

# Property Valuation Report

Wan Chai · Apartment · 560 SF · Mid Floor · Generated 26/03/2026, 17:46

POINT ESTIMATE	CONFIDENCE RANGE	CONFIDENCE	METHOD
<b>HKD 10.50M</b>	<b>HKD 8.52M to 12.49M</b>	<b>HIGH</b>	<b>QPV Similarity Engine</b>
HKD 18,754 /SF	+/-19% spread	Sim 0.95 · 20 comps	Score 40.0 / 100

## 1. POINT ESTIMATE

The model estimates this property at **HKD 10,502,107** (HKD 18,754/SF) based on 20 comparable transactions in Wan Chai, selected by the QPV similarity engine with average similarity score of 0.95.

This sits at the **68th percentile** in Wan Chai, 15.6% above the district median of HKD 16,219/SF. An above-median result suggests premium characteristics or a high-demand building.

*Key takeaway: The estimate of HKD 10.50M is well-anchored to recent registered sales, not asking prices. Use the confidence range (HKD 8.52M to 12.49M) as the negotiation corridor.*

## 2. CONFIDENCE INTERVAL

The 19% half-width CI (HKD 8,515,415 to HKD 12,488,800) reflects the genuine price dispersion within Wan Chai. With 20 comps at similarity 0.95, this is a **high confidence** result.

*Key takeaway: A +/-19% range (HKD 4.0M spread) is normal for a liquid, heterogeneous district like Wan Chai where units vary widely by floor, view and condition.*

## 3. DISTRICT BENCHMARK

District median: HKD 16,219/SF based on 234 transactions. P25: HKD 12,050/SF · P75: HKD 20,220/SF.

*Key takeaway: At the 68th percentile, this property is priced above the district midpoint, only achievable with above-average condition or premium view.*

## 4. DISTRICT MARKET INTELLIGENCE (ASK VS. SALE)

Current okay.com listings in Wan Chai show a median asking price of **HKD 19,454/SF** (P25 to P75: HKD 17,859 to 26,758/SF) across 23 active listings. Actual registered sales average HKD 17,875/SF.

Sales are clearing roughly at asking price (-8.1% gap), a balanced market.

*Key takeaway: Asking prices are a reliable reference in this district currently.*

## 5. COMPARABLE TRANSACTIONS

Top 15 comps selected by the QPV similarity engine, ranked by similarity to target. All from Wan Chai (same-district gate enforced). Ask PSF shown where the unit is currently re-listed on okay.com.

DATE	FLOOR	PRICE	SIZE (SF)	SALE PSF	ASK PSF	ASK/SALE	BLDG AGE	SIMILARITY
2024-10-14	37	HKD 8.53M	487	18,036	HKD 17,454/SF	+3.3%	21yr	0.949
2024-06-18	49	HKD 9.80M	487	20,210	HKD 17,454/SF	+15.8%	21yr	0.949
2022-11-11	42	HKD 10.50M	487	25,133	HKD 17,454/SF	+44.0%	21yr	0.949
2023-07-12	9	HKD 9.53M	487	20,254	HKD 17,454/SF	+16.0%	21yr	0.949
2023-07-21	21	HKD 9.95M	487	21,147	HKD 17,454/SF	+21.2%	21yr	0.949
2023-07-24	25	HKD 10.18M	487	21,635	HKD 17,454/SF	+24.0%	21yr	0.949

DATE	FLOOR	PRICE	SIZE (SF)	SALE PSF	ASK PSF	ASK/SALE	BLDG AGE	SIMILARITY
2023-08-08	29	HKD 10.00M	487	19,125	HKD 17,454/SF	+9.6%	21yr	0.949
2024-04-18	17	HKD 9.25M	487	19,892	HKD 17,454/SF	+14.0%	21yr	0.949
2024-05-02	35	HKD 13.06M	487	28,085	HKD 17,454/SF	+60.9%	21yr	0.949
2022-05-11	39	HKD 11.55M	487	27,051	HKD 17,454/SF	+55.0%	21yr	0.949
2024-06-18	49	HKD 9.80M	659	14,935	HKD 26,555/SF	-43.8%	21yr	0.945
2022-05-11	39	HKD 11.55M	659	19,991	HKD 26,555/SF	-24.7%	21yr	0.945
2022-11-11	42	HKD 10.50M	659	18,573	HKD 26,555/SF	-30.1%	21yr	0.945
2023-07-12	9	HKD 9.53M	659	14,968	HKD 26,555/SF	-43.6%	21yr	0.945
2023-07-21	21	HKD 9.95M	659	15,627	HKD 26,555/SF	-41.2%	21yr	0.945

Among 15 comps with listing data: average ask/sale gap = +5.4%. Sales broadly at or above ask, limited negotiation room.