



OrangeTee  
Markets & Analytics

# INVESTMENT POTENTIAL OF DISTRICT 18

*Consumer Investment Playbook*

Experience the vibrancy of District 18 (D18), a well-established area in Singapore located near the heart of the Central Region.

Comprising Tampines and Pasir Ris, this dynamic eastern part of the island offers excellent accessibility to workplaces, shopping malls, and recreational amenities, and is poised for further growth with upcoming transformations.

Here are three key reasons why the upcoming private homes in D18 present a lucrative investment opportunity for Singaporeans looking to grow their wealth:

1. **Strong profitability of private homes**
2. **D18 private homes are highly rentable**
3. **Decentralization plans to enhance the attractiveness of D18**

## 1. Strong profitability of private homes

Explore the lucrative opportunities of investing in a private home in District 18 (D18)! Private homes in D18 have a strong history of profitability. According to URA data, an impressive 91 per cent of private homes purchased and resold between 1995 and the third quarter of 2024 were sold at a profit.

Among these profitable homes, 491 units made a gross profit of at least S\$500,000, and 77 units made above S\$800,000. Of this, 21 units made more than S\$1 million in profits! The highest profit achieved in D18 was a unit at Changi Rise Condominium purchased in 2001 at about S\$1.21 million and resold in Q3 2024 for S\$3.44 million, making a profit of around S\$2.23 million!

