HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2011

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

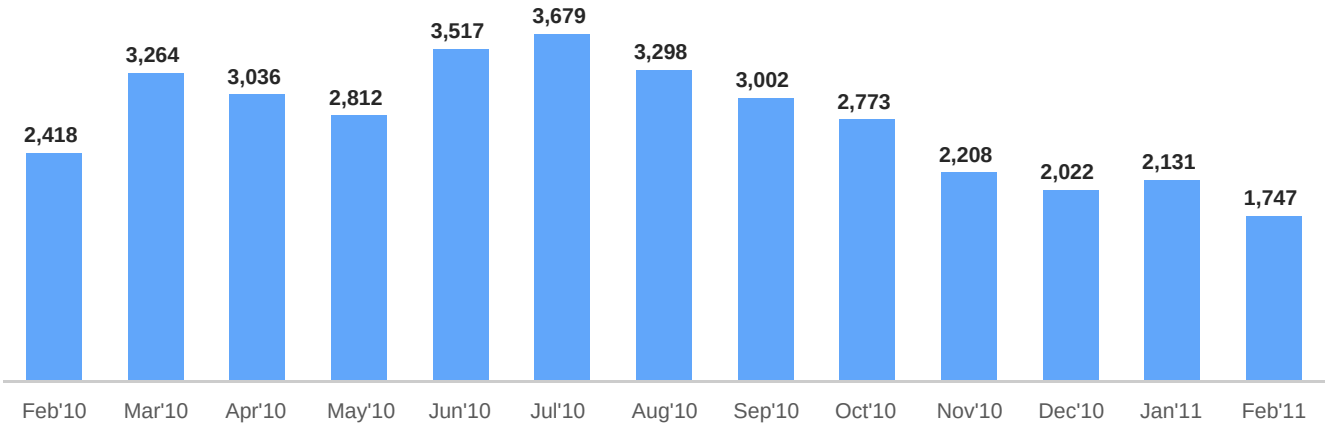
Flats sold: 1,747 Median price: $397,000 Median $psf: $388
Million-dollar flats: 0 (0.0%) Highest price: $840,000 (Bishan)

Against the month before: sales -18.0%, median price +2.3%. Against a year ago: sales -27.8%, median price +14.1%.

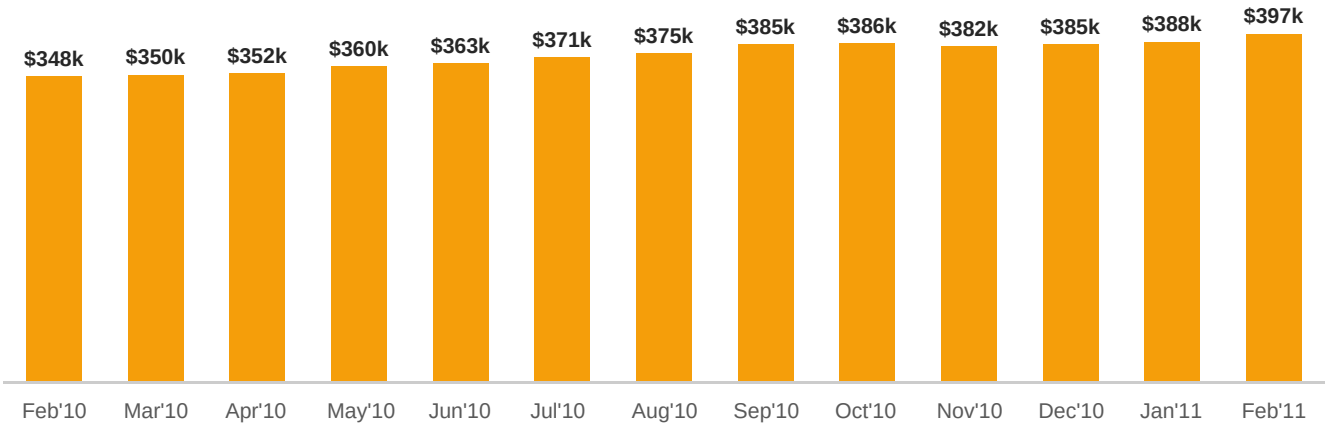
At a glance

- 1,747 HDB resale flats changed hands in February 2011, 18.0% fewer than the month before (2,131).
- Half of all flats sold for $397,000 or less (the median price), up 2.3% from the month before.
- A typical 4-room flat sold for $395,000 (628 sales), or about $379 per square foot.
- The highest price was $840,000 for an executive flat at Blk 102 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $335,500) and the dearest was Queenstown (median $572,500).
- The busiest town was Woodlands with 158 sales.

