JAMES WONG HOMES

HOME VALUE REPORT
OCTOBER 2026

Home Value Report

Normanton Park

Floor 12

District 5 · 99-year lease from 2019 · 1,090 sq ft (101 sqm)



ESTIMATED VALUE

$2,278,000

about $2,090 psf

Comparable sales, middle half
$2,263,000 – $2,309,000

Price Trend

Comparable Sales

Surrounding Amenities

Valuation Methodology

Prepared for	Prepared by	Date	Records up to
You	James Wong · 9696 9567	10 October 2026	Oct 2026

James Wong · CEA R007728G · +65 9696 9567 · PropNex Realty Pte Ltd (licence L3008022J)
An estimate from recorded sales, not a formal valuation or an offer. Illustrative image, not the home itself.

SAMPLE · Normanton Park, a 1,090 sq ft home: records to Oct 2026

1. Your Home & The Estimate

Key details of your property, and the estimate the recorded sales give.

Development	**Normanton Park**
Unit	**Floor 12**
Floor area	**1,090 sq ft (101 sqm)**
Property type	**Apartment**
Tenure	**99-year lease from 2019**
Street	**Normanton Park**
District	**5 (RCR)**
Sales recorded	**885 single-unit sales, Oct 2021 to Oct 2026**

Development, unit, floor area: as given by you, not checked against the title. The rest: from URA records.

ESTIMATED VALUE

$2,278,000

about $2,090 psf



$2,263,000 **$2,309,000**

The band is the middle half of the comparable sales (25th to 75th percentile psf), applied to your floor area. It shows how far apart past sales were; it is not a forecast of your sale price.

What it rests on

10 resales and sub sales at Normanton Park within 10% of this size, Oct 2025 to Sep 2026, only sales on floors within three of yours. The estimate is their median price per square foot, $2,090, applied to your 1,090 sq ft and rounded to the nearest $1,000.

OVER THE LAST 12 MONTHS

↓ −2.3%

Median $2,111 psf (17 sales) against $2,162 psf in the 12 months before (13 sales), units within 10% of 1,090 sq ft at Normanton Park.

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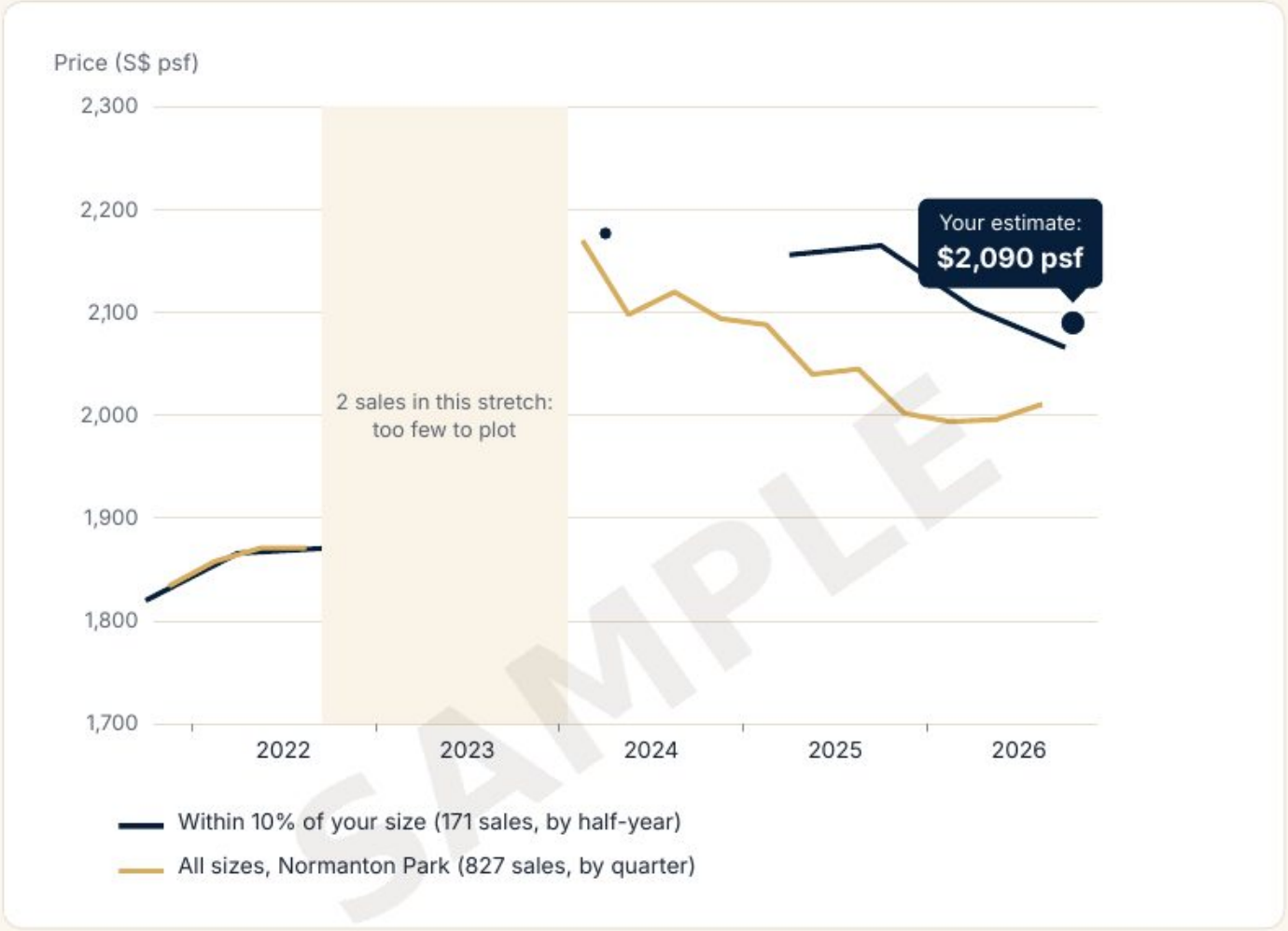
2. Price Trend

