



OrangeTee
Markets & Analytics



INVESTMENT POTENTIAL OF DISTRICT 19

Consumer Investment Playbook

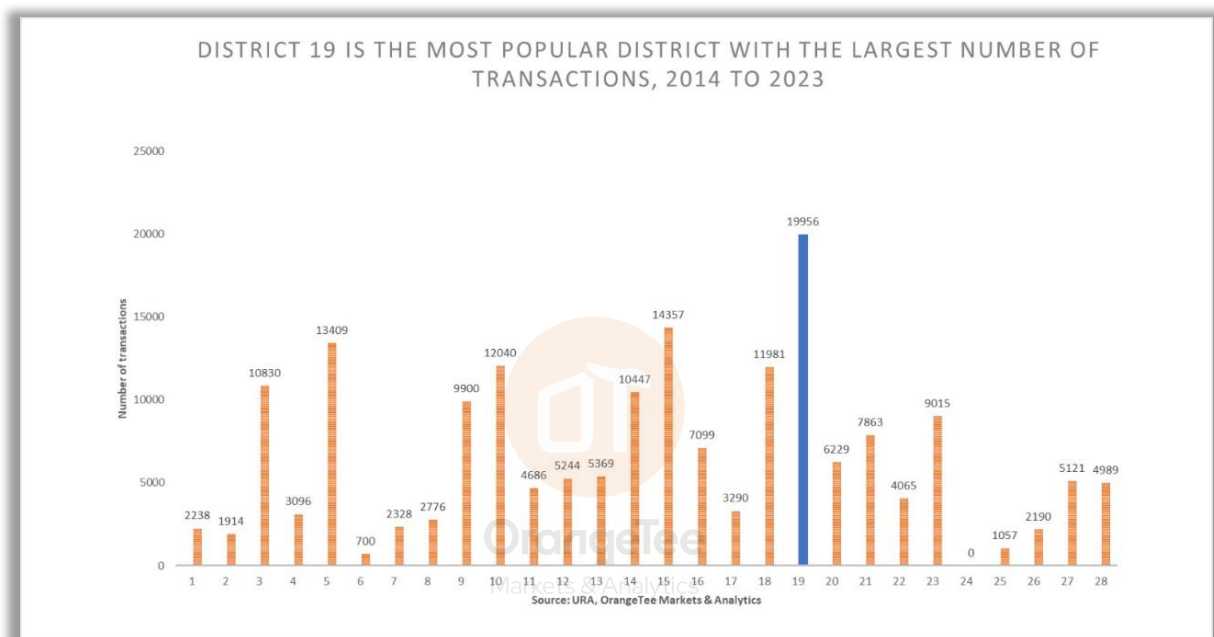
District 19 (D19) is the most popular district in Singapore, making it the perfect location to sell your homes with ease.

Encompassing Serangoon Gardens, Hougang, Sengkang, and Punggol, this north-eastern part of the island entices residents and visitors alike with its convenient access to numerous shopping malls, a wide variety of dining options, reputable schools, parks, and extensive MRT lines.

There are 3 key reasons why private homes in District 19 offer a lucrative prospect for investors who are looking to grow their wealth:

- 1. D19 is the most popular district over the past decade**
- 2. Attractive profitability for condos in D19**
- 3. More improvement works for D19 under the URA Master Plan**

