

# Hong Kong property prices

WTF is going on?!





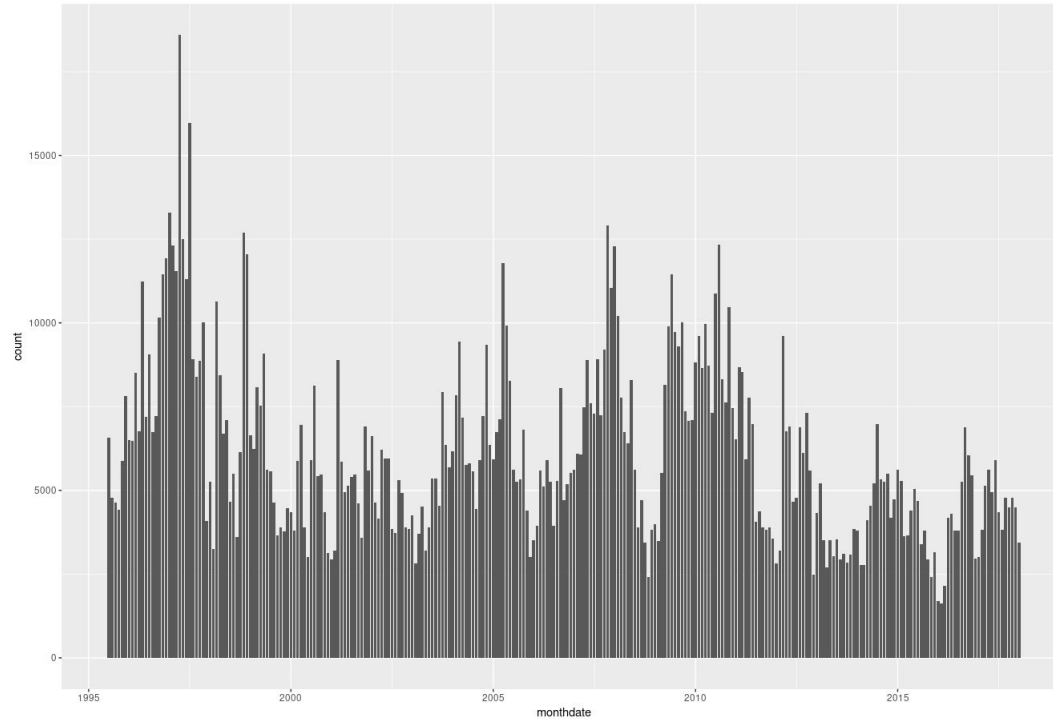
## Data source

I scraped all property transaction data from centadata.

I got the following information for 1,655,039 transactions from 1st July 1995 until 26th January 2018 inclusive: address, price, gross/saleable area.

