

The Edge Singapore Property Transaction Tracker



When Casa Merah was first launched in April 2007, the apartments were sold for between \$600 psf and \$700 psf

Casa Merah apartments breach \$800 psf mark

BY ELLEN LOKAJAYA |

Apartments at Casa Merah changed hands at above \$800 psf in the secondary market between Sept 11 and 18. The surge in price was probably because of the successful launch of neighbouring Optima@ Tanah Merah in August. The new development, which will sit next to Casa Merah along Tanah Merah Kechil Avenue, saw apartments sold at above the \$800 psf level.

As at end-August, all the units at The Optima were sold except for three penthouses. The apartments fetched between \$603 and \$1,071 psf, according to caveats lodged with URA Realis. The 99-year leasehold Optima, which has a total of 297 units, is a joint-venture development by Hong Leong Group and Japan's Mitsui Fudosan.

The most recent sale completed on Aug 31 was for a unit measuring 969 sq ft, with two bedrooms and a study. The apartment on the 11th floor was sold for \$851,100, or \$879 psf. The highest transacted psf price for the Optima was for a one-bedroom apartment measuring 484 sq ft, also on the 11th floor — it sold for \$1,061 psf.

Casa Merah is a newly completed 556-unit condominium developed jointly by NTUC Choice Homes and Wing Tai Holdings. Transactions over the past two months at the 99-year leasehold project have breached \$800 psf. When it was first launched in April 2007, the apartments

were sold for between \$600 and \$770 psf.

The \$800 level has been breached four times. The first was on Aug 13, for a sixth-floor apartment with a 958 sq ft area, at \$820,000, or \$856 psf. This is the highest transacted price for Casa Merah since its launch.

Recently, an apartment on the ninth floor with a 990 sq ft area was sold for \$815,000, or \$823 psf. The original owner had bought the two-bedroom unit in May 2007 for \$669,280, or \$676 psf, representing a 22% gain. In addition, an apartment on the 11th floor was sold for \$840,000, or \$848 psf.

A ninth-floor apartment on another block, measuring 1,249 sq ft, fetched \$1 million, or \$801 psf. The three-bedroom unit was purchased in May 2007 for \$853,200, or \$683 psf, representing a 17% gain for the owner.

Meanwhile, another 99-year leasehold condominium, East Meadows, completed in 2001 by Far East Organization and located along Tanah Merah

Kechil Road, has seen its apartments change hands at an average of \$691 psf since August this year. Its most recent transaction was for a 1,378 sq ft apartment on the eighth floor — at \$988,000, or \$717 psf. The owner bought the apartment in May 2004 at \$710,000, or \$515 psf, a 39% gain.

Another beneficiary of the recent surge in psf price owing to the new launches is Cote d'Azur, located next to Parkway Parade shopping centre

along Marine Parade Road. It is a 99-year leasehold condominium with 612 units and was developed by Fraser Centrepoint.

Next to Cote d'Azur is Silversea, a new condominium project by Far East Organization launched in July. In August, the transaction prices for the 99-year leasehold Silversea ranged between \$1,188 and \$1,351 psf. During the same period, prices transacted for Cote d'Azur apartments were between \$825 and \$1,202 psf.

In the most recent transaction on Sept 11, a four-bedroom apartment in Cote d'Azur was sold for \$1.87 million, or \$1,215 psf. The 1,539 sq ft apartment on the 20th floor was bought for \$1.08 million, or \$704 psf, in July 2002. 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.

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
District 1									
THE CLIFT	Apartment	99 years	Sept 17, 2009	527	\$825,000	\$1,564	Uncompleted	Sub Sale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	Sept 16, 2009	624	\$999,999	\$1,602	2008	Resale	Private
PEARLS CENTRE	Apartment	99 years	Sept 15, 2009	624	\$442,000	\$708	1977	Resale	HDB
THE SAIL @ MARINA BAY	Apartment	99 years	Sept 14, 2009	861	\$1,651,398	\$1,918	2008	Resale	HDB
MARINA BAY RESIDENCES	Condominium	99 years	Sept 11, 2009	710	\$1,434,200	\$2,019	Uncompleted	Sub Sale	Private
District 2									
ICON	Apartment	99 years	Sept 14, 2009	1,119	\$2,160,000	\$1,930	2007	Sub Sale	Private
District 3									
THE METROPOLITAN CONDO	Condominium	99 years	Sept 17, 2009	1,432	\$1,358,000	\$949	Uncompleted	Sub Sale	Private
PEARL BANK APARTMENT	Apartment	99 years	Sept 17, 2009	1,324	\$970,000	\$733	1976	Resale	Private
RIVER PLACE	Condominium	99 years	Sept 17, 2009	969	\$950,000	\$981	1999	Resale	HDB
CENTRAL GREEN CONDO	Condominium	99 years	Sept 15, 2009	775	\$750,000	\$968	1995	Resale	HDB
EMERALD PARK	Condominium	99 years	Sept 15, 2009	926	\$788,000	\$851	1993	Resale	HDB
RIVER PLACE	Condominium	99 years	Sept 14, 2009	1,055	\$1,210,000	\$1,147	2000	Resale	Private
EMERALD PARK	Condominium	99 years	Sept 11, 2009	1,173	\$938,000	\$799	1993	Resale	Private
District 4									
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 18, 2009	1,270	\$1,668,000	\$1,313	2004	Resale	Private
CARIBBEAN AT KEPPEL BA	Condominium	99 years	Sept 17, 2009	1,335	\$1,708,800	\$1,280	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 17, 2009	1,227	\$1,616,000	\$1,317	2004	Resale	Private
THE PEARL @ MOUNT FABER	Condominium	99 years	Sept 16, 2009	1,389	\$1,315,000	\$947	2005	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 15, 2009	1,227	\$1,641,000	\$1,337	2004	Resale	Private
REFLECTIONS AT KEPPEL BAY	Condominium	99 years	Sept 15, 2009	1,195	\$2,546,100	\$2,131	Uncompleted	New Sale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 14, 2009	1,475	\$1,833,000	\$1,243	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 14, 2009	1,227	\$1,586,200	\$1,293	2004	Resale	HDB
PARADISE ISLAND	Detached House	99 years	Sept 14, 2009	14,983	\$20,180,000	\$1,347	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	1,335	\$1,900,000	\$1,424	2004	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	1,227	\$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
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	Sept 11, 2009	1,249	\$1,650,000	\$1,321	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
District 5									
REGENT PARK	Condominium	99 years	Sept 18, 2009	1,163	\$810,000	\$697	1997	Resale	HDB
PARK WEST	Condominium	99 years	Sept 18, 2009	1,894	\$1,030,000	\$544	1986	Resale	HDB
23 TAMAN MAS MERAH	Terrace House	Freehold	Sept 18, 2009	1,496	\$1,480,000	\$989	Unknown	Resale	Private
THE INFINITI	Condominium	Freehold	Sept 18, 2009	1,302	\$950,000	\$729	2008	Resale	HDB
THE SPECTRUM	Condominium	Freehold	Sept 18, 2009	1,184	\$938,000	\$792	2005	Resale	Private
#02-08									
27 PASIR PANJANG ROAD	Terrace House	Freehold	Sept 17, 2009	3,057	\$2,480,000	\$811	1990	Resale	Private
BUONA VISTA GARDENS	Condominium	Freehold	Sept 17, 2009	1,281	\$850,000	\$664	1989	Resale	HDB
THE ROCHESTER	Apartment	99 years	Sept 17, 2009	1,948	\$2,337,600	\$1,200	Uncompleted	Sub Sale	Private
VISTA PARK	Condominium	99 years	Sept 16, 2009	689	\$481,000	\$698	1985	Resale	HDB
ONE-NORTH RESIDENCES	Apartment	99 years	Sept 15, 2009	570	\$686,000	\$1,202	2009	Sub Sale	HDB
DOVER PARKVIEW	Condominium	99 years	Sept 15, 2009	969	\$715,000	\$738	1997	Resale	HDB
BAYVILLE CONDO	Condominium	Freehold	Sept 14, 2009	1,206	\$915,000	\$759	1996	Resale	Private
VARSITY PARK CONDO	Condominium	99 years	Sept 14, 2009	1,550	\$1,180,000	\$761	2008	Resale	Private
BAROSSA GARDENS	Terrace House	Freehold	Sept 14, 2009	2,002	\$1,380,000	\$689	1997	Resale	Private



