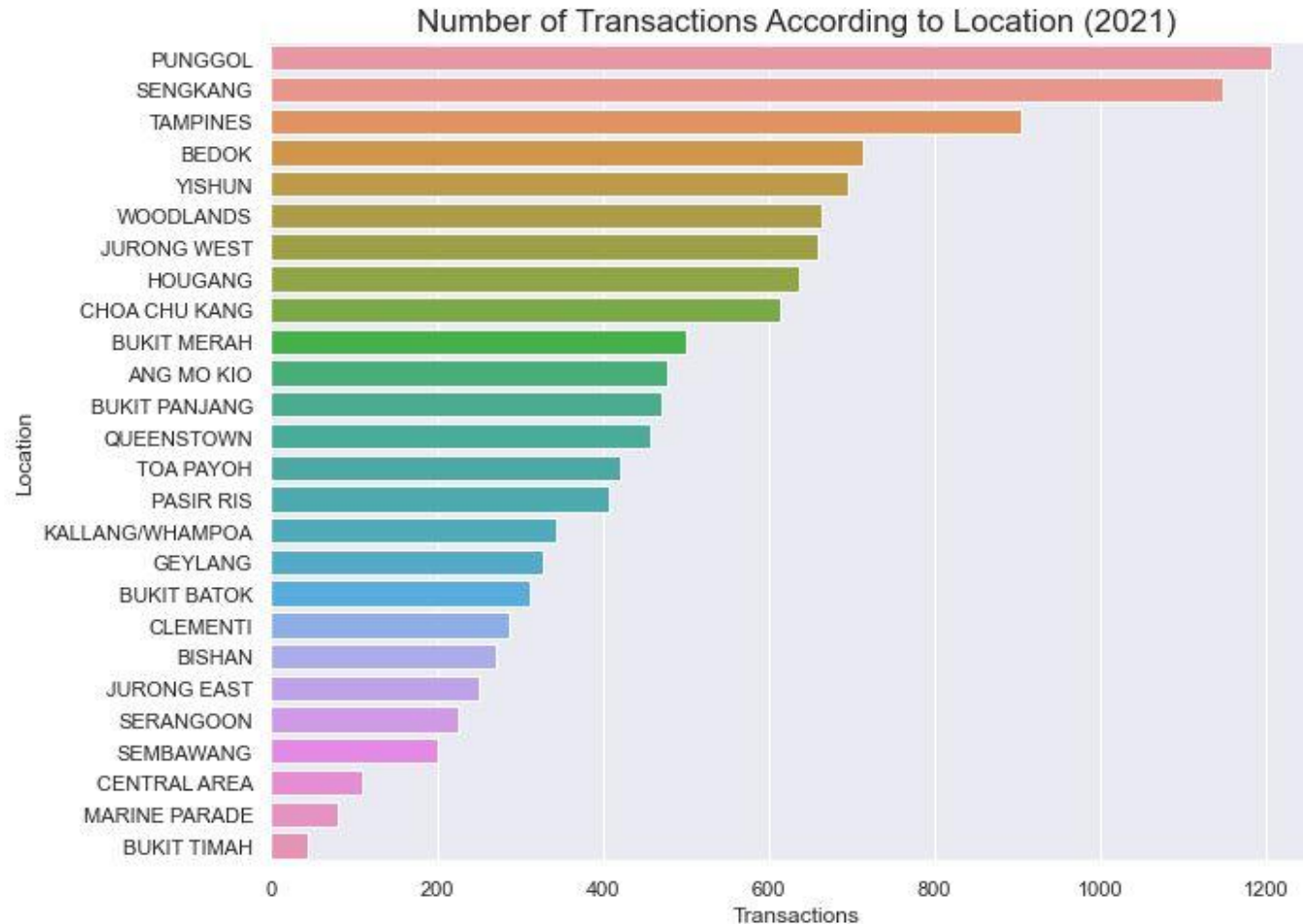




# HDB MINI PROJECT

Institute of Data

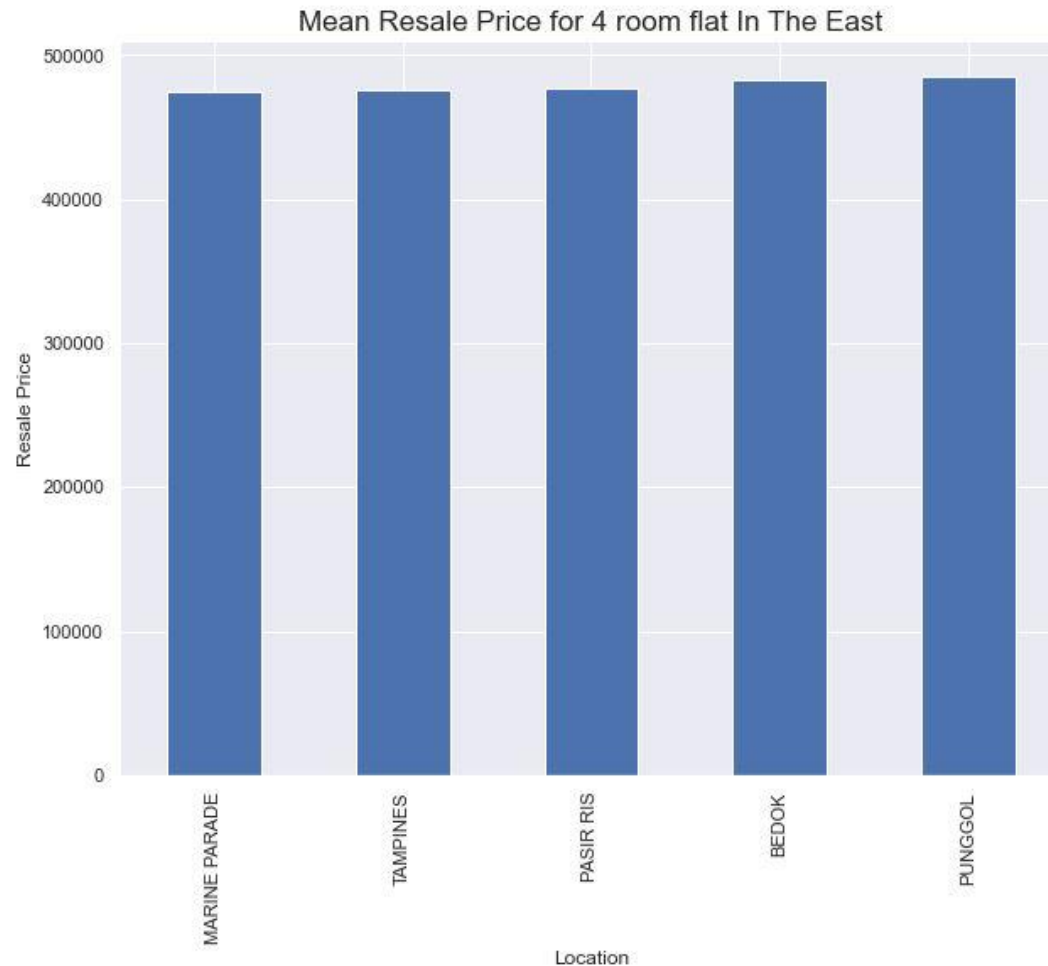
# WHICH LOCATION IS MOST SORT AFTER?



