

Private Sector Construction and Real Estate Transaction
for the 1st Quarter 2014

Information from the Statistics and Census Service (DSEC) indicated that a total of 3,846 building units and parking spaces were purchased and sold in the first quarter of 2014 as per Stamp Duty record, down by 6% quarter-to-quarter, and the total value of transaction was similar to the previous quarter at MOP22.52 billion. Purchase and sale of residential units totalled 1,980 at MOP12.19 billion, down by 21% and 16% respectively quarter-to-quarter; total value of pre-sale residential units (245) and existing residential units (1,735) amounted to MOP3.22 billion and MOP8.97 billion respectively.

In the first quarter of 2014, the average price of all residential units increased by 3% quarter-to-quarter to MOP88,958 per square metre of usable area. The average price of existing residential units increased by 4% to MOP80,100 per square meter; the average price of those in Taipa rose by 16% and those in the Macao Peninsula was similar to the previous quarter. Analysed by district, many of these units purchased and sold were in Baixa da Taipa (240), Novos Aterros da Areia Preta (NATAP) (209) and Areia Preta & Iao Hon (160), and the average price was MOP91,634, MOP98,644 and MOP70,274 respectively per square metre.

The average price of pre-sale residential units increased by 4% quarter-to-quarter to MOP125,987 per square metre in the first quarter; the average price of those in the Macao Peninsula and Coloane increased by 32% and 10% respectively, while those in Taipa decreased by 11%. The majority of pre-sale residential units purchased and sold were in NAPE & Aterros da Baía da Praia Grande (55), Baixa da Taipa (50) and Coloane (40), and the average price was MOP172,603, MOP159,926 and MOP119,732 respectively per square meter.

Analysed by year of completion, there were 869 residential units built more than 20 years ago (112 in Areia Preta & Iao Hon, 101 in Barca) and the average price was MOP62,467 per square metre, up by 4% quarter-to-quarter. For the 585 residential units completed between 11 to 20 years ago (141 in Baixa da Taipa, 102 in NATAP), the average price rose by 12%, at MOP80,832 per square metre. The average price of the 168 residential units completed within 5 years or less (45 in NATAP, 31 in Baixa da Taipa) decreased by 14%, at MOP111,660 per square metre.

Analysed by usable floor area, there were 843 residential units having a floor area of 50.0 to 99.9 square metres and the average price fell by 1% quarter-to-quarter, at MOP81,613 per square metre. For the 735 small-sized units having a floor area of less than 50 square metres, the average price was MOP80,129 per square metre, up by 10%.

The average price of office units and industrial units was MOP113,824 and MOP46,577 per square metre in the first quarter of 2014, up by 23% and 22% respectively quarter-to-quarter.

In the first quarter of 2014, there were 2,459 real estate sale contracts signed, involving 3,018 properties, up by 3% quarter-to-quarter; meanwhile, 3,008 mortgage contracts were signed, involving 4,661 properties, up by 8%.

As regards construction in the private sector, floor area of construction of new buildings in the first quarter totalled 1,374,814 square metres, providing 804 units upon completion. Meanwhile, floor area of buildings completed totalled 16,966 square metres, altogether providing 105 units.

Average price per square metre of residential units

	MOP		
	All residential units	Existing residential units	Pre-sale residential units
Total	88,958	80,100	125,987
Macao Peninsula	82,593	77,600	136,180
Taipa	100,148	88,258	122,560
Coloane	107,670	78,313	119,732

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	80,129	72,638	168,559
50.0 – 99.9 m ²	81,613	76,090	130,741
100.0 – 149.9 m ²	88,809	82,933	104,798
≥ 150.0 m ²	118,973	106,152	134,862

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
111,660	95,644	80,832	62,467

NOTE

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

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