HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2010

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

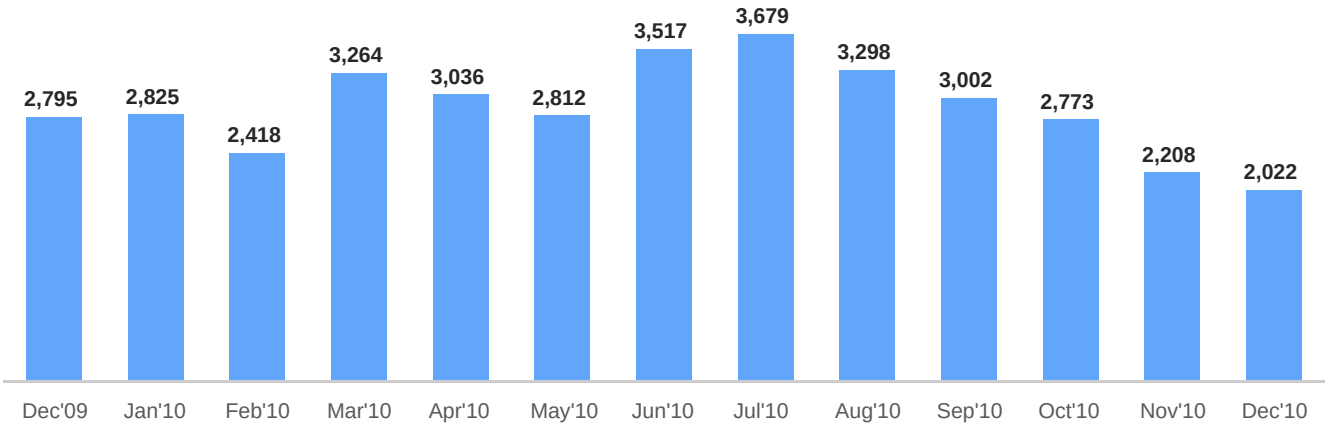
Flats sold: 2,022 Median price: $385,000 Median $psf: $385
Million-dollar flats: 0 (0.0%) Highest price: $880,000 (Bishan)

Against the month before: sales -8.4%, median price +0.7%. Against a year ago: sales -27.7%, median price +10.0%.

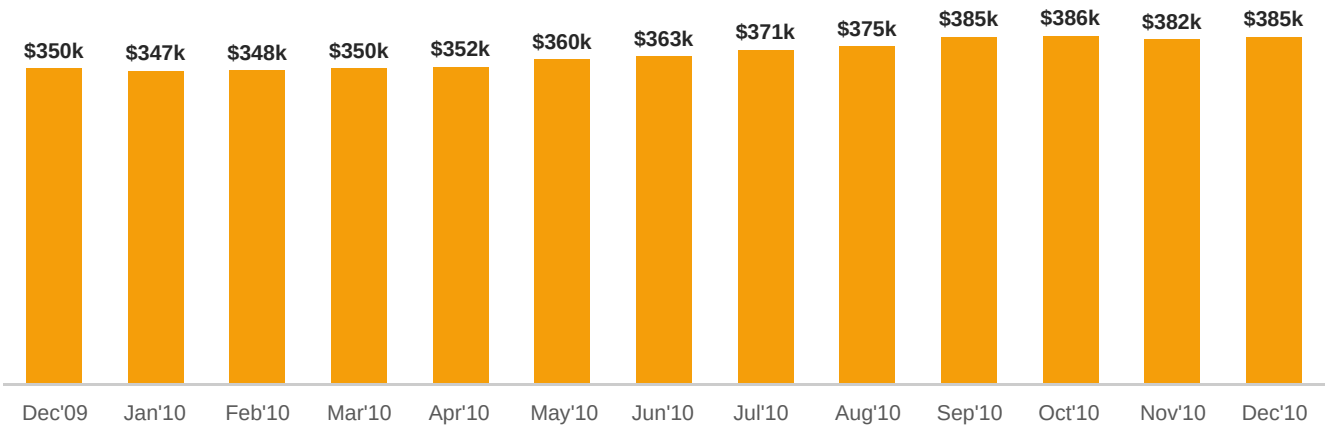
At a glance

- 2,022 HDB resale flats changed hands in December 2010, 8.4% fewer than the month before (2,208).
- Half of all flats sold for $385,000 or less (the median price), up 0.7% from the month before.
- A typical 4-room flat sold for $382,000 (738 sales), or about $367 per square foot.
- The highest price was $880,000 for an executive flat at Blk 173 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $332,000) and the dearest was Queenstown (median $634,000).
- The busiest town was Jurong West with 188 sales.

