

Top profit- and loss-making resale deals in Q3 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	2,538,888	1,999	Sep 23, 2025	1,083,300	853	Jul 22, 2017	1,455,588	134%	99 years	OCR	19	8.2	11.0%	1,270
Hundred Palms Residences	1,860,000	1,920	Sep 29, 2025	794,000	820	Jul 22, 2017	1,066,000	134%	99 years	OCR	19	8.2	10.9%	969
Hundred Palms Residences	2,150,000	1,902	Aug 28, 2025	927,400	821	Jul 22, 2017	1,222,600	132%	99 years	OCR	19	8.1	10.9%	1,130
Hundred Palms Residences	1,788,888	1,955	Jul 4, 2025	773,200	845	Jul 22, 2017	1,015,688	131%	99 years	OCR	19	8.0	11.1%	915
Hundred Palms Residences	2,091,000	1,982	Jul 2, 2025	908,900	862	Jul 22, 2017	1,182,100	130%	99 years	OCR	19	8.0	11.0%	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)
Parc Palais	2,160,000	1,701	Jul 14, 2025	1,030,000	811	Aug 19, 2016	1,130,000	110%	Freehold	OCR	21	8.9	8.7%	1,270
One Fort	2,068,000	2,001	Jul 7, 2025	1,000,000	968	Jul 4, 2015	1,068,000	107%	Freehold	RCR	15	10.0	7.5%	1,033
High Park Residences	2,038,000	1,661	Jul 7, 2025	1,050,000	856	Jul 22, 2015	988,000	94%	99 years	OCR	28	10.0	6.9%	1,227
Watertown	2,328,888	1,915	Sep 8, 2025	1,210,246	995	Feb 14, 2012	1,118,642	92%	99 years	OCR	19	13.6	4.9%	1,216
High Park Residences	1,580,000	1,613	Aug 26, 2025	840,020	858	Aug 23, 2015	739,980	88%	99 years	OCR	28	10.0	6.5%	980

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)
Boulevard 88	13,000,000	4,681	Jul 4, 2025	9,922,000	3,573	Jun 30, 2019	3,078,000	31%	Freehold	CCR	10	6.0	4.6%	2,777
Leedon Residence	7,500,000	2,810	Sep 17, 2025	4,969,350	1,862	Jan 4, 2016	2,530,650	51%	Freehold	CCR	10	9.7	4.3%	2,669
Balmoral Plaza	6,600,000	1,572	Sep 26, 2025	4,550,000	1,084	Aug 3, 2012	2,050,000	45%	Freehold	CCR	10	13.2	2.9%	4,198
Grange Residences	8,480,000	3,283	Sep 18, 2025	6,500,000	2,516	Jan 5, 2016	1,980,000	30%	Freehold	CCR	10	9.7	2.8%	2,583
Caribbean At Keppel Bay	5,700,000	1,226	Sep 4, 2025	3,800,000	817	Feb 27, 2017	1,900,000	50%	99 years	RCR	04	8.5	4.9%	4,650

Top loss-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 Scotts Tower	1,830,000	2,099	Sep 18, 2025	3,517,800	4,035	May 2, 2013	(1,687,800)	-48%	103 years	CCR	09	12.4	-5.1%	872
Marina Bay Residences	5,100,000	2,144	Aug 15, 2025	8,326,500	3,500	Jun 6, 2022	(3,226,500)	-39%	99 years	CCR	01	3.2	-14.2%	2,379
Reflections At Keppel Bay	2,800,000	1,616	Jul 3, 2025	4,180,000	2,412	Aug 27, 2013	(1,380,000)	-33%	99 years	RCR	04	11.9	-3.3%	1,733
The Reef At King'S Dock	1,470,888	1,666	Sep 26, 2025	2,122,000	2,404	Jul 4, 2021	(651,112)	-31%	99 years	RCR	04	4.2	-8.3%	883
Oue Twin Peaks	1,250,000	2,191	Sep 17, 2025	1,785,500	3,130	Nov 8, 2016	(535,500)	-30%	99 years	CCR	09	8.9	-3.9%	570

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

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Marina Bay Residences	5,100,000	2,144	Aug 15, 2025	8,326,500	3,500	Jun 6, 2022	(3,226,500)	-39%	99 years	CCR	01	3.2	-14.2%	2,379
Belle Vue Residences	7,950,000	1,465	Jul 7, 2025	10,500,000	1,935	May 10, 2013	(2,550,000)	-24%	Freehold	CCR	09	12.2	-2.3%	5,425
New Futura	8,000,000	2,973	Jul 31, 2025	10,150,400	3,772	May 25, 2018	(2,150,400)	-21%	Freehold	CCR	09	7.2	-3.3%	2,691
The Scotts Tower	1,830,000	2,099	Sep 18, 2025	3,517,800	4,035	May 2, 2013	(1,687,800)	-48%	103 years	CCR	09	12.4	-5.1%	872
Reflections At Keppel Bay	2,800,000	1,616	Jul 3, 2025	4,180,000	2,412	Aug 27, 2013	(1,380,000)	-33%	99 years	RCR	04	11.9	-3.3%	1,733

Notes: Based on caveats downloaded on Oct 14, 2025. All are strata units.

SOURCE: URA, CUSHMAN & WAKEFIELD RESEARCH GRAPHIC: TEOH YI CHIE, BT