

# Singapore Perspectives

Darius Cheung

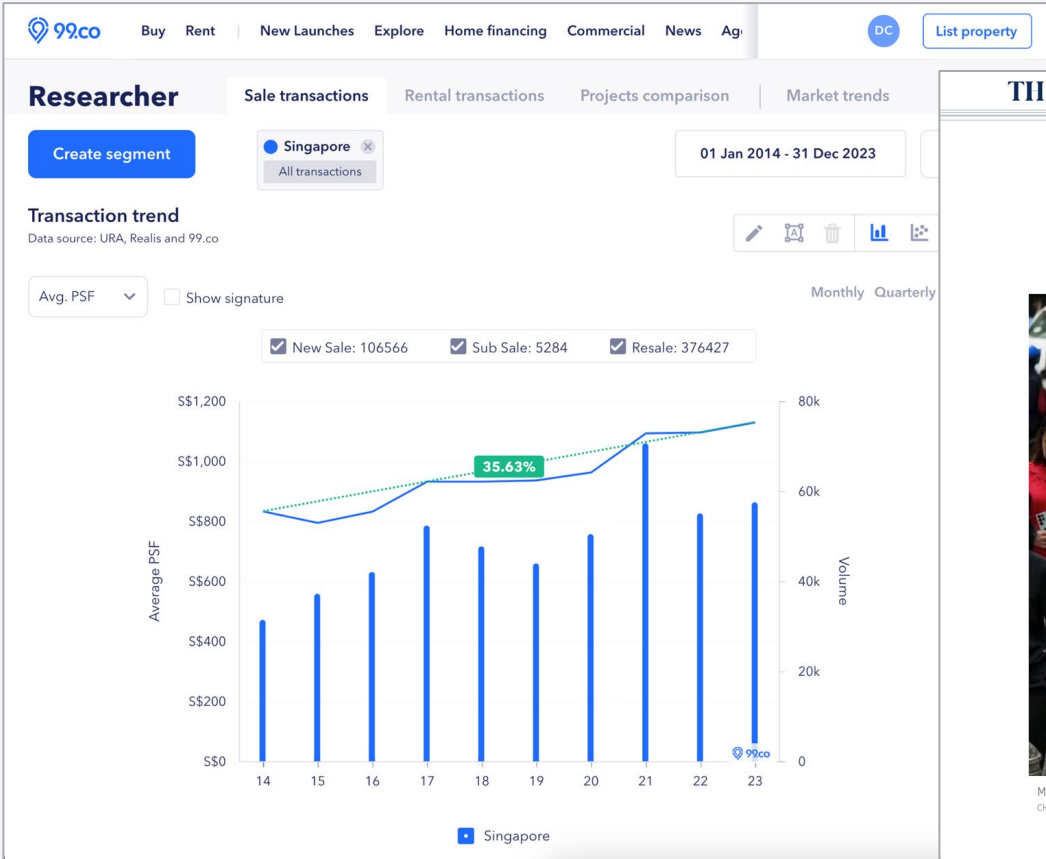
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# Sale prices up ~36% in last 10 years, but income up 42% in Broad segment



THE STRAITS TIMES | BUSINESS

## Middle-income earners in Singapore saw fastest salary growth among workers over past decade: MAS

Middle-income workers who moved to more productive or larger firms saw their incomes more than double over the decade. ST PHOTO: KJIA CHEE SIONG


# HDB Resale Prices hits “crazy” prices

PROPERTY NEWS Insider

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## Pinnacle @ Duxton flat sold for record S\$1,393 psf; most expensive price psf for HDB resale flat

August 21, 2023 · 8 min read · by Virginia Tanggono



It's getting harder to track record prices of HDB resale flats these days.

After the **S\$1.5 million Tiong Bahru flat sale** (aka the most expensive HDB resale flat) and the **S\$1.42 million Toa Payoh flat sale** (aka the most expensive 5-room HDB resale flat), we have another record HDB resale flat sale in the span of two months.

Recently, a 4-room **Pinnacle @ Duxton** flat was sold for S\$1.41 million, making it the most expensive unit in the project. The transaction dethroned the previous record holders — a **5-room sold in March** (registered in April according to HDB) and a **4-room sold in April this year** — which changed hands for S\$1.4 million.

