

The Edge Singapore Property Transaction Tracker



GIW/NETH/VEO

Units in the popular RiverGate development continue to draw interest on the resale market

Sky@eleven sees resale gains of 28% and up

There was a significant jump in the number of secondary-market transactions at projects near the CBD earlier this month. In the Thomson area, at Sky@eleven, three units were sold in the first week of June for between \$1,140 psf and \$1,200 psf. The most recent transaction was a 1,851 sq ft unit on the 24th floor, which changed hands at \$2.2 million or \$1,200 psf. The seller had purchased the unit from

the developer for \$1.7 million or \$931 psf in 2007 when the project was launched. This represents a gain of over 28%.

On the 25th floor, a larger unit was sold for \$2.59 million or \$1,140 psf. It was the third time in two years that the property changed hands. It was sold for \$2.5 million or \$1,101 psf in April 2007 and \$2.08 million or \$917 psf in February 2007.

The project, by Singapore Press Hold-

ings, is targeted for completion next year. Less than 1% of resale units were sold below launch price according to SPH's 1H2009 results presentation slides dated April 13.

Over at the 545-unit RiverGate along Robertson Quay, a spike in transactions in the resale market is also evident. There were 16 transactions ranging from \$1,270 psf to \$1,582 psf from May 30 to June 5 according to caveats lodged with URA Realis. The largest unit sold during the period was a 3,842 sq ft apartment on the 38th floor that changed hands for \$6.08 million or \$1,582 psf.

Sentiment has improved in recent months. From January to March, the project saw only 11 transactions in the secondary market in the price range of \$1,130 psf to \$1,416 psf. Sales started to pick up thereafter, with 51 transactions for the period from April 1 to June 5 with prices trending higher, ranging from \$1,146 psf to \$1,582 psf.

As one of the few waterfront sites along the Singapore River, the 43-storey development was highly sought after by foreign and local buyers during its launch in 2005. RiverGate, a joint-venture project by CapitaLand and Hwa Hong Corp, received its TOP in March. In 2007, at the peak of the property market, prices of one of its units soared to as high as \$2,701 psf.

Over at Orchard, a unit at Vida sold for more than \$2,000 psf. The buyer of a 527 sq ft apartment on the 13th floor paid \$1.07 million or \$2,029 psf to the developer at the launch of this exclusive condominium. At Scotts Highpark, a 4,208 sq ft unit on the 17th floor changed hands at \$8 million or \$1,901 psf. The seller had purchased it for \$8.05 million or \$1,914 psf from the developer in 2006 during the launch.

About 10 minutes away from Orchard Road, along Leonie Hill Road, two leasehold apartments at Horizon Tower were sold at below \$1,000 psf. On the 15th floor, a 2,486 sq ft unit changed hands for \$2.03 million or \$816 psf. On the 13th floor, a smaller unit was sold at \$1.82 million or \$751 psf. The seller had purchased the unit for \$1.135 million or \$439 psf in 2003.

While prices and sales volume have moved up, some market watchers warn that the upswing may not be sustainable given a weak rental market and oversupply. **E**

