

Private Sector Construction and Real Estate Transaction
for the 2nd Quarter 2013

Information from the Statistics and Census Service (DSEC) indicated that a total of 6,514 building units and parking spaces were purchased and sold at MOP34.00 billion in the second quarter of 2013 as per Stamp Duty record, up by 20% and 32% respectively quarter-to-quarter. Number of residential units totalled 4,059, an increase of 474 units from the previous quarter; within these units, 1,946 were pre-sale residential units amounting to MOP17.16 billion, sharing 48% and 68% of the total number and value of residential units.

The average price of existing residential units was MOP63,130 per square metre of usable area, up by 6% quarter-to-quarter; the price of those in the Macao Peninsula and Taipa both registered a 5% increase, while the price of those in Coloane soared by 42%. The average price of pre-sale residential units went up by 12% to MOP108,903 per square metre, of which the average price of those in the Macao Peninsula increased by 16%, while the price of those in Taipa edged down by 1%. The average price of all residential units stood at MOP88,957 per square metre in the second quarter of 2013, up by 14% quarter-to-quarter on account of higher transaction volume share of high-priced pre-sale residential units.

In the second quarter, purchase and sale of pre-sale residential units concentrated in NATAP (1,291), Cidade & Hipódromo da Taipa (133) and Coloane (119), stood at MOP108,862, MOP122,523 and MOP105,146 per square metre respectively. Meanwhile, existing residential units were mainly in Baixa da Taipa (301), NATAP (218) and Areia Preta & Iao Hon (203) with average price of MOP67,778, MOP82,395 and MOP56,568 per square metre respectively.

Residential units with more than 20 years totalled 996 (including 132 in Barca and 104 in Areia Preta & Iao Hon), and the average price was MOP48,439 per square metre, up by 9% quarter-to-quarter. The average price of 786 residential units with 11 to 20 years (179 in Baixa da Taipa and 111 in NATAP) was MOP62,384 per square metre, up by 10%. The average price of 202 residential units with 5 or less years (55 in Baixa da Taipa and 43 in NATAP) rose by 9% to MOP93,770 per square metre.

Analysed by floor area of the unit, 2,113 residential units had an area of 50 to 99.9 square metres, with the average price rising by 11% quarter-to-quarter to MOP87,172 per square metre, of which the average price of pre-sale residential units was MOP105,245 per square metre. Moreover, there were 1,041 small residential units with an area of less than 50 square metres, and the average price increased by 14% to MOP67,700 per square metre; the majority of them were existing residential units, with an average price of MOP57,671 per square metre.

The average price of office units was MOP64,544 per square metre in the second quarter of 2013, up by 2% quarter-to-quarter. The average price of industrial units rose by 20% to MOP34,225 per square metre.

The sale and purchase contracts and mortgage contracts signed in the second quarter of 2013 involved 3,869 and 4,612 real estate respectively, up by 18% and 19% quarter-to-quarter.

For private sector construction, gross floor area of new buildings started totalled 663,961 square metres, providing 1,120 units (1,101 are residential units), 1,794 parking spaces for cars and 408 parking spaces for motorcycles upon completion. Gross floor area of buildings completed was 86,613 square metres, altogether providing 578 units (570 are residential units).

In the first half year of 2013, a total of 11,937 building units and parking spaces were purchased and sold at MOP59.69 billion, up by 4% and 40% respectively year-to-year. A total of 7,644 residential units were recorded, down by 3%, and total value increased by 43% to MOP45.26 billion. Number of real estate involved in the sale and purchase contracts and mortgage contracts signed totalled 7,157 and 8,499 respectively.

Average price per square metre of residential units

		MOP	
	Overall	Existing residential units	Pre-sale residential units
Macao	88,957	63,130	108,903
Macao Peninsula	89,454	61,846	107,934
Taipa	83,176	66,971	121,855
Coloane	101,741	57,205	105,146

Average price per square metre of residential units by usable area

			MOP
	Overall	Existing residential units	Pre-sale residential units
< 50.0 m ²	67,700	57,671	112,989
50.0 m ² – 99.9 m ²	87,172	59,995	105,245
100.0 m ² – 149.9 m ²	95,357	66,087	107,116
≥ 150.0 m ²	110,134	82,750	148,752

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

				MOP
≤ 5 Years	6 - 10 Years	11 - 20 Years	> 20 Years	
93,770	71,077	62,384	48,439	

NOTE

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