



DATACRUNCH
Real Estate

HOME REPORT

PREPARED FOR: CUSTOMER

Blk 107, [REDACTED], Serangoon North Avenue 1, S(550107)

70 sqm

Overview - Unit

107 Serangoon North Avenue 1 [REDACTED]

Blk 107, [REDACTED], Serangoon North Avenue 1, S(550107) | 70 sqm

THIS HOME IS WORTH:

Zoom Value:

\$279,434 | \$370 psf

Confidence level: High



Zoom Value (Rental): \$1,539/mo | \$2.4 psf/mo (Rental Yield: 6.61%)

THIS HOME'S PRICE HISTORY:

\$280k

Last similar unit sold in Aug 2019

-1.6%

Past 1 year change

-20.7%

Past 5 years change

THIS HOME IS VALUED HIGHER THAN:

> 11%

All homes in SG

> 15%

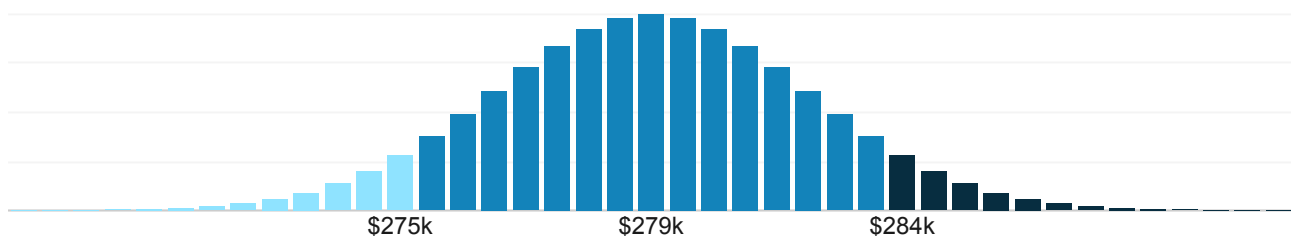
All HDB in SG

> 6%

All HDB in Serangoon

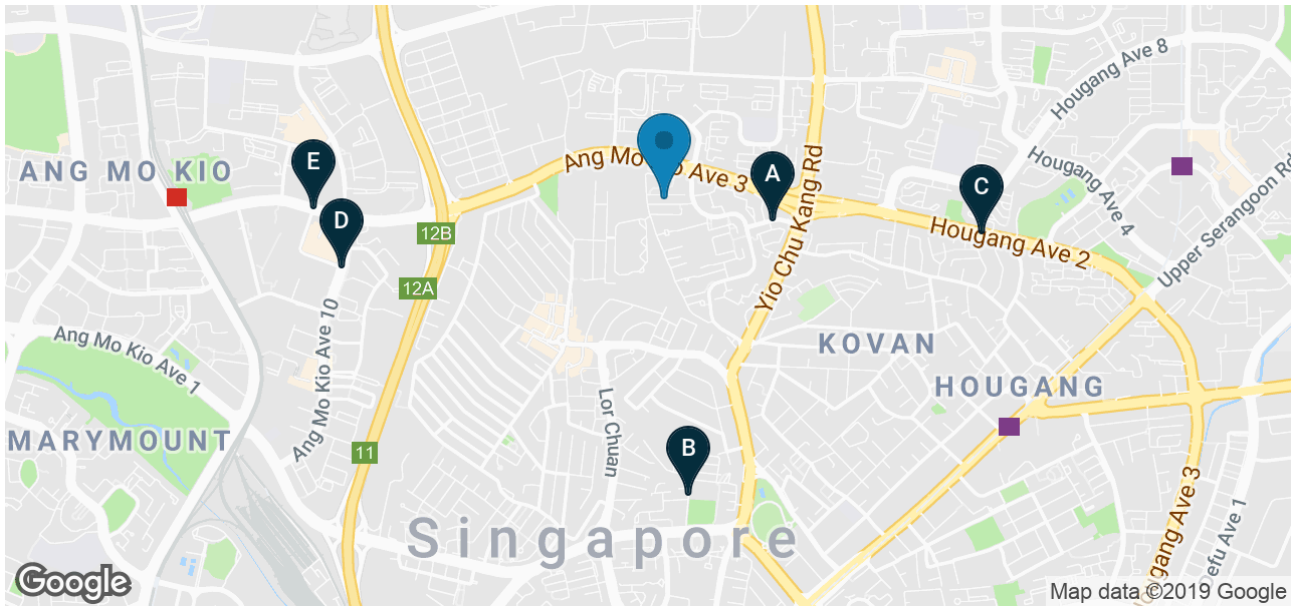
PROBABILITY OF SALE PRICE (VS EXPECTED TIME TO SELL):

