

The Edge Singapore Property Transaction Tracker



SAMUEL ISAAC CHUA, THE EDGE SINGAPORE

Residents of the 1,111-unit The Sail @ Marina Bay enjoy a spectacular view of Marina Promenade

Unit at The Sail hits \$2,999 psf

| BY ANGELINE CHEONG |

There has been a flurry of transactions at The Sail @ Marina Bay, with prices playing catchup with those at **Marina Bay Residences** (MBR).

Last month, a unit at MBR hit an alltime high of \$4,368 psf. A 2,368 sq ft apartment on the 46th floor was sold for \$10.3 million on April 15. This trumped the previous record of \$3,790 psf, which was achieved when a 1,959 sq ft unit on the 46th floor was sold for \$7.2 million in Sept 2010.

At the 1,111-unit The Sail @ Marina Bay, prices breached the \$3,000 psf level for the first time this year, when a 1,184 sq ft unit on the 61st storey was sold for \$3.6 million (\$3,040 psf) on April 4. Prices peaked in April 2008, when a 1,033 sq ft unit was sold for \$3.5 million (\$3,387 psf).

The two condominiums are located along Marina Boulevard and enjoy spectacular views of Marina Promenade. MBR is a 55-storey, 428-unit luxury waterfront condo located within the Marina Bay Financial Centre, a mixed development built by the consortium of Hongkong Land, Keppel Land and Cheung Kong (Holdings). The condo was completed last year. Meanwhile, The Sail, developed by City Developments and AIG Real Estate, was completed in 4Q2008, at the height of the global financial crisis.

Desmond Tan, group director of Dennis Wee Realty, says, "There is strong demand for both The Sail and MBR, as they are the only two condos with a good bay view. MBR commands a better price than The Sail, as it is farther away from the financial centre and nearer to the integrated resort. MBR is also newer. In terms of monthly rental, a studio unit at The Sail can fetch about \$4,000, while a one-bedroom unit at MBR can command between \$4,500 and \$4,800."

According to a private investor who owns several units at The Sail, "there's no doubt that The Sail currently offers the best value for money. That's why it continues to be the most highly transacted of the properties in the area".

Between April 29 and May 10, The Sail saw three transactions, with prices ranging from \$2,503 to \$2,999 psf, according to caveats lodged with URA Realis.

A 2,077 sq ft unit on the 59th floor was sold for \$6.23 million (\$2,999 psf) on April 29. This represents a 169% gain over the last transacted price of \$2.3 million (\$1,116 psf) in 2004.

Subsequently, a 1,797 sq ft unit on the 16th floor changed hands for \$4.5 million (\$2,503 psf) on May 4.

A third transaction was for a 613 sq ft unit on the 24th floor, which was sold for \$1.57 million (\$2,559 psf) on May 9. This represented a 50% gain over the last transacted price of \$1.04 million (\$1,701 psf) in April 2007. Prior to this, the unit sold for \$921,000 (\$1,501 psf) in January 2007 and \$726,240 (\$1,184 psf) in December 2005.

Tan says, "Asking prices at The Sail are \$3,200 to \$3,500 psf currently. Most buyers are foreigners. We see quite a few buyers from China and Hong Kong." He adds that the strong prices at MBR will have a positive impact on condos at **One Shenton** and **The Cliff**, although it is hard to quantify the extent of the impact, as "there is a big difference" in the view from condos along Shenton Way and from those at Marina Boulevard.

The latest transaction at the 341-unit One Shenton was for a 581 sq ft unit on the 20th floor, which changed hands for \$1.28 million (\$2,202 psf) on May 9. Prices at the condo hit a high of \$2,757 psf in 2007, when a 1,894 sq ft unit on the 44th floor was sold for \$5.2 million. The condo was developed by City Developments and completed earlier this year.

Another project completed this year is The Clift along McCallum Street, a short walk from the Tanjong Pagar MRT Station. The latest transaction at the 312-unit condo developed by Far East Organization was for a 527 sq ft unit on the 17th floor. It was sold for \$1.05 million (\$1,998 psf) on May 9, representing a 44% gain over the last transacted price of \$727,000 (\$1,378 psf) in 2007. Prior to that, the unit sold for \$577,786 (\$1,095 psf) in 2006. **E**

Singapore — by postal district



LOCALITIES	DISTRICTS
City & Southwest	1 to 8
Orchard/Tanglin/Holland	9 and 10
Newton/Bukit Timah/Clementi	11 and 21
Balestier/MacPherson/Geylang	12 to 14
East Coast	15 and 16
Changi/Pasir Ris	17 and 18
Serangoon/Thomson	19 and 20
West	22 to 24
North	25 to 28

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
District 1									
PEOPLE'S PARK COMPLEX	Apartment	99 years	May 9, 2011	409	510,000	1,247	1972	Resale	Private
ONE SHENTON	Apartment	99 years	May 9, 2011	581	1,280,000	2,202	2011	Sub Sale	Private
THE CLIFT	Apartment	99 years	May 9, 2011	527	1,054,000	1,998	2011	Sub Sale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	May 9, 2011	614	1,570,000	2,559	2008	Resale	Private
EMERALD GARDEN	Condominium	999 years	May 6, 2011	1,528	2,200,000	1,439	1999	Resale	Private
PEOPLE'S PARK COMPLEX	Apartment	99 years	May 6, 2011	463	540,000	1,167	1972	Resale	Private
PEOPLE'S PARK CENTRE	Apartment	99 years	May 5, 2011	1,658	1,280,000	772	1976	Resale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	May 4, 2011	1,798	4,500,000	2,503	2008	Resale	HDB
THE CLIFT	Apartment	99 years	May 3, 2011	506	1,113,800	2,202	2011	Sub Sale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	April 29, 2011	2,077	6,231,000	2,999	2008	Resale	Private
District 2									
THE BEACON	Apartment	99 years	May 10, 2011	807	1,210,000	1,499	2008	Resale	HDB
SKYSUITES@ANSON	Apartment	99 years	May 4, 2011	366	872,100	2,383	Uncompleted	New Sale	Private
SPOTTISWOODE RESIDENCES	Condominium	Freehold	May 3, 2011	926	2,025,000	2,188	Uncompleted	New Sale	Private
SKYSUITES@ANSON	Apartment	99 years	April 29, 2011	700	1,627,200	2,326	Uncompleted	New Sale	Private
District 3									
DOMAIN 21	Condominium	99 years	May 9, 2011	560	830,000	1,483	2007	Resale	HDB
QUEENS	Condominium	99 years	May 6, 2011	1,195	1,415,000	1,184	2002	Resale	HDB
ALESSANDREA	Apartment	Freehold	May 6, 2011	1,098	1,330,000	1,211	2003	Resale	Private
TANGLIN VIEW	Condominium	99 years	May 5, 2011	1,141	1,480,000	1,297	2001	Resale	Private
RIVER PLACE	Condominium	99 years	May 3, 2011	721	968,000	1,342	1999	Resale	HDB

Reflections on Keppel Bay



- Premier waterfront living condominium
- IR, Universal Studio and golf course views. Full sea views in all bedrooms
- Rectangular design with no pillars in living, dining or bedrooms
- Strata Area: 1,528 sq. ft. (approx.)
- 3-bedrooms + utility room

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Scotts Highpark



- Freehold duplex junior penthouse with private jacuzzi
- Breathtaking panoramic view of Goodwood Hill
- Close proximity to the vibrant Orchard Road
- Strata area: 4,209 sq. ft. (approx.)
- 4-bedroom + family area + helper's rooms

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The Solitaire



- Freehold condominium in Balmoral Park area - Just T.O.P.
- Facing Whitehouse and Dalvey GCB area
- Near Stevens MRT Station, Singapore Chinese Girls' School and 5 minutes drive to Orchard shopping belt
- Strata area: 1,572 / 1,561 sq. ft. (approx.)
- 2-bedroom / 3-bedroom + helper's room

