HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2011

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:32 pm.
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January 2011 in full

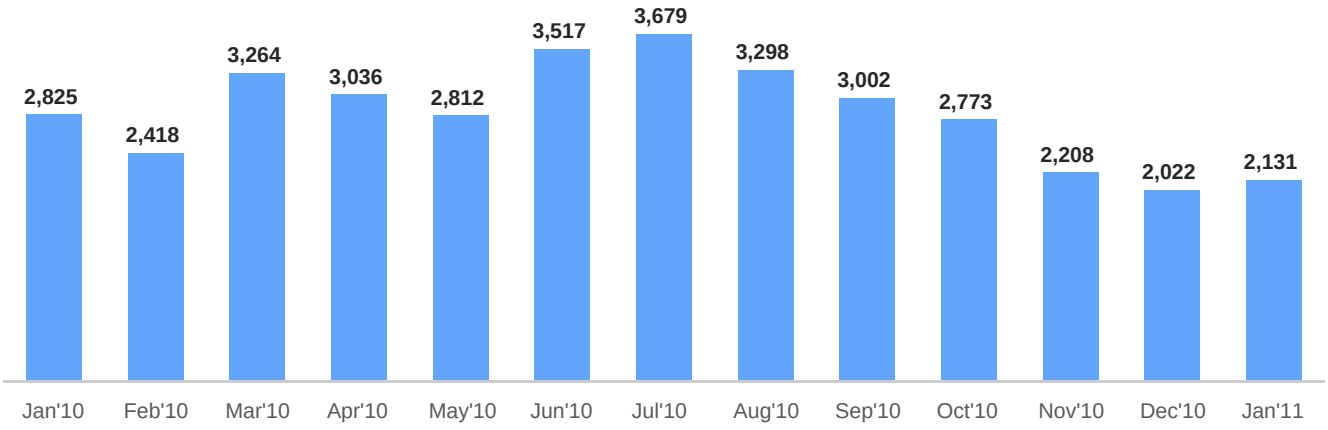
Flats sold: 2,131 Median price: $388,000 Median $psf: $386
Million-dollar flats: 0 (0.0%) Highest price: $818,000 (Bukit Merah)

Against the month before: sales +5.4%, median price +0.8%. Against a year ago: sales -24.6%, median price +11.8%.