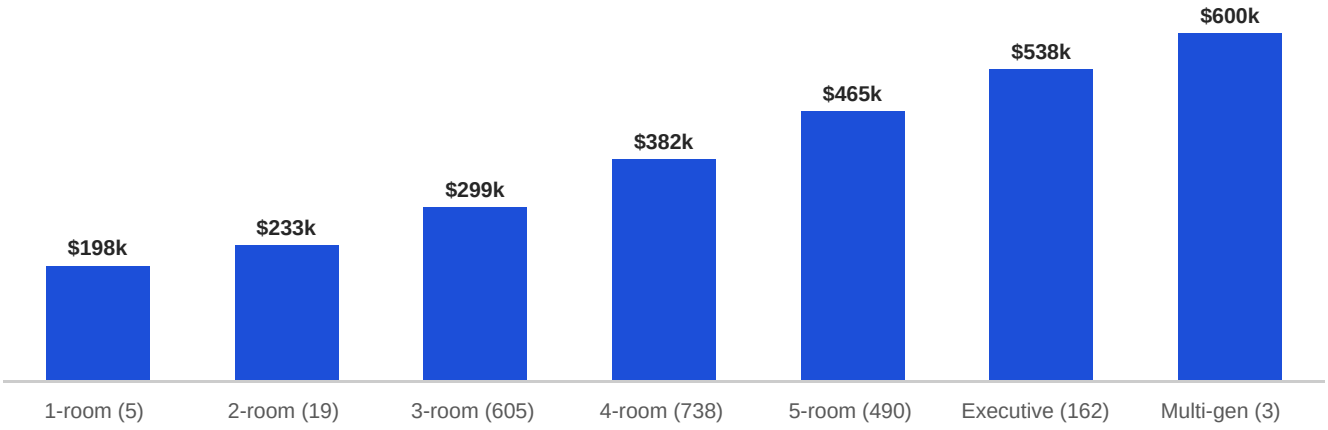
Flats sold each month, last 13 months



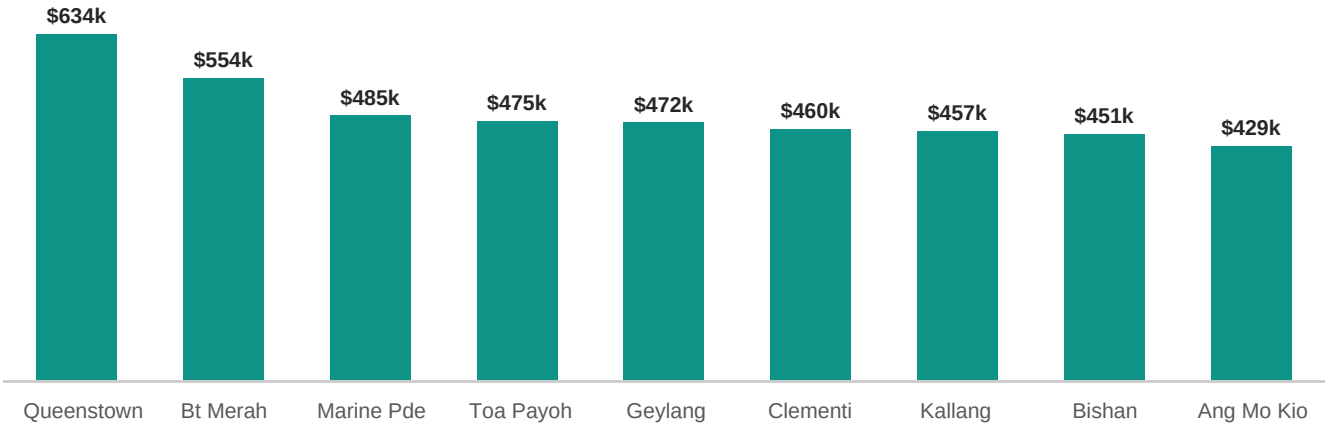
Median price each month, last 13 months



