HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2010

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:32 pm.
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November 2010 in full

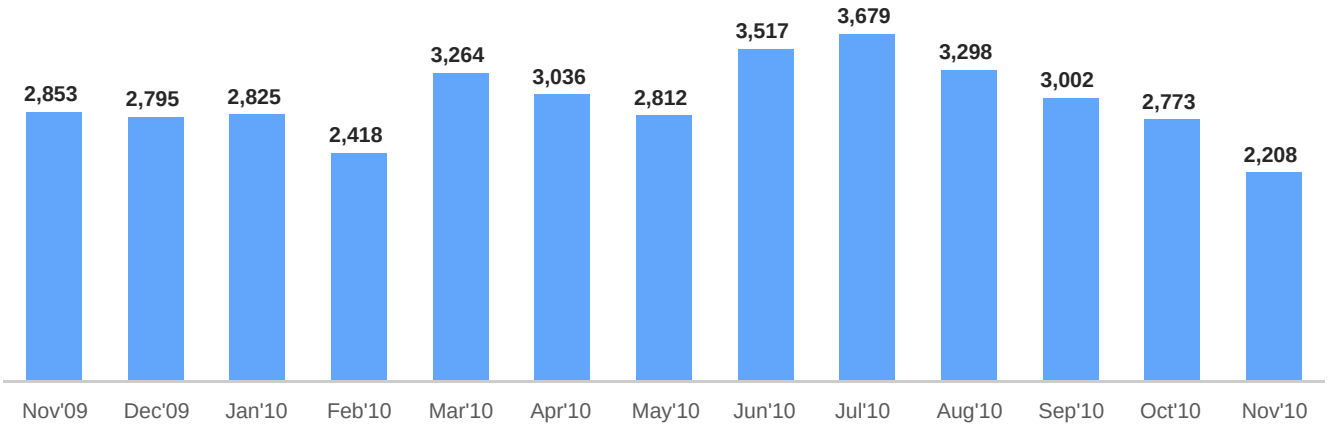
Flats sold: 2,208 **Median price: $382,444** **Median $psf: $379**
Million-dollar flats: 0 (0.0%) **Highest price: $780,000 (Bukit Merah)**

Against the month before: sales -20.4%, median price -0.9%. Against a year ago: sales -22.6%, median price +10.9%.

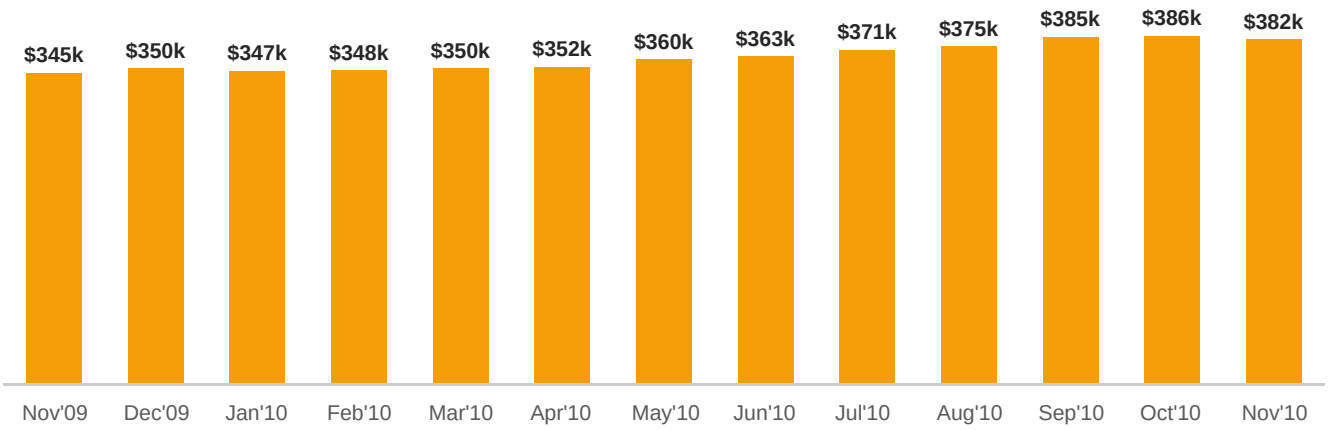
At a glance

- 2,208 HDB resale flats changed hands in November 2010, 20.4% fewer than the month before (2,773).
- Half of all flats sold for $382,444 or less (the median price), down 0.9% from the month before.
- A typical 4-room flat sold for $381,000 (803 sales), or about $365 per square foot.
- The highest price was $780,000 for a 5-room flat at Blk 73A Redhill Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Yishun (median $339,000) and the dearest was Queenstown (median $608,500).
- The busiest town was Woodlands with 233 sales.