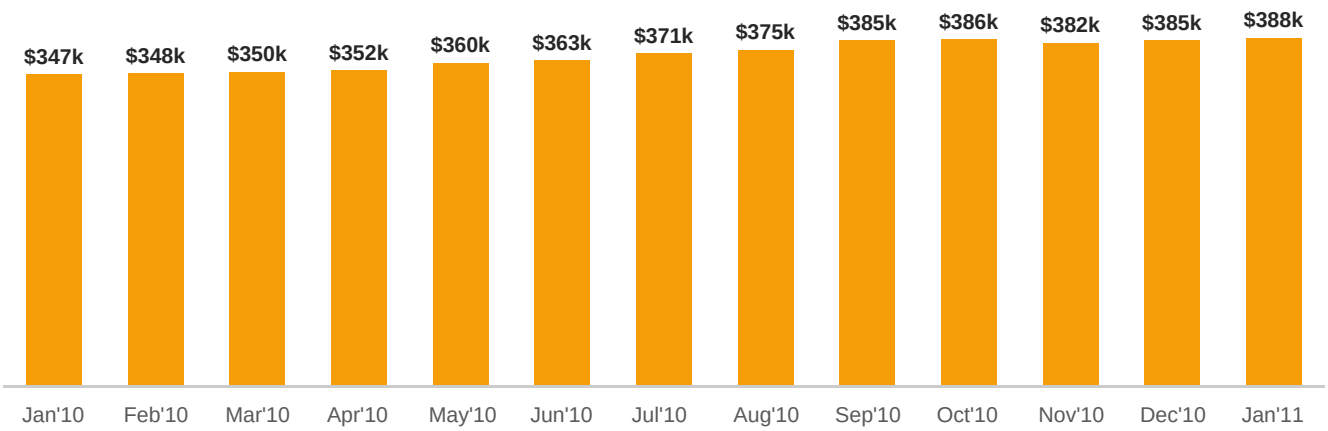
At a glance

- 2,131 HDB resale flats changed hands in January 2011, 5.4% more than the month before (2,022).
- Half of all flats sold for $388,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $388,000 (737 sales), or about $370 per square foot.
- The highest price was $818,000 for a 5-room flat at Blk 74A Redhill Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Yishun (median $340,000) and the dearest was Queenstown (median $600,000).
- The busiest town was Woodlands with 193 sales.