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RIVER PLACE	Condominium	99 years	May 3, 2011	1,389	1,950,000	1,404	1999	Resale	Private
QUEENS	Condominium	99 years	April 29, 2011	1,195	1,350,000	1,130	2002	Resale	Private
THE METROPOLITAN CONDOMINIUM	Condominium	99 years	April 29, 2011	786	1,025,000	1,304	Unknown	Resale	Private
THE METROPOLITAN CONDOMINIUM	Condominium	99 years	April 29, 2011	1,399	1,670,000	1,193	Unknown	Resale	HDB
ASCENTIA SKY	Condominium	99 years	April 29, 2011	958	1,460,000	1,524	Uncompleted	Sub Sale	HDB
District 4									
THE OCEANFRONT @ SENTOSA COVE	Condominium	99 years	May 10, 2011	2,077	4,700,000	2,262	2010	Resale	Private
THE INTERLACE	Condominium	99 years	May 9, 2011	2,443	2,530,000	1,035	Uncompleted	Sub Sale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	May 4, 2011	893	1,399,999	1,567	2004	Resale	Private
REFLECTIONS AT KEPPEL BAY	Condominium	99 years	May 3, 2011	1,130	2,282,851	2,020	Uncompleted	New Sale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	April 29, 2011	1,281	1,914,700	1,495	2004	Resale	Private
TERESA VILLE	Condominium	Freehold	April 29, 2011	3,972	3,450,000	869	1986	Resale	Private
District 5									
DOVER PARKVIEW	Condominium	99 years	May 9, 2011	936	950,000	1,014	1997	Resale	Private
PARK WEST	Condominium	99 years	May 9, 2011	1,249	1,050,000	841	1985	Resale	Private
FABER HILLS	Apartment	Freehold	May 6, 2011	1,668	1,060,000	635	1977	Resale	Private
MURANO	Apartment	Freehold	May 6, 2011	861	1,000,000	1,161	2008	Resale	HDB
DOVER PARKVIEW	Condominium	99 years	May 5, 2011	969	983,000	1,015	1997	Resale	Private
HERITAGE VIEW	Condominium	99 years	May 5, 2011	1,507	1,510,000	1,002	2000	Resale	Private
DOVER PARKVIEW	Condominium	99 years	May 5, 2011	936	930,000	993	1997	Resale	Private
THE ROCHESTER	Apartment	99 years	May 4, 2011	1,281	1,415,000	1,105	Uncompleted	Sub Sale	Private
HORIZON RESIDENCES	Condominium	Freehold	May 4, 2011	1,324	1,870,000	1,412	Uncompleted	New Sale	Private
ONE-NORTH RESIDENCES	Apartment	99 years	May 3, 2011	592	870,000	1,470	2009	Resale	Private
THE PARC CONDOMINIUM	Condominium	Freehold	May 3, 2011	980	1,143,000	1,167	2010	Resale	HDB
DOVER PARKVIEW	Condominium	99 years	May 3, 2011	969	933,800	964	1997	Resale	Private
BAYVILLE CONDOMINIUM	Condominium	Freehold	May 3, 2011	1,636	1,280,000	782	1996	Resale	Private
102A FABER DRIVE	Apartment	Freehold	May 1, 2011	1,668	1,180,000	707	1977	Resale	Private
DOVER PARKVIEW	Condominium	99 years	April 29, 2011	936	936,000	1,000	1997	Resale	Private
DOVER PARKVIEW	Condominium	99 years	April 29, 2011	1,249	1,220,000	977	1997	Resale	Private
CHESTER PARK	Terrace House	Freehold	April 29, 2011	4,801	3,300,000	688	Unknown	Resale	HDB
HUNDRED TREES	Condominium	956 years	April 29, 2011	786	824,000	1,049	Uncompleted	Sub Sale	HDB
15A JUBILEE ROAD	Semi-Detached House	Freehold	April 29, 2011	3,886	3,378,000	870	1988	Resale	Private
FABER CREST	Condominium	99 years	April 29, 2011	1,119	845,000	755	2001	Resale	Private
THE MAYLEA	Condominium	Freehold	April 29, 2011	990	1,120,000	1,131	2008	Resale	HDB
SARHAD VILLE	Condominium	Freehold	April 29, 2011	1,281	1,170,000	913	1994	Resale	HDB
District 7									
SOUTHBANK	Apartment	99 years	April 29, 2011	614	1,030,000	1,679	2010	Sub Sale	Private
TEXTILE CENTRE	Apartment	99 years	April 29, 2011	1,001	784,000	783	1977	Resale	Private
TEXTILE CENTRE	Apartment	99 years	April 29, 2011	883	702,000	795	1977	Resale	Private
District 8									
CITYLIGHTS	Condominium	99 years	May 10, 2011	560	928,888	1,660	2007	Resale	HDB
MERA SPRINGS	Condominium	Freehold	May 10, 2011	1,841	2,150,000	1,168	2008	Resale	Private
STURDEE VIEW	Apartment	Freehold	May 10, 2011	1,475	1,380,000	936	1999	Resale	HDB
CITY SQUARE RESIDENCES	Condominium	Freehold	May 3, 2011	1,518	1,930,000	1,272	2009	Resale	Private
CAVAN SUITES	Apartment	Freehold	May 3, 2011	366	570,000	1,557	Uncompleted	New Sale	HDB
CITY SQUARE RESIDENCES	Condominium	Freehold	April 29, 2011	1,195	1,800,000	1,507	2009	Resale	Private
District 9									
TIARA	Condominium	Freehold	May 10, 2011	1,561	2,388,330	1,530	1995	Resale	Private
RIVERGATE	Apartment	Freehold	May 9, 2011	1,507	2,938,650	1,950	2009	Resale	HDB
THE TRILLIUM	Condominium	Freehold	May 9, 2011	1,798	3,685,900	2,050	2010	Sub Sale	Private
THE OXLEY	Apartment	Freehold	May 9, 2011	495	1,168,000	2,359	1997	Resale	Private
SCOTTS 28	Condominium	Freehold	May 9, 2011	1,658	3,233,100	1,950	1998	Resale	HDB
ASPEN HEIGHTS	Condominium	999 years	May 9, 2011	1,324	1,930,000	1,458	1998	Resale	Private
THE REGALIA	Apartment	Freehold	May 9, 2011	1,216	1,788,600	1,470	1993	Resale	Private
MACKENZIE 88	Apartment	Freehold	May 6, 2011	710	950,000	1,337	2009	Resale	Private
PARC EMILY	Condominium	Freehold	May 6, 2011	549	985,000	1,794	2008	Resale	HDB
THE COSMOPOLITAN	Condominium	Freehold	May 5, 2011	1,141	2,282,000	2,000	2008	Resale	HDB
YONG AN PARK	Condominium	Freehold	May 5, 2011	1,808	3,272,480	1,810	1986	Resale	Private
ROBERTSON BLUE	Apartment	Freehold	May 4, 2011	1,238	2,490,000	2,012	2006	Resale	HDB