## Most Profitable Deals in D18

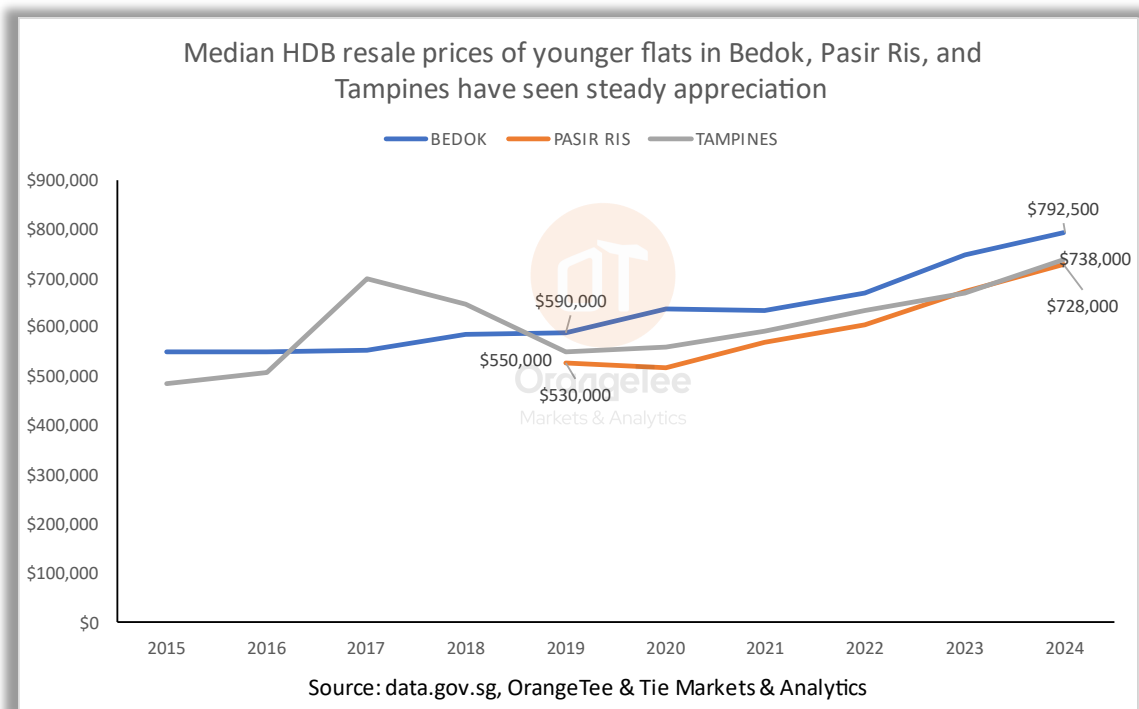
Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit After SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (Sqft)
CHANGI RISE CONDOMINIUM	Q3-2001	\$1,207,362	Q3-2024	\$3,444,000	\$2,236,638	23	Tampines	LH	Condominium	3444
DOUBLE BAY RESIDENCES	Q3-2009	\$1,880,000	Q3-2022	\$3,400,000	\$1,520,000	13	Tampines	LH	Condominium	3606
EASTPOINT GREEN	Q3-1998	\$825,000	Q3-2023	\$2,200,000	\$1,375,000	25	Tampines	LH	Condominium	1884
EASTPOINT GREEN	Q3-1998	\$798,000	Q3-2023	\$2,150,000	\$1,352,000	25	Tampines	LH	Condominium	1884
D'NEST	Q2-2013	\$2,128,000	Q3-2024	\$3,380,000	\$1,252,000	11	Pasir Ris	LH	Condominium	2723
WATERVIEW	Q1-2011	\$1,867,000	Q2-2023	\$3,100,000	\$1,233,000	12	Tampines	LH	Condominium	3584
WATERVIEW	Q1-2011	\$1,967,000	Q1-2023	\$3,200,000	\$1,233,000	12	Tampines	LH	Condominium	3778
SAVANNAH CONDOPARK	Q1-2003	\$801,920	Q1-2024	\$2,000,000	\$1,198,080	21	Tampines	LH	Condominium	2045
RIPPLE BAY	Q3-2012	\$1,716,620	Q3-2024	\$2,890,000	\$1,173,380	12	Pasir Ris	LH	Condominium	2336
CHANGI RISE CONDOMINIUM	Q3-2001	\$1,243,155	Q2-2013	\$2,400,000	\$1,156,845	12	Tampines	LH	Condominium	3444
SAVANNAH CONDOPARK	Q1-2005	\$1,070,000	Q2-2018	\$2,220,000	\$1,150,000	13	Tampines	LH	Condominium	2680
OASIS @ ELIAS	Q3-2009	\$1,285,000	Q2-2023	\$2,380,000	\$1,095,000	14	Pasir Ris	LH	Condominium	2637
THE TROPICA	Q2-1999	\$792,800	Q4-2023	\$1,880,088	\$1,087,288	24	Tampines	LH	Condominium	1518
RIS GRANDEUR	Q4-2005	\$813,460	Q3-2024	\$1,885,000	\$1,071,540	19	Pasir Ris	FH	Condominium	1539
THE ALPS RESIDENCES	Q4-2016	\$2,440,000	Q4-2023	\$3,500,000	\$1,060,000	7	Tampines	LH	Condominium	2486

Source: URA, OrangeTee Markets & Analytics

We expect private resale prices to remain stable as a substantial number of potential HDB upgraders may be looking for private homes near their current residences. More flats will be reaching their five-year Minimum Occupation Period (MOP) nearby flats, which will likely support the price appreciation of homes in D18. In the nearby towns of Bedok, Tampines, and Pasir Ris, a total of 5,716 flats are set to reach their MOP between 2021 and 2024.

