HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2011

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

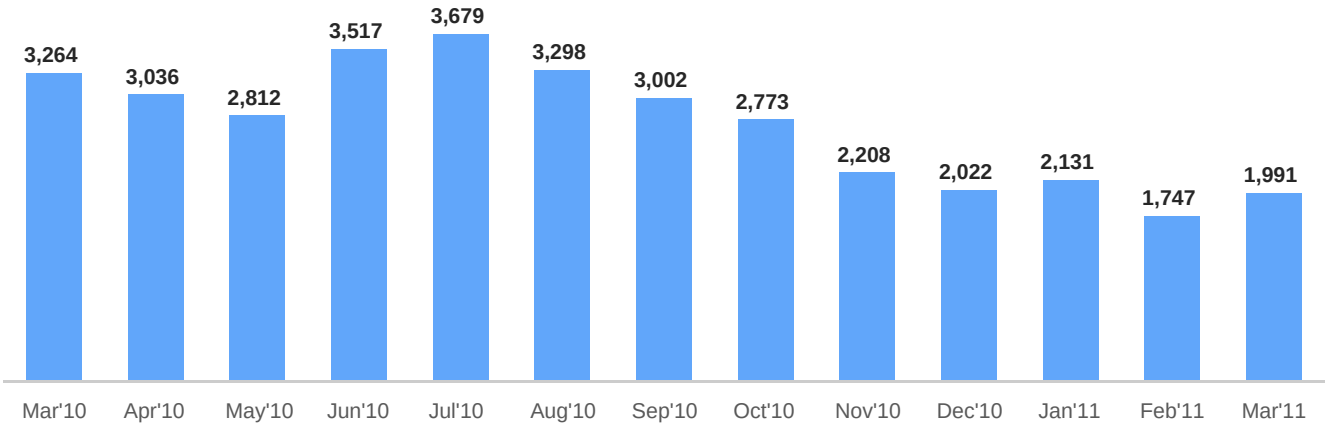
Flats sold: 1,991 **Median price: $395,000** **Median $psf: $388**
Million-dollar flats: 0 (0.0%) **Highest price: $850,000 (Queenstown)**

Against the month before: sales +14.0%, median price -0.5%. Against a year ago: sales -39.0%, median price +12.9%.

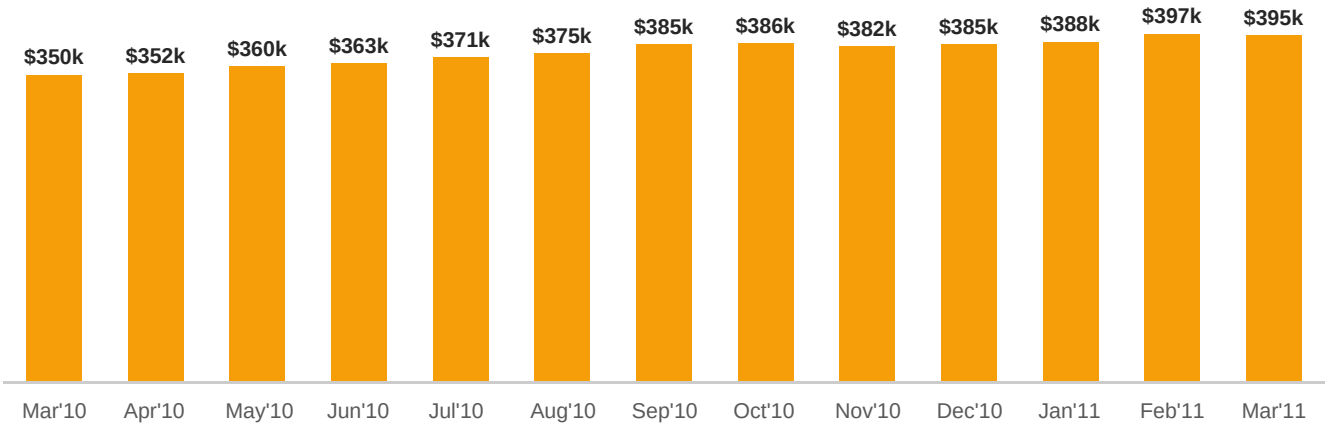
At a glance

- 1,991 HDB resale flats changed hands in March 2011, 14.0% more than the month before (1,747).
- Half of all flats sold for $395,000 or less (the median price), down 0.5% from the month before.
- A typical 4-room flat sold for $393,000 (761 sales), or about $378 per square foot.
- The highest price was $850,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $342,000) and the dearest was Queenstown (median $563,000).
- The busiest town was Jurong West with 190 sales.

