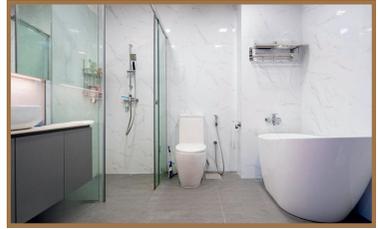
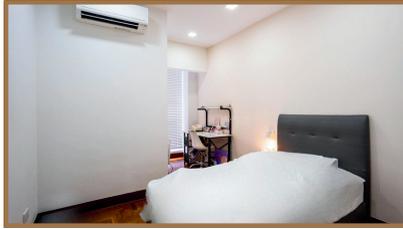


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FEATURED SALE

TERRACE @ PARK VILLAS RISE



KOVAN Q3-2024 MARKET PERFORMANCE

TRANSACTIONS VOLUME	2024 - Q2		2024 - Q3		[+/-]
	No of Transactions	Weightage	No of Transactions	Weightage	2024 Q3 vs Q2
By Zones/Sub-District					
Serangoon Gardens	32	37%	30	42%	-6%
Kovan	35	41%	31	43%	-11%
Paya Lebar & Bartley	17	20%	8	11%	-53%
Hougang	1	1%	3	4%	+200%
Punggol & Sengkang	1	1%	0	0%	-100%
Total	86	100%	72	100%	-16%

KOVAN LANDED TYPE	AVERAGE SALE VALUE		[+/-]	Average PSF		[+/-]
	2024 Q2	2024 Q3	vs 2024 -Q2	2024 Q2	2024 Q3	vs 2024 -Q2
Terrace	\$4,029,435	\$4,014,938	-0.4%	\$2,037	\$1,995	-2.1%
Semi-D	\$5,009,375	\$4,938,833	-1.4%	\$1,494	\$1,747	+17%
Detached	\$7,300,000	NA	NA	\$1,352	NA	NA

Data compiled on 10/10/2024

ADDRESS	SALE DATE	SALE PSF (\$)	SALE PRICE (\$)	AREA (SQFT)	SUBTYPE	TENURE
SIRAT ROAD	Oct-24	1548	3,800,000	2454.19	TERRACE	999
JALAN GENENG	Oct-24	1687	6,500,000	3853.51	TERRACE	Freehold
YIO CHU KANG TERRACE	Oct-24	2143	4,708,000	2196.93	TERRACE	Freehold
JALAN RENGKAM	Oct-24	2090	5,818,000	2783.57	SEMI-D	Freehold
LIM AH PIN ROAD	Oct-24	2291	3,780,000	1650.12	TERRACE	Freehold
LIM AH PIN ROAD	Oct-24	2600	4,100,000	1576.93	TERRACE	Freehold
FLORENCE ROAD	Oct-24	1949	3,600,000	1847.10	TERRACE	Freehold
FLORENCE ROAD	Oct-24	1891	6,950,000	3675.91	TERRACE	999
LOWLAND ROAD	Sep-24	1555	4,888,888	3144.16	TERRACE	Freehold
POH HUAT TERRACE	Sep-24	1232	2,800,000	2273.36	TERRACE	99
FLOWER ROAD	Sep-24	2363	4,100,000	1735.16	TERRACE	999
JALAN LEPAS	Sep-24	1850	3,700,000	1999.95	TERRACE	Freehold
JOON HIANG ROAD	Sep-24	2070	4,128,000	1994.57	TERRACE	Freehold
CHARLTON ROAD	Sep-24	1694	5,150,000	3039.75	SEMI-D	Freehold

Transactions Source : URA AS AT 18/10/2024

WILL LANDED PRICE SURGE IN 2025 WITH INTEREST RATE FALLING?

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