



# HDB & Non-Landed **FLASH REPORT**

Rental Market April 2015



► **About**

**Q: What is the SRX Residential Property Flash Report ?**

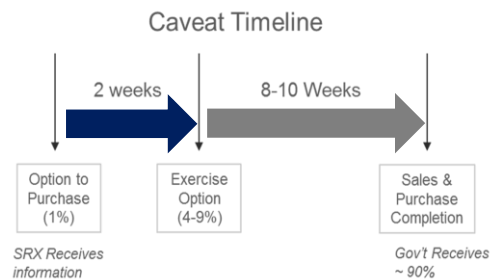
A: The SRX Residential Property Flash Report is a monthly report that tracks and disseminates resale and rental property prices for HDB and Non-Landed Private properties through the SRX Price Index (SPI). Due to the overwhelming amount of information that needs to be covered for public consumption, the report is released in 3 separate phases covering different aspects of the property market:

1. HDB Resale
2. Non-Landed Private Resale
3. HDB and Non-Landed Private Rental

**Q: What are the advantages of this report over other property data and reports?**

A:

- Our monthly reporting provides a more real-time update on the property market.
- We supplement property transactions from URA and HDB with real-time, pre-caveat transactions from 14 major real estate agencies, ensuring completeness and timeliness of the numbers (Figure 1).
- We augment each transaction with geospatial and project-level attributes from public and proprietary data sources to account for each home’s hedonic factors (e.g. distance to MRT and good schools).
- We provide more granular data, such as ‘Median Resale Price broken down by HDB Estates’, ‘Median TOX in HDB Estates and Private Housing Districts’, ‘Sub-indices of HDB Mature and Non-Mature Estates’ and ‘Monthly Rental and Resale Volume’.



**Figure 1.** SRX typically receives pre-caveat transactions from agencies at least 2 weeks ahead before it becomes publicly-available.

**Q: What is X-Value?**

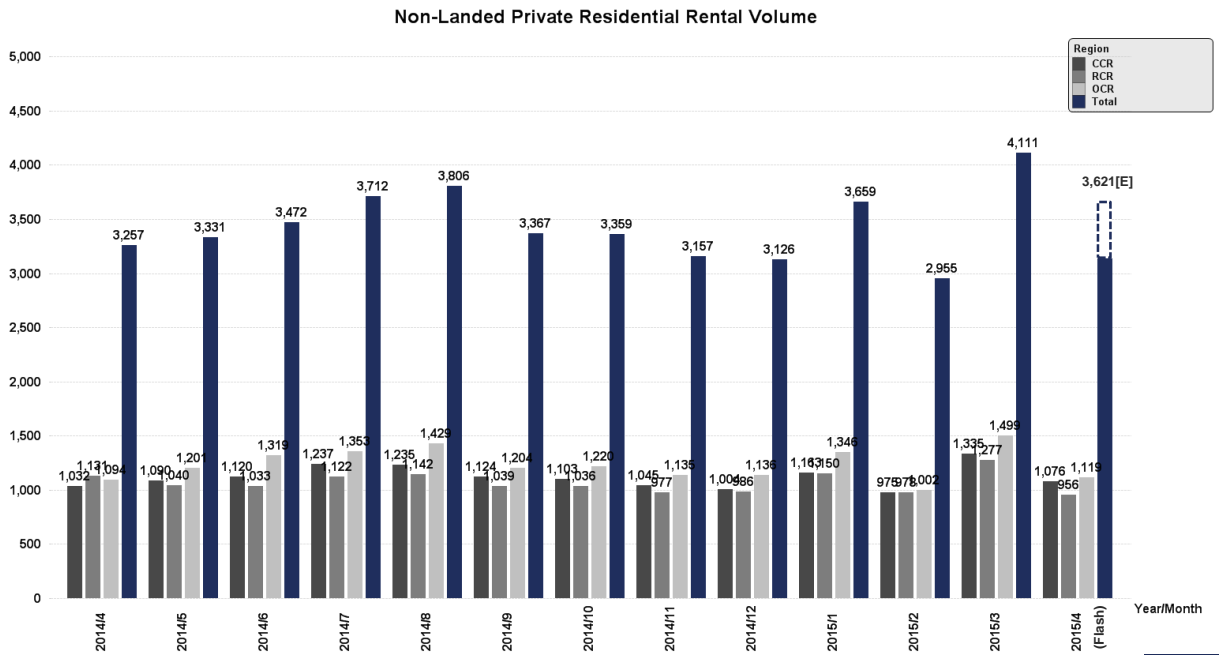
A: The X-Value is a computer-generated property appraisal based on comparable market analysis (CMA). It uses real-time big data from trusted private and public sources, comparable market analysis, machine learning, and SRX property indices to calculate a home’s estimated market value in seconds.