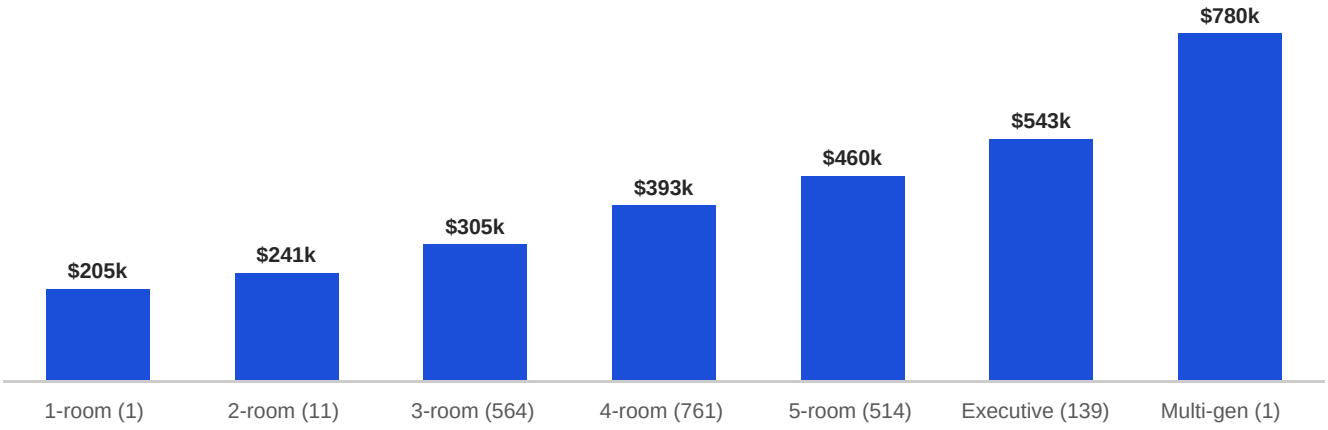
Flats sold each month, last 13 months



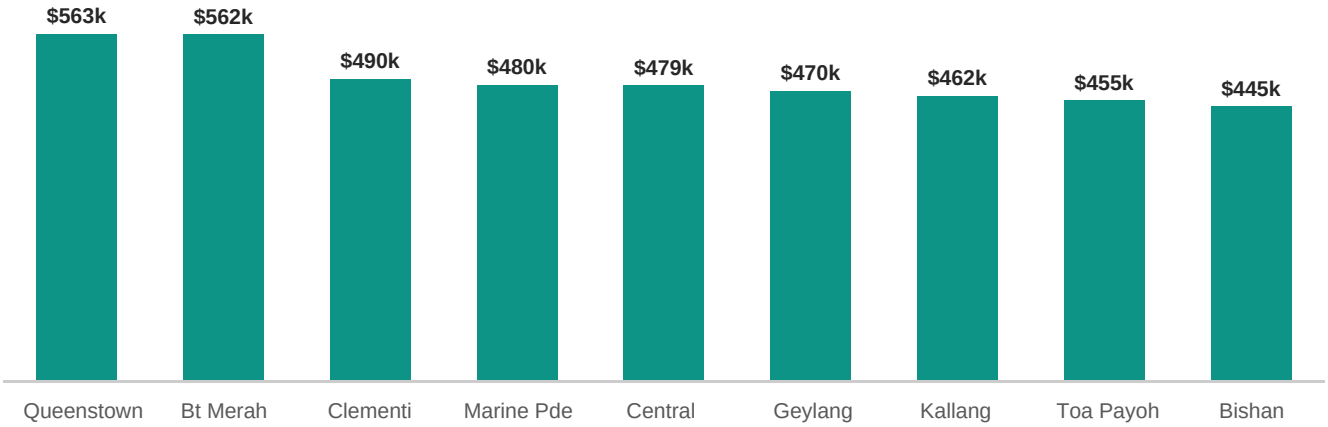
Median price each month, last 13 months