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FABER CREST	Condominium	99 years	Sept 14, 2009	1,281	\$845,000	\$660	2001	Resale	HDB
HERITAGE VIEW	Condominium	99 years	Sept 14, 2009	969	\$793,000	\$819	2000	Resale	HDB
THE PARC CONDO	Condominium	Freehold	Sept 14, 2009	1,518	\$1,310,000	\$863	Uncompleted	Sub Sale	Private
BLUE HORIZON	Condominium	99 years	Sept 11, 2009	1,163	\$850,000	\$731	2005	Resale	Private
CARABELLE	Condominium	956 years	Sept 11, 2009	1,302	\$1,093,680	\$840	2009	Sub Sale	HDB
THE MAYLEA	Condominium	Freehold	Sept 11, 2009	1,023	\$955,000	\$934	2008	Resale	Private
THE PEAK	Condominium	Freehold	Sept 11, 2009	4,349	\$4,500,000	\$1,035	1988	Resale	Private
ONE-NORTH RESIDENCES	Apartment	99 years	Sept 11, 2009	980	\$1,146,600	\$1,171	2009	Sub Sale	Private
District 8									
CITYLIGHTS	Condominium	99 years	Sept 15, 2009	678	\$827,160	\$1,220	2007	Resale	Private
JALAN BESAR PLAZA	Apartment	Freehold	Sept 15, 2009	1,593	\$900,000	\$565	1980	Resale	Private
45 TRURO ROAD	Terrace House	Freehold	Sept 15, 2009	3,122	\$2,000,000	\$641	Unknown	Resale	Private
22A STARLIGHT ROAD	Apartment	9999 years	Sept 14, 2009	1,335	\$570,000	\$427	Uncompleted	Sub Sale	HDB
CITY SQUARE RESIDENCES	Condominium	Freehold	Sept 11, 2009	1,206	\$1,250,000	\$1,037	Uncompleted	Sub Sale	Private
District 9									
ROBERTSON 100	Apartment	Freehold	Sept 18, 2009	1,001	\$1,250,000	\$1,249	2004	Resale	Private
WATERFORD RESIDENCE	Apartment	999 years	Sept 17, 2009	1,195	\$1,613,250	\$1,350	Uncompleted	Sub Sale	Private
UE SQUARE	Apartment	929 years	Sept 17, 2009	506	\$683,100	\$1,350	1997	Resale	Private
HORIZON TOWER	Condominium	99 years	Sept 17, 2009	2,486	\$2,300,000	\$925	1984	Resale	Private
THE EDGE ON CAIRNHILL	Condominium	Freehold	Sept 17, 2009	2,131	\$4,023,328	\$1,888	2002	Resale	Private
THE SUITES AT CENTRAL	Condominium	Freehold	Sept 16, 2009	1,378	\$2,507,960	\$1,820	2009	Sub Sale	Private
HORIZON TOWER	Condominium	99 years	Sept 16, 2009	2,583	\$2,825,000	\$1,094	1984	Resale	Private
THE METZ	Condominium	Freehold	Sept 16, 2009	1,066	\$2,158,650	\$2,026	2007	Resale	HDB
THE TRILLIUM	Condominium	Freehold	Sept 15, 2009	1,798	\$3,056,600	\$1,700	Uncompleted	Sub Sale	Private
RIVERGATE	Apartment	Freehold	Sept 14, 2009	1,023	\$1,750,000	\$1,711	2009	Resale	Private
CAVENAGH COURT	Apartment	Freehold	Sept 14, 2009	1,819	\$2,080,000	\$1,143	Unknown	Resale	Private
PARC EMILY	Condominium	Freehold	Sept 14, 2009	560	\$820,000	\$1,465	2008	Resale	Private
ROBERTSON EDGE	Apartment	999 years	Sept 14, 2009	431	\$680,000	\$1,579	2008	Sub Sale	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
TIARA	Condominium	Freehold	Sept 11, 2009	1,346	\$1,750,000	\$1,301	1995	Resale	Private
NOMU	Apartment	Freehold	Sept 11, 2009	614	\$1,076,250	\$1,748	2009	Sub Sale	HDB
THE INSPIRA	Condominium	Freehold	Sept 11, 2009	1,249	\$1,500,000	\$1,201	Uncompleted	Sub Sale	Private
