

Completed apartment, condominium prices in May down 0.8%: NUS

By Lee Meixian

leemx@sph.com.sg
@LeeMeixianBT

Singapore

PRICES of completed private apartments and condos fell 0.8 per cent in May from the previous month, led by small units and units in non-central areas.

The prices of units of up to 506 square feet fell 1.1 per cent, while those of units in non-central areas dipped one per cent, said the latest flash estimates from the National University of Singapore (NUS). In April, prices of small units fell 0.1 per cent, while those of condos in the non-central region rose 0.1 per cent.

Units in the central region underwent a more modest 0.5 per cent price decrease in May, after inching up 0.4 per cent in April.

The central region includes Districts 1 to 4 (including the financial district and Sentosa Cove) and the traditional prime residential districts of 9, 10 and 11.

ERA Realty key executive officer Eugene Lim said: "Centrally located units have been subject to bargain hunting among astute buyers looking to pick up good-quality properties at the current reasonable prices. This has contributed to some form of price support for the segment."

He added that prices of small units and non-central units were weighed down by high numbers of project completions and low rental demand.

Mr Lim expects prices to remain under pressure for the rest of the year, especially with Brexit adding to the uncertainty and volatility in the global market. RST Research director Ong Kah Seng added that the slight increase in prices for the central region's completed properties in April might have been due to strong buying interest for the leasehold project Cairnhill Nine at the time.

Meanwhile, the price decline for suburban condo units in May underscored the view that a solid recovery in the suburban condo market is "quite unreachable".