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

<table>
<thead>
<tr>
<th>Timeseries Database</th>
<th>Transaction Database</th>
</tr>
</thead>
<tbody>
<tr>
<td>More than 500 time series</td>
<td></td>
</tr>
<tr>
<td>Statistics include price and rental indices, sales and launches, stock and vacancy, and supply in the pipeline</td>
<td></td>
</tr>
<tr>
<td>Unit-level sale transaction information including address, type of sale, transacted price, date of sale, tenure, unit size</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rental Database</th>
<th>Developers’ Sales Database</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental information for private residential properties (unit-level) and commercial properties (up to street-level)</td>
<td></td>
</tr>
<tr>
<td>Information on launches and sales for private residential and executive condominium projects</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Database</th>
<th>Stock Database</th>
</tr>
</thead>
<tbody>
<tr>
<td>Information on commercial and private residential projects in the pipeline and newly completed private residential projects</td>
<td></td>
</tr>
<tr>
<td>Statistics include number of units by construction, completion and sale statuses</td>
<td></td>
</tr>
<tr>
<td>Information on stock and vacancy of private residential (by number of units) and commercial properties (by floor space)</td>
<td></td>
</tr>
</tbody>
</table>

* 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
# Real Estate Information System (REALIS)

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

## 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
Timeseries Database

Quarterly update of statistics such as price & rental indices, stock & vacancy, supply in the pipeline, sales & launches.

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)

Example: Residential Time Series page

Create simple arithmetic expressions for quick analysis of time series statistics

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)
Timeseries Database

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)

Example: Time Series for Property Price Index of Residential Properties

Add your favourite Time Series to watchlist or to pin it to your dashboard for quick access to the time series.
Details of transacted properties can be found in this database, which is updated twice a week.

## 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

![Screenshot of a residential transaction search interface]

- **Project or Location**: Select project or location
- **Transacted Price**: From $SS$ to $SS$
- **Price Per Unit Area**: From $SS$ to $SS$
- **Area**: From $SS$ to $SS$
- **Tenure**: Select tenure
- **Unit Number**: From $SS$ to $SS$
- **Type of Sale**: Select type of sale

**Allow for searches of individual units across projects**

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

### Example: Residential Transaction Results

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Transacted Price ($)</th>
<th>Area (SQFT)</th>
<th>Unit Price ($ PSF)</th>
<th>Sale Date</th>
<th>Address</th>
<th>Type of Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>N.A.</td>
<td>3,485,000</td>
<td>1,302.44</td>
<td>2,676</td>
<td>01 Jul 2020</td>
<td>10 ST. THOMAS WALK #02-09</td>
<td>Resale</td>
</tr>
<tr>
<td>RIVERBANK @ FERNVALE</td>
<td>588,000</td>
<td>495.14</td>
<td>1,188</td>
<td>01 Jul 2020</td>
<td>17 FERNVALE CLOSE #16-31</td>
<td>Resale</td>
</tr>
<tr>
<td>MIDTOWN RESIDENCES</td>
<td>848,000</td>
<td>645.84</td>
<td>1,313</td>
<td>01 Jul 2020</td>
<td>1189 UPPER SERANGOON ROAD #06-07</td>
<td>Resale</td>
</tr>
<tr>
<td>FULCRUM</td>
<td>1,718,000</td>
<td>1,054.87</td>
<td>1,529</td>
<td>01 Jul 2020</td>
<td>33 FORT ROAD #13-02</td>
<td>Resale</td>
</tr>
<tr>
<td>THE ESTUARY</td>
<td>605,000</td>
<td>592.02</td>
<td>1,022</td>
<td>01 Jul 2020</td>
<td>87 YISHUN AVENUE 1 #16-05</td>
<td>Resale</td>
</tr>
<tr>
<td>EALINE PARK</td>
<td>3,200,000</td>
<td>2,264.75</td>
<td>1,413</td>
<td>01 Jul 2020</td>
<td>15 PASIR PANJANG DRIVE</td>
<td>Resale</td>
</tr>
<tr>
<td>THE MERCURY</td>
<td>1,830,000</td>
<td>1,044.11</td>
<td>1,753</td>
<td>01 Jul 2020</td>
<td>38 SHANGHAI ROAD #07-01</td>
<td>Resale</td>
</tr>
<tr>
<td>THE CREST</td>
<td>3,706,350</td>
<td>1,883.7</td>
<td>1,968</td>
<td>01 Jul 2020</td>
<td>107 PRINCE CHARLES CRESCENT #05-19</td>
<td>Resale</td>
</tr>
<tr>
<td>LAKEHOLMZ</td>
<td>1,000,000</td>
<td>1,022.58</td>
<td>978</td>
<td>01 Jul 2020</td>
<td>86 CORPORATION ROAD #12-12</td>
<td>Resale</td>
</tr>
<tr>
<td>THE TESSARINA</td>
<td>1,740,000</td>
<td>1,111.82</td>
<td>1,720</td>
<td>01 Jul 2020</td>
<td>26 WILBY ROAD #08-27</td>
<td>Resale</td>
</tr>
<tr>
<td>ORCHARD SCOTTS</td>
<td>3,460,000</td>
<td>2,088.22</td>
<td>1,657</td>
<td>01 Jul 2020</td>
<td>7 ANTHONY ROAD #05-29</td>
<td>Resale</td>
</tr>
<tr>
<td>THE QUINN</td>
<td>1,160,000</td>
<td>785.77</td>
<td>1,476</td>
<td>01 Jul 2020</td>
<td>13 BARTLEY ROAD #04-18</td>
<td>Resale</td>
</tr>
<tr>
<td>THE PALETTE</td>
<td>1,090,000</td>
<td>1,065.64</td>
<td>1,023</td>
<td>01 Jul 2020</td>
<td>109 PASIR RIS GROVE #12-23</td>
<td>Resale</td>
</tr>
</tbody>
</table>

