

Real Estate Information System (REALIS)

Internet-based system that gives subscribers access to information on Singapore's real estate market anytime, anywhere

Comprehensive and detailed property data

Wide range of information on the private residential, commercial and industrial* property sectors in Singapore

Timeseries Database

- More than 500 time series
- Statistics include price and rental indices, sales and launches, stock and vacancy, and supply in the pipeline



Transaction Database

- Unit-level sale transaction information including address, type of sale, transacted price, date of sale, tenure, unit size



Rental Database

- Rental information for private residential properties (unit-level) and commercial properties (up to street-level)



Developers' Sales Database

- Information on launches and sales for private residential and executive condominium projects



Project Database

- Information on commercial and private residential projects in the pipeline and newly completed private residential projects
- Statistics include number of units by construction, completion and sale statuses



Stock Database

- Information on stock and vacancy of private residential (by number of units) and commercial properties (by floor space)

* Sale transaction data for industrial properties is available in REALIS. Other datasets on the industrial property sector are available in JTC's J-Space at <https://stats.jtc.gov.sg>

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User-friendly features for easy data search and analysis

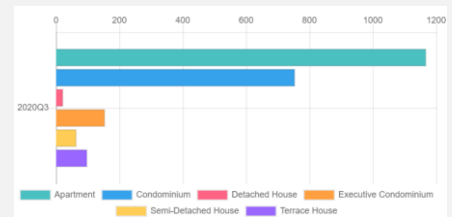


User-friendly search function

Intuitive search function to allow easy retrieval and downloading of information

Data visualisation & analysis tools

Data can be analysed quickly with the use of charting, tabulation and other analysis functions



Dashboard feature

Favourite data can be pinned to a customizable dashboard to be viewed upon login

Frequently used data reports

Various frequently used reports can be downloaded easily (in Excel format) for further analysis



Responsive web design

Website adapts to all screen sizes and resolutions

Residential Time Series

Series * **Add Expression >** **Frequency *** Quarterly **Period** Year Qtr

Up to five series/expressions can be selected, for up to two types of unit of measurement.

Browse Series

- Price Index
- Rental Index
- Available Stock
- Vacant Stock
- Vacancy Rate
- Nationality of owner/purchaser
- Supply under Construction and Planned
- Units launched/Not yet launched
- Unit sold/unsold

Add Expression

Expression [Settings](#)

Expression *

`((Private Residential Units Sold in Residential Sales)/(Private Residential Units Sold in Secondary Market))*100`

Select series to be added into the expression from the listing below.

[Help on expression](#)

The following lists the possible operators in the expression.

Bracket

`()`

Brackets to control the precedence of formula execution.

Mathematical Operator

`+ - * /`

The precedence of the Mathematical Operator is as per normal Mathematics operation.

Series

Series name is encapsulated within [], eg. [Series A].

Number

Number can be included in the formula, eg. 23, 61.43

Example: Residential Time Series page

Type of time series statistics available

Prices & Rentals

- Price Index
- Rental Index

Stock & Vacancy

- Available Stock
- Vacant Stock
- Vacancy Rate
- Nationality of Owner (For Private Residential Properties)

Supply in the Pipeline

- Supply Under Construction & Planned
- Sales & Launches (For Private Residential Properties)

Different categories of time series statistics available

Private Residential

- **By Type of Property:** Landed, Non-Landed, Executive Condominium
- **By Market Segment:** Core Central Region
Outside Central Region, Rest of Central Region

Commercial

- **By Type of Property:** Office, Retail, Hotel (Private Sector only)
- **By Location:** Region & Sub-region (e.g. Central Area, Central Region, Downtown Core)

Viewing of time series statistics in graphical or tabular formats

Download the time series data in either tabular (e.g. Excel files) or graphical format (e.g. JPG files)

Residential Time Series

Series [Add Expression >](#)