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
District 1									
THE SAIL @ MARINA BAY	Apartment	99 years	June 4, 2009	775	1,147,000	1,480	2008	Sub Sale	Private
MARINA BAY RESIDENCES	Condominium	99 years	June 4, 2009	753	1,205,556	1,600	Uncompleted	Sub Sale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	June 1, 2009	657	985,500	1,501	2008	Sub Sale	Private
EMERALD GARDEN	Condominium	999 years	June 1, 2009	1,001	1,180,000	1,179	1999	Resale	Private
District 3									
DOMAIN 21	Condominium	99 years	June 5, 2009	1,281	1,180,000	921	2007	Resale	HDB
RIVER PLACE	Condominium	99 years	June 5, 2009	2,067	2,591,380	1,254	2000	Resale	Private
THE REGENCY AT TIONG BAHRU	Condominium	Freehold	June 4, 2009	1,281	1,200,000	937	Uncompleted	Sub Sale	Private
THE METROPOLITAN CONDO	Condominium	99 years	June 2, 2009	1,744	1,500,000	860	Uncompleted	Sub Sale	Private
TANGLIN VIEW	Condominium	99 years	June 2, 2009	1,141	1,020,000	894	2001	Resale	HDB
DOMAIN 21	Condominium	99 years	June 1, 2009	904	868,000	960	2007	Resale	Private
QUEENS	Condominium	99 years	May 30, 2009	1,410	1,250,000	886	2002	Resale	Private
District 4									
THE OCEANFRONT @									
SENTOSA COVE	Condominium	99 years	June 5, 2009	1,905	2,472,690	1,298	Uncompleted	Sub Sale	Private
THE COAST AT SENTOSA COVE	Condominium	99 years	June 5, 2009	2,077	3,427,050	1,650	2009	Sub Sale	Private
THE BERTH BY THE COVE	Condominium	99 years	June 4, 2009	1,668	2,280,000	1,367	2006	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	June 3, 2009	1,281	1,450,000	1,132	2004	Resale	Private
District 5									
TREASURE PLACE	Condominium	Freehold	June 5, 2009	2,174	1,510,000	694	2006	Resale	Private
CLEMENTIWOODS CONDO	Condominium	99 years	June 4, 2009	1,625	1,100,000	677	Uncompleted	Sub Sale	HDB
CLEMENTIWOODS CONDO	Condominium	99 years	June 3, 2009	1,658	1,100,000	664	Uncompleted	Sub Sale	Private
THE GRANDHILL	Condominium	Freehold	June 3, 2009	1,281	1,090,000	851	2006	Resale	Private
HERITAGE VIEW	Condominium	99 years	June 3, 2009	969	680,000	702	2000	Resale	HDB
THE ROCHESTER	Apartment	99 years	June 1, 2009	1,281	1,152,900	900	Uncompleted	Sub Sale	Private
THE ROCHESTER	Apartment	99 years	June 1, 2009	1,281	1,152,900	900	Uncompleted	Sub Sale	Private
THE STELLAR	Condominium	Freehold	June 1, 2009	1,389	1,050,000	756	2008	Sub Sale	Private
CLEMENTIWOODS CONDO	Condominium	99 years	June 1, 2009	560	440,000	786	Uncompleted	Sub Sale	HDB
THE PARC CONDO	Condominium	Freehold	June 1, 2009	1,216	1,038,000	853	Uncompleted	Sub Sale	Private
CARABELLE	Condominium	956 years	May 30, 2009	1,292	925,000	716	Uncompleted	Sub Sale	HDB
District 7									
THE 101	Apartment	999 years	June 3, 2009	807	850,000	1,053	1986	Resale	Private
SUNSHINE PLAZA	Apartment	99 years	June 2, 2009	1,044	950,000	910	2001	Resale	HDB
District 8									
CITY SQUARE RESIDENCES	Condominium	Freehold	June 5, 2009	1,518	1,300,000	857	Uncompleted	Sub Sale	HDB
D'CAMBRIDGE	Apartment	Freehold	June 5, 2009	1,227	975,000	795	2006	Resale	Private
CITY SQUARE RESIDENCES	Condominium	Freehold	June 3, 2009	1,195	1,050,000	879	Uncompleted	Sub Sale	Private
CITY SQUARE RESIDENCES	Condominium	Freehold	June 2, 2009	570	608,000	1,066	Uncompleted	Sub Sale	Private
CITYLIGHTS	Condominium	99 years	June 1, 2009	926	815,000	880	2007	Resale	Private
District 9									
RIVERGATE	Apartment	Freehold	June 5, 2009	3,843	6,080,000	1,582	2009	Sub Sale	Private
LEONIE STUDIO	Apartment	99 years	June 5, 2009	689	1,100,000	1,597	2006	Resale	Private
RIVERGATE	Apartment	Freehold	June 5, 2009	1,711	2,395,400	1,400	2009	Sub Sale	Private
THE BEAUMONT	Condominium	Freehold	June 5, 2009	1,948	3,088,000	1,585	1985	Resale	Private
RIVERGATE	Apartment	Freehold	June 5, 2009	1,744	2,528,800	1,450	2009	Sub Sale	Private
RIVERGATE	Apartment	Freehold	June 5, 2009	1,539	2,308,500	1,500	2009	Sub Sale	Private
RIVERGATE	Apartment	Freehold	June 5, 2009	1,938	2,887,620	1,490	2009	Sub Sale	Private

Telok Ayer Street



- Freehold. Fully restored conservation shophouse
- 3-storey with mezzanine and attic
- Access by internal lift and staircases
- Centrally located, near Raffles Place / Tanjong Pagar
- Mins walk to upcoming Cross Street MRT
- Proximity to upcoming Marina Bay Financial Centre and Marina Bay Sands IR
- Sale with tenancy

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Suntec City



- Leasehold 99 years w.e.f. 1989
- Grade A Office link to City Hall MRT
- Whole floor from 10,000 to 12,000 sq ft
- Strata units, vacant or with tenancies - from 3,000 to 6,800 sq ft
- Established business address
- Ample parking space

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The Central



- Leasehold 99 yrs w.e.f. 2001
- Modern office with full height windows and high ceiling
- Above Clarke Quay MRT
- Connected Office - from 883 to 1,766 sq ft
- New-age Office - 872 sq ft