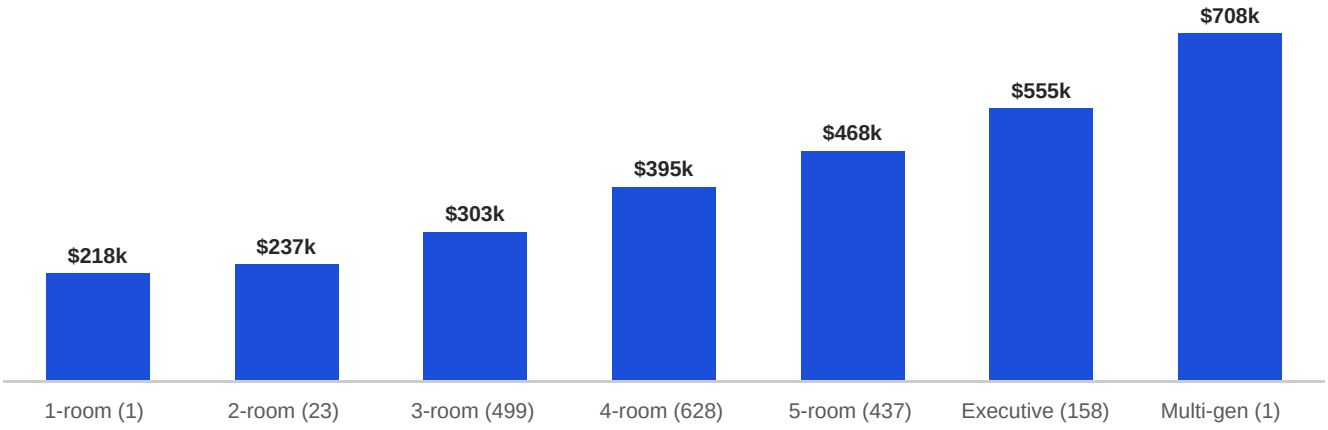
Flats sold each month, last 13 months



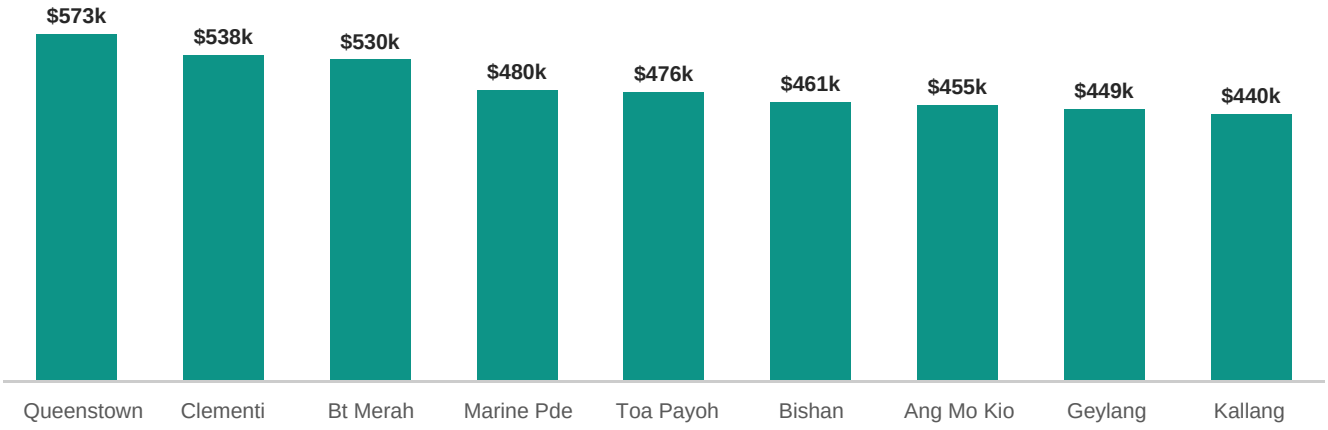
Median price each month, last 13 months



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



Median 4-room price by town, dearest first



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



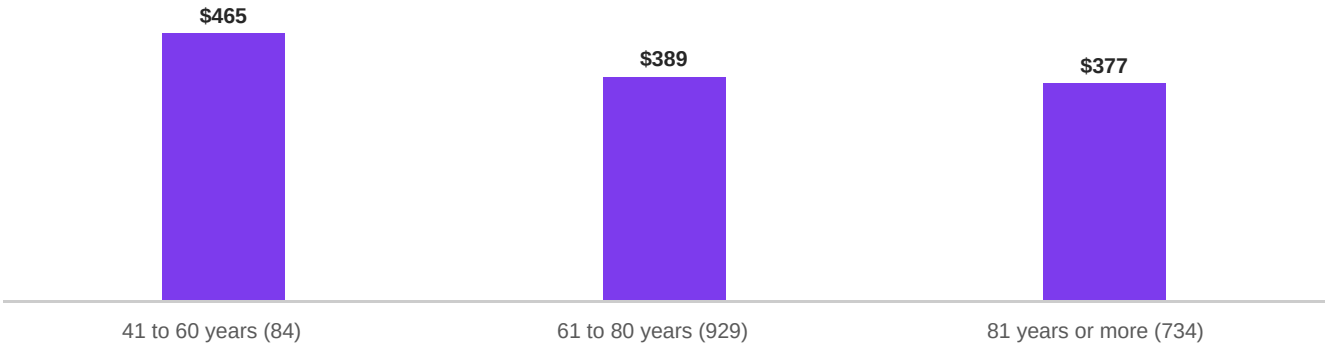
Median 4-room price by town, dearest first (continued)