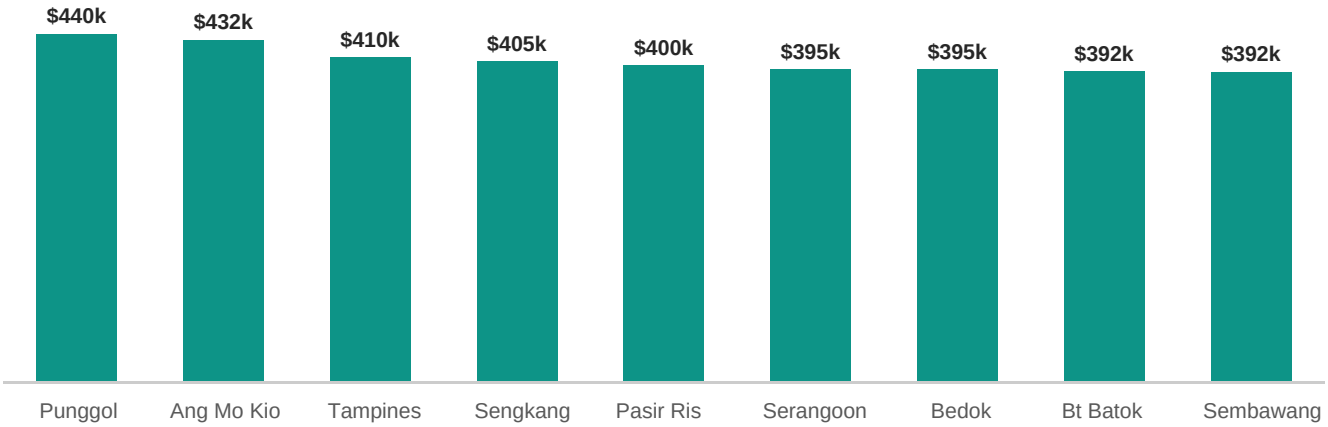
Median price by flat type (number sold), March 2011



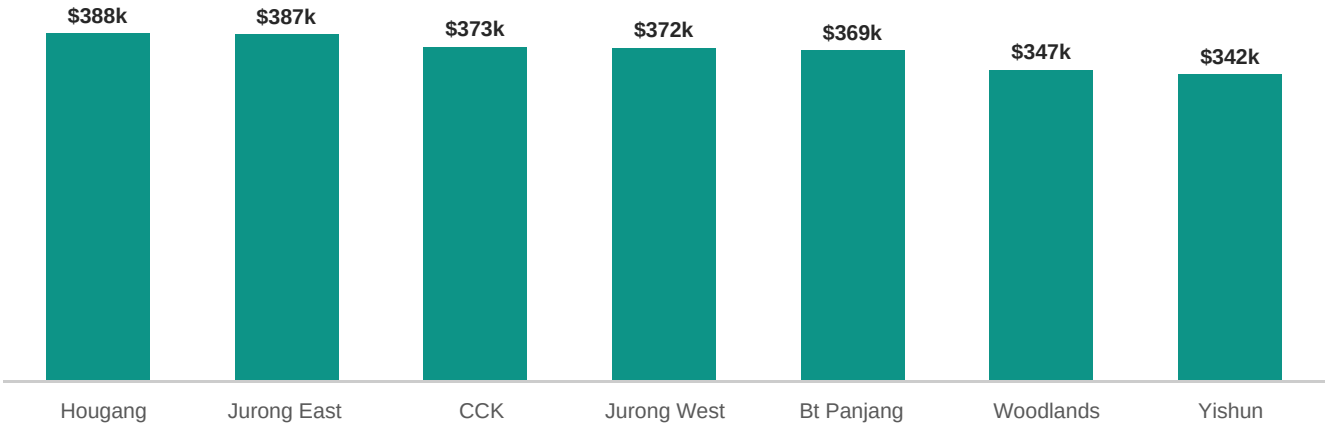
Median 4-room price by town, dearest first



