



SAMUEL ISAAC CHUA, THE EDGE SINGAPORE

Nuovo is a 10-minute walk to the Yio Chu Kang MRT station and bus interchange

Prices of Nuovo cross \$600psf on 'Centro-effect'

| BY ANGELINE CHEONG |

There's been a spurt in sales at Nuovo in Ang Mo Kio recently, after the executive condominium (EC) crossed the five-year minimum-occupation period. Seven units changed

hands from Sept 4 to 11, according to caveats lodged with URA Realis. In 2006 and 2008, there was only one transaction each, and two deals in 2007. Owners who sold recently are taking advantage of the "Centro-effect", caused by the launch of giant property developer Far East Organization's

329-unit Centro Residences in Ang Mo Kio Avenue 8. Units there have been sold at an average of \$1,179 psf from its launch in August to Sept 11, according to figures from URA Realis. Between Sept 4 and 11, an 893 sq ft unit sold for \$1.07 million, or \$1,199 psf.

Given that it's a private condominium, Centro Residences doesn't have the same restrictions that Nuovo, an EC, has. Under HDB rules, owners of ECs are only allowed to sell their units to Singapore citizens or permanent residents five years after the project receives Temporary Occupation Permit (TOP), which, for the 297-unit Nuovo, was in 2004. It's only 10 years after TOP that units in ECs can be traded like any other private condominium in the resale market, with sales to foreigners allowed as well.

However, the owners of Nuovo should be delighted at transaction prices in the range of \$477 to \$637 psf, as they are the highest achieved since the property was launched at end-2001. Prices at that time were hovering at \$400 psf.

For instance, a 1,119 sq ft unit on the ninth floor went for \$710,000, or \$634 psf. This is a gain of 52% for the original owner, who had purchased it from developer City Developments Ltd (CDL) for \$467,276 in 2002. A larger unit on the 17th floor went for \$1.2 million, or \$477 psf. The 2,594 sq ft condominium was purchased for \$812,746 in 2001.

Other condominiums along Ang Mo Kio Avenue 9 have also benefited from the Centroeffect, with a unit at Far Horizon Gardens, a condominium completed in the 1980s, changing hands in the resale market at \$508 psf last month, the highest price psf achieved in the project this year.

Sellers are also benefiting from the recovery in the residential sector, which saw a marked 15.9% jump in the 3Q residential price index — the largest q-o-q increase seen in the index since 1981, according to URA's 3Q flash estimate last week. As a result of this big increase, the 3Q price index is now 5.1% below that in 4Q2008 even though it registered a total decline of 18.1% in the first two quarters of 2009. The residential price index is more or less at the levels seen in 2Q2007. **E**

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
District 1									
MARINA BAY RESIDENCES	Condominium	99 years	Sept 11, 2009	710	\$1,434,200	\$2,019	Uncompleted	Sub Sale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	Sept 10, 2009	614	\$1,350,800	\$2,202	2008	Resale	HDB
THE SAIL @ MARINA BAY	Apartment	99 years	Sept 10, 2009	775	\$1,457,000	\$1,880	2008	Resale	HDB
THE SAIL @ MARINA BAY	Apartment	99 years	Sept 8, 2009	1,184	\$2,800,000	\$2,365	2008	Resale	Private
MARINA BAY RESIDENCES	Condominium	99 years	Sept 4, 2009	1,066	\$2,343,000	\$2,199	Uncompleted	Sub Sale	Private
District 2									
ICON	Apartment	99 years	Sept 10, 2009	581	\$938,315	\$1,614	2007	Sub Sale	Private
SPOTTISWOODE PARK	Apartment	99 years	Sept 9, 2009	1,270	\$590,000	\$465	Unknown	Resale	HDB
ICON	Apartment	99 years	Sept 4, 2009	700	\$1,038,000	\$1,484	2007	Sub Sale	Private
District 3									
TWIN REGENCY	Condominium	Freehold	Sept 10, 2009	1,227	\$1,505,000	\$1,226	2007	Resale	Private
TANGLIN VIEW	Condominium	99 years	Sept 9, 2009	1,163	\$1,170,000	\$1,006	2001	Resale	HDB
RIVER PLACE	Condominium	99 years	Sept 7, 2009	753	\$808,000	\$1,072	1999	Resale	HDB
THE METROPOLITAN CONDO	Condominium	99 years	Sept 7, 2009	1,356	\$1,315,320	\$970	Uncompleted	Sub Sale	Private
QUEENS	Condominium	99 years	Sept 7, 2009	1,195	\$1,140,000	\$954	2002	Resale	Private
ASCENTIA SKY	Condominium	99 years	Sept 7, 2009	1,475	\$1,775,200	\$1,204	Uncompleted	New Sale	Private
DOMAIN 21	Condominium	99 years	Sept 4, 2009	926	\$1,018,000	\$1,100	2007	Resale	Private
THE ANCHORAGE	Condominium	Freehold	Sept 4, 2009	1,238	\$1,150,000	\$929	1997	Resale	Private
District 4									
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 11, 2009	1,227	\$1,607,370	\$1,310	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 11, 2009	1,485	\$1,800,000	\$1,212	2004	Resale	Private
THE COAST AT SENTOSA COVE	Condominium	99 years	Sept 11, 2009	2,820	\$5,217,000	\$1,850	2009	Sub Sale	Private
THE PEARL @ MOUNT FABER	Condominium	99 years	Sept 11, 2009	1,819	\$1,520,000	\$836	2005	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 11, 2009	1,873	\$3,260,000	\$1,741	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 11, 2009	1,335	\$1,900,000	\$1,424	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 10, 2009	1,335	\$1,775,550	\$1,330	2004	Resale	Private
THE COAST AT SENTOSA COVE	Condominium	99 years	Sept 9, 2009	2,616	\$4,656,480	\$1,780	2009	Sub Sale	Private
THE COAST AT SENTOSA COVE	Condominium	99 years	Sept 9, 2009	2,971	\$5,793,450	\$1,950	2009	Sub Sale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 9, 2009	1,335	\$1,756,860	\$1,316	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 9, 2009	840	\$1,226,400	\$1,461	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 8, 2009	1,335	\$1,820,000	\$1,364	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 8, 2009	1,249	\$1,700,000	\$1,361	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 7, 2009	840	\$1,183,000	\$1,409	2004	Resale	HDB
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 7, 2009	1,335	\$1,815,600	\$1,360	2004	Resale	HDB
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 7, 2009	1,335	\$1,889,025	\$1,415	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 7, 2009	893	\$1,205,000	\$1,349	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,485	\$1,817,000	\$1,223	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,335	\$1,748,850	\$1,310	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,257,344	\$1,407	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,210,015	\$1,354	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,210,015	\$1,354	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,227	\$1,558,290	\$1,270	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,214,480	\$1,359	2004	Resale	HDB
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,227	\$1,717,800	\$1,400	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	1,356	\$1,884,840	\$1,390	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 4, 2009	893	\$1,214,480	\$1,359	2004	Resale	HDB
District 5									
CARABELLE	Condominium	956 years	Sept 11, 2009	1,302	\$1,093,680	\$840	2009	Sub Sale	HDB

