HOW DO YOU PLAN YOUR RETIREMENT?

When buying or selling a property in SG

Marginal BSD Rate 1-6%

SSD up to 1 year 12%

ABSD SCs -20%, SPRs-30%

RESIDENTIAL PROPERTIES IN MOSCOW, RUSSIA
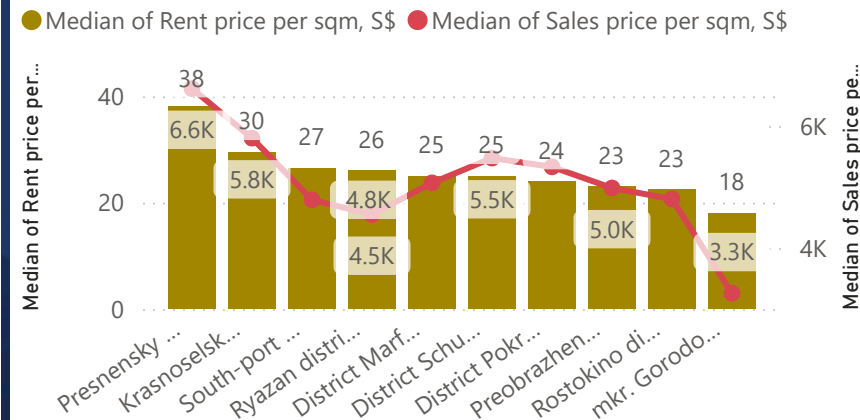July, 2023 S$

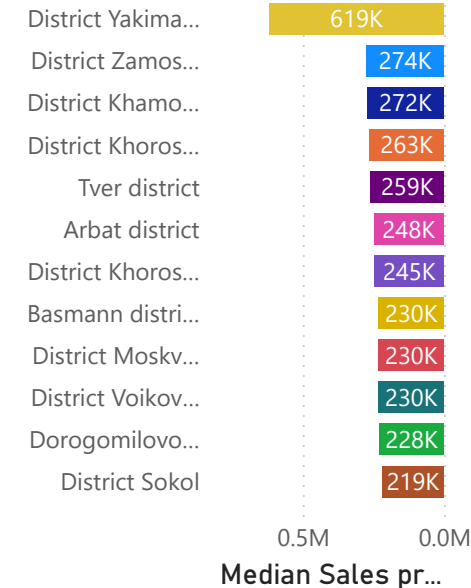| TOP ROI, %	TOP SALES PRICE, S$...	TOP RENTAL PRICE, S$...
6.90	619K	1.30K

SALES TREND for Moscow Residential properties for the last 5 years, $/sqm

Средний уровень цен на жильё, $/кв.м.

IRN.RU

Source : www.irn.ru

— Вся Москва

Median of Sale price per sqm, S$ and Median of Rental price per sqm, S$ by DISTRICT,

● Median of Rent price per sqm, S$ ● Median of Sales price per sqm, S$

		38	30	27	26	25	25	24	23	23	18
	6.6K	5.8K		4.8K		5.5K		5.0K		3.3K
			4.5K							

Presnensky ... Krasnoselsk... South-port ... Ryazan distri... District Marf... District Schu... District Pokr... Preobrazhen... Rostokino di... mkr. Gorodo...

TOP 10 DISTRICTS

District	Median Sales pr...
District Yakima...	619K
District Zamos...	274K
District Khamo...	272K
District Khoros...	263K
Tver district	259K
Arbat district	248K
District Khoros...	245K
Basmann distri...	230K
District Moskv...	230K
District Voikov...	230K
Dorogomilovo...	228K
District Sokol	219K

BOTTOM 10 DISTRICTS

| District	Median Sales pri...
mkr. Silicate	74K
m. Novodachnaya	79K
m. Vodniki	81K
m. Lobnya	85K
mkr. NortheDistri...	86K
mkr. 7th	89K
mkr. Old city	91K
Nakhabino rp	99K
mkr. Khlebnikovo	104K
mkr. 4th	108K
mkr. Novo-Syrovo	108K

