

Top profit- and loss-making resale deals in Q1 2023

Top profit-making deals by percentage (non-landed)

PROJECT NAME	LATEST TRANSACTED PRICE (\$)	LATEST UNIT PRICE (\$\$ PSF)	LATEST SALE DATE	PREVIOUS TRANSACTED PRICE (\$)	PREVIOUS UNIT PRICE (\$\$ PSF)	PREVIOUS SALE DATE	PROFIT (\$)	PROFIT	TENURE	MARKET SEGMENT	DISTRICT	HOLDING PERIOD (YEARS)	ANNUALISED PROFIT	AREA (SQ FT)
The Sail @ Marina Bay	3,000,000	2,284	Mar 9	1,500,000	1,142	Aug 5, 2022	1,500,000	100%	99 years	CCR	01	0.6	222.6%	1,313
N.A. (313A Tanjong Katong Road)	1,820,000	1,523	Mar 15	940,000	787	Jul 27, 2017	880,000	94%	Freehold	RCR	15	5.6	12.4%	1,195
Sol Acres	1,650,000	1,406	Mar 24	888,000	757	Feb 10, 2016	762,000	86%	99 years	OCR	23	7.1	9.1%	1,173
Bellewaters	1,980,000	1,323	Jan 25	1,084,760	725	Aug 30, 2015	895,240	83%	99 years	OCR	19	7.4	8.5%	1,496
Hillview Heights	1,550,000	1,618	Mar 22	850,000	887	Feb 28, 2012	700,000	82%	Freehold	OCR	23	11.1	5.6%	958

Top profit-making deals by quantum (non-landed)

Leedon Residence	9,500,000	2,536	Mar 2	6,700,000	1,789	Jan 19, 2018	2,800,000	42%	Freehold	CCR	10	5.1	7.1%	3,746
Leedon Residence	7,200,000	2,708	Jan 30	4,809,780	1,809	Nov 6, 2015	2,390,220	50%	Freehold	CCR	10	7.2	5.7%	2,659
South Beach Residences	8,630,000	4,504	Feb 20	6,403,536	3,342	Jul 24, 2019	2,226,464	35%	99 years	CCR	07	3.6	8.7%	1,916
Park Infinia At Wee Nam	6,628,000	1,999	Mar 10	4,500,000	1,357	Sep 22, 2014	2,128,000	47%	Freehold	CCR	11	8.5	4.7%	3,315
Leedon Residence	7,350,000	2,776	Feb 14	5,339,268	2,016	Nov 6, 2012	2,010,732	38%	Freehold	CCR	10	10.3	3.2%	2,648

Top loss-making deals by percentage (non-landed)

The Scotts Tower	1,770,000	2,081	Feb 24	3,080,000	3,622	Sep 28, 2012	(1,310,000)	-43%	103 years	CCR	09	10.4	-5.2%	850
Oue Twin Peaks	1,200,000	2,103	Mar 31	1,788,000	3,134	Feb 22, 2013	(588,000)	-33%	99 years	CCR	09	10.1	-3.9%	570
Reflections At Keppel Bay	3,068,000	1,781	Jan 17	3,984,040	2,313	May 16, 2013	(916,040)	-23%	99 years	RCR	04	9.7	-2.7%	1,722
V On Shenton	1,038,000	2,143	Jan 16	1,288,000	2,659	Nov 15, 2012	(250,000)	-19%	99 years	CCR	01	10.2	-2.1%	484
The Sail @ Marina Bay	1,560,000	2,264	Feb 6	1,930,000	2,802	May 21, 2012	(370,000)	-19%	99 years	CCR	01	10.7	-2.0%	689

Top loss-making deals by quantum (non-landed)

The Scotts Tower	1,770,000	2,081	Feb 24	3,080,000	3,622	Sep 28, 2012	(1,310,000)	-43%	103 years	CCR	09	10.4	-5.2%	850
Reflections At Keppel Bay	4,500,000	1,826	Jan 9	5,500,000	2,231	Apr 18, 2012	(1,000,000)	-18%	99 years	RCR	04	10.7	-1.9%	2,465
Reflections At Keppel Bay	3,068,000	1,781	Jan 17	3,984,040	2,313	May 16, 2013	(916,040)	-23%	99 years	RCR	04	9.7	-2.7%	1,722
The Sail @ Marina Bay	3,200,000	1,943	Mar 15	3,860,000	2,344	Aug 29, 2012	(660,000)	-17%	99 years	CCR	01	10.5	-1.8%	1,647
Oue Twin Peaks	1,200,000	2,103	Mar 31	1,788,000	3,134	Feb 22, 2013	(588,000)	-33%	99 years	CCR	09	10.1	-3.9%	570