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



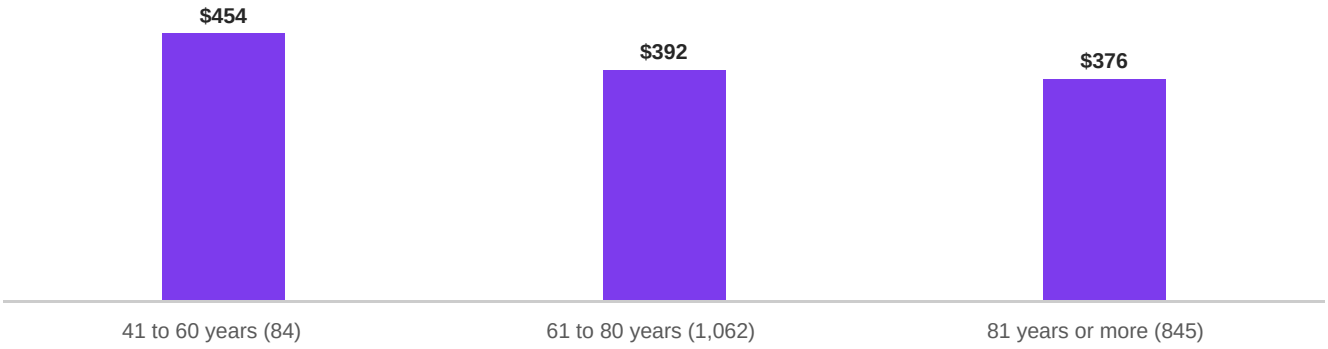
Median 4-room price by town, dearest first (continued)