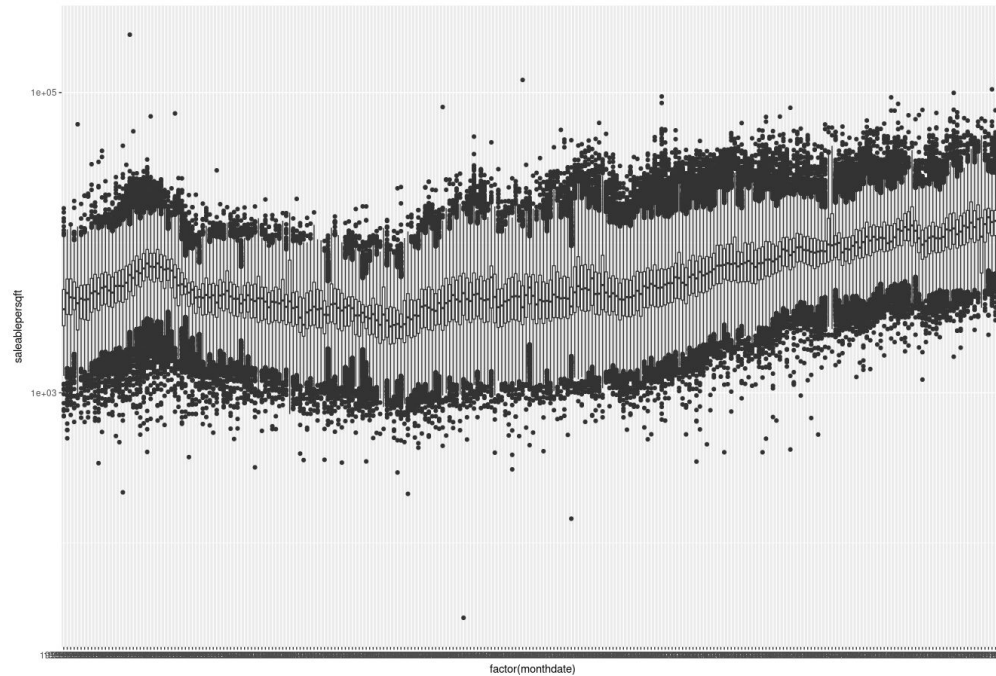


# Number of transactions over time





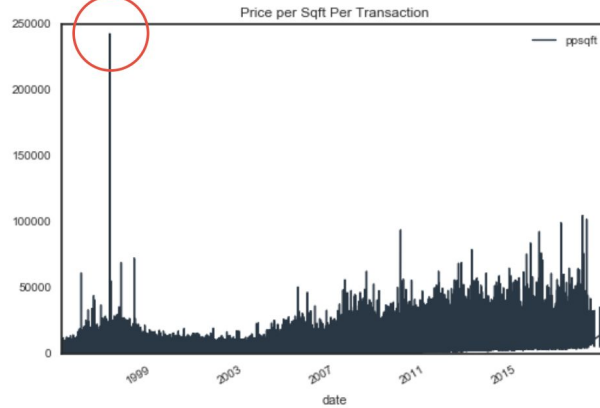
# Range of prices per sq.ft. over time





# Outliers!

	address	saleablearea	grossarea	date	price	ppsqft
26061	CONVENTION PLAZA APA 17/F FLAT 8	410.0	543.0	1995-11-23	25.18	61414.634146
156656	CONVENTION PLAZA APA 33/F FLAT 7	565.0	772.0	1997-02-21	137.17	242778.761062
168783	CONVENTION PLAZA APA 18/F FLAT 1	748.0	1000.0	1997-03-20	41.26	55160.427807
231710	CONVENTION PLAZA APA 17/F FLAT 1	748.0	1000.0	1997-08-22	51.87	69344.919786
289515	BAYSHORE APARTMENTS 19/F FLAT A	567.0	790.0	1998-03-19	41.14	72557.319224



**Property:** CONVENTION PLAZA APA 33/F FLAT 7  
**Saleable Area:** 565Sq.Ft.  
**Gross Area:** 772Sq.Ft.



Transaction History			
27/12/13	\$9.50M	@\$12,306(Gross)	↓93.1%
21/02/97	\$137.17M	@\$177,684(Gross)	↑1,758.7%
18/11/96	\$7.38M	@\$9,560(Gross)	-