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PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
RIVERGATE	Apartment	Freehold	June 4, 2009	2,088	3,236,400	1,550	2009	Sub Sale	Private
RIVERGATE	Apartment	Freehold	June 4, 2009	1,894	2,841,000	1,500	2009	Sub Sale	Private
RIVERGATE	Apartment	Freehold	June 4, 2009	2,077	2,949,340	1,420	2009	Sub Sale	Private
THE PIER AT ROBERTSON	Apartment	Freehold	June 4, 2009	678	940,000	1,386	2006	Resale	Private
RIVERGATE	Apartment	Freehold	June 3, 2009	1,894	2,680,010	1,415	2009	Sub Sale	Private
RIVERGATE	Apartment	Freehold	June 3, 2009	2,088	2,944,080	1,410	2009	Sub Sale	Private
ROBERTSON EDGE	Apartment	999 years	June 3, 2009	915	1,180,259	1,290	2008	Sub Sale	Private
THE IMPERIAL	Condominium	Freehold	June 3, 2009	990	1,200,000	1,212	2006	Resale	Private
HORIZON TOWER	Condominium	99 years	June 3, 2009	2,486	2,030,000	816	1984	Resale	Private
RIVERGATE	Apartment	Freehold	June 2, 2009	2,088	3,194,640	1,530	2009	Sub Sale	Private
RIVERGATE	Apartment	Freehold	June 2, 2009	1,744	2,214,880	1,270	2009	Sub Sale	Private
SCOTT'S HIGH PARK	Condominium	Freehold	June 2, 2009	4,209	8,000,000	1,901	2009	Sub Sale	Private
RIVERGATE	Apartment	Freehold	June 2, 2009	1,894	2,878,880	1,520	2009	Sub Sale	Private
LEONIE GARDENS	Condominium	99 years	June 2, 2009	2,540	2,500,000	984	1993	Resale	Private
VIDA	Apartment	Freehold	June 2, 2009	527	1,070,000	2,029	Uncompleted	New Sale	Private
RIVERGATE	Apartment	Freehold	June 2, 2009	2,110	3,059,500	1,450	2009	Sub Sale	Private
THE WHARF RESIDENCE	Condominium	999 years	June 2, 2009	1,442	1,557,700	1,080	Uncompleted	New Sale	Private
YONG AN PARK	Condominium	Freehold	June 1, 2009	1,808	2,169,600	1,200	1986	Resale	Private
RIVERGATE	Apartment	Freehold	June 1, 2009	2,088	2,923,200	1,400	2009	Sub Sale	Private
MACKENZIE 88	Apartment	Freehold	June 1, 2009	441	588,000	1,332	2009	Sub Sale	Private
RIVERGATE	Apartment	Freehold	June 1, 2009	2,088	2,944,080	1,410	2009	Sub Sale	Private
HORIZON TOWER	Condominium	99 years	June 1, 2009	2,422	1,820,000	751	1984	Resale	Private
LANGSTON VILLE	Apartment	999 years	May 31, 2009	936	928,000	991	2000	Resale	Private
District 10									
BALMORAL HEIGHTS	Apartment	Freehold	June 5, 2009	1,163	1,430,000	1,230	2004	Resale	Private
THE CAPRI	Apartment	Freehold	June 4, 2009	764	755,000	988	1998	Resale	Private
55C NAMLY GARDEN	Semi-Detached House	Freehold	June 3, 2009	3,401	3,600,000	1,059	2009	Resale	Private
BELMOND GREEN	Condominium	Freehold	June 3, 2009	969	1,250,000	1,290	2004	Resale	HDB
TANGLIN REGENCY	Condominium	99 years	June 3, 2009	1,098	902,000	822	1998	Resale	Private
THE HORIZON	Condominium	Freehold	June 3, 2009	1,561	1,580,000	1,012	2001	Resale	Private
5 HOLLAND GROVE LAND	Detached House	Freehold	June 3, 2009	8,428	7,000,000	831	Unknown	Resale	Private
HOLLAND MEWS	Apartment	Freehold	June 3, 2009	1,561	1,280,000	820	2004	Resale	HDB
ONE JERVOIS	Condominium	Freehold	June 3, 2009	1,324	1,425,000	1,076	Uncompleted	Sub Sale	HDB