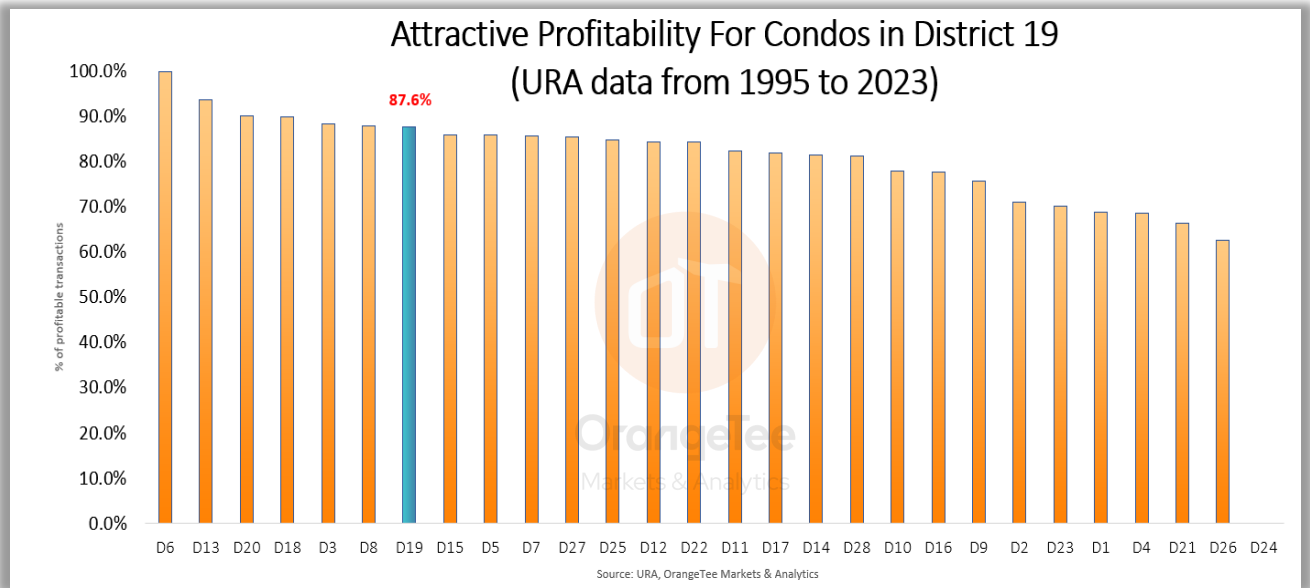
1. District 19 Is The Most Popular District Over The Past Decade



District 19 stands out as the premier district for real estate transactions in Singapore, making it the optimal choice for sellers. According to the Urban Redevelopment Authority (URA), a remarkable 19,956 condos were sold (all sale types) in District 19 from 2014 to 2023, surpassing all other districts in Singapore.

District 19 takes second place for resale transactions, with 9,126 condos, representing about 9.7 per cent of the total market share, being resold over the same period. This means that homeowners will find it easy to resell their properties in future.

2. Attractive Profitability For Condos in D19



Discover the lucrative opportunities in District 19! URA data from 1995 to 2023 reveals that an impressive 87.6 per cent of properties in this district have been profitable. This surpasses the island-wide condo profitability rate of 81.7 per cent.

Moreover, 2,182 condos were sold for gross profits of at least S\$300,000, and 322 condos made a gross profit of at least S\$700,000. In fact, 74 units have made at least S\$1 million!

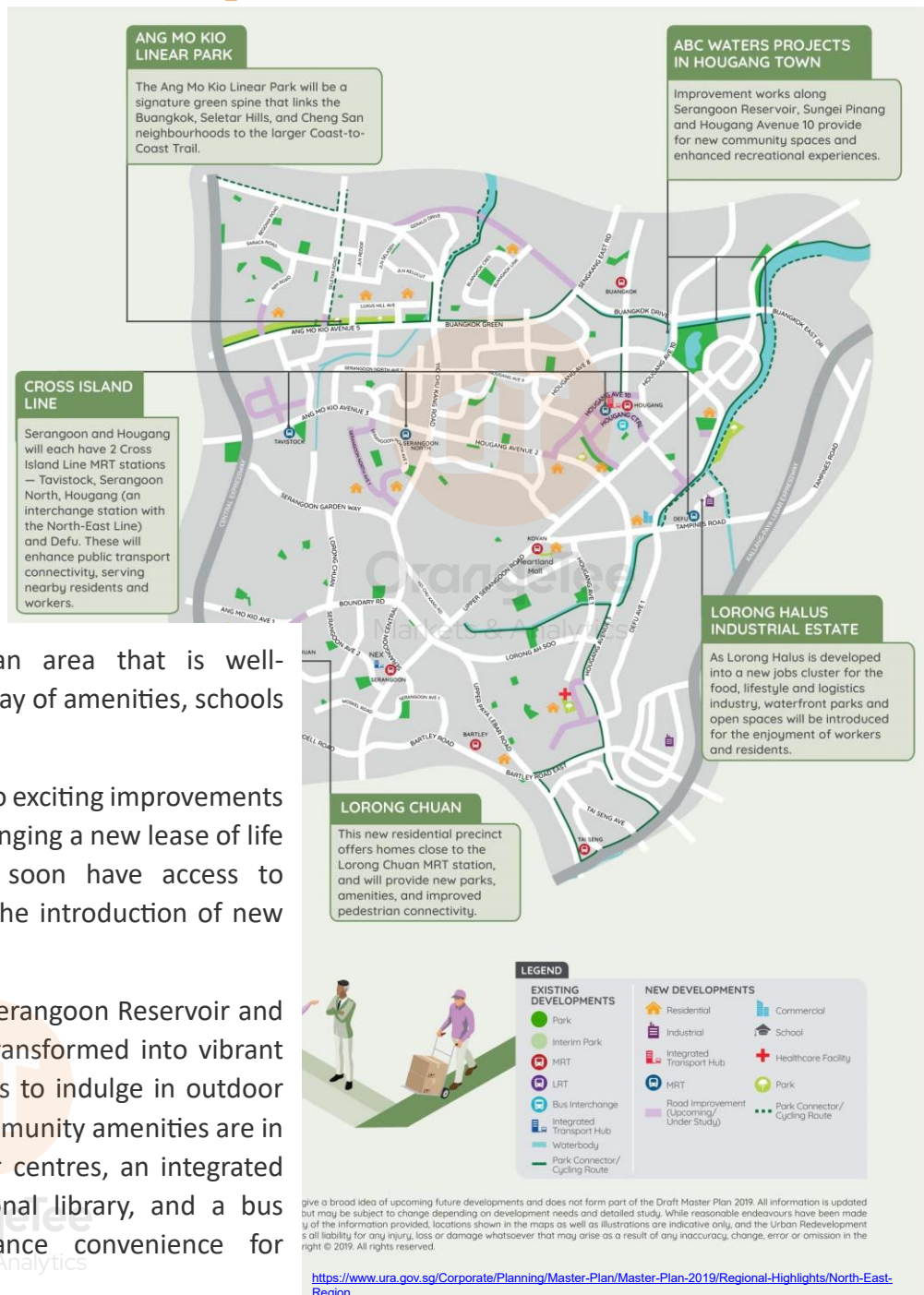
The highest profit was recorded for a condo at The Chuan, which was purchased for S\$992,000 in 2006 and resold in 2023 for S\$3.018 million, yielding a substantial gross profit of S\$2.026 million. The second-highest profit was also for a unit at The Chuan, with a purchase price of S\$1,729,700 in 2006 and a resale price of S\$3.6 million in 2020, resulting in a gross profit of S\$1.87 million.

