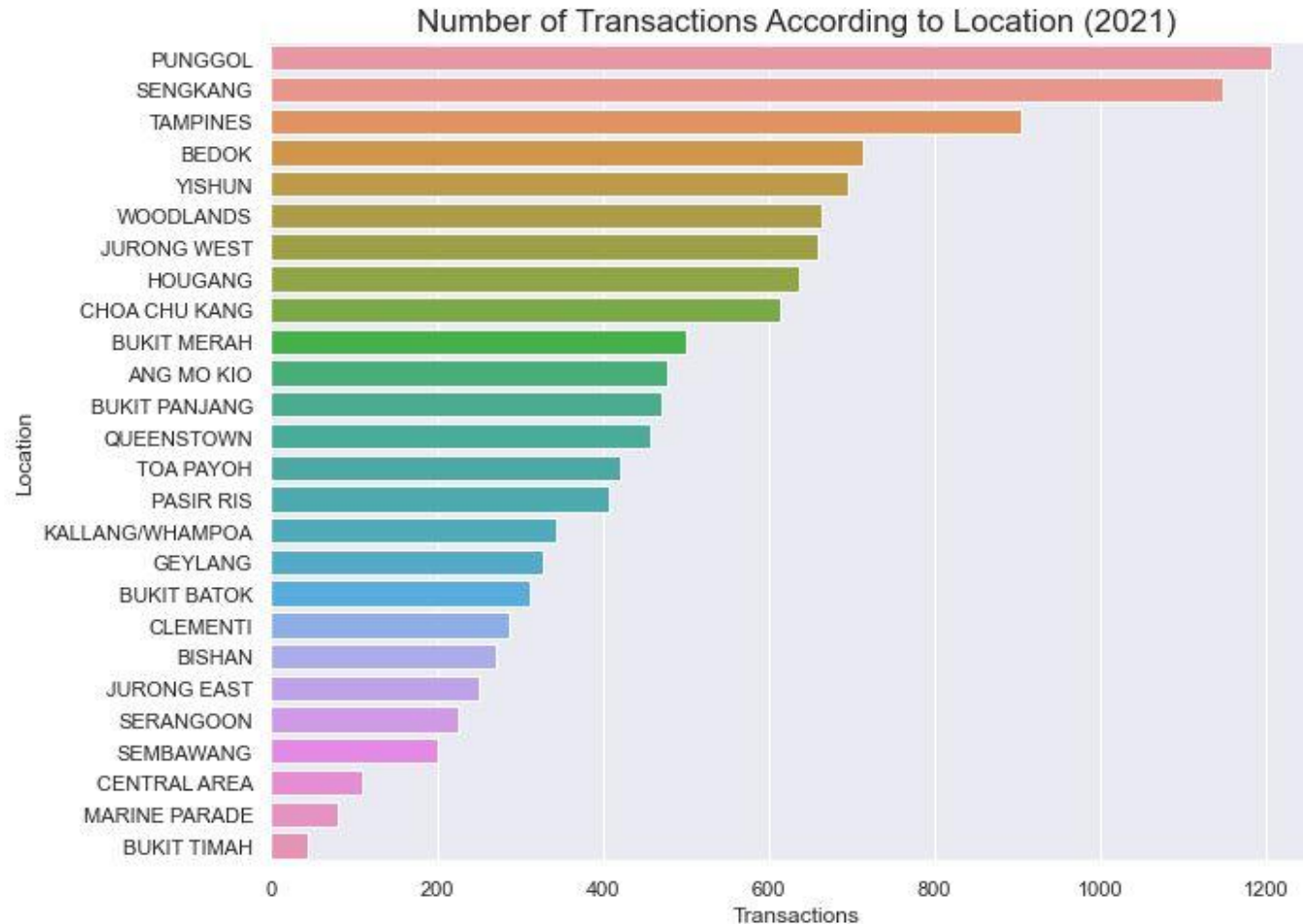




HDB MINI PROJECT

Institute of Data

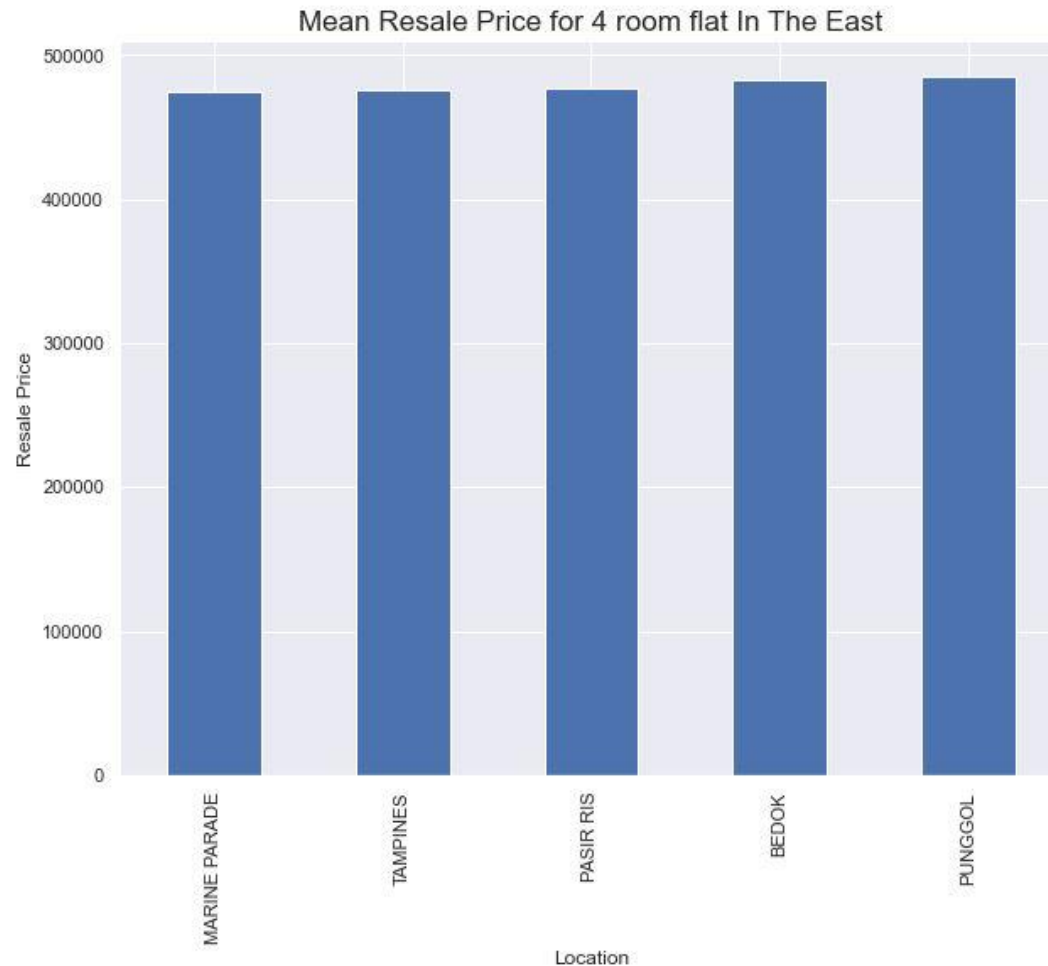
WHICH LOCATION IS MOST SORT AFTER?



- North East
- East
- North
- West/Central

Which location would you consider to buy a flat?

I MIGHT CONSIDER THE EAST, CAN YOU SHOW ME THE AVERAGE RESALE PRICE FOR 4 ROOM FLATS THERE?



- Marine Parade, Tampines, Pasir Ris, Bedok and Punggol
- The average prices are similar
- All are just below \$500k which is beyond my budget.
- As an alternative what about the North region where I can get a bigger flat?

CAN YOU SHOW ME THE AVERAGE RESALE PRICE FOR 5 ROOM FLATS THERE IN THE NORTH REGION?



- Sembawang, Woodlands and Yishun
- The average price is highest for Yishun but just slightly above \$500k.
- Are the prices coming down anytime? Should I wait until it becomes more affordable for me?

I CAN CONSIDER WAITING IF THE WAIT IS NOT TOO LONG. MY SON IS GETTING MARRIED IN 1 YEAR'S TIME.



- Sembawang, Woodlands and Yishun
- The prices has been rising since 3 years ago.
- Looks are it will not be coming down anytime soon unless there is a government intervention measure, but unlikely.
- Since Yishun is the 5th most sort after, I might consider Yishun however I do not know whether my budget will meet my requirements.