Median price per square foot over the last five years: within 10% of your size and all sizes at Normanton Park.



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Each point is the median psf of the sales recorded in that period; periods with fewer than three sales are left out (3 here), and a gap means no recorded sales. Contract dates, records to Oct 2026. The chart describes past sales; it does not predict prices.

Key takeaways

Prices are 2.3% lower over the last 12 months for units within 10% of 1,090 sq ft at Normanton Park.

5.1% above: units within 10% of 1,090 sq ft ($2,111 psf) against all sizes at Normanton Park ($2,009 psf), last 12 months.

13.4% above the median of Nov 2021 to Oct 2022 ($1,862 psf, 137 sales, mostly new sales from the developer).

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3. The Sales It Rests On

The 10 comparable sales behind the estimate, newest first. URA publishes a floor band for each sale, not the unit.

Month	Sale type	Floor	Sq ft	Price	Psf
Sep 2026	**Resale**	**06 to 10**	**1,087**	**$2,235,000**	**$2,056**
Sep 2026	Resale	11 to 15	1,087	$2,233,000	$2,054
Jul 2026	Resale	06 to 10	1,195	$2,480,000	$2,076
May 2026	Resale	06 to 10	1,087	$2,280,000	$2,097
May 2026	Resale	11 to 15	1,087	$2,260,000	$2,079
Apr 2026	Resale	06 to 10	1,076	$2,280,000	$2,118
Mar 2026	Resale	06 to 10	1,076	$2,280,000	$2,118
Mar 2026	Resale	11 to 15	1,066	$2,220,000	$2,083
Dec 2025	Sub sale	11 to 15	1,066	$2,298,000	$2,156
Nov 2025	Sub sale	11 to 15	1,076	$2,330,000	$2,165

Middle half of these sales: $2,077 to $2,118 psf; full spread $2,054 to $2,165 psf. Source: URA private residential transactions, records to Oct 2026.

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How comparables were selected

- Resales and sub sales at Normanton Park within 10% of this size.
- Sold Oct 2025 to Sep 2026.
- Floor areas from 1,066 to 1,195 sq ft against your 1,090 sq ft.
- Only sales on floors within three of yours.
- No adjustment for size, floor or condition: their median psf is applied to your floor area.
- No sale sits far outside the middle half.

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4. Around Your Home

Stations, schools and everyday amenities within about 2 km, measured in a straight line from the development.



Your home · MRT/LRT · Primary school · Park · Hawker centre · Library

Map: URA Master Plan 2025 land use (data.gov.sg), drawn by Property Elites Clique.

