

Private sector construction and real estate transaction
for the 2nd quarter 2015

Information from the Statistics and Census Service (DSEC) indicated that the number and value of real estate transactions rebounded in the second quarter of 2015 after three consecutive quarters of decline. However, both number and value of transactions in the first half year of 2015 decreased by 38.0% and 45.4% respectively year-on-year.

In the second quarter of 2015, a total of 3,083 building units and parking spaces were purchased and sold at MOP18.03 billion as per Stamp Duty record, up by 63.7% and 78.5% respectively quarter-to-quarter. Purchase and sale of residential units totalled 1,864 at MOP11.74 billion, up by 67.3% and 92.8% quarter-to-quarter. Among them, transaction of existing residential units totalled 1,408 at MOP7.28 billion, up by 54.2% and 69.7% respectively; pre-sale residential units soared by 126.9% to 456 with the total value surging by 147.9% to MOP4.47 billion.

The average price of residential units increased by 6.5% quarter-to-quarter to MOP95,345 per square metre of usable area in the second quarter of 2015. The average price of pre-sale residential units rose by 6.1% quarter-to-quarter to MOP128,654 per square meter; the average price of those in Taipa soared by 28.6%, but that in the Macao Peninsula and Coloane dropped by 8.6% and 4.9% respectively. Many of the pre-sale residential units purchased and sold were in Coloane, Baixa da Taipa, and Novos Aterros da Areia Preta (NATAP), and the average price was MOP110,734, MOP177,529 and MOP105,885 respectively per square metre.

The average price of existing residential units increased by 1.4% quarter-to-quarter to MOP81,795 per square meter; the average price of those in the Macao Peninsula rose by 1.9% but that in Taipa dropped by 1.5%. Many of the existing residential units purchased and sold were in Baixa da Taipa, NATAP and Barra/Manduco, and the average price was MOP87,354, MOP91,184 and MOP73,777 respectively per square meter.

Analysed by year of completion, there were 823 residential units built more than 20 years ago (94 in Barca, 83 in Areia Preta & Iao Hon) and the average price was

MOP67,843 per square metre, up by 1.3% quarter-to-quarter. For the 366 residential units completed between 11 and 20 years ago (100 in Baixa da Taipa, 49 in NATAP), the average price rose slightly by 0.8% quarter-to-quarter, at MOP83,384 per square metre. The average price of the 117 residential units completed within 5 years or less (23 in NATAP, 22 in Barra/Manduco) decreased by 4.0%, at MOP116,952 per square metre.

Analysed by usable floor area, there were 910 residential units having a floor area of 50.0 to 99.9 square metres, and the average price fell by 5.7% quarter-to-quarter to MOP89,608 per square metre. Among the 679 small-sized residential units having a floor area of less than 50 square metres, the average price rose by 10.3% to MOP91,944 per square metre.

The average price per square metre of office units (MOP118,346) increased by 1.9% quarter-to-quarter, while that of industrial units (MOP55,256) decreased by 2.0%.

In the second quarter of 2015, there were 2,518 real estate sale contracts signed, involving 2,530 properties, up by 6.1% quarter-to-quarter; meanwhile, 3,014 mortgage contracts were signed, involving 4,024 properties, down by 14.4%.

As regards construction in the private sector, gross floor area of construction of new buildings totalled 308,853 square metres, providing 1,838 units (1,804 are residential units) and 1,463 parking spaces for cars upon completion. With the completion of large-scale hotel facilities in Cotai, gross floor area of buildings completed reached 1,168,330 square metres, altogether providing 878 units (858 are residential units) and 2,985 parking spaces for cars.

Average price per square metre of residential units

		MOP	
	All residential units	Existing residential units	Pre-sale residential units
Total	95 345	81 795	128 654
Macao Peninsula	84 832	78 890	112 145
Taipa	116 642	90 763	177 529
Coloane	109 308	68 889	110 734

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

	MOP		
	All residential units	Existing residential units	Pre-sale residential units
< 50.0 m ²	91 944	75 912	156 848
50.0 – 99.9 m ²	89 608	80 018	113 473
100.0 – 149.9 m ²	107 996	83 343	140 363
≥ 150.0 m ²	107 963	104 292	124 005

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
116 952	95 183	83 384	67 843

NOTE

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

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