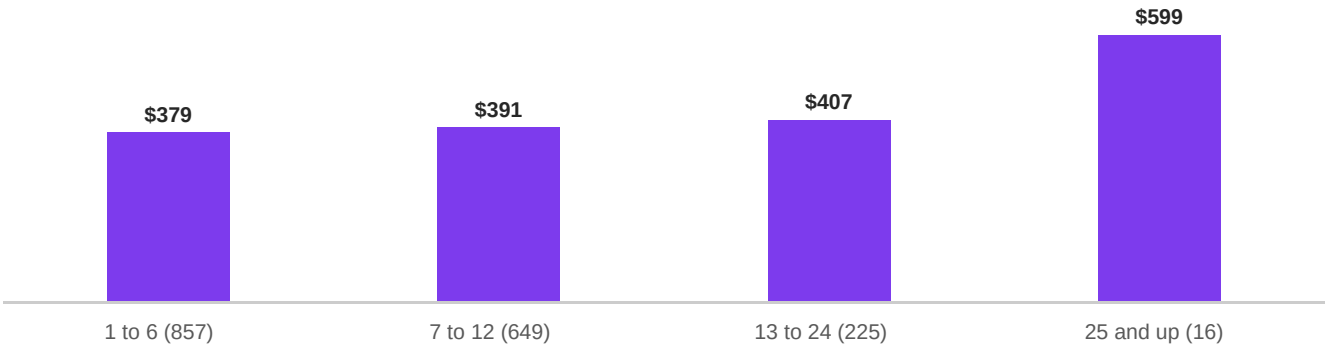
Town by town, February 2011

Ang Mo Kio: 81 sold - median $352,000 - 4-room median $454,944 - $430 psf
Bedok: 97 sold - median $327,000 - 4-room median $403,000 - $405 psf
Bishan: 35 sold - median $480,000 - 4-room median $460,500 - $439 psf
Bukit Batok: 81 sold - median $363,000 - 4-room median $375,000 - $383 psf
Bukit Merah: 74 sold - median $485,000 - 4-room median $530,000 - $501 psf
Bukit Panjang: 49 sold - median $400,000 - 4-room median $365,000 - $360 psf
Bukit Timah: 2 sold - median $581,500 - 4-room median n/a - $571 psf
Central Area: 10 sold - median $419,000 - 4-room median n/a - $569 psf
Choa Chu Kang: 74 sold - median $400,944 - 4-room median $370,000 - $335 psf
Clementi: 35 sold - median $380,000 - 4-room median $537,500 - $461 psf
Geylang: 51 sold - median $365,000 - 4-room median $449,000 - $434 psf
Hougang: 99 sold - median $405,000 - 4-room median $393,000 - $378 psf
Jurong East: 35 sold - median $365,000 - 4-room median $365,500 - $375 psf
Jurong West: 136 sold - median $395,944 - 4-room median $381,500 - $366 psf
Kallang/Whampoa: 51 sold - median $377,000 - 4-room median $440,000 - $451 psf
Marine Parade: 15 sold - median $450,000 - 4-room median $480,000 - $529 psf
Pasir Ris: 57 sold - median $475,000 - 4-room median $399,000 - $356 psf
Punggol: 47 sold - median $488,000 - 4-room median $412,800 - $418 psf
Queenstown: 55 sold - median $365,000 - 4-room median $572,500 - $506 psf
Sembawang: 47 sold - median $404,000 - 4-room median $386,000 - $363 psf
Sengkang: 116 sold - median $453,000 - 4-room median $412,000 - $392 psf
Serangoon: 34 sold - median $395,000 - 4-room median $395,000 - $394 psf
Tampines: 132 sold - median $426,500 - 4-room median $405,000 - $381 psf
Toa Payoh: 52 sold - median $339,500 - 4-room median $476,000 - $453 psf
Woodlands: 158 sold - median $378,000 - 4-room median $351,000 - $333 psf
Yishun: 124 sold - median $320,000 - 4-room median $335,500 - $356 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2011

