HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2011

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

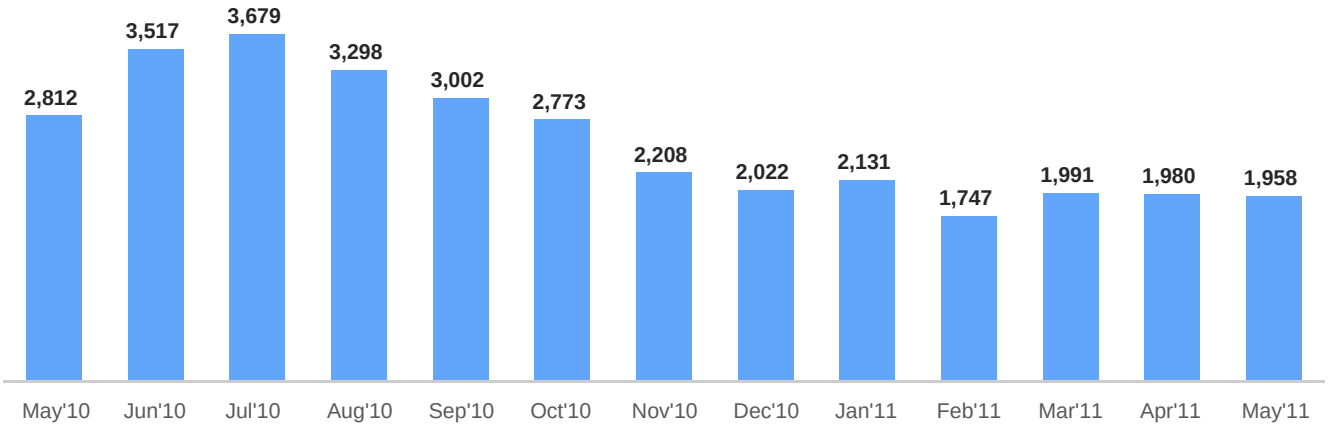
Flats sold: 1,958 Median price: $403,000 Median $psf: $399
Million-dollar flats: 0 (0.0%) Highest price: $875,000 (Bishan)

Against the month before: sales -1.1%, median price +1.3%. Against a year ago: sales -30.4%, median price +11.9%.

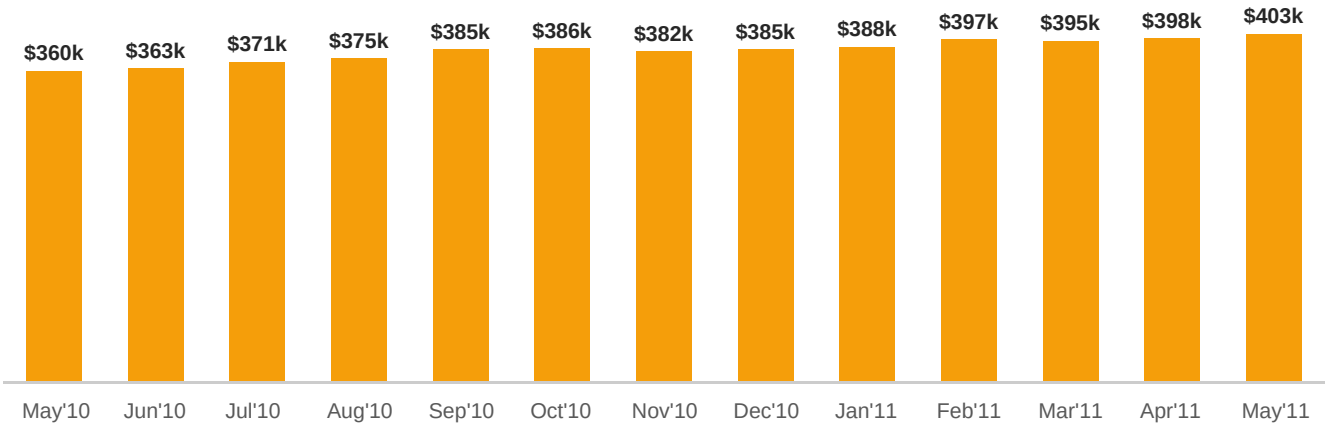
At a glance

- 1,958 HDB resale flats changed hands in May 2011, 1.1% fewer than the month before (1,980).
- Half of all flats sold for $403,000 or less (the median price), up 1.3% from the month before.
- A typical 4-room flat sold for $400,000 (731 sales), or about $386 per square foot.
- The highest price was $875,000 for an executive flat at Blk 183 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $349,000) and the dearest was Queenstown (median $578,000).
- The busiest town was Woodlands with 186 sales.

