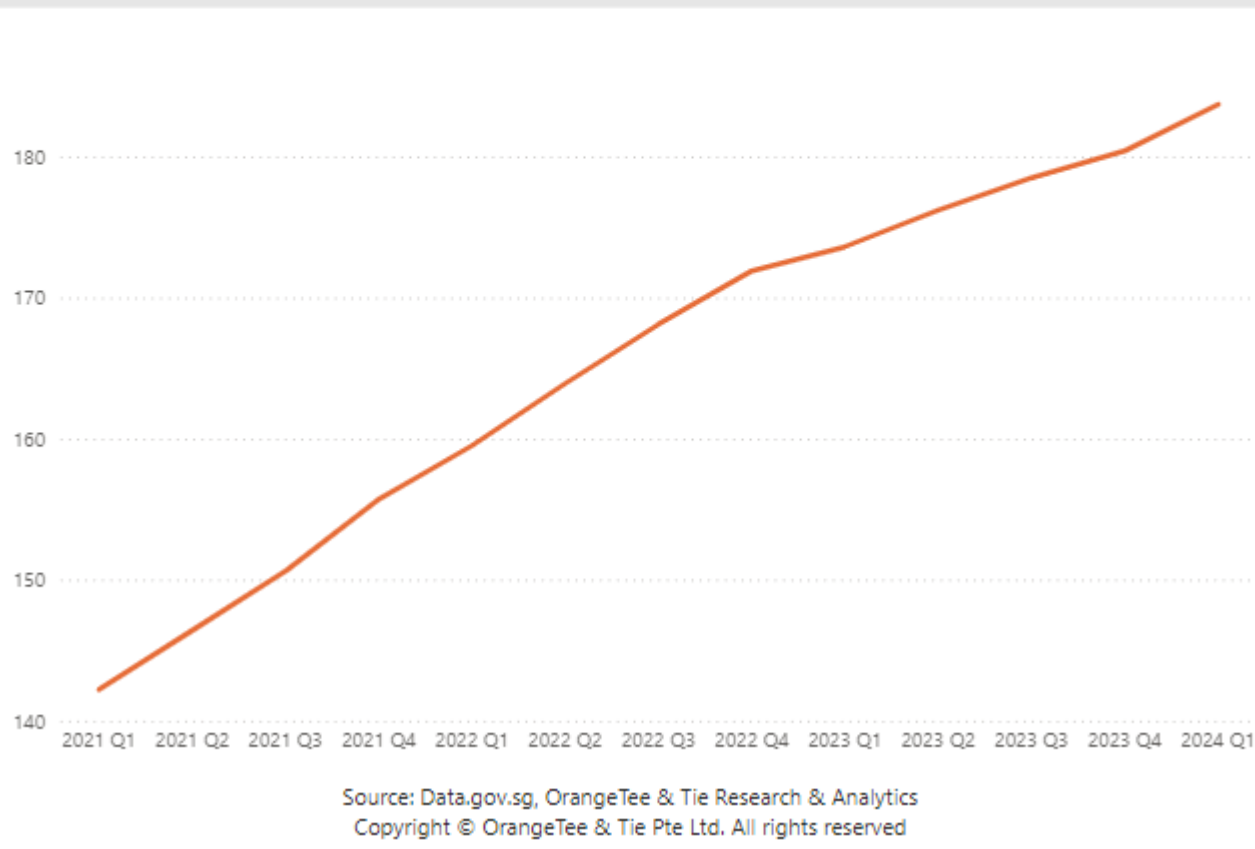
HDB Resale Volume

Resale volume rose by 8% q-o-q to 7,068 units in Q1 2024



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HDB Resale Price Index (RPI) (Q1 2009 = 100)



The HDB Resale Price Index rose by 1.8% q-o-q and 5.8% y-o-y to a record high of 183.7

