

Potential for upside

Higher prices achieved in the past vs Q1 2018

Highest psf price (Q1 2004 to Q4 2017)

Highest psf price (Q1 2018)

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