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THE PIER AT ROBERTSON	Apartment	Freehold	May 4, 2011	1,023	2,100,000	2,054	2006	Resale	Private
THE LIGHT @ CAIRNHILL	Condominium	Freehold	May 4, 2011	2,131	4,750,000	2,229	Unknown	Resale	Private
RIVERGATE	Apartment	Freehold	May 4, 2011	1,023	2,188,000	2,140	2009	Resale	Private
ROBERTSON BLUE	Apartment	Freehold	May 4, 2011	1,270	2,320,000	1,827	2006	Resale	Private
THE EDGE ON CAIRNHILL	Condominium	Freehold	May 3, 2011	2,142	4,300,000	2,007	2002	Resale	Private
LEONIE PARC VIEW	Apartment	Freehold	May 3, 2011	2,250	5,287,500	2,350	2009	Resale	Private
CAIRNHILL HEIGHTS	Apartment	Freehold	May 3, 2011	1,281	2,100,000	1,639	1985	Resale	Private
HORIZON TOWER	Condominium	99 years	May 3, 2011	2,379	2,600,000	1,093	1984	Resale	Private
PATERSON RESIDENCE	Condominium	Freehold	May 3, 2011	1,313	2,830,000	2,155	2008	Resale	Private
PARC EMILY	Condominium	Freehold	April 29, 2011	549	985,000	1,794	2008	Resale	Private
TRIBECA	Condominium	Freehold	April 29, 2011	517	1,160,000	2,245	2010	Resale	Private
MIRAGE TOWER	Condominium	Freehold	April 29, 2011	570	899,000	1,576	1996	Resale	HDB
THE ABODE AT DEVONSHIRE	Apartment	Freehold	April 29, 2011	1,119	1,790,488	1,599	2002	Resale	HDB
SCOTTS 28	Condominium	Freehold	April 29, 2011	1,733	3,450,000	1,991	1998	Resale	Private
ASPEN HEIGHTS	Condominium	999 years	April 29, 2011	1,324	1,970,000	1,488	1998	Resale	Private
District 10									
GRANGE RESIDENCES	Condominium	Freehold	May 10, 2011	2,852	7,950,000	2,787	2004	Resale	Private
ONE JERVOIS	Condominium	Freehold	May 9, 2011	1,841	2,800,000	1,521	2009	Resale	Private
THE SERENADE @ HOLLAND	Condominium	99 years	May 9, 2011	1,787	1,930,000	1,080	2004	Resale	Private
HOLLAND PEAK	Condominium	Freehold	May 6, 2011	1,066	1,350,000	1,267	1994	Resale	Private
1A MING TECK PARK	Terrace House	999 years	May 6, 2011	1,819	3,368,000	1,848	2003	Resale	Private
THE LOFT	Condominium	99 years	May 6, 2011	1,324	2,700,000	2,039	2002	Resale	HDB
PALM SPRING	Condominium	Freehold	May 6, 2011	1,830	2,618,000	1,431	1997	Resale	Private
LEEDON 2	Condominium	Freehold	May 6, 2011	764	1,150,000	1,505	1996	Resale	Private
GISBORNE LIGHT	Apartment	Freehold	May 6, 2011	947	1,200,000	1,267	2003	Resale	Private
D'GROVE VILLAS	Condominium	Freehold	May 5, 2011	2,443	5,330,000	2,181	1992	Resale	Private
THE SIXTH AVENUE RESIDENCES	Condominium	Freehold	May 5, 2011	1,582	2,452,100	1,550	2009	Resale	Private
21 JALAN AMPANG	Semi-Detached House	Freehold	May 4, 2011	7,072	9,180,000	1,299	Unknown	Resale	Private
SOMMERVILLE PARK	Condominium	Freehold	May 4, 2011	1,302	2,000,000	1,536	1985	Resale	Private
43 NAMLY DRIVE	Terrace House	Freehold	May 4, 2011	3,380	4,200,000	1,242	Unknown	Resale	Private
THE GRANGE	Condominium	Freehold	May 4, 2011	2,293	6,000,000	2,617	2008	Resale	Private
ST MARTIN RESIDENCE	Condominium	Freehold	May 4, 2011	1,528	3,250,000	2,126	2000	Resale	Private
LATITUDE	Condominium	Freehold	May 4, 2011	2,659	5,732,600	2,156	2010	New Sale	Private
D' DALVEY	Apartment	Freehold	May 3, 2011	958	1,495,000	1,561	2005	Resale	Private
D'GROVE VILLAS	Condominium	Freehold	May 3, 2011	2,702	5,650,000	2,091	1992	Resale	Private
CASA JERVOIS	Apartment	Freehold	May 3, 2011	1,593	2,150,000	1,350	Unknown	Resale	Private
CUSCADEN RESIDENCES	Condominium	Freehold	April 29, 2011	1,485	3,280,000	2,208	2002	Resale	HDB
D'LEEDON	Condominium	99 years	April 29, 2011	614	912,500	1,487	Uncompleted	New Sale	HDB
SOMMERVILLE PARK	Terrace House	Freehold	April 29, 2011	4,284	5,950,000	1,389	1990	Resale	Private
SPRING GROVE	Condominium	99 years	April 29, 2011	1,012	1,570,000	1,552	1996	Resale	Private
DUCHESS RESIDENCES	Condominium	999 years	April 29, 2011	1,485	2,821,500	1,899	2011	Sub Sale	Private
53A NAMLY GARDEN	Semi-Detached House	Freehold	April 29, 2011	2,174	4,250,000	1,957	1996	Resale	Private
PROXIMO	Apartment	Freehold	April 29, 2011	1,119	1,600,000	1,429	2005	Resale	Private
DUCHESS RESIDENCES	Condominium	999 years	April 29, 2011	1,485	2,784,375	1,874	2011	Sub Sale	Private
MILL POINT	Apartment	999 years	April 29, 2011	926	1,375,000	1,485	2004	Resale	Private
TANGLIN RESIDENCES	Condominium	Freehold	April 29, 2011	2,486	5,175,000	2,081	2005	Resale	Private
NASSIM MANSION	Apartment	Freehold	April 29, 2011	3,477	9,700,000	2,790	1977	Resale	Private
THE DRAYCOTT	Apartment	Freehold	April 29, 2011	2,788	6,100,000	2,188	1980	Resale	Private
PALM SPRING	Condominium	Freehold	April 29, 2011	2,067	2,890,000	1,398	1997	Resale	Private
LOFT @ NATHAN	Apartment	Freehold	April 29, 2011	452	878,000	1,942	Uncompleted	New Sale	Private
District 11									
MANDALAY MANSION	Apartment	Freehold	May 10, 2011	4,112	2,900,000	705	Unknown	Resale	Private
11 SWISS CLUB AVENUE	Detached House	Freehold	May 9, 2011	9,440	14,000,000	1,484	1976	Resale	Private
PAVILION 11	Condominium	Freehold	May 9, 2011	958	1,400,000	1,461	2009	Resale	HDB
VILLA DES FLORES	Condominium	Freehold	May 6, 2011	1,378	1,760,818	1,278	1985	Resale	Private
NINETEEN SHELFORD ROAD	Condominium	Freehold	May 6, 2011	850	1,213,800	1,427	1997	Resale	Private
THE ANSLEY	Condominium	Freehold	May 5, 2011	1,281	1,540,000	1,202	2004	Resale	HDB
NINETEEN SHELFORD ROAD	Condominium	Freehold	May 5, 2011	936	1,330,000	1,420	1997	Resale	Private
AKYAB APARTMENTS	Apartment	Freehold	May 4, 2011	1,830	1,810,888	990	1984	Resale	Private
D'CHATEAU @ SHELFORD	Apartment	Freehold	May 4, 2011	1,367	1,898,400	1,389	2010	Sub Sale	Private
SOLEIL @ SINARAN	Condominium	99 years	May 4, 2011	1,722	2,704,000	1,570	Uncompleted	New Sale	Private
21 GREENWOOD AVENUE	Semi-Detached House	Freehold	May 3, 2011	2,411	4,460,000	1,847	Unknown	Resale	Private

