HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2011

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

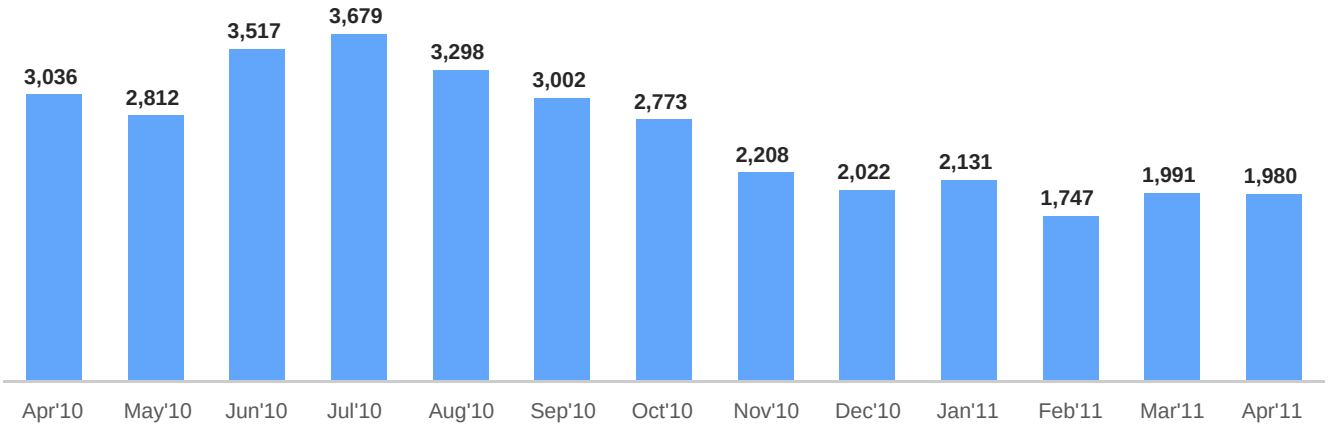
Flats sold: 1,980 Median price: $398,000 Median $psf: $393
Million-dollar flats: 0 (0.0%) Highest price: $842,888 (Queenstown)

Against the month before: sales -0.6%, median price +0.8%. Against a year ago: sales -34.8%, median price +13.2%.

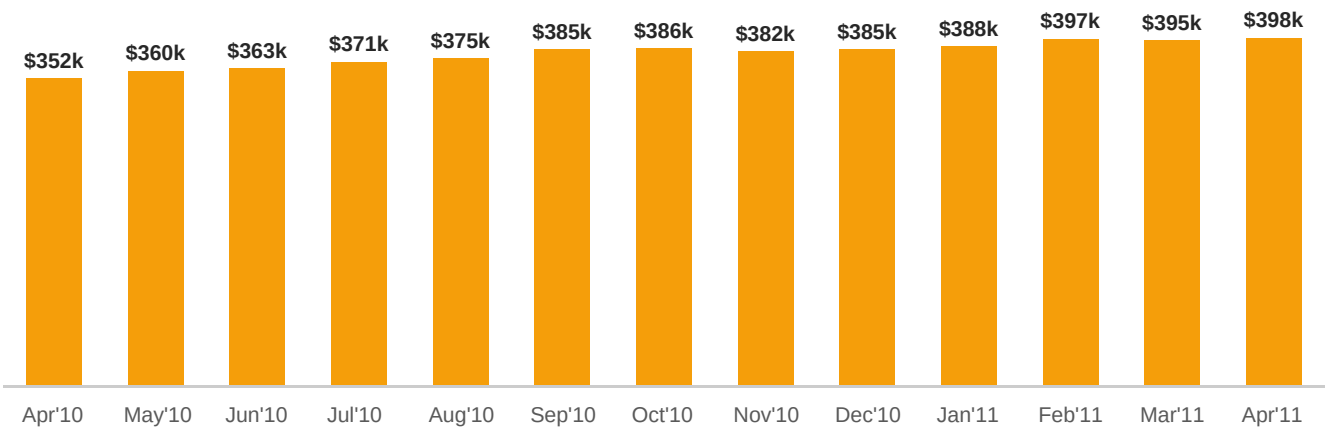
At a glance

- 1,980 HDB resale flats changed hands in April 2011, 0.6% fewer than the month before (1,991).
- Half of all flats sold for $398,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $397,000 (757 sales), or about $386 per square foot.
- The highest price was $842,888 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $353,000) and the dearest was Queenstown (median $617,000).
- The busiest town was Woodlands with 185 sales.

