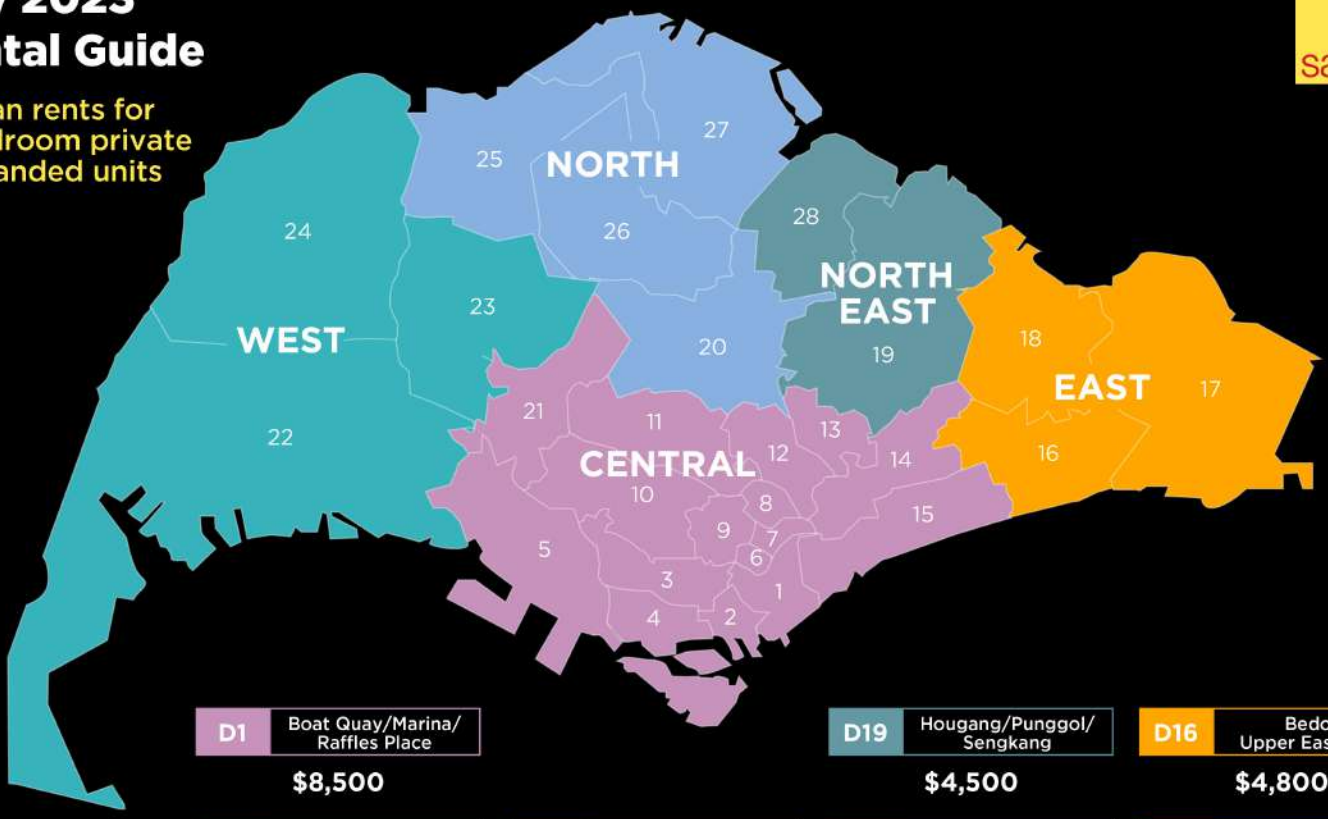
May 2023 Rental Guide

Median rents for 3-bedroom private non-landed units

savills



D1 Boat Quay/Marina/ Raffles Place **$8,500**	**D19** Hougang/Punggol/ Sengkang **$4,500**	**D16** Bedok/ Upper East Coast **$4,800**
D2 Chinatown/ Tanjong Pagar **$7,200**	**D20** Ang Mo Kio/Bishan/ Thomson **$5,450**	**D28** Seletar/Yio Chu Kang **$4,100**	**D17** Changi Airport/ Changi Village **$4,000**
D3 Alexandra/ Commonwealth **$6,800**	**D25** Admiralty/Woodlands **$4,275**	**D9** Orchard/River Valley **$7,500**	**D18** Pasir Ris/Tampines **$4,500**
D4 HarbourFront/ Telok Blangah **$9,300**	**D26** Mandai/ Upper Thomson **$4,200**	**D10** Tanglin/Holland/ Bukit Timah **$7,475**	**D14** Eunos/Geylang/ Paya Lebar **$4,400**
D5 Buona Vista/ West Coast/Clementi **$5,600**	**D27** Sembawang/Yishun **$3,900**	**D11** Newton/Novena **$6,300**	**D15** East Coast/ Marine Parade **$6,000**
D6 City Hall/Clarke Quay ***$45,000**	**D7** Beach Road/Bugis/ Rochor **$5,500**	**D12** Balestier/Toa Payoh **$4,500**	**D21** Clementi Park/ Upper Bukit Timah **$5,050**
	D8 Farrer Park/ Serangoon Road **$6,000**	**D13** Macpherson/ Potong Pasir **$5,275**	
D22 Boon Lay/Jurong/ Tuas **$4,800**			
D23 Bt Batok/Bt Panjang Choa Chu Kang **$4,300**			

Source: URA

Data spanning shorter time periods, such as monthly data, tends to exhibit higher levels of volatility compared to data covering longer timeframes.

The size of 3-bedroom units can vary across market segments, ranging from 900 to >1100 square feet in the mass market and mid-tier market. In luxury district condos, sizes typically range from 1,500 to 2,000 sq ft while super luxury apartments for example in Sentosa, sizes can exceed 3,000 sq ft.

*District 6 (City Hall, High Street, North Bridge Road) recorded a median monthly rental price of $45,000 in May 2023. This figure could be considered an outlier as it represented the sole recorded transaction in District 6 for the month; hence it has been excluded from the calculations. The property is situated at Eden Residences Capitol on Stamford Road.