8 @ MOUNT SOPHIA	Condominium	103 years	Sept 11, 2009	861	\$1,119,300	\$1,300	2007	Resale	Private
ROBERTSON 100	Apartment	Freehold	Sept 11, 2009	883	\$1,230,000	\$1,394	2004	Resale	Private
ATTITUDE AT KIM YAM	Apartment	999 years	Sept 11, 2009	366	\$560,000	\$1,530	Uncompleted	Sub Sale	Private
RIVIERA POINT	Apartment	Freehold	Sept 11, 2009	1,281	\$1,200,000	\$937	1993	Resale	HDB
District 10									
NATHAN RESIDENCES	Apartment	Freehold	Sept 18, 2009	592	\$828,800	\$1,400	Uncompleted	Sub Sale	Private
THE TESSARINA	Condominium	Freehold	Sept 17, 2009	1,313	\$1,485,000	\$1,131	2003	Resale	Private
HOLLAND HILL PARK	Condominium	Freehold	Sept 17, 2009	1,830	\$1,850,000	\$1,011	1992	Resale	Private
LATITUDE	Condominium	Freehold	Sept 17, 2009	2,788	\$5,372,000	\$1,927	Uncompleted	New Sale	Private
REGENT VILLAS	Terrace House	99 years	Sept 16, 2009	1,615	\$1,900,000	\$1,177	1993	Resale	Private
THE LEVELZ	Condominium	Freehold	Sept 16, 2009	1,001	\$1,298,000	\$1,297	2004	Resale	Private
RIDGEWOOD	Condominium	999 years	Sept 16, 2009	1,206	\$1,160,000	\$962	1981	Resale	Private
DUCHESS CREST	Condominium	99 years	Sept 15, 2009	4,241	\$3,500,000	\$825	1998	Resale	Private
THE FORD @ HOLLAND	Condominium	Freehold	Sept 15, 2009	614	\$947,000	\$1,543	2009	Sub Sale	HDB
570 SIXTH AVENUE	Semi-Detached House	999 years	Sept 15, 2009	3,337	\$2,850,000	\$855	Unknown	Resale	Private
573 SIXTH AVENUE	Semi-Detached House	999 years	Sept 15, 2009	4,316	\$3,000,000	\$696	Unknown	Resale	Private
VALLEY PARK	Condominium	999 years	Sept 15, 2009	764	\$916,800	\$1,200	1997	Resale	Private
5 JALAN ISTIMEWA	Semi-Detached House	999 years	Sept 14, 2009	3,972	\$4,000,000	\$1,007	1967	Resale	Private
THE TESSARINA	Condominium	Freehold	Sept 14, 2009	1,356	\$1,400,000	\$1,032	2003	Resale	HDB
TANGLIN RESIDENCES	Condominium	Freehold	Sept 14, 2009	6,179	\$9,500,000	\$1,538	2005	Resale	Private
ST REGIS RESIDENCES									
SINGAPORE	Apartment	999 years	Sept 14, 2009	2,486	\$6,587,900	\$2,649	2008	Sub Sale	HDB
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
THE ORCHARD RESIDENCES	Apartment	99 years	Sept 11, 2009	2,852	\$11,693,200	\$4,099	Uncompleted	New Sale	Private
District 11									
SKY@ELEVEN	Condominium	Freehold	Sept 17, 2009	2,713	\$2,604,480	\$960	Uncompleted	Sub Sale	Private
22 JOAN ROAD	Detached House	Freehold	Sept 16, 2009	15,651	\$12,000,000	\$767	1998	Resale	Private
ULTRA MANSION	Apartment	Freehold	Sept 15, 2009	1,604	\$1,500,000	\$935	1978	Resale	Private
MONTEBLEU	Condominium	Freehold	Sept 15, 2009	1,593	\$1,710,000	\$1,073	Uncompleted	Sub Sale	Private
AMARYLLIS VILLE	Condominium	99 years	Sept 15, 2009	1,259	\$1,472,500	\$1,169	2004	Resale	Private
NINETEEN SHELFORD ROAD	Condominium	Freehold	Sept 15, 2009	893	\$838,000	\$938	1997	Resale	Private
VIVA	Condominium	Freehold	Sept 15, 2009	1,991	\$3,200,000	\$1,607	Uncompleted	New Sale	Private

