

Private sector construction and real estate transaction
for the 2nd quarter 2014

Information from the Statistics and Census Service (DSEC) indicated that a total of 4,158 building units and parking spaces were purchased and sold at MOP28.97 billion in the second quarter of 2014 as per Stamp Duty record, up by 8% and 29% respectively quarter-to-quarter. Purchase and sale of residential units totalled 2,462 at MOP17.62 billion, up by 24% and 45% respectively quarter-to-quarter; total value of pre-sale residential units (587) and existing residential units (1,875) amounted to MOP7.20 billion and MOP10.42 billion respectively.

With high-end new properties being offered for sale in the second quarter, the average price of all residential units increased by 25% quarter-to-quarter to MOP111,542 per square metre of usable area. The average price of pre-sale residential units increased by 48% quarter-to-quarter, at MOP185,886 per square metre; the average price of those in the Macao Peninsula and Taipa increased by 52% and 38% respectively. Analysed by district, pre-sale residential units in NAPE & Aterros da Baía da Praia Grande (382) accounted for 65% of the total, and the average price was MOP238,144 per square meter, up by 38% quarter-to-quarter.

The average price of existing residential units increased by 9% quarter-to-quarter to MOP86,969 per square meter; the average price of those in the Macao Peninsula and Taipa increased by 8% and 12% respectively, but the price of those in Coloane dropped by 13%. Analysed by district, many of these units purchased and sold were in Baixa da Taipa (222), Novos Aterros da Areia Preta (NATAP) (220) and Barca (162), and the average price was MOP94,857, MOP115,182 and MOP64,544 respectively per square metre.

Analysed by year of completion, there were 971 residential units built more than 20 years ago (130 in Barca, 110 in Barra / Manduco) and the average price was MOP67,249 per square metre, up by 8% quarter-to-quarter. For the 572 residential units completed between 11 to 20 years ago (124 in Baixa da Taipa, 81 in NATAP), the average price held stable as the previous quarter, at MOP80,770 per square metre. The average price of the 224 residential units completed within 5 years or less (89 in NATAP, 29 in Baixa da Taipa) increased by 26%, at MOP140,751 per square metre.

Analysed by usable floor area, there were 1,096 small-sized residential units having a floor area of less than 50 square metres, and the average price rose significantly by 60% quarter-to-quarter to MOP128,046 per square metre; pre-sale residential units accounted for 29%, with an average price of MOP223,565 per square metre. For the 1,002 residential units having a floor area of 50.0 to 99.9 square metres, the average price rose by 29% to MOP104,913 per square metre.

The average price of office units and industrial units was MOP119,576 and MOP58,555 per square metre, up by 5% and 26% respectively quarter-to-quarter.

In the second quarter of 2014, there were 3,214 real estate sale contracts signed, involving 4,106 properties, up by 36% quarter-to-quarter; meanwhile, 4,216 mortgage contracts were signed, involving 8,531 properties, up notably by 83%.

As regards construction in the private sector, gross floor area of construction of new buildings in the second quarter totalled 40,256 square metres, providing 106 units upon completion. Meanwhile, gross floor area of buildings completed totalled 268,520 square metres, altogether providing 1,611 units.

Average price per square metre of residential units

		MOP	
	All residential units	Existing residential units	Pre-sale residential units
Total	111,542	86,969	185,886
Macao Peninsula	112,009	83,473	207,352
Taipa	105,645	99,063	169,095
Coloane	123,364	68,242	130,301

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	128,046	82,252	223,565
50.0 – 99.9 m ²	104,913	83,249	191,673
100.0 – 149.9 m ²	90,874	81,376	120,475
≥ 150.0 m ²	130,432	121,046	157,730

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
140,751	94,554	80,770	67,249

NOTE

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

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