Frequency

Period

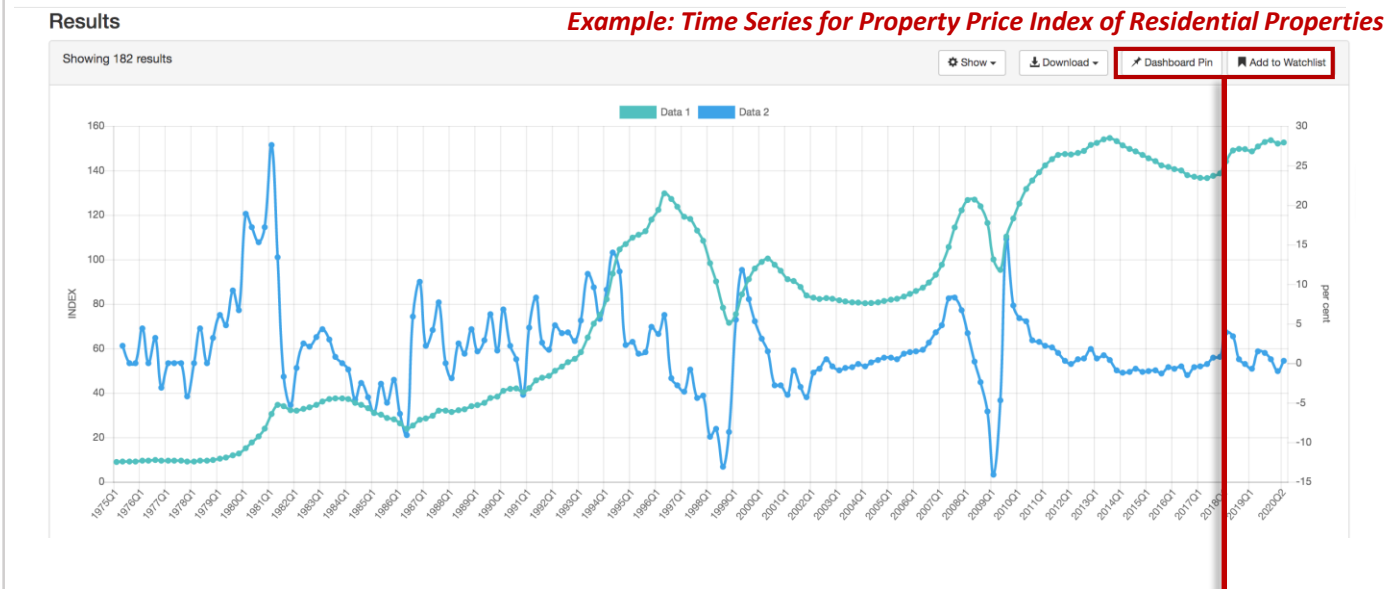
Up to five series/expressions can be selected, for up to two types of unit of measurement.

[Browse Series v](#) [Reset](#) [Search](#)

Results

Showing 4 results [Show v](#) [Download v](#) [Dashboard Pin](#) [Add to Watchlist](#)

Quarter	Property Price Index of Residential Properties (INDEX)	Quarterly Percentage Change in Property Price Index of Residential Properties (per cent)
2019Q1	148.6	NA
2019Q2	150.8	1.5
2019Q3	152.8	1.3
2019Q4	153.6	0.5



Add your favourite Time Series to watchlist or to pin it to your dashboard for quick access to the time series.

Transaction data for private residential, commercial and industrial properties

Property Types available

- **Private Residential:** Landed, Non-landed, Executive Condominium
- **Commercial:** Office, Retail
- **Industrial:** Factory, Warehouse, Business Park

Residential Transaction

Project or Location

Property Type

Sale Date

Transacted Price

Price Per Unit Area

Area

Tenure

Block/House Number

Level

Unit Number

Type of Sale

Type of Area

 Land Strata

Enbloc?

