

Top profit- and loss-making resale deals in Q1 2025

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

PROJECT NAME	LATEST TRANSACTIONED PRICE (S\$)	LATEST UNIT PRICE (S\$ PSF)	LATEST SALE DATE	PREVIOUS TRANSACTIONED PRICE (S\$)	PREVIOUS UNIT PRICE (S\$ PSF)	PREVIOUS SALE DATE	PROFIT (S\$)	PROFIT (%)	TENURE	MARKET SEGMENT	DISTRICT	HOLDING PERIOD (YEARS)	ANNUALISED PROFIT (%)	AREA (SQ FT)
Hundred Palms Residences	3,058,888	2,001	Mar 12, 2025	1,321,000	864	Jul 22, 2017	1,737,888	132	99 years	OCR	19	7.6	11.6	1,528
N.A. (268B Joo Chiat Road)	1,880,000	1,679	Feb 20, 2025	837,000	748	Feb 25, 2016	1,043,000	125	Freehold	RCR	15	9.0	9.4	1,119
Hundred Palms Residences	2,451,000	1,851	Mar 5, 2025	1,104,000	834	Jul 22, 2017	1,347,000	122	99 years	OCR	19	7.6	11.0	1,324
Hundred Palms Residences	1,800,000	1,798	Jan 28, 2025	814,300	813	Jul 22, 2017	985,700	121	99 years	OCR	19	7.5	11.1	1,001
Hundred Palms Residences	1,745,000	1,822	Mar 13, 2025	790,300	825	Jul 22, 2017	954,700	121	99 years	OCR	19	7.6	10.9	958

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

PROJECT NAME	LATEST TRANSACTIONED PRICE (S\$)	LATEST UNIT PRICE (S\$ PSF)	LATEST SALE DATE	PREVIOUS TRANSACTIONED PRICE (S\$)	PREVIOUS UNIT PRICE (S\$ PSF)	PREVIOUS SALE DATE	PROFIT (S\$)	PROFIT (%)	TENURE	MARKET SEGMENT	DISTRICT	HOLDING PERIOD (YEARS)	ANNUALISED PROFIT (%)	AREA (SQ FT)
N.A. (268B Joo Chiat Road)	1,880,000	1,679	Feb 20, 2025	837,000	748	Feb 25, 2016	1,043,000	125	Freehold	RCR	15	9.0	9.4	1,119
The Parc Condominium	2,606,000	2,018	Feb 21, 2025	1,279,080	990	Feb 26, 2012	1,326,920	104	Freehold	OCR	05	13.0	5.6	1,292
High Park Residences	1,980,000	1,614	Feb 6, 2025	1,023,000	834	Jul 17, 2015	957,000	94	99 years	OCR	28	9.6	7.1	1,227
The Minton	2,125,888	1,748	Feb 17, 2025	1,104,850	908	Mar 5, 2012	1,021,038	92	99 years	OCR	19	13.0	5.2	1,216
St Michael Regency	2,130,000	1,706	Jan 23, 2025	1,124,100	900	May 11, 2012	1,005,900	89	Freehold	RCR	12	12.7	5.2	1,249

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

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Leedon Residence	16,000,000	2,612	Mar 26, 2025	12,000,000	1,959	Apr 4, 2017	4,000,000	33	Freehold	CCR	10	8.0	3.7	6,125
Ardmore Park	11,800,000	4,090	Mar 3, 2025	8,000,000	2,773	Apr 2, 2020	3,800,000	48	Freehold	CCR	10	4.9	8.2	2,885
The Trizon	9,758,888	1,701	Feb 27, 2025	6,550,000	1,142	Mar 8, 2016	3,208,888	49	Freehold	CCR	10	9.0	4.5	5,737
The Ritz-Carlton Singapore Cairnhill Residences	13,800,000	4,514	Jan 20, 2025	10,600,000	3,467	Feb 5, 2016	3,200,000	30	Freehold	CCR	09	9.0	3.0	3,057
Leedon Residence	5,820,000	2,731	Feb 20, 2025	3,835,962	1,800	Dec 21, 2012	1,984,038	52	Freehold	CCR	10	12.2	3.5	2,131

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

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The Scotts Tower	1,820,000	2,140	Jan 13, 2025	2,945,418	3,464	Jan 19, 2012	(1,125,418)	-38	103 years	CCR	9	13.0	-3.6	850
Helios Residences	4,000,000	2,397	Mar 28, 2025	6,316,500	3,786	Jan 18, 2013	(2,316,500)	-37	Freehold	CCR	9	12.2	-3.7	1,668
Helios Residences	3,902,888	2,339	Feb 20, 2025	5,990,000	3,590	May 23, 2013	(2,087,112)	-35	Freehold	CCR	9	11.8	-3.6	1,668
Marina Bay Suites	3,100,000	1,907	Jan 24, 2025	4,248,000	2,614	May 3, 2012	(1,148,000)	-27	99 years	CCR	1	12.7	-2.4	1,625
Oue Twin Peaks	2,508,000	2,378	Mar 7, 2025	3,090,700	2,930	Jan 16, 2017	(582,700)	-19	99 years	CCR	9	8.1	-2.5	1,055

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Notes: Based on caveats downloaded on Apr 17, 2025.