VIZ AT HOLLAND	Condominium	Freehold	June 3, 2009	947	1,018,000	1,075	2008	Resale	HDB
HENRY PARK	Semi-Detached House	Freehold	June 3, 2009	4,230	3,950,000	934	1977	Resale	Private
GALLOP GABLES	Condominium	Freehold	June 2, 2009	2,174	2,414,600	1,111	1997	Resale	Private
CITY TOWERS	Apartment	Freehold	June 2, 2009	1,755	1,858,888	1,059	Unknown	Resale	Private
FIFTH AVENUE CONDO	Condominium	Freehold	June 2, 2009	1,615	1,598,850	990	1998	Resale	Private
DUCHESS CREST	Condominium	99 years	June 1, 2009	1,496	1,350,000	902	1998	Resale	Private
PALM SPRING	Condominium	Freehold	June 1, 2009	1,862	1,880,000	1,010	1997	Resale	Private
28 MOUNT SINAI AVENUE	Semi-Detached House	999 years	June 1, 2009	3,671	3,200,000	872	Unknown	Resale	Private
ASTRID MEADOWS	Condominium	Freehold	June 1, 2009	2,045	2,550,000	1,247	1990	Resale	Private
THE SIXTH AVENUE RESIDENCES	Condominium	Freehold	June 1, 2009	1,356	1,491,600	1,100	Uncompleted	Sub Sale	HDB
BALMORAL HEIGHTS	Apartment	Freehold	June 1, 2009	1,163	1,442,120	1,241	2004	Resale	Private
RICH MANSION	Condominium	Freehold	June 1, 2009	1,765	1,860,000	1,054	1994	Resale	Private
GLENTREES	Condominium	999 years	June 1, 2009	1,346	1,430,000	1,063	2005	Resale	HDB
11 HOLLAND PARK	Semi-Detached House	Freehold	June 1, 2009	3,584	3,500,000	977	2005	Resale	Private
District 11									
25 CHEE HOON AVENUE	Detached House	Freehold	June 5, 2009	17,793	11,500,000	646	1979	Resale	Private
AMARYLLIS VILLE	Condominium	99 years	June 5, 2009	958	960,000	1,002	2004	Resale	Private
BUCKLEY 18	Apartment	Freehold	June 5, 2009	1,518	1,900,000	1,252	2009	Sub Sale	Private
404A DUNEARN ROAD	Semi-Detached House	Freehold	June 4, 2009	5,823	3,600,000	618	1986	Resale	Private
SKY@ELEVEN	Condominium	Freehold	June 4, 2009	1,851	2,221,200	1,200	Uncompleted	Sub Sale	Private
404 DUNEARN ROAD	Semi-Detached House	Freehold	June 4, 2009	5,404	3,300,000	611	1986	Resale	Private
NEWTON ONE	Condominium	Freehold	June 3, 2009	1,808	2,350,000	1,300	Uncompleted	Sub Sale	Private
SKY@ELEVEN	Condominium	Freehold	June 2, 2009	2,713	3,255,600	1,200	Uncompleted	Sub Sale	Private
THE LINCOLN MODERN	Apartment	Freehold	June 2, 2009	1,378	1,628,000	1,182	2003	Resale	Private
PARK INFANIA AT WEE NAM	Condominium	Freehold	June 2, 2009	1,001	1,425,000	1,424	2008	Resale	Private
BUCKLEY 18	Apartment	Freehold	June 1, 2009	1,055	1,380,000	1,308	2009	Sub Sale	Private
NOVENA COURT	Apartment	Freehold	June 1, 2009	861	700,000	813	Unknown	Resale	Private
MONTEBLEU	Condominium	Freehold	June 1, 2009	1,227	1,060,000	864	Uncompleted	Sub Sale	Private
SKY@ELEVEN	Condominium	Freehold	June 1, 2009	2,271	2,588,940	1,140	Uncompleted	Sub Sale	Private
MONTEBLEU	Condominium	Freehold	June 1, 2009	1,593	1,473,525	925	Uncompleted	Sub Sale	HDB
District 12									
CITY REGENCY	Apartment	Freehold	June 5, 2009	850	613,000	721	Uncompleted	Sub Sale	HDB
ST MICHAEL'S CONDO	Apartment	Freehold	June 3, 2009	1,367	720,000	527	2002	Resale	Private
THE ARTE	Condominium	Freehold	June 2, 2009	1,399	1,336,300	955	Uncompleted	New Sale	HDB