THESE ARE MY REQUIREMENTS

Location must be in **Yishun**

Remaining lease must be **greater than 70 years**

Resale price must be **less than \$500k**

Flat type must be **5 room**

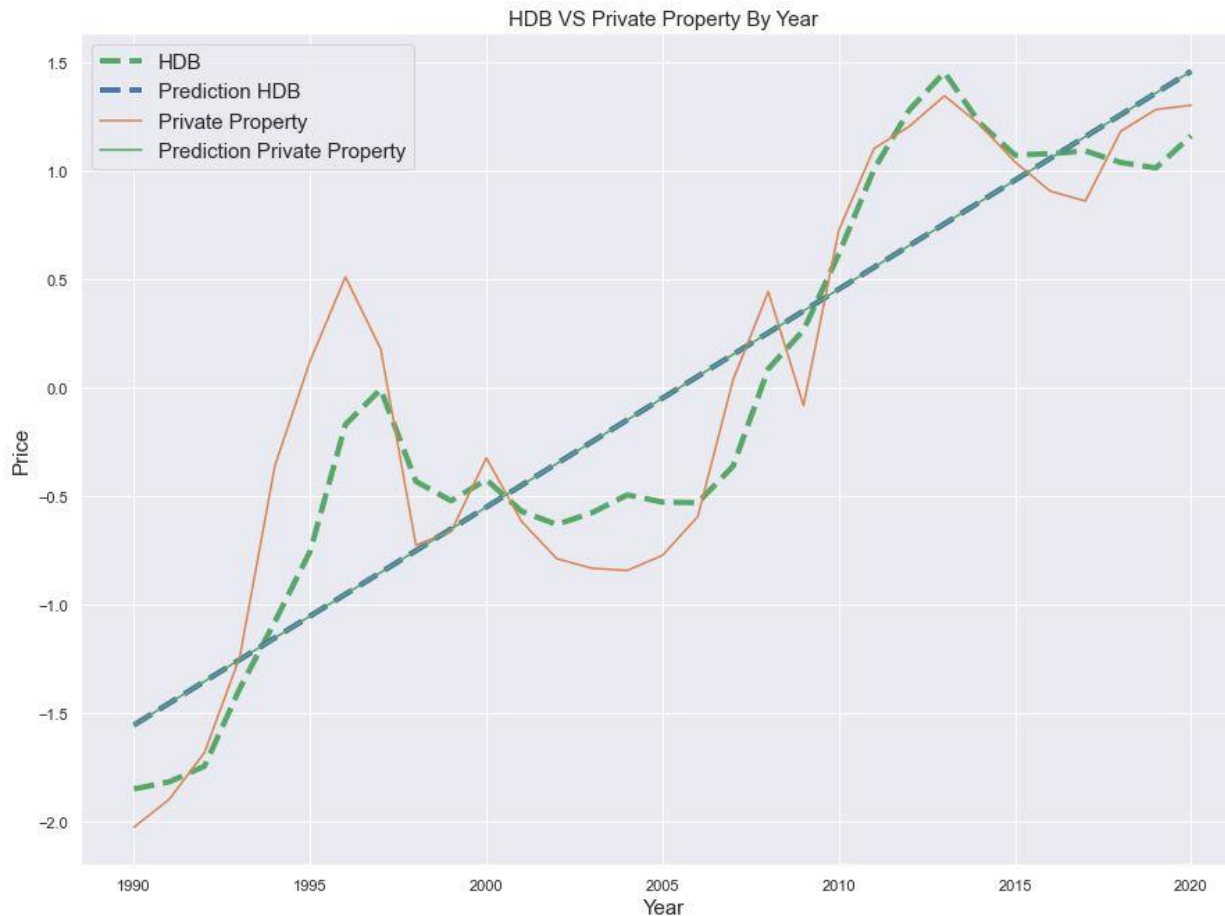
Floor area must **not be smaller than 110 sqm**

AFTER SOME CAREFUL SEARCH IN THE GOVERNMENT RECORDS, THIS IS WHAT I FOUND FOR YOU

| | month | town | flat_type | block | street_name | storey_range | floor_area_sqm | flat_model | lease_commence_date | remaining_lease | resale_price |
|-------|---------|--------|-----------|-------|----------------|--------------|----------------|------------|---------------------|--------------------|--------------|
| 99845 | 2021-01 | YISHUN | 5 ROOM | 419 | YISHUN AVE 11 | 01 TO 03 | 133.0 | Model A | 1993 | 70 years 11 months | 478000.0 |
| 99888 | 2021-01 | YISHUN | 5 ROOM | 413 | YISHUN RING RD | 01 TO 03 | 135.0 | Model A | 1993 | 71 years 02 months | 452000.0 |
| 99895 | 2021-02 | YISHUN | 5 ROOM | 413 | YISHUN RING RD | 01 TO 03 | 123.0 | Improved | 1993 | 71 years | 457000.0 |
| 99917 | 2021-01 | YISHUN | 5 ROOM | 299 | YISHUN ST 20 | 10 TO 12 | 111.0 | Improved | 2000 | 78 years 11 months | 490000.0 |
| 99937 | 2021-01 | YISHUN | 5 ROOM | 504C | YISHUN ST 51 | 01 TO 03 | 112.0 | Improved | 2016 | 94 years 02 months | 495000.0 |