■ < 3 months to sell
 ■ 3 to 6 months to sell
 ■ > 6 months to sell



Overview - Neighbourhood

NEIGHBOURHOOD DETAILS

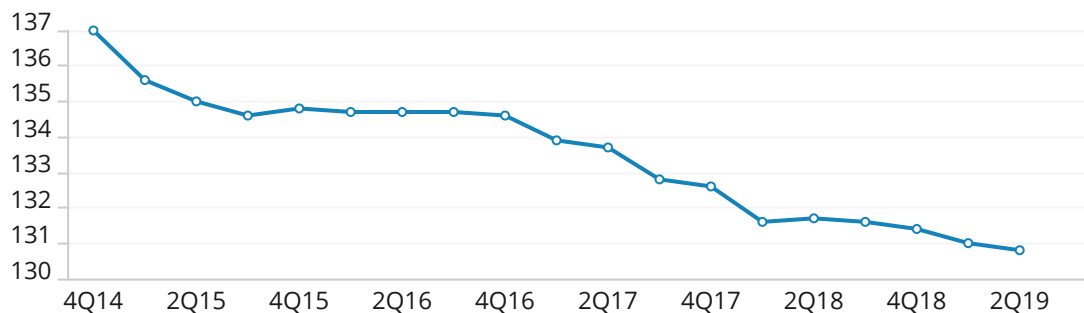


Neighbourhood	No of Blocks	Median Sale (psf)	Median Rental (psf/mo)	Rental Yield
Serangoon Nth Ave 1	46	\$366	\$2.0	6.69%
A Serangoon Nth Ave 2	8	\$364	\$1.6	5.27%
B Serangoon Ave 4	21	\$444	\$2.3	6.19%
C Hougang Ave 2	20	\$351	\$1.9	6.64%
D Ang Mo Kio Ave 10	101	\$381	\$2.2	6.99%
E Ang Mo Kio Ave 3	78	\$399	\$2.3	6.89%

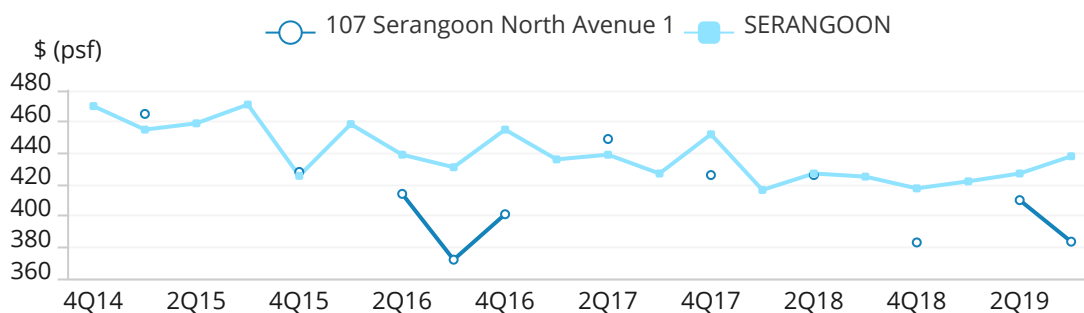
*Median sale and rental figures are based on past 12 months transactions