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THE SHELFORD	Condominium	Freehold	Sept 14, 2009	1,787	\$2,200,000	\$1,231	2005	Resale	Private
THOMSON 800	Condominium	Freehold	Sept 14, 2009	1,281	\$1,040,000	\$812	1999	Resale	Private
AMANINDA	Condominium	Freehold	Sept 14, 2009	1,055	\$1,215,000	\$1,152	2005	Resale	Private
MEDGE	Apartment	Freehold	Sept 14, 2009	861	\$843,780	\$980	2007	Resale	HDB
PAVILION 11	Condominium	Freehold	Sept 14, 2009	1,485	\$1,782,000	\$1,200	2009	Sub Sale	HDB
THE AXIS	Apartment	Freehold	Sept 14, 2009	818	\$815,000	\$996	Uncompleted	Sub Sale	Private
VIVA	Condominium	Freehold	Sept 11, 2009	1,991	\$3,001,500	\$1,507	Uncompleted	New Sale	Private
ROCHELLE AT NEWTON	Condominium	99 years	Sept 11, 2009	1,507	\$1,755,000	\$1,165	Uncompleted	New Sale	HDB
ROCHELLE AT NEWTON	Condominium	99 years	Sept 11, 2009	1,507	\$1,639,000	\$1,088	Uncompleted	New Sale	Private
ROCHELLE AT NEWTON	Condominium	99 years	Sept 11, 2009	1,507	\$1,690,000	\$1,121	Uncompleted	New Sale	Private
SHELFORD 23	Apartment	Freehold	Sept 11, 2009	1,851	\$2,153,300	\$1,163	Uncompleted	New Sale	Private
AMARYLLIS VILLE	Condominium	99 years	Sept 11, 2009	657	\$820,000	\$1,249	2004	Resale	Private
District 12									
PINNACLE 16	Apartment	Freehold	Sept 18, 2009	1,819	\$1,438,000	\$790	2006	Resale	Private
TREVISTA	Condominium	99 years	Sept 17, 2009	1,615	\$1,537,320	\$952	Uncompleted	New Sale	Private
MOONSTONE VIEW	Apartment	Freehold	Sept 17, 2009	1,076	\$705,000	\$655	2000	Resale	Private
VISTA RESIDENCES	Condominium	Freehold	Sept 17, 2009	1,195	\$1,366,000	\$1,143	Uncompleted	New Sale	Private
TREVISTA	Condominium	99 years	Sept 16, 2009	861	\$849,200	\$986	Uncompleted	New Sale	Private
TREVISTA	Condominium	99 years	Sept 15, 2009	463	\$540,900	\$1,169	Uncompleted	New Sale	Private
THE ARTE	Condominium	Freehold	Sept 15, 2009	1,625	\$1,530,000	\$941	Uncompleted	Sub Sale	Private
TREVISTA	Condominium	99 years	Sept 15, 2009	463	\$520,200	\$1,124	Uncompleted	New Sale	HDB
1 JALAN TAMAN #05-06	Apartment	Freehold	Sept 15, 2009	1,259	\$667,700	\$530	1997	Resale	Private
AIRSTREAM	Apartment	Freehold	Sept 14, 2009	484	\$517,900	\$1,069	Uncompleted	New Sale	HDB
TREVISTA	Condominium	99 years	Sept 14, 2009	1,701	\$1,429,120	\$840	Uncompleted	New Sale	Private
TREVISTA	Condominium	99 years	Sept 14, 2009	1,163	\$891,440	\$767	Uncompleted	New Sale	HDB
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
AIRSTREAM	Apartment	Freehold	Sept 11, 2009	506	\$524,300	\$1,036	Uncompleted	New Sale	Private
TREVISTA	Condominium	99 years	Sept 11, 2009	1,733	\$1,442,700	\$832	Uncompleted	New Sale	Private
TREVISTA	Condominium	99 years	Sept 11, 2009	1,098	\$1,044,340	\$951	Uncompleted	New Sale	Private
AIRSTREAM	Apartment	Freehold	Sept 11, 2009	624	\$626,400	\$1,003	Uncompleted	New Sale	Private
VICTORY HEIGHTS	Apartment	Freehold	Sept 11, 2009	1,119	\$710,000	\$634	1997	Resale	Private
AIRSTREAM	Apartment	Freehold	Sept 11, 2009	624	\$635,400	\$1,018	Uncompleted	New Sale	HDB
AIRSTREAM	Apartment	Freehold	Sept 11, 2009	334	\$394,200	\$1,181	Uncompleted	New Sale	Private
AIRSTREAM	Apartment	Freehold	Sept 11, 2009	334	\$380,600	\$1,141	Uncompleted	New Sale	Private
AIRSTREAM	Apartment	Freehold	Sept 11, 2009	506	\$532,600	\$1,053	Uncompleted	New Sale	HDB
VISTA RESIDENCES	Condominium	Freehold	Sept 11, 2009	1,195	\$1,385,270	\$1,159	Uncompleted	New Sale	Private
AIRSTREAM	Apartment	Freehold	Sept 11, 2009	506	\$547,200	\$1,082	Uncompleted	New Sale	Private
AIRSTREAM	Apartment	Freehold	Sept 11, 2009	334	\$372,400	\$1,116	Uncompleted	New Sale	Private
District 13									
MILFORD VILLAS	Terrace House	Freehold	Sept 18, 2009	2,788	\$1,650,000	\$592	2009	Sub Sale	Private
PARC MONDRIAN	Apartment	Freehold	Sept 17, 2009	1,206	\$1,025,100	\$850	Uncompleted	Sub Sale	HDB
8@WOODLEIGH	Condominium	99 years	Sept 14, 2009	398	\$440,000	\$1,105	Uncompleted	Sub Sale	HDB
District 14									
CENTRAL GROVE	Condominium	99 years	Sept 17, 2009	1,227	\$785,000	\$640	2001	Resale	Private