- 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 5<sup>th</sup> 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!

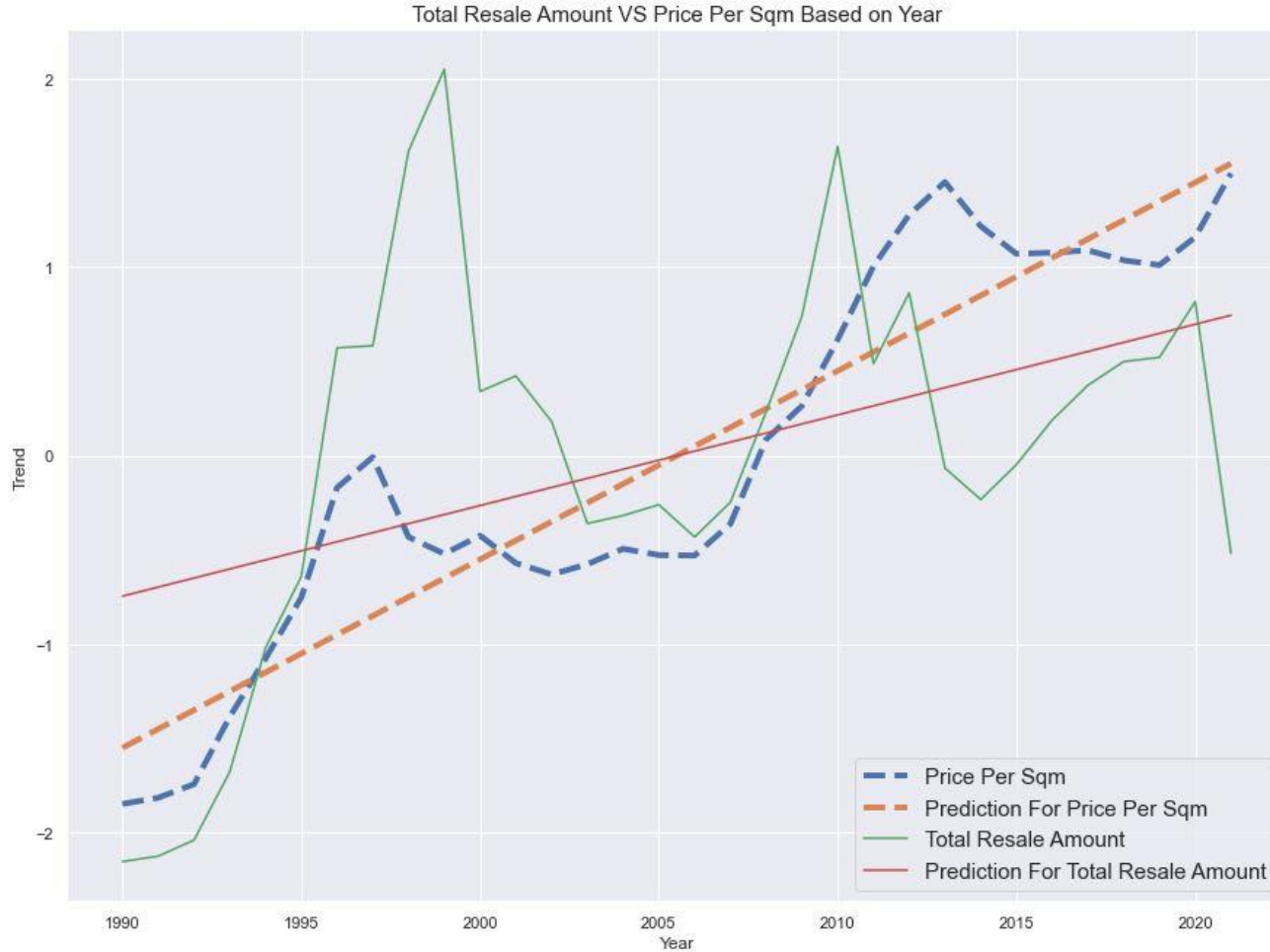
# CAN YOU SHARE WITH ME ABOUT THE PRIVATE PROPERTY MARKET? I AM CONSIDERING PURCHASING A LANDED PROPERTY IN THE EAST.



- 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!**