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55 KHEAM HOCK ROAD	Semi-Detached House	Freehold	May 3, 2011	3,983	6,588,000	1,653	1989	Resale	Private
PARK INFANIA AT WEE NAM	Condominium	Freehold	May 3, 2011	969	1,800,000	1,858	2008	Resale	Private
THE ANSLEY	Condominium	Freehold	May 3, 2011	570	875,000	1,534	2004	Resale	Private
THOMSON EURO-ASIA	Condominium	Freehold	May 3, 2011	1,292	2,000,000	1,548	2002	Resale	Private
AKYAB APARTMENTS	Apartment	Freehold	May 3, 2011	2,368	2,250,000	950	1984	Resale	Private
18 GOLDHILL AVENUE	Semi-Detached House	Freehold	April 29, 2011	2,250	5,200,000	2,309	2010	Resale	Private
THE SHELFORD	Condominium	Freehold	April 29, 2011	1,442	2,250,000	1,560	2005	Resale	Private
District 12									
TREVISTA	Condominium	99 years	May 9, 2011	1,119	1,250,000	1,117	Uncompleted	Sub Sale	HDB
234B BALESTIER ROAD	Apartment	Freehold	May 6, 2011	840	500,000	596	Unknown	Resale	Private
THE CENTRIO	Apartment	Freehold	May 6, 2011	1,421	1,882,825	1,325	2009	Resale	Private
THE VERVE	Apartment	Freehold	May 6, 2011	624	765,000	1,225	Uncompleted	Sub Sale	HDB
MOONSTONE VIEW	Apartment	Freehold	May 6, 2011	1,076	920,000	855	2000	Resale	HDB
KEMAMAN VIEW	Apartment	Freehold	May 5, 2011	1,324	1,100,000	831	1994	Resale	HDB
CASA FORTUNA	Apartment	Freehold	May 5, 2011	926	1,200,000	1,296	2011	Sub Sale	HDB
GLOBAL VILLE	Apartment	Freehold	May 4, 2011	904	880,000	973	2000	Resale	Private
THE ARTE	Condominium	Freehold	May 4, 2011	1,399	1,706,780	1,220	2010	Resale	Private
DE ROYALE	Condominium	Freehold	May 4, 2011	1,389	1,500,000	1,080	2006	Resale	Private
THE ABERDEEN	Condominium	Freehold	May 3, 2011	1,765	1,550,000	878	1997	Resale	Private
NOVA 88	Apartment	Freehold	May 3, 2011	915	995,000	1,088	Uncompleted	Sub Sale	HDB
OLEANDER TOWERS	Apartment	99 years	April 29, 2011	1,453	1,220,000	840	1997	Resale	HDB
District 13									
8@WOODLEIGH	Condominium	99 years	May 6, 2011	1,119	1,000,000	893	Uncompleted	Sub Sale	Private
8 MUSWELL HILL	Detached House	Freehold	May 6, 2011	10,538	12,000,000	1,139	Unknown	Resale	Private
THE ACACIAS	Apartment	Freehold	May 5, 2011	1,216	1,140,000	937	2009	Resale	Private
MEYA LODGE	Apartment	Freehold	May 5, 2011	1,195	1,050,000	879	2005	Resale	Private
ONE LEICESTER	Condominium	Freehold	May 5, 2011	915	1,030,000	1,126	2008	Resale	Private
18 SOMMERVILLE ROAD	Semi-Detached House	Freehold	May 4, 2011	4,176	3,380,000	810	1987	Resale	Private
CLYDESWOOD	Apartment	Freehold	May 3, 2011	1,249	1,050,000	841	1993	Resale	HDB
9 JALAN SIKUDANGAN	Semi-Detached House	Freehold	April 29, 2011	5,447	3,488,000	641	Unknown	Resale	Private
CLYDESWOOD	Apartment	Freehold	April 29, 2011	1,173	818,000	697	1993	Resale	HDB
District 14									
THE WATERINA	Apartment	Freehold	May 9, 2011	1,238	1,180,000	953	2005	Resale	Private
5A LORONG 39 GEYLANG	Apartment	Freehold	May 9, 2011	1,270	1,700,000	1,338	Unknown	Resale	Private
THE TRUMPS	Condominium	99 years	May 9, 2011	1,044	1,050,000	1,006	2005	Resale	HDB
28E LORONG MARZUKI	Terrace House	Freehold	May 6, 2011	1,668	1,688,000	1,012	1973	Resale	HDB
5B LORONG 39 GEYLANG	Apartment	Freehold	May 6, 2011	1,270	1,700,000	1,338	Unknown	Resale	Private
ATRIUM RESIDENCES	Apartment	Freehold	May 5, 2011	1,044	820,000	785	2008	Resale	Private
LE CRESCENDO	Condominium	Freehold	May 5, 2011	1,173	1,260,000	1,074	2006	Resale	Private
LA FLEUR	Apartment	Freehold	May 5, 2011	603	653,900	1,085	Uncompleted	New Sale	Private
THE LENOX	Apartment	Freehold	May 5, 2011	431	586,000	1,361	Uncompleted	Sub Sale	HDB
THE WATERINA	Apartment	Freehold	May 5, 2011	1,346	1,230,000	914	2005	Resale	HDB
WINDY HEIGHTS	Condominium	Freehold	May 5, 2011	2,476	1,700,000	687	1983	Resale	Private
BOUGAINVILLE APARTMENTS	Apartment	Freehold	May 4, 2011	1,647	968,000	588	1998	Resale	Private
38 LORONG 30 GEYLANG	Terrace House	Freehold	May 4, 2011	2,896	3,500,000	1,209	1976	Resale	Private
YONG SENG ESTATE	Terrace House	Freehold	May 4, 2011	2,648	2,400,000	908	Unknown	Resale	HDB
LE CRESCENDO	Condominium	Freehold	May 4, 2011	915	990,000	1,082	2006	Resale	Private
90 LORONG MARICAN	Semi-Detached House	Freehold	May 4, 2011	6,405	3,850,000	601	Unknown	Resale	HDB
CENTRA HEIGHTS	Apartment	Freehold	May 4, 2011	484	744,000	1,536	Uncompleted	New Sale	HDB
BALMY COURT	Apartment	Freehold	May 3, 2011	1,238	800,000	646	1998	Resale	HDB
78 LORONG MARZUKI	Semi-Detached House	Freehold	May 3, 2011	3,305	2,780,000	842	1991	Resale	Private
11 LORONG 12 GEYLANG	Terrace House	Freehold	May 3, 2011	2,282	2,400,000	1,050	1952	Resale	Private
THE MIDAS	Apartment	Freehold	May 3, 2011	1,141	868,000	761	2008	Resale	Private
SIMSVILLE	Condominium	99 years	April 29, 2011	969	825,000	852	1998	Resale	Private
GUILIN COURT	Apartment	Freehold	April 29, 2011	1,216	740,000	608	1995	Resale	HDB
District 15									
SUITES @ GUILLEMARD	Apartment	Freehold	May 10, 2011	388	550,000	1,419	Uncompleted	Sub Sale	HDB
ESTERINA	Apartment	Freehold	May 9, 2011	2,540	2,320,000	913	2009	Resale	HDB
THE ESTA	Condominium	Freehold	May 9, 2011	1,313	1,706,900	1,300	2008	Resale	HDB
24 JOO CHIAT AVENUE	Terrace House	Freehold	May 9, 2011	1,744	1,600,000	916	Unknown	Resale	Private
THE ESTA	Condominium	Freehold	May 9, 2011	1,346	1,850,000	1,375	2008	Resale	Private
31 SECOND STREET	Terrace House	Freehold	May 9, 2011	3,423	3,200,000	934	Unknown	Resale	Private
VILLA MARINA	Condominium	99 years	May 9, 2011	1,249	1,000,000	801	1999	Resale	Private