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7A/7B/7C/9A ETC									
LORONG 26 GEYLANG	Apartment	Freehold	Sept 17, 2009	19,343	\$9,750,000	\$504	Unknown	Resale	Private
123 LENGKONG DUA	Terrace House	Freehold	Sept 16, 2009	6,824	\$2,880,000	\$422	1982	Resale	Private
THE ALCOVE	Apartment	99 years	Sept 16, 2009	1,378	\$720,000	\$523	2004	Resale	HDB
ATRIUM RESIDENCES	Apartment	Freehold	Sept 16, 2009	1,055	\$600,000	\$569	2008	Sub Sale	HDB
57B WESTERHOUT ROAD	Apartment	Freehold	Sept 14, 2009	1,001	\$450,000	\$450	1975	Resale	Private
30A JALAN PARAS	Terrace House	Freehold	Sept 11, 2009	1,884	\$1,380,000	\$733	Unknown	Resale	Private
ASTON MANSIONS	Apartment	99 years	Sept 11, 2009	1,302	\$670,000	\$514	1998	Resale	HDB
THE ALCOVE	Apartment	99 years	Sept 11, 2009	1,356	\$738,000	\$544	2004	Resale	HDB
THE VINES	Apartment	Freehold	Sept 11, 2009	1,270	\$838,000	\$660	2003	Resale	HDB
LE CRESCENDO	Condominium	Freehold	Sept 11, 2009	1,539	\$1,215,000	\$789	2006	Resale	Private
District 15									
233A TEMBELING ROAD	Apartment	Freehold	Sept 18, 2009	1,367	\$1,257,824	\$920	1989	Resale	Private
233C TEMBELING ROAD	Apartment	Freehold	Sept 18, 2009	1,195	\$1,134,855	\$950	1989	Resale	Private
233B TEMBELING ROAD	Apartment	Freehold	Sept 18, 2009	1,367	\$1,257,824	\$920	1989	Resale	Private
233E TEMBELING ROAD	Apartment	Freehold	Sept 18, 2009	1,367	\$1,257,824	\$920	1989	Resale	Private
233D TEMBELING ROAD	Apartment	Freehold	Sept 18, 2009	1,367	\$1,257,824	\$920	1989	Resale	Private
233 TEMBELING ROAD	Apartment	Freehold	Sept 18, 2009	872	\$833,849	\$956	1989	Resale	Private
THE MAKENA	Condominium	Freehold	Sept 18, 2009	1,152	\$1,060,000	\$920	1998	Resale	Private
17 HAIG AVENUE	Detached House	Freehold	Sept 18, 2009	3,993	\$4,200,000	\$1,051	Unknown	Resale	Private
38 LORONG H TELOK KURAU	Terrace House	Freehold	Sept 17, 2009	4,876	\$2,530,000	\$519	1978	Resale	Private
VILLA MARINA	Condominium	99 years	Sept 17, 2009	1,152	\$780,000	\$677	1999	Resale	Private
33 WAREHAM ROAD	Detached House	Freehold	Sept 17, 2009	8,805	\$6,400,000	\$727	1986	Resale	Private
IMPERIAL HEIGHTS	Apartment	Freehold	Sept 16, 2009	452	\$478,000	\$1,057	Uncompleted	Sub Sale	Private
OPERA ESTATE	Terrace House	Freehold	Sept 16, 2009	1,765	\$1,600,000	\$908	Unknown	Resale	Private
TELOK INDAH	Apartment	99 years	Sept 15, 2009	1,399	\$600,000	\$429	1995	Resale	HDB
VERTIS	Apartment	Freehold	Sept 15, 2009	1,658	\$1,575,000	\$950	2009	Resale	Private
40 LORONG H TELOK KURAU	Terrace House	Freehold	Sept 15, 2009	2,842	\$1,600,000	\$562	1962	Resale	Private
SANCTUARY GREEN	Condominium	99 years	Sept 15, 2009	1,356	\$1,200,000	\$885	2003	Resale	Private
DOMAIN CENTRE	Apartment	Freehold	Sept 15, 2009	1,464	\$1,028,000	\$702	1995	Resale	Private
FORT GARDENS	Condominium	Freehold	Sept 15, 2009	1,442	\$1,220,000	\$846	1993	Resale	Private
TIERRA VUE	Condominium	Freehold	Sept 15, 2009	1,410	\$1,314,888	\$932	2009	Sub Sale	Private
OLA RESIDENCES	Condominium	Freehold	Sept 14, 2009	1,927	\$1,959,210	\$1,017	Uncompleted	New Sale	Private
THE LUCENT	Apartment	Freehold	Sept 14, 2009	474	\$515,000	\$1,087	Uncompleted	Sub Sale	Private
39 SEA AVENUE	Terrace House	Freehold	Sept 14, 2009	2,486	\$2,758,000	\$1,111	2005	Resale	Private
THE WATERSIDE	Condominium	Freehold	Sept 14, 2009	2,400	\$2,800,000	\$1,166	1992	Resale	Private
GRAND DUCHESS									
AT ST PATRICK'S	Condominium	Freehold	Sept 14, 2009	1,389	\$1,400,000	\$1,008	Uncompleted	Sub Sale	Private
SANCTUARY GREEN	Condominium	99 years	Sept 14, 2009	1,356	\$1,188,000	\$876	2004	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
MEYER PARK	Condominium	Freehold	Sept 11, 2009	2,659	\$2,550,000	\$959	1985	Resale	Private
TANJONG RIA CONDO	Condominium	99 years	Sept 11, 2009	614	\$612,000	\$997	1997	Resale	HDB
2 TAY LIAN TECK ROAD	Semi-Detached House	Freehold	Sept 11, 2009	4,768	\$2,650,000	\$556	1980	Resale	Private
COTE D'AZUR	Condominium	99 years	Sept 11, 2009	1,539	\$1,870,000	\$1,215	2004	Resale	Private
District 16									
MISTRAL PARK	Terrace House	Freehold	Sept 18, 2009	1,647	\$1,500,000	\$911	1994	Resale	HDB
WATERFRONT KEY	Condominium	99 years	Sept 18, 2009	1,378	\$1,067,800	\$775	Uncompleted	New Sale	Private
CASCADELE	Condominium	Freehold	Sept 18, 2009	1,012	\$595,000	\$588	1994	Resale	Private
COSTA DEL SOL	Condominium	99 years	Sept 17, 2009	1,313	\$1,311,687	\$999	2003	Resale	Private
TANAMERA CREST	Condominium	99 years	Sept 16, 2009	1,572	\$895,000	\$570	2004	Resale	HDB
19 KEW WALK	Condominium	99 years	Sept 16, 2009	2,411	\$1,330,000	\$552	1997	Resale	Private
EAST MEADOWS	Condominium	99 years	Sept 15, 2009	1,378	\$988,000	\$717	2001	Resale	HDB
CASA MERAH	Apartment	99 years	Sept 14, 2009	990	\$815,000	\$823	2009	Sub Sale	HDB
CASA MERAH	Apartment	99 years	Sept 14, 2009	990	\$840,000	\$848	2009	Sub Sale	Private
COSTA DEL SOL	Condominium	99 years	Sept 11, 2009	1,346	\$1,300,000	\$966	2003	Resale	Private
MERA TERRACE	Terrace House	Freehold	Sept 11, 2009	2,153	\$1,580,000	\$734	1996	Resale	Private
THE BAYSHORE	Condominium	99 years	Sept 11, 2009	1,001	\$730,000	\$729	1997	Resale	HDB
CASA MERAH	Apartment	99 years	Sept 11, 2009	1,249	\$1,000,000	\$801	2009	Sub Sale	Private
THE BAYSHORE	Condominium	99 years	Sept 11, 2009	958	\$698,000	\$729	1997	Resale	HDB
15 HARVEY AVENUE	Semi-Detached House	Freehold	Sept 11, 2009	5,500	\$3,000,000	\$546	1994	Resale	Private
District 17									
AZALEA PARK CONDO	Condominium	999 years	Sept 18, 2009	1,507	\$830,000	\$551	1996	Resale	HDB
EDELWEISS PARK CONDO	Condominium	Freehold	Sept 17, 2009	1,270	\$802,000	\$631	2006	Resale	Private
CARISSA PARK CONDO	Condominium	Freehold	Sept 17, 2009	926	\$635,000	\$686	2001	Resale	HDB

