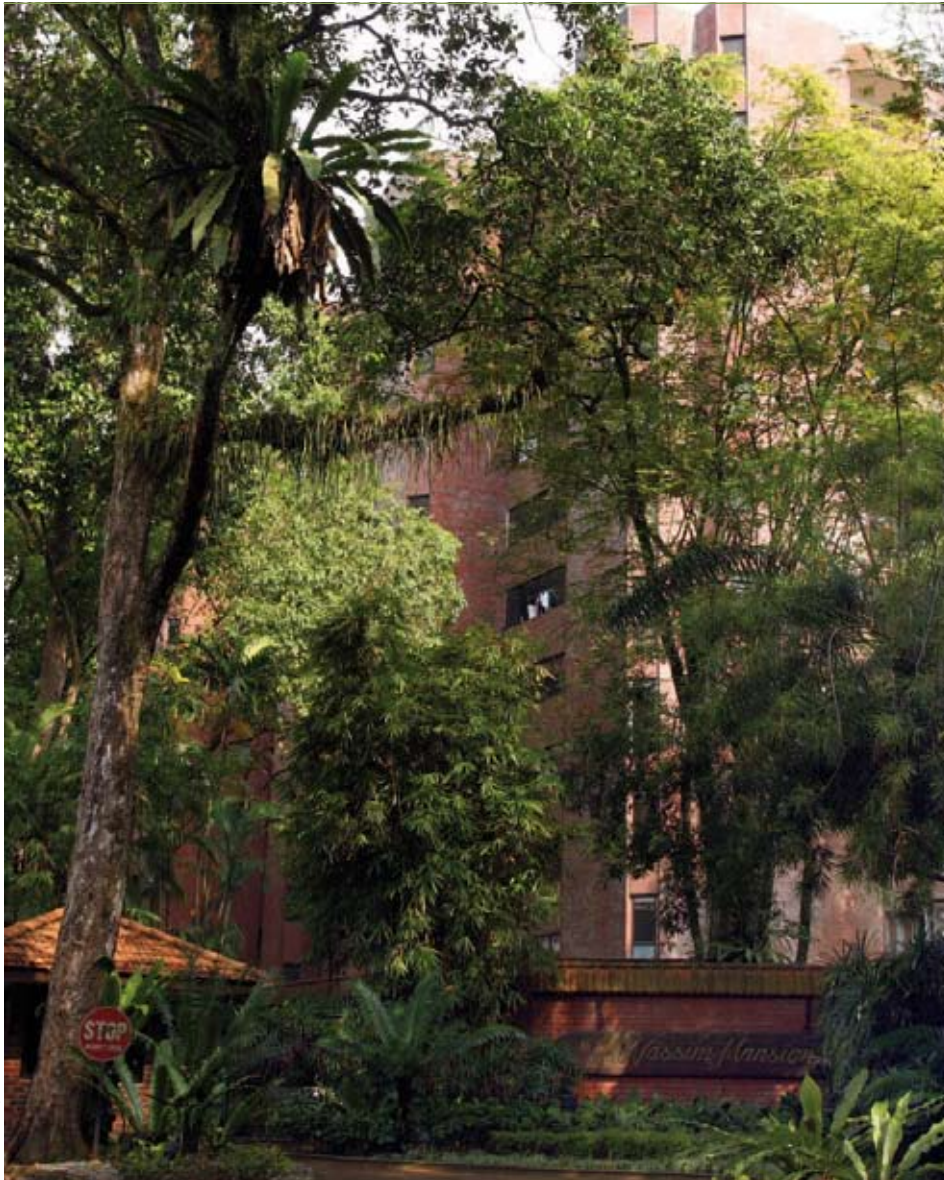


The Edge Singapore Property Transaction Tracker



GWYNETH YEO, THE EDGE SINGAPORE

A 3,477 sq ft second-floor unit at Nassim Mansion was sold for \$7.5 million (\$2,153 psf)

Luxury apartments for \$7 million

In the latest caveats for the week of Aug 28 to Sept 4, there were four transactions for apartments in the \$7 million range, mainly for existing freehold projects in the luxury prime districts of 9 and 10.

One is a 3,477 sq ft second-floor unit at the 32-year-old Nassim Mansion, a luxury freehold 72-unit development on Nassim Hill in a neighbourhood of Good Class Bungalows. It was sold for \$7.5 million

(\$2,157 psf), according to a caveat lodged with URA Realis on Sept 3 (see table). The previous owner had purchased it for \$7.45 million (\$2,143 psf) just two years ago, according to a transaction in May 2007. The owner who had sold him the unit made a 58.5% gain as he had purchased it just a year earlier for \$4.7 million (\$1,352 psf). The seller himself had made a 68% gain as he in turn had purchased it for \$2.8 million (\$805 psf) in September 2001. This



SAMUEL ISAAC CHUA, THE EDGE SINGAPORE

A five-bedroom, high-floor, 4,672 sq ft apartment at St Thomas Suites was sold in a sub-sale for \$7.95 million or \$1,702 psf

apartment has changed hands four times in eight years.

At Ardmore Park, which is still the bellwether for luxury projects, resale prices are once again at the \$2,500 psf level. Most recently, a sixth-floor unit was sold for \$7.2 million (\$2,496 psf). This unit last changed hands in early 2007 for \$6.3 million (\$2,184 psf), thus providing the seller a 13.89% gain in over two years. The first owner bought the project at launch in 1997 for \$5.14 million (\$1,783 psf).

At Grange Residences, a 10th-floor, 2,852 sq ft unit recently sold for \$7 million (\$2,454 psf), giving the previous owner a 37% upside from his initial purchase price of \$5.1 million (\$1,788 psf) in 2006. Prior to that, the unit was purchased from the developer at launch for \$3.59 million (\$1,259 psf) in July 2004. This means the owner made a 42% gain from the sale in just two years.