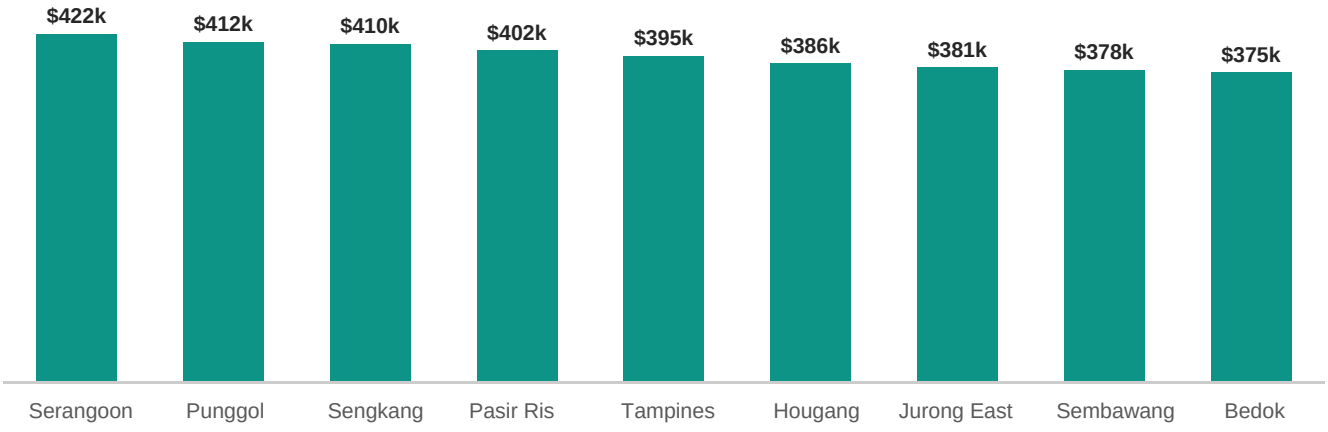
Median price by flat type (number sold), December 2010



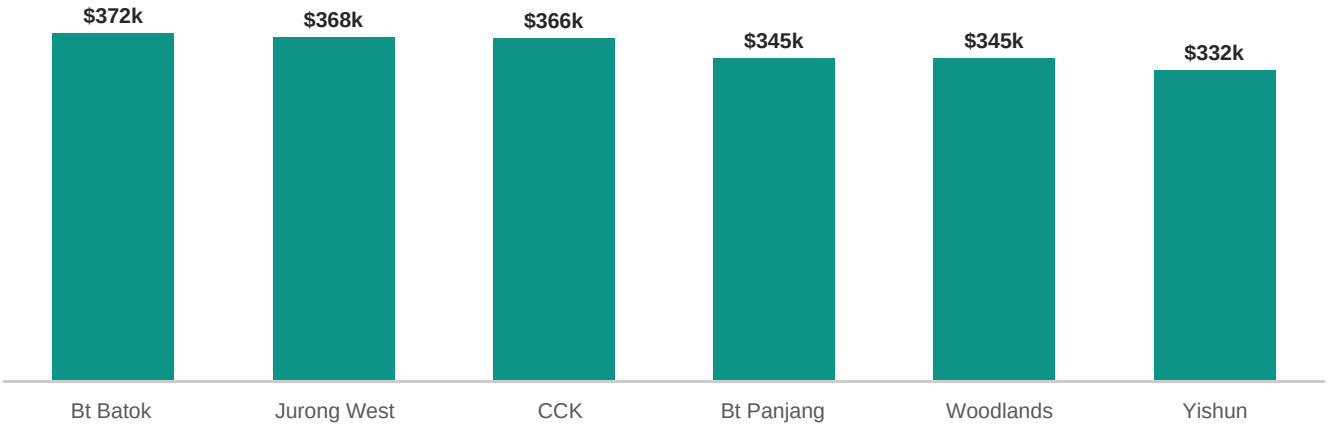
Median 4-room price by town, dearest first