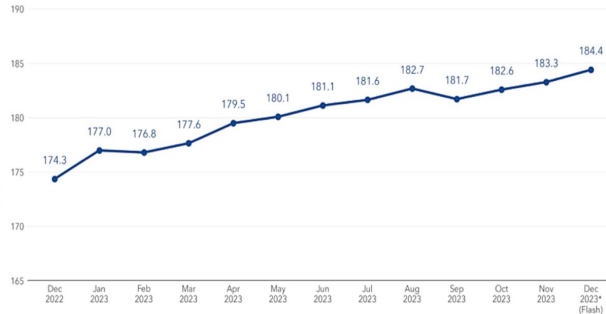
PROPERTY NEWS Insider

Home > Property News > HDB prices reach record high as 2023 came to a close

## HDB prices reach record high as 2023 came to a close

January 8, 2024 · 5 min read · by Sophiyannah David

### SPI for HDB Resale



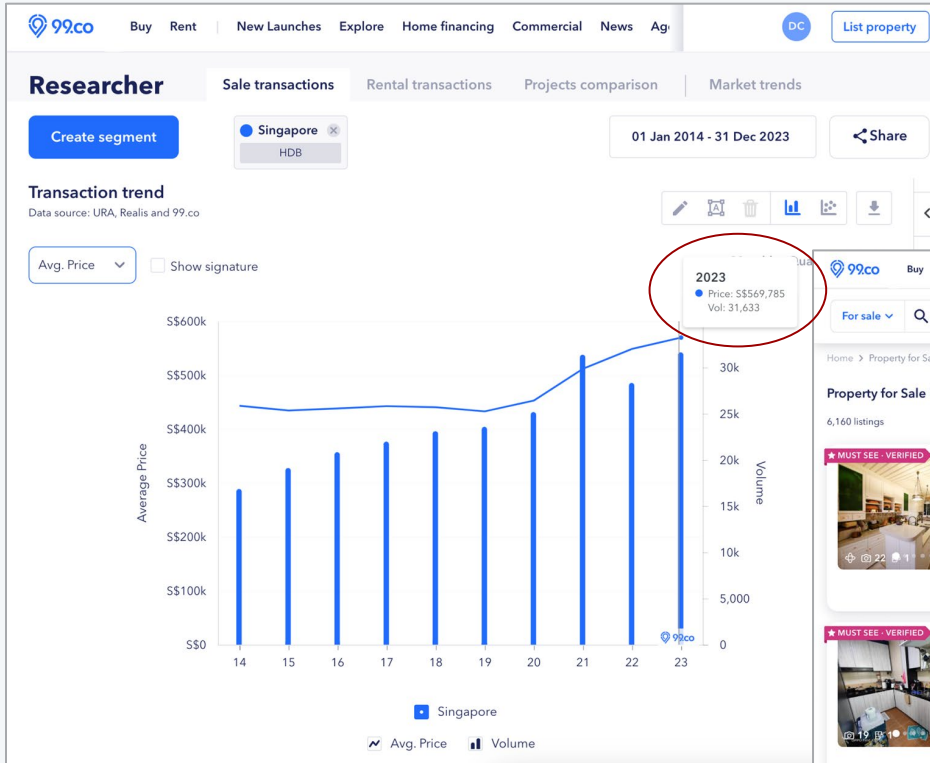
Month	SPI for HDB Resale
Dec 2022	174.3
Jan 2023	177.0
Feb 2023	176.8
Mar 2023	177.6
Apr 2023	179.5
May 2023	180.1
Jun 2023	181.1
Jul 2023	181.6
Aug 2023	182.7
Sep 2023	181.7
Oct 2023	182.6
Nov 2023	183.3
Dec 2023	184.4

In the wake of a historic high in **HDB rentals for November**, the trend appears to persist as **HDB resale** prices soar to new heights in December. This latest surge provides insights into the real estate market, shedding light on a dynamic landscape as the year closed.