Meanwhile, the St Thomas Suites twin tower, a 176-unit luxury condo at the top of St Thomas Walk off River Valley Road, is expected to receive its temporary occupation permit by end-2010. Developer Frasers Centrepoint Ltd launched the condo in early 2007 and it was fully sold within a few months. A 29th-floor, five bedroom 4,672 sq ft unit was sold in a sub-sale for \$7.95 million (\$1,702 psf) at end-August. However, this was 17.6% below the initial price, as according to a caveat lodged in April 2007, the previous owner had purchased the apartment at launch for \$9.1 million (\$1,949 psf). **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									
EMERALD GARDEN	Condominium	999 years	Sept 3, 2009	807	\$1,170,000	\$1,449	1999	Resale	Private
MARINA BAY RESIDENCES	Condominium	99 years	Sept 1, 2009	710	\$1,597,500	\$2,249	Uncompleted	Sub Sale	Private
EMERALD GARDEN	Condominium	999 years	Sept 1, 2009	969	\$1,180,000	\$1,218	1999	Resale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	Aug 31, 2009	689	\$1,653,600	\$2,400	2008	Resale	Private
District 2									
ICON	Apartment	99 years	Sept 4, 2009	700	\$1,038,000	\$1,484	2007	Sub Sale	Private
ICON	Apartment	99 years	Sept 3, 2009	732	\$1,008,000	\$1,377	2007	Sub Sale	Private
INTERNATIONAL PLAZA	Apartment	99 years	Sept 2, 2009	1,033	\$850,000	\$823	1976	Resale	Private
ICON	Apartment	99 years	Aug 31, 2009	657	\$985,000	\$1,500	2007	Sub Sale	HDB
ICON	Apartment	99 years	Aug 31, 2009	581	\$935,000	\$1,609	2007	Sub Sale	HDB
THE ARRIS	Apartment	Freehold	Aug 31, 2009	980	\$1,290,000	\$1,317	2002	Resale	Private
ICON	Apartment	99 years	Aug 28, 2009	915	\$1,350,000	\$1,476	2007	Sub Sale	Private
ICON	Apartment	99 years	Aug 28, 2009	570	\$875,000	\$1,534	2007	Sub Sale	Private
District 3									
DOMAIN 21	Condominium	99 years	Sept 4, 2009	926	\$1,018,000	\$1,100	2007	Resale	Private
ALESSANDREA	Apartment	Freehold	Sept 3, 2009	1,098	\$1,100,000	\$1,002	2003	Resale	HDB
TANGLIN VIEW	Condominium	99 years	Sept 1, 2009	1,141	\$1,200,000	\$1,052	2001	Resale	HDB
MERAPRIME	Condominium	99 years	Sept 1, 2009	1,098	\$1,165,000	\$1,061	2006	Resale	HDB
QUEENS	Condominium	99 years	Sept 1, 2009	1,195	\$1,100,000	\$921	2002	Resale	Private
ASCENTIA SKY	Condominium	99 years	Aug 28, 2009	958	\$1,304,800	\$1,362	Uncompleted	New Sale	Private
DOMAIN 21	Condominium	99 years	Aug 28, 2009	926	\$1,050,000	\$1,134	2007	Resale	Private
THE METROPOLITAN CONDO	Condominium	99 years	Aug 28, 2009	1,432	\$1,490,000	\$1,041	Uncompleted	Sub Sale	HDB
District 4									
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,227	\$1,717,800	\$1,400	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,227	\$1,558,290	\$1,270	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,210,015	\$1,354	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,210,015	\$1,354	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,335	\$1,748,850	\$1,310	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,356	\$1,884,840	\$1,390	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,214,480	\$1,359	2004	Resale	HDB
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,214,480	\$1,359	2004	Resale	HDB
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 3, 2009	904	\$1,247,520	\$1,380	2004	Resale	HDB
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 3, 2009	893	\$1,223,410	\$1,369	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 3, 2009	1,119	\$1,286,850	\$1,150	2004	Resale	Private
THE COAST AT SENTOSA COVE	Condominium	99 years	Sept 2, 2009	2,820	\$5,499,000	\$1,950	2009	Sub Sale	Private
THE COAST AT SENTOSA COVE	Condominium	99 years	Sept 2, 2009	2,077	\$4,050,150	\$1,950	2009	Sub Sale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 1, 2009	1,249	\$1,636,190	\$1,310	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 1, 2009	893	\$1,223,410	\$1,369	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Aug 31, 2009	1,335	\$1,735,500	\$1,300	2004	Resale	Private
273 OCEAN DRIVE	Detached House	99 years	Aug 31, 2009	7,685	\$10,200,000	\$1,326	Uncompleted	New Sale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Aug 31, 2009	1,206	\$1,483,380	\$1,230	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Aug 31, 2009	893	\$1,241,270	\$1,389	2004	Resale	HDB
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Aug 28, 2009	1,561	\$1,900,000	\$1,217	2004	Resale	Private
THE BERTHSIDE	Terrace House	99 years	Aug 28, 2009	2,530	\$5,600,000	\$2,213	2006	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Aug 28, 2009	840	\$1,150,800	\$1,371	2004	Resale	Private
District 5									
WEST BAY CONDO	Condominium	99 years	Sept 4, 2009	1,216	\$750,000	\$617	1993	Resale	HDB
PARC REGENCY	Apartment	Freehold	Sept 4, 2009	1,356	\$940,000	\$693	2002	Resale	HDB
ONE-NORTH RESIDENCES	Apartment	99 years	Sept 3, 2009	958	\$988,000	\$1,031	2009	Sub Sale	Private

The Central



- Connected Office @ The Central
- Good-quality office space
- Strategically located, direct link to Clarke Quay MRT
- Part of integrated commercial and retail development
- Array of amenities
- Column-free units
- Full-height, wall-to-wall glass windows

Kimberly Seow
9768 4183 / 6415 3655
KSeow@savills.com.sg

Wisma Atria



- Above Orchard MRT station
- Direct and sheltered link from MRT station
- Good corporate image
- Unblocked views and bright interiors
- Raised flooring
- 900 - 4,000 sq ft of efficient space
- Units with floor-trap available

Jann Ng
9695 0612 / 6415 3632
JNg@savills.com.sg

Ngee Ann City



- Direct link to Orchard MRT station
- Grade A building
- Convenient access to amenities within the development
- Raised flooring
- 950 - 2,700 sq ft
- Units with floor-trap available

