

Private sector construction and real estate transaction
for the 3rd quarter 2015

Information from the Statistics and Census Service (DSEC) indicated that the number and value of real estate transactions in the third quarter of 2015 decreased by 24.7% and 30.7% respectively quarter-to-quarter as per Stamp Duty record, of which pre-sale residential units dropped by over 40% in both number and value terms. A total of 2,323 building units and parking spaces were purchased and sold at MOP12.49 billion in the third quarter. Purchase and sale of residential units totalled 1,537 at MOP8.62 billion, down by 17.5% and 26.6% respectively quarter-to-quarter. Among them, transaction of pre-sale residential units totalled 246 at MOP2.34 billion, down substantially by 46.1% and 47.7% respectively; existing residential units dropped by 8.3% to 1,291 with the total value falling by 13.6% to MOP6.29 billion.

The average price of residential units decreased by 11.5% quarter-to-quarter to MOP84,342 per square metre of usable area in the third quarter. The average price of pre-sale residential units also dropped at a similar pace to MOP113,857 per square meter, with that in Taipa, Coloane and the Macao Peninsula falling by 9.2%, 4.5% and 1.7% respectively. Many of the pre-sale residential units purchased and sold were in Coloane, Novos Aterros da Areia Preta (NATAP) and Guia, and the average price was MOP105,786, MOP103,619 and MOP103,210 respectively per square metre.

The average price of existing residential units decreased by 6.2% quarter-to-quarter to MOP76,711 per square meter, with that in Coloane, Taipa and the Macao Peninsula dropping by 9.1%, 8.8% and 4.9% respectively. Many of the existing residential units purchased and sold were in Baixa da Taipa, NATAP and Areia Preta & Iao Hon, and the average price was MOP86,647, MOP90,408 and MOP72,851 respectively per square meter.

Analysed by year of completion, there were 812 residential units built more than 20 years ago (111 in Areia Preta & Iao Hon, 92 in Barca) and the average price was MOP64,770 per square metre, down by 4.5% quarter-to-quarter. For the 277 residential units completed between 11 and 20 years ago (83 in Baixa da Taipa, 39 in NATAP), the average price decreased by 8.8% quarter-to-quarter to MOP76,087 per

square metre. The average price of the 105 residential units completed within 5 years or less (32 in NATAP, 15 in Doca do Lamau) dropped by 7.3%, at MOP108,429 per square metre.

Analysed by usable floor area, there were 744 residential units having a floor area of 50 to 99.9 square metres, and the average price fell by 5.2% quarter-to-quarter to MOP84,926 per square metre. Among the 547 small-sized residential units having a floor area of less than 50 square metres, the average price dropped by 19.5% to MOP73,993 per square metre.

The average price per square metre of office units decreased by 13.0% quarter-to-quarter to MOP102,967, while that of industrial units dropped by 9.1%, at MOP50,205.

In the third quarter of 2015, there were 2,734 real estate sale contracts signed, involving 2,747 properties, up by 8.6% quarter-to-quarter; meanwhile, 2,949 mortgage contracts were signed, involving 3,989 properties, down slightly by 0.9%.

As regards construction in the private sector, gross floor area of construction of new buildings totalled 465,456 square metres, providing 2,815 units (2,757 are residential units), 1,572 parking spaces for cars and 896 parking spaces for motorcycles upon completion. Meanwhile, gross floor area of buildings completed totalled 106,285 square metres, altogether providing 524 units (491 are residential units), 396 parking spaces for cars and 198 parking spaces for motorcycles.

Average price per square metre of residential units

	All residential units	Existing residential units	MOP
			Pre-sale residential units
Total	84 342	76 711	113 857
Macao Peninsula	80 486	75 061	110 250
Taipa	90 409	82 742	161 277
Coloane	98 242	62 638	105 786

Average price per square metre of residential units by usable floor area

	MOP		
	All residential units	Existing residential units	Pre-sale residential units
< 50 m ²	73 993	71 114	117 323
50 – 99.9 m ²	84 926	77 208	108 201
100 – 149.9 m ²	86 390	76 815	114 694
≥ 150 m ²	96 442	86 014	138 839

Average price per square metre of existing residential units by year of building completion

	MOP		
≤ 5 years	6 - 10 years	11 - 20 years	> 20 years
108 429	93 678	76 087	64 770

NOTE

Further information can be obtained from the Documentation and Information Centre of the Statistics and Census Service

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