Private Home Comparables: Read URA Transactions Properly

Description

Use the URA transaction search as a comparison tool, not a complete valuation. Match project, sale type, unit size, floor band and date, then disclose that resale and subsale data rely on caveats that are not mandatory.

The practical task is to build a defensible comparison set from the free URA transaction search without overstating missing or unlike records. A sound decision separates the controlling condition from convenience, then records the evidence before money, travel, work or a deadline makes the choice harder to reverse.

Choose the branch before acting

Situation	Practical next step
Comparables come from one project	Match size, floor and sale type before calculating
Few records appear	Widen the time window or comparable set without mixing unlike homes silently
A resale record seems missing	Remember that caveat lodgement is not mandatory
A median changes after an update	Save the search date and underlying rows

Fix the comparison question

URA Private Residential Property Transactions states the controlling point used here: The free search covers the latest 60 months, limits project selections, distinguishes sale types and explains its update schedule and caveat limitation. Price level, trend and valuation are different questions. Write the intended decision first

For fix the comparison question, this becomes consequential when â??Comparables come from one projectâ?• applies. The next move is to match size, floor and sale type before calculating, but only after the underlying condition has been verified and dated.

Separate sale types

New sale, subsale and resale records arise from different market situations. Keep them in separate columns

For separate sale types, record the result as confirmed, pending or not applicable. If it is still pending, do not let a convenient assumption close the gap; identify the person or service that can resolve it and the last safe time to ask.

Control for size

A project-wide average can hide unit-size and layout effects. Use a defined size band

For control for size, this becomes consequential when â??A resale record seems missingâ?• applies. The next move is to remember that caveat lodgement is not mandatory, but only after the underlying condition has been verified and dated.

Date the extract

URA Property Market information states the controlling point used here: URA provides transaction, rental, developer-sale and pipeline data for informed property decisions, with more detailed data in REALIS. Resale and subsale information updates twice weekly and new-sale information weekly. Record extraction time

For date the extract, record the result as confirmed, pending or not applicable. If it is still pending, do not let a convenient assumption close the gap; identify the person or service that can resolve it and the last safe time to ask.

Disclose missingness

No caveat record does not prove no transaction occurred. State the coverage limitation

For disclose missingness, this becomes consequential when â??Comparables come from one projectâ?• applies. The next move is to match size, floor and sale type before calculating, but only after the underlying condition has been verified and dated.

Show robust summaries

One record should not drive a confident market claim. Report count, range and median together

For show robust summaries, record the result as confirmed, pending or not applicable. If it is still pending, do not let a convenient assumption close the gap; identify the person or service that can resolve it and the last safe time to ask.

A comparable-selection grid for project, sale type, size band, floor band and transaction window

Start with Fix the comparison question, then test Separate sale types and Control for size. Show the input, the condition applied and the resulting action in separate columns. If a number is calculated, retain the arithmetic; if a route is selected, retain the branch that ruled out the alternative.

Input or condition	Evidence to keep	Decision it changes
Comparables come from one project	Write the intended decision first	Match size, floor and sale type before calculating
Few records appear	Keep them in separate columns	Widen the time window or comparable set without mixing unlike homes silently
A resale record seems missing	Use a defined size band	Remember that caveat lodgement is not mandatory

A reproducible summary showing count, range, median and missing-caveat limitation rather than one cherry-picked price

Use Date the extract, Disclose missingness and Show robust summaries as the verification pass. Check the live condition, note the time checked and keep the response or document that supports the conclusion. Unknowns remain visible until resolved; they should not be replaced by a guessed price, deadline, eligibility result, service level or operating detail.

Worked example

A buyer compares ten resale records in one development, excludes smaller one-bedroom units, groups similar floor bands and reports both the median and range. The buyer notes the extraction date and does not claim the search captures every deal because caveats are not compulsory.

The example is a calculation or decision model, not a guarantee. Change one material input at a time, preserve the original inputs and recheck the live authority or operator page before relying on the result.

Reproduce the decision independently

Read the evidence in the order the real decision occurs. Confirm who or what is covered, isolate every date, amount, location and document, then have another person rebuild the conclusion from the saved material. A correct rule attached to the wrong person, product, property, journey or date is still a wrong answer.

Keep eligibility, cost, timing, approval and suitability in separate rows. Passing one control does not cure a failure in another. Where a transition or future change is involved, record both the current condition and the next change date, then schedule a fresh check.

Before you commit

1. Match size, floor and sale type before calculating.
2. Widen the time window or comparable set without mixing unlike homes silently.
3. Remember that caveat lodgement is not mandatory.
4. Save the search date and underlying rows.
5. Save the date and evidence used for every material condition.
6. Stop and ask the controlling authority, operator or qualified professional if a disputed fact changes the outcome.

Keep the property, party, document, amount and decision date in separate fields. A sales description, managing-agent explanation or remembered conversation should not replace the controlling plan, resolution, contract or regulator record.

Limits

URA data supports market research but is not a valuation, financing decision or guarantee that every transaction is present.

For an adjacent live guide, see Private Home Prices in Q2 2026: Read Past the Headline. If the next decision shifts to a second practical issue, URA 1Q2026 Property Statistics: Prices Rose 0.9% As Supply Pipeline Stayed High provides the relevant progression without duplicating this primary intent.

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