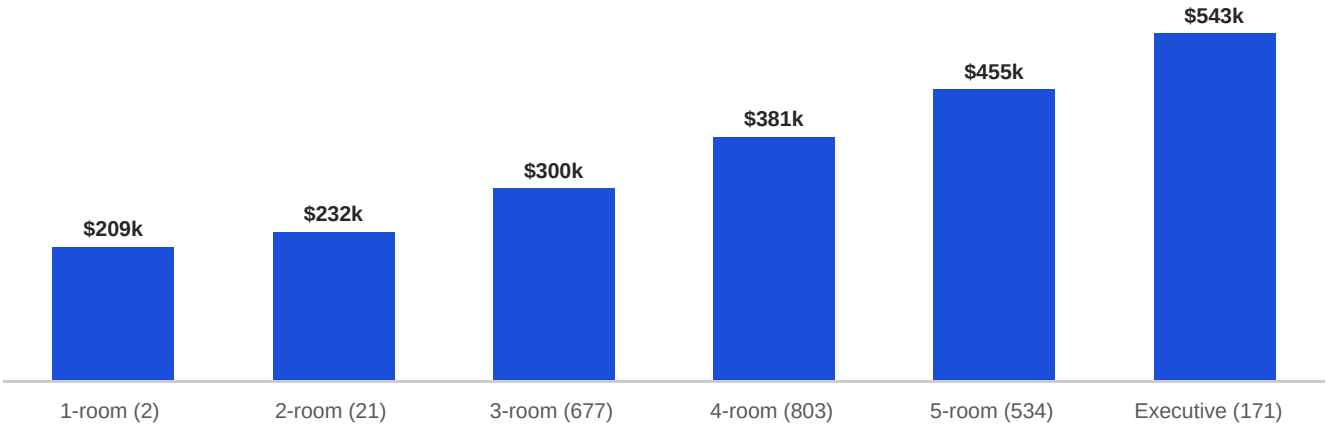
Flats sold each month, last 13 months



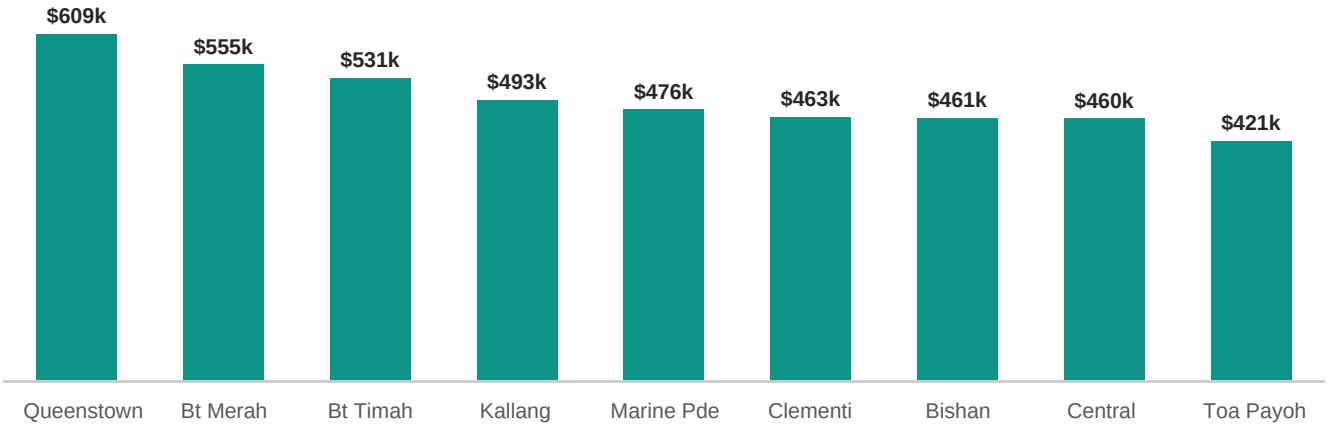
Median price each month, last 13 months



Median price by flat type (number sold), November 2010