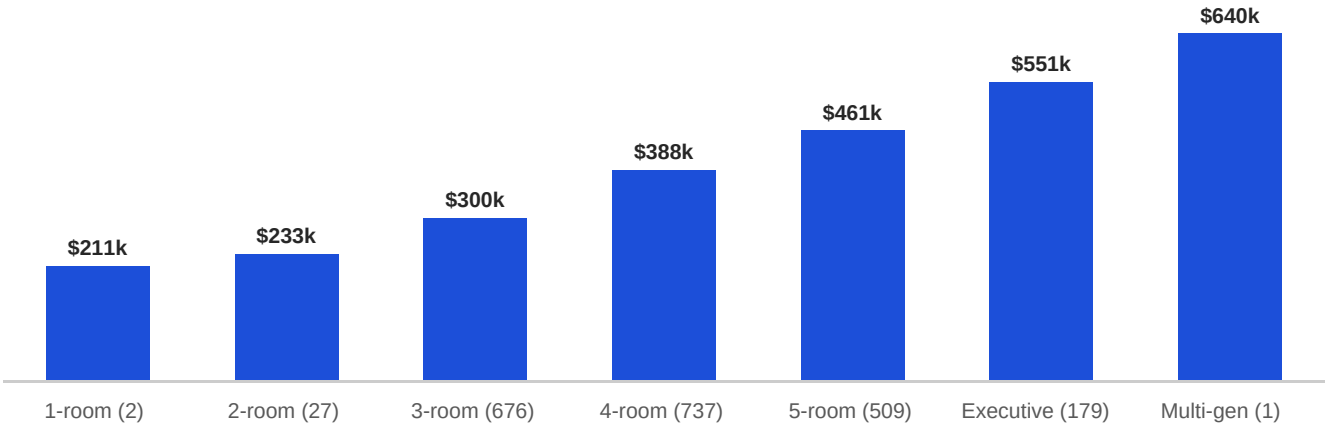
Flats sold each month, last 13 months



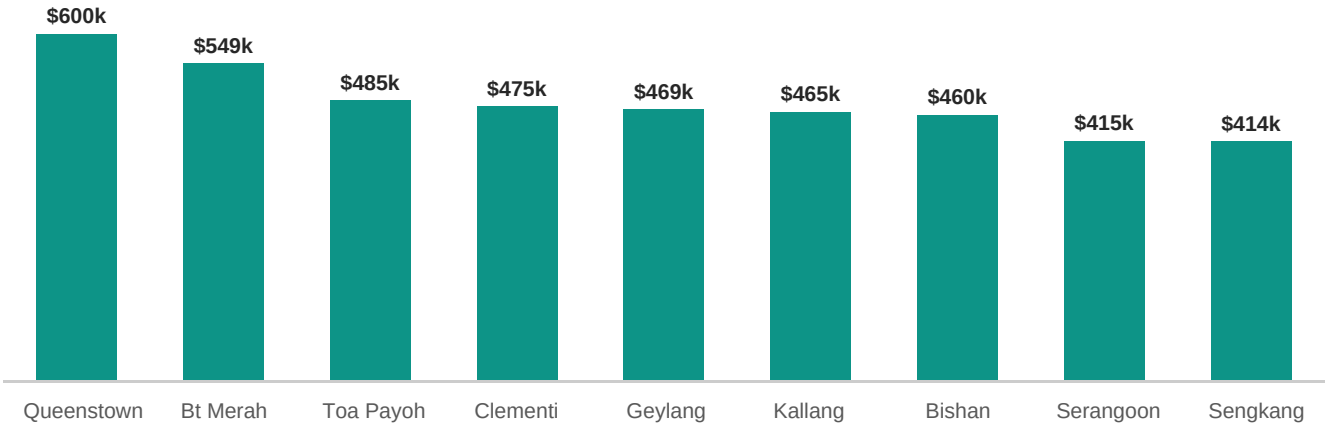
Median price each month, last 13 months



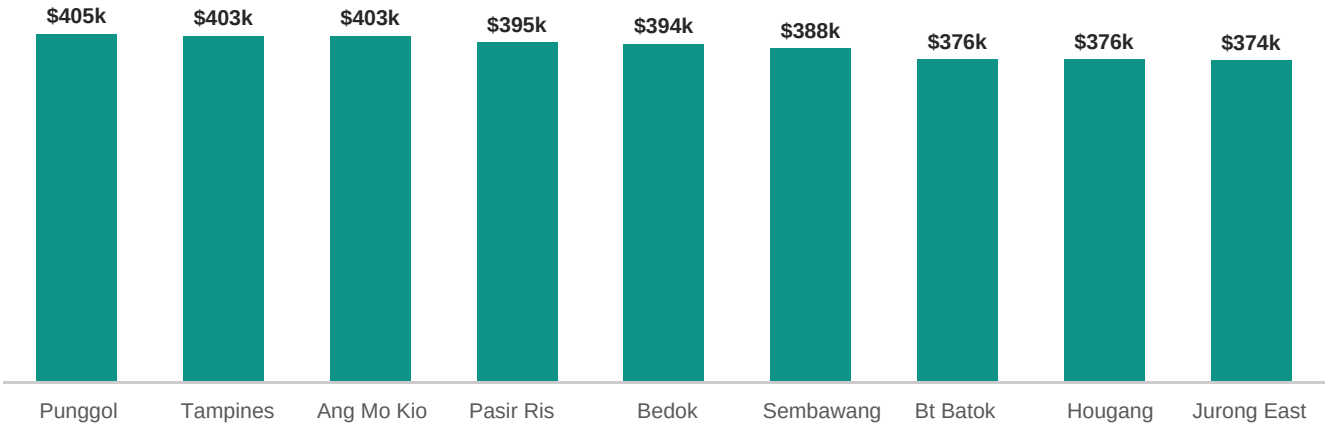
Median price by flat type (number sold), January 2011



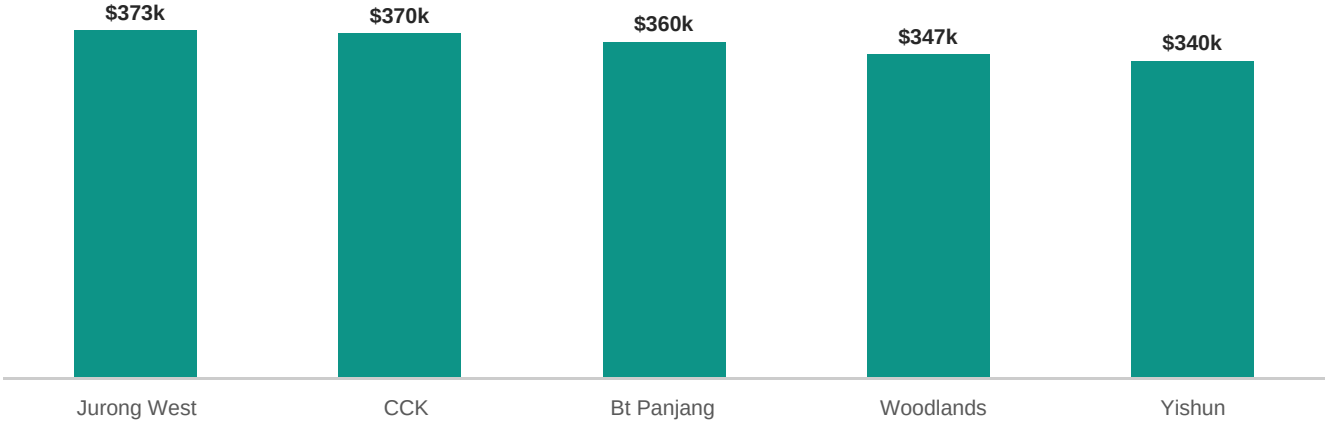
Median 4-room price by town, dearest first