Jann Ng
9695 0612 / 6415 3632
JNg@savills.com.sg

savills
第一太平戴維斯

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
ONE-NORTH RESIDENCES	Apartment	99 years	Sept 3, 2009	614	\$730,000	\$1,190	2009	Sub Sale	Private
MONTEREY PARK CONDO	Condominium	999 years	Sept 3, 2009	2,357	\$1,380,000	\$585	2005	Resale	Private
CARABELLE	Condominium	956 years	Sept 3, 2009	883	\$770,000	\$872	2009	Sub Sale	HDB
BOTANNIA	Condominium	956 years	Sept 2, 2009	1,259	\$1,007,200	\$800	2009	Sub Sale	Private
CARABELLE	Condominium	956 years	Sept 2, 2009	1,389	\$1,190,000	\$857	2009	Sub Sale	Private
BOTANNIA	Condominium	956 years	Sept 2, 2009	1,216	\$1,070,080	\$880	2009	Sub Sale	HDB
VARSITY PARK CONDO	Condominium	99 years	Sept 2, 2009	2,293	\$1,620,000	\$707	2008	Resale	Private
WEST BAY CONDO	Condominium	99 years	Sept 2, 2009	1,227	\$700,000	\$570	1994	Resale	Private
WEST BAY CONDO	Condominium	99 years	Aug 31, 2009	1,227	\$680,000	\$554	1993	Resale	Private
JUBILEE RESIDENCE	Apartment	Freehold	Aug 31, 2009	495	\$560,000	\$1,131	2008	Resale	Private
ONE-NORTH RESIDENCES	Apartment	99 years	Aug 31, 2009	614	\$760,000	\$1,239	2009	Sub Sale	HDB
CARABELLE	Condominium	956 years	Aug 31, 2009	1,259	\$965,000	\$766	2009	Sub Sale	Private
CARABELLE	Condominium	956 years	Aug 31, 2009	1,604	\$1,280,000	\$798	2009 S	Sub Sale	Private
THE PEAK@BALMEG	Condominium	Freehold	Aug 31, 2009	1,755	\$1,887,000	\$1,076	Uncompleted	New Sale	Private
VENTANA	Apartment	Freehold	Aug 28, 2009	1,270	\$1,100,000	\$866	2003	Resale	HDB
VARSITY PARK CONDO	Condominium	99 years	Aug 28, 2009	2,153	\$1,575,000	\$732	2008	Resale	Private
THE ESTIVA	Apartment	Freehold	Aug 28, 2009	980	\$790,000	\$807	2008	Resale	HDB
17A NEO PEE TECK LANE	Terrace House	Freehold	Aug 28, 2009	1,722	\$1,620,000	\$940	1977	Resale	Private
DOVER PARKVIEW	Condominium	99 years	Aug 28, 2009	936	\$750,000	\$801	1997	Resale	Private
BOTANNIA	Condominium	956 years	Aug 28, 2009	1,593	\$1,348,000	\$846	2009	Sub Sale	Private
VENTANA	Apartment	Freehold	Aug 28, 2009	1,313	\$1,250,000	\$952	2003	Resale	Private
District 6									
ONE NORTH BRIDGE	Apartment	99 years	Sept 4, 2009	560	\$672,000	\$1,201	2005	Resale	Private
District 7									
BURLINGTON SQUARE	Apartment	99 years	Sept 4, 2009	829	\$810,000	\$977	1998	Resale	Private
THE PLAZA	Apartment	99 years	Sept 4, 2009	807	\$725,000	\$898	1979	Resale	Private
District 8									
D'CAMBRIDGE	Apartment	Freehold	Sept 4, 2009	1,152	\$932,000	\$809	2006	Resale	Private
CITYLIGHTS	Condominium	99 years	Sept 4, 2009	570	\$748,000	\$1,311	2007	Resale	Private
MERA SPRINGS	Condominium	Freehold	Aug 28, 2009	1,044	\$1,045,000	\$1,001	2008	Resale	HDB
D'CAMBRIDGE	Apartment	Freehold	Aug 28, 2009	1,292	\$1,050,000	\$813	2006	Resale	Private
KERRISDALE	Condominium	99 years	Aug 28, 2009	1,259	\$920,000	\$731	2005	Resale	Private
District 9									
SCOTTS 28	Condominium	Freehold	Sept 4, 2009	1,733	\$3,250,000	\$1,875	1998	Resale	Private
THE SUITES AT CENTRAL	Condominium	Freehold	Sept 4, 2009	1,701	\$3,402,000	\$2,000	2009	Sub Sale	Private
THE TRILLIUM	Condominium	Freehold	Sept 4, 2009	2,217	\$3,591,540	\$1,620	Uncompleted	Sub Sale	Private
RHAPSODY ON									
MOUNT ELIZABETH	Apartment	Freehold	Sept 3, 2009	1,066	\$2,160,000	\$2,027	Uncompleted	Sub Sale	Private
SOPHIA RESIDENCE	Condominium	Freehold	Sept 3, 2009	1,453	\$2,185,920	\$1,504	Uncompleted	New Sale	Private
THE LIGHT @ CAIRNHILL	Condominium	Freehold	Sept 3, 2009	1,722	\$3,142,650	\$1,825	Unknown	Resale	Private
MIRAGE TOWER	Condominium	Freehold	Sept 1, 2009	570	\$750,000	\$1,315	1996	Resale	Private
MARTIN PLACE RESIDENCES	Condominium	Freehold	Sept 1, 2009	1,722	\$2,920,000	\$1,695	Uncompleted	New Sale	Private
HORIZON TOWER	Condominium	99 years	Sept 1, 2009	2,583	\$2,550,000	\$987	1984	Resale	Private
THE TATE RESIDENCES	Condominium	Freehold	Aug 31, 2009	2,196	\$5,709,600	\$2,600	Uncompleted	Sub Sale	Private
ST THOMAS SUITES	Condominium	Freehold	Aug 31, 2009	4,672	\$7,950,000	\$1,702	Uncompleted	Sub Sale	Private
ATTITUDE AT KIM YAM	Apartment	999 years	Aug 31, 2009	366	\$525,000	\$1,435	Uncompleted	Sub Sale	HDB
HORIZON TOWER	Condominium	99 years	Aug 31, 2009	4,822	\$4,700,000	\$975	1984	Resale	Private
THE INSPIRA	Condominium	Freehold	Aug 31, 2009	936	\$1,333,800	\$1,424	Uncompleted	Sub Sale	HDB
URBANA	Condominium	Freehold	Aug 31, 2009	1,475	\$2,080,000	\$1,410	2007	Resale	Private
BELLE VUE RESIDENCES	Condominium	Freehold	Aug 31, 2009	2,002	\$3,656,100	\$1,826	Uncompleted	New Sale	Private
ASPEN HEIGHTS	Condominium	999 years	Aug 28, 2009	1,324	\$1,535,840	\$1,160	1998	Resale	HDB
LEONIE STUDIO	Apartment	99 years	Aug 28, 2009	926	\$1,350,000	\$1,458	2006	Resale	HDB
BELLE VUE RESIDENCES	Condominium	Freehold	Aug 28, 2009	2,045	\$3,814,500	\$1,865	Uncompleted	New Sale	Private
ASPEN HEIGHTS	Condominium	999 years	Aug 28, 2009	1,130	\$1,425,000	\$1,261	1998	Resale	HDB
KIM YAM HEIGHTS	Condominium	Freehold	Aug 28, 2009	1,238	\$1,300,000	\$1,050	1999	Resale	HDB
WATERMARK									
ROBERTSON QUAY	Apartment	Freehold	Aug 28, 2009	872	\$1,120,000	\$1,285	2008	Resale	Private
UE SQUARE	Apartment	929 years	Aug 28, 2009	506	\$680,000	\$1,344	1997	Resale	HDB
ASPEN HEIGHTS	Condominium	999 years	Aug 28, 2009	1,324	\$1,585,000	\$1,197	1998	Resale	Private
RIVERSHIRE	Apartment	Freehold	Aug 28, 2009	1,690	\$1,835,000	\$1,086	1991	Resale	Private
District 10									
MADISON RESIDENCES	Condominium	Freehold	Sept 4, 2009	3,218	\$5,615,517	\$1,745	Uncompleted	New Sale	Private
THE EQUATORIAL	Condominium	Freehold	Sept 4, 2009	1,249	\$1,500,000	\$1,201	2001	Resale	Private
MADISON RESIDENCES	Condominium	Freehold	Sept 3, 2009	1,776	\$3,006,524	\$1,693	Uncompleted	New Sale	Private
NASSIM MANSION	Apartment	Freehold	Sept 3, 2009	3,477	\$7,500,000	\$2,157	1977	Resale	Private
DUCHESS GARDEN	Semi-Detached House	999 years	Sept 3, 2009	3,724	\$4,200,000	\$1,129	1975	Resale	Private
MADISON RESIDENCES	Condominium	Freehold	Sept 3, 2009	1,464	\$2,476,309	\$1,692	Uncompleted	New Sale	Private
GRANGE RESIDENCES	Condominium	Freehold	Sept 2, 2009	2,852	\$7,000,000	\$2,454	2004	Resale	Private
PINEWOOD GARDENS	Condominium	Freehold	Sept 2, 2009	1,227	\$1,250,000	\$1,019	1990	Resale	Private
LIEN TOWERS	Apartment	Freehold	Sept 2, 2009	5,048	\$5,200,000	\$1,030	Unknown	Resale	Private
LUSH ON HOLLAND HILL	Condominium	Freehold	Sept 2, 2009	1,281	\$1,958,000	\$1,529	Uncompleted	New Sale	HDB