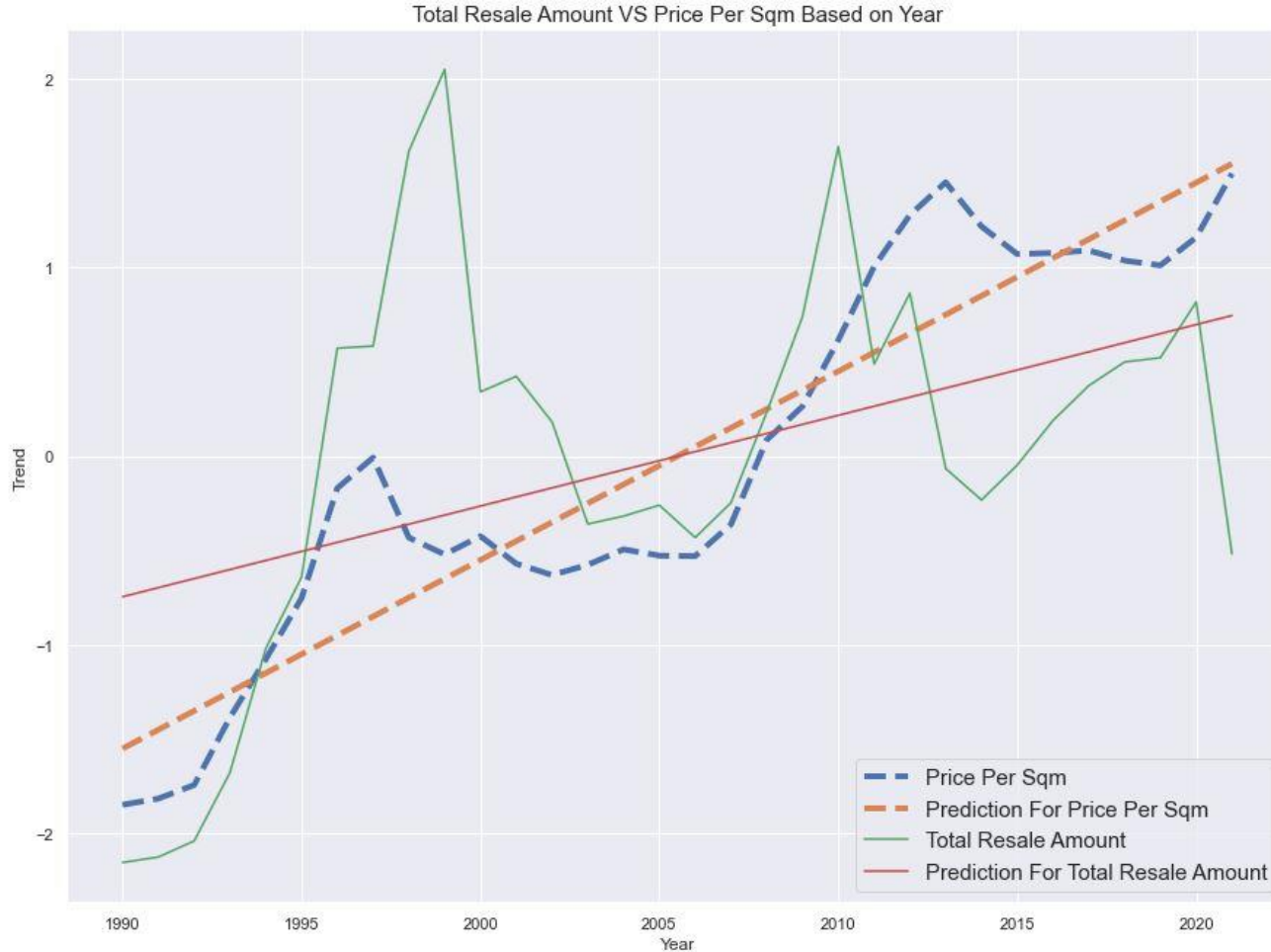
- There are 5 units in Yishun which were sold below \$500k
- Mostly are low floor units except for the one at Yishun St 20 which is on a higher floor.
- Since prices has been increasing, these might have increased a little.
- Looks like we will need to go have look!

CAN YOU SHARE WITH ME ABOUT THE PRIVATE PROPERTY MARKET? I AM CONSIDERING PURCHASING A LANDED PROPERTY IN THE EAST.



- The Private Property price fluctuates more than HDB.
- This is where speculation is more rampant since government control is less.
- However both sector are moving closely together in the price movement. In fact both have exactly the same trend over the mid and long term.
- I suggest you pay closer attention to these prices in order to make a purchase decision.

IN ADDITION, I WOULD LIKE TO SHOW YOU ANOTHER INTERESTING FACT



- HDB Resale transaction volume is on a downward trend this year (2021).
- But prices are increasing.
- This is because flat are getting older, and new flats are not being built quickly enough.
- But over a mid term transaction volume will still increase because people have little choice.

Thank you!