**Example: Residential Transaction Results**
Transaction Database

Details of transacted properties can be found in this database, which is updated twice a week.

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

View historical transaction and rental records for a project at one glance.
Access to monthly data on the number of units launched, sold and unsold for private residential and executive condominium projects.

### Developers’ Sales

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Street Name</th>
<th>Total Number of Units in Project</th>
<th>Units Launched in the Month</th>
<th>Units Sold in the Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 EVELYN</td>
<td>EVELYN ROAD</td>
<td>56</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>120 GRANGE</td>
<td>GRANGE ROAD</td>
<td>56</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>15 HOLLAND HILL</td>
<td>HOLLAND HILL</td>
<td>59</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>163 LONGHAUS</td>
<td>UPPER THOMSON ROAD</td>
<td>40</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>19 NASSIM</td>
<td>NASSIM HILL</td>
<td>101</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1953</td>
<td>TESSENSOHN ROAD</td>
<td>58</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3 CUSCADEN</td>
<td>CUSCADEN WALK</td>
<td>96</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>35 GILSTEAD</td>
<td>GILSTEAD ROAD</td>
<td>70</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>77 @ EAST COAST</td>
<td>UPPER EAST COAST ROAD</td>
<td>41</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>8 HULLET</td>
<td>HULLET ROAD</td>
<td>44</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>AFFINITY AT SERANGOON</td>
<td>SERANGOON NORTH AVENUE 1</td>
<td>1052</td>
<td>0</td>
<td>34</td>
</tr>
<tr>
<td>ALIAS VILLAS</td>
<td>JALAN HAJI ALIAS</td>
<td>6</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>AMBER 45</td>
<td>AMBER ROAD</td>
<td>139</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>AMBER PARK</td>
<td>AMBER GARDENS</td>
<td>592</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>AMBER SEA</td>
<td>AMBER GARDENS</td>
<td>132</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ARENA RESIDENCES</td>
<td>GUILLEMARD CRESCENT</td>
<td>98</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>ARTRA</td>
<td>ALEXANDRA VIEW</td>
<td>400</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>ASPEN LINO</td>
<td>INSTITUTION HILL</td>
<td>18</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>AVENUE SOUTH RESIDENCE</td>
<td>SILAT AVENUE</td>
<td>1074</td>
<td>191</td>
<td>30</td>
</tr>
<tr>
<td>BEGAVIA GREEN</td>
<td>BEGAVIA DRIVE</td>
<td>81</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

1. Prices and number of units sold in the month are based on Option-to-Purchase (OTP) issued by developers to purchasers.
2. 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.
Rental Database

Monthly update of rental information for commercial & private residential properties.