Most Profitable Deals in District 19

Project Name	Bought Date		Sold Date		Gross Profit Before SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (Sqft)
	(QQ-YYYY)	Bought Price	(QQ-YYYY)	Sold Price						
THE CHUAN	Q4-2006	\$992,000	Q3-2023	\$3,018,000	\$2,026,000	17	Serangoon	FH	Condominium	1367
THE CHUAN	Q2-2006	\$1,729,700	Q4-2020	\$3,600,000	\$1,870,300	14	Serangoon	FH	Condominium	2594
KOVAN RESIDENCES	Q2-2009	\$1,224,000	Q4-2023	\$2,970,000	\$1,746,000	15	Hougang	LH	Condominium	1765
THE CHUAN	Q3-2006	\$1,166,220	Q2-2022	\$2,850,000	\$1,683,780	16	Serangoon	FH	Condominium	1658
THE SPRINGBLOOM	Q4-1998	\$719,132	Q3-2023	\$2,400,000	\$1,680,868	25	Serangoon	LH	Condominium	1647
AMARANDA GARDENS	Q1-2002	\$832,000	Q4-2023	\$2,508,000	\$1,676,000	22	Serangoon	FH	Condominium	1259
THE SPRINGBLOOM	Q4-1998	\$741,594	Q4-2022	\$2,330,000	\$1,588,406	24	Serangoon	LH	Condominium	1647
AMARANDA GARDENS	Q4-2001	\$820,848	Q3-2022	\$2,280,000	\$1,459,152	21	Serangoon	FH	Condominium	1259
GOLDEN HEIGHTS	Q4-2001	\$1,200,000	Q3-2023	\$2,650,000	\$1,450,000	22	Serangoon	FH	Apartment	2207
RIO VISTA	Q3-2001	\$800,000	Q1-2023	\$2,250,000	\$1,450,000	22	Hougang	LH	Condominium	2131
THE SPRINGBLOOM	Q2-1999	\$754,000	Q3-2023	\$2,185,000	\$1,431,000	24	Serangoon	LH	Condominium	1539
AMARANDA GARDENS	Q4-2001	\$789,488	Q1-2022	\$2,150,888	\$1,361,400	20	Serangoon	FH	Condominium	1259
THE CHUAN	Q2-2006	\$1,675,000	Q4-2012	\$3,035,000	\$1,360,000	6	Serangoon	FH	Condominium	2303
THE SPRINGBLOOM	Q2-1998	\$800,409	Q4-2023	\$2,150,000	\$1,349,591	25	Serangoon	LH	Condominium	1453
THE YARDLEY	Q2-2003	\$774,730	Q4-2023	\$2,100,000	\$1,325,270	20	Serangoon	FH	Apartment	1270