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
FIFTH AVENUE CONDO	Condominium	Freehold	Sept 2, 2009	1,636	\$2,100,000	\$1,284	1998	Resale	Private
GARLICK VILLE	Terrace House	Freehold	Sept 2, 2009	2,164	\$2,650,000	\$1,227	1996	Resale	Private
VILLA AZURA	Condominium	Freehold	Sept 2, 2009	2,121	\$1,995,000	\$941	1999	Resale	Private
TANGLIN RESIDENCES	Condominium	Freehold	Sept 1, 2009	2,131	\$4,399,999	\$2,064	2005	Resale	Private
HOLT RESIDENCES	Apartment	Freehold	Sept 1, 2009	2,056	\$2,550,000	\$1,240	2000	Resale	Private
STUDIO 3	Apartment	Freehold	Sept 1, 2009	883	\$978,000	\$1,108	2005	Resale	Private
PINETREE CONDO	Condominium	Freehold	Sept 1, 2009	1,195	\$1,487,775	\$1,245	1996	Resale	Private
VALLEY PARK	Condominium	999 years	Aug 31, 2009	1,550	\$1,810,000	\$1,168	1997	Resale	Private
VIZ AT HOLLAND	Condominium	Freehold	Aug 31, 2009	861	\$1,150,000	\$1,335	2008	Resale	HDB
THE LEVELZ	Condominium	Freehold	Aug 31, 2009	786	\$990,000	\$1,260	2004	Resale	Private
26 NAMLY PLACE	Semi-Detached House	Freehold	Aug 31, 2009	3,810	\$4,330,000	\$1,136	Unknown	Resale	Private
THE FORD @ HOLLAND	Condominium	Freehold	Aug 28, 2009	506	\$785,000	\$1,552	2009	Sub Sale	HDB
THE BALMORAL SPRING	Apartment	Freehold	Aug 28, 2009	1,119	\$1,480,000	\$1,322	2000	Resale	HDB
ORANGE GROVE RESIDENCES	Condominium	Freehold	Aug 28, 2009	2,390	\$5,100,000	\$2,134	2009	New Sale	Private
DUCHESS MANOR	Condominium	999 years	Aug 28, 2009	1,066	\$1,328,000	\$1,246	2005	Resale	Private
WATERFALL GARDENS	Condominium	Freehold	Aug 28, 2009	2,196	\$3,337,920	\$1,520	Uncompleted	Sub Sale	Private
ONE JERVOIS	Condominium	Freehold	Aug 28, 2009	1,496	\$1,950,000	\$1,303	Uncompleted	Sub Sale	Private
11 ALLAMANDA GROVE	Detached House	Freehold	Aug 28, 2009	4,521	\$5,900,000	\$1,305	2006	Resale	Private
REGENCY PARK	Condominium	Freehold	Aug 28, 2009	3,649	\$5,838,400	\$1,600	1990	Resale	Private
RIDGEWOOD	Condominium	999 years	Aug 28, 2009	1,206	\$1,100,000	\$912	1981	Resale	Private
ONE JERVOIS	Condominium	Freehold	Aug 28, 2009	1,292	\$1,653,760	\$1,280	Uncompleted	Sub Sale	Private
District 11									
AMARYLLIS VILLE	Condominium	99 years	Sept 4, 2009	1,238	\$1,423,700	\$1,150	2004	Resale	Private
THE AXIS	Apartment	Freehold	Sept 3, 2009	398	\$488,000	\$1,225	Uncompleted	Sub Sale	Private
PASADENA	Apartment	Freehold	Sept 3, 2009	1,496	\$1,300,000	\$869	2002	Resale	Private
PAVILION 11	Condominium	Freehold	Sept 3, 2009	958	\$1,149,600	\$1,200	2009	Sub Sale	HDB
THE ANSLEY	Condominium	Freehold	Sept 1, 2009	1,281	\$1,480,000	\$1,155	2004	Resale	Private
VIVA	Condominium	Freehold	Sept 1, 2009	1,959	\$2,981,700	\$1,522	Uncompleted	New Sale	Private
MONTEBLEU	Condominium	Freehold	Aug 31, 2009	850	\$952,000	\$1,120	Uncompleted	Sub Sale	Private
SOLEIL @ SINARAN	Condominium	99 years	Aug 31, 2009	1,098	\$1,370,000	\$1,248	Uncompleted	Sub Sale	Private
WATTEN RESIDENCES	Semi-Detached House	Freehold	Aug 31, 2009	5,597	\$3,745,000	\$669	Uncompleted	Sub Sale	Private
MONTEBLEU	Condominium	Freehold	Aug 28, 2009	850	\$1,180,000	\$1,388	Uncompleted	Sub Sale	HDB
ROCHELLE AT NEWTON	Condominium	99 years	Aug 28, 2009	2,164	\$1,850,000	\$855	Uncompleted	New Sale	Private
VIVA	Condominium	Freehold	Aug 28, 2009	1,044	\$1,770,720	\$1,696	Uncompleted	New Sale	Private
VIVA	Condominium	Freehold	Aug 28, 2009	1,528	\$2,455,200	\$1,606	Uncompleted	New Sale	Private
ROCHELLE AT NEWTON	Condominium	99 years	Aug 28, 2009	1,012	\$1,165,220	\$1,152	Uncompleted	New Sale	Private
ROCHELLE AT NEWTON	Condominium	99 years	Aug 28, 2009	1,012	\$1,231,000	\$1,217	Uncompleted	New Sale	Private
ROCHELLE AT NEWTON	Condominium	99 years	Aug 28, 2009	1,012	\$1,197,000	\$1,183	Uncompleted	New Sale	HDB
ROCHELLE AT NEWTON	Condominium	99 years	Aug 28, 2009	1,356	\$1,510,000	\$1,113	Uncompleted	New Sale	Private
16 JOAN ROAD	Detached House	Freehold	Aug 28, 2009	27,125	\$13,300,000	\$490	Unknown	Resale	Private
District 12									
CHELSEA GROVE	Apartment	Freehold	Sept 3, 2009	947	\$675,000	\$713	2007	Sub Sale	Private
ECOVILLE	Apartment	Freehold	Sept 3, 2009	1,184	\$940,000	\$794	2008	Resale	HDB
CITY REGENCY	Apartment	Freehold	Sept 3, 2009	850	\$660,000	\$776	Uncompleted	Sub Sale	Private
AVA TOWERS	Apartment	Freehold	Sept 3, 2009	1,173	\$770,000	\$656	1993	Resale	HDB
CITY REGENCY	Apartment	Freehold	Sept 1, 2009	990	\$725,000	\$732	Uncompleted	Sub Sale	HDB
THE ABERDEEN	Condominium	Freehold	Aug 31, 2009	1,765	\$916,000	\$519	1997	Resale	HDB
OLEANDER TOWERS	Apartment	99 years	Aug 31, 2009	1,152	\$828,000	\$719	1998	Resale	HDB
BALESTIER POINT	Apartment	Freehold	Aug 31, 2009	1,152	\$725,000	\$629	1986	Resale	Private
PARC HAVEN	Apartment	Freehold	Aug 31, 2009	1,259	\$920,000	\$731	2004	Resale	HDB



“How much did that condo in Orchard Road sell for again?”

Download your pdf guide to apartment and condo transactions from: www.theedgesingapore.com



PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
KINGSLEY MANSION	Apartment	Freehold	Aug 28, 2009	1,356	\$860,000	\$634	1987	Resale	Private
BALESTIER POINT	Apartment	Freehold	Aug 28, 2009	1,152	\$698,000	\$606	1986	Resale	HDB
THE CENTRIO	Apartment	Freehold	Aug 28, 2009	614	\$715,000	\$1,165	Uncompleted	Sub Sale	HDB
District 13									
10A CARMICHAEL ROAD	Detached House	Freehold	Sept 4, 2009	5,802	\$3,885,000	\$670	1997	Resale	Private
EURO-ASIA PARK	Condominium	Freehold	Sept 2, 2009	893	\$620,000	\$694	1996	Resale	HDB
SOMMERVILLE REGENCY	Terrace House	Freehold	Sept 1, 2009	2,530	\$1,600,000	\$633	2007	Resale	HDB
PARC MONDRIAN	Apartment	Freehold	Aug 28, 2009	936	\$790,000	\$844	Uncompleted	Sub Sale	HDB
DAISY PETALS	Terrace House	Freehold	Aug 28, 2009	2,282	\$1,300,000	\$570	2008	New Sale	Private
SOMMERVILLE REGENCY	Terrace House	Freehold	Aug 28, 2009	2,486	\$1,523,000	\$613	2007	Resale	Private
District 14									
THE HELICONIA	Condominium	Freehold	Sept 4, 2009	2,239	\$1,250,000	\$558	2003	Resale	Private
26A LORONG MARZUKI	Terrace House	Freehold	Sept 4, 2009	2,357	\$1,500,000	\$635	1990	Resale	Private
SIMS DORADO	Apartment	Freehold	Sept 4, 2009	861	\$588,000	\$683	2008	Sub Sale	HDB
53 LORONG 8 GEYLANG	Apartment	999 years	Sept 4, 2009	1,378	\$670,000	\$486	Unknown	Resale	Private
132 JALAN SENANG	Semi-Detached House	Freehold	Sept 2, 2009	5,543	\$2,300,000	\$415	Unknown	Resale	HDB
76L LORONG MARZUKI	Semi-Detached House	Freehold	Sept 1, 2009	2,368	\$2,450,000	\$1,035	2008	Resale	Private
SIMS GREEN	Apartment	99 years	Sept 1, 2009	1,238	\$650,000	\$525	2003	Resale	HDB
36 LORONG KEMBANGAN	Terrace House	Freehold	Sept 1, 2009	1,884	\$1,450,000	\$772	1998	Resale	HDB
SINGA COURT	Apartment	Freehold	Sept 1, 2009	1,894	\$770,000	\$406	1985	Resale	HDB
10 JALAN YASIN	Semi-Detached House	Freehold	Aug 31, 2009	5,221	\$3,350,000	\$642	Unknown	Resale	Private
ASTON MANSIONS	Apartment	99 years	Aug 31, 2009	1,163	\$688,000	\$592	1998	Resale	HDB
CITY PLAZA	Apartment	Freehold	Aug 31, 2009	915	\$650,000	\$710	1981	Resale	Private
DELIGHT COURT	Apartment	Freehold	Aug 28, 2009	1,163	\$570,000	\$490	1991	Resale	Private
CHEN FANG MANSIONS	Apartment	Freehold	Aug 28, 2009	936	\$560,000	\$598	1997	Resale	Private
D'HERITAGE CASTLE	Apartment	Freehold	Aug 28, 2009	1,173	\$813,000	\$693	2003	Resale	Private
ASTORIA PARK	Condominium	99 years	Aug 28, 2009	850	\$670,000	\$788	1995	Resale	HDB
THE WATERINA	Apartment	Freehold	Aug 28, 2009	1,066	\$788,000	\$739	2005	Resale	HDB
THE WATERINA	Apartment	Freehold	Aug 28, 2009	1,302	\$880,000	\$676	2005	Resale	HDB
District 15									
69A JOO CHIAT PLACE	Apartment	Freehold	Sept 4, 2009	1,442	\$643,000	\$446	1977	Resale	HDB
THE MINT RESIDENCES	Apartment	Freehold	Sept 4, 2009	1,130	\$900,000	\$796	2009	Sub Sale	Private
THE MAKENA	Condominium	Freehold	Sept 4, 2009	1,292	\$1,515,000	\$1,173	1998	Resale	Private
RIVEREDGE	Condominium	99 years	Sept 4, 2009	1,410	\$1,250,000	\$886	2008	Resale	Private
WATER PLACE	Condominium	99 years	Sept 3, 2009	1,216	\$1,380,000	\$1,135	2004	Resale	Private
TIERRA VUE	Condominium	Freehold	Sept 3, 2009	1,528	\$1,350,000	\$883	2009	Sub Sale	HDB
THE BECCAGAYLE	Apartment	Freehold	Sept 3, 2009	1,356	\$970,000	\$715	2005	Resale	HDB
84 LIM AH WOO ROAD	Semi-Detached House	Freehold	Sept 3, 2009	3,724	\$2,450,000	\$658	Unknown	Resale	HDB
TANJONG RIA CONDO	Condominium	99 years	Sept 3, 2009	1,378	\$1,188,888	\$863	1997	Resale	HDB
CRYSTAL RHU	Apartment	Freehold	Sept 3, 2009	1,281	\$1,330,000	\$1,038	1999	Resale	HDB
THE WATERSIDE	Condominium	Freehold	Sept 3, 2009	2,142	\$2,142,000	\$1,000	1992	Resale	Private
COSTA RHU	Condominium	99 years	Sept 3, 2009	1,647	\$1,600,000	\$972	1997	Resale	Private
COSTA RHU	Condominium	99 years	Sept 3, 2009	1,399	\$1,329,050	\$950	1997	Resale	Private
SPRING @ KATONG	Apartment	Freehold	Sept 3, 2009	1,679	\$1,120,000	\$667	2006	Resale	HDB
398A JOO CHIAT ROAD	Apartment	Freehold	Sept 3, 2009	1,550	\$850,000	\$548	Unknown	Resale	Private
THE MEDLEY	Apartment	Freehold	Sept 3, 2009	893	\$790,000	\$884	2009	Sub Sale	Private
270A JOO CHIAT PLACE	Detached House	Freehold	Sept 2, 2009	10,592	\$6,500,000	\$613	1969	Resale	Private
THE GLACIER	Apartment	Freehold	Sept 2, 2009	1,335	\$900,000	\$674	2004	Resale	Private
THE BELVEDERE	Condominium	Freehold	Sept 2, 2009	1,238	\$1,857,000	\$1,500	2007	Resale	Private
266 TEMBELING ROAD	Terrace House	Freehold	Sept 2, 2009	1,238	\$1,950,000	\$1,579	1931	Resale	HDB
OVADA 8	Apartment	Freehold	Sept 1, 2009	1,518	\$850,000	\$560	2001	Resale	Private
COSTA RHU	Condominium	99 years	Sept 1, 2009	1,776	\$1,598,400	\$900	1997	Resale	Private
AMBER POINT	Condominium	Freehold	Aug 31, 2009	1,690	\$1,723,800	\$1,020	1991	Resale	Private
TEMBELING GROVE	Apartment	Freehold	Aug 31, 2009	1,356	\$850,000	\$627	1993	Resale	Private
35E EVERITT ROAD	Terrace House	Freehold	Aug 31, 2009	1,787	\$1,350,000	\$754	1993	Resale	HDB
5A AVON ROAD	Detached House	Freehold	Aug 31, 2009	5,490	\$4,850,000	\$884	1997	Resale	Private
SANCTUARY GREEN	Condominium	99 years	Aug 31, 2009	1,270	\$1,080,000	\$850	2004	Resale	Private
MANDARIN GARDEN CONDO	Condominium	99 years	Aug 31, 2009	1,572	\$1,257,600	\$800	1984	Resale	Private
TIERRA VUE	Condominium	Freehold	Aug 31, 2009	2,056	\$1,800,000	\$876	2009	Sub Sale	Private
TIERRA VUE	Condominium	Freehold	Aug 31, 2009	1,528	\$1,600,000	\$1,047	2009	Sub Sale	HDB
161 TEMBELING ROAD	Terrace House	Freehold	Aug 31, 2009	1,464	\$2,850,000	\$1,950	Unknown	Resale	Private
EAST PALM	Apartment	Freehold	Aug 31, 2009	1,001	\$932,000	\$931	2004	Resale	Private
FRANKEL ESTATE	Semi-Detached House	Freehold	Aug 28, 2009	5,543	\$4,800,000	\$866	Unknown	Resale	Private
337C JOO CHIAT ROAD	Apartment	9999 years	Aug 28, 2009	1,033	\$413,000	\$400	1963	Resale	HDB
MANDARIN GARDEN CONDO	Condominium	99 years	Aug 28, 2009	1,001	\$760,000	\$759	1986	Resale	HDB
94 CEYLON ROAD	Detached House	Freehold	Aug 28, 2009	7,470	\$4,900,000	\$656	Unknown	Resale	Private
SANCTUARY GREEN	Condominium	99 years	Aug 28, 2009	1,711	\$1,605,000	\$938	2003	Resale	Private
VILLA MARINA	Condominium	99 years	Aug 28, 2009	1,464	\$860,000	\$587	1999	Resale	Private