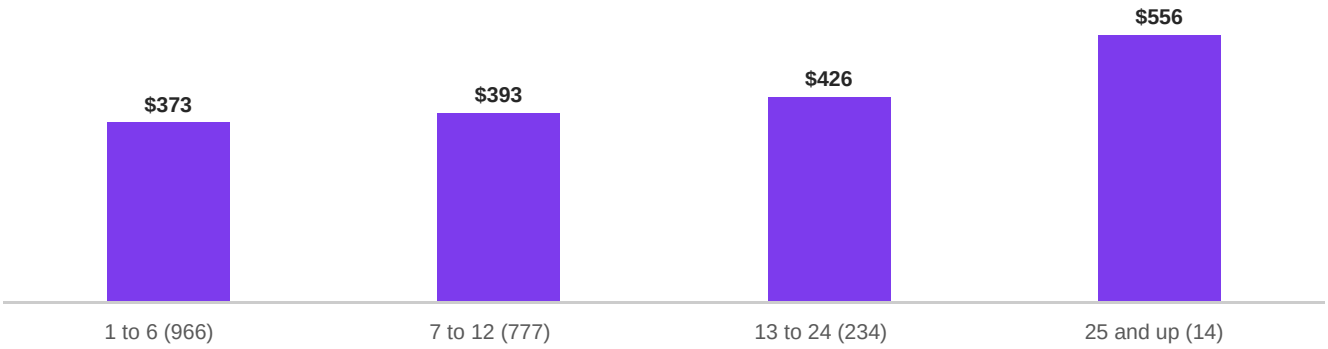
Town by town, March 2011

Ang Mo Kio: 88 sold - median $344,000 - 4-room median $431,944 - $427 psf
Bedok: 127 sold - median $354,000 - 4-room median $394,500 - $405 psf
Bishan: 36 sold - median $500,500 - 4-room median $445,000 - $448 psf
Bukit Batok: 69 sold - median $332,000 - 4-room median $392,000 - $390 psf
Bukit Merah: 72 sold - median $454,000 - 4-room median $562,000 - $518 psf
Bukit Panjang: 83 sold - median $415,000 - 4-room median $369,300 - $358 psf
Bukit Timah: 4 sold - median $412,500 - 4-room median n/a - $525 psf
Central Area: 7 sold - median $455,000 - 4-room median $479,000 - $522 psf
Choa Chu Kang: 84 sold - median $393,000 - 4-room median $373,000 - $342 psf
Clementi: 29 sold - median $350,000 - 4-room median $490,000 - $427 psf
Geylang: 60 sold - median $324,000 - 4-room median $470,000 - $448 psf
Hougang: 105 sold - median $391,500 - 4-room median $388,000 - $376 psf
Jurong East: 45 sold - median $378,000 - 4-room median $387,000 - $375 psf
Jurong West: 190 sold - median $390,000 - 4-room median $372,000 - $366 psf
Kallang/Whampoa: 58 sold - median $346,500 - 4-room median $462,000 - $451 psf
Marine Parade: 19 sold - median $475,000 - 4-room median $480,000 - $544 psf
Pasir Ris: 69 sold - median $440,000 - 4-room median $400,000 - $349 psf
Punggol: 59 sold - median $468,000 - 4-room median $439,800 - $426 psf
Queenstown: 55 sold - median $468,500 - 4-room median $563,000 - $534 psf
Sembawang: 47 sold - median $418,000 - 4-room median $391,500 - $359 psf
Sengkang: 120 sold - median $447,500 - 4-room median $405,000 - $393 psf
Serangoon: 42 sold - median $394,000 - 4-room median $395,000 - $399 psf
Tampines: 141 sold - median $416,000 - 4-room median $410,000 - $379 psf
Toa Payoh: 73 sold - median $346,000 - 4-room median $455,000 - $444 psf
Woodlands: 182 sold - median $379,000 - 4-room median $347,250 - $331 psf
Yishun: 127 sold - median $326,000 - 4-room median $342,000 - $359 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2011

$850,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $526 psf - 83 yrs lease left

$800,000 Blk 14 Marine Ter, Marine Parade
5-room - storey 19 to 21 - 1,313 sqft - $609 psf - 63 yrs lease left

$795,000 Blk 5 Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,335 sqft - $596 psf - 86 yrs lease left

$785,800 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $500 psf - 80 yrs lease left

$780,000 Blk 137 Bishan St 12, Bishan
Multi-gen - storey 04 to 06 - 1,798 sqft - $434 psf - 75 yrs lease left

$780,000 Blk 51 Strathmore Ave, Queenstown
5-room - storey 07 to 09 - 1,184 sqft - $659 psf - 94 yrs lease left

$775,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $655 psf - 91 yrs lease left

$775,000 Blk 75B Redhill Rd, Bukit Merah
5-room - storey 04 to 06 - 1,238 sqft - $626 psf - 93 yrs lease left

$770,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $622 psf - 93 yrs lease left

$770,000 Blk 3B Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,184 sqft - $650 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 2011

$290,000 Blk 35 Circuit Rd, Geylang

4-room - storey 04 to 06 - 894 sqft - $324 psf - 59 yrs lease left

$295,000 Blk 428 Woodlands St 41, Woodlands

4-room - storey 10 to 12 - 904 sqft - $326 psf - 84 yrs lease left

$296,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $327 psf - 76 yrs lease left

$297,000 Blk 265 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $328 psf - 74 yrs lease left

$298,000 Blk 802 Woodlands St 81, Woodlands

4-room - storey 01 to 03 - 893 sqft - $334 psf - 77 yrs lease left

The 10 busiest streets, March 2011

Yishun Ring Rd, Yishun: 28 sales
Jurong West St 61, Jurong West: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Bedok Reservoir Rd, Bedok: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Rivervale Dr, Sengkang: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 18 sales
Circuit Rd, Geylang: 17 sales
Compassvale St, Sengkang: 17 sales
Bedok Nth Rd, Bedok: 16 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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