 Yes No

[Less search options](#) Reset Search

Allow for searches of individual units across projects

Download the transaction data of your choice (Excel or CSV formats) for further analysis

Results List Analysis

Download
Show
Select
Dashboard Pin

Project Name	Transacted Price (\$)	Area (SQFT)	Unit Price (\$ PSF)	Sale Date	Address	Type of Sale
N.A.	3,485,000	1,302.44	2,676	01 Jul 2020	10 ST. THOMAS WALK #02-09	Resale
RIVERBANK @ FERNVALE	588,000	495.14	1,188	01 Jul 2020	17 FERNVALE CLOSE #16-31	Resale
MIDTOWN RESIDENCES	848,000	645.84	1,313	01 Jul 2020	1189 UPPER SERANGOON ROAD #06-07	Resale
FULCRUM	1,718,000	1,054.87	1,629	01 Jul 2020	33 FORT ROAD #13-02	Resale
THE ESTUARY	605,000	592.02	1,022	01 Jul 2020	87 YISHUN AVENUE 1 #16-05	Resale
EALINE PARK	3,200,000	2,264.75	1,413	01 Jul 2020	15 PASIR PANJANG DRIVE	Resale
THE MERCURY	1,830,000	1,044.11	1,753	01 Jul 2020	38 SHANGHAI ROAD #07-01	Resale
THE CREST	3,706,350	1,883.7	1,968	01 Jul 2020	107 PRINCE CHARLES CRESCENT #05-19	Resale
LAKEHOLMZ	1,000,000	1,022.58	978	01 Jul 2020	86 CORPORATION ROAD #12-12	Resale
THE TESSARINA	1,740,000	1,011.82	1,720	01 Jul 2020	26 WILBY ROAD #08-27	Resale
ORCHARD SCOTTS	3,460,000	2,088.22	1,657	01 Jul 2020	7 ANTHONY ROAD #05-29	Resale
THE QUINN	1,160,000	785.77	1,476	01 Jul 2020	13 BARTLEY ROAD #04-18	Resale
THE PALETTE	1,090,000	1,065.64	1,023	01 Jul 2020	109 PASIR RIS GROVE #12-23	Resale

Example: Residential Transaction Results

View further details of a particular project or unit (e.g. Past transactions, Summary statistics for project for past 6 months)

Residential Transaction Details

WATERFRONT ISLE (99-Year Leasehold Condominium)
 730 BEDOK RESERVOIR ROAD #02-03 Singapore 479261
 118 sqm / 1,270.15 sqft (Strata)

\$1,360,000 (Nett -)
 Resale
 \$11,525 psm / \$1,071 psf
 1 Unit Sold on 01 Sep 2020

[View Project](#)

Completion Date: 2015 **Purchaser Address Indicator:** Private

Latest Transaction History (Up to 5) [View All](#)

Transacted Price (\$)	Unit Price (\$ PSM)	Unit Price (\$ PSF)	No. of Units	Sale Date	Type of Sale
1,303,825	11,049	1,027	1	05 Apr 2011	New Sale

6 Months Median Unit Price

Postal District 16

\$1,115

Median psf

Postal Sector 47

\$1,150

Median psf

Planning Region East Region

\$1,258

Median psf

Planning Area Bedok

\$1,186

Median psf

6 Months Summary For Project [Download](#)

Month	No. of Units Sold	Median Unit Price (\$ PSF)
Mar 2020	2.0	1200
Apr 2020	0.0	1000
May 2020	1.0	1300
Jun 2020	0.0	1000
Jul 2020	2.0	1350
Aug 2020	3.0	1300

View historical transaction and rental records for a project at one glance.

Latest Project Transaction History (Up to 5) [View All](#)

Transacted Price(\$)	Unit Price(\$ PSF)	No. of Units	Area (SQM)	Type of Area	Sale Date	Type of Sale	Purchaser Address Indicator	
1,360,000	1,071	1	118	Strata	01 Sep 2020	Resale	Private	View Details
1,355,000	1,176	1	107	Strata	31 Aug 2020	Resale	Private	View Details
738,888	1,248	1	55	Strata	25 Aug 2020	Resale	Private	View Details
1,220,000	1,288	1	88	Strata	21 Aug 2020	Resale	Private	View Details
1,168,000	1,233	1	88	Strata	27 Jul 2020	Resale	HDB	View Details

Latest Project Rental History (Up to 5) [View All](#)