Sales Transactions Analysis

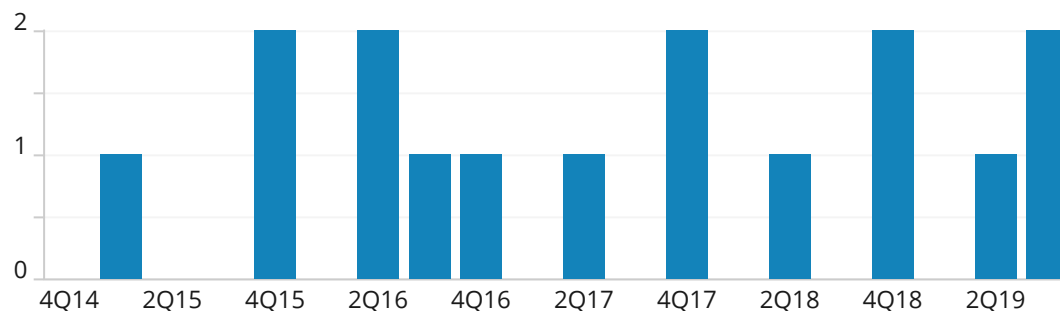
HDB INDEX



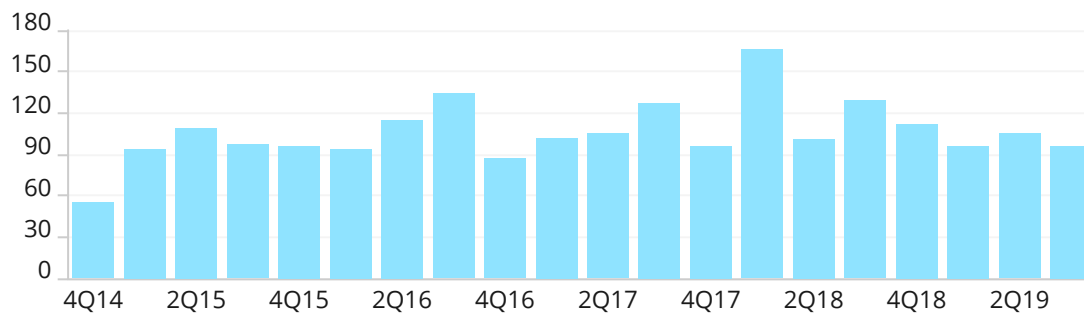
MEDIAN HDB PRICES IN SERANGOON VS 107 SERANGOON NORTH AVENUE 1



NUMBER OF SALES IN 107 SERANGOON NORTH AVENUE 1



NUMBER OF SALES IN SERANGOON



Sales Transactions Analysis (cont'd)

LATEST 38 TRANSACTIONS (107 SERANGOON NORTH AVENUE 1)

Floor Range	Size (sqm)	Price	PSF	Contract Month
13 TO 15	60	\$255,000	\$395	SEP 2019
07 TO 09	70	\$280,000	\$372	AUG 2019
10 TO 12	60	\$265,000	\$410	JUN 2019
01 TO 03	60	\$230,000	\$356	NOV 2018
10 TO 12	60	\$265,000	\$410	OCT 2018
13 TO 15	60	\$275,000	\$426	JUN 2018
07 TO 09	60	\$280,000	\$434	DEC 2017
01 TO 03	60	\$270,000	\$418	NOV 2017
13 TO 15	60	\$290,000	\$449	APR 2017
04 TO 06	69	\$298,000	\$401	OCT 2016
07 TO 09	70	\$280,000	\$372	SEP 2016
07 TO 09	60	\$284,500	\$441	MAY 2016
01 TO 03	60	\$250,000	\$387	APR 2016
10 TO 12	60	\$288,000	\$446	DEC 2015
10 TO 12	60	\$265,000	\$410	OCT 2015
07 TO 09	60	\$300,000	\$465	MAR 2015
10 TO 12	70	\$325,000	\$431	OCT 2014
10 TO 12	70	\$365,000	\$484	APR 2014
10 TO 12	69	\$363,000	\$489	OCT 2013
04 TO 06	70	\$353,000	\$468	SEP 2013
13 TO 15	69	\$340,000	\$458	AUG 2013
01 TO 03	60	\$325,000	\$503	JUL 2013
10 TO 12	70	\$382,000	\$507	MAY 2013
01 TO 03	60	\$297,400	\$460	MAY 2013
07 TO 09	60	\$325,888	\$505	APR 2013
13 TO 15	60	\$340,000	\$526	DEC 2012
10 TO 12	60	\$328,888	\$509	DEC 2012
07 TO 09	70	\$378,000	\$502	DEC 2012
01 TO 05	60	\$303,000	\$469	APR 2012