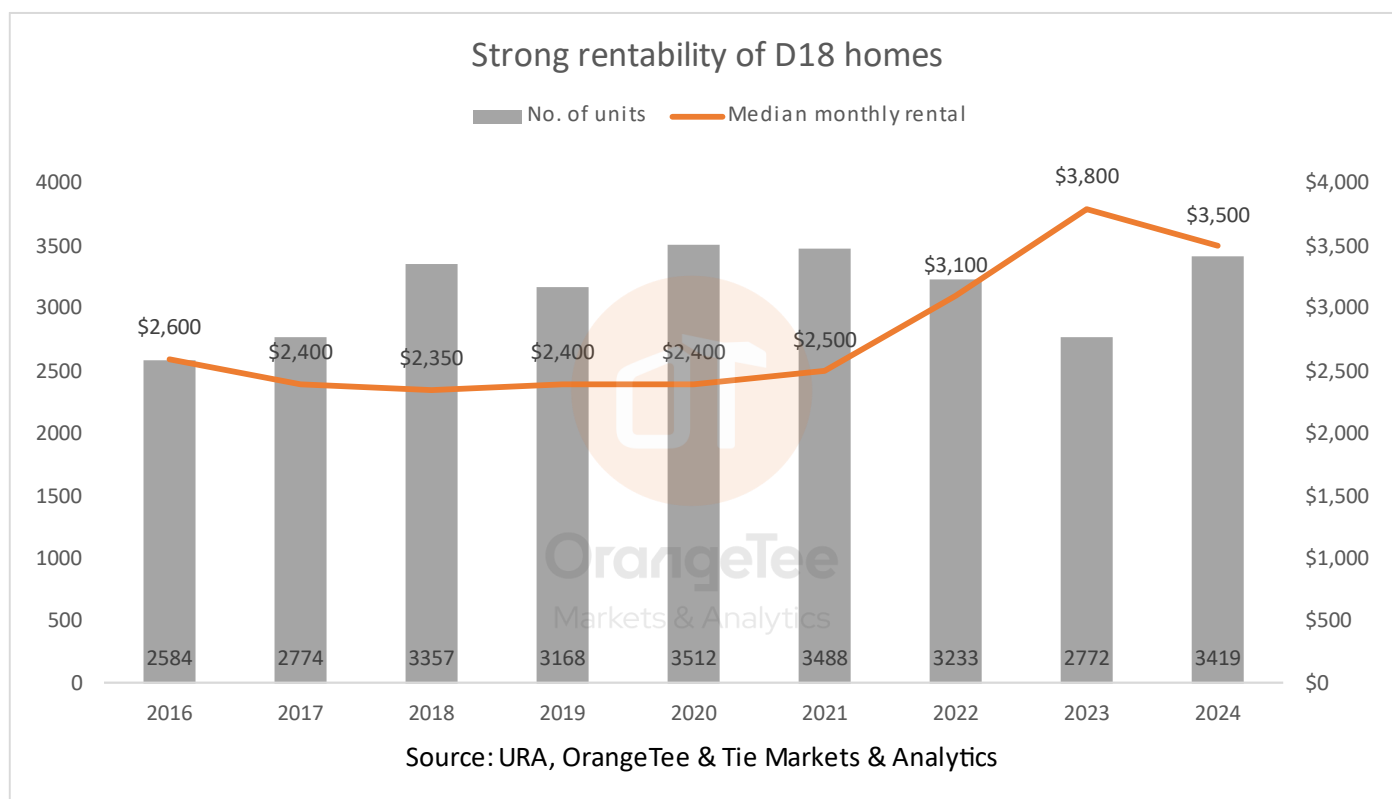
Furthermore, the prices of newer flats in these towns have been increasing significantly, which will benefit HDB homeowners wishing to upgrade to private homes.

For instance, median resale prices for HDB flats under 20 years old in these towns in 2024, based on statistics from data.gov.sg, have reached S\$792,500 in Bedok, S\$728,000 in Pasir Ris, and S\$738,000 in Tampines. These figures represent increases of 34.3 per cent, 37.4 per cent, and 34.2 per cent, respectively, compared to median resale prices in 2019.



As HDB resale prices continue to rise, we expect an increase in demand for private homes. HDB homeowners will face a smaller capital outlay when upgrading, making it easier for them to move to private properties. This shift will likely result in heightened demand for both new and resale private properties in D18, which should help support prices in the area.

## 2. D18 private homes are highly rentable



For those considering investing in rental properties, D18 could be a promising location. According to data from the Urban Redevelopment Authority (URA), private homes in D18 remain popular among tenants owing to the ample amenities and convenient access to other parts of Singapore.

