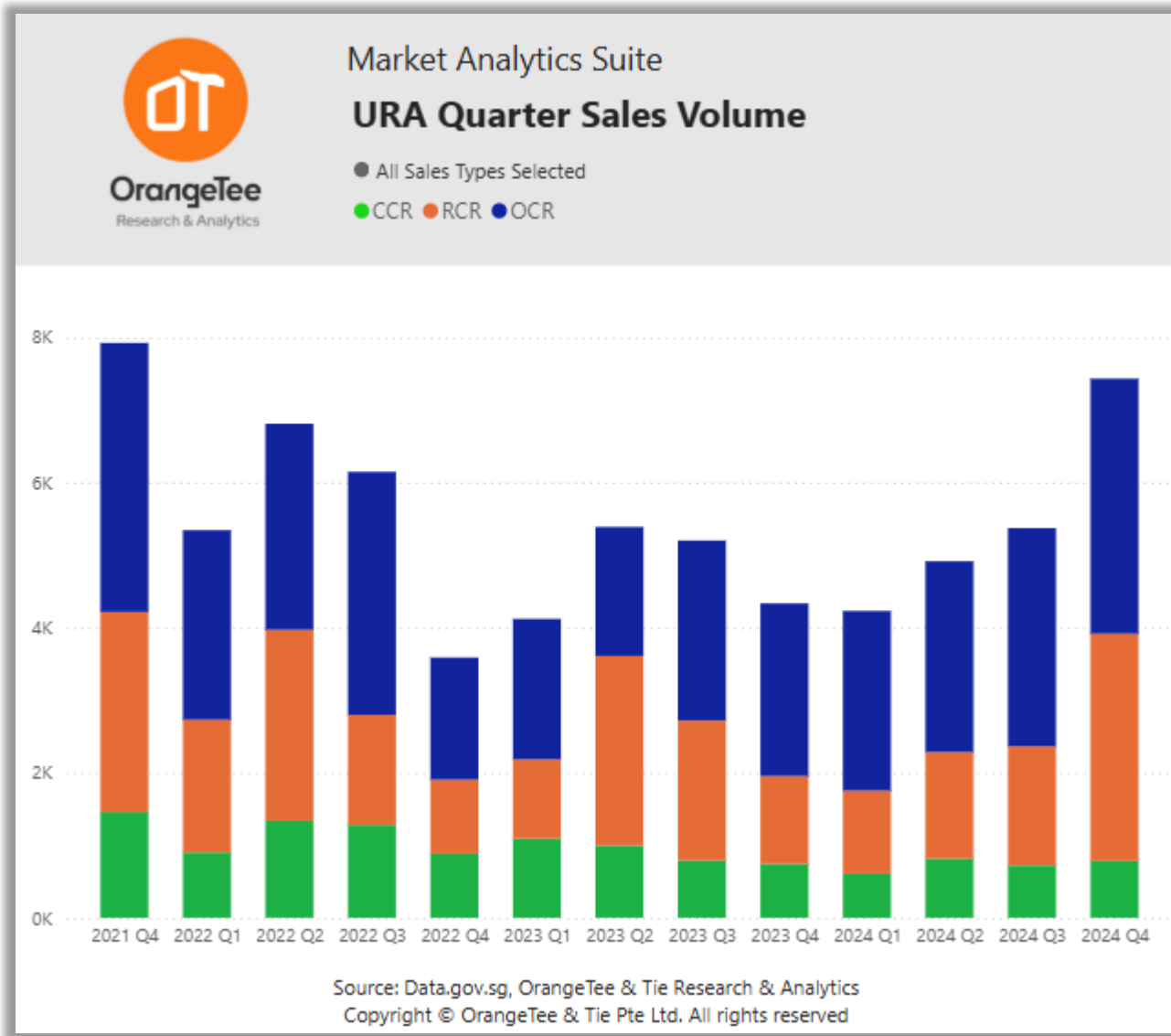




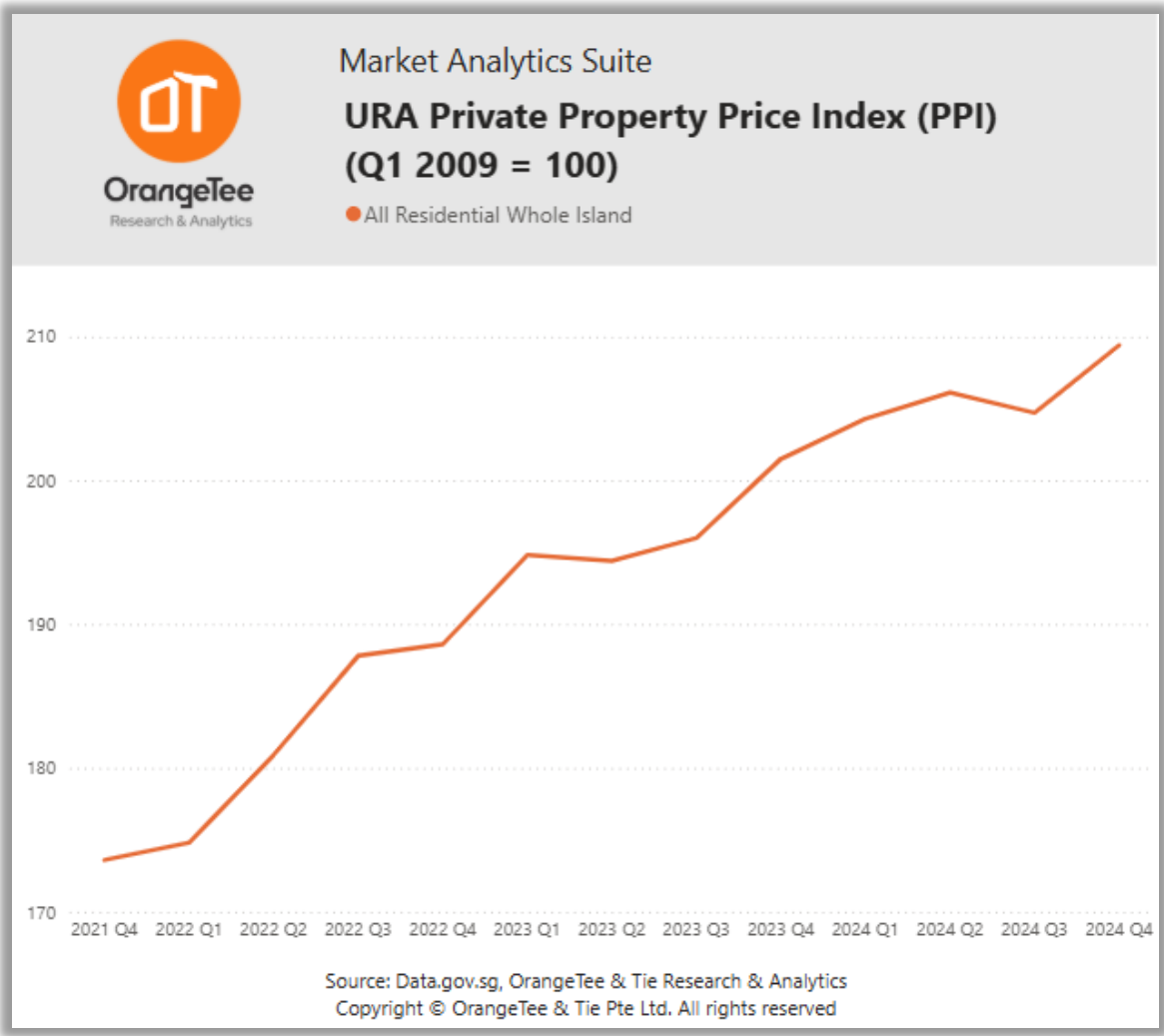
OrangeTee  