The Central



- Connected Office @ The Central
- Good-quality office space
- Strategically located, direct link to Clarke Quay MRT
- Part of integrated commercial and retail development
- Array of amenities
- Column-free units
- Full-height, wall-to-wall glass windows

Kimberly Seow
9768 4183 / 6415 3655
KSeow@savills.com.sg

Wisma Atria



- Above Orchard MRT station
- Direct and sheltered link from MRT station
- Good corporate image
- Unblocked views and bright interiors
- Raised flooring
- 900 - 4,000 sq ft of efficient space
- Units with floor-trap available

Jann Ng
9695 0612 / 6415 3632
JNg@savills.com.sg

Ngee Ann City



- Direct link to Orchard MRT station
- Grade A building
- Convenient access to amenities within the development
- Raised flooring
- 950 - 2,700 sq ft
- Units with floor-trap available

Jann Ng
9695 0612 / 6415 3632
JNg@savills.com.sg

savills
第一太平戴維斯

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
BLUE HORIZON	Condominium	99 years	Sept 11, 2009	1,163	\$850,000	\$731	2005	Resale	Private
THE MAYLEA	Condominium	Freehold	Sept 11, 2009	1,023	\$955,000	\$934	2008	Resale	Private
CHWEE CHIAN VIEW	Terrace House	Freehold	Sept 9, 2009	2,185	\$1,510,000	\$692	1991	Resale	Private
CARABELLE	Condominium	956 years	Sept 9, 2009	883	\$750,000	\$850	2009	Sub Sale	HDB
HERITAGE VIEW	Condominium	99 years	Sept 9, 2009	1,313	\$1,030,000	\$784	2000	Resale	Private
BUONA LODGE	Condominium	Freehold	Sept 8, 2009	1,647	\$1,080,000	\$656	1992	Resale	Private
MENDON SPRING	Apartment	Freehold	Sept 8, 2009	1,055	\$770,000	\$730	2002	Resale	HDB
BOTANNIA	Condominium	956 years	Sept 8, 2009	1,636	\$1,321,888	\$808	2009	Sub Sale	Private
THE PARC CONDO	Condominium	Freehold	Sept 8, 2009	980	\$855,000	\$873	Uncompleted	Sub Sale	HDB
HERITAGE VIEW	Condominium	99 years	Sept 7, 2009	969	\$803,000	\$829	2000	Resale	HDB
BLUE HORIZON	Condominium	99 years	Sept 7, 2009	1,216	\$900,000	\$740	2005	Resale	Private
HERITAGE VIEW	Condominium	99 years	Sept 7, 2009	1,313	\$1,060,000	\$807	2000	Resale	Private
BOTANNIA	Condominium	956 years	Sept 7, 2009	1,238	\$1,100,000	\$889	2009	Sub Sale	Private
CARABELLE	Condominium	956 years	Sept 7, 2009	1,399	\$1,120,000	\$800	2009	Sub Sale	HDB
ONE-NORTH RESIDENCES	Apartment	99 years	Sept 7, 2009	1,313	\$1,549,340	\$1,180	2009	Sub Sale	Private
BLUE HORIZON	Condominium	99 years	Sept 7, 2009	1,259	\$860,000	\$683	2005	Resale	HDB
HERITAGE VIEW	Condominium	99 years	Sept 5, 2009	969	\$810,000	\$836	2000	Resale	HDB
WEST BAY CONDO	Condominium	99 years	Sept 4, 2009	1,216	\$750,000	\$617	1993	Resale	HDB
MENDON SPRING	Apartment	Freehold	Sept 4, 2009	1,066	\$760,000	\$713	2002	Resale	HDB
PARC REGENCY	Apartment	Freehold	Sept 4, 2009	1,356	\$940,000	\$693	2002	Resale	HDB
District 6									
ONE NORTH BRIDGE	Apartment	99 years	Sept 4, 2009	560	\$672,000	\$1,201	2005	Resale	Private
District 7									
SOUTHBANK	Apartment	99 years	Sept 10, 2009	592	\$732,000	\$1,236	Uncompleted	Sub Sale	Private
BURLINGTON SQUARE	Apartment	99 years	Sept 9, 2009	732	\$638,000	\$872	1998	Resale	HDB
THE PLAZA	Apartment	99 years	Sept 9, 2009	678	\$610,000	\$900	1979	Resale	HDB
SOUTHBANK	Apartment	99 years	Sept 7, 2009	614	\$751,000	\$1,224	Uncompleted	Sub Sale	Private
BURLINGTON SQUARE	Apartment	99 years	Sept 4, 2009	829	\$810,000	\$977	1998	Resale	Private
THE PLAZA	Apartment	99 years	Sept 4, 2009	807	\$725,000	\$898	1979	Resale	Private
District 8									
CITY SQUARE RESIDENCES	Condominium	Freehold	Sept 11, 2009	1,206	\$1,250,000	\$1,037	Unknown	Resale	Private