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



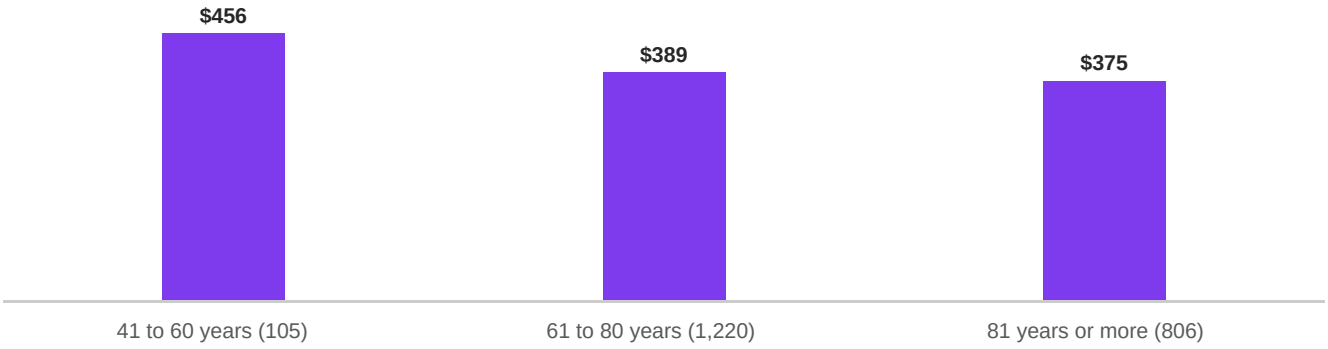
Median 4-room price by town, dearest first (continued)



