BUYER'S MARKET BRIEFING

Why Blk 201 Clementi Ave 6 Is Worth S$1.1 Million

Executive Maisonette · 1,615 sqft · Lease Commenced 1985

Prepared by **Gary Lim** | ERA Realty Network Pte Ltd
CEA Reg No: R009877B
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THE OPPORTUNITY AT A GLANCE

Executive Maisonettes (EMs) in Clementi are one of the rarest large-format HDB units in Singapore. Here is why Blk 201 at the S$1.1M asking price represents a well-supported entry.

LAST DONE AT BLK 201	ASKING PREMIUM OVER LAST DONE	PRICE GROWTH SINCE 2021
S$1,066,000 Aug 2024 · Floor 10-12	**+3.2%** S$1.1M vs S$1.066M	**+22.8%** S$868K → S$1.066M

FLOOR AREA	EM TRANSACTIONS IN CLEMENTI	ASKING PSF
1,615 sqft ~150 sqm · Maisonette layout	**~10 / yr** Entire town · Extremely rare	**S$681 psf** vs Clementi Crest ~S$1,170 psf

KEY REASONS TO BUY NOW

- **Price is backed by real transactions.** The last done at this block was S$1,066,000 in Aug 2024. The S$1.1M asking is only 3.2% above — well within the normal negotiation range for an EM in this estate.
- **EMs in Clementi almost never come to market.** Only ~10 EM transactions were recorded town-wide in the past year. When they appear, they are gone — and the next one could come at a higher price.
- **No new EM supply is coming.** EMs were discontinued decades ago. The latest Clementi BTO (Clementi Emerald, 2025) only offers 2- to 4-room flats. You cannot buy a new EM anywhere in Singapore.
- **Clementi prices have risen 30% since 2021.** Even with the 2025 market moderation, Clementi has outperformed as a mature estate with NUS, one-north, and MRT access.
- **1,615 sqft of space you cannot replace.** New condos at this size in Clementi start from S$2.5M+. This is genuine space at a fraction of private market cost.
- **Ideal for rental too.** Executive rental in Clementi averages S$4,233/month, with highs up to S$6,600. Gross yield at S$1.1M and S$4,200/month rent ≈ 4.6% — strong for a public housing asset.

EXECUTIVE MAISONETTE — PRICE TREND AT BLK 201

14 resale transactions recorded at this block since 2021. The dotted gold line shows the current asking price of S$1.1M. Price dips in early 2024 were due to **lower-floor units** transacting — not a market correction. The trend is firmly upward.

Fig 1 — EM resale price trend, Blk 201 Clementi Ave 6. Source: HDB / data.gov.sg

RECENT TRANSACTIONS — BLK 201 (LAST 6)

DATE	FLOOR	AREA	PRICE	PSF
Aug 2024	Fl 10-12	150 sqm	S$1,066,000	S$660
Jun 2024	Fl 07-09	149 sqm	S$965,000	S$602
Mar 2024	Fl 07-09	150 sqm	S$1,000,000	S$619
Jan 2024	Fl 01-03	148 sqm	S$1,051,692	S$660
Nov 2023	Fl 13-15	150 sqm	S$1,010,000	S$626
Nov 2023	Fl 01-03	150 sqm	S$960,000	S$595

★ Gold row = most recent (last done benchmark). Source: HDB / data.gov.sg

HOW EXECUTIVE COMPARES TO OTHER FLAT TYPES

Across all Clementi HDB flat types, the Executive Maisonette commands the **highest average quantum (S$1.054M)** and is neck-and-neck with 5-Room on PSF — but gives you significantly more space.

Average PSF by Flat Type — Clementi (Last 3 Years)

Fig 2 — Avg PSF by flat type, Clementi. Executive shown in gold. Source: StackProperty / HDB

Average Quantum by Flat Type — Clementi (Last 3 Years)

Fig 3 — Avg resale quantum by flat type, Clementi. Source: StackProperty / HDB

PRICE TREND — ALL FLAT TYPES IN CLEMENTI

All flat types have risen strongly since 2021. The Executive line (gold) tracks above 5-Room in quantum terms and shows the strongest recovery after temporary dips — proving its resilience as a rare, large-format asset.