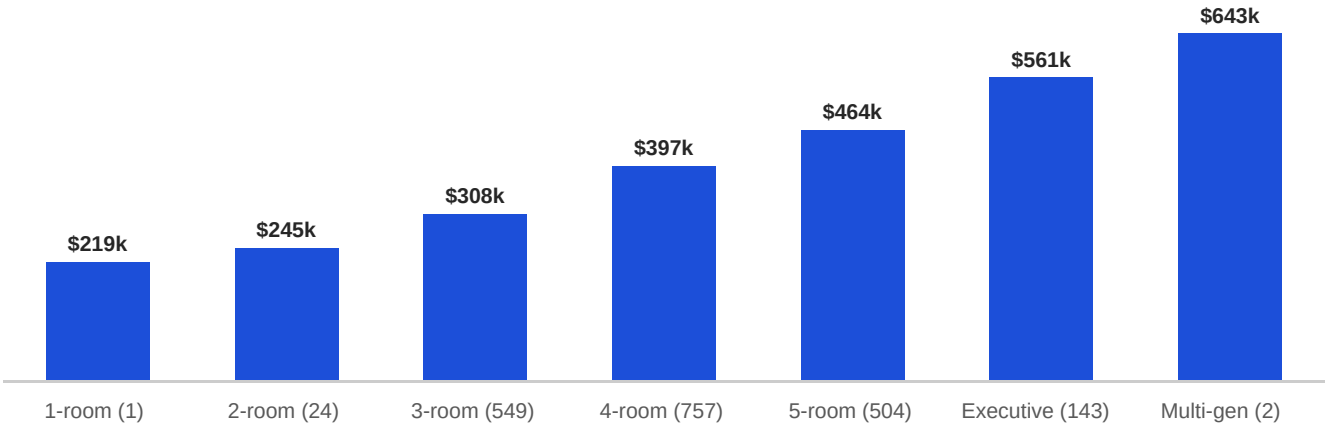
Flats sold each month, last 13 months



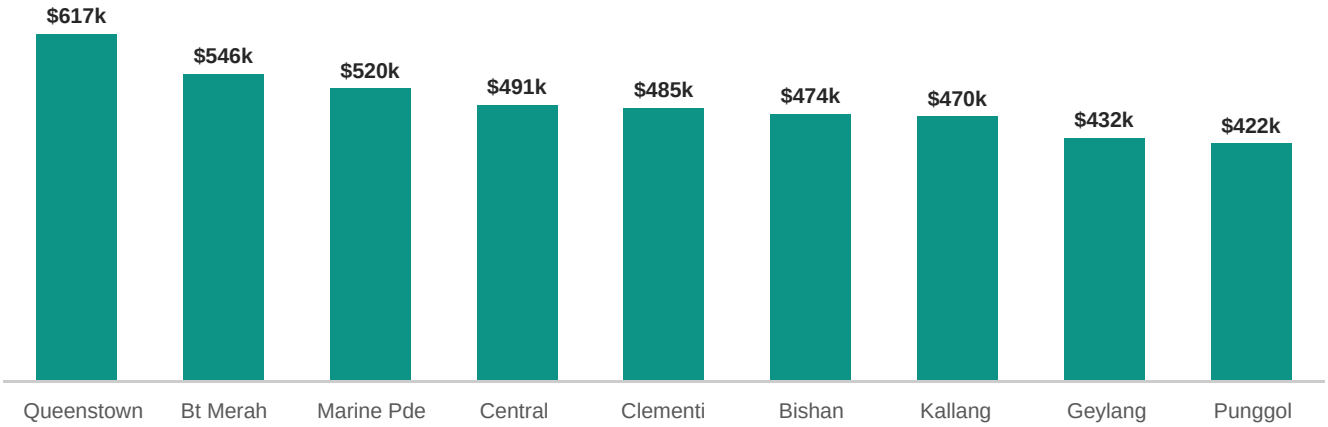
Median price each month, last 13 months