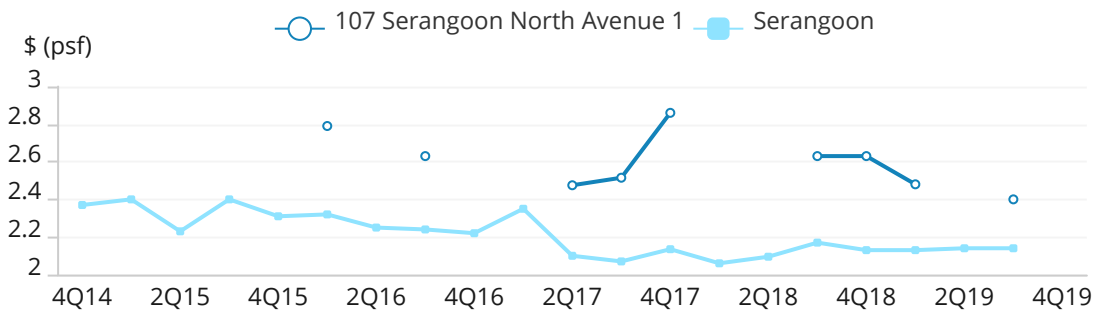
Sales Transactions Analysis (cont'd)

LATEST 80 TRANSACTIONS IN NEARBY NEIGHBOURHOODS

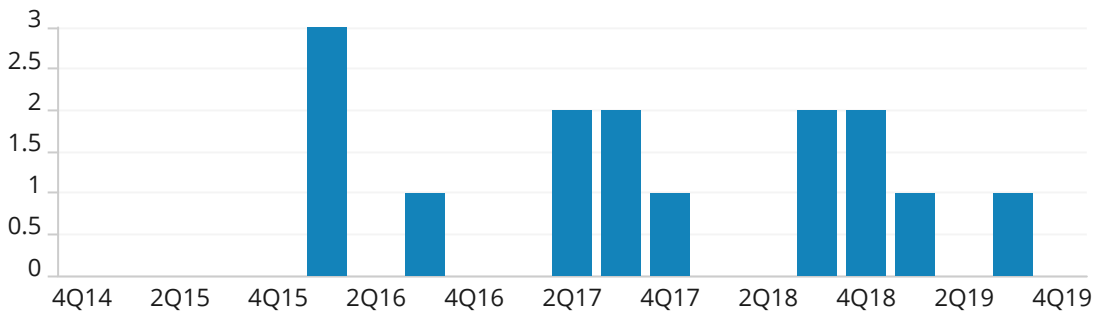
Address	Size (sqm)	Price	PSF	Contract Month
425 ANG MO KIO AVE 3	73	\$315,000	\$401	SEP 2019
427 ANG MO KIO AVE 3	92	\$393,000	\$397	SEP 2019
429 ANG MO KIO AVE 3	92	\$382,000	\$386	SEP 2019
460 ANG MO KIO AVE 10	120	\$471,000	\$365	SEP 2019
235 ANG MO KIO AVE 3	67	\$253,000	\$351	SEP 2019
556 ANG MO KIO AVE 10	68	\$260,000	\$355	SEP 2019
557 ANG MO KIO AVE 10	92	\$355,000	\$358	SEP 2019
702 HOUGANG AVE 2	67	\$255,000	\$354	SEP 2019
704 HOUGANG AVE 2	91	\$320,000	\$327	SEP 2019
711 HOUGANG AVE 2	91	\$320,000	\$327	SEP 2019
712 HOUGANG AVE 2	148	\$606,000	\$380	SEP 2019
437 ANG MO KIO AVE 10	119	\$508,000	\$397	SEP 2019
212 ANG MO KIO AVE 3	81	\$348,000	\$399	SEP 2019
213 ANG MO KIO AVE 3	82	\$330,000	\$374	SEP 2019
472 ANG MO KIO AVE 10	92	\$330,000	\$333	SEP 2019