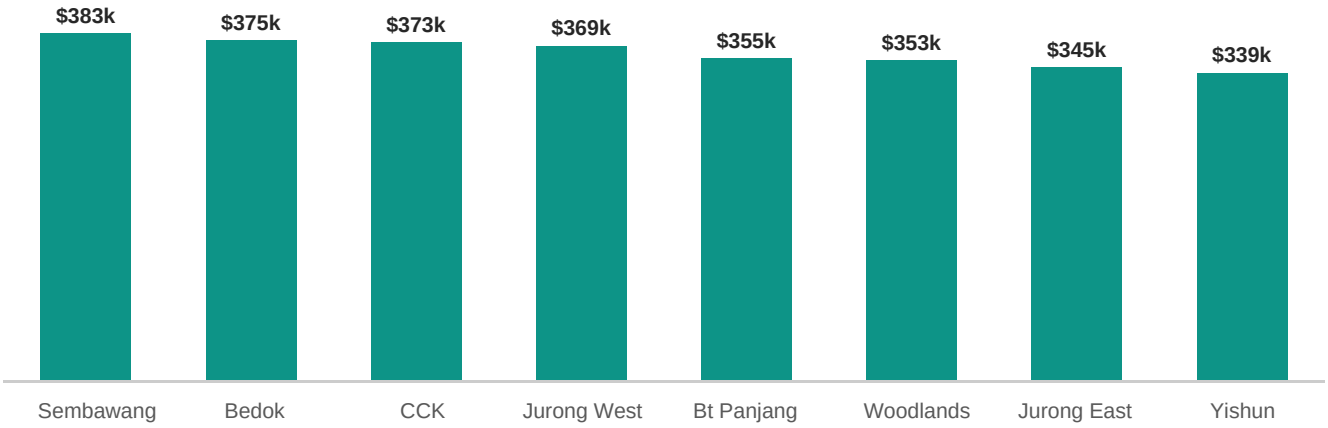
Median 4-room price by town, dearest first



Median 4-room price by town, dearest first (continued)



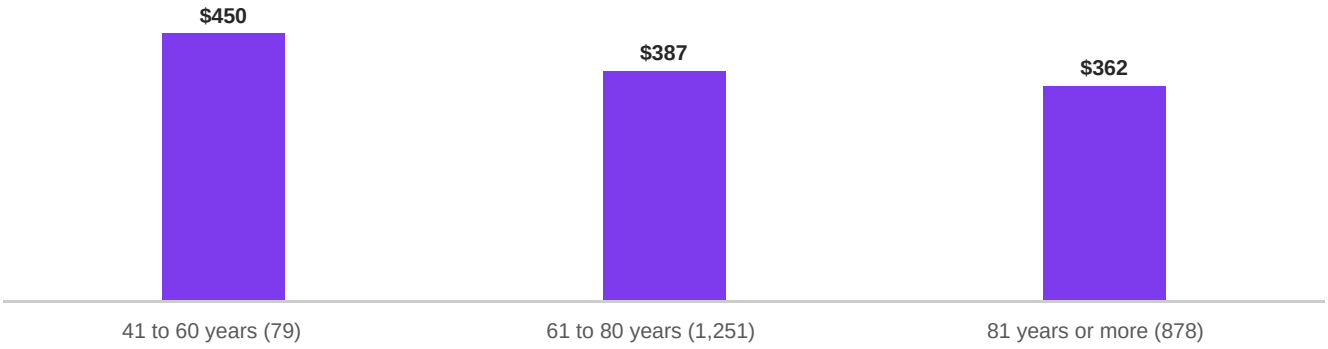
Median 4-room price by town, dearest first (continued)