DISTRICT	COUNTY	ROI	Sales price, S$ (median)	Rent price, S$/month (median)	Size, sqm (median)	Floor (median)	Walking distance to metro, min
Presnensky district	Central	6.90	207.4K	1,153	43	9	5
Ryazan district	Central	6.86	182.9K	577	31	11	7
South-port district	Central	6.64	194.5K	973	38	9	4

Sales price per sqm vs Size

DISTRI... ● Academic ... ● Airport di... ▶
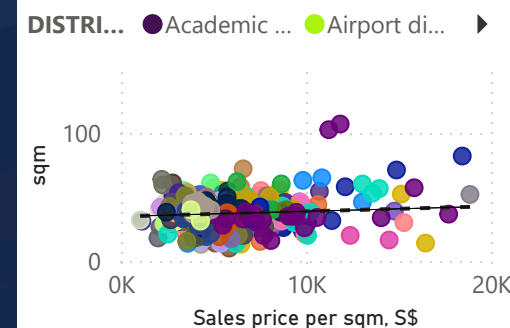
0.09

Sales price per sqm vs Floor

DIST... ● Academi... ● Airport di... ▶
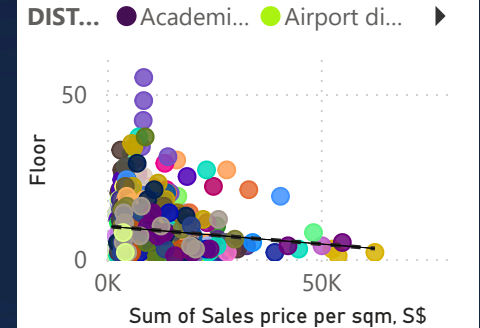
0.07

Key influencers   **Top segments**   👍 👎

What influences Sales price per sqm, S$ to [Increase ▾] ?

When...   ....the average of Sales price per sqm, S$ increases by

Median of Floors in the Building is more than 33   →   2.06K
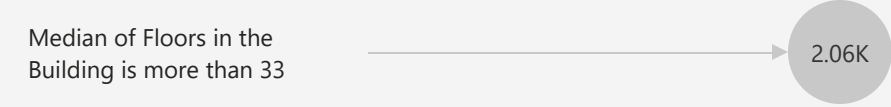
Key influencers   **Top segments**   👍 👎

What influences Rent price per sqm, S$ to [Increase ▾] ?

