

HO CHI MINH CITY

Apartments for sale Q1 2021

	YoY Chg	12-Mo. Forecast
17.3% Price Growth (YoY)	▲	▲
33.8% Absorption	▼	▲
2,200 units New supply	▼	▼

Source: Cushman & Wakefield Vietnam – Research & Consultancy

VIETNAM ECONOMIC INDICATORS Q1 2021

	y-o-y Change	12-Mo. Forecast
4.48% GDP growth	▲	▲
0.29% Inflation (CPI)	▼	▼
10.07 FDI (bil. US\$)	▲	▲

Source: General Statistic Office

Sustained Economic Growth

With effective measures to contain the pandemic during the third wave which began at the end of January, Vietnam's GDP growth rate remained stable at 4.5% in Q1 2021, equal to that of the last quarter but higher than the growth of 3.8% in Q1 2020. Industrial output in Q1 rose 6.5% y-o-y, with retail sales and services recording growth of 5.1% y-o-y. Total import and export values surged by 26.3% and 22.0% y-o-y, respectively, resulting in a trade surplus of over US\$2.0 billion. FDI attraction and disbursement also rose by 18.5% and 6.5% y-o-y, respectively. The economy is expected to continue recovering in Q2, with full year growth for 2021 projected at 6.6% resulting from successful control of the pandemic, good performance in the manufacturing sector, and robust recovery in domestic demand.

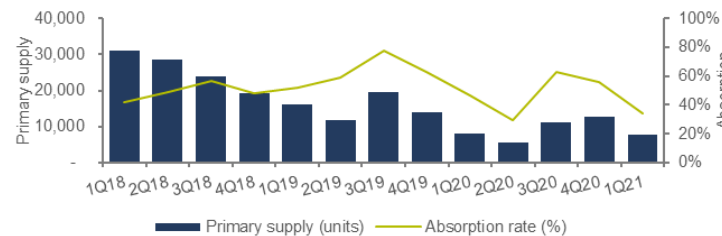
Limited New Supply, Mid-End Remained the Most Active Segment

Launch activities and transactions significantly dropped in Q1 2021, mainly due to the third wave of COVID-19. New launches fell dramatically by nearly 74.3% q-o-q and 23.2% y-o-y to only 2,200 units. Grade B dominated with over 50.0% of new launches. Overall sales volume slumped by approximately 62.6% q-o-q and 29.8% y-o-y. Over half of the total transactions were in Grade B, followed by Grade A with over 30.0%.

Average Prices Trending Upwards

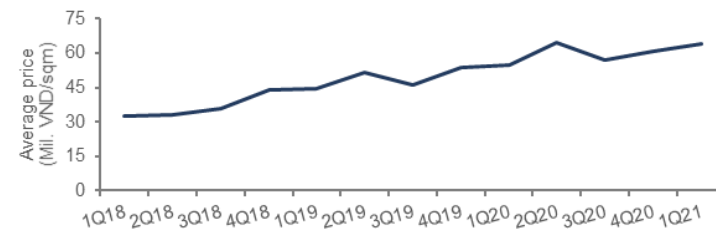
The average price level rose by nearly 5.2% q-o-q and 17.3% y-o-y. Among which, Grade B recorded increases of approximately 6.5% q-o-q and 10.1% y-o-y, driven by high-priced new launches and price increases in some active projects in prime locations. Meanwhile, Grade A and Grade C recorded price drops of 9.8% and 2.2% q-o-q respectively, mostly due to the entrance of new projects at competitive prices. On the yearly basis, Grade A and Grade C recorded increases of 6.3% and 3.2%, respectively.

PRIMARY SUPPLY/ABSORPTION



Source: Cushman & Wakefield – Research & Consultancy

AVERAGE PRIMARY PRICE



Source: Cushman & Wakefield – Research & Consultancy

MARKET STATISTICS

SUBMARKET	NEW LAUNCHES (UNITS)	INVENTORY (UNITS)	ABSORPTION (%)	AVERAGE PRIMARY PRICE		
				MIL. VND/SQ. M	US\$/SQ. M	EUR/SQ. M
Grade A	700	2,200	38%	106.4	4,596	3,842
Grade B	1,100	4,000	34%	53.2	2,298	1,921
Grade C	400	1,600	28%	32.1	1,388	1,160
HCMC TOTALS	2,200	7,800	34%	64.0	2,767	2,313

*All prices are exclusive of VAT

US\$/VND = 23,139; US\$/€ = 0.836 as at 11 March 2021

SIGNIFICANT PROJECTS LAUNCHED IN Q1 2021

PROPERTY	SUBMARKET	GRADE	TOTAL UNITS	LAUNCHED UNITS
Masteri Lumiere Riverside	East	A	1,000	500
King Crown Infinity	East	A	700	200

SIGNIFICANT PROJECTS UNDER CONSTRUCTION Q1 2021

PROPERTY	SUBMARKET	DEVELOPER	TOTAL UNITS	CONSTRUCTION STATUS
Mizuki Park phase 2	West	Nam Long Group	800	Under construction
Ventosa Luxury	CBD Fringe	Tan Thanh Ltd.	300	Under construction
Thao Dien Green Towers	East	SIC	300	Under construction
Cardinal Court	South	Phu My Hung	200	Under construction

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