

Private Sector Construction and Real Estate Transaction
for the 4th Quarter 2013

Information from the Statistics and Census Service (DSEC) indicated that purchase and sale of building units and parking spaces totalled 19,237 amounting to MOP96.05 billion for the whole year of 2013 as per Stamp Duty record, down by 24% and 5% respectively year-to-year. Among them, a total of 12,046 residential units were purchased and sold at MOP68.2 billion, down by 29% and 8% respectively year-on-year, of which 3,868 were pre-sale residential units and 8,178 were existing residential units, amounting to MOP33.74 billion and MOP34.46 billion respectively.

In 2013, the average price of all residential units increased by 43% year-on-year to MOP81,811 per square metre of usable area, with the average price of those in the Macao Peninsula (MOP79,770), Taipa Island (MOP82,022) and Coloane Island (MOP102,273) rising by 52%, 27% and 26% respectively. The average price per square metre of pre-sale residential units (MOP105,452) and existing residential units (MOP66,175) rose by 27% and 30% respectively. Moreover, the average price of office units and industrial units was MOP74,525 and MOP33,721 respectively per square metre, up notably by 61% and 62% year-on-year.

In the fourth quarter of 2013, a total of 4,107 building units and parking spaces were purchased and sold at MOP22.53 billion, up by 29% and 63% respectively quarter-to-quarter. Purchase and sale of residential units totalled 2,494 amounting to MOP14.52 billion, up by 31% and 73% respectively; within these units, 341 were pre-sale residential units, up significantly by 251 units, and the total value amounted to MOP3.91 billion.

The average price of all residential units stood at MOP85,974 per square metre in the fourth quarter of 2013, up by 28% quarter-to-quarter. The average price of existing residential units increased by 19% to MOP77,028 per square metre, with the average price of those in the Macao Peninsula and Taipa Island rising by 22% and 12% respectively. Most of the existing residential units purchased and sold were in Baixa da Taipa (289) and Novos Aterros da Areia Preta (NATAP) (256), and the average price amounted to MOP80,283 and MOP106,478 respectively per square metre.

The average price of pre-sale residential units increased by 24% quarter-to-quarter to MOP121,019 per square metre in the fourth quarter, mainly due to a 54% surge in the average price of pre-sale residential units in the Taipa Island. The majority of pre-sale residential units purchased and sold were in Baixa da Taipa (129), Coloane (95) and Pac On & Taipa Grande (30), and the average price was MOP146,398, MOP108,715 and MOP120,437 respectively per square meter.

Analysed by year of completion, there were 1,080 residential units built more than 20 years ago (160 in Areia Preta & Iao Hon, 142 in Barca) in the fourth quarter of 2013 and the average price amounted to MOP60,035 per square metre, up by 15% quarter-to-quarter. For the 757 residential units completed between 11 to 20 years ago (202 in Baixa da Taipa, 96 in NATAP), the average price rose by 14%, at MOP71,938 per square metre. The average price of the 226 residential units completed within 5 years or less (100 in NATAP, 32 in Novos Aterros do Porto Exterior & Aterros da Baía da Praia Grande) increased by 29%, at MOP129,542 per square metre.

Analysed by floor area, there were 1,152 residential units having a floor area of 50.0 to 99.9 square metres in the fourth quarter and the average price rose by 29% quarter-to-quarter, at MOP82,759 per square metre. For the 930 small-sized units having a floor area of less than 50 square metres, the average price was MOP72,747 per square metre, up by 23%.

The average price of office units and industrial units amounted to MOP92,644 and MOP38,191 per square metre in the fourth quarter of 2013, up by 16% and 10% respectively quarter-to-quarter.

In the fourth quarter of 2013, there were 2,377 real estate sale contracts signed, involving 2,925 properties, down by 8% quarter-to-quarter; meanwhile, 2,939 mortgage contracts were signed, involving 4,306 properties, up slightly by 0.4%.

As regards construction in the private sector, floor area of construction of new buildings in the fourth quarter totalled 93,472 square metres, providing 529 units (467 are residential units), 267 parking spaces for cars and 212 parking spaces for motorcycles upon completion. Meanwhile, floor area of buildings completed totalled 70,851 square metres, altogether providing 383 units (193 are residential units).

For the whole year of 2013, there were 10,527 real estate sale contracts and 11,758 mortgage contracts signed, involving 13,268 and 17,093 properties. Floor area of construction of new buildings totalled 2,396,055 square metres in 2013, providing 2,241 units (2,124 are residential units), 6,993 parking spaces for cars and 2,162 parking spaces for motorcycles upon completion. Floor area of buildings completed was 562,022 square metres, altogether providing 1,316 units (1,055 are residential units), 327 parking spaces for cars and 38 parking spaces for motorcycles.

Average price per square metre of residential units

	MOP					
	All residential units		Existing residential units		Pre-sale residential units	
	Q4/2013	2013	Q4/2013	2013	Q4/2013	2013
Total	85,974	81,811	77,028	66,175	121,019	105,452
Macao Peninsula	79,022	79,770	77,353	65,431	103,350	102,341
Taipa Island	96,061	82,022	76,012	68,884	137,521	125,926
Coloane Island	108,068	102,273	#	51,300	108,715	105,368

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	
	Q4/2013	2013	Q4/2013	2013	Q4/2013	2013
< 50.0 m ²	72,747	65,430	66,348	58,909	128,973	112,441
50.0 – 99.9 m ²	82,759	80,341	76,673	61,141	118,780	100,475
100.0 – 149.9 m ²	87,408	87,784	76,337	68,089	110,333	106,252
≥ 150.0 m ²	112,086	100,620	100,654	85,643	131,479	134,173

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

MOP

≤ 5 years		6 - 10 years		11 - 20 years		> 20 years	
Q4/2013	2013	Q4/2013	2013	Q4/2013	2013	Q4/2013	2013
129,542	100,920	85,775	73,812	71,938	63,438	60,035	51,624

NOTE

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

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