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)

Example: Residential Rental Search Page

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

Example: Commercial Rental Analysis Page
Project Database

Quarterly update of information on commercial & private residential projects (including Executive Condominiums) which are newly completed or under development.

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

**Property Types available**
- Residential: Landed, Non-landed, Executive Condominiums
- Commercial: Office, Retail, Hotel

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

<table>
<thead>
<tr>
<th>Project Name -</th>
<th>Street Name -</th>
<th>Developer -</th>
<th>Total Units -</th>
<th>Detached -</th>
<th>Semi-Detached -</th>
<th>Terrace -</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 Holland Hill</td>
<td>Holland Hill</td>
<td>Peak Opal Pte Ltd</td>
<td>59</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1935 Tresserra Rd/Balestier Rd</td>
<td></td>
<td>Oxley Amethyst Pte Ltd</td>
<td>58</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3 Cuscaden Walk</td>
<td>Cuscaden Walk</td>
<td>SL Capital (2) Pte Ltd</td>
<td>96</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>35 Gilstead Drive</td>
<td>Gilstead Road</td>
<td>TEE Forward Pte Ltd</td>
<td>70</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Affinity At Serangoon</td>
<td>Serangoon North Avenue 1</td>
<td>Oxley Serangoon Pte Ltd</td>
<td>1,052</td>
<td>0</td>
<td>0</td>
<td>40</td>
</tr>
<tr>
<td>Amber 45</td>
<td>Amber Road</td>
<td>UOL Development (Amber) Pte Ltd</td>
<td>139</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Amber Park</td>
<td>Amber Gardens</td>
<td>Aquarius Properties Pte Ltd</td>
<td>592</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Arena Residences</td>
<td>Guillaume Crescent</td>
<td>RH Guillaume Pte Ltd</td>
<td>98</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Arta</td>
<td>Alexandra View</td>
<td>FEC Skyline Pte Ltd</td>
<td>400</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Avenue South Residence</td>
<td>Silat Avenue</td>
<td>United Venture Development (Silat) Pte Ltd</td>
<td>1,074</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Belgravia Green</td>
<td>Belgravia Drive</td>
<td>Fairview Developments Pte Ltd</td>
<td>81</td>
<td>0</td>
<td>10</td>
<td>71</td>
</tr>
</tbody>
</table>

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

**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)

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

Example: Residential Stock Analysis

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 reports for both private residential and commercial properties are available for users to download.

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

Residential Frequently Used Data

- Property Price Index by Private Residential Types
- Property Price Index of Non-Landed Properties by Market Segment
- Rental Index by Private Residential Types
- Rental Index of Non-Landed Properties by Market Segment
- Available and Vacant Executive Condominiums
- Available and Vacant Private Residential Units

Commercial Frequently Used Data

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

Reports are available in both compiled tables and compiled charts format.

Available and Vacant Office Space (2020Q2)

<table>
<thead>
<tr>
<th>End of Quarter</th>
<th>Available (1000 sq m nett)</th>
<th>Vacant</th>
<th>Vacancy Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>3233</td>
<td>551</td>
<td>17.0</td>
</tr>
<tr>
<td>2022</td>
<td>3267</td>
<td>525</td>
<td>16.1</td>
</tr>
<tr>
<td>2023</td>
<td>3283</td>
<td>500</td>
<td>15.2</td>
</tr>
<tr>
<td>2024</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Supply of Private Residential Units and Executive Condominiums Under Construction as at 2Q 2020

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

- With Pre-REIT: 456 (427)
- Without Pre-REIT: 456 (427)

- Launched: 284 (271)
- Not Launched Yet: 11 (9)

- Figures in brackets refer to those in 1Q 2020.
Subscription Plans

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

<table>
<thead>
<tr>
<th>Account</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Account (1st account)</td>
<td>$1,800 per year</td>
</tr>
<tr>
<td>Annual Account (2nd and subsequent accounts)</td>
<td>$900 per year per account</td>
</tr>
<tr>
<td>Daily Account</td>
<td>$80 / day for the first day; $40 / day for consecutive subsequent days</td>
</tr>
</tbody>
</table>

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