KENTISH COURT	Apartment	99 years	Sept 9, 2009	1,066	\$680,000	\$638	1999	Resale	Private
CITY SQUARE RESIDENCES	Condominium	Freehold	Sept 4, 2009	1,206	\$1,210,000	\$1,004	Unknown	Resale	HDB
KENTISH GREEN	Apartment	99 years	Sept 4, 2009	1,324	\$838,800	\$634	1999	Resale	HDB
D'CAMBRIDGE	Apartment	Freehold	Sept 4, 2009	1,152	\$932,000	\$809	2006	Resale	Private
CITY SQUARE RESIDENCES	Condominium	Freehold	Sept 4, 2009	570	\$718,200	\$1,259	Uncompleted	Sub Sale	HDB
CITYLIGHTS	Condominium	99 years	Sept 4, 2009	570	\$748,000	\$1,311	2007	Resale	Private
District 9									
RIVIERA POINT	Apartment	Freehold	Sept 11, 2009	1,281	\$1,200,000	\$937	1993	Resale	HDB
TIARA	Condominium	Freehold	Sept 11, 2009	1,346	\$1,750,000	\$1,301	1995	Resale	Private
ROBERTSON 100	Apartment	Freehold	Sept 11, 2009	883	\$1,230,000	\$1,394	2004	Resale	Private
THE TATE RESIDENCES	Condominium	Freehold	Sept 11, 2009	2,185	\$5,462,500	\$2,500	Uncompleted	Sub Sale	Private
THE INSPIRA	Condominium	Freehold	Sept 11, 2009	1,216	\$1,650,000	\$1,357	Uncompleted	Sub Sale	Private
HORIZON TOWER	Condominium	99 years	Sept 10, 2009	2,486	\$2,480,000	\$997	1984	Resale	Private
SCOTTS HIGH PARK	Condominium	Freehold	Sept 10, 2009	4,209	\$7,950,000	\$1,889	2009	Sub Sale	Private
THE INSPIRA	Condominium	Freehold	Sept 10, 2009	667	\$967,150	\$1,449	Uncompleted	Sub Sale	HDB
ASPEN HEIGHTS	Condominium	999 years	Sept 10, 2009	1,324	\$1,650,000	\$1,246	1998	Resale	HDB
HORIZON TOWER	Condominium	99 years	Sept 9, 2009	2,303	\$2,260,000	\$981	1984	Resale	HDB
THE CLAYMORE	Condominium	Freehold	Sept 9, 2009	2,680	\$6,238,000	\$2,327	1985	Resale	Private
2 RVG	Apartment	Freehold	Sept 9, 2009	893	\$1,241,270	\$1,389	2006	Resale	Private
RIVERGATE	Apartment	Freehold	Sept 9, 2009	1,055	\$1,740,000	\$1,649	2009	Sub Sale	Private
THE OXLEY	Apartment	Freehold	Sept 8, 2009	2,196	\$2,620,000	\$1,193	1996	Resale	Private
HORIZON TOWER	Condominium	99 years	Sept 8, 2009	2,379	\$2,500,000	\$1,051	1984	Resale	Private
CAIRNHILL CREST	Condominium	Freehold	Sept 7, 2009	1,733	\$3,206,050	\$1,850	2004	Resale	HDB
THE WHARF RESIDENCE	Condominium	999 years	Sept 7, 2009	1,163	\$1,226,900	\$1,055	Uncompleted	New Sale	HDB
THE SUITES AT CENTRAL	Condominium	Freehold	Sept 7, 2009	1,755	\$3,685,500	\$2,101	2009	Sub Sale	Private
SCOTTS 28	Condominium	Freehold	Sept 4, 2009	1,733	\$3,250,000	\$1,875	1998	Resale	Private
THE SUITES AT CENTRAL	Condominium	Freehold	Sept 4, 2009	1,701	\$3,402,000	\$2,000	2009	Sub Sale	Private
HORIZON TOWER	Condominium	99 years	Sept 4, 2009	2,368	\$2,240,000	\$946	1984	Resale	Private
THE TRILLIUM	Condominium	Freehold	Sept 4, 2009	2,217	\$3,591,540	\$1,620	Uncompleted	Sub Sale	Private
District 10									
PARK HOUSE	Apartment	Freehold	Sept 11, 2009	1,572	\$2,850,000	\$1,814	Unknown	Resale	Private
RICH MANSION	Condominium	Freehold	Sept 11, 2009	1,572	\$1,830,000	\$1,164	1994	Resale	Private
10 JALAN JELITA	Semi-Detached House	999 years	Sept 10, 2009	3,412	\$3,700,000	\$1,084	Unknown	Resale	Private
ORCHARD BEL AIR	Condominium	99 years	Sept 10, 2009	3,229	\$4,400,000	\$1,363	1984	Resale	Private
BELMOND GREEN	Condominium	Freehold	Sept 10, 2009	1,302	\$2,000,000	\$1,536	2004	Resale	Private
25 GALLOP ROAD	Detached House	Freehold	Sept 10, 2009	15,888	\$14,500,000	\$913	Unknown	Resale	Private
DUCHESS CREST	Condominium	99 years	Sept 9, 2009	1,711	\$1,693,890	\$990	1998	Resale	Private
MADISON RESIDENCES	Condominium	Freehold	Sept 9, 2009	1,776	\$2,928,865	\$1,649	Uncompleted	New Sale	Private