FRANKEL ESTATE	Semi-Detached House	Freehold	Aug 28, 2009	4,176	\$3,600,000	\$861	1998	Resale	Private
WATER PLACE	Condominium	99 years	Aug 28, 2009	1,216	\$1,200,000	\$987	2004	Resale	Private
12S EAST COAST ROAD	Terrace House	Freehold	Aug 28, 2009	1,830	\$1,600,000	\$877	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
30 MUGLSTON ROAD	Terrace House	Freehold	Aug 28, 2009	1,615	\$1,450,000	\$899	1997	Resale	Private
THE BELVEDERE	Condominium	Freehold	Aug 28, 2009	1,238	\$1,731,962	\$1,399	2007	Resale	Private
TIERRA VUE	Condominium	Freehold	Aug 28, 2009	947	\$990,000	\$1,045	2009	Sub Sale	HDB
BUTTERWORTH 8	Condominium	Freehold	Aug 28, 2009	1,313	\$1,083,225	\$825	2004	Resale	HDB
VERSILIA ON HAIG	Condominium	Freehold	Aug 28, 2009	2,217	\$1,817,940	\$820	Uncompleted	New Sale	Private
District 16									
RIVIERA RESIDENCES	Condominium	Freehold	Sept 4, 2009	786	\$780,000	\$993	2007	Resale	HDB
STRATFORD COURT	Condominium	99 years	Sept 3, 2009	1,916	\$1,010,000	\$527	1998	Resale	Private
THE BAYSHORE	Condominium	99 years	Sept 3, 2009	1,001	\$725,000	\$724	1997	Resale	HDB
BAYWATER	Condominium	99 years	Sept 3, 2009	1,518	\$960,000	\$633	2006	Resale	Private
CHANGI GREEN	Condominium	Freehold	Sept 2, 2009	1,055	\$650,000	\$616	1998	Resale	HDB
LANDBAY CONDO	Condominium	Freehold	Sept 2, 2009	980	\$840,000	\$858	1996	Resale	Private
THE SUMMIT	Condominium	Freehold	Sept 2, 2009	1,528	\$1,150,000	\$752	1991	Resale	Private
CHANGI GREEN	Condominium	Freehold	Sept 2, 2009	1,216	\$720,000	\$592	1998	Resale	Private
COSTA DEL SOL	Condominium	99 years	Sept 1, 2009	1,755	\$1,880,000	\$1,072	2003	Resale	Private
EAST MEADOWS	Condominium	99 years	Sept 1, 2009	1,356	\$912,000	\$672	2002	Resale	HDB
COUNTRY PARK CONDO	Condominium	Freehold	Aug 31, 2009	1,518	\$1,200,000	\$791	2003	Resale	Private
CASA MERAH	Apartment	99 years	Aug 31, 2009	1,346	\$1,100,000	\$818	2009	New Sale	Private
TANAMERA CREST	Condominium	99 years	Aug 31, 2009	861	\$616,000	\$715	2004	Resale	HDB
THE CLEARWATER	Condominium	99 years	Aug 31, 2009	1,905	\$1,085,000	\$569	2001	Resale	Private
APOLLO GARDENS	Semi-Detached House	Freehold	Aug 31, 2009	3,649	\$2,038,000	\$558	1984	Resale	Private
OPTIMA @ TANAH MERAH	Condominium	99 years	Aug 31, 2009	969	\$851,100	\$879	Uncompleted	New Sale	Private
AQUARIUS BY THE PARK	Condominium	99 years	Aug 31, 2009	893	\$590,000	\$660	2000	Resale	HDB
BEDOK RIA	Terrace House	Freehold	Aug 31, 2009	2,379	\$1,650,000	\$694	1990	Resale	HDB
KEW VALE	Terrace House	99 years	Aug 31, 2009	1,679	\$1,280,000	\$762	1996	Resale	HDB
PALMWOODS	Condominium	99 years	Aug 31, 2009	915	\$592,000	\$647	1999	Resale	Private
OPTIMA @ TANAH MERAH	Condominium	99 years	Aug 31, 2009	1,055	\$900,700	\$854	Uncompleted	New Sale	Private
BAYSHORE PARK	Condominium	99 years	Aug 31, 2009	1,173	\$880,000	\$750	1986	Resale	Private
CASAFINA	Condominium	99 years	Aug 31, 2009	1,206	\$778,000	\$645	1999	Resale	Private
TANAMERA CREST	Condominium	99 years	Aug 31, 2009	861	\$612,000	\$711	2004	Resale	Private
BAYSHORE PARK	Condominium	99 years	Aug 31, 2009	1,173	\$918,000	\$782	1986	Resale	Private
WATERFRONT KEY	Condominium	99 years	Aug 28, 2009	829	\$624,500	\$753	Uncompleted	New Sale	HDB
12A KEW DRIVE	Semi-Detached House	Freehold	Aug 28, 2009	2,347	\$1,990,000	\$847	2002	Resale	Private
COSTA DEL SOL	Condominium	99 years	Aug 28, 2009	1,227	\$1,325,000	\$1,080	2003	Resale	Private
CASA MERAH	Apartment	99 years	Aug 28, 2009	1,227	\$980,373	\$799	2009	Sub Sale	HDB
STRATFORD COURT	Condominium	99 years	Aug 28, 2009	1,733	\$807,500	\$466	1998	Resale	Private
STRATFORD COURT	Condominium	99 years	Aug 28, 2009	1,346	\$710,000	\$528	1998	Resale	Private
LAGUNA 88	Condominium	99 years	Aug 28, 2009	1,313	\$705,000	\$537	2000	Resale	Private
CHANGI COURT	Condominium	Freehold	Aug 28, 2009	1,389	\$860,000	\$619	1997	Resale	HDB
AQUARIUS BY THE PARK	Condominium	99 years	Aug 28, 2009	893	\$630,000	\$705	2001	Resale	HDB
OPTIMA @ TANAH MERAH	Condominium	99 years	Aug 28, 2009	1,098	\$906,200	\$825	Uncompleted	New Sale	HDB
OPTIMA @ TANAH MERAH	Condominium	99 years	Aug 28, 2009	840	\$727,700	\$867	Uncompleted	New Sale	HDB
OPTIMA @ TANAH MERAH	Condominium	99 years	Aug 28, 2009	1,195	\$898,400	\$752	Uncompleted	New Sale	Private
District 17									
BALLOTA PARK CONDO	Condominium	Freehold	Sept 4, 2009	1,012	\$595,000	\$588	2000	Resale	HDB
CARISSA PARK CONDO	Condominium	Freehold	Sept 4, 2009	1,281	\$766,666	\$599	2001	Resale	HDB
AVILA GARDENS	Condominium	Freehold	Sept 3, 2009	1,281	\$770,000	\$601	1995	Resale	Private
FERRARIA PARK CONDO	Condominium	Freehold	Sept 2, 2009	1,023	\$708,000	\$692	Uncompleted	Sub Sale	HDB
DAHLIA PARK CONDO	Condominium	Freehold	Sept 2, 2009	1,292	\$850,000	\$658	2003	Resale	Private
THE GALE	Condominium	Freehold	Aug 31, 2009	1,033	\$800,000	\$774	Uncompleted	New Sale	Private
BALLOTA PARK CONDO	Condominium	Freehold	Aug 31, 2009	990	\$580,000	\$586	2000	Resale	HDB
33 LENGKOK MARIAM	Detached House	Freehold	Aug 31, 2009	8,224	\$2,750,000	\$334	1992	Resale	Private
AVILA GARDENS	Condominium	Freehold	Aug 28, 2009	1,324	\$830,000	\$627	1995	Resale	HDB
FERRARIA PARK CONDO	Condominium	Freehold	Aug 28, 2009	936	\$668,000	\$713	Uncompleted	Sub Sale	HDB
THE GALE	Condominium	Freehold	Aug 28, 2009	1,464	\$1,076,800	\$736	Uncompleted	New Sale	Private
District 18									
TROPICAL SPRING	Condominium	99 years	Sept 4, 2009	1,335	\$853,000	\$639	2002	Resale	Private
EASTPOINT GREEN	Condominium	99 years	Sept 4, 2009	969	\$590,000	\$609	1999	Resale	HDB
EASTVALE	Executive								
	Condominium	99 years	Sept 3, 2009	1,292	\$700,000	\$542	1999	Resale	HDB
ELIAS GREEN	Condominium	99 years	Sept 2, 2009	1,485	\$652,000	\$439	1994	Resale	Private
EASTVALE	Executive								
	Condominium	99 years	Sept 1, 2009	1,098	\$600,000	\$546	1999	Resale	HDB
MELVILLE PARK	Apartment	99 years	Sept 1, 2009	958	\$525,000	\$548	1996	Resale	Private
EASTPOINT GREEN	Condominium	99 years	Aug 31, 2009	1,302	\$720,000	\$553	1999	Resale	Private
MODENA	Condominium	99 years	Aug 31, 2009	1,485	\$888,000	\$598	2001	Resale	HDB
LIVIA	Condominium	99 years	Aug 28, 2009	1,636	\$930,000	\$568	Uncompleted	New Sale	Private