Research & Analytics

# ANALYTICS ON THE GO

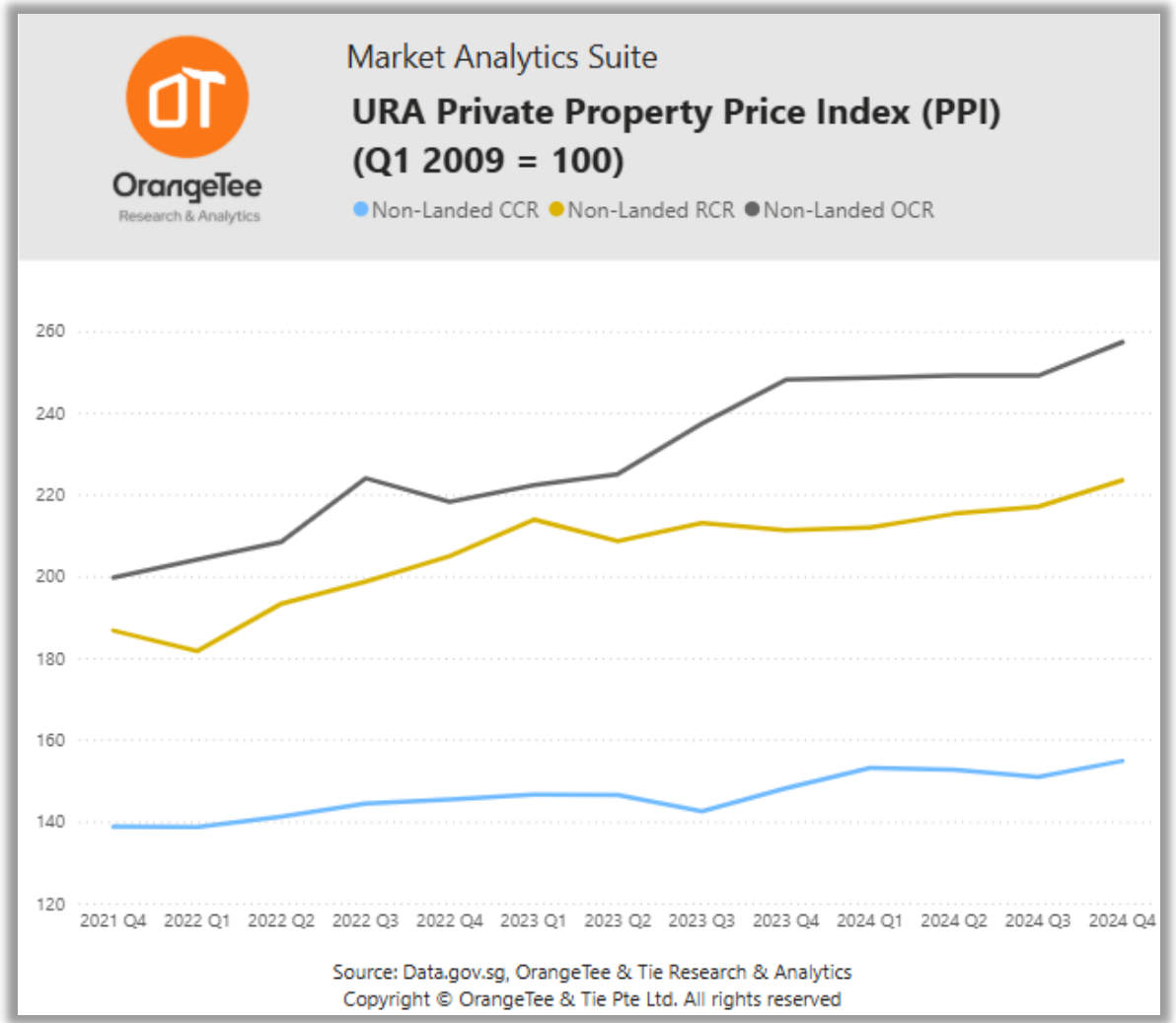
URA & HDB Q4 2024



