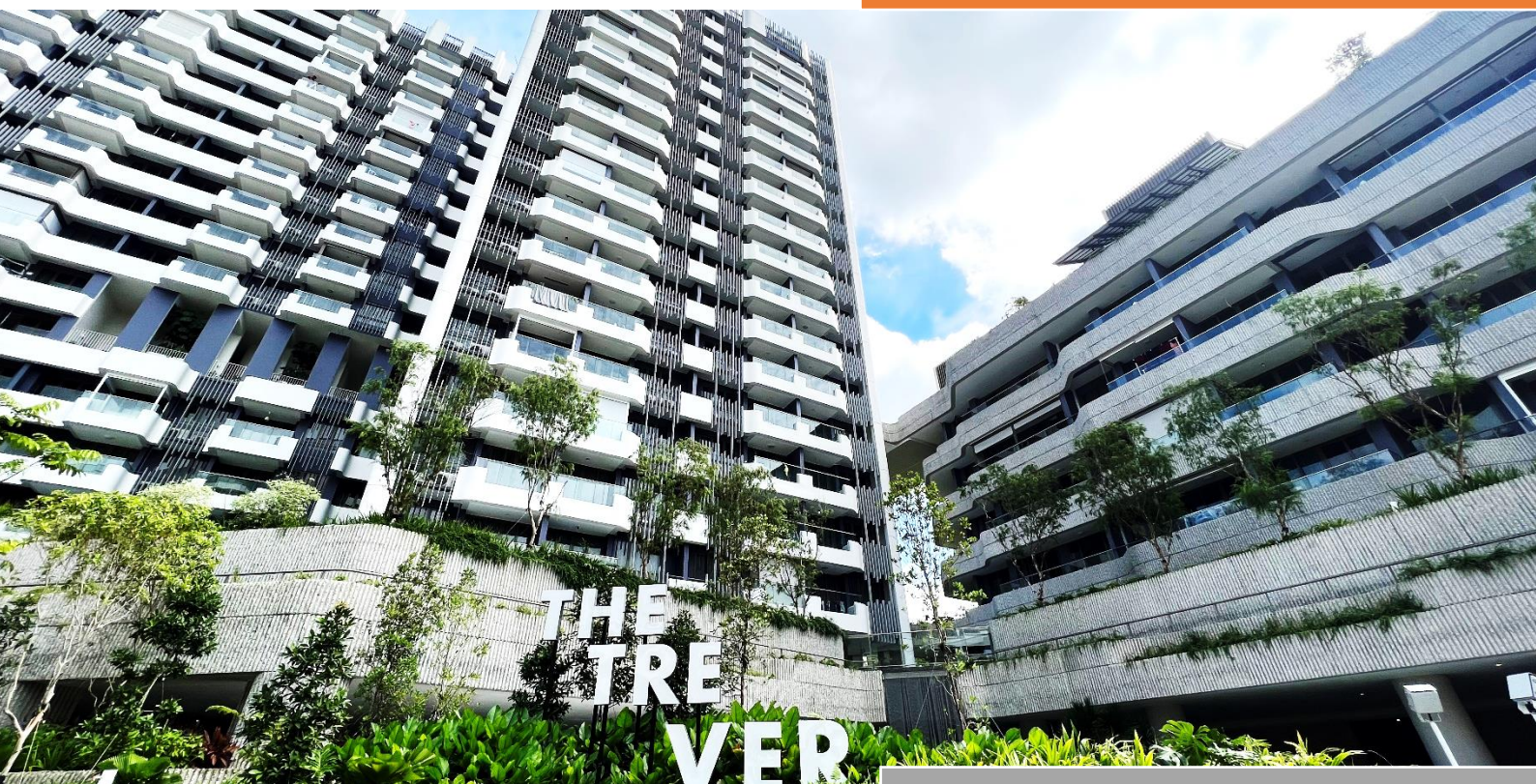


DEMAND REMAINS RESILIENT AMID SLOWER PRICE GROWTH

Condo Resale Trends Q2 2023



Condominium resale prices grew for a fifth straight quarter but at a slower pace in Q2 2023. Sales volume, however, remained resilient, propped up by more home completions in recent months.

OrangeTee
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PRICE TREND

Condominium resale prices rose for the fifth straight quarter but at a slower pace in Q2 2023. According to the Urban Redevelopment Authority (URA) Realis data, the average price of resale non-landed homes excluding executive condominiums (EC) rose by 0.6 per cent from S\$1,614 psf in Q1 2023 to S\$1,624 psf in Q2 2023 (Chart 1).

Last quarter's price growth was smaller than the 2.9 per cent increase in the preceding quarter. Year on year, prices accelerated by 7.8 per cent from S\$1,507 psf in Q2 2022.