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
4 MOUNT SINAI RISE	Semi-Detached House	999 years	Sept 8, 2009	3,531	\$3,750,000	\$1,061	Unknown	Resale	Private
ORANGE GROVE RESIDENCES	Condominium	Freehold	Sept 8, 2009	2,390	\$4,302,000	\$1,800	2009	Sub Sale	Private
THE TRESOR	Condominium	999 years	Sept 8, 2009	1,399	\$2,130,000	\$1,52	2007	Resale	Private
FERRELL RESIDENCES	Apartment	Freehold	Sept 8, 2009	1,841	\$3,100,000	\$1,684	Uncompleted	New Sale	Private
MARTINA MANSIONS	Apartment	Freehold	Sept 8, 2009	1,259	\$1,472,000	\$1,169	2000	Resale	Private
DORMER PARK	Condominium	Freehold	Sept 8, 2009	1,238	\$1,350,000	\$1,091	1993	Resale	Private
HOLLAND COURT	Apartment	Freehold	Sept 8, 2009	1,378	\$1,400,000	\$1,016	Unknown	Resale	Private
ONE JERVOIS	Condominium	Freehold	Sept 7, 2009	1,066	\$1,439,100	\$1,350	Uncompleted	Sub Sale	HDB
KASTURINA LODGE	Apartment	Freehold	Sept 7, 2009	753	\$850,000	\$1,128	1999	Resale	Private
SOMMERVILLE PARK	Condominium	Freehold	Sept 7, 2009	2,314	\$3,100,000	\$1,340	1990	Resale	HDB
51 JALAN AMPANG	Semi-Detached House	Freehold	Sept 7, 2009	4,532	\$3,800,000	\$839	Unknown	Resale	Private
RIDGEWOOD	Condominium	999 years	Sept 7, 2009	1,744	\$1,645,000	\$943	1981	Resale	Private
WATERFALL GARDENS	Condominium	Freehold	Sept 7, 2009	1,830	\$2,600,000	\$1,421	Uncompleted	Sub Sale	Private
ONE JERVOIS	Condominium	Freehold	Sept 4, 2009	1,701	\$2,211,300	\$1,300	Uncompleted	Sub Sale	Private
VALLEY PARK	Condominium	999 years	Sept 4, 2009	1,216	\$1,347,328	\$1,108	1997	Resale	HDB
11A JALAN SIANTAN	Terrace House	Freehold	Sept 4, 2009	2,809	\$3,300,000	\$1,174	1985	Resale	HDB
MADISON RESIDENCES	Condominium	Freehold	Sept 4, 2009	3,218	\$5,615,517	\$1,745	Uncompleted	New Sale	Private
THE EQUATORIAL	Condominium	Freehold	Sept 4, 2009	1,249	\$1,500,000	\$1,201	2001	Resale	Private
District 11									
AMARYLLIS VILLE	Condominium	99 years	Sept 11, 2009	657	\$820,000	\$1,249	2004	Resale	Private
THOMSON 800	Condominium	Freehold	Sept 10, 2009	1,432	\$1,350,000	\$943	1999	Resale	Private
PAVILION 11	Condominium	Freehold	Sept 10, 2009	958	\$1,322,040	\$1,380	2009	Sub Sale	Private
NINETEEN SHELFORD ROAD	Condominium	Freehold	Sept 9, 2009	753	\$828,000	\$1,099	1997	Resale	HDB
ROCHELLE AT NEWTON	Condominium	99 years	Sept 9, 2009	1,862	\$2,023,000	\$1,086	Uncompleted	New Sale	Private
IRIDIUM	Apartment	Freehold	Sept 9, 2009	1,066	\$1,365,000	\$1,281	Uncompleted	Sub Sale	Private
THE AXIS	Apartment	Freehold	Sept 9, 2009	398	\$499,000	\$1,253	Uncompleted	Sub Sale	HDB
HILLCREST ARCADIA	Condominium	99 years	Sept 8, 2009	2,896	\$2,180,000	\$753	1980	Resale	Private
LA SUISSE	Terrace House	999 years	Sept 8, 2009	2,831	\$2,500,000	\$883	1993	Resale	Private
BIRMINGHAM MANSIONS	Apartment	Freehold	Sept 8, 2009	1,066	\$1,130,000	\$1,060	1998	Resale	Private
SKY@ELEVEN	Condominium	Freehold	Sept 8, 2009	2,713	\$3,119,950	\$1,150	Uncompleted	Sub Sale	Private
SETIA RESIDENCES	Apartment	Freehold	Sept 7, 2009	3,348	\$5,800,000	\$1,733	2003	Resale	Private
VIVA	Condominium	Freehold	Sept 7, 2009	1,346	\$1,932,300	\$1,436	Uncompleted	New Sale	Private
SUFFOLK PREMIER	Apartment	Freehold	Sept 7, 2009	1,001	\$1,060,000	\$1,059	2007	Resale	Private
PAVILION 11	Condominium	Freehold	Sept 7, 2009	1,485	\$1,950,000	\$1,313	2009	Sub Sale	Private
ADAM PARK CONDO	Condominium	Freehold	Sept 7, 2009	1,528	\$1,230,000	\$805	2004	Resale	Private
VIVA	Condominium	Freehold	Sept 4, 2009	1,044	\$1,694,700	\$1,623	Uncompleted	New Sale	Private
VIVA	Condominium	Freehold	Sept 4, 2009	1,528	\$2,359,800	\$1,544	Uncompleted	New Sale	Private
ROCHELLE AT NEWTON	Condominium	99 years	Sept 4, 2009	1,905	\$2,138,000	\$1,122	Uncompleted	New Sale	Private
IRIDIUM	Apartment	Freehold	Sept 4, 2009	753	\$1,100,000	\$1,460	Uncompleted	Sub Sale	Private
AMARYLLIS VILLE	Condominium	99 years	Sept 4, 2009	1,238	\$1,423,700	\$1,150	2004	Resale	Private
SHELFORD SUITES	Condominium	Freehold	Sept 4, 2009	1,270	\$1,820,000	\$1,433	Uncompleted	New Sale	HDB
VIVA	Condominium	Freehold	Sept 4, 2009	2,486	\$3,937,600	\$1,584	Uncompleted	New Sale	Private
VIVA	Condominium	Freehold	Sept 4, 2009	958	\$1,517,400	\$1,584	Uncompleted	New Sale	Private
VIVA	Condominium	Freehold	Sept 4, 2009	1,346	\$1,918,800	\$1,426	Uncompleted	New Sale	Private
THE CHANCERY RESIDENCE	Terrace House	99 years	Sept 4, 2009	3,229	\$2,028,888	\$628	2005	Resale	Private
VIVA	Condominium	Freehold	Sept 4, 2009	1,528	\$2,513,800	\$1,645	Uncompleted	New Sale	Private
District 12									
THE BELLEFORTE	Apartment	Freehold	Sept 11, 2009	1,593	\$1,250,000	\$785	2003	Resale	Private
MOONSTONE VIEW	Apartment	Freehold	Sept 11, 2009	1,184	\$780,000	\$659	2000	Resale	Private