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THE CALLISTA	Apartment	999 years	June 2, 2009	1,302	755,000	580	2005	Resale	Private
THE ARTE	Condominium	Freehold	June 2, 2009	1,528	1,338,790	876	Uncompleted	New Sale	Private
THE ABERDEEN	Condominium	Freehold	June 2, 2009	1,109	571,000	515	1997	Resale	HDB
KEMAMAN POINT	Apartment	Freehold	June 1, 2009	861	542,000	629	1993	Resale	HDB
THE BELLEFORTE	Apartment	Freehold	June 1, 2009	1,335	1,100,000	824	2003	Resale	Private
PINNACLE 16	Apartment	Freehold	May 31, 2009	581	650,000	1,118	2006	Resale	Private
District 13									
ONE LEICESTER	Condominium	Freehold	June 5, 2009	1,206	995,000	825	2008	Sub Sale	HDB
THE ACACIAS	Apartment	Freehold	June 5, 2009	980	695,000	710	2009	Sub Sale	HDB
75 SOMMERVILLE ROAD	Semi-Detached House	Freehold	June 3, 2009	3,466	1,660,000	479	Unknown	Resale	HDB
District 14									
18A JALAN KECHOT	Terrace House	Freehold	June 4, 2009	2,626	1,520,000	579	1994	Resale	Private
736 LORONG 3 GEYLANG	Terrace House	60 years	June 2, 2009	721	135,000	186	Unknown	Resale	Private
TORIEVIEW MANSIONS	Apartment	Freehold	June 1, 2009	1,238	535,000	432	1995	Resale	HDB
District 15									
THE MAKENA	Condominium	Freehold	June 5, 2009	1,636	1,799,000	1,100	1998	Resale	Private
MARINE MEADOWS	Apartment	Freehold	June 5, 2009	1,690	1,100,000	651	Unknown	Resale	Private
22B WAREHAM ROAD	Semi-Detached House	Freehold	June 5, 2009	2,616	3,180,000	1,217	Uncompleted	New Sale	Private
THE PROMINENCE	Apartment	Freehold	June 5, 2009	1,324	750,000	566	2005	Resale	HDB
TEMBELING MANSIONS	Apartment	Freehold	June 5, 2009	915	580,000	634	1996	Resale	HDB
LAGUNA PARK	Apartment	99 years	June 4, 2009	1,615	1,129,000	699	1978	Resale	HDB
SANCTUARY GREEN	Condominium	99 years	June 4, 2009	1,141	810,000	710	2004	Resale	Private
ONE AMBER	Condominium	Freehold	June 4, 2009	2,777	2,600,000	936	Uncompleted	Sub Sale	Private
10C EAST COAST AVENUE	Semi-Detached House	Freehold	June 4, 2009	4,316	3,160,000	733	Unknown	Resale	Private
MANDARIN GARDEN CONDO	Condominium	99 years	June 4, 2009	2,024	1,160,000	573	1986	Resale	Private
MARINE MEADOWS	Apartment	Freehold	June 4, 2009	1,690	960,000	568	1989	Resale	HDB
COSTA RHU	Condominium	99 years	June 4, 2009	1,399	1,049,250	750	1997	Resale	HDB
THE MAKENA	Condominium	Freehold	June 4, 2009	1,292	1,220,000	945	1998	Resale	Private
103 LANGSAT ROAD	Terrace House	Freehold	June 4, 2009	2,745	1,410,000	513	Unknown	Resale	HDB
MANDARIN GARDEN CONDO	Condominium	99 years	June 3, 2009	1,787	1,100,000	616	1986	Resale	Private
MANDARIN GARDEN CONDO	Condominium	99 years	June 3, 2009	1,001	690,000	689	1986	Resale	Private
THE MAKENA	Condominium	Freehold	June 3, 2009	1,292	1,085,000	840	1998	Resale	Private
COSTA RHU	Condominium	99 years	June 3, 2009	1,841	1,560,000	848	1997	Resale	Private
NEPTUNE COURT	Apartment	99 years	June 3, 2009	1,636	760,000	465	1975	Resale	Private
HAWAII TOWER	Condominium	Freehold	June 3, 2009	2,239	1,950,000	871	1984	Resale	Private
SANDALWOOD	Apartment	Freehold	June 1, 2009	850	705,000	829	2005	Resale	Private
SANCTUARY GREEN	Condominium	99 years	June 1, 2009	1,399	1,030,000	736	2004	Resale	Private
OLA RESIDENCES	Condominium	Freehold	June 1, 2009	743	705,000	949	Uncompleted	New Sale	HDB
THE SOVEREIGN	Condominium	Freehold	June 1, 2009	2,637	2,452,410	930	1993	Resale	Private
THE NCLAVE	Apartment	Freehold	June 1, 2009	1,044	800,000	766	2007	Resale	HDB
PARK EAST	Condominium	Freehold	June 1, 2009	1,346	875,000	650	1994	Resale	HDB
OPERA ESTATE	Semi-Detached House	Freehold	June 1, 2009	2,992	1,450,000	485	Unknown	Resale	Private
MANDARIN GARDEN CONDO	Condominium	99 years	June 1, 2009	2,024	1,150,000	568	1986	Resale	Private
MANDARIN GARDEN CONDO	Condominium	99 years	June 1, 2009	2,024	1,130,000	558	1986	Resale	Private
District 16									
COSTA DEL SOL	Condominium	99 years	June 5, 2009	1,561	1,200,000	769	2003	Resale	Private
FAIRMOUNT CONDO	Condominium	99 years	June 5, 2009	1,421	745,000	524	2000	Resale	HDB
TANAMERA CREST	Condominium	99 years	June 5, 2009	1,604	850,000	530	2004	Resale	Private