Monthly Rent (\$)	No. of Bedroom (for non-landed)	Floor Area (SQM)	Lease Commencement Date	
2,750	2	100 - 110	Aug 2020	View Details
2,200	1	50 - 60	Aug 2020	View Details
2,150	1	50 - 60	Aug 2020	View Details
2,100	1	50 - 60	Aug 2020	View Details
2,700	2	90 - 100	Aug 2020	View Details

Access to monthly data on the number of units launched, sold and unsold for private residential and executive condominium projects

Developers' Sales

Project or Location

Select project or location



Property Type

Select property type



Reference Month

2020 Jul -
2020 Jul

Reset

Search

Results

List Analysis

Download

Show

Select

Dashboard Pin

1 2 3 4 5

Project Name	Street Name	Total Number of Units in Project	Units Launched in the Month	Units Sold in the Month
10 EVELYN	EVELYN ROAD	56	0	0
120 GRANGE	GRANGE ROAD	56	0	0
15 HOLLAND HILL	HOLLAND HILL	59	0	1
183 LONGHAUS	UPPER THOMSON ROAD	40	0	0
19 NASSIM	NASSIM HILL	101	0	0
1953	TESSENSOHN ROAD	58	0	0
3 CUSCADEN	CUSCADEN WALK	96	0	0
35 GILSTEAD	GILSTEAD ROAD	70	0	1
77 @ EAST COAST	UPPER EAST COAST ROAD	41	0	0
8 HULLET	HULLET ROAD	44	0	0
AFFINITY AT SERANGOON	SERANGOON NORTH AVENUE 1	1052	0	34
ALIAS VILLAS	JALAN HAJI ALIAS	6	0	0
AMBER 45	AMBER ROAD	139	0	1
AMBER PARK	AMBER GARDENS	592	0	2
AMBER SEA	AMBER GARDENS	132	0	0
ARENA RESIDENCES	GUILLEMARD CRESCENT	98	0	1
ARTRA	ALEXANDRA VIEW	400	0	1
ASPEN LINQ	INSTITUTION HILL	18	0	0
AVENUE SOUTH RESIDENCE	SILAT AVENUE	1074	191	30
BELGRAVIA GREEN	BELGRAVIA DRIVE	81		

Showing 1 to 20 of 151 results

Analyse the data by different dimensions (e.g. location, type of sale)

1. Prices and number of units sold in the month are based on Option-to-Purchase (OTP) issued by developers to purchasers.
2. The monthly data is provided by developers, and is accurate as at the end of each reference month. Actual developers' sales figures might be lower if any issued Option-to-Purchase lapsed after the reference month.

Property Types available

- **Private Residential:** Landed, Non-landed, Executive Condominium
- **Commercial:** Office, Retail, Shophouse, HDB Sold Shop

Unit level rental information as well as aggregated information (on a project level) available for viewing for private residential properties

Analyse the data by different dimensions (e.g. location, property type)

Residential Rental

Project or Location: Select project or location >

Property Type: Select property type

Monthly Rent: S\$ From - To

No. of Bedroom: From - To

2020 May - 2020 May

Less search options ^ Reset Search

Results: List Analysis

Project Name	Street Name	Postal District	Property Type	No of Bedroom	Monthly Rent (\$)	Floor Area (SQM)	Floor Area (SQFT)	Lease
# 1 LOFT	LORONG 24 GEYLANG	14	Non-landed Properties	1	1,600	50 - 60	500 - 600	
# 1 LOFT	LORONG 24 GEYLANG	14	Non-landed Properties	1	1,900	50 - 60	500 - 600	
# 1 SUITES	LORONG 20 GEYLANG	14	Non-landed Properties	1	2,000	50 - 60	500 - 600	
# 1 SUITES	LORONG 20 GEYLANG	14	Non-landed Properties	1	1,800	60 - 70	600 - 700	
-	ONAN ROAD	15	Terrace House	NA	8,000	140 - 150	1,500 - 1,600	
-	JALAN TUPAI	10	Semi-Detached House	NA	6,000	200 - 210	2,200 - 2,300	