474 ANG MO KIO AVE 10	67	\$250,000	\$347	SEP 2019
560 ANG MO KIO AVE 10	82	\$310,000	\$351	SEP 2019
101 ANG MO KIO AVE 3	117	\$506,888	\$402	SEP 2019
444 ANG MO KIO AVE 10	67	\$218,000	\$302	SEP 2019
212 SERANGOON AVE 4	121	\$650,000	\$499	SEP 2019
456 ANG MO KIO AVE 10	89	\$340,000	\$355	SEP 2019
232 ANG MO KIO AVE 3	82	\$338,000	\$383	SEP 2019
325 ANG MO KIO AVE 3	98	\$425,000	\$403	SEP 2019
586 ANG MO KIO AVE 3	67	\$273,000	\$379	SEP 2019
712 HOUGANG AVE 2	148	\$630,000	\$395	SEP 2019
416 ANG MO KIO AVE 10	89	\$338,000	\$353	SEP 2019
427 ANG MO KIO AVE 3	92	\$445,000	\$449	SEP 2019
467 ANG MO KIO AVE 10	92	\$388,000	\$392	SEP 2019

Rental Transactions Analysis

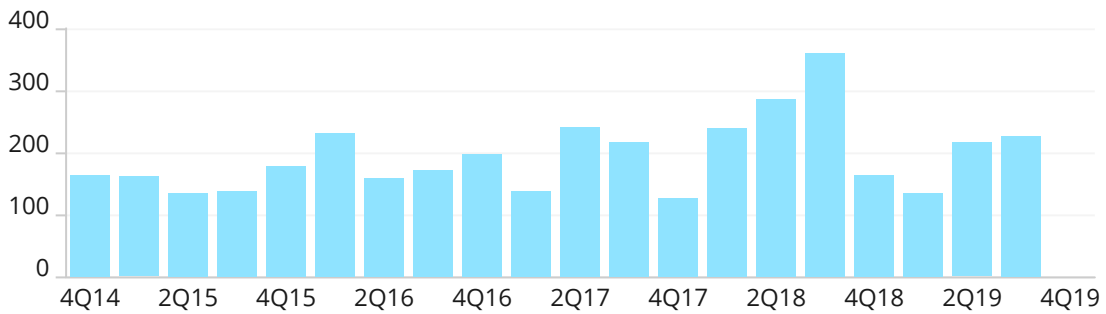
HDB RENTALS MEDIAN PRICES IN SERANGOON VS 107 SERANGOON NORTH AVENUE 1



NUMBER OF PAST RENTALS IN 107 SERANGOON NORTH AVENUE 1



NUMBER OF PAST RENTALS IN SERANGOON



Rental Transactions Analysis (cont'd)

LATEST 18 RENTAL TRANSACTIONS (107 SERANGOON NORTH AVENUE 1)