$840,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $479 psf - 75 yrs lease left

$804,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $650 psf - 93 yrs lease left

$800,000 Blk 447 Bright Hill Dr, Bishan
Executive - storey 19 to 21 - 1,722 sqft - $465 psf - 78 yrs lease left

$800,000 Blk 47 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,292 sqft - $619 psf - 60 yrs lease left

$773,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 16 to 18 - 1,324 sqft - $584 psf - 62 yrs lease left

$770,000 Blk 124B Bt Merah View, Bukit Merah
5-room - storey 16 to 18 - 1,432 sqft - $538 psf - 84 yrs lease left

$765,888 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 04 to 06 - 1,238 sqft - $619 psf - 93 yrs lease left

$760,000 Blk 56 Strathmore Ave, Queenstown
5-room - storey 07 to 09 - 1,184 sqft - $642 psf - 90 yrs lease left

$760,000 Blk 145 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,184 sqft - $642 psf - 94 yrs lease left

$755,000 Blk 3 Pine Cl, Geylang
5-room - storey 16 to 18 - 1,184 sqft - $638 psf - 88 yrs lease left

The 5 most affordable 4-room flats, February 2011

$270,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $273 psf - 65 yrs lease left

$270,000 Blk 41 Teban Gdns Rd, Jurong East

4-room - storey 10 to 12 - 1,066 sqft - $253 psf - 69 yrs lease left

$281,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,033 sqft - $272 psf - 69 yrs lease left

$282,000 Blk 259 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $312 psf - 74 yrs lease left

$284,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $314 psf - 76 yrs lease left

The 10 busiest streets, February 2011

Yishun Ring Rd, Yishun: 32 sales
Rivervale Dr, Sengkang: 21 sales
Choa Chu Kang Cres, Choa Chu Kang: 19 sales
Bedok Reservoir Rd, Bedok: 18 sales
Rivervale Cres, Sengkang: 18 sales
Bedok Nth Rd, Bedok: 17 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 16 sales
Jurong West St 65, Jurong West: 15 sales
Pasir Ris St 71, Pasir Ris: 15 sales
Compassvale Walk, Sengkang: 15 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