Example: Residential Rental Search Page

Aggregated office & retail rental information is also available for use and for data analysis purposes

Commercial Rental Analysis

Location: Select location >

Property Type: Office

Floor Area: From - To SQM

Lease Commence Date: 2020 Jan - 2020 Aug

Variable: Median Rental (\$ PSF)

Data Set: Planning Region

Reset Search

Results: Data Analysis

Median Rental (\$ PSF)

Region	Median Rental (\$ PSF)
Central Area	~6.2
East Region	~5.0
Fringe Area	~4.5
North East Region	~3.5
North Region	~6.5
West Region	~4.0

Data on sold HDB shops are obtained from IRAS.

Example: Commercial Rental Analysis Page

Search for projects by project name and project details such as project type, location, size of project, land type and construction status

Residential Details of Units Launched and Sold in the Quarter

Project or Location:

Property Type:

Reference Quarter:

Available Units: From To

Construction Status:

Land Type:

Less search options

Results **Example: Residential Details of Units Launched and Sold in the Quarter**

Project Name	Street Name	Developer	Total Units in Project by Property			
			Total Units	Detached	Semi-Detached	Terrace
15 Holland Hill	Holland Hill	Peak Opal Pte Ltd	59	0	0	0
1953	Tessensohn Road/Balestier Road	Oxley Amethyst Pte Ltd	58	0	0	0
3 Cuscaden	Cuscaden Walk	SL Capital (2) Pte Ltd	96	0	0	0
35 Gilstead	Gilstead Road	TEE Forward Pte Ltd	70	0	0	0
Affinity At Serangoon	Serangoon North Avenue 1	Oxley Serangoon Pte Ltd	1,052	0	0	40
Amber 45	Amber Road	UOL Development (Amber) Pte Ltd	139	0	0	0
Amber Park	Amber Gardens	Aquarius Properties Pte Ltd	592	0	0	0
Arena Residences	Guillemard Crescent	RH Guillemard Pte Ltd	98	0	0	0
Artra	Alexandra View	FEC Skyline Pte Ltd	400	0	0	0
Avenue South Residence	Silat Avenue	United Venture Development (Silat) Pte Ltd	1,074	0	0	0
Belgravia Green	Belgravia Drive	Fairview Developments Pte Ltd	81	0	10	71

Property Types available

- Residential: Landed, Non-landed, Executive Condominium
- Commercial: Office, Retail, Hotel

Commercial Project Details as at End of the Quarter

Project or Location:

Property Type:

Sector: Private Public

Land Type:

Floor Space (GFA): From To SQM

Hotel Rooms: From To

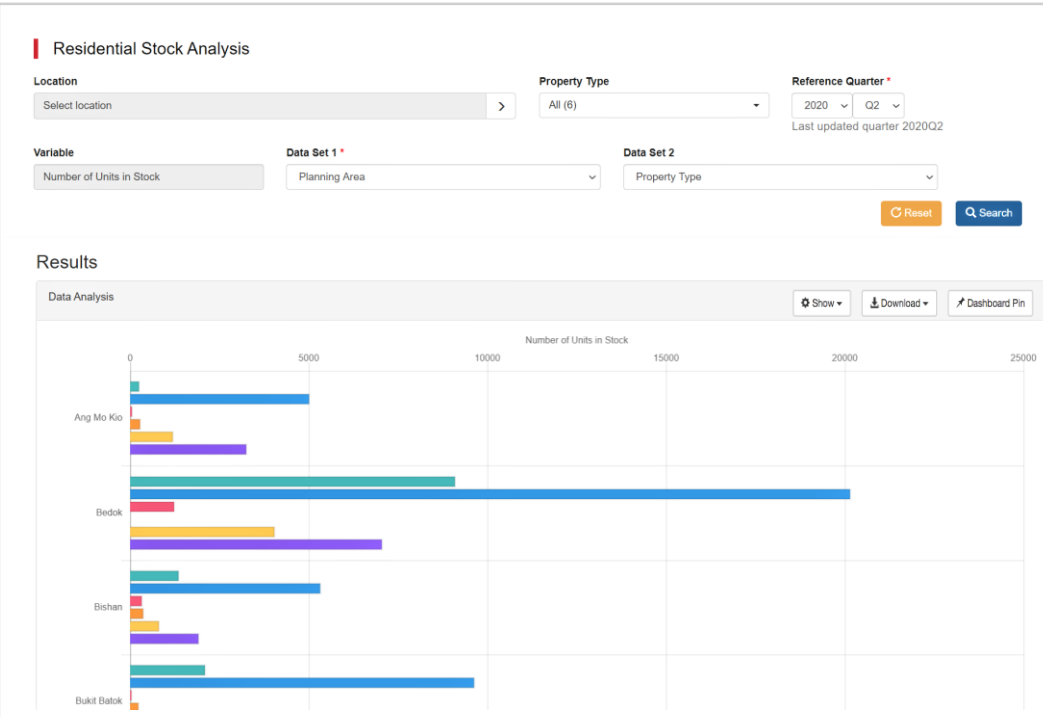
Construction Status:

