

3 October 2022

URA RELEASES FLASH ESTIMATE OF 3RD QUARTER 2022 PRIVATE RESIDENTIAL PROPERTY PRICE INDEX

- 1 The Urban Redevelopment Authority (URA) released the flash estimate of the price index for private residential property for 3rd Quarter 2022 today.
- 2 Overall, the private residential property index increased by 6.2 points from 180.9 points in 2nd Quarter 2022 to 187.1 points in 3rd Quarter 2022. This represents an increase of 3.4%, compared to the 3.5% increase in the previous quarter (see Annex A and Annex B).
- 3 Prices of non-landed private residential properties in the Core Central Region (CCR) increased by 2.3%, compared to the 1.9% increase in the previous quarter. Prices in the Rest of Central Region (RCR) increased by 2.5%, compared to the 6.4% increase in the previous quarter. Prices in Outside Central Region (OCR) increased by 7.0%, compared to the 2.1% increase in the previous quarter (see Annex C).
- 4 The flash estimates are compiled based on transaction prices given in contracts submitted for stamp duty payment and data on units sold by developers up till mid-September. The statistics will be updated on 28 October 2022 when URA releases its full set of real estate statistics for 3rd Quarter 2022. Past data have shown that the difference between the quarterly price changes indicated by the flash estimate and the actual price changes could be significant when the change is small. The public is advised to interpret the flash estimates with caution.

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This press release is also available at URA-Online at <http://www.ura.gov.sg>.

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Annex A

COMPARISON OF PROPERTY PRICE INDEX FOR 2ND QUARTER 2022 AND 3RD QUARTER 2022

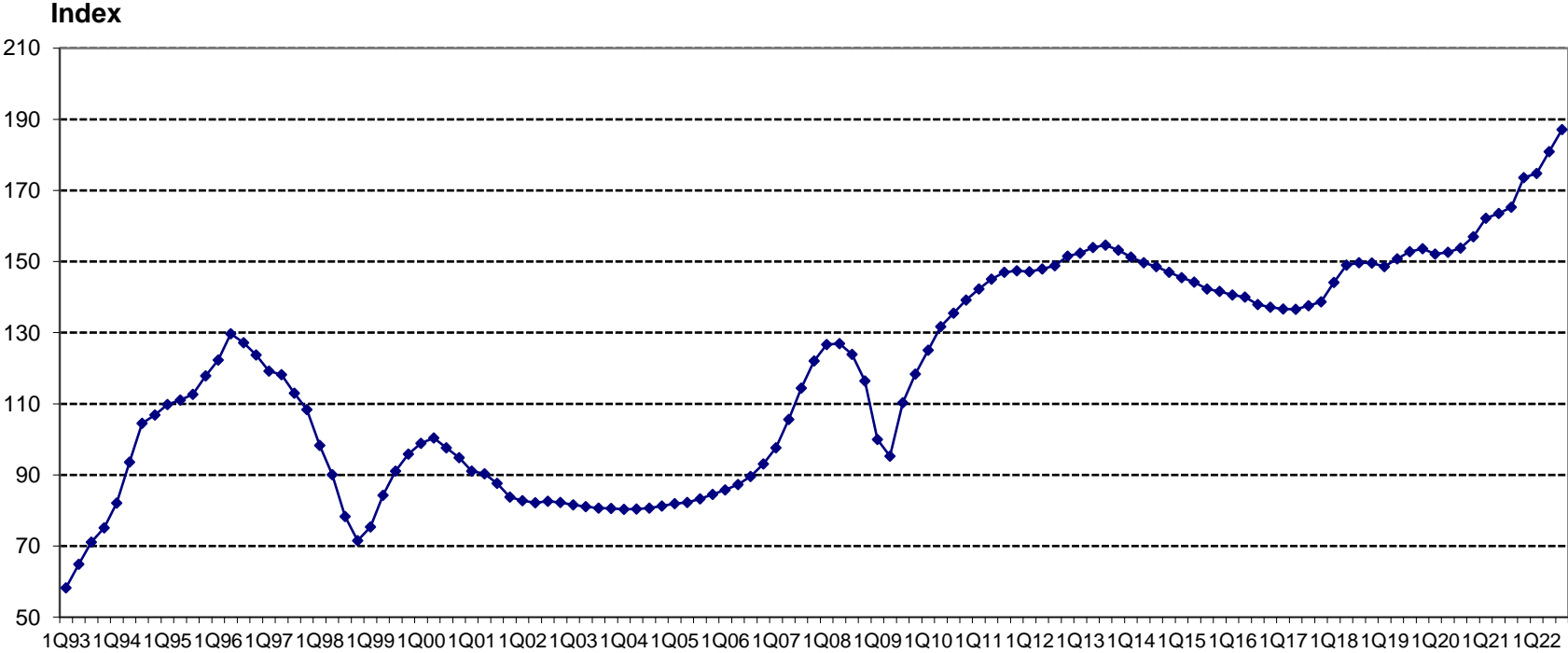
	Price Index ^{1/}		% Change over Previous Quarter	
	2Q/22	3Q/22	2Q/22	3Q/22
All Residential (1Q09=100)	180.9	187.1	3.5	3.4
Landed Property	211.3	213.8	2.9	1.2
Non-landed Property	173.9	181.0	3.6	4.1
CCR ^{2/}	141.2	144.4	1.9	2.3
RCR ^{3/}	193.3	198.1	6.4	2.5
OCR	208.4	223.0	2.1	7.0

1/ The Index for 3rd Quarter 2022 is a flash estimate.

2/ Core Central Region comprises Postal Districts 9, 10, 11, Downtown Core Planning Area and Sentosa. A map of Central Region showing the Core Central Region (CCR) and the Rest of Central Region (RCR) is available at: https://www.ura.gov.sg/-/media/Corporate/Property/REALIS/realis-maps/map_ccr.pdf

3/ Rest of Central Region comprises the area within Central Region that is outside postal districts 9, 10, 11, Downtown Core Planning Area and Sentosa. A map of Central Region showing the Core Central Region (CCR) and the Rest of Central Region (RCR) is available at: https://www.ura.gov.sg/-/media/Corporate/Property/REALIS/realis-maps/map_ccr.pdf

Private Residential Property Price Index (1Q09=100)



Note: The Index for 3Q22 is a flash estimate.

Quarter/Year

Property Price Index of Non-Landed Private Residential Property (1Q09=100)