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
LOYANG VALLEY	Condominium	99 years	Sept 16, 2009	1,981	\$810,000	\$409	1985	Resale	HDB
FERRARIA PARK CONDO	Condominium	Freehold	Sept 15, 2009	1,066	\$750,000	\$704	2009	Sub Sale	HDB
THE GALE	Condominium	Freehold	Sept 15, 2009	1,485	\$1,079,300	\$727	Uncompleted	New Sale	HDB
LOYANG VILLAS	Terrace House	99 years	Sept 15, 2009	2,174	\$988,000	\$455	1996	Resale	Private
BALLOTA PARK CONDO	Condominium	Freehold	Sept 14, 2009	1,701	\$900,000	\$529	2000	Resale	Private
CARISSA PARK CONDO	Condominium	Freehold	Sept 14, 2009	1,324	\$805,000	\$608	2001	Resale	HDB
BALLOTA PARK CONDO	Condominium	Freehold	Sept 11, 2009	1,701	\$895,000	\$526	2000	Resale	Private
FERRARIA PARK CONDO	Condominium	Freehold	Sept 11, 2009	646	\$536,000	\$830	2009	Sub Sale	HDB
District 18									
MELVILLE PARK	Apartment	99 years	Sept 18, 2009	1,475	\$752,000	\$510	1996	Resale	Private
TAMPINES COURT	Condominium	101 years	Sept 18, 2009	1,711	\$670,000	\$391	Unknown	Resale	Private
EASTPOINT GREEN	Condominium	99 years	Sept 18, 2009	1,130	\$745,000	\$659	1999	Resale	Private
EASTPOINT GREEN	Condominium	99 years	Sept 18, 2009	2,088	\$1,320,000	\$632	1999	Resale	Private
SAVANNAH CONDO PARK	Condominium	99 years	Sept 17, 2009	1,453	\$980,000	\$674	2005	Resale	Private
MODENA	Condominium	99 years	Sept 17, 2009	1,464	\$930,000	\$635	2001	Resale	Private
CHANGI RISE CONDO	Condominium	99 years	Sept 17, 2009	1,259	\$780,000	\$619	2004	Resale	HDB
THE EDEN AT TAMPINES	Executive Condominium	99 years	Sept 16, 2009	2,034	\$970,000	\$477	2003	Resale	Private
MELVILLE PARK	Apartment	99 years	Sept 16, 2009	1,410	\$755,000	\$535	1996	Resale	HDB
EASTPOINT GREEN	Condominium	99 years	Sept 14, 2009	1,130	\$678,000	\$600	1999	Resale	Private
SIMEI GREEN CONDO	Executive Condominium	99 years	Sept 14, 2009	1,378	\$798,000	\$579	1999	Resale	Private
MELVILLE PARK	Apartment	99 years	Sept 11, 2009	1,464	\$748,000	\$511	1996	Resale	Private
SAVANNAH CONDO PARK	Condominium	99 years	Sept 11, 2009	1,453	\$920,000	\$633	2005	Resale	HDB
MELVILLE PARK	Apartment	99 years	Sept 11, 2009	990	\$555,000	\$560	1996	Resale	Private
DOUBLE BAY RESIDENCES	Condominium	99 years	Sept 11, 2009	538	\$475,000	\$883	Uncompleted	Sub Sale	Private
District 19									
HOUGANG GREEN	Apartment	99 years	Sept 18, 2009	764	\$450,000	\$589	1998	Resale	HDB
CHUAN PARK	Condominium	99 years	Sept 18, 2009	710	\$500,000	\$704	1984	Resale	Private
106M AH SOO WALK	Terrace House	Freehold	Sept 17, 2009	1,798	\$1,380,000	\$767	1993	Resale	Private
THE SPRINGBLOOM	Condominium	99 years	Sept 17, 2009	1,302	\$920,000	\$706	1999	Resale	HDB
SERANGOON GARDEN ESTATE	Terrace House	999 years	Sept 17, 2009	1,841	\$978,000	\$531	Unknown	Resale	HDB
LEITH GROVE	Apartment	Freehold	Sept 17, 2009	818	\$630,000	\$770	2007	Resale	Private
TAI HWAN GARDEN	Terrace House	Freehold	Sept 17, 2009	1,851	\$1,490,000	\$807	1979	Resale	HDB
COMPASS HEIGHTS	Apartment	99 years	Sept 17, 2009	1,722	\$743,000	\$431	2002	Resale	HDB
THE QUARTZ	Condominium	99 years	Sept 17, 2009	1,173	\$850,000	\$724	2009	Sub Sale	Private
19 JALAN SONGKET	Detached House	Freehold	Sept 17, 2009	6,340	\$3,310,000	\$522	1981	Resale	Private
BARTLEY GROVE	Apartment	Freehold	Sept 16, 2009	1,496	\$690,000	\$461	1986	Resale	Private
KOVAN RESIDENCES	Condominium	99 years	Sept 15, 2009	883	\$730,000	\$827	Uncompleted	Sub Sale	Private
SUNGLADE	Condominium	99 years	Sept 15, 2009	1,152	\$856,000	\$743	2003	Resale	HDB
JANSEN 28	Apartment	999 years	Sept 15, 2009	1,195	\$780,000	\$653	1999	Resale	HDB
19 MARLENE AVENUE	Terrace House	Freehold	Sept 15, 2009	4,585	\$2,350,000	\$513	1991	Resale	Private
SERANGOON GARDEN ESTATE	Semi-Detached House	999 years	Sept 14, 2009	4,801	\$3,150,000	\$657	1997	Resale	Private
RIVERVALE CREST	Apartment	99 years	Sept 14, 2009	1,195	\$635,000	\$531	2002	Resale	HDB
CARDIFF COURT	Condominium	99 years	Sept 14, 2009	1,701	\$675,000	\$397	1987	Resale	HDB
NORTHSHORE BUNGALOWS	Detached House	Freehold	Sept 14, 2009	10,301	\$1,850,000	\$180	1995	Resale	Private