Results **Example: Commercial Project Details as at End of the Quarter**

Project Name	Street Name	Developer
Additions/alterations to existing 112 Katong	East Coast Road	Keppel Land Pte Ltd
Additions/alterations to existing HSBC building	Collyer Quay	HSBC Institutional Trust Services (Singapore) Ltd As Trustee Of CapitaLand
Additions/alterations to existing Shaw Plaza	Balestier Road	Shaw Properties (1997) Pte Ltd
Additions/alterations to existing St. James Power Station	Sentosa Gateway	The Harbourfront Pte Ltd
Additions/alterations to existing Wilkie Edge	Wilkie Road	Lian Beng (8) Pte Ltd
Additions/alterations to Grantral Mall @ Macpherson	Macpherson Road	Wujie Times Square Pte Ltd
Afro-Asia I-Mark	Robinson Road	Robinson Development Pte Ltd
Boulevard 88	Orchard Boulevard	Granmil Holdings Pte Ltd
CapitaSpring	Chulia Street/Church Street/Market Street	CL Office Trustee Pte Ltd As Trustee-Manager of Glory Office T
Central Boulevard Towers	Central Boulevard	Wealthy Link Pte Ltd
CleanTech Three	Cleantech Loop	JTC Corporation
Dairy Farm Residences	Dairy Farm Lane	

Download the projects of your choice onto Microsoft Excel for further analysis

Search and analyse data by property type/location and floor space/vacancy rate (for commercial properties)



Property Types available

- **Residential:** Landed (detached, semi-detached, terrace), Non-landed (Apartment, Condominium, Executive Condominium)
- **Commercial:** Office, Retail

Example: Residential Stock Analysis

Access to listing of residential and commercial projects completed in the last 4 quarters

Commercial Projects Granted TOPs in the Last 4 Quarters

Reference Quarter: 2019Q4 (Buttons: Reset, Export)

1	Projects Granted TOPs in the Quarter (2019Q4)					
	2	3	4	5		
6				7	8	9
1	Projects Granted TOPs in the Quarter (2019Q4)			Gross Floor Area Granted TOP in the Quarter (sq m)		
2	Description and Location of Project	Name of Developer	Project Gross Floor Area (sq m)	Office	Retail	Hotel (No. of Rooms)
3	Private Sector					
4	Office Development at 9 Penang Road	Park Mall Pte Ltd	42600	41100	1500	-
5	Plq3 / Plq1 / Plq2 / Plq Mall at 2 Tanjong Katong Road / 1 Paya Lebar Link / 10 Paya Lebar Road	Roma Central Pte Ltd/Milano Central Pte Ltd/Verona Central Pte Ltd	168500	-	2900	-
6	Tekka Place / Citadines Rochor Singapore at 2 Serangoon Road	Corwin Holding Pte Ltd	22200	-	10300	11900 (320)
7	1. This list includes all new erection, extension and addition/alteration projects with gross floor area of 7,000 sq m and above.					
8	2. With effect from 1st Quarter 2014, the coverage of shop space statistics has been expanded to include non-shop retail uses (i.e. food & beverage (F&B), entertainment and health & fitness) and referenced as "retail space".					
9						
10						

