

Private sector construction and real estate transactions  
for the 3<sup>rd</sup> quarter 2014

Information from the Statistics and Census Service (DSEC) indicated that a total of 3,070 building units and parking spaces were purchased and sold at MOP18.39 billion in the third quarter of 2014 as per Stamp Duty record, down by 26% and 37% respectively quarter-to-quarter. Purchase and sale of residential units totalled 1,769 at MOP11.42 billion, down by 28% and 35% respectively quarter-to-quarter; total value of pre-sale residential units (253) and existing residential units (1,516) amounted to MOP2.72 billion and MOP8.70 billion respectively.

The average price of residential units decreased by 10% quarter-to-quarter to MOP100,024 per square metre of usable area, attributable to a 22% decline in the average price of pre-sale residential units (MOP144,086). Analysed by district, many of the pre-sale residential units purchased and sold were in Coloane (99), Novos Aterros da Areia Preta (NATAP) (37) and NAPE & Aterros da Baía da Praia Grande (31), and the average price was MOP134,868, MOP131,264 and MOP192,629 respectively per square metre.

The average price of existing residential units increased by 5% quarter-to-quarter to MOP91,251 per square metre; the average price of those in Coloane soared by 23% to MOP83,692 per square metre. Analysed by district, many of these units purchased and sold were in Baixa da Taipa (162), NATAP (157) and Areia Preta & Iao Hon (153), and the average price was MOP99,031, MOP102,288 and MOP75,871 respectively per square metre.

Analysed by year of completion, there were 884 residential units built more than 20 years ago (117 in Areia Preta & Iao Hon, 100 in Barca) and the average price was MOP72,567 per square metre, up by 8% quarter-to-quarter. For the 413 residential units completed between 11 to 20 years ago (92 in Baixa da Taipa, 67 in NATAP), the average price increased by 12% quarter-to-quarter, at MOP90,772 per square metre. The average price of the 123 residential units completed within 5 years or less (26 in NATAP, 20 in NAPE & Aterros da Baía da Praia Grande) decreased by 4%, at MOP135,298 per square metre.

Analysed by usable floor area, there were 794 residential units having a floor area of 50.0 to 99.9 square metres, and the average price fell by 10% quarter-to-quarter to MOP94,551 per square metre. Among the 691 small-sized residential units having a floor area of less than 50 square metres, the proportion of pre-sale residential units transacted decreased from 29% in the previous quarter to 8%, causing the average price to drop by 30% to MOP89,028 per square metre.

The average price of office units and industrial units was MOP132,380 and MOP60,407 per square metre, up by 11% and 3% respectively quarter-to-quarter.

In the third quarter of 2014, there were 2,984 real estate sale contracts signed, involving 3,005 properties, down by 27% quarter-to-quarter; meanwhile, 3,772 mortgage contracts were signed, involving 14,550 properties, up notably by 71%.

As regards construction in the private sector, gross floor area of construction of new buildings in the third quarter totalled 502,034 square metres, providing 91 units upon completion. Meanwhile, gross floor area of buildings completed totalled 7,508 square metres, altogether providing 40 units.

#### Average price per square metre of residential units

	MOP		
	All residential units	Existing residential units	Pre-sale residential units
Total	100,024	91,251	144,086
Macao Peninsula	93,759	88,023	145,913
Taipa	110,076	102,445	162,160
Coloane	130,751	83,692	134,868

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 <sup>2</sup>	89,028	80,759	177,935
50.0 – 99.9 m <sup>2</sup>	94,551	84,190	135,324
100.0 – 149.9 m <sup>2</sup>	110,457	100,356	147,702
≥ 150.0 m <sup>2</sup>	120,658	117,809	143,294

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
135,298	109,014	90,772	72,567

NOTE

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

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