### December 2023 overview

As anticipated, HDB resale transaction volume experienced a minor dip of 6% towards the end of the year, influenced by the holiday season. Mr. Luqman Hakim, Chief Data & Analytics Officer at 99.co, notes, “This decrease aligns with the typical holiday slowdown we observe. However, we anticipate a resurgence in volume

# Average Price for HDB Resale ~\$570k



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For sale | Search by MRT, condo or address

HDB | Price range | Beds | Baths | Filters - 1 | Get alerts

Home > Property for Sale

Property for Sale in Singapore

6,160 listings | Sort: Relevance

- MUST SEE - VERIFIED**  
Exec HDB in 470 Jurong West Street 41  
\$940,000 (\$578 psf)  
3 Beds 2 Baths  
1,625 sqft / 150.97 sqm  
Lakeside MRT 6 mins  
HDB (EM)  
1985 - 99 years  
Updated 5 mins ago
- MUST SEE - VERIFIED**  
4 Room HDB in 272 Tampines Street 22  
\$590,000 (\$534 psf)  
3 Beds 2 Baths  
1,104 sqft / 102.56 sqm  
Tampines MRT 9 mins  
HDB (4A)  
1984 - 99 years  
Updated 6 mins ago
- MUST SEE - VERIFIED**  
3 Room HDB in 678  
\$418,000 (\$408 psf)

Map of Singapore showing property locations and various landmarks.

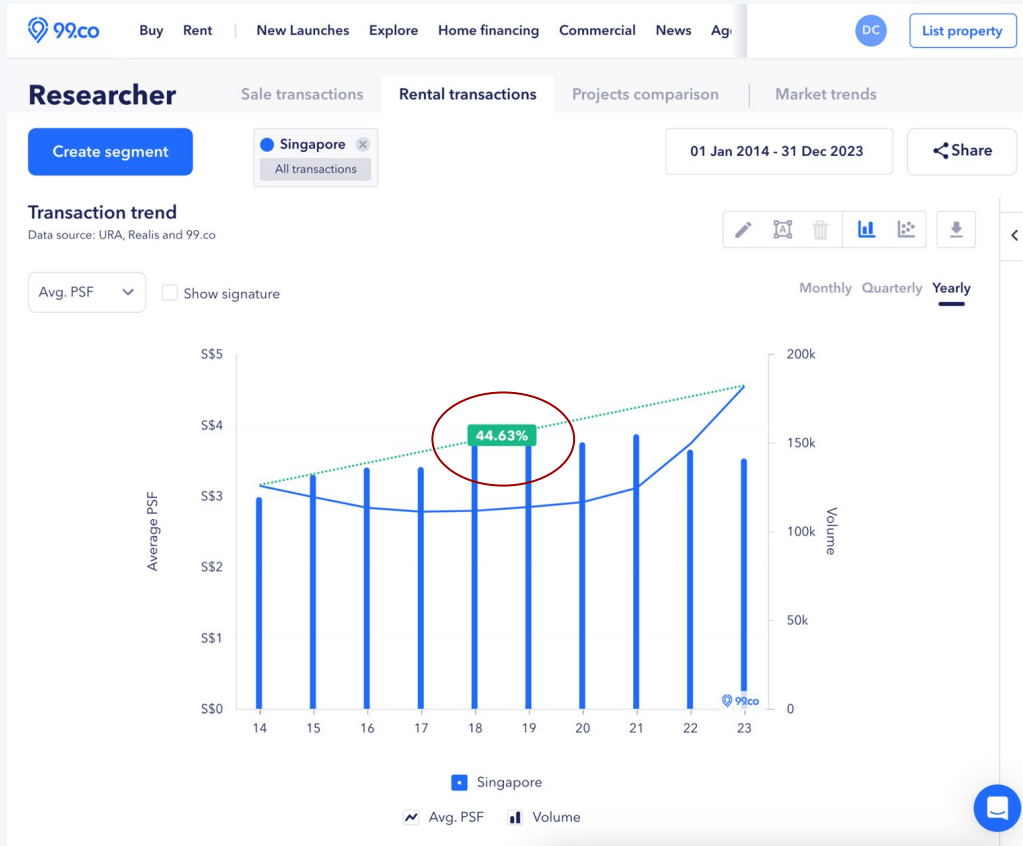
# Entry level Income (university grads) ~\$3.5k to ~\$4.5k