When...   ....the average of Rent price per sqm, S$ increases by

Median of sqm is more than 68   →   25.81

Median of Floors in the Building is more than 40   →   24.45

Median of Floor is more than 25   →   17.79

Median of sqm is 28 or less   →   11.83

Median of Floors in the Building is 27 - 40   →   4.49
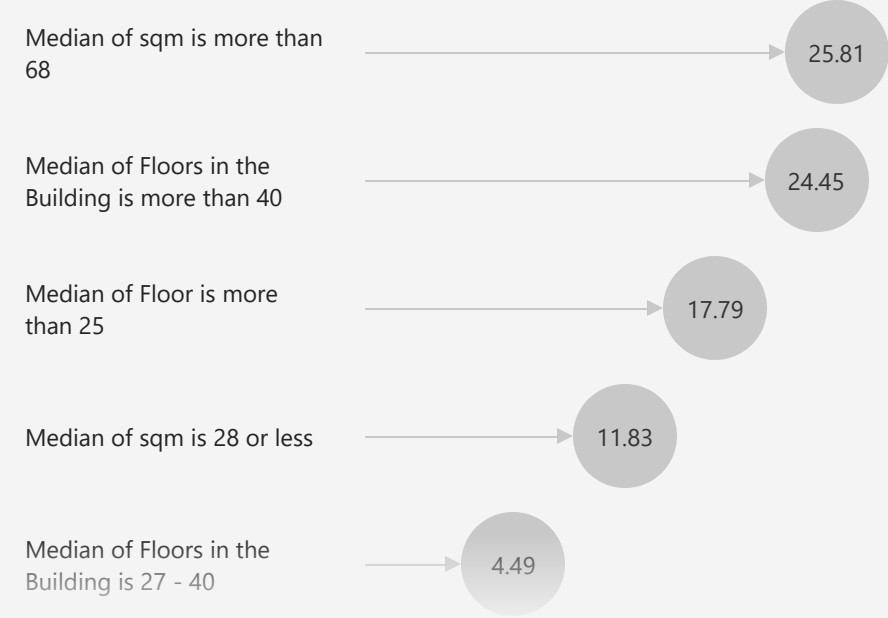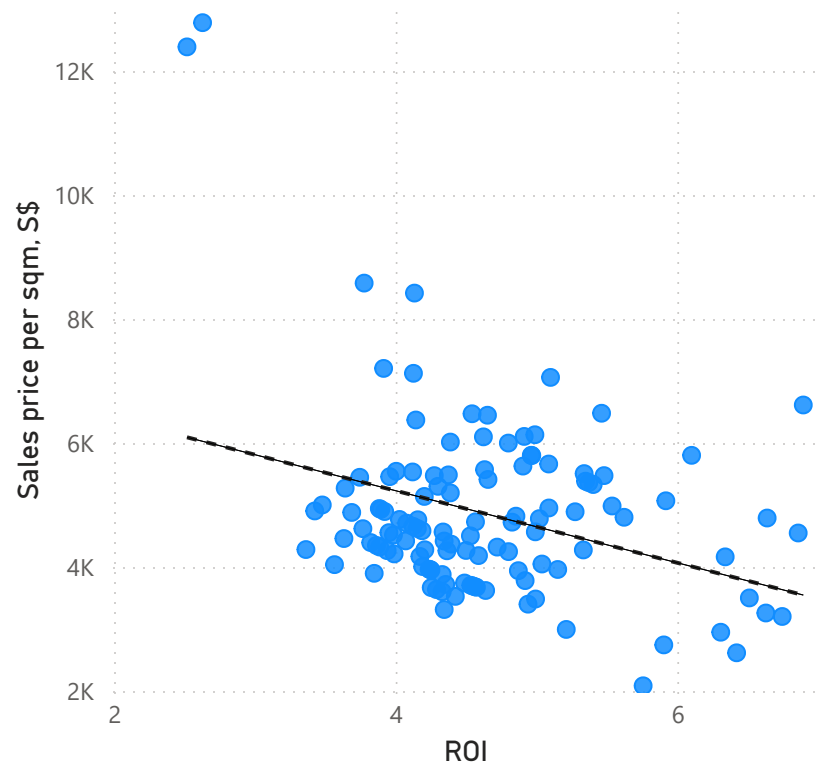
ROI BY BUILDING