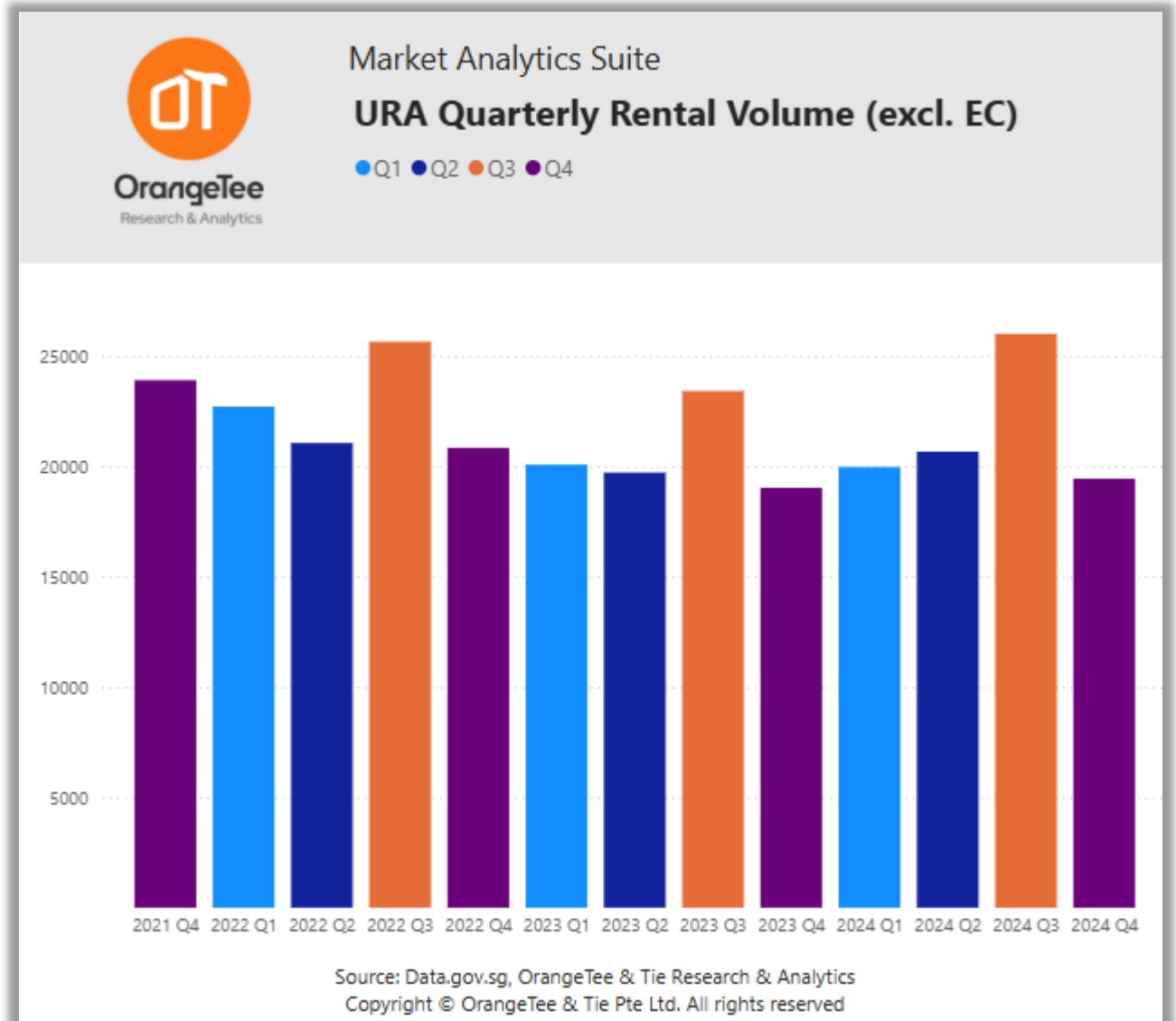
7,433 private homes excluding ECs were sold in Q4 2024, up 38.4% q-o-q