**Q: What is Transaction-Over-X-Value (TOX)?**

A: TOX measures how much a buyer is overpaying or underpaying the SRX Property X-Value’s estimated market value. It is analogous to the previously-used property market’s term of Cash-Over-Valuation (COV). The difference is the “V” is computer-generated. In the report for HDB Resale and Non-Landed Private Resale, the SPI and the median TOX are used complementarily to gauge overall property market sentiments.

► Non-landed Private Rental Market

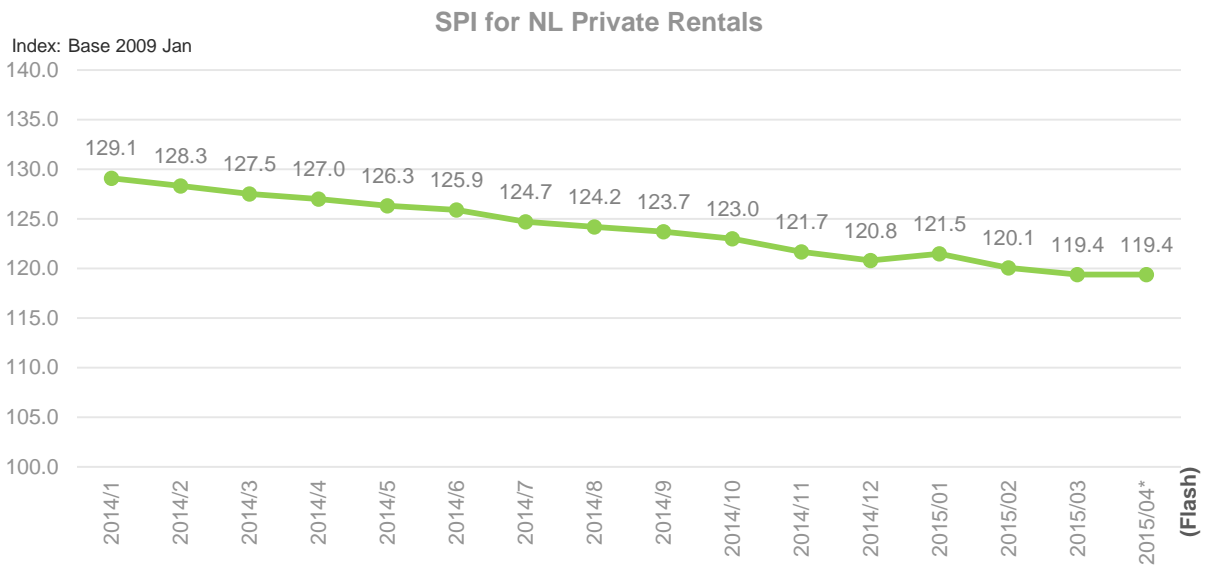
Rental Volume



Source: SRX PROPERTY



Rental Price



2015 Apr Rental Index	119.4
2015 Mar Rental Index	119.4
Change (Month-on-month)	No Change

Source: SRX PROPERTY



**SPI by Region**

Year/Month	All Non-Landed Private		Core Central Region		Rest of Central Region		Outside Central Region	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2014/4	127.0	-0.4%	125.8	-1.6%	128.7	-0.5%	127.0	0.1%
2014/5	126.3	-0.6%	125.7	-0.1%	127.3	-1.1%	125.3	-1.3%
2014/6	125.9	-0.3%	124.3	-1.1%	129.9	2.0%	124.1	-1.0%
2014/7	124.7	-1.0%	122.3	-1.6%	128.4	-1.2%	124.0	-0.1%
2014/8	124.2	-0.4%	120.8	-1.2%	129.0	0.5%	123.4	-0.5%
2014/9	123.7	-0.4%	120.6	-0.2%	127.7	-1.0%	123.0	-0.3%
2014/10	123.0	-0.6%	119.7	-0.7%	126.8	-0.7%	121.5	-1.2%
2014/11	121.7	-1.1%	119.7	0.0%	125.4	-1.1%	120.3	-1.0%
2014/12	120.8	-0.7%	118.4	-1.0%	123.7	-1.3%	119.3	-0.8%
2015/01	121.5	0.6%	117.8	-0.5%	126.4	2.2%	119.9	0.5%
2015/02	120.1	-1.2%	116.6	-1.0%	124.1	-1.8%	120.2	0.2%
2015/03	119.4	-0.6%	116.0	-0.6%	122.8	-1.1%	120.8	0.6%
2015/04*	119.4	0.0%	116.8	0.7%	122.7	-0.1%	120.0	-0.7%

