

# Potential for upside

Higher prices achieved in the past vs Q1 2018

## Highest psf price (Q1 2004 to Q4 2017)

	TRANSACTION DATE	DEVELOPMENT	AREA (SQ FT)	PRICE (\$\$ PSF)	TRANSACTION PRICE	TRANSACTION DATE	DEVELOPMENT	AREA (SQ FT)	PRICE (\$\$ PSF)	TRANSACTION PRICE
District 9	Nov 18, 2011	The Marq on Paterson Hill	3,003	<b>S\$6,840</b>	S\$20.54m	Jan 2, 2018	The Ritz-Carlton Residences Singapore Cairnhill	3,057	<b>S\$3,755</b>	S\$11.48m
District 10	Nov 15, 2010	Boulevard Vue	4,456	<b>S\$4,800</b>	S\$21.39m	Jan 4, 2018	Le Nouvel Ardmore	3,821	<b>S\$4,098</b>	S\$15.66m
District 11	Sep 24, 2012	Lincoln Suites	484	<b>S\$2,948</b>	S\$1.43m	Mar 9, 2018	26 Newton	614	<b>S\$2,743</b>	S\$1.68m
Marina Bay	Apr 15, 2011	Marina Bay Residences	2,368	<b>S\$4,368</b>	S\$10.34m	Jan 18, 2018	Marina One Residences	1,528	<b>S\$3,004</b>	S\$4.59m
Sentosa Cove	Nov 20, 2014	Seven Palms Sentosa Cove	6,910	<b>S\$4,131</b>	S\$28.55m	Mar 9, 2018	Seascape	2,164	<b>S\$2,080</b>	S\$4.5m
Beach Road	Mar 25, 2013	Concourse Skyline	1,313	<b>S\$2,839</b>	S\$3.73m	Jan 12, 2018	Duo Residences	1,528	<b>S\$2,721</b>	S\$4.16m
Tanjong Pagar	Nov 22, 2017	Wallich Residence At Tanjong Pagar Centre	958	<b>S\$4,000</b>	S\$3.83m	Feb 26, 2018	Wallich Residence At Tanjong Pagar Centre	958	<b>S\$3,894</b>	S\$3.73m
Keppel Bay	Nov 23, 2011	Reflections At Keppel Bay	3,380	<b>S\$3,256</b>	S\$11m	Jan 5, 2018	Reflections At Keppel Bay	2,928	<b>S\$2,732</b>	S\$8m

\* Note: The transaction for Seven Palms Sentosa Cove, of 6,910 sq ft, comprised 2 units.

Source: URA, List Sotheby's International Realty