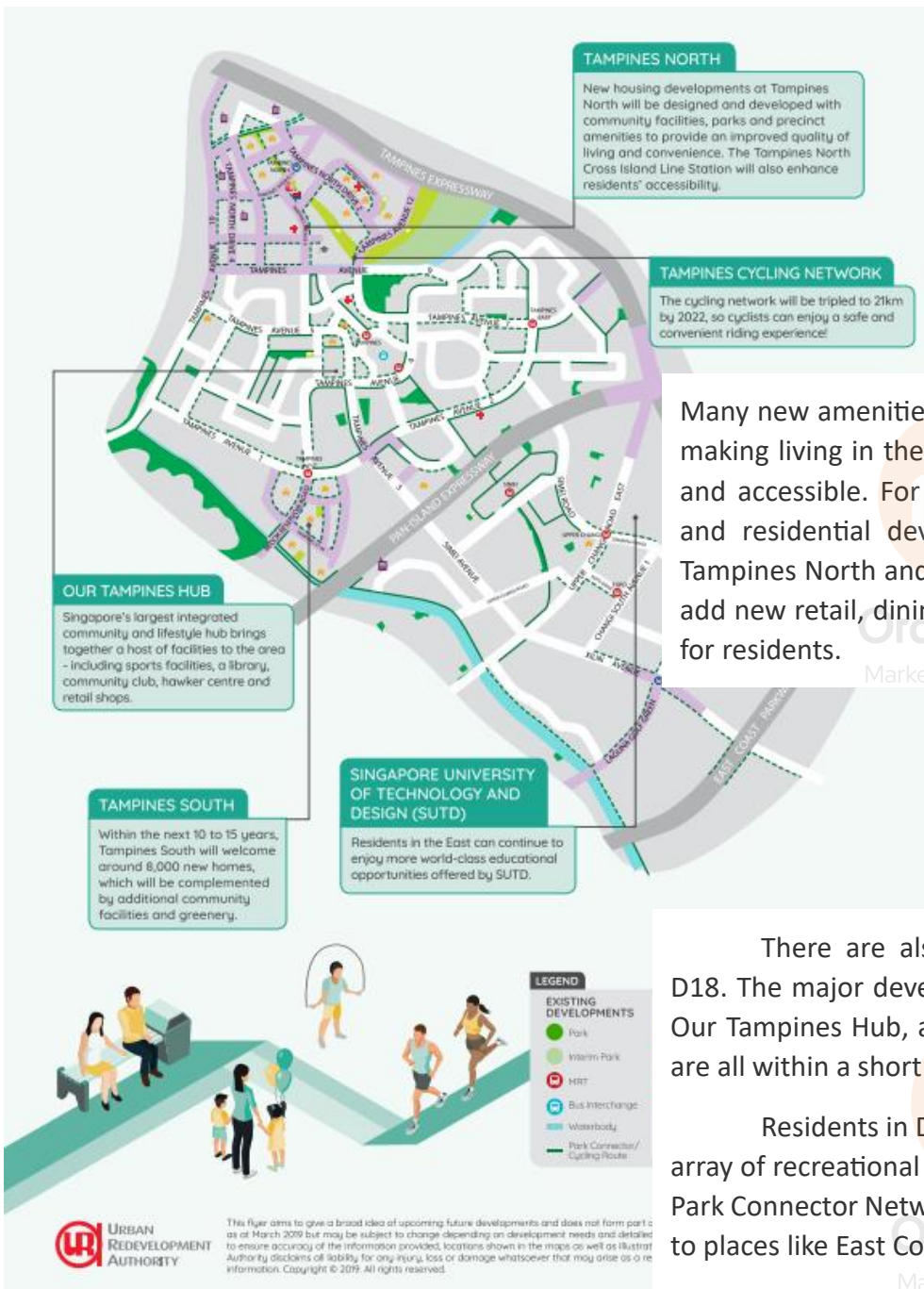
In 2024, the number of rented non-landed private homes in D18 reached 3,419 units, showing strong growth compared to 2022 and 2023. Moreover, the median monthly rental has experienced significant appreciation, with a 34.6 per cent increase from S\$2,600 in 2016 to S\$3,500 in 2024.