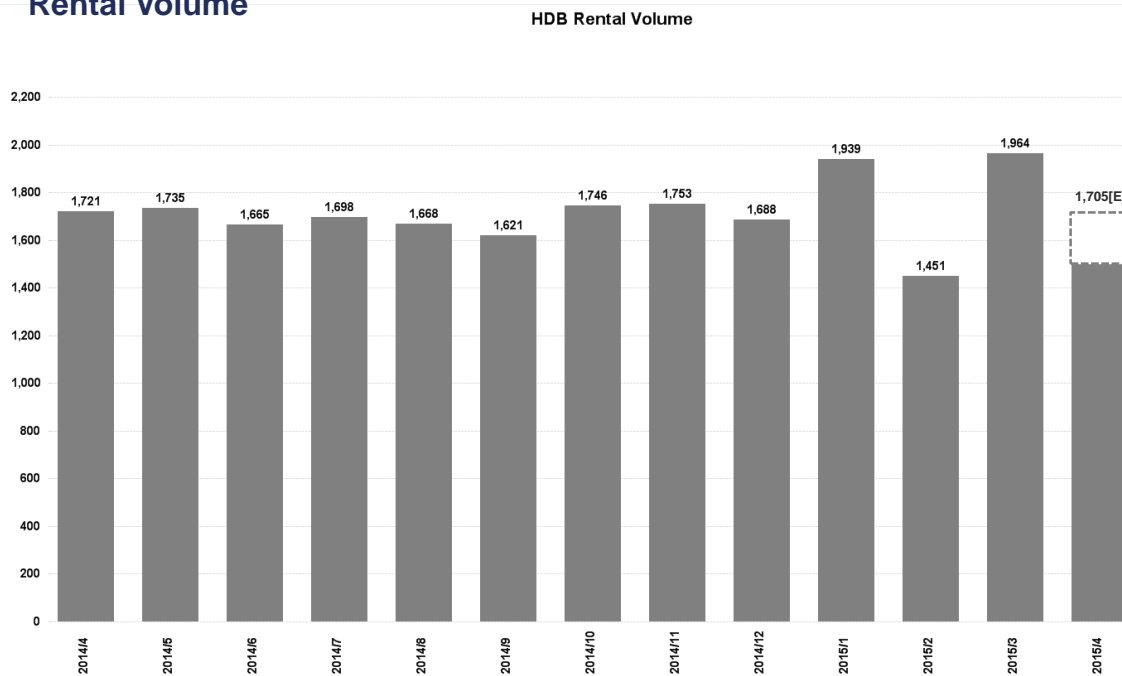
Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Source: SRX PROPERTY