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COSTA DEL SOL	Condominium	99 years	June 5, 2009	1,561	1,407,000	901	2003	Resale	Private
THE SUMMIT	Condominium	Freehold	June 4, 2009	1,668	1,126,000	675	1992	Resale	Private
COSTA DEL SOL	Condominium	99 years	June 4, 2009	1,561	1,398,000	896	2003	Resale	HDB
EASTWOOD CENTRE	Apartment	99 years	June 4, 2009	2,928	850,000	290	1998	Resale	HDB
THE BAYSHORE	Condominium	99 years	June 3, 2009	1,432	970,000	678	1996	Resale	Private
CHANGI COURT	Condominium	Freehold	June 3, 2009	840	540,000	643	1997	Resale	HDB
AQUARIUS BY THE PARK	Condominium	99 years	June 2, 2009	1,227	640,000	522	2001	Resale	Private
THE BAYCOURT	Condominium	Freehold	June 2, 2009	1,216	755,000	621	1994	Resale	HDB
BALCON EAST	Apartment	Freehold	June 2, 2009	560	471,780	843	Uncompleted	New Sale	HDB
CHANGI GREEN	Condominium	Freehold	June 1, 2009	1,216	698,000	574	1998	Resale	Private
123 JALAN PELATOK	Semi-Detached House	Freehold	June 1, 2009	3,832	1,755,000	458	Unknown	Resale	Private
CASA MERAH	Apartment	99 years	June 1, 2009	1,238	866,600	700	Uncompleted	Sub Sale	Private
122P JALAN PARI BURONG	Semi-Detached House	Freehold	June 1, 2009	2,271	1,500,000	662	2008	Resale	HDB
PARBURY HILL CONDO	Condominium	Freehold	June 1, 2009	1,453	910,000	626	1997	Resale	HDB
TANAMERA CREST	Condominium	99 years	June 1, 2009	1,206	690,000	572	2004	Resale	HDB
COSTA DEL SOL	Condominium	99 years	June 1, 2009	1,346	1,050,000	780	2003	Resale	Private
KEW VALE	Terrace House	99 years	June 1, 2009	1,765	1,100,000	622	1996	Resale	HDB
District 17									
DAHLIA PARK CONDO	Condominium	Freehold	June 5, 2009	1,292	730,000	565	2003	Resale	HDB
18 LENGKOK MARIAM	Detached House	Freehold	June 5, 2009	6,265	2,500,000	399	Unknown	Resale	HDB
118N TANAH MERAH BESAR LANE	Semi-Detached House	Freehold	June 5, 2009	2,131	1,210,000	568	1997	Resale	Private
FERRARIA PARK CONDO	Condominium	Freehold	June 4, 2009	646	468,000	725	Uncompleted	Sub Sale	Private
LOYANG VALLEY	Condominium	99 years	June 4, 2009	1,873	70,000	374	1985	Resale	Private
District 18									
MODENA	Condominium	99 years	June 4, 2009	1,528	850,000	556	2001	Resale	HDB
ELIAS GREEN	Condominium	99 years	June 4, 2009	1,528	615,000	402	1994	Resale	HDB
MELVILLE PARK	Apartment	99 years	June 3, 2009	1,152	500,000	434	1996	Resale	HDB
THE EDEN AT TAMPINES	Executive								
	Condominium	99 years	June 3, 2009	1,238	650,000	525	2003	Resale	HDB
EASTPOINT GREEN	Condominium	99 years	June 3, 2009	1,173	630,000	537	1999	Resale	HDB
THE EDEN AT TAMPINES	Executive								
	Condominium	99 years	June 2, 2009	861	480,000	557	2003	Resale	HDB
DOUBLE BAY RESIDENCES	Condominium	99 years	June 1, 2009	1,367	923,208	675	Uncompleted	New Sale	HDB
MELVILLE PARK	Apartment	99 years	June 1, 2009	958	468,000	489	1996	Resale	HDB