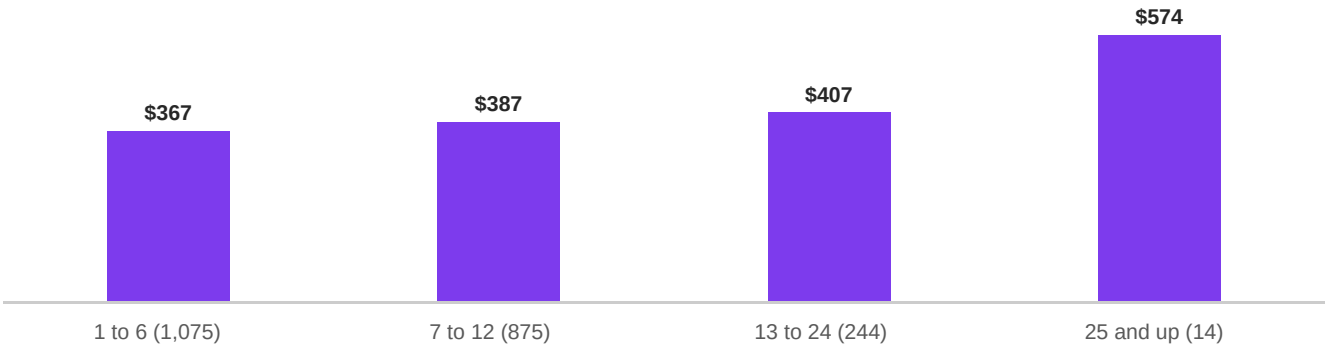
Town by town, November 2010

Ang Mo Kio: 116 sold - median $329,000 - 4-room median $400,000 - $411 psf
Bedok: 152 sold - median $335,500 - 4-room median $375,000 - $397 psf
Bishan: 47 sold - median $490,000 - 4-room median $461,000 - $437 psf
Bukit Batok: 91 sold - median $357,500 - 4-room median $408,000 - $387 psf
Bukit Merah: 86 sold - median $452,500 - 4-room median $554,500 - $498 psf
Bukit Panjang: 78 sold - median $379,400 - 4-room median $355,000 - $351 psf
Bukit Timah: 5 sold - median $540,000 - 4-room median $530,500 - $493 psf
Central Area: 10 sold - median $425,500 - 4-room median $460,000 - $590 psf
Choa Chu Kang: 79 sold - median $394,000 - 4-room median $372,900 - $328 psf
Clementi: 65 sold - median $353,000 - 4-room median $463,000 - $449 psf
Geylang: 77 sold - median $333,000 - 4-room median $383,000 - $421 psf
Hougang: 117 sold - median $390,500 - 4-room median $389,000 - $365 psf
Jurong East: 52 sold - median $354,000 - 4-room median $345,000 - $347 psf
Jurong West: 186 sold - median $379,500 - 4-room median $368,750 - $358 psf
Kallang/Whampoa: 69 sold - median $348,000 - 4-room median $492,500 - $439 psf
Marine Parade: 10 sold - median $430,000 - 4-room median $476,000 - $530 psf
Pasir Ris: 86 sold - median $429,000 - 4-room median $392,500 - $344 psf
Punggol: 39 sold - median $456,500 - 4-room median $400,000 - $405 psf
Queenstown: 65 sold - median $357,000 - 4-room median $608,500 - $514 psf
Sembawang: 42 sold - median $398,000 - 4-room median $382,500 - $357 psf
Sengkang: 106 sold - median $453,500 - 4-room median $396,500 - $392 psf
Serangoon: 48 sold - median $362,500 - 4-room median $390,000 - $390 psf
Tampines: 126 sold - median $412,500 - 4-room median $396,444 - $373 psf
Toa Payoh: 78 sold - median $368,750 - 4-room median $421,000 - $423 psf
Woodlands: 233 sold - median $368,000 - 4-room median $352,500 - $328 psf
Yishun: 145 sold - median $330,000 - 4-room median $339,000 - $342 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2010

$780,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $630 psf - 94 yrs lease left

$778,000 Blk 6A Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $629 psf - 94 yrs lease left

$777,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 25 to 27 - 1,184 sqft - $656 psf - 95 yrs lease left

$760,000 Blk 245 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,658 sqft - $458 psf - 81 yrs lease left

$755,000 Blk 118B Jln Membina, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $638 psf - 92 yrs lease left

$752,000 Blk 48 Strathmore Ave, Queenstown
4-room - storey 40 to 42 - 969 sqft - $776 psf - 95 yrs lease left

$750,000 Blk 102 Bishan St 12, Bishan
5-room - storey 19 to 21 - 1,302 sqft - $576 psf - 76 yrs lease left

$750,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,550 sqft - $484 psf - 82 yrs lease left

$748,000 Blk 12 Dover Cl East, Queenstown
5-room - storey 19 to 21 - 1,281 sqft - $584 psf - 67 yrs lease left

$732,000 Blk 147 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,184 sqft - $618 psf - 95 yrs lease left

The 5 most affordable 4-room flats, November 2010

$254,500 Blk 201 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $260 psf - 69 yrs lease left

$260,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $288 psf - 77 yrs lease left

$270,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $276 psf - 69 yrs lease left

$274,000 Blk 428 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 904 sqft - $303 psf - 85 yrs lease left

$285,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $315 psf - 77 yrs lease left

The 10 busiest streets, November 2010

Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Bedok Reservoir Rd, Bedok: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Marsiling Dr, Woodlands: 29 sales
Hougang Ave 8, Hougang: 23 sales
Bedok Nth Rd, Bedok: 20 sales
Jurong West St 41, Jurong West: 20 sales
Jurong West St 61, Jurong West: 20 sales
Woodlands Circle, Woodlands: 19 sales

About this report

Source: HDB resale flat prices from data.gov.sg (Singapore Open Data Licence). HDB records the month a resale was registered, not the day; the daily and weekly reports list transactions on the day they were first published. Prices are before grants. The median is the middle price: half sold for more, half for less. $psf is the price divided by the floor area. Figures can change as HDB adds or corrects records. This report is information, not financial advice. You are welcome to share it.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg