

PLB Insight Report

Condo Prices in D19 and D28

Disclaimer:

The postulated pricing here are estimated based on past transactions of the vicinity, internal pricing projection tools and deep analyses of future development and market trends. Research are based our own opinion. Property purchase and investment is a financial commitment that requires your own analysis and discernment. We recommend buyers and sellers to exercise diligence and prudence before property purchases.

Project (Unit Types)	Type	TOP / Tenure	Unit Mix	Land Size (sqm)	Unit Size Range (sqft)		Average PSF
					Min	Max	
Parc Botannia (1)	Condo	TOP end 2021 99yrs	735	17,192	420	431	\$1,3XX (New Sale) \$1,5XX - 1,7XX (Future)
Parc Botannia (1+S)					506	506	
Parc Botannia (2C)					581	592	
Parc Botannia (2P)					667	786	
Parc Botannia (2+S)					775	936	
Parc Botannia (3C)					861	872	
Parc Botannia (3P)					969	1,055	
Parc Botannia (4C)					1,130	1,302	
Parc Botannia (4P)					1,249	1,453	
Parc Botannia (5)					1,410	1,668	
High Park Residences (studio)	Condo	TOP 2019 99yrs	1,390	34,030	388	398	\$1,242
High Park Residences (1+S)					441	474	
High Park Residences (2C)					560	592	
High Park Residences (2D)					635	678	
High Park Residences (2+S)					700	732	
High Park Residences (3C)					872	904	
High Park Residences (3D)					947	1,001	
High Park Residences (4C)					1,141	1,151	
High Park Residences (4D)					1,216	1,281	
High Park Residences (4DK)					1,367	1,367	
High Park Residences (5)					1,389	1,485	
High Park Residences (S.D / Bungalows)							

Project (Unit Types)	Type	TOP / Tenure	Unit Mix	Land Size (sqm)	Unit Size Range (sqft)		Average PSF
					Min	Max	
Lush Acres (3T)	EC	TOP 2016 99yrs from 2013	380	14,101	915	1,130	\$700 - 800 (New Sale) \$1,121 PSF
Lush Acres (3S)					1,055	1,399	
Lush Acres (4T)					1,238	1,485	
Lush Acres (4S)					1,302	1,658	
Lush Acres (4P)					1,356	1,690	
Lush Acres (5)					1,507	1,722	
H20 Residences (1)	Condo	TOP 2015 99yrs from 2010	521	16,999	527	527	\$1,056
H20 Residences (2)					743	797	
H20 Residences (2+S)					850	883	
H20 Residences (3)					1,076	1,130	
H20 Residences (3+S)					1,195	1,227	
H20 Residences (4)					1,378	1,389	
Riverbank @ Fernvale (1T)	Condo	TOP 2017 99yrs from 2013	555	16,604	495	495	\$1,184
Riverbank @ Fernvale (2T)					689	689	
Riverbank @ Fernvale (2D)					710	818	
Riverbank @ Fernvale (3T)					947	947	
Riverbank @ Fernvale (3 Alfresco)					1,012	1,012	
Riverbank @ Fernvale (3D)					1,044	1,055	
Riverbank @ Fernvale (3DK)					990	1,044	
Riverbank @ Fernvale (4T)					1,098	1,238	
Riverbank @ Fernvale (4+S)					1,335	1,335	
Riverbank @ Fernvale (5T)					1,389	1,389	
Riverbank @ Fernvale (Cabana)					1,195	1,216	

Project (Unit Types)	Type	TOP / Tenure	Unit Mix	Land Size (sqm)	Unit Size Range (sqft)		Average PSF
					Min	Max	
Rivertrees Residences (1)	Condo	TOP 2017 99yrs from 2013	495	14,391	495	603	\$1,219
Rivertrees Residences (2S)					570	710	
Rivertrees Residences (2D)					700	872	
Rivertrees Residences (3)					947	1,087	
Rivertrees Residences (3)					936	1,206	
Rivertrees Residences (3)					1,109	1,270	
Rivertrees Residences (3)					1,119	1,302	
Rivertrees Residences (3 Strata)					1,496	1,496	
Rivertrees Residences (4)					1,206	1,475	
Rivertrees Residences (4)					1,356	1,658	
Floraville (1)	Apartment	TOP 2017 Freehold	50	2,521	377	494	\$1,255 #05
Floraville (2)					538	721	
Floraville (3)					786	829	
Floraville (4PH)					1,206	1,432	
Grande Vista (3)	Condo	TOP 1992 999yrs from 1886	292	54,878	1,227	3,477	\$1,038 13 Blks, #09
Grande Vista (4)							
Grande Vista (5)							
Serenity Park (2)	Condo	TOP 1995 Freehold	179	33,033	1,096	1,302	\$1,036 #05
Serenity Park (3)					1,604	1,604	
Nim Garden (3)	Condo	TOP 1984 Freehold	124	23,197	1,830	1,830	\$929 4 Blks, #09-10
Nim Garden (3 Maisonette)					2,174	2,217	
Mimosa Park (4)	Condo	TOP 1979 Freehold	175	33,033	1,755	2,562	\$1,186 #10

Project (Unit Types)	Type	TOP / Tenure	Unit Mix	Land Size (sqm)	Unit Size Range (sqft)		Average PSF
					Min	Max	
Sunrise Garden (2)	Condo	TOP 1998 99yrs from 1995	252	24,242	818	1,292	\$810 #04
Sunrise Garden (2+1)					1,033	1,216	
Sunrise Garden (3)					1,216	1,539	
Sunrise Garden (3+1)					1,776	1,776	
Sunrise Garden (4)					2,153	2,153	
Sunrise Garden (4+1)					2,077	2,077	
Seletar Park Residence (1)	Condo	TOP 2015 99yrs from 2011	276	17,456	528	593	\$1,177 #05
Seletar Park Residence (2)					797	840	
Seletar Park Residence (2+S)					872	872	
Seletar Park Residence (3)					1,292	1,292	
Seletar Park Residence (4)					1,378	1,378	
The Greenwich (1)	Condo	TOP 2014 99yrs from 2009	319				\$1,134 8 Blks, #05
The Greenwich (2)							
The Greenwich (3)							
Seletar Springs Condo (2)	Condo	TOP 2000 99yrs from 1997	362	34,214	980	980	\$771 4 Blks, #04
Seletar Springs Condo (3)					1,302	1,603	
Seletar Springs Condo (4)					2,067	2,067	

Project (Unit Types)	Type	TOP / Tenure	Unit Mix	Land Size (sqm)	Unit Size Range (sqft)		Average PSF
					Min	Max	
Parc Greenwich (2)	EC	TOP 2026 est 99yrs	496	17,129	786	786	\$1,056 - \$1,250 Est. Launch 9 Blks, #14
Parc Greenwich (3)					958	980	
Parc Greenwich (3P)					1,001	1,001	
Parc Greenwich (3+S)					1,066	1,066	
Parc Greenwich (4)					1,206	1,206	
Parc Greenwich (5)					1,464	1,464	
The Topiary (2)	EC	TOP 2016 99yrs from 2012	700	21,999	750	750	\$1,026
The Topiary (3C)					900	915	
The Topiary (3+U)					1,000	1,000	
The Topiary (3DK)					1,250	1,250	
The Topiary (4)					1,230	1,230	
The Topiary (4DK)					1,380	1,380	

In Seletar Area

(Current 4 bedder asking - Total 89 listings avail)

Versus 99 yrs only

Project (No. Of Listings)	TOP / Tenure	Unit Size Range (sqft)		Asking		PSF
		Min	Max	Min	Max	
Lush Acres (7) EC	2016 / 99yrs	1,238	1,485	\$1.35M	\$1.55M	\$1,043 - \$1,186
Riverbank @ Fernvale (1)	2017 / 99yrs	1,238	1,238	\$1.58M	\$1.58M	\$1,276
Hign Park Residences (7)	2019 / 99yrs	1,152	1,367	\$1.5M	\$1.85M	\$1,222 - \$1,302
Rivertrees Residences (2)	2018 / 99yrs	1,205	1,205	\$1.55M	\$1.55M	\$1,286
Parc Botannia (5)	2021 / 99yrs	1,151	1,281	\$1.8M	\$2.2M	\$1,389 - \$1,563
Parc Greenwich (EC)	2026 / 99yrs	1,066	1,206	\$1.25M approx Launch		\$10XX - \$12XX In Future = \$13XX - \$17XX
The Topiary (40) EC	2016 / 99yrs	1,292	1,389	\$1.42M	\$1.66M	\$1,029 - \$1,235
Seletar Park Residences	2015 / 99yrs	1,378	1,378	\$1.85M	\$1.85M	\$1,342