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# This Month's Insights

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EDITION 01 | 17 FEBRUARY 2024

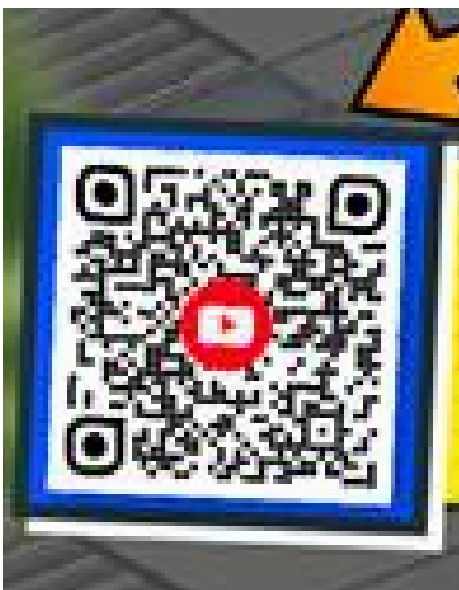


## ED MIKA JADEHOMES

Why TOP Period is  
the most critical  
time to reap the  
biggest profit

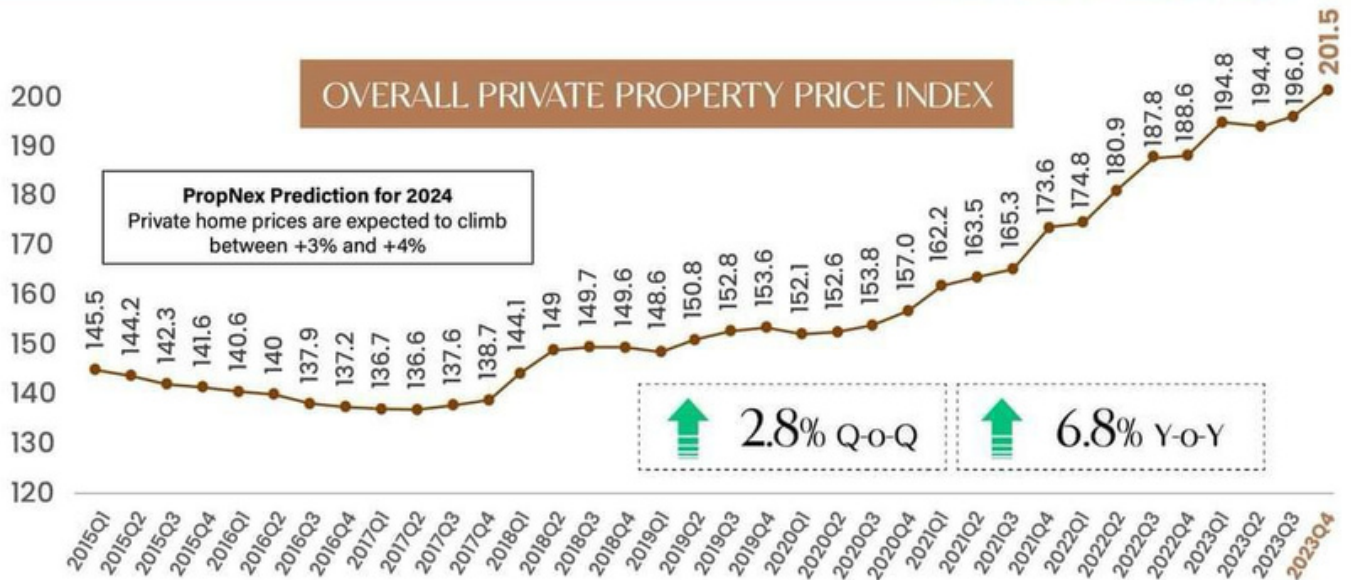
It will be such a shame to miss this  
huge window of Opportunity!

Many private homeowners might not  
know that the TOP Period is one of the  
best times to execute an exit plan.

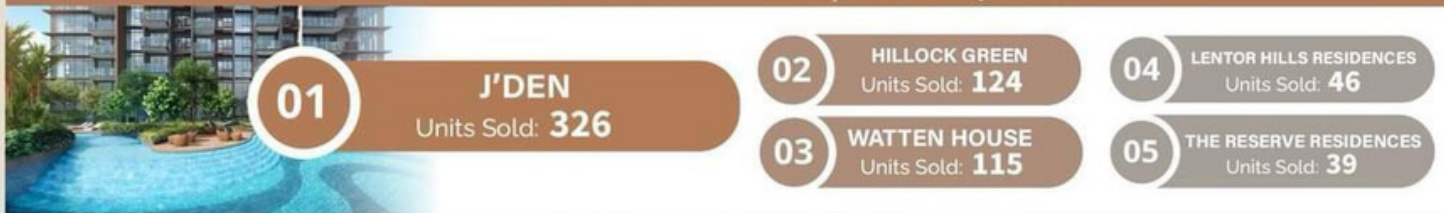


This period presents great opportunities for homeowners who know how to take advantage of the position that they are in. With all that being said, other micro and macroeconomic factors definitely do affect your position, but most important thing is to know how to determine what actions to take and when to take them. Every crisis presents an opportunity, learn how to seize opportunities amidst heightened interest rates, inflation and slow income growth.