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



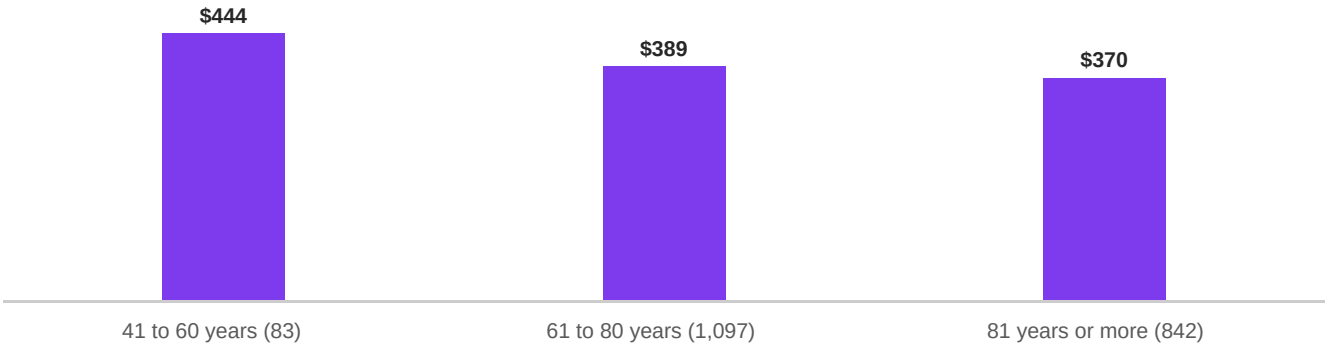
Median 4-room price by town, dearest first (continued)



