

Private sector construction and real estate transactions
for the 4th quarter 2014

Information from the Statistics and Census Service (DSEC) indicated that both the volume and value of real estate transactions in 2014 registered year-on-year decline. A total of 13,230 building units and parking spaces were purchased and sold at MOP83.69 billion for the whole year of 2014 as per Stamp Duty record, down by 31.2% and 12.9% respectively year-on-year. Purchase and sale of residential units totalled 7,625 at MOP49.80 billion, down by 36.7% and 27.0% respectively year-on-year; total value of pre-sale residential units (1,282) and existing residential units (6,343) amounted to MOP15.61 billion and MOP34.18 billion respectively.

In 2014, the average price of residential units increased by 22.0% year-on-year to MOP99,795 per square metre of usable area, with the average price of those in the Macao Peninsula (MOP95,576), Taipa (MOP106,316) and Coloane (MOP122,697) rising by 19.8%, 29.6% and 20.0% respectively. The average price per square metre of pre-sale residential units (MOP156,164) and existing residential units (MOP85,219) rose by 48.1% and 28.8% respectively. Moreover, the average price of office units and industrial units was MOP121,112 and MOP54,250 respectively per square metre, up by 62.5% and 60.9% year-on-year.

In the fourth quarter of 2014, a total of 2,156 building units and parking spaces were purchased and sold at MOP13.81 billion, down by 29.8% and 24.9% respectively quarter-to-quarter. Purchase and sale of residential units totalled 1,414 (including 197 pre-sale residential units) at MOP8.57 billion, down by 20.1% and 24.9% respectively.

The average price of residential units stood at MOP94,788 per square metre of usable area in the fourth quarter, down by 5.2% quarter-to-quarter. The average price of pre-sale residential units rose slightly by 1.8% quarter-to-quarter to MOP146,608 per square metre, with the average price of those in Taipa rising by 10.0%, while the average price of those in the Macao Peninsula and Coloane dropped by 5.9% and 3.2% respectively. Many of the pre-sale residential units purchased and sold were in Coloane (50), Baixa da Taipa (46), and Novos Aterros da Areia Preta (NATAP) (42), and the average price was MOP130,577, MOP178,449 and MOP136,508 respectively per square meter.

The average price of existing residential units decreased by 10.1% quarter-to-quarter to MOP82,073 per square metre; the average price of those in the Macao Peninsula and

Taipa dropped by 10.9% and 7.2% respectively. Most of the existing residential units purchased and sold were in Barra/Manduco (136), NATAP (129) and Baixa da Taipa (124), and the average price was MOP73,442, MOP94,962 and MOP95,293 respectively per square metre.

Analysed by year of completion, there were 733 residential units built more than 20 years ago (100 in Barra/Manduco, 97 in Areia Preta & Iao Hon) and the average price was MOP67,714 per square metre, down by 6.7% quarter-to-quarter. For the 333 residential units completed between 11 to 20 years ago (68 in Baixa da Taipa, 47 in NATAP), the average price decreased by 9.0% quarter-to-quarter, at MOP82,638 per square metre. The average price of the 98 residential units completed within 5 years or less (25 in Baixa da Taipa, 14 in NATAP) decreased by 7.9%, at MOP124,619 per square metre.

Analysed by usable floor area, there were 605 residential units having a floor area of 50.0 to 99.9 square metres, and the average price fell by 8.0% quarter-to-quarter to MOP87,031 per square metre. Among the 584 small-sized residential units having a floor area of less than 50 square metres, the average price dropped by 9.2% to MOP80,842 per square metre.

The average price of office units and industrial units was MOP123,601 and MOP55,075 per square metre, down by 6.6% and 8.8% respectively quarter-to-quarter.

In the fourth quarter of 2014, there were 2,346 real estate sale contracts signed, involving 2,364 properties, decreased by 21.3% quarter-to-quarter; meanwhile, 3,345 mortgage contracts were signed, involving 4,451 properties, down by 69.4%. For the whole year of 2014, a total of 12,354 real estate sale contracts were signed, involving 12,493 properties, down by 5.8% year-on-year; moreover, 14,341 mortgage contracts were signed, involving 32,193 properties, up by 88.3%.

As regards construction in the private sector, gross floor area of construction of new buildings in the fourth quarter totalled 322 thousand square metres, providing 899 units (840 are residential units) and 808 parking spaces for cars upon completion. Meanwhile, gross floor area of buildings completed totalled 147 thousand square metres, altogether providing 1,245 units (1,188 are residential units) and 501 parking spaces for cars. For the whole year of 2014, gross floor area of construction of new buildings totalled 2.24 million square metres, providing 1,900 units (1,744 are residential units) and 6,497 parking spaces for cars upon completion. Gross floor area of buildings completed was 440 thousand square metres, altogether providing 3,001 units (2,885 are residential units) and 1,939 parking spaces for cars.

Average price per square metre of residential units

MOP

	All residential units		Existing residential units		Pre-sale residential units	
	Q4/2014	2014	Q4/2014	2014	Q4/2014	2014
Total	94 788	99 795	82 073	85 219	146 608	156 164
Macao Peninsula	85 276	95 576	78 450	82 056	137 350	176 701
Taipa	114 970	106 316	95 107	96 135	178 449	144 028
Coloane	128 478	122 697	#	76 585	130 577	129 706

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	
	Q4/2014	2014	Q4/2014	2014	Q4/2014	2014
< 50.0 m ²	80 842	100 108	76 647	78 321	134 655	206 051
50.0 – 99.9 m ²	87 031	93 248	80 015	80 898	123 456	154 275
100.0 – 149.9 m ²	112 805	98 332	86 752	86 999	158 522	129 408
≥ 150.0 m ²	123 336	123 300	101 528	113 673	178 179	147 102

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

MOP

≤ 5 years		6 - 10 years		11 - 20 years		> 20 years	
Q4/2014	2014	Q4/2014	2014	Q4/2014	2014	Q4/2014	2014
124 619	129 186	97 805	99 143	82 638	83 300	67 714	67 476

NOTE

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

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