### Housing Affordability in Singapore 2013Q2

Note: Refer to methodological notes (For illustrative purposes the regions selected correspond to high, medium, and low priced regions)

#### Table 1: Basic data needed to work out long-run housing affordability

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Percentile</th>
<th>Savings over age 20-29</th>
<th>Reference monthly household income level including employer's CPF 2013 $</th>
<th>Discounted present value (DPV) of income over age 30-64 at different mortgage rates</th>
<th>Financial wealth position: savings plus DPV of future income stream</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st - 10th</td>
<td>3%</td>
<td>2,636</td>
<td>13,787</td>
<td>807,053</td>
<td>820,839</td>
</tr>
<tr>
<td>11th - 20th</td>
<td>5%</td>
<td>3,751</td>
<td>48,200</td>
<td>1,496,203</td>
<td>1,149,099</td>
</tr>
<tr>
<td>21st - 30th</td>
<td>7%</td>
<td>5,325</td>
<td>87,638</td>
<td>2,093,163</td>
<td>1,687,115</td>
</tr>
<tr>
<td>31st- 40th</td>
<td>9%</td>
<td>6,553</td>
<td>99,999</td>
<td>2,773,256</td>
<td>2,268,346</td>
</tr>
<tr>
<td>41st - 50th</td>
<td>11%</td>
<td>7,647</td>
<td>123,989</td>
<td>3,532,352</td>
<td>2,852,059</td>
</tr>
<tr>
<td>51st - 60th</td>
<td>13%</td>
<td>9,030</td>
<td>157,242</td>
<td>4,481,299</td>
<td>3,471,605</td>
</tr>
<tr>
<td>61st - 70th</td>
<td>15%</td>
<td>10,677</td>
<td>198,335</td>
<td>5,613,334</td>
<td>4,109,246</td>
</tr>
<tr>
<td>71st - 80th</td>
<td>17%</td>
<td>12,972</td>
<td>242,005</td>
<td>7,248,886</td>
<td>5,507,496</td>
</tr>
<tr>
<td>81st - 90th</td>
<td>19%</td>
<td>16,779</td>
<td>301,399</td>
<td>10,146,859</td>
<td>7,619,472</td>
</tr>
</tbody>
</table>

#### Table 2: Housing accessibility: upfront payments/savings. This ratio should be <= 1

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Percentile</th>
<th>Reference monthly household income level including employer's CPF 2013 $</th>
<th>Median house price 2013 Quarter 2 and Median COV for HDB in 2013 Quarter 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st - 10th</td>
<td>3%</td>
<td>2,636</td>
<td>13,787</td>
</tr>
<tr>
<td>11th - 20th</td>
<td>5%</td>
<td>3,751</td>
<td>48,200</td>
</tr>
<tr>
<td>21st - 30th</td>
<td>7%</td>
<td>5,325</td>
<td>87,638</td>
</tr>
<tr>
<td>31st- 40th</td>
<td>9%</td>
<td>6,553</td>
<td>99,999</td>
</tr>
<tr>
<td>41st - 50th</td>
<td>11%</td>
<td>7,647</td>
<td>123,989</td>
</tr>
<tr>
<td>51st - 60th</td>
<td>13%</td>
<td>9,030</td>
<td>157,242</td>
</tr>
<tr>
<td>61st - 70th</td>
<td>15%</td>
<td>10,677</td>
<td>198,335</td>
</tr>
<tr>
<td>71st - 80th</td>
<td>17%</td>
<td>12,972</td>
<td>242,005</td>
</tr>
<tr>
<td>81st - 90th</td>
<td>19%</td>
<td>16,779</td>
<td>301,399</td>
</tr>
</tbody>
</table>

#### Table 3: Housing affordability (long term): house price including transaction cost/financial wealth. This ratio should be < =0.3

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Percentile</th>
<th>Reference monthly household income level including employer's CPF 2013 $</th>
<th>Median house price 2013 Quarter 2 and Median COV for HDB in 2013 Quarter 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st - 10th</td>
<td>3%</td>
<td>2,636</td>
<td>13,787</td>
</tr>
<tr>
<td>11th - 20th</td>
<td>5%</td>
<td>3,751</td>
<td>48,200</td>
</tr>
<tr>
<td>21st - 30th</td>
<td>7%</td>
<td>5,325</td>
<td>87,638</td>
</tr>
<tr>
<td>31st- 40th</td>
<td>9%</td>
<td>6,553</td>
<td>99,999</td>
</tr>
<tr>
<td>41st - 50th</td>
<td>11%</td>
<td>7,647</td>
<td>123,989</td>
</tr>
<tr>
<td>51st - 60th</td>
<td>13%</td>
<td>9,030</td>
<td>157,242</td>
</tr>
<tr>
<td>61st - 70th</td>
<td>15%</td>
<td>10,677</td>
<td>198,335</td>
</tr>
<tr>
<td>71st - 80th</td>
<td>17%</td>
<td>12,972</td>
<td>242,005</td>
</tr>
<tr>
<td>81st - 90th</td>
<td>19%</td>
<td>16,779</td>
<td>301,399</td>
</tr>
</tbody>
</table>