**yahoo!finance**

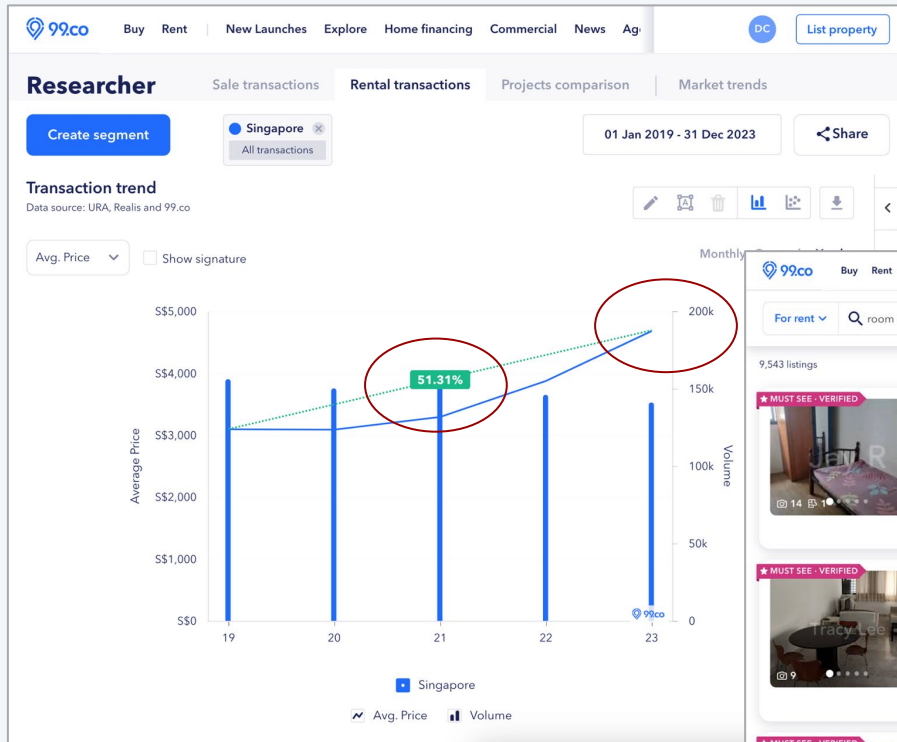
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	Course cluster	Gross monthly median salary		
		2020	2021	2022
X	Arts, Design & Media	S\$3,300	S\$3,300	S\$3,500
✉	Built Environment	S\$3,500	S\$3,600	S\$3,800
	Business	S\$3,500	S\$3,600	S\$4,000
	Dentistry	S\$4,200	S\$4,200	S\$4,200
	Education (NIE)	S\$3,800	S\$3,798	S\$4,200
	Engineering	S\$3,8500	S\$3,850	S\$4,500
	Health Sciences	S\$3,500	S\$3,600	S\$3,700
	Humanities & Social Sciences	S\$3,500	S\$3,571	S\$3,800
	Information & Digital Technologies	S\$4,500	S\$5,000	S\$5,500
	Music	S\$3,275	S\$3,100	S\$3,590
	Sciences	S\$3,500	S\$3,600	S\$3,900
	<b>Follow-up graduates</b>			
	*Data obtained after graduates have completed their one-year practical training.			
	Architecture	S\$4,000	S\$4,000	S\$4,400
	Biomedical Sciences and Chinese Medicine	S\$3,000	S\$3,100	S\$3,175
	Law	S\$5,000	S\$5,600	S\$6,375
	Medicine	S\$5,250	N.A	N.A.
	Pharmacy	S\$3,700	S\$3,915	S\$4,000

# Rental Price up ~45% (PSF) in the last 10 years



# Rental Average ~\$4.6k, Room Rental Prices ~\$1k-\$1.5k



99.co | Buy | Rent | New Launches | Explore | Home financing | Commercial | News | Agent tools

For rent | room rental | Property type | Price range | Studio | Baths | Filters - 2 | Get alerts