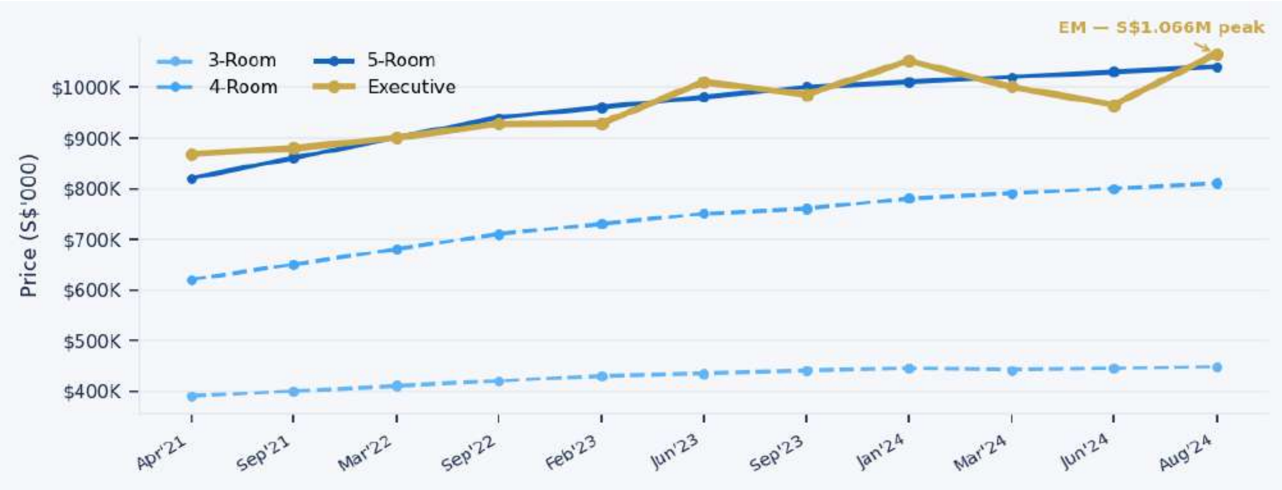

Fig 4 — Price trend by flat type, Clementi 2021–2024. Dashed = 3/4-Room, Solid = 5-Room/EM. Source: HDB

PSF VS FLAT AGE — THE EM IS AGE-PROOF

For 3-room, 4-room, and 5-room flats, older age = lower PSF — buyers discount ageing leases. But for Executive Maisonettes, **PSF holds firm at S$651–690 regardless of age**, because all EMs are in the same 40–50 year cohort. Scarcity overrides lease decay.

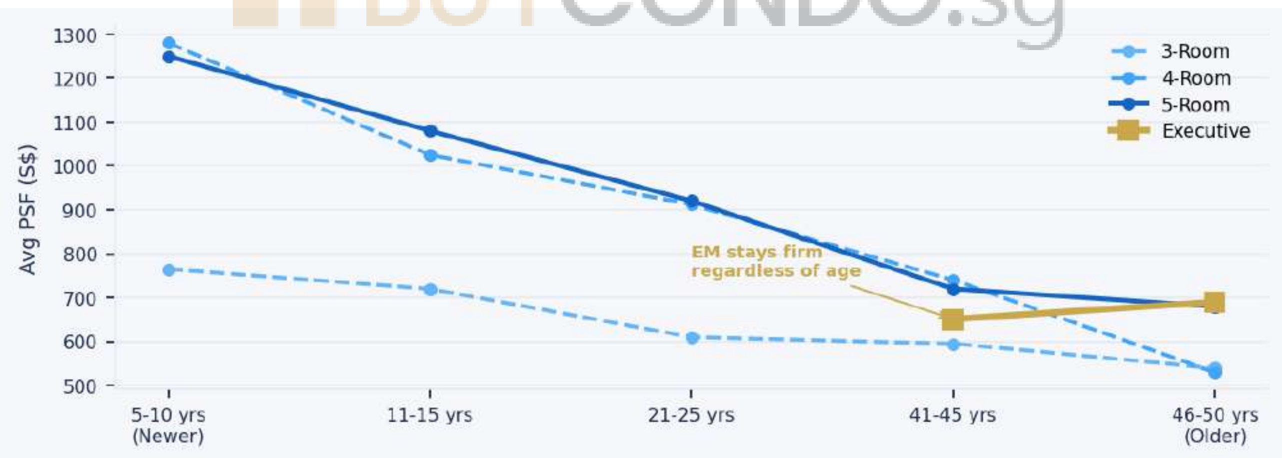

Fig 5 — Avg PSF by flat age band, Clementi. EM plotted only in its actual age cohort (41-50 yrs). Source: StackProperty

RENTAL & INVESTMENT SNAPSHOT

AVG EM RENTAL IN CLEMENTI	EST. GROSS YIELD @ S$1.1M	COMPARABLE PRIVATE RENT
S$4,233/mth	**~4.6%**	**S$6,000+/mth**
Up to S$6,600/mth (market high)	Based on S$4,233/mth avg rent	For similar sqft in D5 condo

At S$1.1M purchase price and S$4,233/month average rental, estimated gross yield is **~4.6%** — competitive for a public housing asset and significantly better than most D5 condos at equivalent quantum. Rental demand is driven by NUS staff, one-north professionals, and expat families who prize Clementi's school network and MRT connectivity.

SUMMARY — IS S$1.1M JUSTIFIED?

FACTOR	VERDICT	DETAIL
Price vs last done	✓ Supported	Only 3.2% above Aug 2024 last done of S$1.066M
PSF vs market	✓ Fair	S$681 psf vs Clementi Crest ~S$1,170 psf
Supply risk	✓ Low	No new EMs; ~10 town-wide transactions per year
Lease remaining	■ Monitor	~60 years — limits CPF usage; buyer should verify HLE
Price trend	✓ Upward	+22.8% since 2021; dips are floor-effect, not corrections
Rental yield	✓ Strong	~4.6% gross at S$1.1M; high expat/professional demand

Data sourced from HDB / data.gov.sg, StackProperty, 99.co, EdgeProp and Listings.SG. This presentation is prepared for informational purposes only and does not constitute financial advice. Rental yield estimates are indicative. CPF usage subject to HDB lease and valuation limits.