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COMPASS HEIGHTS	Apartment	99 years	Sept 14, 2009	2,314	\$870,000	\$376	2002	Resale	Private
AMARANDA GARDENS	Condominium	Freehold	Sept 11, 2009	1,163	\$1,070,000	\$920	2004	Resale	HDB
PIN MANSIONS	Apartment	Freehold	Sept 11, 2009	1,249	\$730,000	\$585	1992	Resale	HDB
29 EDEN GROV	Semi-Detached House	Freehold	Sept 11, 2009	2,799	\$1,200,000	\$429	1950	Resale	Private
THE RIVERVALE	Executive								
	Condominium	99 years	Sept 11, 2009	1,615	\$740,000	\$458	2000	Resale	HDB
ROSALIA PARK	Condominium	Freehold	Sept 11, 2009	1,475	\$768,000	\$521	1995	Resale	HDB
13 HIGHLAND CLOSE	Terrace House	Freehold	Sept 11, 2009	2,110	\$1,083,000	\$514	Unknown	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	\$1,100,000	\$946	2004	Resale	Private
District 20									
THE GARDENS AT BISHAN	Condominium	99 years	Sept 18, 2009	1,206	\$850,000	\$705	2004	Resale	Private
GOLDENHILL PARK CONDO	Condominium	Freehold	Sept 18, 2009	1,335	\$1,250,000	\$937	2004	Resale	Private
THOMSON GARDEN ESTATE	Terrace House	Freehold	Sept 16, 2009	883	\$920,000	\$1,040	Unknown	Resale	HDB
ISLAND PARK	Semi-Detached House	Freehold	Sept 16, 2009	3,671	\$1,880,000	\$512	1974	Resale	Private
RAFFLESIA CONDO	Condominium	99 years	Sept 16, 2009	1,302	\$1,152,000	\$884	2003	Resale	Private
BISHAN LOFT	Executive								
	Condominium	99 years	Sept 16, 2009	1,141	\$888,000	\$778	2003	Resale	Private
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	Sept 15, 2009	1,496	\$1,350,000	\$900	1997	Resale	Private
ST NICHOLAS VIEW	Terrace House	99 years	Sept 15, 2009	1,615	\$1,030,000	\$637	1999	Resale	Private
NUOVO Executive	Condominium	99 years	Sept 14, 2009	1,281	\$750,000	\$586	2004	Resale	HDB
ISLAND COUNTRY VILLAS	Semi-Detached House	99 years	Sept 14, 2009	2,583	\$1,430,000	\$555	1999	Resale	Private
41 JALAN ISNIN	Terrace House	Freehold	Sept 11, 2009	1,259	\$1,500,000	\$1,189	Unknown	Resale	HDB
31 JALAN KUAK	Terrace House	Freehold	Sept 11, 2009	883	\$1,000,000	\$1,130	Unknown	Resale	HDB
NUOVO	Executive								
	Condominium	99 years	Sept 11, 2009	1,281	\$786,666	\$614	2004	Resale	Private
NUOVO	Executive								
	Condominium	99 years	Sept 11, 2009	1,119	\$710,000	\$634	2004	Resale	HDB
NUOVO	Executive								
	Condominium	99 years	Sept 11, 2009	1,281	\$818,000	\$639	2004	Resale	HDB
COUNTRY ESQUIRE	Condominium	Freehold	Sept 11, 2009	1,270	\$980,000	\$772	1992	Resale	Private
District 21									
THE RAIN TREE	Condominium	99 years	Sept 18, 2009	1,302	\$968,000	\$743	Unknown	Resale	HDB
SPRINGDALE CONDO	Condominium	999 years	Sept 18, 2009	1,130	\$780,000	\$690	1998	Resale	Private
KILAT COURT	Apartment	Freehold	Sept 17, 2009	2,088	\$1,150,000	\$551	1997	Resale	Private
MANDARIN PARK	Terrace House	Freehold	Sept 17, 2009	2,013	\$2,100,000	\$1,046	1972	Resale	Private
THE HILLSIDE	Condominium	Freehold	Sept 17, 2009	1,313	\$990,000	\$754	2001	Resale	Private
SIGNATURE PARK	Condominium	Freehold	Sept 16, 2009	1,033	\$820,000	\$794	1998	Resale	HDB
14B KISMIS PLACE	Terrace House	99 years	Sept 16, 2009	1,819	\$960,000	\$528	1995	Resale	Private
PINE GROVE	Condominium	99 years	Sept 16, 2009	1,668	\$988,000	\$592	Unknown	Resale	Private
THE HILLSIDE	Condominium	Freehold	Sept 15, 2009	1,356	\$1,100,000	\$811	2001	Resale	HDB
SYMPHONY HEIGHTS	Condominium	Freehold	Sept 15, 2009	1,539	\$1,080,000	\$702	1998	Resale	Private
GOODLUCK GARDEN	Condominium	Freehold	Sept 15, 2009	1,701	\$1,070,000	\$629	1984	Resale	Private
THE STERLING	Condominium	Freehold	Sept 15, 2009	1,464	\$1,630,000	\$1,113	2000	Resale	HDB
HUME PARK II	Condominium	Freehold	Sept 14, 2009	1,475	\$960,000	\$651	1997	Resale	Private
SHERWOOD TOWER	Apartment	99 years	Sept 11, 2009	1,539	\$765,000	\$497	1980	Resale	Private
SIGNATURE PARK	Condominium	Freehold	Sept 11, 2009	1,399	\$1,010,000	\$722	1998	Resale	Private
SIGNATURE PARK	Condominium	Freehold	Sept 11, 2009	1,701	\$1,475,000	\$867	1998	Resale	Private
LE WOOD	Condominium	99 years	Sept 11, 2009	1,270	\$800,000	\$630	2000	Resale	Private
District 22									
THE CENTRIS	Apartment	99 years	Sept 18, 2009	2,110	\$1,068,000	\$506	2009	Sub Sale	HDB
PARC OASIS	Condominium	99 years	Sept 17, 2009	1,076	\$708,000	\$658	1994	Resale	HDB
PARC OASIS	Condominium	99 years	Sept 17, 2009	1,389	\$805,000	\$580	1994	Resale	Private
THE CENTRIS	Apartment	99 years	Sept 17, 2009	1,066	\$840,000	\$788	2009	Sub Sale	Private
LAKEHOLMZ	Condominium	99 years	Sept 17, 2009	1,249	\$768,000	\$615	2005	Resale	HDB
WESTMERE	Executive								
	Condominium	99 years	Sept 17, 2009	1,292	\$720,000	\$557	1999	Resale	HDB
THE FLORAVALE	Executive								
	Condominium	99 years	Sept 15, 2009	1,324	\$650,000	\$491	2000	Resale	HDB
WESTMERE	Executive								
	Condominium	99 years	Sept 14, 2009	1,292	\$668,000	\$517	1999	Resale	HDB
LAKESIDE GROVE	Terrace House	99 years	Sept 14, 2009	1,615	\$1,020,000	\$630	1998	Resale	HDB
THE CENTRIS	Apartment	99 years	Sept 14, 2009	1,119	\$850,000	\$759	2009	Sub Sale	Private
CASPIAN	Condominium	99 years	Sept 14, 2009	1,216	\$839,040	\$690	Uncompleted	Sub Sale	Private
THE LAKESHORE	Condominium	99 years	Sept 11, 2009	1,141	\$900,000	\$789	2007	Resale	Private

