

Private sector construction and real estate transaction
for the 2nd quarter of 2016

Information from the Statistics and Census Service (DSEC) indicated that the number and value of real estate transactions in the second quarter of 2016 rose significantly compared with the first quarter, owing to an increase in transactions of existing residential units. A total of 3,882 building units and parking spaces were purchased and sold at MOP 19.13 billion in the second quarter of 2016 as per Stamp Duty record, up by 101.3% and 126.5% respectively quarter-to-quarter. Purchase and sale of residential units totalled 2,981 at MOP 15.28 billion, up by 145.3% and 175.2% quarter-to-quarter. Among them, existing residential units totalled 2,749 at MOP 13.50 billion, up by 154.1% and 190.4% respectively; pre-sale residential units totalled 232 at MOP 1.79 billion, up by 74.4% and 97.2% respectively.

The average price of residential units increased by 7.6% quarter-to-quarter to MOP 78,532 per square metre of usable area in the second quarter. The average price of pre-sale residential units rose by 13.9% to MOP 107,227 per square metre, with the average price of those in Taipa, the Macao Peninsula and Coloane rising by 20.1%, 12.9% and 10.8% respectively. Many of the pre-sale residential units purchased and sold were in Coloane (88) and Móng Há & Reservatório (30), and the average price was MOP 104,720 and MOP 99,601 respectively per square metre. Meanwhile, the average price of pre-sale residential units in Guia (24) and Ilha Verde (24) was MOP 111,723 and MOP 98,117 respectively per square metre.

The average price of existing residential units increased by 8.6% quarter-to-quarter to MOP 75,812 per square metre, with the average price of those in the Macao Peninsula and Taipa rising by 9.6% and 4.1% respectively. Many of the existing residential units purchased and sold were in Baixa da Taipa (466) and Areia Preta & Iao Hon (242), and the average price was MOP 79,041 and MOP 74,702 respectively per square metre.

Analysed by year of completion, most of the residential units (1,287) were built between 21 and 30 years ago (165 in Areia Preta & Iao Hon, 159 in Baixa da Taipa), and the average price was MOP 69,535 per square metre, up by 8.2% quarter-to-quarter.

For the 648 residential units completed between 11 and 20 years ago (198 in Baixa da Taipa, 106 in NATAP), the average price rose by 6.6% to MOP 75,588 per square metre. The average price of the 341 residential units completed more than 30 years ago (57 in Barca, 49 in Barra / Manduco) increased by 10.7% to MOP 49,042 per square metre. For the 242 residential units completed in 5 years or less (76 in NATAP, 32 in Doca do Lamau), the average price rose slightly by 0.2% to MOP 98,170 per square metre.

Analysed by usable floor area, there were 1,573 residential units having a floor area of 50.0 to 99.9 square metres, and the average price rose by 6.8% quarter-to-quarter to MOP 76,441 per square metre. Among the 984 small-sized residential units having a floor area of less than 50 square metres, the average price rose by 8.9% to MOP 74,250 per square metre.

The average price of office units increased by 2.5% quarter-to-quarter to MOP 100,030 per square metre, while that of industrial units decreased by 5.6% to MOP 41,391 per square metre.

In the second quarter of 2016, there were 3,677 real estate sale contracts signed, involving 3,731 properties, up by 43.6% quarter-to-quarter; meanwhile, 3,527 mortgage contracts were signed, involving 4,906 properties, up by 49.4%.

As regards construction in the private sector, gross floor area of construction of new buildings totalled 59 thousand square metres, providing 559 units (534 are residential units) and 347 parking spaces for cars upon completion. Meanwhile, gross floor area of buildings completed totalled 28 thousand square metres, altogether providing 71 units (51 are residential units) and 59 parking spaces for cars.

Average price per square metre of residential units

	All residential units	Existing residential units	Pre-sale residential units
Total	78 532	75 812	107 227
Macao Peninsula	76 215	74 575	103 745
Taipa	80 729	79 021	135 859
Coloane	102 366	49 964	104 720

MOP

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	74 250	71 304	110 432
50.0 – 99.9 m ²	76 441	73 871	101 963
100.0 – 149.9 m ²	81 367	79 679	100 727
≥ 150.0 m ²	98 174	92 466	150 707

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

≤ 5 years	6 - 10 years	11 - 20 years	21 - 30 years	> 30 years
98 170	94 228	75 588	69 535	49 042

NOTE

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

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