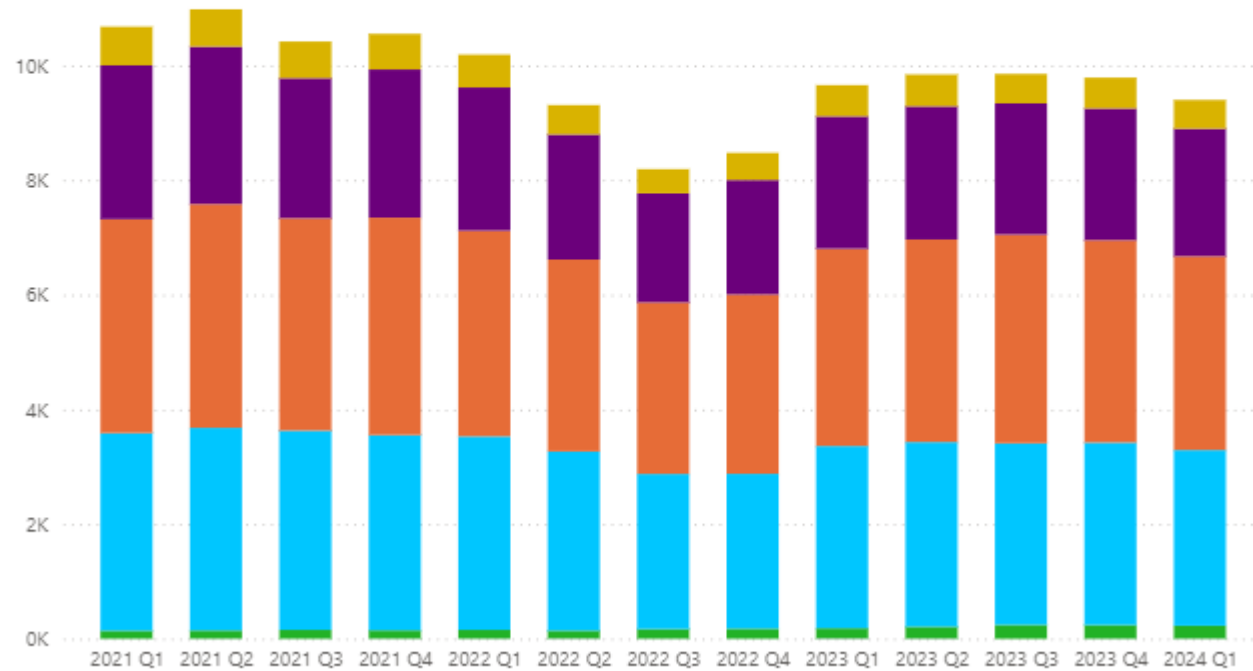


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HDB Quarterly Rental Volume

● 1 RM ● 2 RM ● 3 RM ● 4 RM ● 5 RM ● EXEC



Source: Data.gov.sg, OrangeTee & Tie Research & Analytics
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Rental applications dipped by 4% q-o-q to 9,398 units in Q1 2024

HDB Rental Volume

OrangeTee Market Projection

HDB Resale

HDB Market Projections

| Indicators | 2021 | 2022 | 2023 | Q4 2023 | Q1 2024 | Projection for 2024 |
|---------------------------------|--------|--------|--------|---------|---------|---------------------|
| Resale | | | | | | |
| Price Change | 12.7% | 10.4% | 4.9% | 1.1% | 1.8% | 3% to 5% |
| Sales Volume (units) | 31,017 | 27,896 | 26,735 | 6,547 | 7,068 | 26,000 to 28,000 |
| Rental | | | | | | |
| Rental Price Change (SRX-99.co) | 7.0% | 28.5% | 10.1% | 1.2% | 0.9% | -3% to 0% |
| HDB Rental Applications | 42,623 | 36,166 | 39,138 | 9,787 | 9,398 | 33,000 to 35,000 |

Source: HDB, data.gov.sg, SRX-99.co, OrangeTee & Tie Research & Analytics

Thank You

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