URA PPI rose by 2.3% q-o-q

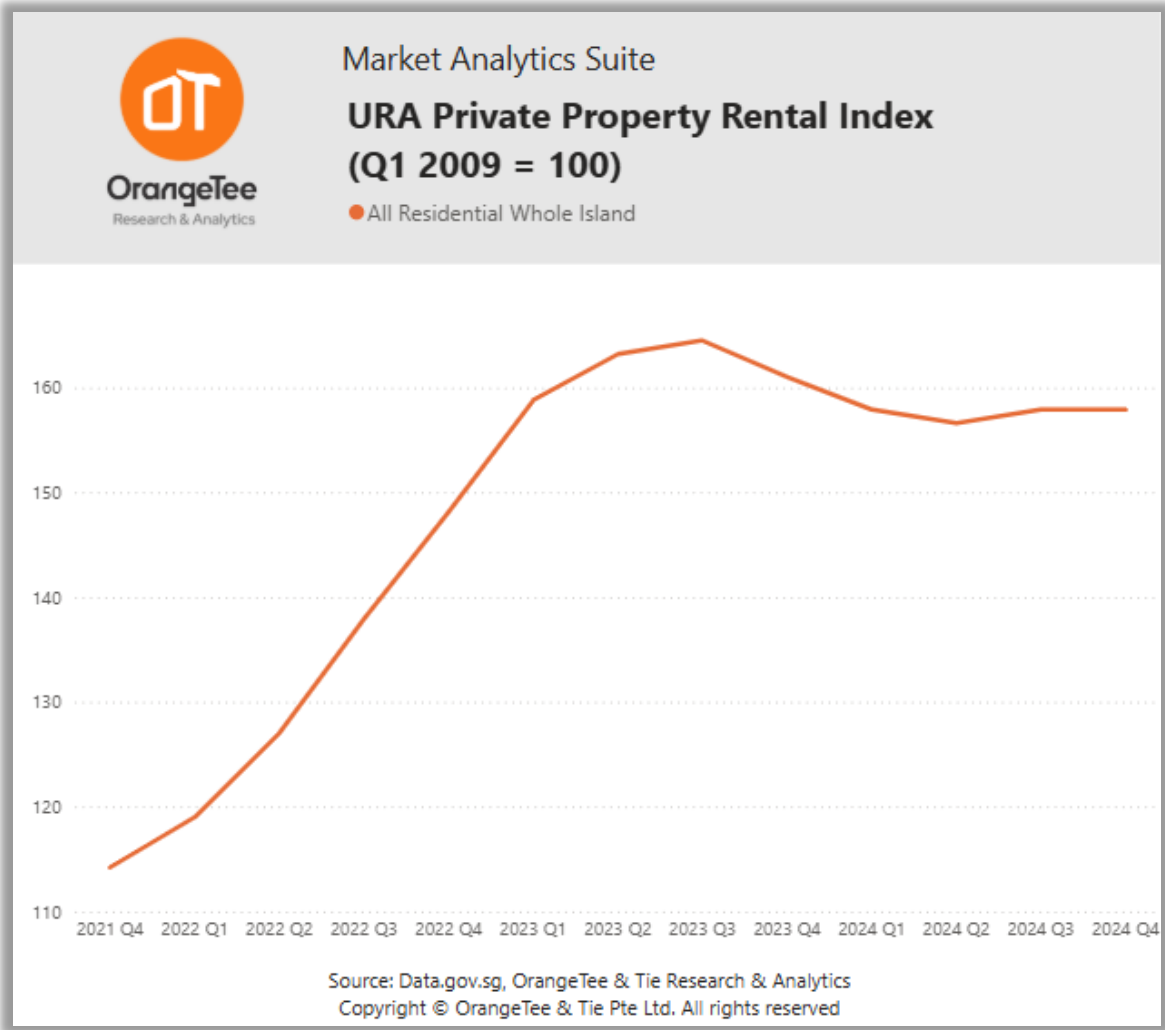


Prices of condos in CCR rose by 2.6% q-o-q; prices in RCR rose by 3% q-o-q; prices in OCR rose by 3.3% q-o-q