EASTPOINT GREEN	Condominium	99 years	Aug 28, 2009	1,141	\$760,000	\$666	1999	Resale	Private
SIMEI GREEN CONDO	Executive								
	Condominium	99 years	Aug 28, 2009	1,249	\$655,000	\$525	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
RIS GRANDEUR	Condominium	Freehold	Aug 28, 2009	1,356	\$940,000	\$693	2005	Resale	HDB
District 19									
1 MARLENE AVENUE	Semi-Detached House	Freehold	Sept 4, 2009	6,405	\$3,080,000	\$481	1987	Resale	Private
EVERGREEN PARK	Apartment	99 years	Sept 4, 2009	1,087	\$560,000	\$515	1999	Resale	Private
11C RICHARDS PLACE	Terrace House	Freehold	Sept 3, 2009	2,056	\$1,200,000	\$585	Unknown	Resale	Private
RIO VISTA	Condominium	99 years	Sept 3, 2009	1,249	\$765,000	\$613	2004	Resale	Private
SERANGOON GARDEN ESTATE	Semi-Detached House	999 years	Sept 3, 2009	4,887	\$2,450,000	\$502	Unknown	Resale	Private
ALWYN PARK	Terrace House	Freehold	Sept 3, 2009	5,393	\$2,310,000	\$428	1992	Resale	Private
REGENTVILLE	Apartment	99 years	Sept 2, 2009	1,163	\$617,000	\$531	1999	Resale	HDB
18C LOWLAND ROAD	Terrace House	Freehold	Sept 2, 2009	2,121	\$1,380,000	\$650	1975	Resale	HDB
SERANGOON GARDEN ESTATE	Terrace House	999 years	Sept 2, 2009	2,153	\$1,200,000	\$557	Unknown	Resale	Private
16 ROSYTH ROAD	Semi-Detached House	Freehold	Sept 2, 2009	2,250	\$2,060,000	\$917	Uncompleted	New Sale	Private
EVERGREEN PARK	Apartment	99 years	Sept 1, 2009	1,173	\$575,000	\$490	1999	Resale	HDB
THE FLORIDA	Executive								
	Condominium	99 years	Sept 1, 2009	1,227	\$655,000	\$534	2000	Resale	HDB
RIVERVALE CREST	Apartment	99 years	Sept 1, 2009	958	\$550,000	\$574	2002	Resale	Private
REGENTVILLE	Apartment	99 years	Aug 31, 2009	1,076	\$638,000	\$593	1999	Resale	Private
JADE TOWER	Apartment	Freehold	Aug 31, 2009	1,453	\$790,000	\$544	1981	Resale	HDB
COMPASS HEIGHTS	Apartment	99 years	Aug 31, 2009	850	\$530,000	\$623	2002	Resale	HDB
RIO VISTA	Condominium	99 years	Aug 31, 2009	1,238	\$696,887	\$563	2004	Resale	HDB
18 ST HELIER'S AVENUE	Terrace House	Freehold	Aug 28, 2009	2,131	\$1,480,000	\$693	Unknown	Resale	Private
BAYOU RESIDENCE	Apartment	Freehold	Aug 28, 2009	980	\$710,000	\$725	2008	New Sale	HDB
PARK GREEN	Executive								
	Condominium	99 years	Aug 28, 2009	1,356	\$670,000	\$494	2004	Resale	Private
COMPASS HEIGHTS	Apartment	99 years	Aug 28, 2009	1,066	\$650,000	\$610	2002	Resale	HDB
SERANGOON GARDEN ESTATE	Semi-Detached House	999 years	Aug 28, 2009	2,799	\$1,730,000	\$618	Unknown	Resale	Private
PALM GROVE CONDO	Condominium	999 years	Aug 28, 2009	1,701	\$960,000	\$564	2002	Resale	Private
THE QUARTZ	Condominium	99 years	Aug 28, 2009	1,141	\$870,000	\$762	2009	Sub Sale	HDB
District 20									
THE GARDENS AT BISHAN	Condominium	99 years	Sept 3, 2009	883	\$645,000	\$731	2004	Resale	HDB
SEMBAWANG HILLS ESTATE	Detached House	Freehold	Sept 3, 2009	4,392	\$2,180,000	\$497	Unknown	Resale	Private
NUOVO	Executive								
	Condominium	99 years	Sept 2, 2009	1,389	\$830,000	\$598	2004	Resale	HDB
57 JALAN LEMBAH THOMSON	Terrace House	Freehold	Sept 2, 2009	2,476	\$1,800,000	\$727	1988	Resale	Private
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	Sept 2, 2009	1,539	\$910,000	\$590	Unknown	Resale	HDB
LAKEVIEW ESTATE	Apartment	99 years	Sept 2, 2009	1,615	\$965,000	\$598	1977	Resale	Private
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	Sept 2, 2009	1,496	\$950,000	\$633	Unknown	Resale	HDB
NUOVO Executive	Condominium	99 years	Sept 1, 2009	1,389	\$855,000	\$616	2004	Resale	Private
THE GARDENS AT BISHAN	Condominium	99 years	Sept 1, 2009	1,206	\$845,000	\$701	2004	Resale	Private
RAFFLESIA CONDO	Condominium	99 years	Aug 31, 2009	1,324	\$1,250,000	\$944	2003	Resale	Private
ISLAND COUNTRY VILLAS	Semi-Detached House	99 years	Aug 31, 2009	2,379	\$1,400,000	\$589	1999	Resale	Private
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	Aug 31, 2009	1,496	\$1,040,000	\$693	Unknown	Resale	Private
BISHAN 8	Condominium	99 years	Aug 28, 2009	1,528	\$1,060,000	\$693	2000	Resale	Private
BRADDELL VIEW	Apartment	99 years	Aug 28, 2009	1,615	\$938,000	\$581	1978	Resale	HDB
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	Aug 28, 2009	1,496	\$830,000	\$553	Unknown	Resale	Private
District 21									
BLOSSOMVALE	Condominium	999 years	Sept 4, 2009	840	\$745,000	\$887	1998	Resale	HDB
HIGHGATE	Condominium	Freehold	Sept 4, 2009	1,302	\$905,000	\$695	1995	Resale	Private
ASTOR GREEN	Condominium	99 years	Sept 4, 2009	1,066	\$850,000	\$798	1995	Resale	HDB
SIGNATURE PARK	Condominium	Freehold	Sept 4, 2009	1,722	\$1,350,000	\$784	1998	Resale	Private
PANDAN VALLEY	Condominium	Freehold	Sept 4, 2009	2,562	\$1,950,000	\$761	1978	Resale	Private
SHERWOOD TOWER	Apartment	99 years	Sept 3, 2009	1,830	\$855,000	\$467	1980	Resale	Private
THE NEXUS	Condominium	Freehold	Sept 2, 2009	1,378	\$1,520,000	\$1,103	2006	Resale	Private
PARC PALAIS	Condominium	Freehold	Sept 1, 2009	969	\$600,000	\$619	1999	Resale	HDB
RADIANCE @ BUKIT TIMAH	Terrace House	Freehold	Aug 31, 2009	4,069	\$2,970,370	\$730	Uncompleted	New Sale	Private
SIGNATURE PARK	Condominium	Freehold	Aug 31, 2009	1,087	\$780,000	\$717	1998	Resale	HDB
5 WAJEK WALK	Terrace House	999 years	Aug 31, 2009	2,390	\$2,100,000	\$878	1993	Resale	Private
SHERWOOD TOWER	Apartment	99 years	Aug 28, 2009	1,410	\$735,000	\$521	1980	Resale	Private
MAPLEWOODS	Condominium	Freehold	Aug 28, 2009	980	\$970,000	\$990	1997	Resale	HDB
FLORIDIAN	Condominium	Freehold	Aug 28, 2009	1,658	\$2,278,000	\$1,374	Uncompleted	New Sale	Private
District 22									
SUMMERDALE	Executive								
	Condominium	99 years	Sept 4, 2009	2,271	\$828,000	\$365	2000	Resale	Private
CASPIAN	Condominium	99 years	Sept 3, 2009	893	\$630,000	\$705	Uncompleted	Sub Sale	HDB
THE LAKESHORE	Condominium	99 years	Sept 3, 2009	926	\$800,000	\$864	2007	Resale	Private
THE CENTRIS	Apartment	99 years	Sept 2, 2009	872	\$710,000	\$814	2009	Sub Sale	HDB
LAKESIDE GROVE	Terrace House	99 years	Sept 2, 2009	1,615	\$970,000	\$599	1998	Resale	Private
THE LAKESHORE	Condominium	99 years	Sept 2, 2009	958	\$787,000	\$822	2008	Resale	HDB
LAKEHOLMZ	Condominium	99 years	Aug 31, 2009	1,518	\$906,000	\$597	2005	Resale	Private
PARC VISTA	Condominium	99 years	Aug 31, 2009	1,249	\$730,000	\$585	1997	Resale	HDB