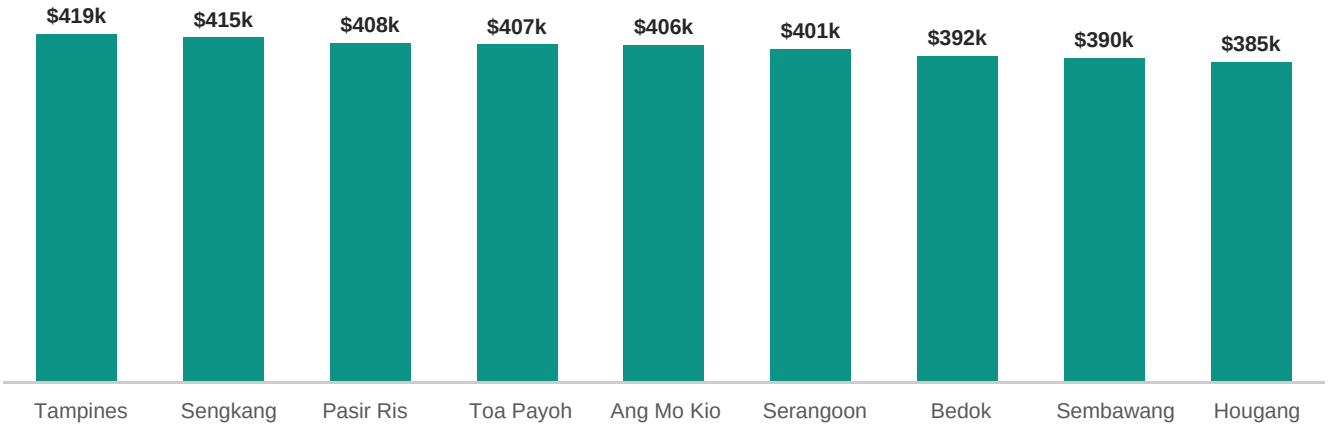
Median price by flat type (number sold), April 2011



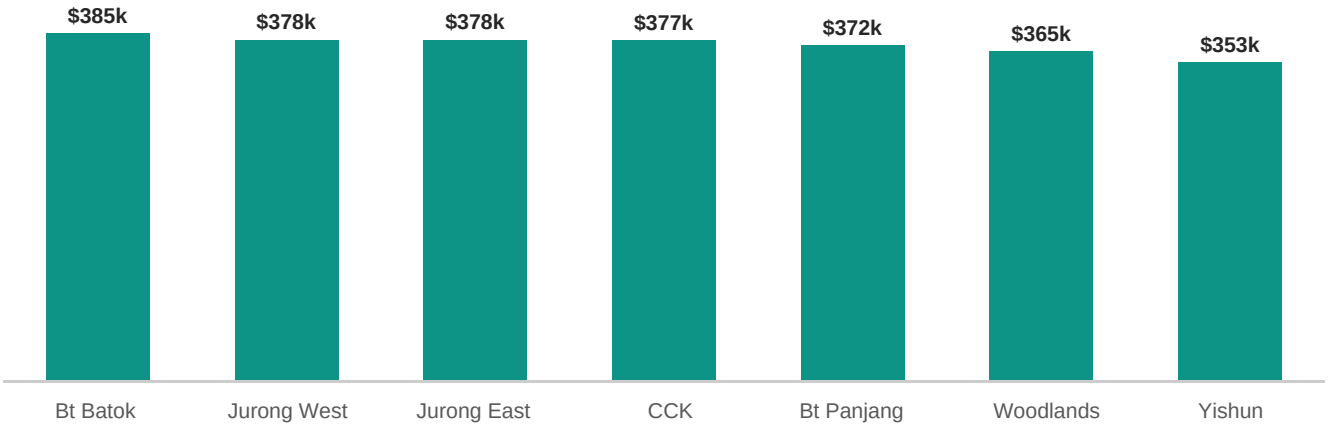
Median 4-room price by town, dearest first