CHANGI RISE CONDO	Condominium	99 years	June 1, 2009	1,259	685,000	544	2004	Resale	HDB
SIMEI GREEN CONDO	Executive								
	Condominium	99 years	June 1, 2009	1,249	620,000	497	1999	Resale	Private
District 19									
28 CHUAN HOE AVENUE	Detached House	999 years	June 5, 2009	4,962	2,700,000	544	1996	Resale	Private
17 AH SOO GARDEN	Semi-Detached House	Freehold	June 5, 2009	4,585	1,650,000	360	1983	Resale	Private
PARK VILLAS	Terrace House	99 years	June 4, 2009	2,153	1,010,000	468	1997	Resale	Private
RIO VISTA	Condominium	99 years	June 4, 2009	1,055	590,000	559	2004	Resale	Private
THE QUARTZ	Condominium	99 years	June 4, 2009	1,152	780,000	677	2009	Sub Sale	HDB
CHILTERN PARK	Condominium	99 years	June 4, 2009	1,249	707,000	566	1995	Resale	HDB
THE QUARTZ	Condominium	99 years	June 3, 2009	1,195	813,000	680	2009	Sub Sale	HDB
CRYSTAL DE AZURE	Apartment	Freehold	June 3, 2009	1,130	720,000	637	2006	Resale	Private
JANSEN MANSIONS	Apartment	999 years	June 3, 2009	1,259	625,000	496	1990	Resale	Private
KOVAN MELODY	Condominium	99 years	June 2, 2009	904	707,000	782	2006	Resale	Private
NOUVELLE PARK	Condominium	Freehold	June 2, 2009	1,615	820,000	508	1994	Resale	HDB
5B LIM TUA TOW ROAD	Detached House	Freehold	June 2, 2009	7,384	2,160,000	292	1990	Resale	HDB
18A LORONG GAMBIR	Terrace House	Freehold	June 2, 2009	4,521	1,702,800	376	Unknown	Resale	Private
PALM GROVE CONDO	Condominium	999 years	June 1, 2009	1,389	830,000	598	2002	Resale	HDB
22 JALAN SAHABAT	Terrace House	Freehold	June 1, 2009	2,734	1,420,000	519	Unknown	Resale	Private
THE FLORIDA Executive	Condominium	99 years	June 1, 2009	1,302	590,000	453	2000	Resale	Private
SERANGOON GARDEN ESTATE	Semi-Detached House	999 years	June 1, 2009	4,661	2,400,000	516	Unknown	Resale	Private
ST ANNE'S WOOD	Terrace House	999 years	June 1, 2009	2,153	1,450,000	674	1996	Resale	HDB
3 JALAN CHORAK	Terrace House	Freehold	June 1, 2009	1,905	1,200,000	631	Unknown	Resale	HDB
District 20									
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	June 3, 2009	2,034.91	5,000	449	Unknown	Resale	Private
GRANDEUR 8	Condominium	99 years	June 3, 2009	1,195	790,000	661	2005	Resale	Private
CLOVER BY THE PARK	Condominium	99 years	June 3, 2009	1,292	918,380	711	Uncompleted	New Sale	HDB
SERENADE GARDENS	Terrace House	Freehold	May 31, 2009	2,174	1,180,000	543	1988	Resale	HDB
District 21									
PARC PALAIS	Condominium	Freehold	June 5, 2009	1,485	920,000	619	1999	Resale	Private
ASTOR GREEN	Condominium	99 years	June 5, 2009	1,087	808,000	743	1995	Resale	Private
GARDENVISTA	Condominium	99 years	June 4, 2009	1,173	980,000	835	2006	Resale	Private
27 TOH TUCK ROAD	Terrace House	Freehold	June 4, 2009	2,110	1,650,000	782	Unknown	Resale	Private

