

MARKETBEATS



2.7%
PRICE GROWTH

31.9%
SOLD RATE

-67.7%
NEW SUPPLY

WHAT'S
NEXT

HIGHLIGHTS Economic overview

According to the National Economic and Social Development Board (NESDB), in the first quarter of 2019, the Thai economy expanded 2.8% (YoY) compared to 3.6% in the previous quarter. After seasonal adjustments, the economy grew by 1.0% from the fourth quarter (QoQ sa).

In 2019, the Thai economy is projected to grow in the range of 3.3-3.8%. It is expected that the export value will grow by 2.2%, private expenditure and total investment will expand by 4.2% and 4.5%, respectively. Headline inflation is forecasted to lie in the range of 0.7-1.2% and the current account will record a surplus of 5.9% of GDP.

Market overview

In the first half of 2019, the average condominium take-up rate was approximately 32%, with 47,000 units still available in the market. Demand decreased by 40% compared to the second half of 2018 due to the following. First, the developer is focused on ready-to-transfer units to avoid new loan-to-value (LTV) limits. Second, the buyer's lack of confidence in the political situation. Third, China's economy is slowing, which has resulted in a reduction of Chinese buyers. In addition, developers are waiting for a stimulus package from the new government.

Steady selling price

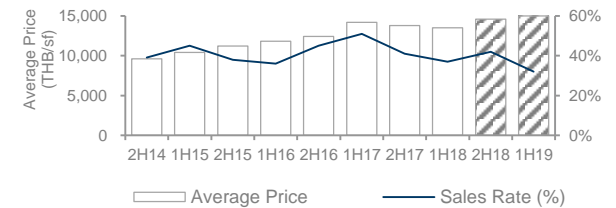
In the first half of 2019, the average selling price of a condominium rose by 2.7% from THB14,600 per square foot (sf) to THB15,000 sf. The condominium price in Bangkok is still rising because most of the new supply is located in the inner area, where land price is higher than the outer area.

ECONOMIC INDICATORS

	Q4 18	Q1 19	12-Month Forecast
GDP Growth	3.6%	2.8%	▲
CPI Growth	1.1%	0.9%	▬
Unemployment	0.9%	0.9%	▼

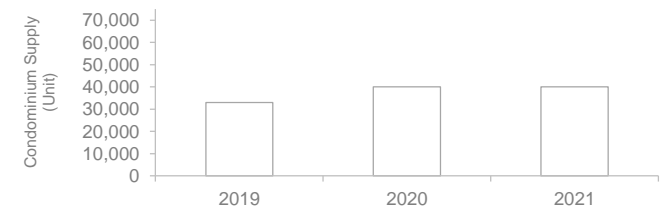
Source: NESDB

CONDOMINIUM AVERAGE PRICE & SALES RATE



Source: Nexus

CONDOMINIUM SUPPLY PIPELINE



Source: Nexus

Teerawit Limthongsakul

 Managing Director,
 31st Fl., BKL Building/Y.W.C.A.
 25 South Sathorn Road,
 Thungmahamek, Sathorn, BKK 10120,
 Thailand
www.nexus.co.th
 Tel: +662 286 8899
teerawit@nexus.co.th

SUBMARKET	SUPPLY (UNIT)	DEMAND (UNIT)	AVERAGE SELLING PRICE		
			THB/SF	US\$/SF	EUR/SF
Sathorn-Bangrak	2,004	664	20,800	US\$676.36	€594.25
Pathumwan-Ratchathewi	4,734	1,997	23,300	US\$757.88	€665.88
Wattana-Klongtoey	6,579	2,776	22,200	US\$721.65	€634.04
INNER AREA	13,317	5,437	22,100	US\$718.63	€569.15
Prakanong-Suan Luang-Bearing	13,249	3,863	9,200	US\$298.93	€262.64
Phayathai-Ratchadapisek	14,546	4,693	11,100	US\$359.31	€315.69
Yannawa-Bangklolam-Klongsan	1,673	726	17,600	US\$570.68	€501.40
Ladprao-Wangthonglang	4,716	2,003	7,300	US\$238.54	€209.58
Thonburi-Ratchapruk-Petchkasem	10,513	1,988	8,200	US\$265.71	€233.46
OUTER AREA	44,697	13,273	10,700	US\$346.63	€304.55

US\$/THB = 30.77937; €/THB = 35.03217

 A Cushman & Wakefield
 Research Publication

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had revenue of \$8.2 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

www.cushmanwakefield.com