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
32 EVERITT ROAD NORTH	Terrace House	Freehold	May 6, 2011	2,024	2,220,000	1,099	Unknown	Resale	Private
FRANKEL ESTATE	Semi-Detached House	Freehold	May 6, 2011	3,498	3,780,000	1,080	Unknown	Resale	Private
COSTA RHU	Condominium	99 years	May 6, 2011	990	1,300,000	1,313	1997	Resale	Private
RITZ REGENCY	Apartment	Freehold	May 6, 2011	1,270	1,420,000	1,118	2009	Resale	Private
AMBER RESIDENCES	Condominium	Freehold	May 6, 2011	1,249	1,758,592	1,408	2011	Sub Sale	HDB
COSTA ESTE	Apartment	Freehold	May 6, 2011	840	898,000	1,070	2009	Resale	Private
LORONG N TELOK KURAU	Apartment	Freehold	May 5, 2011	10,786	14,200,000	1,317	Unknown	Resale	Private
PARKSHORE	Condominium	Freehold	May 5, 2011	2,325	2,850,000	1,226	1995	Resale	Private
SIGLAP LODGE	Apartment	Freehold	May 5, 2011	1,292	980,000	759	1996	Resale	Private
WATER PLACE	Condominium	99 years	May 5, 2011	1,356	1,565,000	1,154	2004	Resale	Private
FLORA EAST	Apartment	Freehold	May 5, 2011	1,313	900,000	685	1993	Resale	HDB
MAYBELLE LODGE	Apartment	Freehold	May 5, 2011	1,367	940,000	688	1993	Resale	HDB
EASTSIDE LOFT	Apartment	Freehold	May 5, 2011	1,399	1,328,000	949	2002	Resale	Private
PALM GALLERIA	Apartment	Freehold	May 5, 2011	990	930,000	939	2010	Resale	HDB
ONE AMBER	Condominium	Freehold	May 5, 2011	1,615	2,135,000	1,322	2010	Sub Sale	Private
CEYLON CREST	Apartment	Freehold	May 4, 2011	1,206	1,130,000	937	2005	Resale	Private
THE GERANIUM	Condominium	Freehold	May 4, 2011	990	960,000	969	2006	Resale	Private
THE MAKENA	Condominium	Freehold	May 4, 2011	1,152	1,300,000	1,129	1998	Resale	Private
AMBER RESIDENCES	Condominium	Freehold	May 4, 2011	1,798	2,551,740	1,420	2011	Sub Sale	Private
FLAMINGO VALLEY	Condominium	Freehold	May 4, 2011	1,389	1,657,800	1,194	Uncompleted	New Sale	Private
NEPTUNE COURT	Apartment	99 years	May 3, 2011	1,636	1,215,000	743	1975	Resale	Private
18A PARKSTONE ROAD	Detached House	Freehold	May 3, 2011	4,822	7,680,000	1,593	2010	Resale	Private
PALM OASIS	Apartment	Freehold	May 3, 2011	1,615	1,425,000	883	2008	Resale	HDB
THE SHORE RESIDENCES	Condominium	103 years	May 3, 2011	1,055	1,485,150	1,408	Uncompleted	New Sale	HDB
BUTTERWORTH 8	Condominium	Freehold	May 3, 2011	1,313	1,480,000	1,127	2004	Resale	Private
AMBER RESIDENCES	Condominium	Freehold	May 3, 2011	1,163	1,581,680	1,361	2011	Sub Sale	Private
AMBER RESIDENCES	Condominium	Freehold	May 3, 2011	1,798	2,516,000	1,400	2011	Sub Sale	Private
172A JOO CHIAT PLACE	Apartment	Freehold	May 3, 2011	980	738,000	753	Unknown	Resale	Private
GLAMOUR VILLE	Apartment	Freehold	May 3, 2011	1,195	965,000	808	2003	Resale	Private
MAYA	Apartment	Freehold	May 3, 2011	538	665,000	1,236	2007	Resale	Private
COSTA RHU	Condominium	99 years	May 3, 2011	2,088	3,000,000	1,437	1997	Resale	Private
QUESTA @ DUNMAN	Apartment	Freehold	May 3, 2011	753	1,039,500	1,380	Uncompleted	New Sale	Private
PARC ELEGANCE	Apartment	Freehold	May 1, 2011	581	750,000	1,290	Uncompleted	New Sale	HDB
NEPTUNE COURT	Apartment	99 years	April 29, 2011	1,636	1,260,000	770	1975	Resale	Private
MANDARIN GARDEN									
CONDOMINIUM	Condominium	99 years	April 29, 2011	1,787	1,500,000	839	1986	Resale	Private
SUNNY PALMS	Condominium	Freehold	April 29, 2011	3,649	1,790,000	491	2004	Resale	Private
HOMIE GARDENS	Apartment	Freehold	April 29, 2011	1,109	980,000	884	2001	Resale	Private
CASUARINA COVE	Condominium	99 years	April 29, 2011	1,216	1,200,000	987	1996	Resale	Private
SUNNY PALMS	Condominium	Freehold	April 29, 2011	1,055	968,000	918	2004	Resale	HDB
172 JOO CHIAT PLACE	Apartment	Freehold	April 29, 2011	1,335	930,000	697	1954	Resale	Private
WATER PLACE	Condominium	99 years	April 29, 2011	1,216	1,432,000	1,177	2004	Resale	Private
AALTO	Condominium	Freehold	April 29, 2011	1,959	4,477,000	2,285	2010	New Sale	Private
22 LORONG L TELOK KURAU	Semi-Detached House	Freehold	April 29, 2011	2,852	3,328,888	1,167	1971	Resale	Private
VERTIS	Apartment	Freehold	April 29, 2011	1,206	1,390,000	1,153	2009	Resale	Private
MANDARIN GARDEN									
CONDOMINIUM	Condominium	99 years	April 29, 2011	1,528	1,410,000	922	1986	Resale	Private
FRANKEL ESTATE	Semi-Detached House	Freehold	April 29, 2011	4,402	4,800,000	1,091	1970	Resale	Private
District 16									
EAST COAST RESIDENCES	Apartment	Freehold	May 10, 2011	1,023	1,180,000	1,154	2011	Sub Sale	Private
COSTA DEL SOL	Condominium	99 years	May 10, 2011	1,475	1,504,500	1,020	2003	Resale	HDB
CHANGI GREEN	Condominium	Freehold	May 10, 2011	1,432	1,300,000	908	1998	Resale	Private
TANAMERA CREST	Condominium	99 years	May 9, 2011	1,163	863,000	742	2004	Resale	Private
KEW VALE	Semi-Detached House	99 years	May 9, 2011	2,400	1,945,000	811	1996	Resale	Private
WATERFRONT KEY	Condominium	99 years	May 9, 2011	1,216	1,110,000	913	Uncompleted	Sub Sale	HDB
THE TAIPAN	Apartment	Freehold	May 6, 2011	1,066	915,000	859	2003	Resale	Private
THE BAYSHORE	Condominium	99 years	May 6, 2011	1,259	1,012,640	804	1996	Resale	Private
SUNHAVEN	Condominium	Freehold	May 6, 2011	1,066	918,000	861	2002	Resale	Private
THE BAYSHORE	Condominium	99 years	May 6, 2011	1,259	1,003,110	797	1996	Resale	Private
719 UPPER CHANGI									
ROAD EAST	Semi-Detached House	Freehold	May 6, 2011	3,972	2,280,000	574	Unknown	Resale	HDB
THE BAYSHORE	Condominium	99 years	May 6, 2011	1,227	1,075,000	876	1997	Resale	Private
THE BAYSHORE	Condominium	99 years	May 6, 2011	1,227	967,300	788	1996	Resale	Private