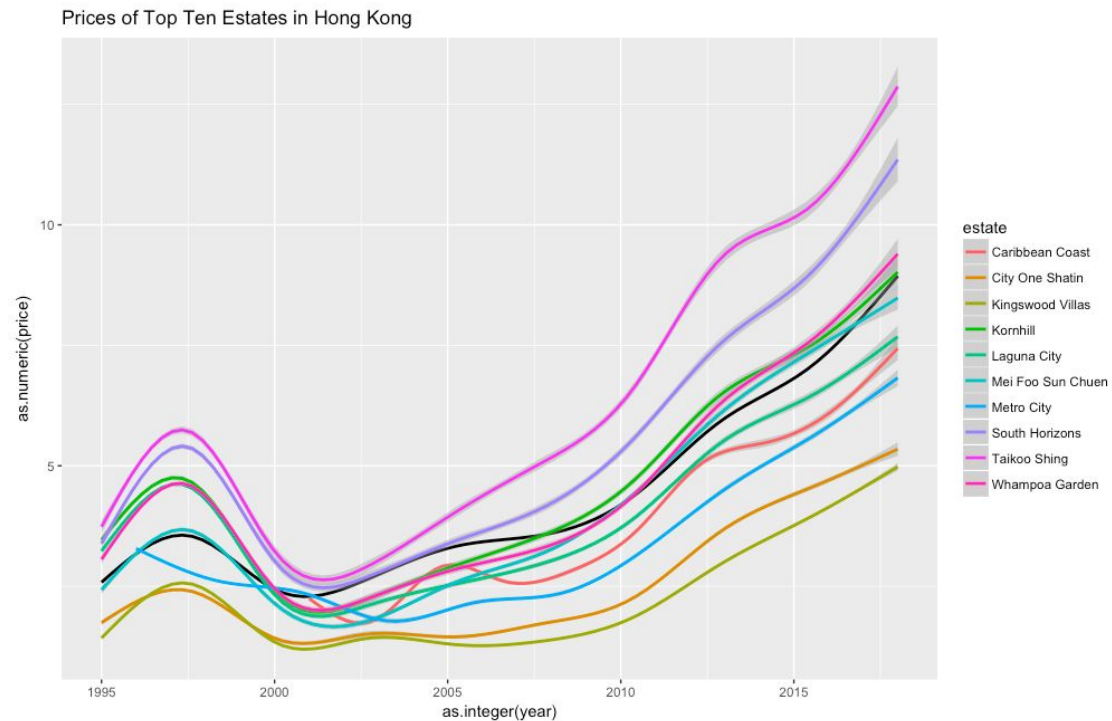


# Top 10 most expensive properties

date	price	address	saleablearea	saleablepersqft
1997-02-21	137170000	CONVENTION PLAZA APA 33/F FLAT 7	565	242778.7611
2017-12-22	560200000	MOUNT NICHOLSON PHASE 3 TOWER C 12/F NO. 8	4242	132060.3489
2017-12-22	604700000	MOUNT NICHOLSON PHASE 3 TOWER D 12/F NO. 8	4579	132059.4016
2006-07-27	101110000	VILLA PINADA HOUSE 39 G/F HOUSE 39	834	121235.012
2017-12-19	498890000	MOUNT NICHOLSON PHASE 3 TOWER C 10/F NO. 8	4266	116945.6165



# Top Ten Estate comparison





# Top 10 cheapest properties

date	price	address	saleablearea	saleablepersqft
2005-02-05	10000	TAI PO CENTRE PHASE 3 BLOCK 21 6/F FLAT F	315	31.74603175
2007-09-03	100000	HING WONG MANSION 6/F NO. 75	689	145.137881
2003-10-18	240000	GOLDEN CROWN COURT 6/F FLAT A	1130	212.3893805
1996-12-06	90000	SIU HONG COURT SIU LOK HOUSE (BLOCK 1/F FLAT 6	414	217.3913043
2003-07-19	234000	WAH KIU MANSION BLOCK A 8/F FLAT A2	794	294.7103275





# Top 5 cheapest properties in 2017

date	price	address	saleablearea	saleablepersqft
2017-12-21	3500000	SEA RANCH CHALET 8 STUDIO FLR FLAT B	1240	2822.580645
2017-01-16	1280000	TSUI PING (NORTH) ESTATE TSUI NAM HOUSE LOW B 5/F FLAT 14	423	3026.004728
2017-11-08	900000	SHAN KING ESTATE KING LAI HOUSE (BLOC 20/F FLAT B2	296	3040.540541
2017-04-03	1280000	CHOI HA ESTATE CHOI YUET HOUSE (BLO 2/F FLAT 10	407	3144.963145
2017-01-05	1100000	TAI WO ESTATE HANG WO HOUSE (BLOCK 6/F FLAT 17	349	3151.862464