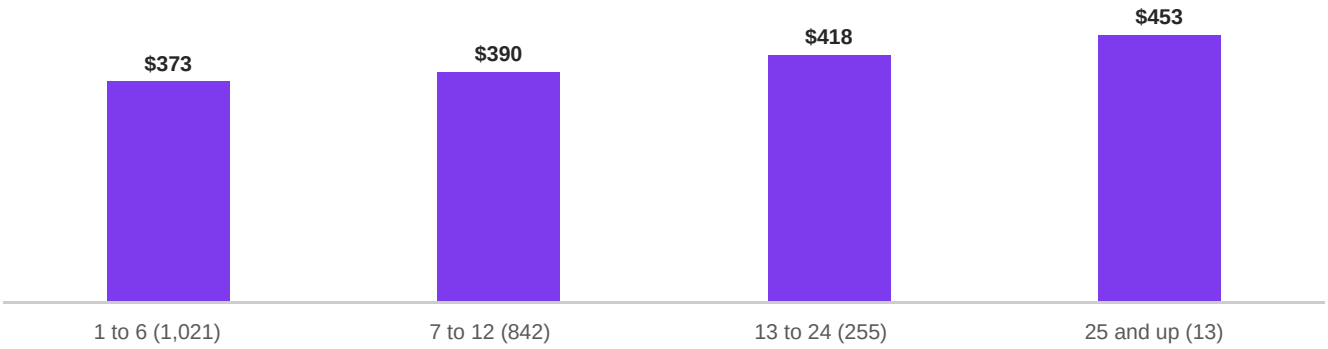
Town by town, January 2011

Ang Mo Kio: 125 sold - median $320,000 - 4-room median $402,500 - $415 psf
Bedok: 141 sold - median $345,000 - 4-room median $393,500 - $402 psf
Bishan: 39 sold - median $512,200 - 4-room median $460,000 - $440 psf
Bukit Batok: 89 sold - median $363,000 - 4-room median $375,500 - $387 psf
Bukit Merah: 83 sold - median $425,000 - 4-room median $549,000 - $499 psf
Bukit Panjang: 69 sold - median $390,000 - 4-room median $360,000 - $368 psf
Bukit Timah: 1 sold - median $738,000 - 4-room median n/a - $470 psf
Central Area: 13 sold - median $382,000 - 4-room median n/a - $520 psf
Choa Chu Kang: 82 sold - median $397,000 - 4-room median $369,500 - $336 psf
Clementi: 36 sold - median $370,000 - 4-room median $474,500 - $446 psf
Geylang: 64 sold - median $314,500 - 4-room median $469,000 - $427 psf
Hougang: 101 sold - median $391,000 - 4-room median $375,500 - $376 psf
Jurong East: 44 sold - median $350,500 - 4-room median $374,000 - $381 psf
Jurong West: 192 sold - median $396,400 - 4-room median $372,500 - $364 psf
Kallang/Whampoa: 72 sold - median $407,500 - 4-room median $465,000 - $452 psf
Marine Parade: 14 sold - median $447,000 - 4-room median n/a - $549 psf
Pasir Ris: 75 sold - median $446,000 - 4-room median $395,000 - $340 psf
Punggol: 44 sold - median $478,500 - 4-room median $405,000 - $407 psf
Queenstown: 69 sold - median $345,000 - 4-room median $600,000 - $506 psf
Sembawang: 50 sold - median $409,500 - 4-room median $388,000 - $362 psf
Sengkang: 97 sold - median $450,000 - 4-room median $413,944 - $395 psf
Serangoon: 42 sold - median $415,944 - 4-room median $415,000 - $413 psf
Tampines: 154 sold - median $405,000 - 4-room median $402,750 - $383 psf
Toa Payoh: 75 sold - median $340,000 - 4-room median $484,500 - $442 psf
Woodlands: 193 sold - median $362,000 - 4-room median $347,000 - $330 psf
Yishun: 167 sold - median $315,000 - 4-room median $340,000 - $352 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2011

$818,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $661 psf - 93 yrs lease left

$818,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $521 psf - 83 yrs lease left

$815,000 Blk 3D Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,184 sqft - $688 psf - 94 yrs lease left

$810,000 Blk 80 Strathmore Ave, Queenstown
5-room - storey 19 to 21 - 1,399 sqft - $579 psf - 81 yrs lease left

$790,000 Blk 2 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,313 sqft - $602 psf - 63 yrs lease left

$770,000 Blk 78 Marine Dr, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $596 psf - 65 yrs lease left

$767,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $491 psf - 81 yrs lease left

$765,000 Blk 116 Clementi St 13, Clementi
Executive - storey 04 to 06 - 1,572 sqft - $487 psf - 72 yrs lease left

$765,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $592 psf - 65 yrs lease left

$760,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $487 psf - 81 yrs lease left

The 5 most affordable 4-room flats, January 2011

$275,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $304 psf - 76 yrs lease left

$284,000 Blk 24 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $287 psf - 65 yrs lease left

$285,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $315 psf - 76 yrs lease left

$285,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $291 psf - 65 yrs lease left

$285,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $301 psf - 64 yrs lease left

The 10 busiest streets, January 2011

Yishun Ring Rd, Yishun: 49 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Bedok Reservoir Rd, Bedok: 27 sales
Jurong West St 61, Jurong West: 24 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 23 sales
Marsiling Dr, Woodlands: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 18 sales
Choa Chu Kang Cres, Choa Chu Kang: 18 sales
Jurong West St 65, Jurong West: 18 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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