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THE BAYSHORE	Condominium	99 years	May 6, 2011	1,259	1,059,370	841	1997	Resale	Private
BAGNALL COURT	Condominium	Freehold	May 6, 2011	1,485	1,100,000	741	1991	Resale	Private
AQUARIUS BY THE PARK	Condominium	99 years	May 6, 2011	1,206	873,000	724	2000	Resale	Private
COSTA DEL SOL	Condominium	99 years	May 6, 2011	1,227	1,258,000	1,025	2003	Resale	Private
45 EASTWOOD TERRACE	Terrace House	99 years	May 5, 2011	1,938	1,680,000	868	1997	Resale	Private
COSTA DEL SOL	Condominium	99 years	May 5, 2011	1,313	1,580,000	1,203	2003	Resale	Private
THE TANAMERA	Condominium	99 years	May 4, 2011	1,518	1,060,000	698	1994	Resale	Private
MERA TERRACE	Terrace House	Freehold	May 4, 2011	1,615	1,900,000	1,177	1996	Resale	HDB
THE CALYPSO	Apartment	Freehold	May 4, 2011	764	808,000	1,057	2005	Resale	HDB
SUNHAVEN	Condominium	Freehold	May 3, 2011	1,087	899,000	827	2002	Resale	HDB
PARBURY HILL CONDOMINIUM	Condominium	Freehold	May 3, 2011	1,453	1,200,000	826	1997	Resale	HDB
THE BAYSHORE	Condominium	99 years	May 3, 2011	969	882,000	910	1997	Resale	Private
PARBURY HILL CONDOMINIUM	Condominium	Freehold	May 3, 2011	1,453	1,368,000	941	1997	Resale	HDB
CASCADALE	Condominium	Freehold	May 3, 2011	1,593	1,100,000	690	1994	Resale	Private
BREEZE BY THE EAST	Condominium	Freehold	May 3, 2011	1,572	1,770,000	1,126	2011	Sub Sale	Private
741 UPPER CHANGI									
ROAD EAST	Semi-Detached House	Freehold	May 3, 2011	4,080	2,230,000	546	Unknown	Resale	Private
WATERFRONT KEY	Condominium	99 years	April 29, 2011	1,518	1,557,860	1,026	Uncompleted	New Sale	Private
10 HARVEY CRESCENT	Terrace House	999 years	April 29, 2011	2,282	1,720,000	754	Unknown	Resale	Private
THE CLEARWATER	Condominium	99 years	April 29, 2011	678	610,000	900	2001	Resale	HDB
WATERFRONT KEY	Condominium	99 years	April 29, 2011	1,518	1,540,940	1,015	Uncompleted	New Sale	Private
THE BAYSHORE	Condominium	99 years	April 29, 2011	947	850,000	897	1996	Resale	Private
PARBURY HILL CONDOMINIUM	Condominium	Freehold	April 29, 2011	1,453	1,200,000	826	1997	Resale	Private
COSTA DEL SOL	Condominium	99 years	April 29, 2011	1,475	1,680,000	1,139	2004	Resale	Private
22 JALAN SEGAM	Semi-Detached House	Freehold	April 29, 2011	3,950	3,775,000	957	Unknown	Resale	Private
APOLLO GARDENS	Semi-Detached House	Freehold	April 29, 2011	4,058	2,900,000	716	1984	Resale	Private
District 17									
EDELWEISS PARK									
CONDOMINIUM	Condominium	Freehold	May 10, 2011	1,270	980,000	772	2006	Resale	Private
AZALEA PARK CONDOMINIUM	Condominium	999 years	May 9, 2011	1,507	960,000	637	1996	Resale	HDB
LOYANG VILLAS	Terrace House	99 years	May 9, 2011	1,615	1,260,000	780	1995	Resale	Private
1B MARIAM CLOSE	Terrace House	Freehold	May 9, 2011	2,239	2,380,000	1,066	Uncompleted	New Sale	Private
HEDGES PARK CONDOMINIUM	Condominium	99 years	May 9, 2011	1,539	1,170,300	760	Uncompleted	New Sale	Private
HEDGES PARK CONDOMINIUM	Condominium	99 years	May 9, 2011	1,539	1,195,700	777	Uncompleted	New Sale	Private
SANDY PALM	Condominium	99 years	May 6, 2011	1,787	1,028,000	575	2002	Resale	Private
HEDGES PARK CONDOMINIUM	Condominium	99 years	May 6, 2011	915	760,000	831	Uncompleted	New Sale	Private
12 JALAN CHELAGI	Semi-Detached House	Freehold	May 5, 2011	3,337	2,300,000	690	Unknown	Resale	Private
HEDGES PARK CONDOMINIUM	Condominium	99 years	May 5, 2011	797	713,000	895	Uncompleted	New Sale	HDB
AVILA GARDENS	Condominium	Freehold	May 4, 2011	1,302	960,000	737	1995	Resale	HDB
FERRARIA PARK									
CONDOMINIUM	Condominium	Freehold	May 4, 2011	1,195	1,160,000	971	2009	Resale	Private
FERRARIA PARK									
CONDOMINIUM	Condominium	Freehold	May 3, 2011	1,023	912,500	892	2009	Resale	HDB
CELADON VIEW	Apartment	999 years	May 3, 2011	2,874	1,180,000	411	1999	Resale	HDB
FERRARIA PARK									
CONDOMINIUM	Condominium	Freehold	May 3, 2011	1,195	1,100,000	921	2009	Resale	HDB
AVILA GARDENS	Condominium	Freehold	April 29, 2011	1,281	880,000	687	1995	Resale	Private
HEDGES PARK CONDOMINIUM	Condominium	99 years	April 29, 2011	484	535,500	1,106	Uncompleted	New Sale	HDB
CASA PASIR RIS	Condominium	946 years	April 29, 2011	1,152	840,000	729	1997	Resale	Private
AZALEA PARK CONDOMINIUM	Condominium	999 years	April 29, 2011	1,679	1,020,000	607	1996	Resale	Private
LOYANG VILLAS	Terrace House	99 years	April 29, 2011	1,615	1,368,000	847	1996	Resale	Private
District 18									
ELIAS GREEN	Condominium	99 years	May 9, 2011	1,528	880,000	576	1994	Resale	Private
SAVANNAH CONDOPARK	Condominium	99 years	May 9, 2011	1,227	1,000,000	815	2005	Resale	Private
SAVANNAH CONDOPARK	Condominium	99 years	May 9, 2011	2,303	1,540,000	669	2005	Resale	Private
ELIAS GREEN	Condominium	99 years	May 6, 2011	1,615	980,000	607	1994	Resale	Private
CHANGI RISE CONDOMINIUM	Condominium	99 years	May 5, 2011	1,259	1,008,888	801	2004	Resale	HDB
THE ESPARIS	Executive Condominium	99 years	May 5, 2011	1,184	830,000	701	2005	Resale	HDB
PINEVALE	Executive Condominium	99 years	May 5, 2011	1,281	883,000	689	1999	Resale	Private
LIVIA	Condominium	99 years	May 4, 2011	1,539	1,300,000	845	Uncompleted	Sub Sale	Private
MELVILLE PARK	Apartment	99 years	May 4, 2011	958	688,000	718	1996	Resale	Private
SIMEI GREEN CONDOMINIUM	Executive Condominium	99 years	May 4, 2011	1,195	770,000	644	1999	Resale	HDB
DOUBLE BAY RESIDENCES	Condominium	99 years	May 3, 2011	1,367	1,148,280	840	Uncompleted	Sub Sale	Private

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DOUBLE BAY RESIDENCES	Condominium	99 years	May 3, 2011	1,367	1,230,300	900	Uncompleted	Sub Sale	Private
OASIS @ ELIAS	Condominium	99 years	May 3, 2011	980	860,000	878	Uncompleted	Sub Sale	Private
MELVILLE PARK	Apartment	99 years	May 3, 2011	936	727,000	776	1996	Resale	HDB
THE TROPICA	Condominium	99 years	April 29, 2011	1,227	990,000	807	2000	Resale	Private
WHITEWATER	Executive Condominium	99 years	April 29, 2011	1,152	830,000	721	2005	Resale	HDB
MODENA	Condominium	99 years	April 29, 2011	1,389	1,038,000	748	2001	Resale	Private
LIVIA	Condominium	99 years	April 29, 2011	915	850,000	929	Uncompleted	Sub Sale	Private
MELVILLE PARK	Apartment	99 years	April 29, 2011	1,044	785,000	752	1996	Resale	Private
District 19									
RIO VISTA	Condominium	99 years	May 10, 2011	1,249	970,000	777	2004	Resale	Private
COMPASS HEIGHTS	Apartment	99 years	May 10, 2011	1,292	965,000	747	2002	Resale	HDB
KOVAN MELODY	Condominium	99 years	May 10, 2011	1,012	1,000,000	988	2006	Resale	Private
PALM HAVEN	Condominium	999 years	May 10, 2011	1,066	850,000	798	2002	Resale	HDB
SIMON PLAZA	Apartment	Freehold	May 9, 2011	1,690	1,260,000	746	1990	Resale	Private
KOVANA	Apartment	Freehold	May 9, 2011	1,421	1,410,000	992	2007	Resale	HDB
17 JALAN TANI	Terrace House	999 years	May 9, 2011	1,981	1,980,000	998	2000	Resale	Private
KOVAN RESIDENCES	Condominium	99 years	May 9, 2011	1,259	1,250,000	993	Uncompleted	Sub Sale	HDB
65 JALAN PACHELI	Terrace House	Freehold	May 9, 2011	4,478	2,950,000	658	1996	Resale	Private
KOVAN RESIDENCES	Condominium	99 years	May 9, 2011	1,442	1,420,000	984	Uncompleted	Sub Sale	Private
9A JALAN TELITI	Semi-Detached House	Freehold	May 9, 2011	3,014	3,180,000	1,056	2006	Resale	Private
PALM HAVEN	Condominium	999 years	May 9, 2011	1,744	1,060,000	608	2002	Resale	Private
NOUVELLE PARK	Condominium	Freehold	May 9, 2011	1,539	1,240,000	806	1994	Resale	HDB
THE RIVERVALE	Executive Condominium	99 years	May 6, 2011	1,367	880,000	644	2000	Resale	HDB
9 JALAN LIMBOK	Semi-Detached House	999 years	May 6, 2011	2,799	2,750,000	982	Unknown	Resale	Private
D'PAVILLION	Apartment	Freehold	May 6, 2011	969	1,050,000	1,084	2010	Resale	Private
38 JALAN USAHA	Terrace House	Freehold	May 5, 2011	1,787	1,480,000	827	1963	Resale	HDB
SERANGOON GARDEN ESTATE	Semi-Detached House	999 years	May 5, 2011	3,132	3,138,000	1,001	1997	Resale	Private
PRIMO RESIDENCES	Apartment	Freehold	May 5, 2011	904	970,000	1,073	Uncompleted	Sub Sale	HDB
THE FLORIDA	Executive Condominium	99 years	May 5, 2011	1,798	1,068,000	594	2000	Resale	HDB
AMARANDA GARDENS	Condominium	Freehold	May 4, 2011	1,163	1,390,000	1,196	2004	Resale	Private
PRIVE	Executive Condominium	99 years	May 4, 2011	1,098	729,000	664	Uncompleted	New Sale	HDB
LEITH PARK	Terrace House	Freehold	May 3, 2011	1,776	1,942,000	1,094	1978	Resale	Private
AUSTVILLE RESIDENCES	Executive Condominium	99 years	May 3, 2011	1,442	902,000	625	Uncompleted	New Sale	Private
AUSTVILLE RESIDENCES	Executive Condominium	99 years	May 3, 2011	1,249	750,000	601	Uncompleted	New Sale	HDB
CHILTERN PARK	Condominium	99 years	May 3, 2011	1,518	1,268,000	835	1995	Resale	HDB
AUSTVILLE RESIDENCES	Executive Condominium	99 years	May 3, 2011	1,668	1,035,000	620	Uncompleted	New Sale	Private
KOVAN MELODY	Condominium	99 years	May 3, 2011	1,173	1,100,000	938	2006	Resale	Private
THE MINTON	Condominium	99 years	May 3, 2011	1,991	1,739,000	873	Uncompleted	New Sale	Private
SERANGOON GARDEN ESTATE	Semi-Detached House	999 years	April 29, 2011	2,799	3,250,000	1,161	2000	Resale	Private
THE MINTON	Condominium	99 years	April 29, 2011	1,216	1,107,000	910	Uncompleted	New Sale	HDB
THE RIVERVALE	Executive Condominium	99 years	April 29, 2011	1,313	900,000	685	2000	Resale	HDB
THE QUARTZ	Condominium	99 years	April 29, 2011	1,141	1,080,000	947	2009	Resale	Private
TAI HWAN GARDEN	Terrace House	Freehold	April 29, 2011	1,905	1,720,000	902	1979	Resale	Private
57 TAI HWAN CRESCENT	Terrace House	Freehold	April 29, 2011	1,765	1,880,000	1,067	1990	Resale	Private
PRIVE	Executive Condominium	99 years	April 29, 2011	1,098	733,500	668	Uncompleted	New Sale	HDB
GARDEN VIEW ESTATE	Semi-Detached House	Freehold	April 29, 2011	5,511	3,900,000	708	1983	Resale	Private
GLASGOW RESIDENCE	Apartment	999 years	April 29, 2011	420	612,800	1,460	2010	Resale	HDB
THE QUARTZ	Condominium	99 years	April 29, 2011	1,195	1,000,000	837	2009	Resale	Private
REGENTVILLE	Apartment	99 years	April 29, 2011	1,076	780,000	725	1999	Resale	HDB
SERANGOON GARDEN ESTATE	Semi-Detached House	999 years	April 29, 2011	2,164	2,820,000	1,305	Unknown	Resale	Private
District 20									
7 MAYFLOWER DRIVE	Semi-Detached House	Freehold	May 10, 2011	4,876	2,800,000	575	Unknown	Resale	Private
THOMSON V TWO	Apartment	Freehold	May 10, 2011	463	632,000	1,365	Uncompleted	Sub Sale	HDB
GRANDEUR 8	Condominium	99 years	May 9, 2011	1,227	1,040,000	848	2005	Resale	Private
107 JALAN PINTAU	Terrace House	Freehold	May 9, 2011	1,130	1,288,000	1,144	Unknown	Resale	HDB
BRADDELL VIEW	Apartment	99 years	May 9, 2011	1,701	1,288,000	757	1981	Resale	Private
FLAME TREE PARK	Condominium	Freehold	May 9, 2011	1,862	1,765,000	948	1989	Resale	Private
NUOVO	Executive Condominium	99 years	May 6, 2011	1,281	960,000	749	2004	Resale	HDB
BRADDELL VIEW	Apartment	99 years	May 6, 2011	1,615	1,200,000	743	1978	Resale	HDB
20 MAYFLOWER RISE	Semi-Detached House	Freehold	May 6, 2011	3,369	2,550,000	757	Unknown	Resale	HDB
11 JALAN CHEGAR	Terrace House	Freehold	May 6, 2011	1,055	1,400,000	1,334	Unknown	Resale	HDB
CLOVER BY THE PARK	Condominium	99 years	May 6, 2011	1,249	1,500,000	1,201	Uncompleted	Sub Sale	HDB
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	May 5, 2011	1,970	1,550,000	785	Unknown	Resale	Private

