

Top profit-and loss-making resale deals in Q2 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)
The Tampines Trilliant	2,888,000	1,362	Jun 3, 2025	1,190,000	561	Jan 1, 2012	1,698,000	143%	99 years	OCR	18	13.4	6.8%	2,121
Hundred Palms Residences	2,700,000	2,039	Jun 26, 2025	1,127,900	852	Jul 22, 2017	1,572,100	139%	99 years	OCR	19	7.9	11.6%	1,324
Hundred Palms Residences	1,950,000	1,927	Apr 9, 2025	831,100	821	Jul 22, 2017	1,118,900	135%	99 years	OCR	19	7.7	11.7%	1,012
Hundred Palms Residences	2,000,000	1,896	May 16, 2025	858,500	814	Jul 22, 2017	1,141,500	133%	99 years	OCR	19	7.8	11.4%	1,055
Hundred Palms Residences	2,068,000	1,960	Jun 27, 2025	898,300	852	Jul 22, 2017	1,169,700	130%	99 years	OCR	19	7.9	11.1%	1,055

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. (284B Joo Chiat Road)	1,885,000	1,717	May 2, 2025	860,000	783	Feb 3, 2017	1,025,000	119	Freehold	RCR	15	8.2	10.0	1,098
The Minton	2,338,000	1,766	May 8, 2025	1,132,400	855	Mar 14, 2012	1,205,600	106	99 years	OCR	19	13.2	5.7	1,324
The Gardens At Bishan	2,123,000	1,843	Apr 7, 2025	1,050,000	912	Feb 21, 2012	1,073,000	102	99 years	RCR	20	13.1	5.5	1,152
High Park Residences	1,960,000	1,702	May 2, 2025	993,000	862	Jul 17, 2015	967,000	97	99 years	OCR	28	9.8	7.2	1,152
Parc Vera	1,780,000	1,560	Jun 13, 2025	929,000	814	May 29, 2012	851,000	92	99 years	OCR	19	13.0	5.1	1,141

Top profit-making deals by quantum (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)
Leedon Residence	15,800,000	1,962	Jun 30, 2025	12,500,000	1,553	Feb 2, 2017	3,300,000	26	Freehold	CCR	10	8.4	2.8	8,051
Regency Park	7,150,000	2,252	May 27, 2025	5,070,000	1,597	Oct 10, 2017	2,080,000	41	Freehold	CCR	10	7.6	4.6	3,175
The Waterside	5,350,000	2,219	Apr 3, 2025	3,280,000	1,360	Sep 15, 2016	2,070,000	63	Freehold	RCR	15	8.6	5.9	2,411
The Wharf Residence	8,500,000	1,912	Apr 24, 2025	6,550,000	1,473	Jun 21, 2018	1,950,000	30	999 years	CCR	09	6.8	3.9	4,446
Amber Residences	9,305,000	1,385	Apr 23, 2025	7,388,414	1,100	Sep 5, 2012	1,916,586	26	Freehold	RCR	15	12.6	1.8	6,717