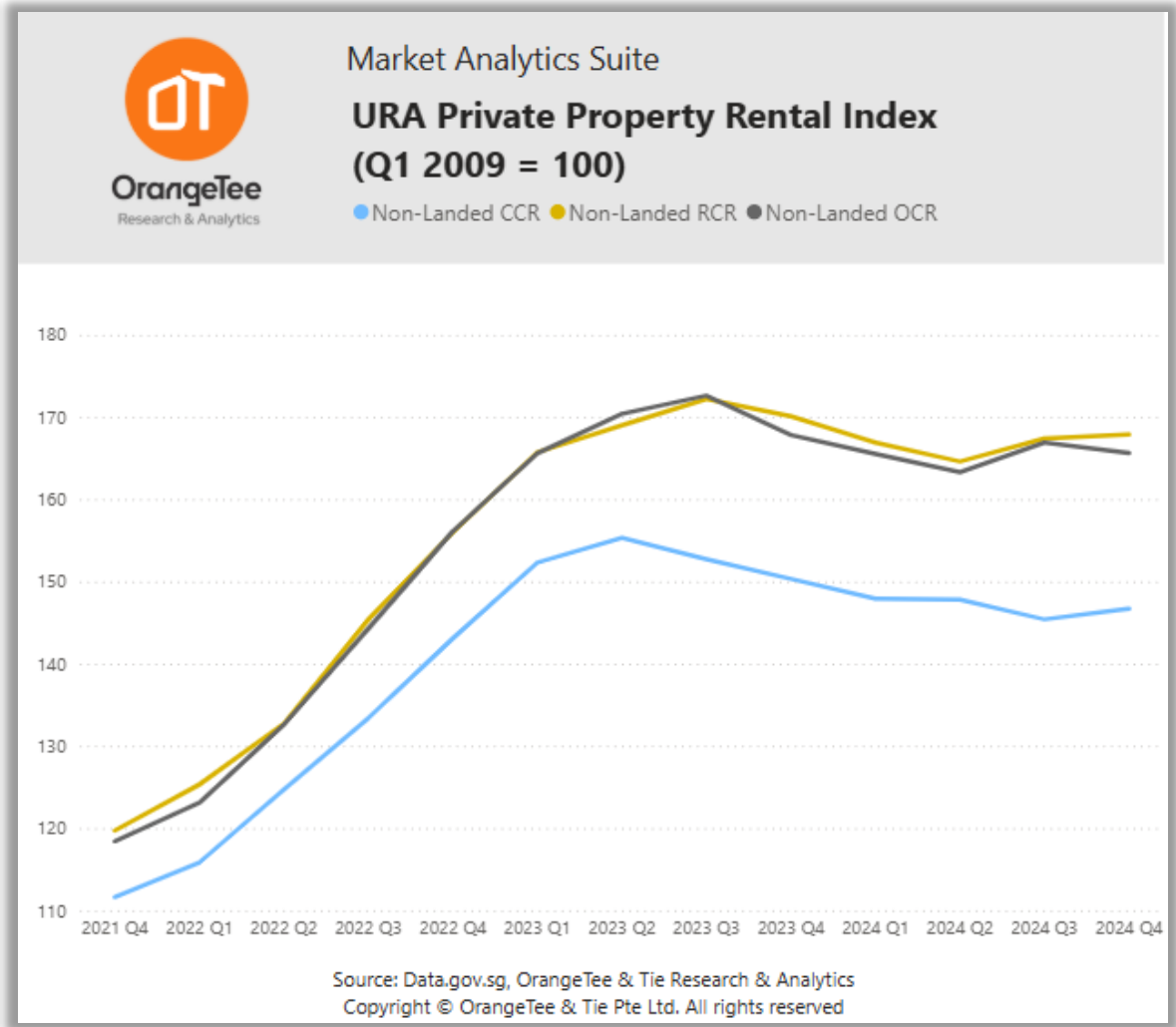


Private Rental Volume

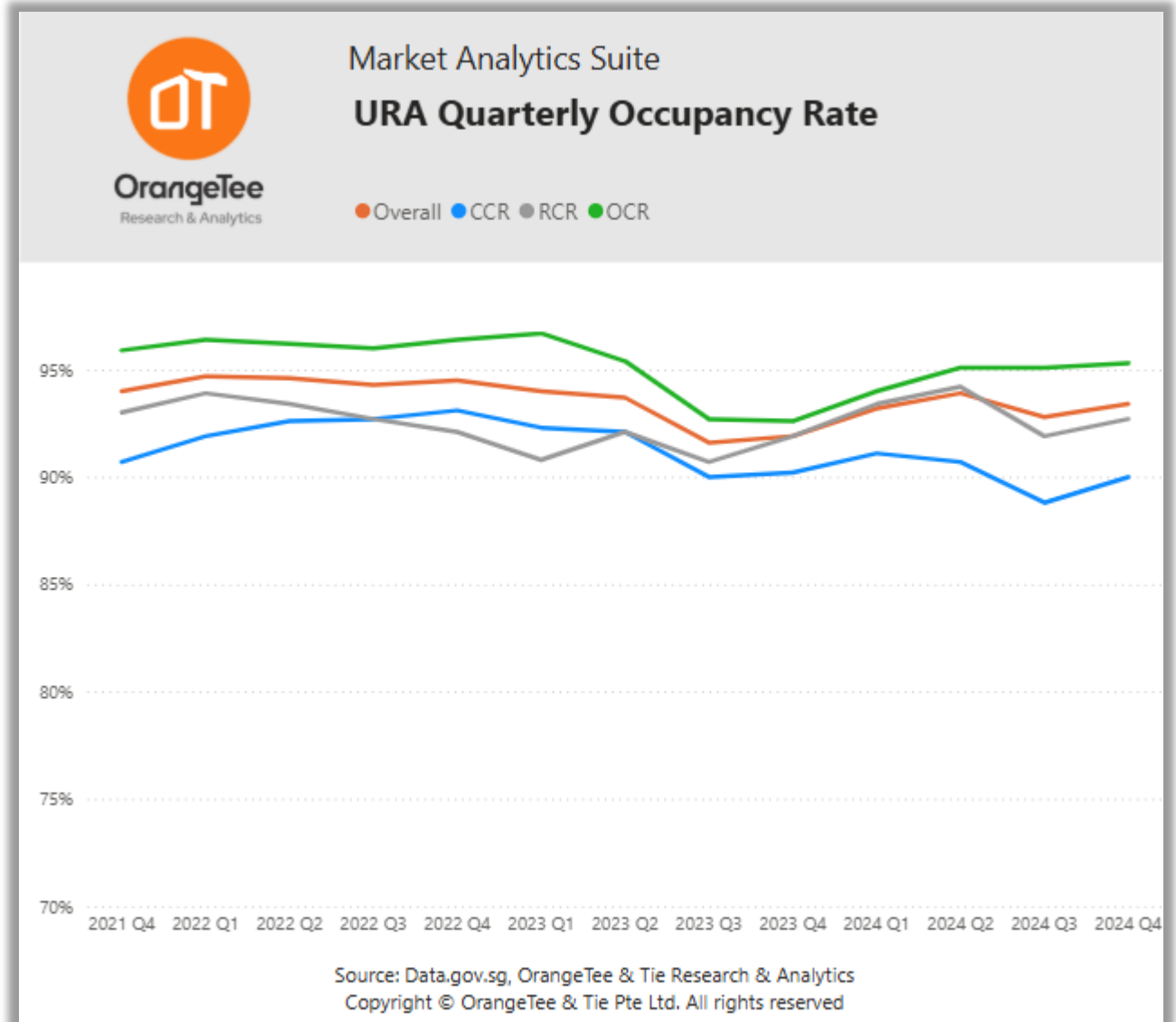
19,451 private homes excluding EC were leased in Q4 2024