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
LAKEPOINT CONDO	Condominium	99 years	Aug 31, 2009	3,401	\$1,140,000	\$335	Unknown	Resale	Private
WESTVILLE	Terrace House	99 years	Aug 31, 2009	1,615	\$985,000	\$610	1998	Resale	Private
THE CENTRIS	Apartment	99 years	Aug 31, 2009	1,238	\$970,000	\$784	2009	Sub Sale	Private
THE LAKESHORE	Condominium	99 years	Aug 28, 2009	1,173	\$1,060,000	\$903	2008	Resale	Private
YUNNAN GARDENS	Detached House	Freehold	Aug 28, 2009	5,726	\$2,690,000	\$470	2000	Resale	Private
THE LAKESHORE	Condominium	99 years	Aug 28, 2009	1,173	\$1,050,000	\$895	2008	Resale	Private
District 23									
PALM GARDENS	Condominium	99 years	Sept 4, 2009	958	\$550,000	\$574	2000	Resale	HDB
THE DAIRY FARM	Condominium	Freehold	Sept 4, 2009	1,281	\$920,000	\$718	1985	Resale	Private
REGENT HEIGHTS	Condominium	99 years	Sept 3, 2009	1,173	\$630,000	\$537	1999	Resale	Private
CHANTILLY RISE	Condominium	Freehold	Sept 3, 2009	1,798	\$1,200,000	\$668	1998	Resale	Private
THE JADE	Condominium	99 years	Sept 2, 2009	1,346	\$870,000	\$647	2004	Resale	Private
THE LINEAR	Apartment	999 years	Sept 2, 2009	1,755	\$1,095,000	\$624	2006	Resale	Private
MAYSPRINGS	Apartment	99 years	Sept 2, 2009	904	\$540,000	\$597	1998	Resale	Private
REGENT HEIGHTS	Condominium	99 years	Sept 2, 2009	1,173	\$680,000	\$580	1999	Resale	Private
GUILIN VIEW	Condominium	99 years	Sept 1, 2009	861	\$570,000	\$662	1999	Resale	HDB
CHANTILLY RISE	Condominium	Freehold	Sept 1, 2009	1,733	\$1,090,000	\$629	1998	Resale	Private
GLENDALE PARK	Condominium	Freehold	Aug 31, 2009	1,033	\$760,000	\$735	2000	Resale	Private
MAYSPRINGS	Apartment	99 years	Aug 31, 2009	915	\$532,000	\$581	1998	Resale	Private
GUILIN VIEW	Condominium	99 years	Aug 31, 2009	1,281	\$760,000	\$593	1999	Resale	Private
REGENT GROVE	Condominium	99 years	Aug 28, 2009	1,163	\$650,000	\$559	2000	Resale	HDB
CHANTILLY RISE	Condominium	Freehold	Aug 28, 2009	1,442	\$850,000	\$589	1998	Resale	HDB
VILLA VERDE	Terrace House	99 years	Aug 28, 2009	1,615	\$1,000,000	\$619	2000	Resale	Private
PARKVIEW APARTMENTS	Apartment	99 years	Aug 28, 2009	1,119	\$590,000	\$527	1998	Resale	HDB
VILLA VERDE	Terrace House	99 years	Aug 28, 2009	1,615	\$1,005,000	\$622	2000	Resale	HDB
District 25									
WOODGROVE CONDO	Condominium	99 years	Aug 28, 2009	1,238	\$600,000	\$485	1999	Resale	Private
District 26									
THE COUNTRYSIDE	Terrace House	Freehold	Sept 3, 2009	1,948	\$1,420,000	\$731	1996	Resale	HDB
CASTLE GREEN	Condominium	99 years	Sept 1, 2009	1,173	\$730,000	\$622	1997	Resale	HDB
TEACHER'S HOUSING ESTATE	Terrace House	999 years	Aug 31, 2009	1,905	\$1,460,000	\$765	1996	Resale	Private
THE COUNTRYSIDE	Terrace House	Freehold	Aug 31, 2009	2,530	\$1,660,000	\$658	1996	Resale	HDB
LENTOR VILLAS	Terrace House	Freehold	Aug 31, 2009	2,293	\$1,600,000	\$699	1997	Resale	Private
THE COUNTRYSIDE	Terrace House	Freehold	Aug 28, 2009	1,819	\$1,650,000	\$908	1996	Resale	Private
MEADOWS @ PEIRCE	Condominium	Freehold	Aug 28, 2009	969	\$906,780	\$936	Uncompleted	New Sale	Private
HONG HENG MANSIONS	Apartment	Freehold	Aug 28, 2009	926	\$510,000	\$551	1996	Resale	HDB
FUDU PARK	Terrace House	Freehold	Aug 28, 2009	2,056	\$1,380,000	\$673	1988	Resale	Private
SEASONS PARK	Condominium	99 years	Aug 28, 2009	1,249	\$730,000	\$585	1997	Resale	HDB
MEADOWS @ PEIRCE	Condominium	Freehold	Aug 28, 2009	1,410	\$1,193,000	\$846	Uncompleted	New Sale	Private
District 27									
SPRINGHILL	Terrace House	99 years	Sept 4, 2009	3,014	\$1,190,000	\$395	2005	Resale	HDB
LILYDALE	Executive								
	Condominium	99 years	Sept 3, 2009	1,195	\$610,000	\$511	Unknown	Resale	HDB
LILYDALE	Executive								
	Condominium	99 years	Sept 3, 2009	1,238	\$600,000	\$485	2003	Resale	HDB
YISHUN SAPPHIRE	Condominium	99 years	Sept 2, 2009	1,184	\$644,888	\$545	2001	Resale	HDB
COUNTRYVIEW	Terrace House	Freehold	Sept 1, 2009	2,045	\$828,000	\$405	1997	Resale	HDB
LILYDALE	Executive								
	Condominium	99 years	Aug 31, 2009	1,270	\$603,000	\$475	2003	Resale	HDB
THE SENSORIA	Condominium	Freehold	Aug 31, 2009	1,346	\$838,000	\$623	2007	Resale	HDB
SEMBAWANG SPRINGS									
ESTATE	Semi-Detached House	999 years	Aug 31, 2009	2,756	\$1,805,000	\$655	2009	Resale	Private
ORCHID PARK CONDO	Condominium	99 years	Aug 28, 2009	980	\$500,000	\$510	1994	Resale	Private
SELETARIS	Condominium	Freehold	Aug 28, 2009	1,561	\$850,000	\$545	2001	Resale	HDB
LILYDALE	Executive								
	Condominium	99 years	Aug 28, 2009	1,206	\$550,000	\$456	2003	Resale	Private
ORCHID PARK CONDO	Condominium	99 years	Aug 28, 2009	1,195	\$640,000	\$536	1994	Resale	HDB
District 28									
SELETAR HILLS ESTATE	Semi-Detached House	Freehold	Sept 4, 2009	3,122	\$1,630,000	\$521	Unknown	Resale	Private
SELETAR HILLS ESTATE	Semi-Detached House	999 years	Sept 4, 2009	5,221	\$3,300,000	\$632	Unknown	Resale	Private
THE GARDENS AT GERALD	Terrace House	999 years	Sept 2, 2009	3,337	\$1,400,000	\$420	2007	Resale	Private
27 UPPER NERAM ROAD	Semi-Detached House	999 years	Sept 1, 2009	3,961	\$2,620,000	\$661	Unknown	Resale	Private
SELETAR GARDEN	Terrace House	Freehold	Sept 1, 2009	2,131	\$1,440,000	\$674	1985	Resale	Private
SELETAR HILLS ESTATE	Detached House	Freehold	Sept 1, 2009	8,245	\$5,500,000	\$667	1974	Resale	Private
SUNRISE GARDENS	Condominium	99 years	Aug 31, 2009	1,442	\$775,000	\$537	1998	Resale	HDB

DISCLAIMER:

Source: URA Realis. Updated Sept 23, 2009. The Edge Publishing Pte Ltd shall not be responsible for any loss or liability arising directly or indirectly from the use of, or reliance on, the information provided therein.