► HDB Rental Market

Rental Volume



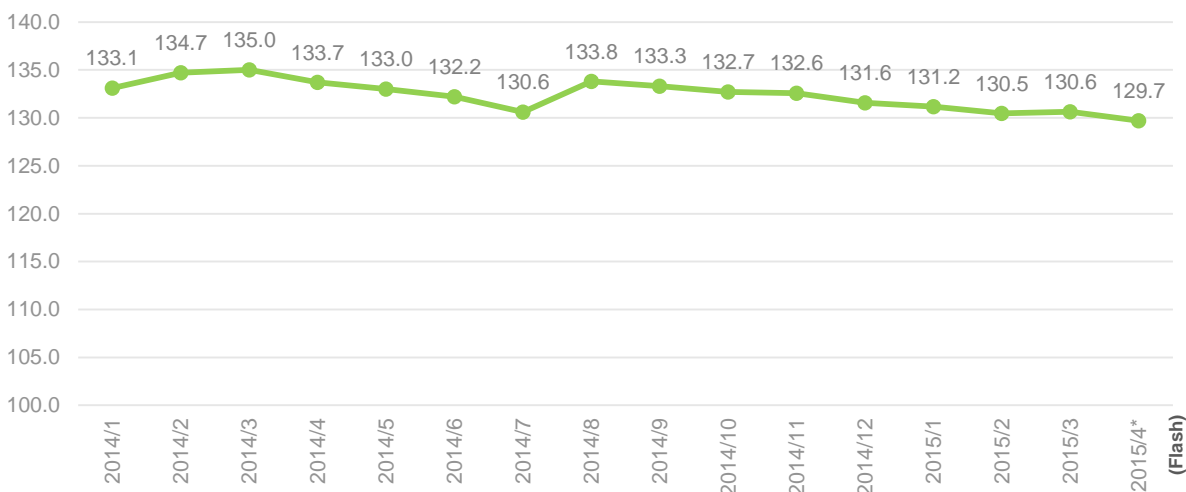
Source: SRX PROPERTY



Rental Price

Index, Base Jan 2009

SPI for HDB Rentals



2015 Apr HDB Rental Index	129.7
2015 Mar HDB Rental Index	130.6
Change (Month-on-month)	-0.7%

Source: SRX PROPERTY



### Median Rent (\$)

HDB TOWN	HDB 3 Rooms	HDB 4 Rooms	HDB 5 Rooms	HDB Executive	Overall
Ang Mo Kio	2,000	2,400	2,550	-	2,025
Bedok	2,000	2,400	2,500	2,700	2,200
Bishan	2,200	2,400	2,750	3,300	2,500
Bukit Batok	1,875	2,150	2,300	2,450	2,100
Bukit Merah	2,100	2,800	3,000	-	2,400
Bukit Panjang	1,650	1,800	1,650	2,225	1,950
Bukit Timah	2,200	2,350	-	-	2,200
Central Area	2,350	2,700	3,150	-	2,700
Choa Chu Kang	1,450	2,100	2,300	2,400	2,100
Clementi	2,100	2,600	2,700	2,700	2,200
Geylang	2,000	2,500	2,600	3,150	2,100
Hougang	1,900	2,200	2,300	2,100	2,200
Jurong East	1,975	2,320	2,600	3,000	2,450
Jurong West	1,900	2,350	2,500	2,700	2,425
Kallang/Whampoa	2,200	2,500	2,700	-	2,300
Marine Parade	2,125	2,400	2,800	-	2,200
Pasir Ris	-	2,250	2,400	2,500	2,400
Punggol	-	2,000	2,200	2,200	2,200
Queenstown	2,200	3,000	3,150	-	2,275
Sembawang	2,100	2,000	2,150	2,300	2,150
Sengkang	-	2,100	2,250	2,950	2,200
Serangoon	2,100	2,400	2,400	2,750	2,350
Tampines	2,025	2,300	2,400	2,500	2,300
Toa Payoh	2,100	2,425	2,700	-	2,200
Woodlands	1,700	2,000	2,100	2,500	2,000
Yishun	1,800	2,000	2,200	2,300	1,950
<b>Overall</b>	<b>2,000</b>	<b>2,250</b>	<b>2,350</b>	<b>2,500</b>	<b>2,200</b>

Note: Grey fields contain figures derived from less than 10 transactions.  
Blue fields contain figures derived from only 1 transaction.