By market segment, condominium resale prices in the prime districts or Core Central Region (CCR) fell by 0.8 per cent from S\$2,200 psf in Q1 2023 to S\$2,183 psf last quarter (Chart 2). Conversely, prices for resale condominiums in the city fringe or Rest of Central Region (RCR) grew by 2.7 per cent from S\$1,666 psf to S\$1,711 psf over the same time period, while those in the suburbs or Outside of Central Region (OCR) rose by 2.8 per cent from S\$1,334 psf to S\$1,371 psf.

Chart 1 Condo resale prices grew at a slower pace in Q2

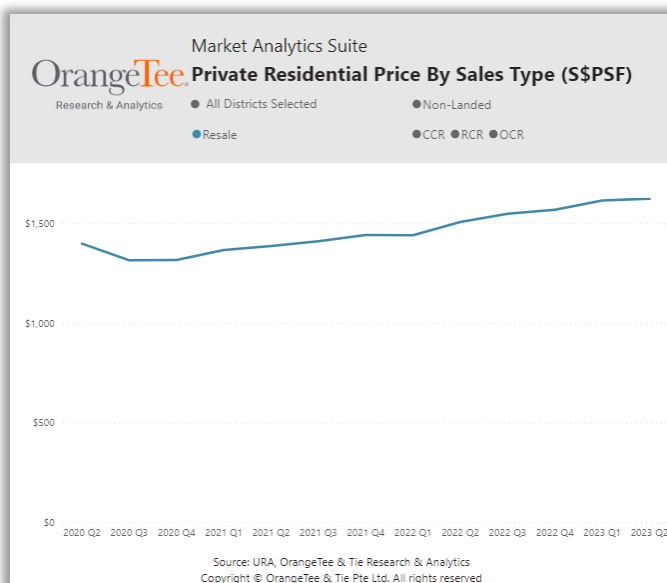
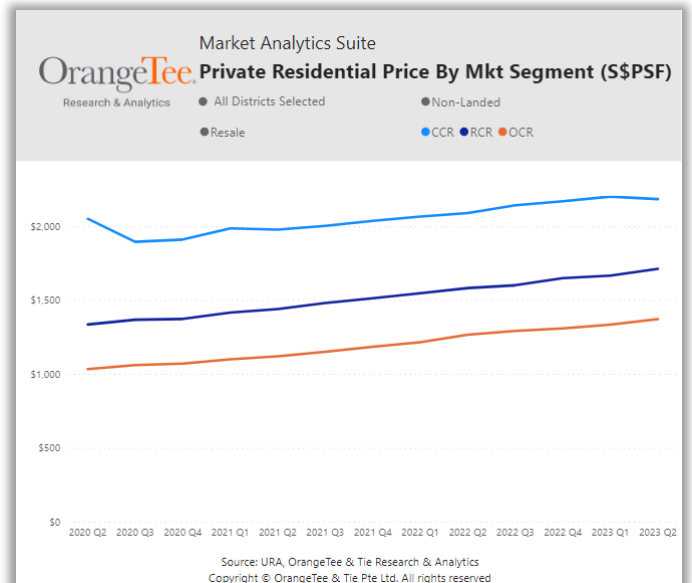


Chart 2 Condo resale prices in CCR fell by 0.8% q-o-q

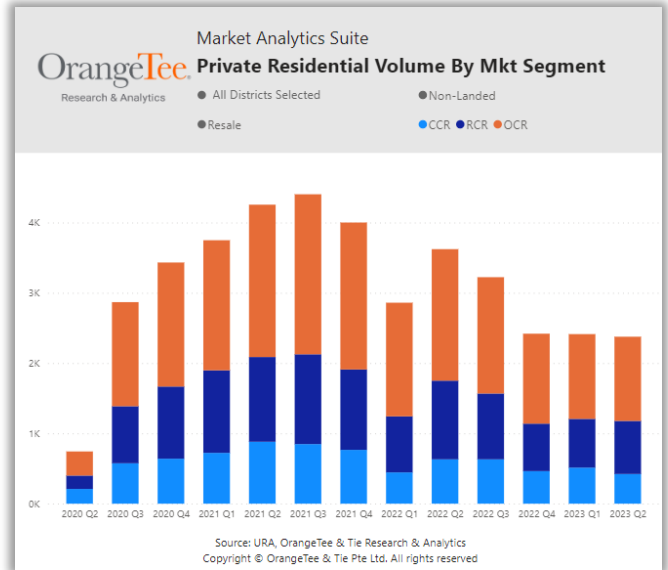


SALES VOLUME

Demand remains resilient despite new cooling measures implemented in April 2023. Sales were propped up by more condos being completed and put up for sale in recent months. According to URA Realis data, 2,376 resale condominiums were sold in Q2 2023, slipping only slightly by 1.5 per cent from 2,413 units in Q1 2023 despite higher prices (Chart 3).