An all-new website

Register to enjoy full access to Daily Breaking News, Comment and Analysis on Business & Markets, Politics & Government, and more

www.theedgemalaysia.com
Your window to Business & Markets,
Politics & Government in Malaysia

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
AIRSTREAM	Apartment	Freehold	Sept 10, 2009	409	\$459,300	\$1,123	Uncompleted	New Sale	Private
PINNACLE 16	Apartment	Freehold	Sept 9, 2009	581	\$740,000	\$1,273	2006	Resale	Private
AIRSTREAM	Apartment	Freehold	Sept 9, 2009	484	\$526,900	\$1,088	Uncompleted	New Sale	Private
TRELLIS TOWERS	Condominium	Freehold	Sept 8, 2009	1,141	\$1,010,000	\$885	2000	Resale	HDB
34 KIM KEAT ROAD	Apartment	9999 years	Sept 8, 2009	1,528	\$775,000	\$508	Uncompleted	Sub Sale	HDB
ST FRANCIS COURT	Apartment	99 years	Sept 7, 2009	818	\$515,000	\$630	1994	Resale	Private
EURO-ASIA APARTMENTS	Apartment	Freehold	Sept 7, 2009	840	\$710,000	\$846	1990	Resale	Private
TREVISTA	Condominium	99 years	Sept 7, 2009	1,098	\$1,049,840	\$956	Uncompleted	New Sale	Private
ONE ST MICHAEL'S	Condominium	Freehold	Sept 4, 2009	1,249	\$1,138,000	\$911	2009	Sub Sale	HDB
District 13									
WOODSVILLE MANSION	Apartment	Freehold	Sept 9, 2009	1,916	\$920,000	\$480	1987	Resale	HDB
AVON PARK	Condominium	Freehold	Sept 7, 2009	1,281	\$880,000	\$687	1991	Resale	Private
7 JALAN KEMBOJA	Terrace House	Freehold	Sept 7, 2009	1,582	\$1,180,000	\$748	1960	Resale	Private
10A CARMICHAEL ROAD	Detached House	Freehold	Sept 4, 2009	5,802	\$3,885,000	\$670	1997	Resale	Private
District 14									
THE VINES	Apartment	Freehold	Sept 10, 2009	1,066	\$910,000	\$854	2003	Resale	Private
THE ALCOVE	Apartment	99 years	Sept 10, 2009	1,378	\$700,000	\$508	2004	Resale	HDB
GRANDLINK SQUARE	Apartment	Freehold	Sept 10, 2009	1,163	\$628,000	\$540	2000	Resale	Private
5 JALAN RAHMAT	Detached House	Freehold	Sept 9, 2009	5,522	\$3,450,000	\$625	1989	Resale	Private
THE ALCOVE	Apartment	99 years	Sept 9, 2009	2,486	\$900,000	\$362	2004	Resale	Private
ASTON MANSIONS	Apartment	99 years	Sept 9, 2009	1,141	\$626,800	\$549	1998	Resale	HDB
SIMSVILLE	Condominium	99 years	Sept 8, 2009	1,528	\$918,000	\$601	1998	Resale	Private
TORIEVIEW MANSIONS	Apartment	Freehold	Sept 8, 2009	1,238	\$535,000	\$432	1995	Resale	Private
DAKOTA RESIDENCES	Condominium	99 years	Sept 7, 2009	1,894	\$1,850,000	\$977	Uncompleted	New Sale	HDB
WING FONG MANSIONS	Apartment	Freehold	Sept 7, 2009	1,238	\$553,000	\$447	1997	Resale	HDB
SINGA COURT	Apartment	Freehold	Sept 4, 2009	1,894	\$720,000	\$380	1985	Resale	HDB
26A LORONG MARZUKI	Terrace House	Freehold	Sept 4, 2009	2,357	\$1,500,000	\$635	1990	Resale	Private
4 JALAN HUSSEIN	Semi-Detached House	Freehold	Sept 4, 2009	3,897	\$2,080,000	\$535	1973	Resale	Private
THE HELICONIA	Condominium	Freehold	Sept 4, 2009	2,239	\$1,250,000	\$558	2003	Resale	Private
SIMS DORADO	Apartment	Freehold	Sept 4, 2009	861	\$588,000	\$683	2008	Sub Sale	HDB
53 LORONG 8 GEYLANG	Apartment	999 years	Sept 4, 2009	1,378	\$670,000	\$486	Unknown	Resale	Private
District 15									
MEYER PARK	Condominium	Freehold	Sept 11, 2009	2,659	\$2,550,000	\$959	1985	Resale	Private
80B LORONG J TELOK KURAU	Terrace House	Freehold	Sept 11, 2009	1,733	\$1,300,000	\$752	Unknown	Resale	Private
CAMELOT	Condominium	99 years	Sept 11, 2009	2,433	\$2,850,000	\$1,172	2000	Resale	Private
COTE D'AZUR	Condominium	99 years	Sept 11, 2009	1,539	\$1,870,000	\$1,215	2004	Resale	Private
SILAHIS APARTMENT	Apartment	Freehold	Sept 10, 2009	1,302	\$700,000	\$537	1993	Resale	Private
MANDARIN GARDEN CONDO	Condominium	99 years	Sept 10, 2009	1,787	\$1,280,000	\$716	1986	Resale	Private
THE WATERSIDE	Terrace House	Freehold	Sept 10, 2009	1,733	\$1,430,000	\$824	1993	Resale	Private
320A TELOK KURAU ROAD	Apartment	Freehold	Sept 9, 2009	1,044	\$688,000	\$659	Unknown	Resale	Private
COSTA RHU	Condominium	99 years	Sept 9, 2009	2,239	\$2,400,000	\$1,072	1997	Resale	Private
COSTA RHU	Condominium	99 years	Sept 9, 2009	2,239	\$2,200,000	\$983	1997	Resale	Private
COSTA RHU	Condominium	99 years	Sept 9, 2009	990	\$1,188,000	\$1,200	1997	Resale	HDB
TAIPAN GRAND	Apartment	Freehold	Sept 8, 2009	1,227	\$940,000	\$766	2005	Resale	Private
VILLA MARINA	Condominium	99 years	Sept 8, 2009	1,507	\$850,000	\$564	1999	Resale	Private
FORT GARDENS	Condominium	Freehold	Sept 8, 2009	1,442	\$1,240,000	\$860	1993	Resale	Private
THE SEA VIEW	Condominium	Freehold	Sept 8, 2009	1,410	\$2,000,000	\$1,418	2008	Resale	Private
OVADA 8	Apartment	Freehold	Sept 8, 2009	1,346	\$870,000	\$647	2001	Resale	HDB
TIERRA VUE	Condominium	Freehold	Sept 8, 2009	1,916	\$1,750,000	\$913	2009	Sub Sale	Private
RICCHEZZA	Apartment	Freehold	Sept 8, 2009	603	\$560,000	\$929	Uncompleted	Sub Sale	Private
113 ONAN ROAD	Terrace House	Freehold	Sept 8, 2009	1,195	\$900,000	\$757	Unknown	Resale	HDB
MARTIA RESIDENCE	Apartment	Freehold	Sept 8, 2009	1,001	\$875,000	\$874	2006	Resale	Private
12 WILKINSON ROAD	Semi-Detached House	Freehold	Sept 8, 2009	3,724	\$3,880,000	\$1,042	2006	Resale	Private
SPRING @ KATONG A	Apartment	Freehold	Sept 7, 2009	990	\$865,000	\$873	2006	Resale	Private
COTE D'AZUR	Condominium	99 years	Sept 7, 2009	2,207	\$2,084,920	\$945	2004	Resale	Private
OPERA ESTATE	Terrace House	Freehold	Sept 7, 2009	1,647	\$1,180,000	\$716	Unknown	Resale	HDB
MARTIA RESIDENCE	Apartment	Freehold	Sept 7, 2009	1,141	\$850,000	\$745	2006	Resale	Private
154 JOO CHIAT PLACE	Apartment	Freehold	Sept 7, 2009	1,335	\$1,060,445	\$794	1986	Resale	Private
154A JOO CHIAT PLACE	Apartment	Freehold	Sept 7, 2009	1,324	\$1,057,460	\$799	1986	Resale	Private
154B JOO CHIAT PLACE	Apartment	Freehold	Sept 7, 2009	1,324	\$1,057,460	\$799	1986	Resale	Private
156 JOO CHIAT PLACE	Apartment	Freehold	Sept 7, 2009	1,259	\$1,039,554	\$825	1986	Resale	Private
156A JOO CHIAT PLACE	Apartment	Freehold	Sept 7, 2009	1,270	\$1,042,539	\$821	1986	Resale	Private
156B JOO CHIAT PLACE	Apartment	Freehold	Sept 7, 2009	1,270	\$1,042,539	\$821	1986	Resale	Private
70 JALAN SEAVIEW	Semi-Detached House	Freehold	Sept 7, 2009	3,391	\$3,800,000	\$1,119	Unknown	Resale	Private
THE MINT RESIDENCES	Apartment	Freehold	Sept 4, 2009	1,130	\$900,000	\$796	2009	Sub Sale	Private
THE MAKENA	Condominium	Freehold	Sept 4, 2009	1,292	\$1,515,000	\$1,173	1998	Resale	Private
FINLAND GARDENS	Condominium	Freehold	Sept 4, 2009	1,722	\$1,250,000	\$726	1984	Resale	Private
RIVEREDGE	Condominium	99 years	Sept 4, 2009	1,410	\$1,250,000	\$886	2008	Resale	Private
69A JOO CHIAT PLACE	Apartment	Freehold	Sept 4, 2009	1,442	\$643,000	\$446	1977	Resale	HDB