This demonstrates the strong rental demand for homes in District 18, as tenants are willing to pay for the advantages of living in this area.

With numerous major employment hubs and popular schools nearby, there will continue to be a high demand for housing in D18. Furthermore, as more MRT stations open in the vicinity, travelling around the area will become even more convenient.







Many new amenities are being built across D18, making living in the area even more convenient and accessible. For example, more commercial and residential developments are planned at Tampines North and Tampines South, which will add new retail, dining, and recreational facilities for residents.

There are also many excellent schools in D18. The major development at the heart of D18, Our Tampines Hub, also serves D18 residents who are all within a short distance away.

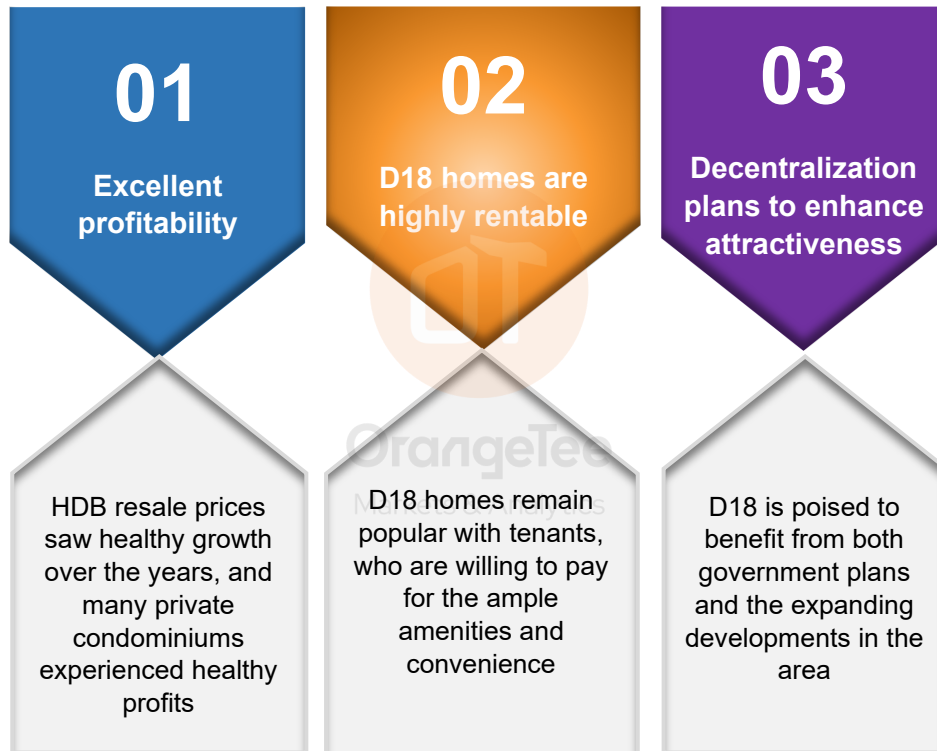
Residents in D18 have easy access to a wide array of recreational options, such as the extensive Park Connector Network, which can bring residents to places like East Coast Park or Pasir Ris Beach.

<https://www.ura.gov.sg/-/media/Corporate/Planning/DMP19/Regional-Resources/East-Flyers/Tampines.pdf>

Source: URA, OrangeTee Markets & Analytics

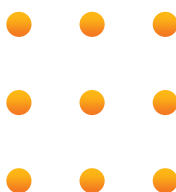


## Distinctive Features of D18



Source: OrangeTee Markets & Analytics

Based on the investment potential and upcoming development plans, buyers should not wait too long to purchase a home in D18. They should take advantage of today's opportunity to buy a condo within D18. 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 D18, please contact your preferred OrangeTee sales advisor.

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