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
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
SUMMERDALE	Executive Condominium	99 years	Sept 11, 2009	1,270	\$648,000	\$510	2000	Resale	HDB
PARC VISTA	Condominium	99 years	Sept 11, 2009	1,119	\$718,000	\$641	1998	Resale	HDB
THE LAKESHORE	Condominium	99 years	Sept 11, 2009	1,173	\$980,000	\$835	2008	Resale	HDB
LAKEHOLMZ	Condominium	99 years	Sept 11, 2009	1,572	\$915,000	\$582	2005	Resale	HDB
District 23									
REGENT GROVE	Condominium	99 years	Sept 18, 2009	1,163	\$670,000	\$576	2000	Resale	HDB
GLENDALE PARK	Condominium	Freehold	Sept 18, 2009	1,313	\$900,000	\$685	2000	Resale	HDB
THE DEW Executive	Condominium	99 years	Sept 18, 2009	1,313	\$758,000	\$577	2003	Resale	HDB
HILLVIEW REGENCY	Condominium	99 years	Sept 17, 2009	1,130	\$775,000	\$686	2005	Resale	HDB
HAZEL PARK CONDO	Condominium	999 years	Sept 17, 2009	980	\$740,000	\$755	2000	Resale	HDB
THE JADE	Condominium	99 years	Sept 17, 2009	1,335	\$950,000	\$712	2004	Resale	Private
REGENT GROVE	Condominium	99 years	Sept 16, 2009	1,346	\$720,000	\$535	2000	Resale	HDB
HILLVIEW 128	Apartment	999 years	Sept 16, 2009	1,044	\$675,000	\$646	2002	Resale	HDB
NORTHVALE	Apartment	99 years	Sept 16, 2009	1,270	\$650,000	\$512	1998	Resale	HDB
YEW MEI GREEN	Executive Condominium	99 years	Sept 16, 2009	1,410	\$708,000	\$502	2000	Resale	HDB
PAVILION PARK	Semi-Detached House	Freehold	Sept 16, 2009	2,153	\$1,970,000	\$915	2003	Resale	Private
PALM GARDENS	Condominium	99 years	Sept 15, 2009	1,216	\$690,000	\$567	2000	Resale	HDB
CASHEW HEIGHTS CONDO	Condominium	999 years	Sept 15, 2009	1,658	\$1,050,000	\$633	1990	Resale	Private
HILLVIEW PARK	Condominium	Freehold	Sept 14, 2009	1,324	\$750,000	\$566	1995	Resale	HDB
HILLINGTON GREEN	Condominium	999 years	Sept 14, 2009	1,346	\$950,000	\$706	2002	Resale	Private
THE JADE	Condominium	99 years	Sept 14, 2009	1,012	\$740,000	\$731	2004	Resale	HDB
MERA GARDENS	Detached House	99 years	Sept 14, 2009	6,006	\$2,500,000	\$416	1998	Resale	Private
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
District 25									
ROSEWOOD	Condominium	99 years	Sept 18, 2009	1,184	\$650,000	\$549	2003	Resale	HDB
WOODSVALE	Executive Condominium	99 years	Sept 18, 2009	1,313	\$648,000	\$493	2000	Resale	HDB
24 OAKWOOD GROVE	Detached House	99 years	Sept 14, 2009	7,427	\$3,150,000	\$424	1997	Resale	Private
CASABLANCA	Condominium	99 years	Sept 14, 2009	1,184	\$670,000	\$566	2005	Resale	HDB
WOODGROVE CONDO	Condominium	99 years	Sept 11, 2009	1,625	\$750,000	\$461	1999	Resale	Private
District 26									
MEADOWS @ PEIRCE	Condominium	Freehold	Sept 18, 2009	1,152	\$1,026,600	\$891	Uncompleted	New Sale	Private
FOREST HILLS CONDO	Condominium	99 years	Sept 17, 2009	1,227	\$645,000	\$526	2003	Resale	HDB
CASTLE GREEN	Condominium	99 years	Sept 17, 2009	947	\$650,000	\$686	1997	Resale	Private
SEASONS PARK	Condominium	99 years	Sept 17, 2009	1,249	\$718,000	\$575	1997	Resale	Private
FOREST HILLS CONDO	Condominium	99 years	Sept 17, 2009	1,163	\$650,000	\$559	2003	Resale	Private
MEADOWS @ PEIRCE	Condominium	Freehold	Sept 16, 2009	2,573	\$2,355,000	\$915	Uncompleted	New Sale	Private
SEASONS PARK	Condominium	99 years	Sept 16, 2009	1,249	\$815,000	\$653	1997	Resale	Private
TEACHER'S HOUSING ESTATE	Terrace House	999 years	Sept 14, 2009	1,927	\$1,460,000	\$757	1996	Resale	HDB
CASTLE GREEN	Condominium	99 years	Sept 14, 2009	1,593	\$810,000	\$508	1997	Resale	HDB
District 27									
LILYDALE Executive	Condominium	99 years	Sept 17, 2009	1,195	\$603,000	\$505	2003	Resale	HDB
EUPHONY GARDENS	Condominium	99 years	Sept 15, 2009	1,055	\$600,000	\$569	2001	Resale	HDB
LILYDALE Executive	Condominium	99 years	Sept 15, 2009	2,551	\$918,000	\$360	2003	Resale	HDB
EUPHONY GARDENS	Condominium	99 years	Sept 15, 2009	1,227	\$650,000	\$530	2001	Resale	HDB
SEMBAWANG									
SPRINGS ESTATE	Semi-Detached House	999 years	Sept 15, 2009	2,669	\$1,848,000	\$693	2009	Resale	Private
ORCHID PARK CONDO	Condominium	99 years	Sept 11, 2009	1,249	\$678,000	\$543	1994	Resale	HDB
45 MUGLISTON PARK	Detached House	999 years	Sept 18, 2009	4,359	\$2,580,000	\$592	1999	Resale	Private
District 28									
SELETAR HILLS ESTATE	Semi-Detached House	Freehold	Sept 17, 2009	3,132	\$1,423,000	\$454	Unknown	Resale	Private
SELETAR HILLS ESTATE	Semi-Detached House	999 years	Sept 16, 2009	3,488	\$1,650,000	\$473	Unknown	Resale	HDB
MIMOSA TERRACE	Terrace House	Freehold	Sept 16, 2009	2,260	\$1,818,000	\$804	2001	Resale	HDB
SELETAR HILLS ESTATE	Terrace House	999 years	Sept 15, 2009	2,497	\$1,350,000	\$540	Unknown	Resale	Private
37A JALAN TARI PAYONG	Terrace House	999 years	Sept 14, 2009	1,615	\$1,250,000	\$774	1996	Resale	HDB

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