

Private sector construction and real estate transaction
for the 1st quarter 2016

Information from the Statistics and Census Service (DSEC) indicated that a total of 1,928 building units and parking spaces were purchased and sold at MOP 8.45 billion in the first quarter of 2016 as per Stamp Duty record, down by 22.3% and 23.5% respectively quarter-to-quarter. Purchase and sale of residential units totalled 1,215 at MOP 5.55 billion, down by 16.8% and 20.6% quarter-to-quarter. Among them, transaction of existing residential units totalled 1,082 at MOP 4.65 billion, down by 15.4% and 16.0% respectively; pre-sale residential units decreased by 26.9% to 133 with the total value dropping by 38.1% to MOP 0.91 billion.

The average price of residential units decreased by 4.2% quarter-to-quarter to MOP 72,955 per square metre of usable area in the first quarter. The average price of pre-sale residential units dropped by 8.9% to MOP 94,165 per square meter, with the average price of those in the Macao Peninsula, Taipa and Coloane falling by 16.1%, 9.4% and 3.8% respectively. Many of the pre-sale residential units purchased and sold were in Coloane (78), Ilha Verde (19) and NAPE & Aterros da Baía da Praia Grande (9), and the average price was MOP 94,495, MOP 84,722 and MOP 101,079 respectively per square metre.

The average price of existing residential units decreased by 1.7% quarter-to-quarter to MOP 69,825 per square meter, with the average price of those in the Macao Peninsula and Taipa dropping by 1.6% and 2.3% respectively. Many of the existing residential units purchased and sold were in Baixa da Taipa (154), Novos Aterros da Areia Preta (NATAP) (149) and Areia Preta & Iao Hon (94), and the average price was MOP 77,804, MOP 78,550 and MOP 65,819 respectively per square meter.

Analysed by year of completion, there were 679 residential units built more than 20 years ago (87 in Areia Preta & Iao Hon, 76 in Barca), and the average price was MOP 59,832 per square metre, down by 1.1% quarter-to-quarter. For the 256 residential units completed between 11 to 20 years ago (70 in Baixa da Taipa, 50 in NATAP), the average price dropped by 1.9% to MOP 70,912 per square metre. The average price of the 67 residential units completed in 5 years or less (26 in NATAP, 12 in Doca do Lamau) decreased by 4.6%, at MOP 98,005 per square metre.

Analysed by usable floor area, there were 590 residential units having a floor area of 50.0 to 99.9 square metres, and the average price fell by 5.2% quarter-to-quarter to MOP 71,606 per square metre. Among the 459 small-sized residential units having a floor area of less than 50 square metres, the average price dropped by 4.7% to MOP 68,211 per square metre.

The average price of office units decreased by 4.2% quarter-to-quarter to MOP 97,568 per square metre, while that of industrial units increased by 14.6% to MOP 43,850 per square metre.

In the first quarter of 2016, there were 2,595 real estate sale contracts signed, involving 2,599 properties, down by 8.6% quarter-to-quarter; meanwhile, 2,522 mortgage contracts were signed, involving 3,283 properties, down by 14.9%.

As regards construction in the private sector, gross floor area of construction of new buildings totalled 464 thousand square metres, providing 2,339 units (2,302 are residential units) and 1,845 parking spaces for cars upon completion. Meanwhile, gross floor area of buildings completed totalled 37 thousand square metres, altogether providing 163 units (127 are residential units) and 133 parking spaces for cars.

Average price per square metre of residential units

MOP

	All residential units	Existing residential units	Pre-sale residential units
Total	72 955	69 825	94 165
Macao Peninsula	69 646	68 012	91 916
Taipa	76 736	75 923	113 112
Coloane	93 759	#	94 495

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	68 211	65 946	99 563
50.0 – 99.9 m ²	71 606	67 381	95 305
100.0 – 149.9 m ²	76 723	74 111	89 037
≥ 150.0 m ²	88 692	88 421	#

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
98 005	89 675	70 912	59 832

NOTE

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

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