Rental Index held steady in Q4 2024



Rents of condos in CCR rose by 0.9% q-o-q; rents in RCR rose by 0.3% q-o-q; rents in OCR fell by 0.8% q-o-q



Overall occupancy increased slightly to 93.4%

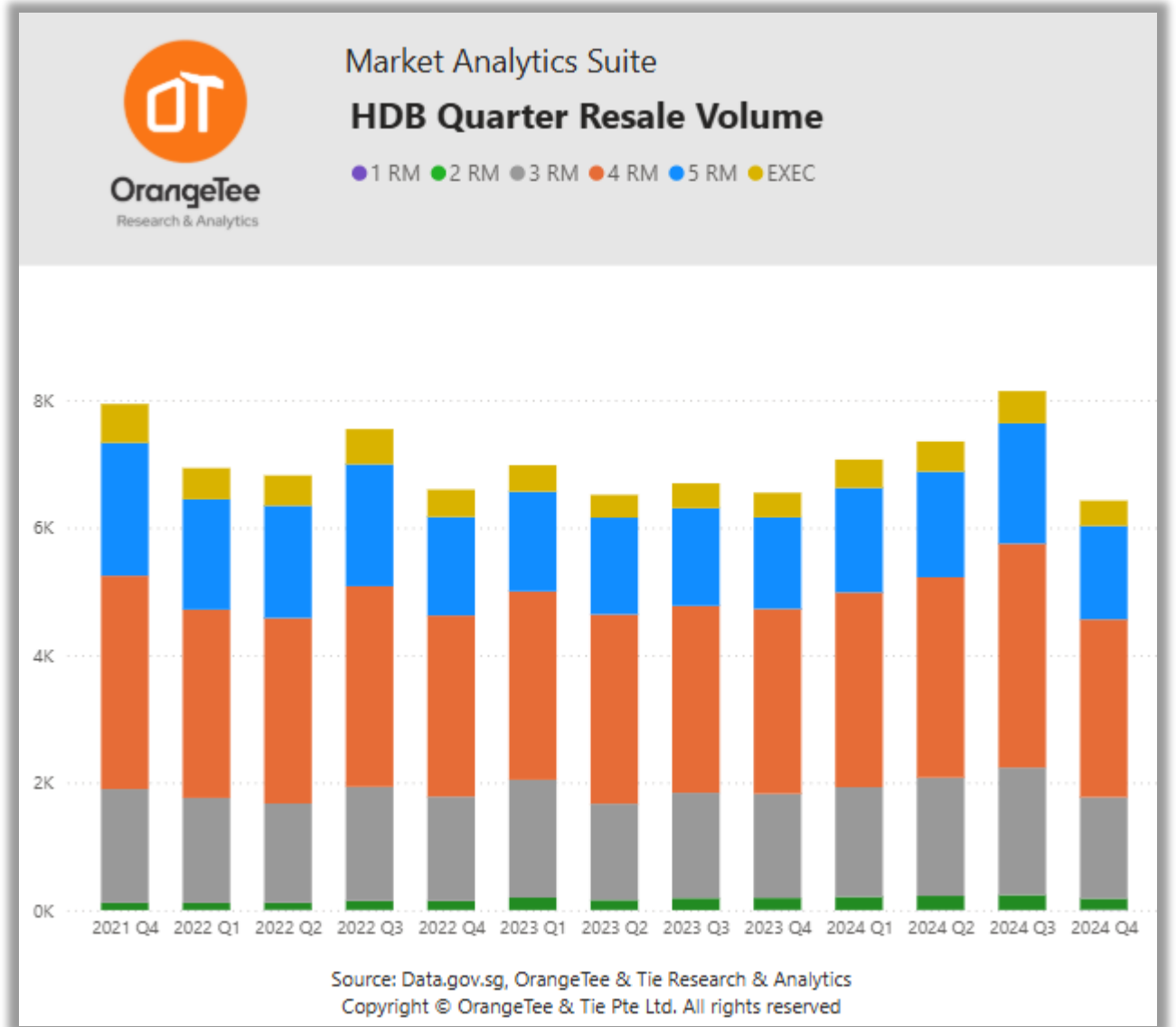
# OrangeTee Market Projection

## Private Residential

### Private Residential Market Projection

Indicators (All exclude EC except for URA PPI and URA RI)	2022	2023	Q3 2024	Q4 2024	2024	Projection for 2025
<b>Overall</b>						
URA Property Price Index (Price Change) (incl. EC)	8.6%	6.8%	-0.7%	2.3%	3.9%	4% to 7%
Sales Volume (units)	21,890	19,044	5,372	7,433	21,950	18,000 to 22,000
