

# Cooling market

With effect from July 6, a fresh round of cooling measures was implemented that resulted in a tightening of loan-to-value (LTV) limits for residential properties and increased additional buyer's stamp duty (ABSD). This follows three other rounds of measures, dating back to 2011. Here is a look at how private home sales fared in the 62-day period before and after each round of measures.

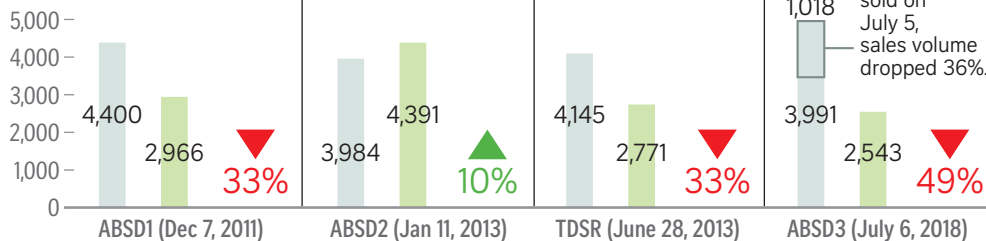
New projects	Number of units sold			Average price S\$ psf		
	Pre-measures	Post-measures	% change pre- v post-measures	Pre-measures	Post-measures	% change pre- v post-measures
Riverfront Residences	421	280	-33.5	\$1,312	\$1,309	-0.2%
Stirling Residences	183	209	+14.2	\$1,770	\$1,759	-0.6%
Park Colonial	276	184	-33.3	\$1,764	\$1,722	-2.4%
The Tre Ver	Not launched	166	-	-	\$1,547	-
Affinity at Serangoon	94	67	-28.7	\$1,592	\$1,491	-6.3%
Daintree Residence	Not launched	42	-	-	\$1,703	-
Kingsford Waterbay	48	31	-35.4	\$1,364	\$1,364	0%
The Tapestry	99	30	-69.7	\$1,369	\$1,394	+1.8%
8 St Thomas	Not launched	19	-	-	\$3,201	-
Martin Modern	11	14	+27.3	\$2,833	\$2,756	-2.7%
Marina One Residences	53	9	-83.0	\$2,571	\$2,682	+4.3%
Park Place Residences at PLQ	24	9	-62.5	\$1,872	\$1,705	-8.9%
33 Residences	7	8	+14.3	\$1,617	\$1,614	-0.2%
Margaret Ville	118	8	-93.2	\$1,888	\$1,867	-1.1%
Sims Urban Oasis	5	6	+20.0	\$1,546	\$1,492	-3.5%
Wallich Residence	11	6	-45.5	\$3,523	\$3,529	+0.2%
Parc Botannia	57	6	-89.5	\$1,365	\$1,275	-6.6%

Pre-measures Post-measures

ABSD: Additional buyer's stamp duty TDSR: Total debt servicing ratio

## Home sales

Number of units



## Home prices

Average price S\$ psf