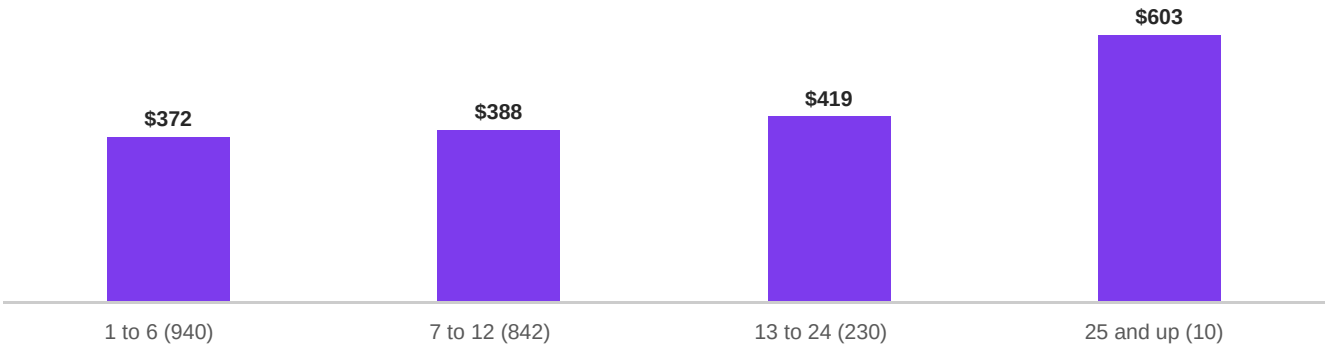
Town by town, December 2010

Ang Mo Kio: 115 sold - median $345,000 - 4-room median $429,000 - $408 psf
Bedok: 132 sold - median $331,000 - 4-room median $375,000 - $403 psf
Bishan: 35 sold - median $520,000 - 4-room median $450,500 - $455 psf
Bukit Batok: 75 sold - median $330,000 - 4-room median $371,500 - $381 psf
Bukit Merah: 80 sold - median $390,000 - 4-room median $553,500 - $527 psf
Bukit Panjang: 80 sold - median $379,500 - 4-room median $345,000 - $359 psf
Bukit Timah: 5 sold - median $610,000 - 4-room median n/a - $483 psf
Central Area: 4 sold - median $383,500 - 4-room median n/a - $547 psf
Choa Chu Kang: 89 sold - median $390,000 - 4-room median $366,000 - $333 psf
Clementi: 46 sold - median $386,500 - 4-room median $460,000 - $446 psf
Geylang: 58 sold - median $298,000 - 4-room median $472,000 - $437 psf
Hougang: 103 sold - median $390,000 - 4-room median $386,000 - $366 psf
Jurong East: 65 sold - median $378,000 - 4-room median $381,000 - $387 psf
Jurong West: 188 sold - median $382,500 - 4-room median $367,500 - $366 psf
Kallang/Whampoa: 59 sold - median $445,000 - 4-room median $456,500 - $445 psf
Marine Parade: 14 sold - median $470,500 - 4-room median $485,000 - $548 psf
Pasir Ris: 55 sold - median $437,000 - 4-room median $402,000 - $341 psf
Punggol: 40 sold - median $469,000 - 4-room median $412,000 - $401 psf
Queenstown: 52 sold - median $346,000 - 4-room median $634,000 - $486 psf
Sembawang: 52 sold - median $402,500 - 4-room median $378,000 - $362 psf
Sengkang: 99 sold - median $440,000 - 4-room median $410,000 - $386 psf
Serangoon: 41 sold - median $430,000 - 4-room median $422,000 - $413 psf
Tampines: 159 sold - median $410,000 - 4-room median $395,000 - $379 psf
Toa Payoh: 75 sold - median $345,000 - 4-room median $475,000 - $436 psf
Woodlands: 184 sold - median $368,000 - 4-room median $344,500 - $329 psf
Yishun: 117 sold - median $323,000 - 4-room median $332,000 - $345 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2010

$880,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $502 psf - 76 yrs lease left

$815,000 Blk 48 Strathmore Ave, Queenstown
5-room - storey 34 to 36 - 1,184 sqft - $688 psf - 95 yrs lease left

$788,000 Blk 46 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,668 sqft - $472 psf - 61 yrs lease left

$780,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,582 sqft - $493 psf - 84 yrs lease left

$770,000 Blk 60 Dakota Cres, Geylang
5-room - storey 13 to 15 - 1,475 sqft - $522 psf - 72 yrs lease left

$765,000 Blk 61 Jln Tenteram, Kallang/Whampoa
3-room - storey 01 to 03 - 1,561 sqft - $490 psf - 61 yrs lease left

$760,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $614 psf - 94 yrs lease left

$752,888 Blk 12 Marine Ter, Marine Parade
5-room - storey 25 to 27 - 1,292 sqft - $583 psf - 64 yrs lease left

$750,888 Blk 129 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $433 psf - 73 yrs lease left

$750,000 Blk 13 Ghim Moh Rd, Queenstown
5-room - storey 22 to 24 - 1,324 sqft - $566 psf - 66 yrs lease left

The 5 most affordable 4-room flats, December 2010

$265,000 Blk 429 Woodlands St 41, Woodlands

4-room - storey 01 to 03 - 904 sqft - $293 psf - 85 yrs lease left

$266,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $281 psf - 65 yrs lease left

$270,000 Blk 120 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $299 psf - 75 yrs lease left

$282,000 Blk 11 Teck Whye Lane, Choa Chu Kang

4-room - storey 01 to 03 - 1,066 sqft - $265 psf - 67 yrs lease left

$283,888 Blk 403 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $314 psf - 77 yrs lease left

The 10 busiest streets, December 2010

Bedok Reservoir Rd, Bedok: 35 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Yishun Ring Rd, Yishun: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 20 sales
Rivervale Dr, Sengkang: 20 sales
Jurong West St 61, Jurong West: 19 sales
Tampines St 21, Tampines: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Jelapang Rd, Bukit Panjang: 17 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.

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