ROI by Full addess_RU and DISTRICT, EN

DISTRICT, EN 🟡 Basman... 🔵 District ... 🔴 District ... 🟤 District ... 🟢 District Sc... 🟢 District ... ⚫ District ... ▶
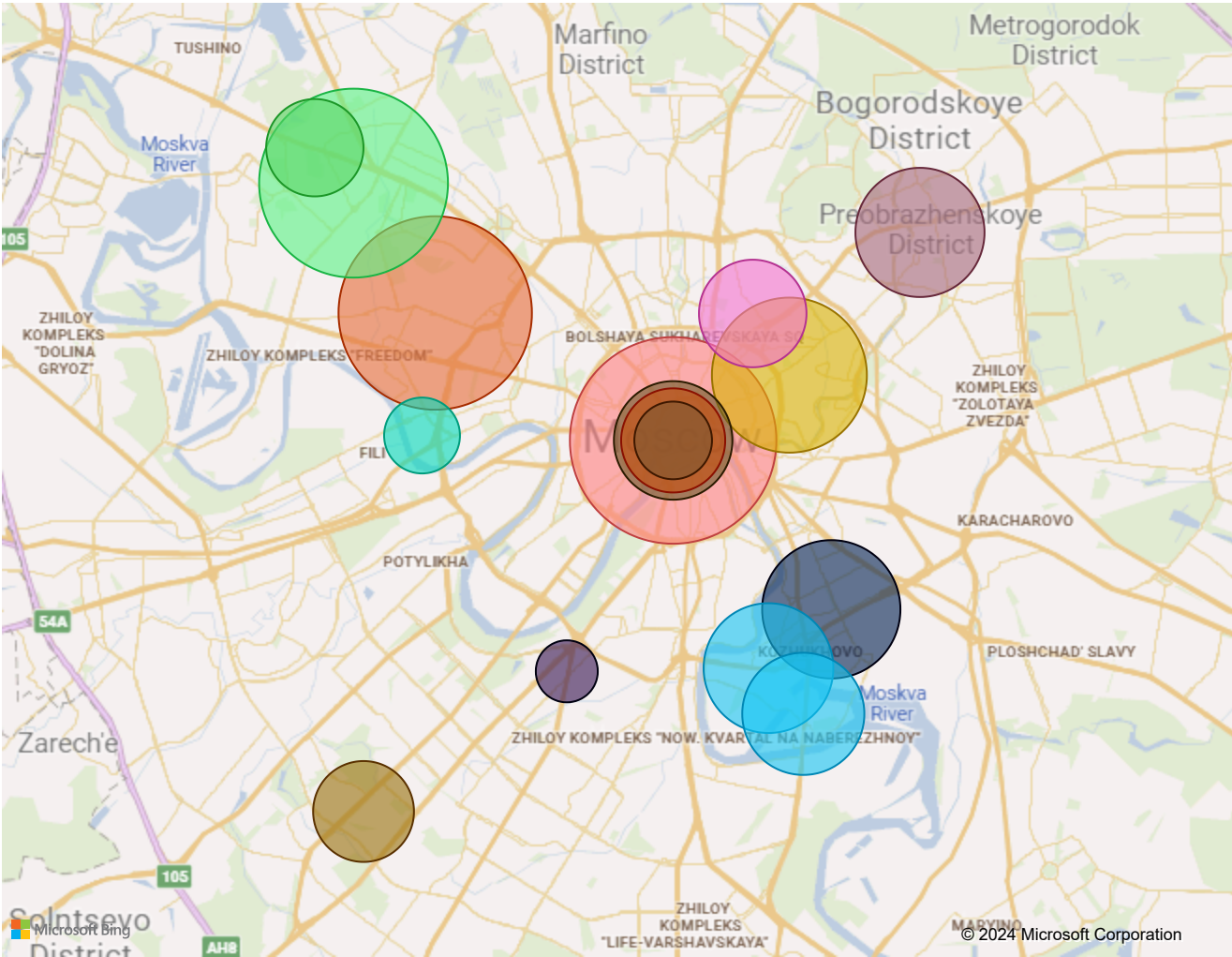
DISTRICT, EN	ROI	Num. of Units	Num. of Units	Median of sqm	Median of Sales Price, S$	Median of Rent price, S$/month	FULL_A
Meshchansky district	11.62	4	3	20	89.2K	678	Mosco Mesho Sredny
District Khoroshevsky	10.83	1	4	16	151.8K	707	Mosco Begov
District Sokol	10.57	1	3	26	187.3K	793	Mosco Baltiys
Basmann district	8.96	3	2	33	259.3K	1,535	Mosco Basma 7
South-port district	8.34	1	1	40	211.8K	1,297	Mosco Dubro street,
District Danilovsky	8.07	1	1	20	74.9K	562	Mosco Danilo Avtoza
Preobrazhenskoye district	8.05	2	1	32	174.2K	1,009	Mosco Preobr Preobr street,
District Danilovsky	7.86	1	5	27	194.5K	908	Mosco Danilo avenue
Ryazan district	7.77	1	1	30	206.0K	865	Mosco Stakha 44k3
Krasnoselsky	7.53	1	2	35	272.0K	1,873	Mosco
Total	**5.39**	**309**	**325**	**38**	**187.3K**	**721**	

ROI and Sales price per sqm, S$

ROI and Sales price, S$

ROI and Rent Group by District.sqm

−0.33

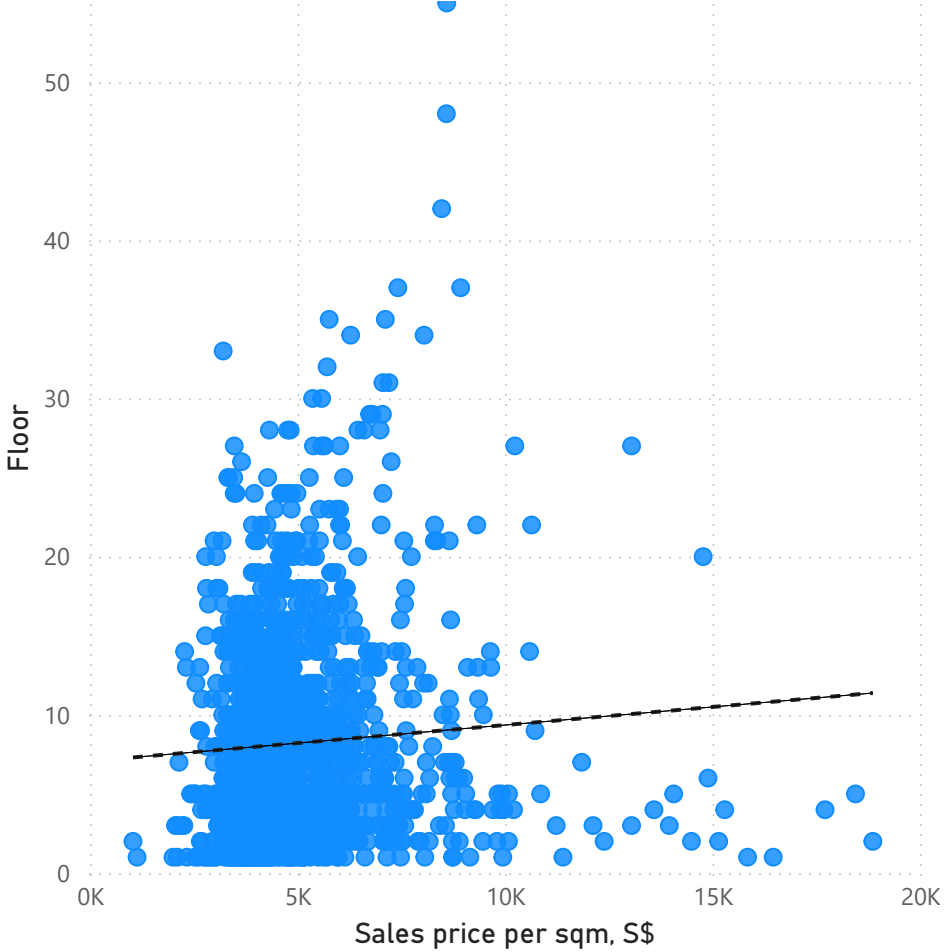Corr(ROI and Sales price per sqm)
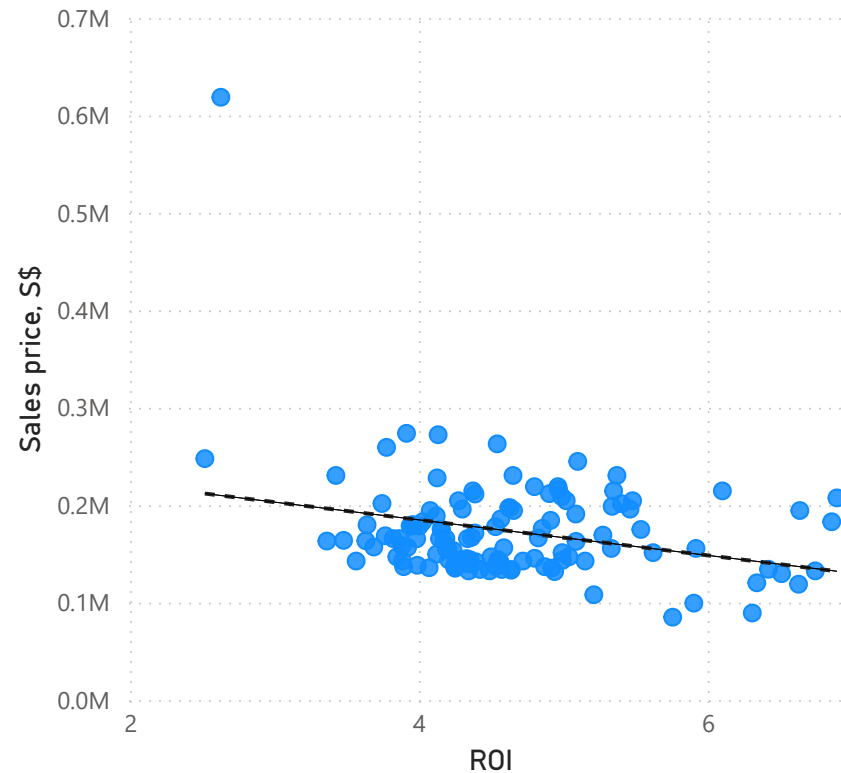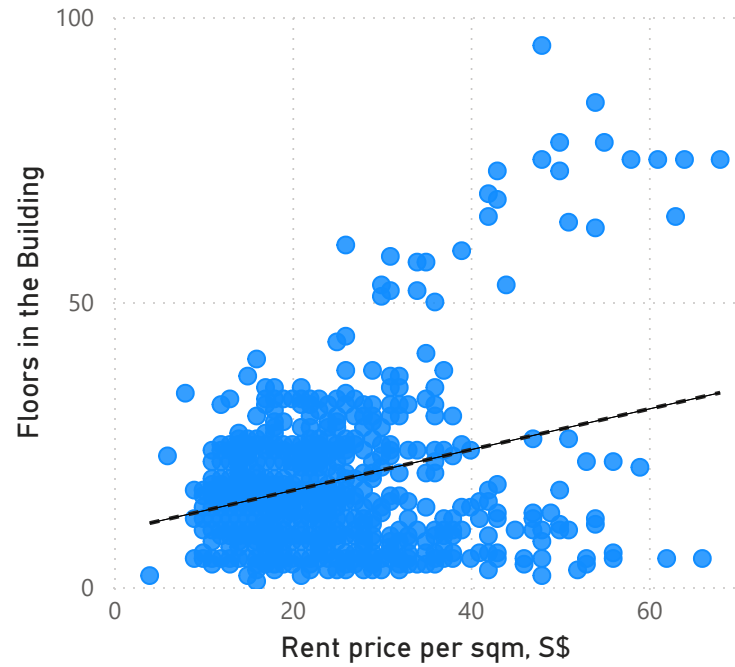
−0.27

Corr(ROI and Sales price)
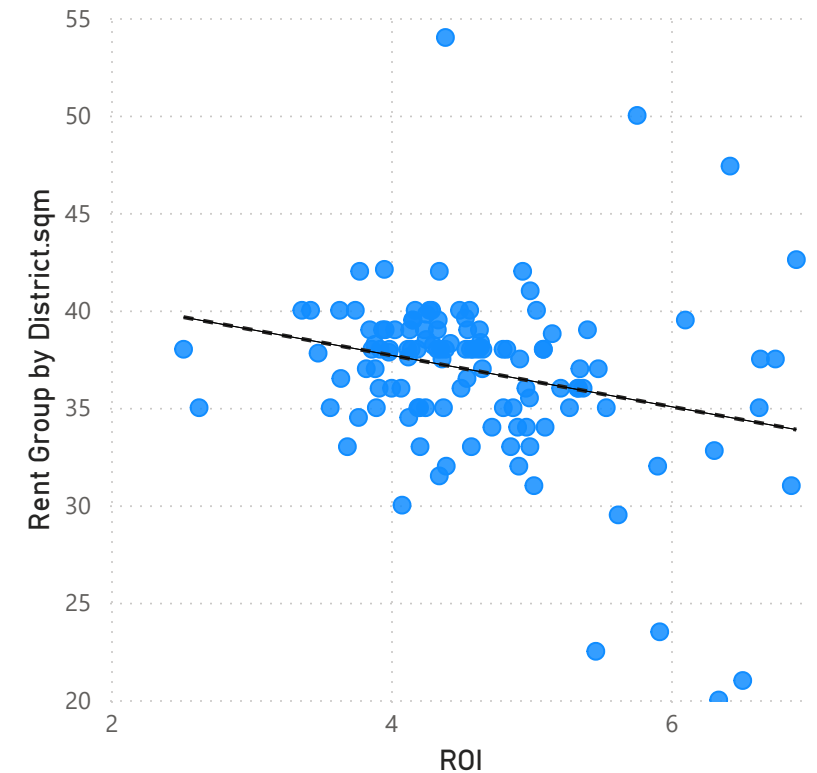
−0.25

Corr(ROI and sqm)

Sales price per sqm, S$ and Floor

0.07

Corr(Sales price per sqm, S$ and Floor)

Rent price per sqm, S$ and Floors in the Building
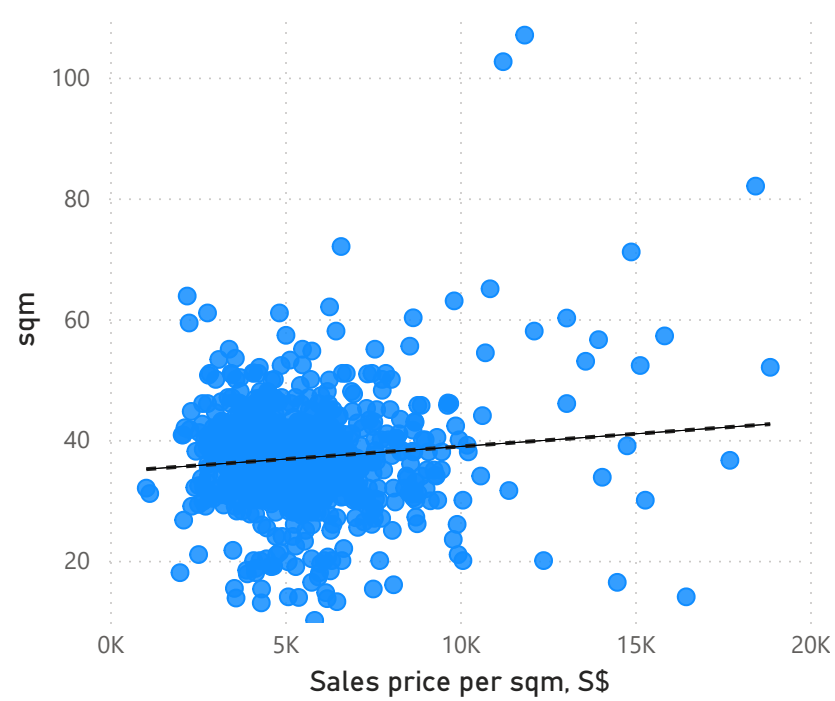
Sales price per sqm, S$ and sqm

ROI and Rent price per sqm, S$

0.32
Corr(Rent price per sqm, S$ and Floors in the Building)

0.09
Corr(Sales price per sqm, S$ and sqm)
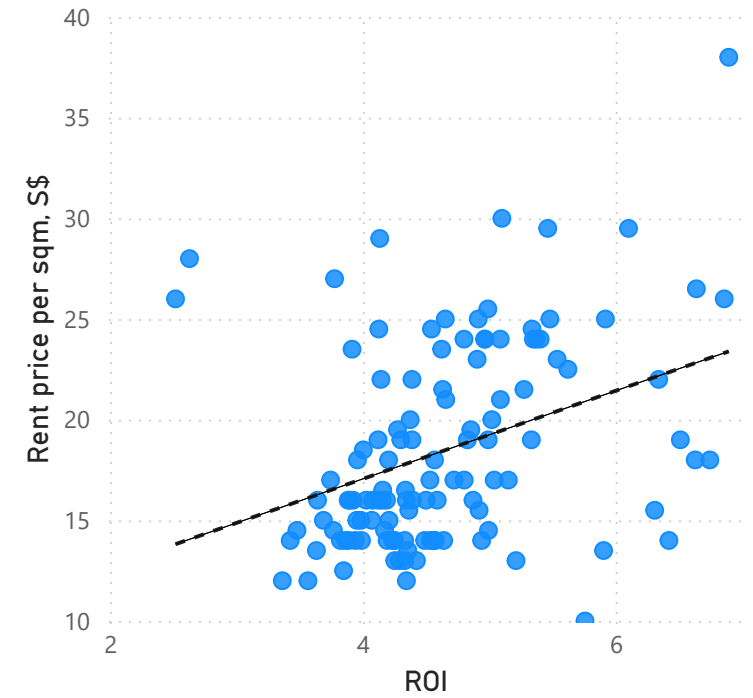
0.36
Corr(ROI and Rent price per sqm)