

Private sector construction and real estate transaction
for the 1st quarter 2015

Information from the Statistics and Census Service (DSEC) indicated that the number and value of real estate transactions as per Stamp Duty record continued to decrease in the first quarter of 2015, with notable decline being observed in existing residential units.

A total of 1,883 building units and parking spaces were purchased and sold at MOP10.10 billion in the first quarter of 2015, down by 12.7% and 26.9% respectively quarter-to-quarter. Purchase and sale of residential units totalled 1,114 at MOP6.09 billion, down by 21.2% and 29.0% quarter-to-quarter. Among them, transaction of existing residential units totalled 913 at MOP4.29 billion, down by 25.0% and 29.6% respectively; pre-sale residential units rose slightly by 2.0% to 201 with the total value dropping by 27.3% to MOP1.80 billion.

The average price of residential units decreased by 5.5% quarter-to-quarter to MOP89,541 per square metre of usable area. The average price of existing residential units decreased by 1.7% quarter-to-quarter to MOP80,663 per square meter, with the average price of those in the Macao Peninsula and Taipa dropping by 1.4% and 3.1% respectively. Many of the existing residential units purchased and sold were in Baixa da Taipa, Barca and Novos Aterros da Areia Preta (NATAP), and the average price was MOP89,763, MOP66,574 and MOP92,383 respectively per square meter.

The average price of pre-sale residential units decreased by 17.3% quarter-to-quarter to MOP121,249 per square meter. Purchase and sale of pre-sale residential units in Taipa declined significantly, with the average price tumbling by 22.6%; the average price of those in the Macao Peninsula and Coloane dropped by 10.7% and 10.8% respectively. Many of the pre-sale residential units purchased and sold were in NATAP, Coloane and NAPE & Aterros da Baía da Praia Grande, and the average price was MOP104,036, MOP116,438 and MOP182,362 respectively per square metre.

Analysed by year of completion, there were 580 residential units built more than 20 years ago (89 in Barca, 63 Barra/Manduco) and the average price was MOP66,950 per square metre, down by 1.1% quarter-to-quarter. For the 209 residential units completed between 11 to 20 years ago (50 in Baixa da Taipa, 24 in NATAP), the average price rose slightly by 0.1% quarter-to-quarter, at MOP82,748 per square metre. The average price of the 77 residential units completed within 5 years or less (13 in Baixa da Taipa, 13 in Doca do Lamau) decreased by 2.3%, at MOP121,774 per square metre.

Analysed by usable floor area, there were 541 residential units having a floor area of 50.0 to 99.9 square metres, and the average price fell by 2.6% quarter-to-quarter to MOP84,776 per square metre. Among the 437 small-sized residential units having a floor area of less than 50 square metres, the average price rose by 3.1% to MOP83,331 per square metre.

The average price of office units was MOP116,188 per square metre, down by 6.0% quarter-to-quarter. The average price of industrial units increased by 2.3% to MOP56,363 per square metre.

In the first quarter of 2015, there were 2,332 real estate sale contracts signed, involving 2,385 properties, up slightly by 0.9% quarter-to-quarter; meanwhile, 3,015 mortgage contracts were signed, involving 4,700 properties, up by 5.6%.

As regards construction in the private sector, gross floor area of construction of new buildings totalled 1.19 million square metres (of which hotels accounted for 83.5%), providing 706 units (674 are residential units) and 2,673 parking spaces for cars upon completion. Meanwhile, gross floor area of buildings completed totalled 207 thousand square metres, altogether providing 547 units (527 are residential units) and 658 parking spaces for cars.

Average price per square metre of residential units

		MOP	
	All residential units	Existing residential units	Pre-sale residential units
Total	89 541	80 663	121 249
Macao Peninsula	85 838	77 388	122 714
Taipa	94 277	92 159	138 038
Coloane	115 188	#	116 438

Confidential data

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	83 331	74 279	170 691
50.0 – 99.9 m ²	84 776	75 417	110 901
100.0 – 149.9 m ²	102 338	92 648	122 635
≥ 150.0 m ²	110 971	108 063	#

Confidential data

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
121 774	96 848	82 748	66 950

NOTE

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

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