Source: SRX PROPERTY



### SPI by Flat Type

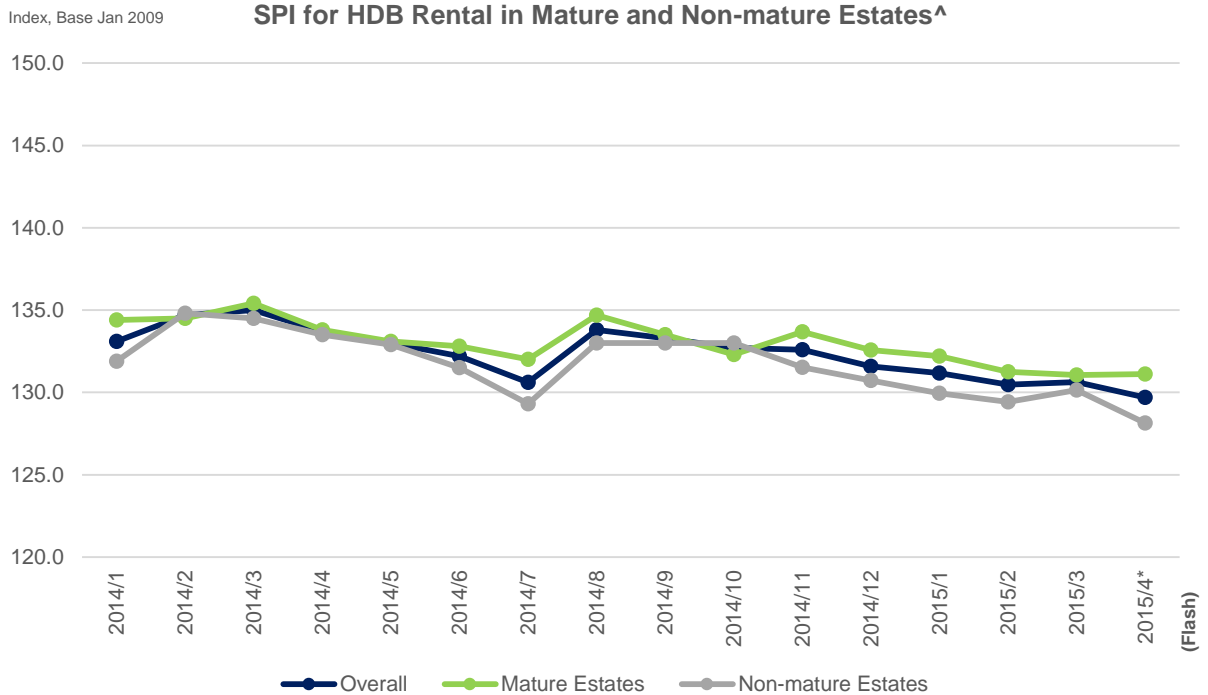
Year/Month	HDB (All Types)		HDB 3 Room		HDB 4 Room		HDB 5 Room		HDB Executive	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2014/4	133.7	-1.0%	137.4	-1.9%	132.3	-0.5%	132.9	-0.4%	130.2	-0.5%
2014/5	133.0	-0.5%	137.2	-0.1%	131.8	-0.4%	132.4	-0.4%	126.7	-2.7%
2014/6	132.2	-0.6%	138.1	0.7%	130.6	-0.9%	130.8	-1.2%	126.3	-0.3%
2014/7	130.6	-1.2%	135.7	-1.7%	128.1	-1.9%	131.2	0.3%	124.7	-1.3%
2014/8	133.8	2.5%	138.5	2.1%	132.2	3.2%	133.1	1.4%	129.6	3.9%
2014/9	133.3	-0.4%	137.2	-0.9%	132.1	-0.1%	132.7	-0.3%	128.7	-0.7%
2014/10	132.7	-0.5%	136.9	-0.2%	131.6	-0.4%	132.2	-0.4%	127.6	-0.9%
2014/11	132.6	-0.1%	136.2	-0.5%	131.3	-0.3%	131.6	-0.4%	130.9	2.6%
2014/12	131.6	-0.8%	136.1	-0.1%	130.1	-0.9%	130.4	-0.9%	129.4	-1.1%
2015/1	131.2	-0.3%	136.1	0.0%	128.9	-0.9%	130.4	0.0%	127.7	-1.3%
2015/2	130.5	-0.5%	134.2	-1.4%	128.4	-0.4%	130.4	0.0%	128.3	0.5%
2015/3	130.6	0.1%	134.6	0.3%	129.0	0.4%	129.6	-0.6%	127.7	-0.5%
2015/4*	129.7	-0.7%	135.2	0.4%	127.8	-0.9%	127.8	-1.3%	127.1	-0.4%

Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Source: SRX PROPERTY



Mature and Non-mature estates



^ Non-mature estates (as defined by HDB): Bukit Batok, Bukit Panjang, Choa Chu Kang, Hougang, Jurong East, Jurong West, Punggol, Sembawang, Sengkang, Woodlands and Yishun.

Source: SRX PROPERTY



Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2014/4	133.7	-1.0%	133.8	-1.2%	133.5	-0.7%
2014/5	133.0	-0.5%	133.1	-0.5%	132.9	-0.4%
2014/6	132.2	-0.6%	132.8	-0.2%	131.5	-1.1%
2014/7	130.6	-1.2%	132.0	-0.6%	129.3	-1.7%
2014/8	133.8	2.5%	134.7	2.0%	133.0	2.9%
2014/9	133.3	-0.4%	133.5	-0.9%	133.0	0.0%
2014/10	132.7	-0.5%	132.3	-0.9%	133.0	0.0%
2014/11	132.6	-0.1%	133.7	1.0%	131.5	-1.1%
2014/12	131.6	-0.8%	132.6	-0.8%	130.7	-0.6%
2015/1	131.2	-0.3%	132.2	-0.3%	130.0	-0.6%
2015/2	130.5	-0.5%	131.2	-0.7%	129.4	-0.4%
2015/3	130.6	0.1%	131.1	-0.1%	130.1	0.6%
2015/4*	129.7	-0.7%	131.1	0.0%	128.2	-1.5%

Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

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## ► About SRX

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