Source: URA, OrangeTee Markets & Analytics

3. More improvements slated for District 19 under the URA Masterplan



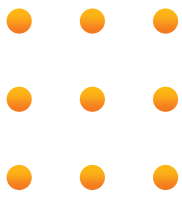
District 19 stands out as an area that is well-established, offering a wide array of amenities, schools and transportation network.

This district will undergo exciting improvements in Serangoon and Hougang, bringing a new lease of life to the area. Residents will soon have access to expansive green spaces with the introduction of new park connectors.

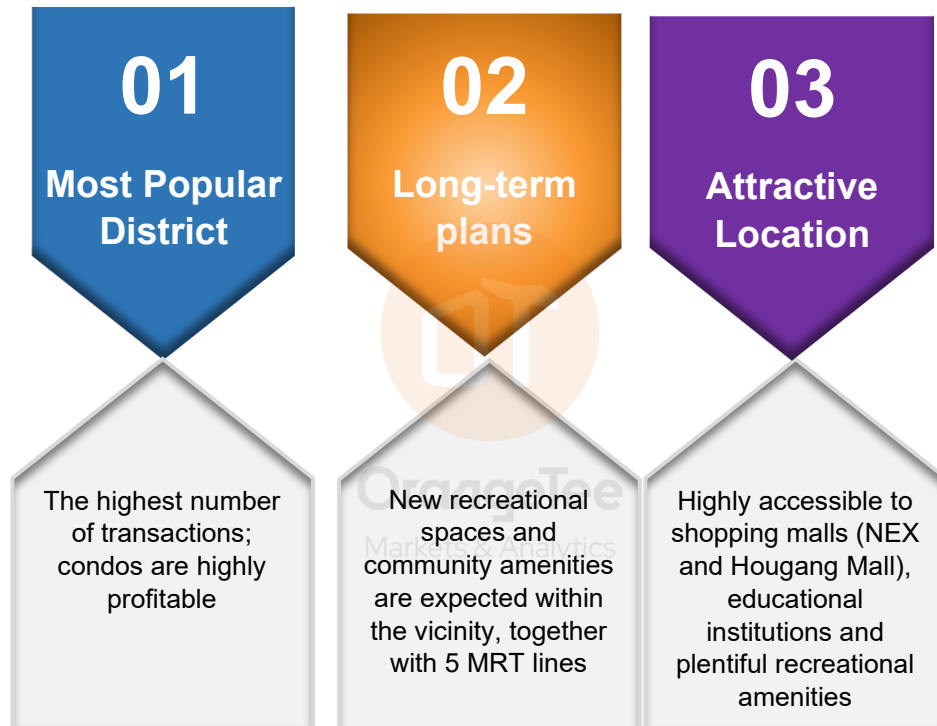
The waterways along Serangoon Reservoir and Hougang Avenue 10 will be transformed into vibrant recreational spaces for families to indulge in outdoor activities. In addition, new community amenities are in the pipeline, including hawker centres, an integrated community hub with a regional library, and a bus interchange, that will enhance convenience for residents.

The Lorong Chuan precinct is situated close to the NEX shopping mall and several prestigious educational institutions. With the expected completion of the Thomson-East Coast Line (TEL) and Cross Island Line (CRL) in the near future, two new subway lines will be easily accessed from Lorong Chuan. This enhanced connectivity will greatly benefit residents and workers.

Source: URA, OrangeTee Markets & Analytics

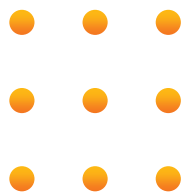


Distinctive Features of District 19



Source: OrangeTee Markets & Analytics

Based on the investment potential and upcoming development plans, buyers should not wait too long to purchase a home in District 19. They should take advantage of today's opportunity to buy a condo within District 19. Doing so will not only allow them to enjoy the attractive locational benefits and future developments, but also guarantee that their investment will yield financial benefits in the long run.



For the pleasure of owning a home in District 19, please contact your preferred OrangeTee sales advisor.

Don't miss out on this chance to capitalize on a sound investment that promises substantial benefits!