<b>New Sale</b>						
Average S\$PSF (Price Change)*	12.5%	9.6%	-3.7%	9.7%	-2.0%	2% to 4%
Sales Volume (units)	7,099	6,421	1,160	3,420	6,469	7,000 to 9,000
<b>Resale</b>						
Average S\$PSF (Price Change)*	8.7%	7.5%	-0.1%	2.0%	5.1%	4% to 7%
Sales volume (units)	14,026	11,329	3,860	3,702	14,053	10,000 to 12,000
<b>Rental</b>						
URA Rental Index (Price Change) (incl. EC)	29.7%	8.7%	0.8%	0.0%	-1.9%	2% to 4%
Leasing volume (units)*	90,291	82,268	26,019	19,451	86,127	78,000 to 82,000

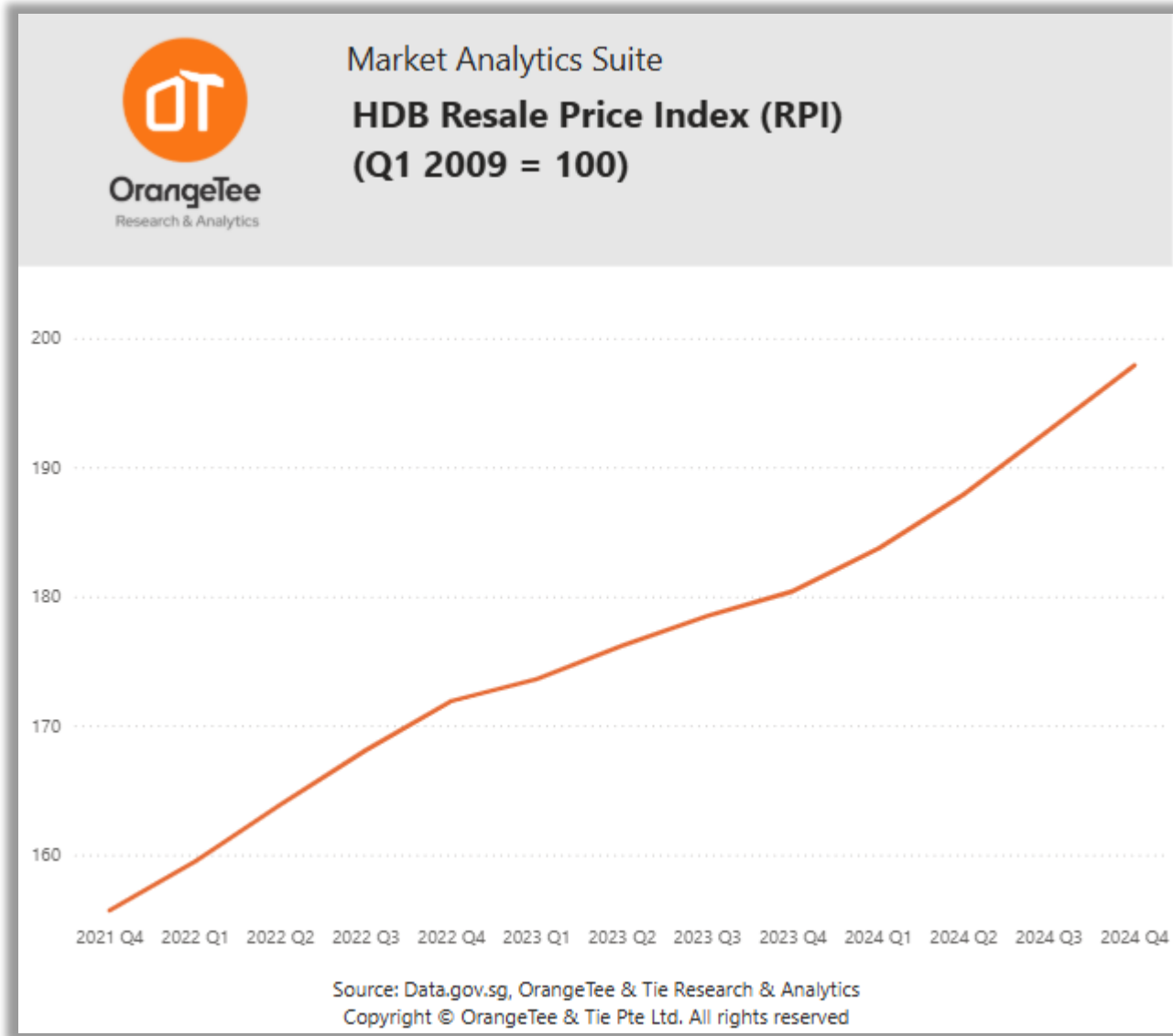
Source: URA, OrangeTee & Tie Research & Analytics \* URA Realis caveat data