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### TOP 5 BEST SELLING PROJECTS IN Q4 2023



### NEW SALE VOLUME



### RESALE VOLUME



### PRIVATE NEW SALE VOLUME BY REGION (EXCL. EC)



### PRIVATE RESALE VOLUME BY REGION (EXCL. EC)

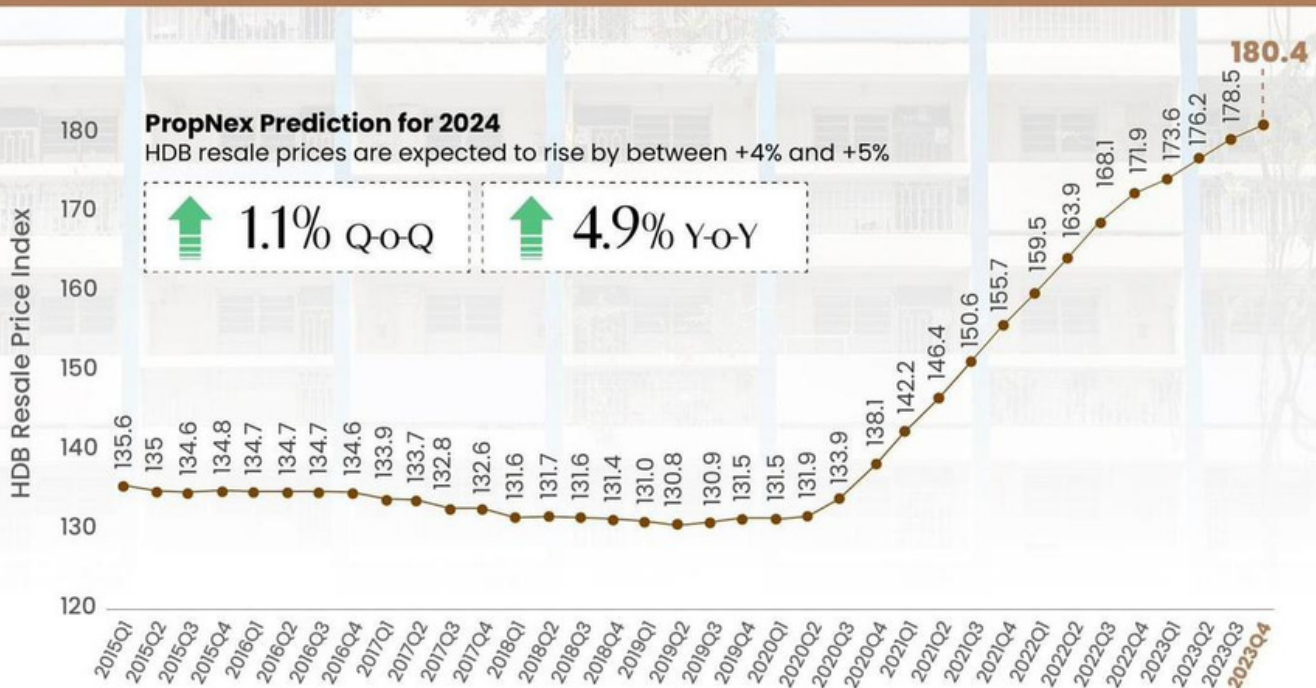




# HDB RESALE INSIGHTS Q4 2023

HDB resale prices rose by 1.1% QOQ in the fourth quarter of 2023

## HDB Resale Price Index



## HDB Resale Volume

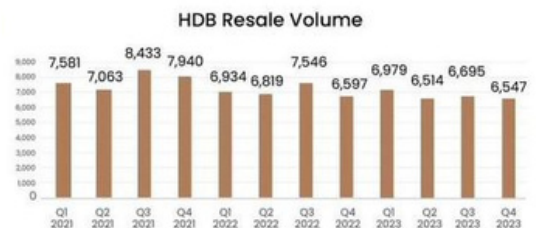
Q4 2023  
6,547 units sold

↓ -2.2%  
Q-o-Q

↓ -0.8%  
Y-o-Y

Period	Total
2021	31,017
Q1 2022	6,934
Q2 2022	6,819
Q3 2022	7,546
Q4 2022	6,597
2022	27,896
Q1 2023	6,979
Q2 2023	6,514
Q3 2023	6,695
Q4 2023	6,547
2023	26,735
2024 Forecast	26,000 - 27,000