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



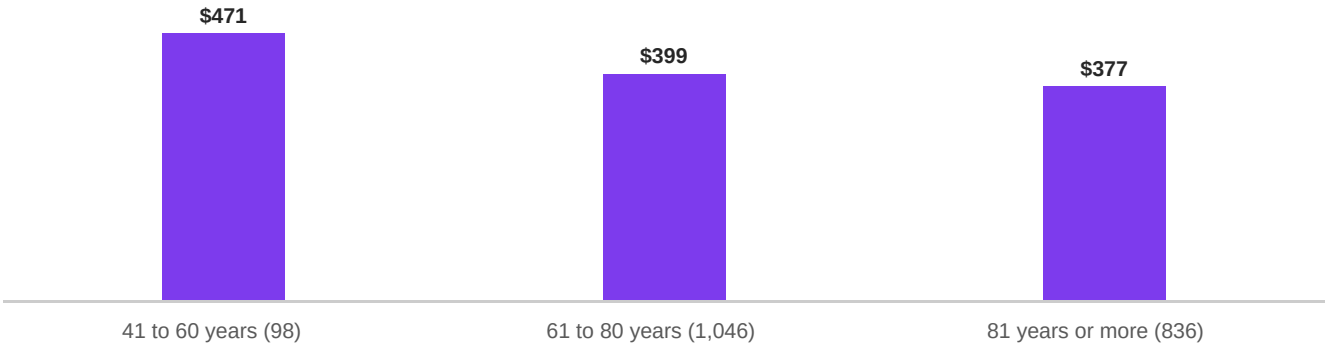
Median 4-room price by town, dearest first (continued)