Flat Type	Rental/mo	Rental (psf/mo)	Contract Month
3 ROOM	\$1,550	\$2.4	Jul 2019
3 ROOM	\$1,600	\$2.5	Feb 2019
3 ROOM	\$1,750	\$2.7	Dec 2018
3 ROOM	\$1,650	\$2.6	Oct 2018
3 ROOM	\$1,750	\$2.7	Sep 2018
3 ROOM	\$1,650	\$2.6	Sep 2018
3 ROOM	\$1,850	\$2.9	Nov 2017
3 ROOM	\$1,650	\$2.6	Sep 2017
3 ROOM	\$1,600	\$2.5	Jul 2017
3 ROOM	\$1,500	\$2.3	May 2017
3 ROOM	\$1,700	\$2.6	Apr 2017
3 ROOM	\$1,700	\$2.6	Sep 2016
3 ROOM	\$1,650	\$2.6	Mar 2016
3 ROOM	\$1,800	\$2.8	Feb 2016
3 ROOM	\$1,800	\$2.8	Jan 2016
3 ROOM	\$2,000	\$3.1	Mar 2014
3 ROOM	\$2,150	\$3.3	Jan 2014
3 ROOM	\$2,100	\$3.3	Dec 2013

Similar Units within $\pm 10\%$ area and $\pm 10\%$ \$psf/mo

Rental Transactions Analysis (cont'd)

LATEST 80 RENTAL TRANSACTIONS IN NEARBY NEIGHBOURHOODS

Address	Area (sqm)	Rental/mo	Rental (psf/mo)	Contract Month
701 HOUGANG AVE 2	67	\$1,500	\$2.1	Sep 2019
702 HOUGANG AVE 2	67	\$1,700	\$2.4	Sep 2019
702 HOUGANG AVE 2	67	\$1,500	\$2.1	Sep 2019
703 HOUGANG AVE 2	93	\$2,000	\$2.0	Sep 2019
703 HOUGANG AVE 2	67	\$1,650	\$2.3	Sep 2019
706 HOUGANG AVE 2	91	\$1,900	\$1.9	Sep 2019
708 HOUGANG AVE 2	91	\$2,000	\$2.0	Sep 2019
708 HOUGANG AVE 2	91	\$1,900	\$1.9	Sep 2019
709 HOUGANG AVE 2	91	\$1,700	\$1.7	Sep 2019
711 HOUGANG AVE 2	91	\$1,850	\$1.9	Sep 2019
711 HOUGANG AVE 2	91	\$1,800	\$1.8	Sep 2019
711 HOUGANG AVE 2	91	\$1,650	\$1.7	Sep 2019
211 SERANGOON AVE 4	91	\$1,900	\$1.9	Sep 2019
212 SERANGOON AVE 4	121	\$2,300	\$1.8	Sep 2019
218 SERANGOON AVE 4	67	\$2,100	\$2.9	Sep 2019
222 SERANGOON AVE 4	67	\$1,900	\$2.6	Sep 2019
222 SERANGOON AVE 4	67	\$1,600	\$2.2	Sep 2019
222 SERANGOON AVE 4	67	\$1,400	\$1.9	Sep 2019
222 SERANGOON AVE 4	92	\$2,250	\$2.3	Sep 2019
227 SERANGOON AVE 4	67	\$1,900	\$2.6	Sep 2019
228 SERANGOON AVE 4	91	\$2,100	\$2.1	Sep 2019
230 SERANGOON AVE 4	67	\$1,700	\$2.4	Sep 2019
130 ANG MO KIO AVE 3	73	\$2,000	\$2.5	Sep 2019
130 ANG MO KIO AVE 3	73	\$1,900	\$2.4	Sep 2019
131 ANG MO KIO AVE 3	98	\$2,300	\$2.2	Sep 2019
131 ANG MO KIO AVE 3	98	\$1,700	\$1.6	Sep 2019
132 ANG MO KIO AVE 3	117	\$1,050	\$0.8	Sep 2019
422 ANG MO KIO AVE 3	73	\$1,800	\$2.3	Sep 2019