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
THE ESTA	Condominium	Freehold	Sept 4, 2009	1,130	\$1,271,250	\$1,125	2008	Sub Sale	Private
District 16									
COSTA DEL SOL	Condominium	99 years	Sept 11, 2009	1,346	\$1,300,000	\$966	2003	Resale	Private
CASA MERAH	Apartment	99 years	Sept 11, 2009	1,249	\$1,000,000	\$801	2009	Sub Sale	Private
THE BAYSHORE	Condominium	99 years	Sept 10, 2009	1,432	\$798,000	\$557	1996	Resale	Private
CASA FLORA	Condominium	Freehold	Sept 10, 2009	1,561	\$810,000	\$519	1987	Resale	HDB
STRATFORD COURT	Condominium	99 years	Sept 10, 2009	1,163	\$697,000	\$600	1998	Resale	Private
THE SPRINGFIELD	Terrace House	99 years	Sept 9, 2009	2,325	\$1,030,000	\$443	1999	Resale	Private
71 EASTWOOD ROAD	Terrace House	99 years	Sept 9, 2009	1,873	\$1,300,000	\$696	1997	Resale	Private
BAYSHORE PARK	Condominium	99 years	Sept 9, 2009	624	\$538,000	\$862	1986	Resale	Private
THE BAYSHORE	Condominium	99 years	Sept 9, 2009	947	\$680,000	\$718	1997	Resale	Private
KEW VALE	Terrace House	99 years	Sept 9, 2009	1,765	\$1,390,000	\$787	1996	Resale	Private
427 KEW CRESCENT	Terrace House	99 years	Sept 8, 2009	1,722	\$1,280,000	\$746	1996	Resale	Private
53 LUCKY VIEW	Semi-Detached House	Freehold	Sept 8, 2009	3,918	\$2,550,000	\$652	Unknown	Resale	Private
WATERFRONT KEY	Condominium	99 years	Sept 8, 2009	893	\$740,930	\$829	Uncompleted	New Sale	HDB
BREEZE BY THE EAST	Condominium	Freehold	Sept 8, 2009	2,368	\$1,787,840	\$755	Uncompleted	New Sale	Private
WATERFRONT WAVES	Condominium	99 years	Sept 8, 2009	1,367	\$941,160	\$688	Uncompleted	New Sale	HDB
COSTA DEL SOL	Condominium	99 years	Sept 7, 2009	1,346	\$1,365,000	\$1,014	2004	Resale	HDB
BAYWATER	Condominium	99 years	Sept 7, 2009	1,033	\$680,000	\$658	2006	Resale	Private
AQUARIUS BY THE PARK	Condominium	99 years	Sept 7, 2009	1,324	\$870,000	\$657	2001	Resale	Private
CHANGI COURT	Condominium	Freehold	Sept 7, 2009	969	\$650,000	\$671	1997	Resale	HDB
COSTA DEL SOL	Condominium	99 years	Sept 7, 2009	1,346	\$1,360,000	\$1,011	2004	Resale	HDB
BAYSHORE PARK	Condominium	99 years	Sept 7, 2009	936	\$595,000	\$635	1986	Resale	HDB
WATERFRONT KEY	Condominium	99 years	Sept 4, 2009	1,249	\$899,280	\$720	Uncompleted	New Sale	Private
THE BAYSHORE	Condominium	99 years	Sept 4, 2009	1,012	\$790,000	\$781	1997	Resale	HDB
RIVIERA RESIDENCES	Condominium	Freehold	Sept 4, 2009	786	\$780,000	\$993	2007	Resale	HDB
District 17									
BALLOTA PARK CONDO	Condominium	Freehold	Sept 11, 2009	1,701	\$895,000	\$526	2000	Resale	Private
THE GALE	Condominium	Freehold	Sept 10, 2009	1,356	\$932,800	\$688	Uncompleted	New Sale	Private
40A TOH CRESCENT	Semi-Detached House	Freehold	Sept 9, 2009	6,577	\$2,780,000	\$422	1985	Resale	Private
BALLOTA PARK CONDO	Condominium	Freehold	Sept 4, 2009	1,012	\$595,000	\$588	2000	Resale	HDB
160 JALAN BATALONG EAST	Semi-Detached House	Freehold	Sept 4, 2009	3,326	\$1,650,000	\$496	Unknown	Resale	Private
CARISSA PARK CONDO	Condominium	Freehold	Sept 4, 2009	1,281	\$766,666	\$599	2001	Resale	HDB
District 18									
MELVILLE PARK	Apartment	99 years	Sept 11, 2009	1,464	\$748,000	\$511	1996	Resale	Private
SIMEI GREEN CONDO	Executive Condominium	99 years	Sept 10, 2009	969	\$625,000	\$645	1999	Resale	HDB
SAVANNAH CONDOPARK	Condominium	99 years	Sept 9, 2009	1,227	\$790,000	\$644	2005	Resale	Private
OASIS @ ELIAS	Condominium	99 years	Sept 8, 2009	1,195	\$748,000	\$626	Uncompleted	New Sale	Private
TROPICAL SPRING	Condominium	99 years	Sept 7, 2009	1,335	\$810,000	\$607	2002	Resale	HDB
THE TROPICA	Condominium	99 years	Sept 7, 2009	1,238	\$745,000	\$602	2000	Resale	Private
THE TROPICA	Condominium	99 years	Sept 4, 2009	1,227	\$715,000	\$583	2000	Resale	HDB
TROPICAL SPRING	Condominium	99 years	Sept 4, 2009	1,335	\$853,000	\$639	2002	Resale	Private
EASTPOINT GREEN	Condominium	99 years	Sept 4, 2009	969	\$590,000	\$609	1999	Resale	HDB
District 19									
AMARANDA GARDENS	Condominium	Freehold	Sept 11, 2009	1,163	\$1,100,000	\$946	2004	Resale	Private
PIN MANSIONS	Apartment	Freehold	Sept 11, 2009	1,249	\$730,000	\$585	1992	Resale	HDB
KOVAN MELODY	Condominium	99 years	Sept 11, 2009	1,227	\$938,000	\$764	2006	Resale	Private
AMARANDA GARDENS	Condominium	Freehold	Sept 11, 2009	1,163	\$1,070,000	\$920	2004	Resale	HDB

Singapore business and investment news every market day now!