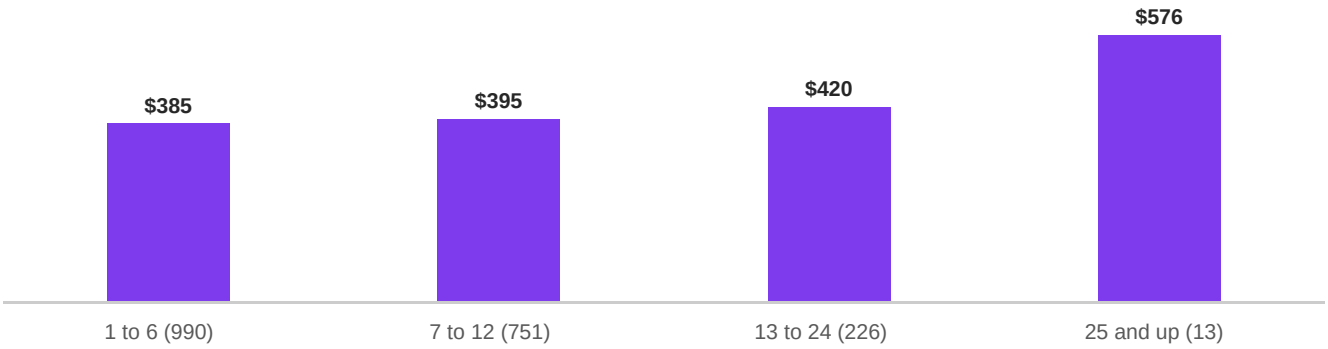
Town by town, April 2011

Ang Mo Kio: 88 sold - median $353,944 - 4-room median $405,500 - $424 psf
Bedok: 134 sold - median $364,000 - 4-room median $392,350 - $414 psf
Bishan: 40 sold - median $489,500 - 4-room median $474,000 - $448 psf
Bukit Batok: 101 sold - median $366,000 - 4-room median $385,000 - $388 psf
Bukit Merah: 83 sold - median $462,000 - 4-room median $546,000 - $505 psf
Bukit Panjang: 75 sold - median $398,500 - 4-room median $372,000 - $356 psf
Bukit Timah: 4 sold - median $502,500 - 4-room median n/a - $478 psf
Central Area: 15 sold - median $420,000 - 4-room median $490,500 - $582 psf
Choa Chu Kang: 86 sold - median $404,000 - 4-room median $377,000 - $336 psf
Clementi: 47 sold - median $375,500 - 4-room median $485,000 - $456 psf
Geylang: 53 sold - median $334,000 - 4-room median $431,500 - $434 psf
Hougang: 103 sold - median $390,500 - 4-room median $385,250 - $382 psf
Jurong East: 31 sold - median $371,800 - 4-room median $377,900 - $393 psf
Jurong West: 174 sold - median $392,250 - 4-room median $378,000 - $373 psf
Kallang/Whampoa: 50 sold - median $384,750 - 4-room median $470,000 - $449 psf
Marine Parade: 11 sold - median $520,000 - 4-room median $520,000 - $546 psf
Pasir Ris: 60 sold - median $448,500 - 4-room median $408,000 - $355 psf
Punggol: 66 sold - median $477,500 - 4-room median $422,000 - $420 psf
Queenstown: 52 sold - median $332,500 - 4-room median $617,000 - $515 psf
Sembawang: 56 sold - median $417,000 - 4-room median $390,000 - $361 psf
Sengkang: 125 sold - median $460,000 - 4-room median $415,000 - $399 psf
Serangoon: 42 sold - median $388,500 - 4-room median $401,000 - $419 psf
Tampines: 132 sold - median $425,000 - 4-room median $419,000 - $392 psf
Toa Payoh: 59 sold - median $345,000 - 4-room median $406,500 - $450 psf
Woodlands: 185 sold - median $383,000 - 4-room median $365,000 - $336 psf
Yishun: 108 sold - median $327,500 - 4-room median $353,000 - $362 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2011

$842,888 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,572 sqft - $536 psf - 83 yrs lease left

$815,000 Blk 152 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,184 sqft - $688 psf - 94 yrs lease left

$795,000 Blk 6A Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $642 psf - 93 yrs lease left

$790,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $638 psf - 93 yrs lease left

$778,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,550 sqft - $502 psf - 81 yrs lease left

$770,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $650 psf - 91 yrs lease left

$750,000 Blk 187 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $477 psf - 75 yrs lease left

$747,000 Blk 8 Ghim Moh Rd, Queenstown
5-room - storey 25 to 27 - 1,259 sqft - $593 psf - 65 yrs lease left

$745,000 Blk 371 Clementi Ave 4, Clementi
Executive - storey 10 to 12 - 1,755 sqft - $425 psf - 69 yrs lease left

$745,000 Blk 48 Strathmore Ave, Queenstown
4-room - storey 34 to 36 - 969 sqft - $769 psf - 94 yrs lease left

The 5 most affordable 4-room flats, April 2011

$277,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $283 psf - 65 yrs lease left

$289,000 Blk 23 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $292 psf - 65 yrs lease left

$297,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $314 psf - 64 yrs lease left

$300,000 Blk 312 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $332 psf - 75 yrs lease left

$300,000 Blk 15 Teck Whye Lane, Choa Chu Kang

4-room - storey 07 to 09 - 990 sqft - $303 psf - 67 yrs lease left

The 10 busiest streets, April 2011

Bedok Reservoir Rd, Bedok: 31 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Hougang Ave 8, Hougang: 24 sales
Jurong West St 65, Jurong West: 21 sales
Yishun Ring Rd, Yishun: 20 sales
Rivervale Dr, Sengkang: 19 sales
Punggol Field, Punggol: 18 sales
Marsiling Dr, Woodlands: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Jurong West St 61, Jurong West: 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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