MRT and LRT stations

A	Pasir Panjang MRT CC26	1.16 km
B	Kent Ridge MRT CC24	1.24 km
C	Haw Par Villa MRT CC25	1.34 km
D	One-North MRT CC23	1.61 km

Primary schools

1	New Town Primary School	1.65 km
2	Fairfield Methodist School (Primary)	1.79 km
3	Queenstown Primary School	1.89 km

Nearby amenities

Kent Ridge Park	0.39 km
Jambol Place Park	0.89 km
Pasir Panjang Food Centre	1.19 km
Alexandra Village Food Centre	1.26 km
Queenstown Public Library	1.93 km

By train from Pasir Panjang (CC26)

To	Lines	Stops	Mins
Raffles Place	CC NS	8	21
Orchard	CC NS	12	29
HarbourFront	CC	3	12
Buona Vista	CC	4	13
Jurong East	CC EW	7	26
Changi Airport	CC EW CG	20	59

Changes at Marina Bay, Buona Vista, Paya Lebar, Tanah Merah. OneMap, Monday 12 Oct 2026, leaving 8.30am.

Distances are straight-line from the development, not walking routes; open stations only. A school's distance does not decide Primary 1 admission: check the address with OneMap's school query. Places: LTA and MOE via OneMap; parks, hawker centres and libraries from NParks, NEA and NLB via data.gov.sg.

5. How It Was Worked Out

Our approach, in plain terms, so anyone can check it against the records.

1. **Collect the recorded sales**
We took every URA-recorded sale published up to Oct 2026: past prices only, never asking prices.

2. **Choose the closest sales**
We use the closest group with at least five sales in the last 12 months (then 24, then 36), starting with resales and sub sales at Normanton Park within 10% of your floor area, widening only when there are too few. Used here: 10 resales and sub sales at Normanton Park within 10% of this size, Oct 2025 to Sep 2026, on floors within three of yours.

3. **Work out price per square foot**
The median psf of those sales is $2,090. Sales far from the rest are checked and marked, not dropped (none here).

4. **Apply to your unit**
$2,090 psf × 1,090 sq ft = $2,278,000, rounded to the nearest $1,000. No adjustment is made for floor, size or condition.

5. **Show the spread**
The 25th and 75th percentile psf of the same sales ($2,077 and $2,118) times your floor area: $2,263,000 to $2,309,000. This is how far apart past sales were, not a predicted range for your sale.

What this report does not cover

- The unit's condition, renovation and fittings.
- Facing, view and stack, and the exact floor within a band.
- Terms of sale, such as an existing tenancy.
- How many buyers are looking at the time of sale.
- Future market moves and government policy changes.

Sources and versions

Sales	URA Data Service, private residential transactions (Singapore Open Data Licence); records to Oct 2026; read 10 Oct 2026
Stations and schools	OneMap (SLA), LTA and MOE (Singapore Open Data Licence); read 8 Oct 2026
Parks, hawker centres, supermarkets, libraries	NParks, NEA, SFA and NLB via data.gov.sg (Singapore Open Data Licence); read for this report
Train trips	OneMap public-transport planner (SLA); Monday 12 Oct 2026, leaving 8.30am
Map	URA Master Plan 2025 land use (data.gov.sg), drawn by Property Elites Clique; drawn 10 Oct 2026
Versions	Estimate method HV-1.0 (9 Oct 2026); Report template 2.0; report HV-6E29A106, generated 10 October 2026

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Key Takeaways & Next Steps

What the records say, what they cannot say, and how we can help.

Current estimate
$2,278,000

Comparable sales, middle half: $2,263,000 to $2,309,000 (about $2,090 psf).

Recent trend
−2.3%

Median psf over the last 12 months against the 12 before, units within 10% of 1,090 sq ft at Normanton Park.

Location
1.16 km to MRT

Nearest: Pasir Panjang MRT. 4 stations and 3 primary schools within 2 km in a straight line, with parks and hawker centres nearby.

Personalised review
Recommended

This estimate cannot see your unit's condition, facing, view or today's buyers. An agent who views the home can weigh them with you.

Get a Personalised Property Assessment

Talk through your home's value, a selling strategy and your next steps with our team.

WhatsApp James Wong →



Illustrative image, not the home itself

About James Wong Homes

James Wong is a property agent with PropNex Realty. He starts every sale or purchase from the records: what similar homes have actually sold for, and why.



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James Wong Homes is a team of salespersons with PropNex Realty Pte Ltd (agency licence L3008022J). This report is a data-only estimate from recorded transactions up to Oct 2026; it is not a formal valuation, a bank or HDB valuation, or an offer to buy or sell. It is for the person who asked for it and is not published.

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