PLUS: Daily brokers' calls, boardroom moves, commentary and more

Register for free now

and get 20% off select top business books with The Edge-Wiley Promotion

www.theedgesingapore.com

click on for our new RSS Feed to get the latest news alert to you



PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
RIO VISTA	Condominium	99 years	Sept 10, 2009	1,475	\$710,000	\$481	2004	Resale	HDB
MINT RESIDENCES @ JANSEN	Apartment	999 years	Sept 10, 2009	710	\$650,000	\$915	2009	Sub Sale	Private
PARRYVILLE	Terrace House	999 years	Sept 10, 2009	1,819	\$1,320,000	\$726	1990	Resale	HDB
CHILTERN PARK	Condominium	99 years	Sept 9, 2009	1,593	\$990,000	\$621	1995	Resale	Private
CHILTERN PARK	Condominium	99 years	Sept 8, 2009	915	\$650,000	\$710	1995	Resale	HDB
THE QUARTZ	Condominium	99 years	Sept 8, 2009	1,066	\$787,000	\$739	2009	Sub Sale	HDB
THE RIVERVALE	Executive								
	Condominium	99 years	Sept 8, 2009	1,346	\$683,000	\$508	2000	Resale	HDB
CHERRY GARDENS	Apartment	99 years	Sept 8, 2009	1,066	\$760,000	\$713	2004	Resale	Private
CENTRAL VIEW	Condominium	99 years	Sept 7, 2009	1,216	\$735,000	\$604	2002	Resale	HDB
TAI KENG GARDENS	Terrace House	Freehold	Sept 7, 2009	1,701	\$1,260,000	\$739	1976	Resale	HDB
COMPASS HEIGHTS	Apartment	99 years	Sept 7, 2009	1,324	\$838,000	\$633	2002	Resale	HDB
SERANGOON GARDEN ESTATE	Terrace House	999 years	Sept 7, 2009	2,799	\$1,400,000	\$501	Unknown	Resale	Private
KOVAN MELODY	Condominium	99 years	Sept 7, 2009	1,292	\$1,000,000	\$774	2006	Resale	Private
56 LORONG AH SOO	Semi-Detached House	Freehold	Sept 7, 2009	6,588	\$2,700,000	\$410	1986	Resale	Private
TAI KENG VILLAS	Terrace House	99 years	Sept 7, 2009	1,615	\$1,110,000	\$687	1999	Resale	HDB
KOVAN MELODY	Condominium	99 years	Sept 4, 2009	1,432	\$1,030,000	\$719	2006	Resale	Private
1 MARLENE AVENUE	Semi-Detached House	Freehold	Sept 4, 2009	6,405	\$3,080,000	\$481	1987	Resale	Private
SERANGOON GARDEN ESTATE	Semi-Detached House	999 years	Sept 4, 2009	2,799	\$1,628,000	\$581	Unknown	Resale	HDB
EVERGREEN PARK	Apartment	99 years	Sept 4, 2009	1,087	\$560,000	\$515	1999	Resale	Private
District 20									
NUOVO Executive	Condominium	99 years	Sept 11, 2009	1,119	\$710,000	\$634	2004	Resale	HDB
41 JALAN ISNIN	Terrace House	Freehold	Sept 11, 2009	1,259	\$1,500,000	\$1,189	Unknown	Resale	HDB
NUOVO	Executive								
	Condominium	99 years	Sept 10, 2009	1,389	\$798,000	\$575	2004	Resale	HDB
BISHAN POINT	Condominium	99 years	Sept 10, 2009	1,270	\$779,000	\$613	2005	Resale	Private
67 WINDSOR PARK ROAD	Detached House	Freehold	Sept 10, 2009	22,443	\$14,500,000	\$646	Unknown	Resale	Private
NUOVO	Executive								
	Condominium	99 years	Sept 10, 2009	1,550	\$900,000	\$581	2004	Resale	Private
HORIZON GARDENS	Terrace House	99 years	Sept 9, 2009	2,992	\$1,250,000	\$418	2002	Resale	HDB
GRANDEUR 8	Condominium	99 years	Sept 8, 2009	1,195	\$910,000	\$762	2005	Resale	Private
NUOVO	Executive								
	Condominium	99 years	Sept 8, 2009	1,389	\$840,000	\$605	2004	Resale	HDB
BISHAN LOFT	Executive								
	Condominium	99 years	Sept 8, 2009	1,130	\$868,888	\$769	2003	Resale	Private
THE GARDENS AT BISHAN	Condominium	99 years	Sept 7, 2009	1,227	\$820,000	\$668	2004	Resale	Private
CENTRO RESIDENCES	Condominium	99 years	Sept 7, 2009	893	\$1,071,100	\$1,199	Uncompleted	New Sale	Private
FAR HORIZON GARDENS	Condominium	99 years	Sept 7, 2009	1,152	\$585,000	\$508	1986	Resale	Private
42 JALAN RABU	Terrace House	Freehold	Sept 7, 2009	1,292	\$1,250,000	\$967	Unknown	Resale	Private
BISHAN 8	Condominium	99 years	Sept 7, 2009	1,528	\$1,000,000	\$654	1999	Resale	Private
NUOVO	Executive								
	Condominium	99 years	Sept 7, 2009	2,594	\$1,238,000	\$477	2004	Resale	HDB
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	Sept 4, 2009	2,034	\$2,000,000	\$981	Unknown	Resale	Private
NUOVO Executive	Condominium	99 years	Sept 4, 2009	1,550	\$988,000	\$637	2004	Resale	HDB
NUOVO Executive	Condominium	99 years	Sept 4, 2009	1,389	\$820,000	\$591	2004	Resale	HDB
YEW LIAN PARK	Terrace House	Freehold	Sept 4, 2009	1,862	\$1,280,000	\$689	1967	Resale	Private
THOMSON VIEW CONDO	Condominium	99 years	Sept 4, 2009	2,024	\$1,160,000	\$573	1987	Resale	Private
District 21									
SHERWOOD TOWER	Apartment	99 years	Sept 11, 2009	1,539	\$765,000	\$497	1980	Resale	Private
LE WOOD	Condominium	99 years	Sept 11, 2009	1,270	\$800,000	\$630	2000	Resale	Private
SIGNATURE PARK	Condominium	Freehold	Sept 11, 2009	1,399	\$1,010,000	\$722	1998	Resale	Private
HUME PARK I	Condominium	Freehold	Sept 10, 2009	1,270	\$783,000	\$616	1995	Resale	Private
THE HILLSIDE	Condominium	Freehold	Sept 10, 2009	1,528	\$1,100,000	\$720	2001	Resale	Private
HUME PARK I	Condominium	Freehold	Sept 10, 2009	1,582	\$1,010,000	\$638	1995	Resale	Private
GRAND REGENCY	Apartment	Freehold	Sept 10, 2009	1,119	\$750,000	\$670	1999	Resale	Private
SELANTING GREEN	Apartment	Freehold	Sept 9, 2009	1,453	\$900,000	\$619	1998	Resale	Private
ASTOR GREEN	Condominium	99 years	Sept 8, 2009	1,528	\$1,350,000	\$883	1995	Resale	Private
GRAND REGENCY	Apartment	Freehold	Sept 8, 2009	1,119	\$750,000	\$670	1999	Resale	HDB
SIGNATURE PARK	Condominium	Freehold	Sept 7, 2009	1,410	\$950,000	\$674	1998	Resale	DB
GOODLUCK GARDEN	Condominium	Freehold	Sept 4, 2009	1,916	\$1,370,000	\$715	1984	Resale	Private
HIGHGATE	Condominium	Freehold	Sept 4, 2009	1,302	\$905,000	\$695	1995	Resale	Private
ASTOR GREEN	Condominium	99 years	Sept 4, 2009	1,066	\$850,000	\$798	1995	Resale	HDB
SIGNATURE PARK	Condominium	Freehold	Sept 4, 2009	1,722	\$1,350,000	\$784	1998	Resale	Private
SUMMERHILL	Condominium	Freehold	Sept 4, 2009	947	\$725,000	\$765	2002	Resale	HDB
BLOSSOMVALE	Condominium	999 years	Sept 4, 2009	840	\$745,000	\$887	1998	Resale	HDB
PANDAN VALLEY	Condominium	Freehold	Sept 4, 2009	2,562	\$1,950,000	\$761	978	Resale	Private
District 22									
THE CENTRIS	Apartment	99 years	Sept 11, 2009	1,152	\$860,000	\$747	2009	Sub Sale	Private
CASPIAN	Condominium	99 years	Sept 11, 2009	1,216	\$857,280	\$705	Uncompleted	Sub Sale	HDB