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
BOONVIEW	Condominium	Freehold	May 5, 2011	1,518	1,630,000	1,074	2003	Resale	Private
NUOVO	Executive Condominium	99 years	May 5, 2011	1,346	1,020,000	758	2004	Resale	Private
ST NICHOLAS VIEW	Terrace House	99 years	May 4, 2011	2,153	1,690,000	785	1999	Resale	HDB
BISHAN 8	Condominium	99 years	May 4, 2011	1,163	1,300,000	1,118	1999	Resale	HDB
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	May 3, 2011	3,014	2,438,000	808	Unknown	Resale	Private
SEASONS VIEW	Condominium	99 years	May 3, 2011	969	910,000	939	2000	Resale	Private
CLOVER BY THE PARK	Condominium	99 years	May 3, 2011	1,292	1,356,000	1,050	Uncompleted	Sub Sale	HDB
CLOVER BY THE PARK	Condominium	99 years	April 29, 2011	1,281	1,500,000	1,171	Uncompleted	Sub Sale	Private
18 JALAN ISNIN	Terrace House	Freehold	April 29, 2011	969	1,300,000	1,346	Unknown	Resale	HDB
THE GARDENS AT BISHAN	Condominium	99 years	April 29, 2011	883	843,000	955	2004	Resale	HDB
District 21									
HILLVIEW GREEN	Condominium	999 years	May 10, 2011	1,324	1,042,000	787	1998	Resale	Private
29A BINJAI PARK	Apartment	999 years	May 10, 2011	1,033	950,000	919	Unknown	Resale	Private
SUMMERLEA GREEN	Terrace House	99 years	May 9, 2011	1,615	1,880,000	1,164	1998	Resale	Private
THE CASCADIA	Condominium	Freehold	May 9, 2011	1,238	1,772,000	1,432	2010	New Sale	Private
THE NEXUS	Condominium	Freehold	May 6, 2011	1,485	1,850,000	1,245	2006	Resale	Private
MAPLEWOODS	Condominium	Freehold	May 6, 2011	850	1,070,000	1,258	1997	Resale	HDB
CAVENDISH PARK	Condominium	99 years	May 6, 2011	958	1,000,000	1,044	1996	Resale	Private
SIGNATURE PARK	Condominium	Freehold	May 5, 2011	1,023	928,000	908	1998	Resale	Private
HUME PARK I	Condominium	Freehold	May 5, 2011	1,582	1,320,000	834	1995	Resale	Private
SIGNATURE PARK	Condominium	Freehold	May 5, 2011	1,033	938,000	908	1998	Resale	Private
HUME PARK II	Condominium	Freehold	May 5, 2011	1,722	1,495,000	868	1997	Resale	Private
THE CASCADIA	Condominium	Freehold	May 4, 2011	883	1,345,000	1,524	2010	Sub Sale	Private
THE NEXUS	Condominium	Freehold	May 4, 2011	1,485	1,900,000	1,279	2006	Resale	Private
GARDENVISTA	Condominium	99 years	May 4, 2011	1,130	1,210,000	1,071	2006	Resale	Private
THE CASCADIA	Condominium	Freehold	May 3, 2011	4,715	6,000,000	1,273	2010	Sub Sale	Private
THE CASCADIA	Condominium	Freehold	May 3, 2011	570	953,250	1,671	2010	New Sale	Private
THE CASCADIA	Condominium	Freehold	May 3, 2011	1,184	1,759,140	1,486	2010	New Sale	Private
MAPLEWOODS	Condominium	Freehold	May 3, 2011	1,335	1,675,000	1,255	1997	Resale	HDB
SOUTHAVEN II	Condominium	999 years	May 3, 2011	1,302	1,220,000	937	1999	Resale	HDB
HIGHGATE	Terrace House	Freehold	May 3, 2011	3,035	3,000,000	988	1993	Resale	HDB
MEADOWLODGE	Condominium	99 years	April 29, 2011	1,464	1,480,000	1,011	2004	Resale	Private
FLORIDIAN	Condominium	Freehold	April 29, 2011	872	1,400,000	1,606	Uncompleted	Sub Sale	HDB
SHERWOOD TOWER	Apartment	99 years	April 29, 2011	1,830	1,130,000	618	1980	Resale	HDB
SIGNATURE PARK	Condominium	Freehold	April 29, 2011	1,055	950,000	901	1998	Resale	Private
CAVENDISH PARK	Condominium	99 years	April 29, 2011	1,270	1,295,000	1,020	1996	Resale	Private
THE NEXUS	Condominium	Freehold	April 29, 2011	1,066	1,410,000	1,323	2006	Resale	Private
ROYAL COURT	Apartment	Freehold	April 29, 2011	1,302	1,025,000	787	1998	Resale	Private
District 22									
THE CENTRIS	Apartment	99 years	May 10, 2011	1,238	1,250,000	1,010	2009	Sub Sale	Private
THE LAKESHORE	Condominium	99 years	May 9, 2011	1,109	1,020,000	920	2008	Resale	HDB
PARC OASIS	Condominium	99 years	May 9, 2011	1,227	950,000	774	1994	Resale	HDB
PARC VISTA	Condominium	99 years	May 4, 2011	1,066	830,000	779	1997	Resale	HDB
PARC VISTA	Condominium	99 years	May 3, 2011	1,259	934,000	742	1998	Resale	Private
PARC OASIS	Condominium	99 years	May 3, 2011	1,227	960,000	782	1994	Resale	HDB
CASPIAN	Condominium	99 years	May 3, 2011	463	535,000	1,156	Uncompleted	Sub Sale	HDB
LAKESIDE APARTMENTS	Apartment	99 years	May 3, 2011	1,518	780,000	514	Unknown	Resale	HDB
THE LAKEFRONT RESIDENCES	Condominium	99 years	April 29, 2011	721	975,000	1,352	Uncompleted	New Sale	HDB
THE LAKEFRONT RESIDENCES	Condominium	99 years	April 29, 2011	775	903,000	1,165	Uncompleted	New Sale	HDB
WESTWOOD PARK	Terrace House	99 years	April 29, 2011	1,884	1,360,000	724	1998	Resale	HDB
District 23									
CHESTERVALE	Executive Condominium	99 years	May 10, 2011	1,410	832,000	590	1999	Resale	HDB
HILLVIEW PARK	Condominium	Freehold	May 9, 2011	1,227	998,000	813	1995	Resale	Private
WINDERMERE	Executive Condominium	99 years	May 6, 2011	1,453	888,000	611	1999	Resale	Private
THE MADEIRA	Condominium	99 years	May 6, 2011	1,356	988,000	728	2003	Resale	HDB
HILLVIEW PARK	Condominium	Freehold	May 6, 2011	1,324	1,088,000	822	1995	Resale	HDB
MONTROSA	Condominium	999 years	May 6, 2011	1,195	880,000	737	1999	Resale	Private
HILLVIEW 128	Apartment	999 years	May 6, 2011	969	765,000	790	2002	Resale	Private
TREE HOUSE	Condominium	99 years	May 5, 2011	1,249	1,180,305	945	Uncompleted	Sub Sale	Private
MONTROSA	Condominium	999 years	May 5, 2011	1,206	875,000	726	1999	Resale	Private
PARKVIEW APARTMENTS	Apartment	99 years	May 5, 2011	1,119	813,888	727	1998	Resale	Private
MAYSPRINGS	Apartment	99 years	May 5, 2011	1,302	933,888	717	1998	Resale	HDB
NORTHVALE	Apartment	99 years	May 5, 2011	1,033	730,000	706	1998	Resale	Private