**PropNex Prediction for 2024**  
**26,000 - 27,000**  
HDB Resale flats expected to be sold



Q4  
2023 *Statistics*

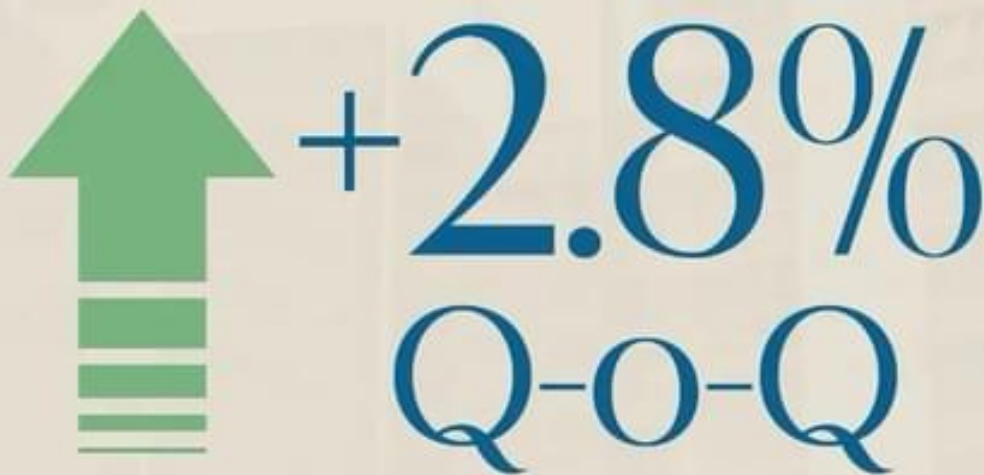
# Private Residential & HDB Resale

Some Key Findings You Should Know...



# Private Residential

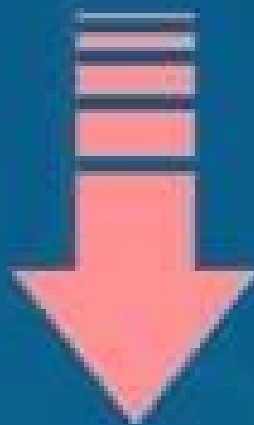
## PRICE INDEX



*Private home prices have **grown by 6.8% for 2023***

# Private Residential

PRIVATE HOMES SALES VOLUME  
(EXCL. EC)



-16.7%  
Q-O-Q

Q4 2023

4,334

Homes Sold

Whole of 2023

19,044


Homes Sold

## In Q4 2023, Private Residential Rental Index **slipped by -2.1% QoQ**



Private residential rentals have **grown by +8.7%** for 2023 **slower compared to last year** which saw rentals growing by nearly 30% for 2022

# HDB Price index rose at a slower pace



+1.1%  
Q-o-Q

**HDB Resale prices have grown by 4.9%  
for the whole of 2023**



# HDB Resale recorded

# 6,547

Flat Transactions in Q4 2023



-2.2%  
Q-o-Q

Total of of 26,735 resale HDB flats were  
sold for the whole of 2023



# Client Review

“Ed Mika brings a unique blend of expertise and enthusiasm to real estate. His guidance in pricing my property was spot-on, reflecting a deep understanding of the current market. Ed’s marketing tactics were innovative and highly effective, capturing the unique qualities of my home and attracting serious buyers. His negotiation skills were impressive, always aiming for a win-win outcome while ensuring my interests were top priority. The standout aspect of working with Ed is his meticulous attention to detail, especially in handling the legal and administrative aspects of the sale. His proactive approach made the process incredibly smooth and worry-free. With Ed as your agent, you get a combination of market savvy, dedication, and genuine care.”

- Hidayat & Sunarti  
Fernvale Foliage @ 451A Sengkang West





# AVAILABLE

## APPOINTMENTS

**MON**

~~10:00 AM~~

~~12:00 PM~~

2:00 PM

8:00 PM

**TUE**

10:00 AM

~~12:00 PM~~

~~2:00 PM~~

8:00 PM

**WED**

10:00 AM

~~12:00 PM~~

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**THU**

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