Example: Commercial Projects Granted TOPs in the Last 4 Quarters Page

Download the listing onto Microsoft Excel for further analysis

Frequently Used Data reports

Frequently used data such as rental index, stock & vacancy and pipeline supply data available for use. Data is updated every quarter. 11

Frequently Used Data reports for both private residential and commercial properties are available for users to download

Residential Frequently Used Data

Report *

Select a report

- 1. Property Price Index by Private Residential Types
- 2. Property Price Index of Non-Landed Properties by Market Segment
- 3. Rental Index by Private Residential Types
- 4. Rental Index of Non-Landed Properties by Market Segment
- 5. Available and Vacant Executive Condominiums
- 6. Available and Vacant Private Residential Units

Reference Quarter *

2020 Q2

Reset Generate

Commercial Frequently Used Data

Report *

Select a report

- 1. Price Index of Office Space in Central Region
- 2. Rental Index of Office Space in Central Region
- 3. Available and Vacant Office Space
- 4. Supply of Office Space by Development Status as at end of the Quarter
- 5. Supply of Office Space by Sector, Development Status and Expected Year of Completion as at end of the Quarter
- 6. Supply of Office Space by Type of Project and Expected Year of Completion as at end of the Quarter

Reference Quarter *

2020 Q2

Reset Generate

Reports are available in both compiled tables and compiled charts format

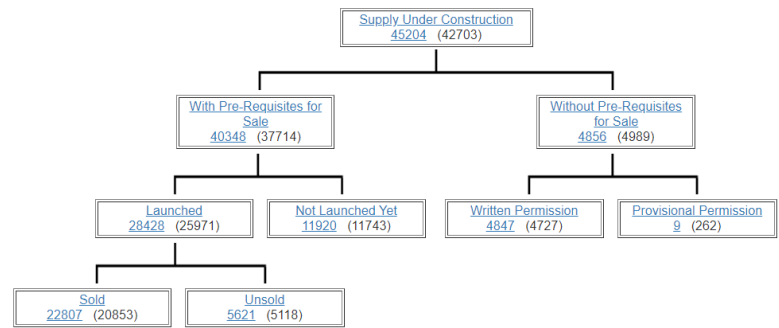
End of Quarter	Floor Space ('000 sq m nett)		Vacancy Rate (%)
	Available	Vacant	
1988Q1	3233	551	17.0
1988Q2	3267	525	16.1
1988Q3	3281	500	15.2
1988Q4	3292	479	14.2
1989Q1	3303	458	11.7
1989Q2	3314	437	10.2
1989Q3	3325	416	8.9
1989Q4	3336	395	8.1
1990Q1	3347	374	9.7
1990Q2	3358	353	8.3
1990Q3	3369	332	8.5
1990Q4	3380	311	8.8
1991Q1	3391	290	8.5
1991Q2	3402	269	7.9
1991Q3	3413	248	7.3
1991Q4	3424	227	8.6



te : 1614 private residential units and 0 executive condominiums were completed (i.e. obtained TOP

Expected Year of Completion	Private Residential Units	Executive Condominiums	Total Units
3Q-4Q2020	1459	628	2087
2021	12932	-	12932
2022	14878	-	14878
2023	16265	1864	18129
2024	3556	1121	4677
>2024	-	-	-
Total	49090	3613	52703

Supply of Private Residential Units and Executive Condominiums Under Construction as at 2Q 2020 (Number of units)



Figures in brackets refer to those in 1Q 2020



Real Estate Information System (REALIS)



For more information,
please email
REALIS customer support
at
ura_realis@ura.gov.sg

Subscription Plans

Enjoy 50% discounts on subscription fees for second and subsequent accounts.

Account

Annual Account (1st account)

Annual Account (2nd and subsequent
accounts)

Daily Account

Fees

\$1,800 per year

\$900 per year per account

\$80 / day for the first day; \$40 / day
for consecutive subsequent days