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

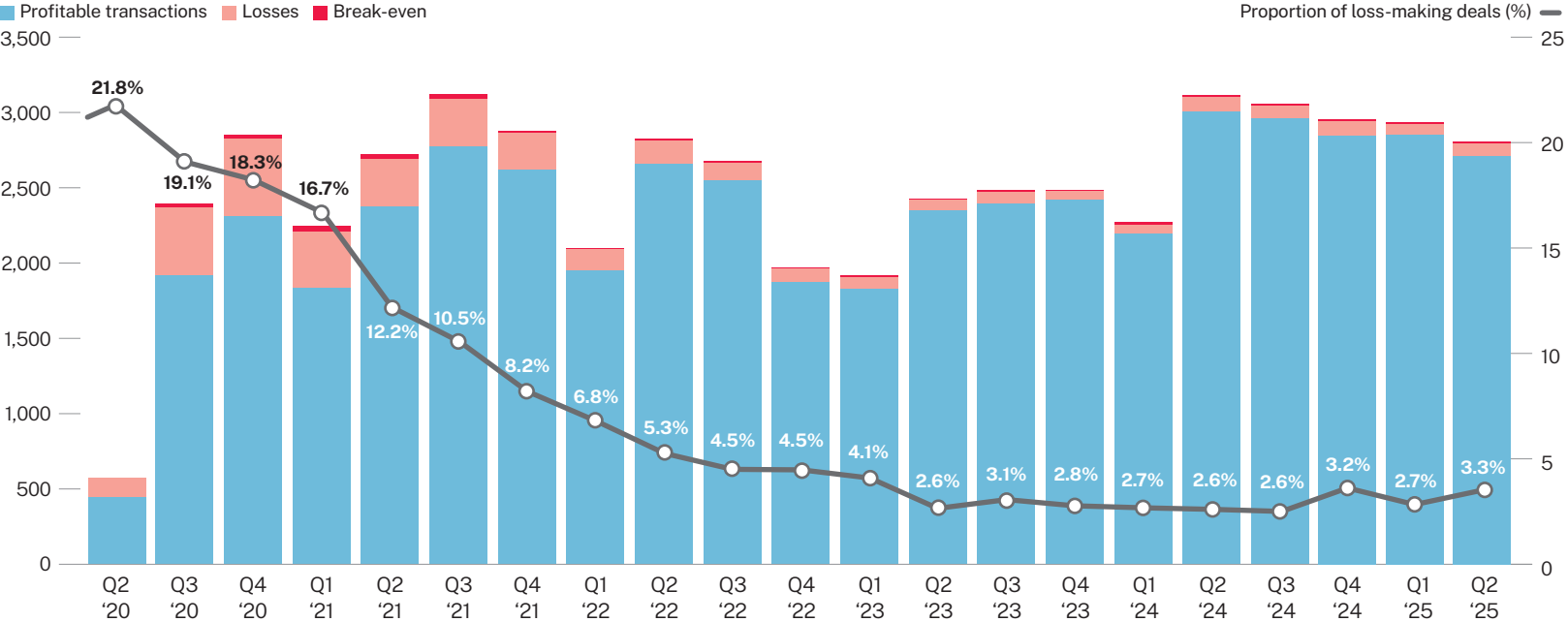
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Marina Bay Suites	4,080,000	1,985	Jun 2, 2025	6,137,200	2,985	Dec 28, 2012	(2,057,200)	-34	99 years	CCR	01	12.4	-3.2	2,056
The Scotts Tower	1,900,000	2,179	May 5, 2025	2,850,000	3,269	Oct 23, 2017	(950,000)	-33	103 years	CCR	09	7.5	-5.2	872
The Peak @ Cairnhill I	1,350,000	1,960	May 20, 2025	1,782,537	2,588	Aug 14, 2018	(432,537)	-24	Freehold	CCR	09	6.8	-4.0	689
The Sail @ Marina Bay	1,520,000	2,206	Apr 29, 2025	2,000,000	2,903	Apr 18, 2013	(480,000)	-24	99 years	CCR	01	12.0	-2.3	689
Up@Robertson Quay	985,000	2,128	Apr 25, 2025	1,283,000	2,772	Dec 5, 2012	(298,000)	-23	99 years	CCR	09	12.4	-2.1	463

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

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Marina Bay Suites	4,080,000	1,985	Jun 2, 2025	6,137,200	2,985	Dec 28, 2012	(2,057,200)	-34	99 years	CCR	01	12.4	-3.2	2,056
The Ritz-Carlton Residences Cairnhill	8,600,000	3,038	Apr 7, 2025	10,398,000	3,673	Dec 17, 2018	(1,798,000)	-17	Freehold	CCR	09	6.3	-3.0	2,831
Gramercy Park	7,500,000	2,798	Jun 13, 2025	9,050,000	3,377	Apr 28, 2022	(1,550,000)	-17	Freehold	CCR	10	3.1	-5.8	2,680
Twentyone Angullia Park	6,250,000	3,299	Jun 3, 2025	7,498,289	3,958	May 16, 2012	(1,248,289)	-17	Freehold	CCR	09	13.1	-1.4	1,894
The Scotts Tower	1,900,000	2,179	May 5, 2025	2,850,000	3,269	Oct 23, 2017	(950,000)	-33	103 years	CCR	09	7.5	-5.2	872

Notes: Based on caveats downloaded on Jul 18, 2025. All are strata units.

Share of loss-making deals up in Q2



Notes: Based on caveats downloaded on Jan 17, 2025. All are strata units.

SOURCE: CUSHMAN & WAKEFIELD RESEARCH GRAPHIC: CHARMAINE MARTIN, BT