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GUILIN VIEW	Condominium	99 years	May 4, 2011	1,528	1,120,888	733	2000	Resale	Private
GLENDALE PARK	Condominium	Freehold	May 4, 2011	1,249	1,150,000	921	2000	Resale	Private
MERALODGE	Condominium	Freehold	May 4, 2011	1,722	1,400,000	813	1997	Resale	Private
REGENT HEIGHTS	Condominium	99 years	May 4, 2011	1,173	780,000	665	1999	Resale	HDB
MERALODGE	Condominium	Freehold	May 3, 2011	1,776	1,400,000	788	1997	Resale	Private
PARKVIEW APARTMENTS	Apartment	99 years	May 3, 2011	926	705,000	762	1998	Resale	HDB
CENTURY MANSIONS	Apartment	Freehold	May 3, 2011	1,012	762,800	754	1998	Resale	HDB
PARK NATURA	Condominium	Freehold	May 3, 2011	2,314	2,138,000	924	Uncompleted	Sub Sale	Private
PALM GARDENS	Condominium	99 years	April 29, 2011	1,432	920,000	643	2000	Resale	Private
THE WARREN	Condominium	99 years	April 29, 2011	1,475	1,090,000	739	2004	Resale	Private
HILLVIEW REGENCY	Condominium	99 years	April 29, 2011	1,130	930,000	823	2005	Resale	Private
WINDERMERE	Executive Condominium	99 years	April 29, 2011	1,281	856,000	668	1999	Resale	Private
MI CASA	Condominium	99 years	April 29, 2011	1,119	788,000	704	Uncompleted	Sub Sale	HDB
MONTROSA	Condominium	999 years	April 29, 2011	1,152	880,000	764	1999	Resale	HDB
HILLINGTON GREEN	Condominium	999 years	April 29, 2011	1,927	1,700,000	882	2002	Resale	Private
District 25									
NORTHOAKS	Executive Condominium	99 years	May 9, 2011	2,271	1,095,000	482	2000	Resale	Private
CASABLANCA	Condominium	99 years	May 6, 2011	1,119	790,000	706	2005	Resale	Private
WOODSVALE	Executive Condominium	99 years	May 3, 2011	1,313	790,000	602	2000	Resale	Private
WOODSVALE	Executive Condominium	99 years	April 29, 2011	1,292	835,000	646	2000	Resale	Private
ROSEWOOD	Condominium	99 years	April 29, 2011	1,012	735,000	726	2003	Resale	HDB
District 26									
ATELIER VILLAS	Terrace House	Freehold	May 6, 2011	3,240	1,750,000	540	2008	Resale	Private
CASTLE GREEN	Condominium	99 years	May 4, 2011	1,410	970,000	688	1997	Resale	Private
28 MANDAI ROAD	Terrace House	Freehold	May 4, 2011	2,734	2,180,000	796	1997	Resale	HDB
District 27									
EIGHT COURTYARDS	Condominium	99 years	May 6, 2011	1,378	1,103,300	801	Uncompleted	New Sale	Private
SPRINGHILL	Terrace House	99 years	May 6, 2011	3,122	1,300,000	416	2005	Resale	HDB
SELETARIS	Condominium	Freehold	May 5, 2011	1,572	980,000	624	2001	Resale	HDB
EUPHONY GARDENS	Condominium	99 years	May 3, 2011	1,442	960,000	666	2001	Resale	HDB
EIGHT COURTYARDS	Condominium	99 years	April 29, 2011	861	655,350	761	Uncompleted	New Sale	Private
SELETARIS	Condominium	Freehold	April 29, 2011	1,324	926,000	699	2001	Resale	HDB
THE SHAUGHNESSY	Terrace House	99 years	April 29, 2011	3,466	1,515,000	437	2006	Resale	HDB
10A ANDREWS AVENUE	Semi-Detached House	Freehold	April 29, 2011	2,250	1,860,000	827	Unknown	Resale	Private
EIGHT COURTYARDS	Condominium	99 years	April 29, 2011	861	721,650	838	Uncompleted	New Sale	HDB
SPRINGHILL	Terrace House	99 years	April 29, 2011	2,896	1,400,000	484	2005	Resale	Private
District 28									
EATON PARK	Semi-Detached House	Freehold	May 10, 2011	2,174	2,290,000	1,052	1995	Resale	HDB
25 TAMARIND ROAD	Semi-Detached House	Freehold	May 9, 2011	3,854	2,775,000	720	Unknown	Resale	Private
LUXUS HILLS	Terrace House	999 years	May 6, 2011	2,303	2,750,000	1,194	Uncompleted	Sub Sale	Private
H2O RESIDENCES	Condominium	99 years	May 6, 2011	753	733,580	974	Uncompleted	New Sale	HDB
SELETAR HILLS ESTATE	Semi-Detached House	999 years	May 5, 2011	4,812	3,458,890	719	Unknown	Resale	HDB
SELETAR SPRINGS									
CONDOMINIUM	Condominium	99 years	May 5, 2011	1,302	880,000	676	2000	Resale	HDB
SERENITY PARK	Condominium	Freehold	May 4, 2011	1,593	1,120,000	703	1995	Resale	Private
SELETAR HILLS ESTATE	Semi-Detached House	999 years	May 3, 2011	3,143	3,200,000	1,018	1993	Resale	HDB
SELETAR HILLS ESTATE	Semi-Detached House	999 years	May 3, 2011	3,789	3,650,000	963	Unknown	Resale	Private
MIMOSA GARDENS	Semi-Detached House	Freehold	May 3, 2011	3,703	3,600,000	971	2003	Resale	Private
MIMOSA VILLAS	Semi-Detached House	999 years	May 3, 2011	5,081	3,700,000	728	1987	Resale	Private
NIM GARDENS	Condominium	Freehold	April 29, 2011	1,830	1,415,000	773	1986	Resale	Private

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