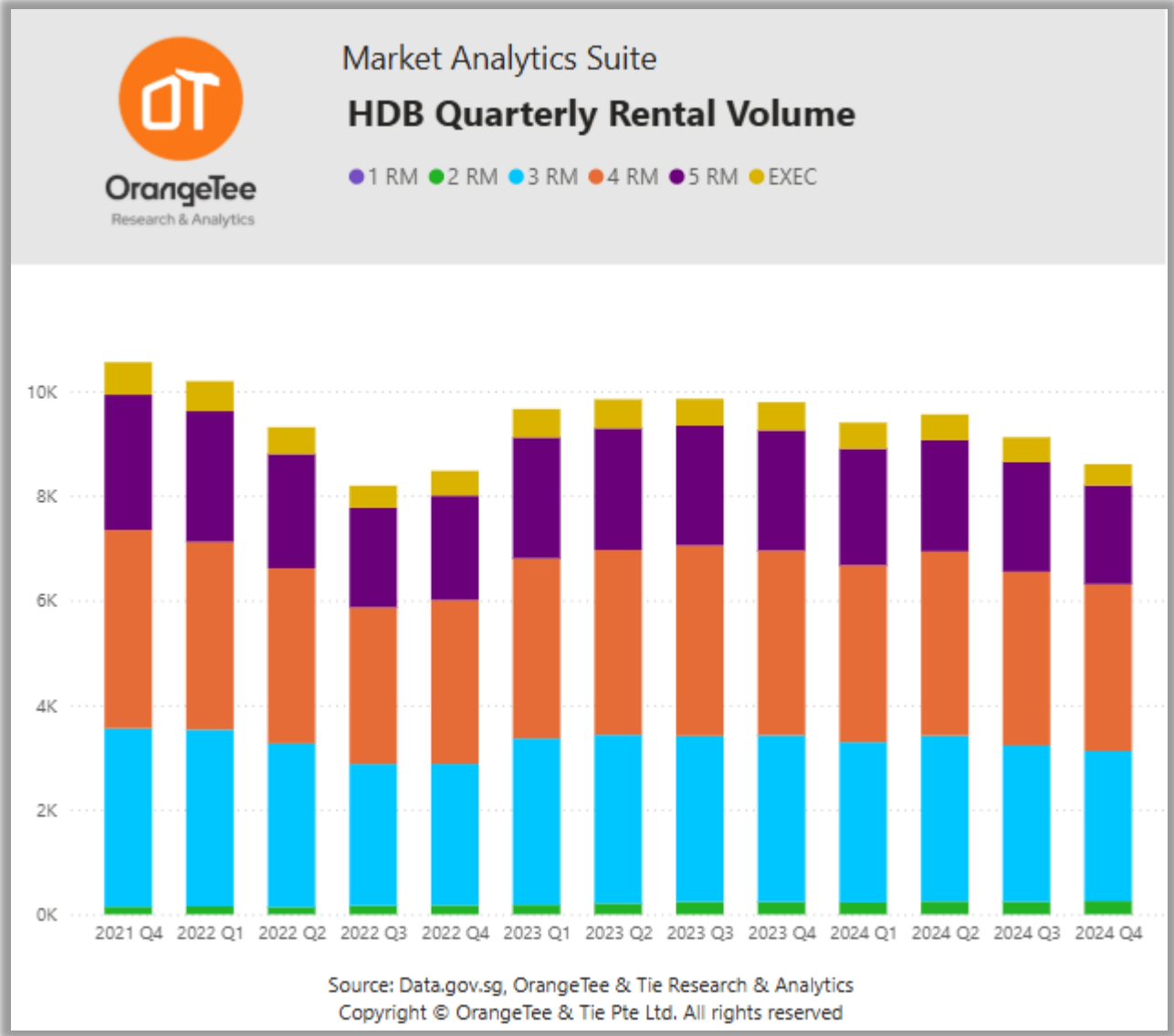
HDB Resale Volume

Resale volume fell by 21.1% q-o-q to 6,424 units in Q4 2024





The HDB Resale Price Index rose by 2.6% q-o-q and 9.7% y-o-y to a record high of 197.9



HDB Rental Volume

Rental applications fell by 5.6% q-o-q to 8,603 units in Q4 2024

# OrangeTee Market Projection

## HDB Resale

### HDB Market Projection

Indicators	2022	2023	Q3 2024	Q4 2024	2024	Projection for 2025
<b>Resale</b>						
Price Change	10.4%	4.9%	2.7%	2.6%	9.7%	4% to 6%
Sales Volume (units)	27,896	26,735	8,142	6,424	28,986	25,000 to 27,000
<b>Rental</b>						
Rental Price Change (SRX-99.co)	28.5%	10.1%	0.9%	1.3%	3.6%	2% to 4%
HDB Rental Applications	36,166	39,138	9,118	8,603	36,673	36,500 to 38,000

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

# Thank You

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