9,543 listings | Sort: Relevance

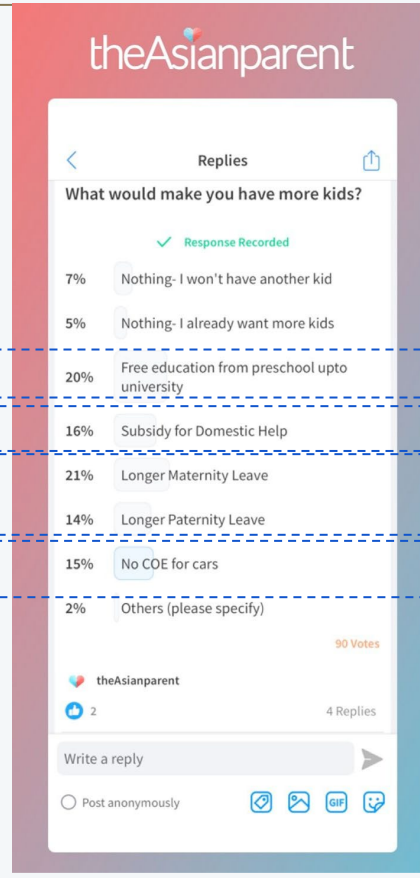
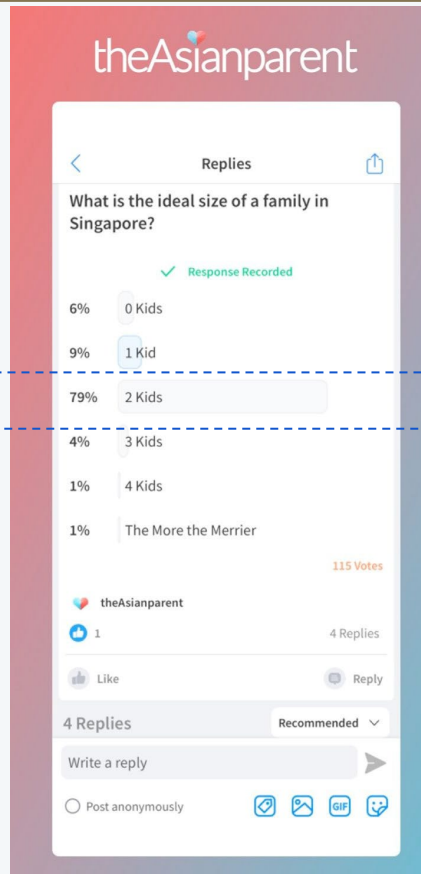
- \* MUST SEE - VERIFIED**  
**READY TO MOVE - WITHIN 800M Common Room in 809B**  
**Choa Chu Kang Avenue 1**  
 South View LRT 8 mins  
 HDB  
 FULLY FURNISHED | DIVERSITY FRIENDLY  
 Updated 11 hrs ago  
 \$800/mo  
 Common room  
 50 sqft / 4.65 sqm
- \* MUST SEE - VERIFIED**  
**READY TO MOVE Master Room in Jalan Kembangan**  
 Jin Kembangan  
 Semi-D  
 FULLY FURNISHED | REMOTE VIEWING  
 Updated 11 hrs ago  
 \$1,750/mo  
 Master room | 1 Bath  
 400 sqft / 37.16 sqm
- \* MUST SEE - VERIFIED**  
**READY TO MOVE - WITHIN 400M Common Room in Sims Residences**  
 Paya Lebar MRT 4 mins  
 8 Lor 39 Geylang - Condo  
 FULLY FURNISHED  
 Updated 11 hrs ago  
 \$1,288/mo  
 Common room  
 100 sqft / 9.29 sqm

Map: Singapore

# Poll data from theAsianparent App

80%

Parents think that 2 kids is the ideal size



What would make you have more kids?

#2 (20%)

Free Education (Preschool to Uni)

#3 (16%)

Subsidy for Domestic Help

#1 (21%)

Longer Maternity Leave  
+#5 (14%)  
Longer Paternity Leave

#4 (15%)

No COE for cars



# Thank you!