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
SUMMERDALE	Executive								
	Condominium	99 years	Sept 11, 2009	1,270	\$648,000	\$510	2000	Resale	HDB
THE LAKESHORE	Condominium	99 years	Sept 11, 2009	1,141	\$900,000	\$789	2007	Resale	Private
PARC VISTA	Condominium	99 years	Sept 10, 2009	1,055	\$635,000	\$602	1998	Resale	HDB
PARC OASIS	Condominium	99 years	Sept 9, 2009	1,378	\$755,000	\$548	1994	Resale	Private
THE CENTRIS	Apartment	99 years	Sept 8, 2009	915	\$720,000	\$787	2009	Sub Sale	HDB
CASPIAN	Condominium	99 years	Sept 7, 2009	1,528	\$967,090	\$633	Uncompleted	New Sale	HDB
WESTVILLE	Terrace House	99 years	Sept 7, 2009	2,336	\$1,125,000	\$481	1997	Resale	HDB
PARC OASIS	Condominium	99 years	Sept 7, 2009	1,507	\$923,000	\$612	1994	Resale	HDB
THE MAYFAIR	Condominium	99 years	Sept 7, 2009	1,055	\$580,000	\$550	2000	Resale	Private
THE MAYFAIR	Condominium	99 years	Sept 7, 2009	753	\$520,000	\$690	2000	Resale	HDB
PARC VISTA	Condominium	99 years	Sept 7, 2009	1,076	\$605,000	\$562	1998	Resale	Private
SUMMERDALE	Executive								
	Condominium	99 years	Sept 4, 2009	2,271	\$828,000	\$365	2000	Resale	Private
District 23									
NORTHVALE	Apartment	99 years	Sept 11, 2009	1,356	\$675,000	\$498	1998	Resale	Private
GLENDALE PARK	Condominium	Freehold	Sept 11, 2009	1,033	\$730,000	\$706	2000	Resale	HDB
HILLVIEW 128	Apartment	999 years	Sept 11, 2009	969	\$615,000	\$635	2002	Resale	HDB
THE DEW	Executive								
	Condominium	99 years	Sept 10, 2009	1,206	\$732,000	\$607	2003	Resale	HDB
CASHEW HEIGHTS CONDO	Condominium	999 years	Sept 10, 2009	1,658	\$1,050,000	\$633	1992	Resale	HDB
NORTHVALE	Apartment	99 years	Sept 9, 2009	1,356	\$738,000	\$544	1998	Resale	HDB
REGENT HEIGHTS	Condominium	99 years	Sept 9, 2009	1,023	\$688,000	\$673	1999	Resale	HDB
HILLVIEW PARK	Condominium	Freehold	Sept 8, 2009	1,227	\$750,000	\$611	1995	Resale	Private
THE WARREN	Condominium	99 years	Sept 8, 2009	1,216	\$765,000	\$629	2004	Resale	HDB
HILLVIEW REGENCY	Condominium	99 years	Sept 7, 2009	1,119	\$810,000	\$724	2005	Resale	Private
MAYSPRINGS	Apartment	99 years	Sept 7, 2009	818	\$548,000	\$670	1998	Resale	Private
PALM GARDENS	Condominium	99 years	Sept 7, 2009	1,346	\$675,000	\$502	2000	Resale	Private
CASHEW HEIGHTS CONDO	Condominium	999 years	Sept 7, 2009	1,658	\$980,000	\$591	1992	Resale	Private
WINDERMERE Executive	Condominium	99 years	Sept 7, 2009	1,475	\$670,000	\$454	1999	Resale	HDB
HAZEL PARK TERRACE	Terrace House	999 years	Sept 7, 2009	2,217	\$1,520,000	\$686	1995	Resale	HDB
HILLVIEW REGENCY	Condominium	99 years	Sept 7, 2009	969	\$640,000	\$661	2005	Resale	HDB
THE MADEIRA	Condominium	99 years	Sept 7, 2009	1,302	\$770,000	\$591	2003	Resale	HDB
WINDERMERE	Executive								
	Condominium	99 years	Sept 5, 2009	1,453	\$660,000	\$454	1999	Resale	HDB
THE DAIRY FARM	Condominium	Freehold	Sept 4, 2009	1,281	\$920,000	\$718	1985	Resale	Private
67 CHU LIN ROAD	Semi-Detached House	999 years	Sept 4, 2009	3,294	\$1,800,000	\$547	1996	Resale	HDB
NORTHVALE	Apartment	99 years	Sept 4, 2009	1,270	\$755,000	\$594	1998	Resale	HDB
HILLVIEW HEIGHTS	Condominium	Freehold	Sept 4, 2009	980	\$708,000	\$723	1996	Resale	HDB
CHESTERVALE	Executive								
	Condominium	99 years	Sept 4, 2009	1,410	\$660,000	\$468	1999	Resale	HDB
PALM GARDENS	Condominium	99 years	Sept 4, 2009	958	\$550,000	\$574	2000	Resale	HDB
REGENT HEIGHTS	Condominium	99 years	Sept 4, 2009	1,163	\$650,000	\$559	1999	Resale	Private
CASHEW HEIGHTS CONDO	Condominium	999 years	Sept 4, 2009	1,658	\$970,000	\$585	1992	Resale	Private
District 25									
ROSEWOOD	Condominium	99 years	Sept 9, 2009	1,173	\$623,000	\$531	2003	Resale	HDB
CASABLANCA	Condominium	99 years	Sept 9, 2009	1,195	\$650,000	\$544	2005	Resale	Private
ROSEWOOD	Condominium	99 years	Sept 8, 2009	1,173	\$688,000	\$586	2003	Resale	Private
CASABLANCA	Condominium	99 years	Sept 7, 2009	1,119	\$655,000	\$585	2005	Resale	HDB
NORTHOAKS	Executive								
	Condominium	99 years	Sept 4, 2009	1,238	\$630,000	\$509	2000	Resale	Private
District 26									
SEASONS PARK	Condominium	99 years	Sept 9, 2009	1,109	\$616,000	\$556	1997	Resale	Private
SEASONS PARK	Condominium	99 years	Sept 9, 2009	1,066	\$590,000	\$554	1997	Resale	Private
District 27									
SELETARIS	Condominium	Freehold	Sept 7, 2009	1,206	\$685,000	\$568	2001	Resale	HDB
LILYDALE	Executive								
	Condominium	99 years	Sept 7, 2009	1,227	\$580,000	\$473	2003	Resale	HDB
SPRINGHILL	Terrace House	99 years	Sept 4, 2009	3,089	\$1,090,000	\$353	2005	Resale	Private
SPRINGHILL	Terrace House	99 years	Sept 4, 2009	3,014	\$1,190,000	\$395	2005	Resale	HDB
District 28									
SELETAR HILLS ESTATE	Terrace House	999 years	Sept 10, 2009	2,164	\$970,000	\$449	Unknown	Resale	Private
SELETAR HILLS ESTATE	Semi-Detached House	Freehold	Sept 4, 2009	3,122	\$1,630,000	\$521	Unknown	Resale	Private
SERENITY PARK	Condominium	Freehold	Sept 4, 2009	1,324	\$825,000	\$623	1995	Resale	Private
SELETAR HILLS ESTATE	Semi-Detached House	999 years	Sept 4, 2009	5,221	\$3,300,000	\$632	Unknown	Resale	Private
BELGRAVIA PARK	Terrace House	Freehold	Sept 4, 2009	2,142	\$1,380,000	\$644	1995	Resale	Private

DISCLAIMER:

Source: URA Realis. Updated Sept 30, 2009. The Edge Publishing Pte Ltd shall not be responsible for any loss or liability arising directly or indirectly from the use of, or reliance on, the information provided therein.