Resale volume dropped the most in CCR by 17.7 per cent from 513 units in Q1 2023 to 422 units in Q2 2023. Resale volume in the OCR fell slightly by 0.7 per cent, from 1,206 units to 1,198 units over the same period. Resale volume in RCR, on the other hand, rose by 8.9 per cent from 694 units in the first quarter to 756 units in the second quarter of this year.

Chart 3 Resale volume remained stable in Q2



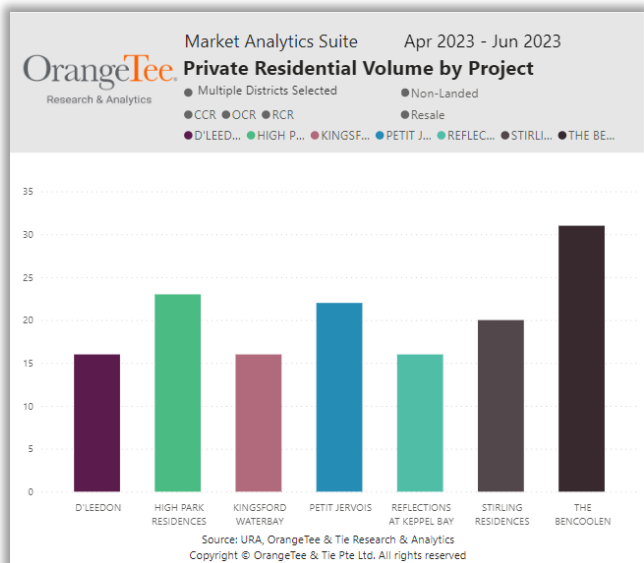
By proportion of total non-landed resale transactions, the lion's share came from OCR at 50.4 per cent, followed by RCR at 31.8 per cent and CCR at 17.8 per cent in Q2 2023.

By unit sizes, resale condominiums of at least 800 sqft but less than 1,200 sqft were most popular, constituting 34.4 per cent of the 2,376 total transactions. This was followed by units of at least 1,200 sqft but less than 1,600 sqft (22.2 per cent).

30.1 per cent of resale condos sold in Q2 2023 were at least S\$1 million to less than S\$1.5 million, while 23.9 per cent were at least S\$1.5 million to less than S\$2 million, indicating that S\$1-2 million is the current sweet spot for resale condominiums.

BEST-SELLING RESALE PROJECTS

Chart 4 The best-selling resale projects in Q2 2023



Last quarter's best-selling resale condominiums were The Bencoolen (31 units, average price S\$1,622 psf), High Park Residences (23 units, S\$1,491 psf), Petit Jervois (22 units, S\$2,597 psf), Stirling Residences (20 units, S\$2,271 psf), D'Leedon (16 units, S\$1,860 psf), Kingsford Waterbay (16 units, S\$1,368 psf), and Reflections at Keppel Bay (16 units, S\$1,844 psf) (Chart 4).

The most popular districts with the most non-landed resale transactions in Q2 2023 were District 15 (238 units), District 19 (237 units), District 10 (169 units), District 18 (160 units) and District 23 (155 units).

Recent TOP Projects (non-landed excluding EC)

Project Name	District	Name of Developer	Locality	No. of Units Granted TOP
Avenue South Residence	3	United Venture Development (Silat) Pte Ltd	RCR	988
Riviere	3	Frasers Property Quayside Pte Ltd	RCR	455
Kent Ridge Hill Residences	5	Oxley Spinel Pte Ltd	RCR	548 (including 50 landed units)
Mayfair Gardens	21	Citrine Property Pte Ltd	RCR	215
Parksuites	10	Kentish View Pte Ltd/Lucky Pinnacle Pte Ltd	CCR	119
Rezi 24	14	Development 24 Pte Ltd	RCR	110
Mont Botanik Residence	23	Episcia Land Pte Ltd	OCR	108
120 Grange	10	RH Orchard Pte Ltd	CCR	56
Lattice One	20	Amcorp Development Pte Ltd	OCR	48
Jervois Prive	10	Jervois Midas Pte Ltd	CCR	43
Jervois Treasures	10	Fragrance Treasures Pte Ltd	CCR	36
Rymden 77	15	QHS Development Pte Ltd	OCR	31
Maple Leaf Elite 1	8	Maple Leaf (S) Pte Ltd	RCR	20
Parkwood Residences	19	Oxley Garnet Pte Ltd	OCR	18

Source: URA, OrangeTee & Tie Research & Analytics

Outlook

The resale market will likely see more sales activities in the second half of the year as more condominiums will be completed. The plethora of newly completed units will push housing supply to a seven-year high which may continue to stabilise property prices.

Completed projects in suburban areas, especially those with big units, will remain popular in the era of flexible work model. About half of this year's completions are in the OCR, which may ease some pent-up demand from HDB upgraders.

We estimate that the total resale volume may reach 10,000 to 12,000 units this year. Overall resale prices may rise at a slower pace of 5 per cent to 7 per cent in 2023, down from 8.7 per cent in 2022.

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