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
SPRINGDALE CONDO	Condominium	999 years	June 4, 2009	1,130	715,000	633	1998	Resale	Private
GARDENVISTA	Condominium	99 years	June 3, 2009	1,130	900,000	796	2006	Resale	HDB
PANDAN VALLEY	Condominium	Freehold	June 3, 2009	2,024	1,370,000	677	1978	Resale	Private
BUKIT REGENCY	Condominium	Freehold	June 3, 2009	1,399	882,000	630	1995	Resale	HDB
PARC PALAIS	Condominium	Freehold	June 2, 2009	1,238	765,000	618	1999	Resale	Private
SUMMERHILL	Condominium	Freehold	June 2, 2009	947	670,000	707	2002	Resale	Private
PARC PALAIS	Condominium	Freehold	June 1, 2009	1,335	875,000	656	1999	Resale	HDB
CLEMENTI PARK	Condominium	Freehold	June 1, 2009	807	569,000	705	1986	Resale	Private
89 ENG KONG PLACE	Terrace House	Freehold	June 1, 2009	3,175	1,900,000	598	Unknown	Resale	Private
SIGNATURE PARK	Condominium	Freehold	June 1, 2009	1,055	706,000	669	1998	Resale	HDB
GRAND REGENCY	Apartment	Freehold	June 1, 2009	1,119	710,000	634	1999	Resale	HDB
THE NEXUS	Condominium	Freehold	June 1, 2009	614	640,000	1,043	2006	Resale	Private
District 22									
THE LAKESHORE	Condominium	99 years	June 5, 2009	1,109	820,000	740	2008	Resale	HDB
PARC VISTA	Condominium	99 years	June 5, 2009	1,259	673,000	534	1998	Resale	HDB
SUMMERDALE	Executive								
	Condominium	99 years	June 3, 2009	1,216	540,000	444	2000	Resale	Private
THE MAYFAIR	Condominium	99 years	June 3, 2009	947	532,000	562	2000	Resale	HDB
WESTMERE Executive	Condominium	99 years	June 3, 2009	1,098	570,000	519	1999	Resale	HDB
THE FLORAVALE Executive	Condominium	99 years	June 2, 2009	1,249	575,000	461	2000	Resale	HDB
PARC VISTA	Condominium	99 years	June 2, 2009	1,055	560,000	531	1997	Resale	HDB
PARC OASIS	Condominium	99 years	June 2, 2009	1,378	763,000	554	1994	Resale	HDB
THE MAYFAIR	Condominium	99 years	June 2, 2009	1,184	660,000	557	2000	Resale	HDB
PARC OASIS	Condominium	99 years	June 1, 2009	1,507	800,000	531	1994	Resale	Private
District 23									
GUILIN VIEW	Condominium	99 years	June 5, 2009	861	490,000	569	2000	Resale	HDB
HUA MEI GARDENS	Semi-Detached House	Freehold	June 3, 2009	4,413	2,200,000	498	1985	Resale	Private
YEW MEI GREEN	Executive								
	Condominium	99 years	June 3, 2009	1,539	540,000	351	2000	Resale	HDB
77 CHESTNUT DRIVE	Detached House	Freehold	June 2, 2009	14,316	3,510,000	245	Unknown	Resale	Private
REGENT HEIGHTS	Condominium	99 years	June 2, 2009	1,216	695,000	571	1999	Resale	HDB
PARKVIEW APARTMENTS	Apartment	99 years	June 2, 2009	980	508,000	519	1998	Resale	HDB
REGENT HEIGHTS	Condominium	99 years	June 2, 2009	1,173	600,000	511	1999	Resale	Private
REGENT GROVE	Condominium	99 years	June 2, 2009	1,173	533,000	454	2000	Resale	HDB
REGENT HEIGHTS	Condominium	99 years	June 2, 2009	1,173	590,000	503	1999	Resale	HDB
THE DEW	Executive								
	Condominium	99 years	June 1, 2009	1,313	700,000	533	2003	Resale	HDB
THE WARREN	Condominium	99 years	June 1, 2009	1,227	662,000	539	2004	Resale	HDB
YEWTEE RESIDENCES	Apartment	99 years	June 1, 2009	850	550,000	647	2008	Sub Sale	HDB
PARKVIEW APARTMENTS	Apartment	99 years	June 1, 2009	1,130	570,000	504	1998	Resale	HDB
HILLVIEW REGENCY	Condominium	99 years	June 1, 2009	1,130	768,400	680	2006	Resale	HDB
District 25									
NORTHOAKS	Executive								
	Condominium	99 years	June 4, 2009	1,292	545,000	422	000	Resale	HDB
NORTHOAKS	Executive								
	Condominium	99 years	June 2, 2009	1,292	580,000	449	2000	Resale	HDB
NORTHOAKS	Executive								
	Condominium	99 years	June 2, 2009	1,292	545,000	422	2000	Resale	HDB
ROSEWOOD SUITES	Condominium	99 years	June 1, 2009	1,001	580,000	579	Uncompleted	New Sale	Private
2 JALAN RASOK	Detached House	Freehold	May 30, 2009	4,306	2,150,000	500	2005	Resale	Private
District 26									
HEETON PARK	Terrace House	Freehold	June 4, 2009	1,894	990,000	523	1994	Resale	Private
THE CALROSE	Condominium	Freehold	June 4, 2009	2,185	1,320,000	604	2007	Resale	Private
BULLION PARK	Condominium	Freehold	June 2, 2009	1,259	850,000	675	1992	Resale	Private
THE CALROSE	Condominium	Freehold	June 2, 2009	1,389	1,000,000	720	2007	Resale	HDB
SPRINGLEAF GARDEN	Semi-Detached House	Freehold	June 1, 2009	3,552	1,600,000	450	1990	Resale	Private
THE CALROSE	Condominium	Freehold	June 1, 2009	1,076	790,000	734	2007	Resale	Private
District 28									
NIM GARDENS	Condominium	Freehold	June 5, 2009	1,830	950,000	519	1986	Resale	Private
SELETAR HILLS ESTATE	Semi-Detached House	999 years	June 2, 2009	4,198	1,515,000	361	Unknown	Resale	HDB
SELETAR SPRINGS CONDO	Condominium	99 years	June 2, 2009	1,302	643,888	494	2000	Resale	HDB
SELETAR HILLS ESTATE	Semi-Detached House	999 years	June 1, 2009	3,434	1,600,000	466	1999	Resale	Private
SELETAR HILLS ESTATE	Terrace House	999 years	June 1, 2009	3,100	2,100,000	677	Unknown	Resale	Private

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