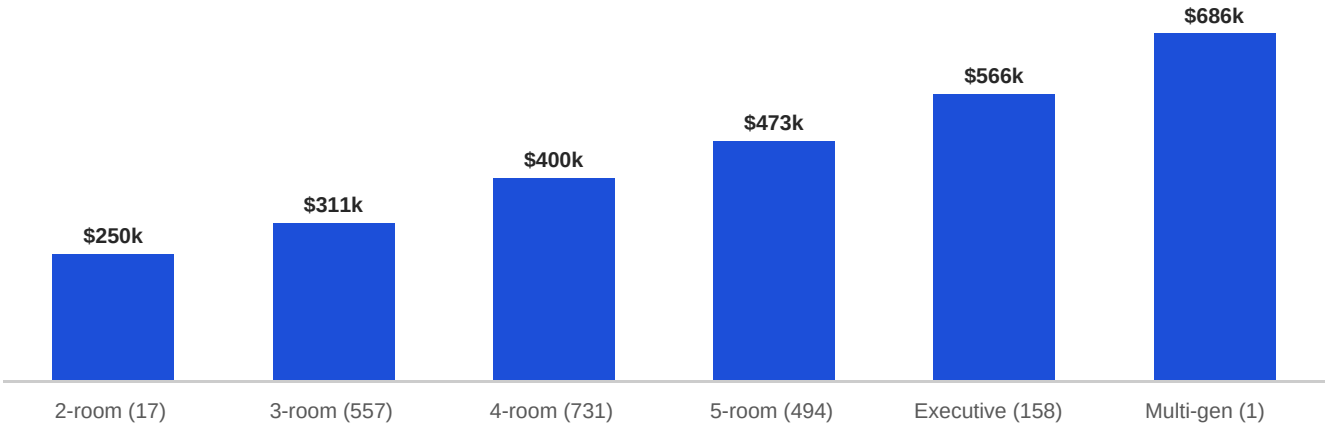
Flats sold each month, last 13 months



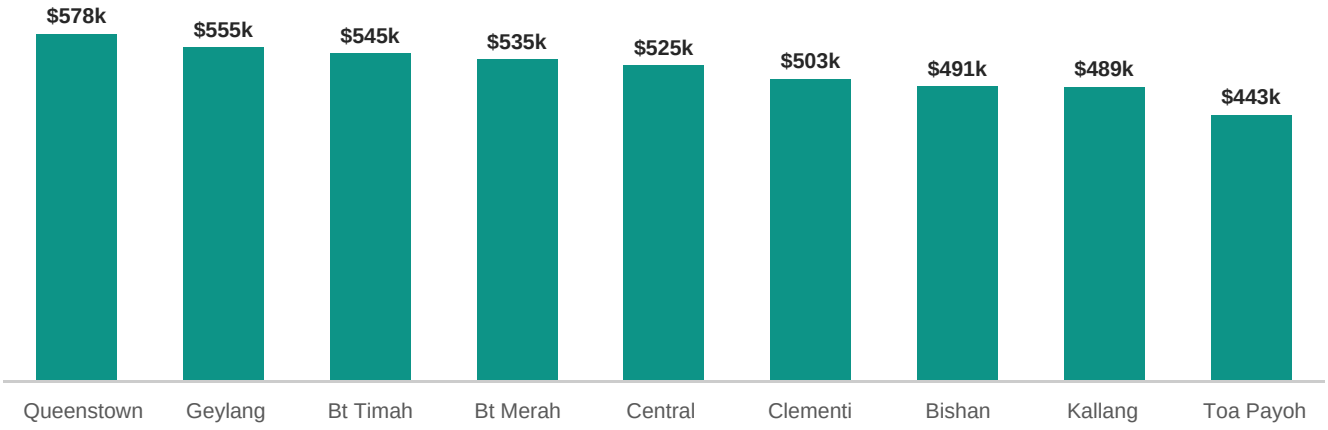
Median price each month, last 13 months



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



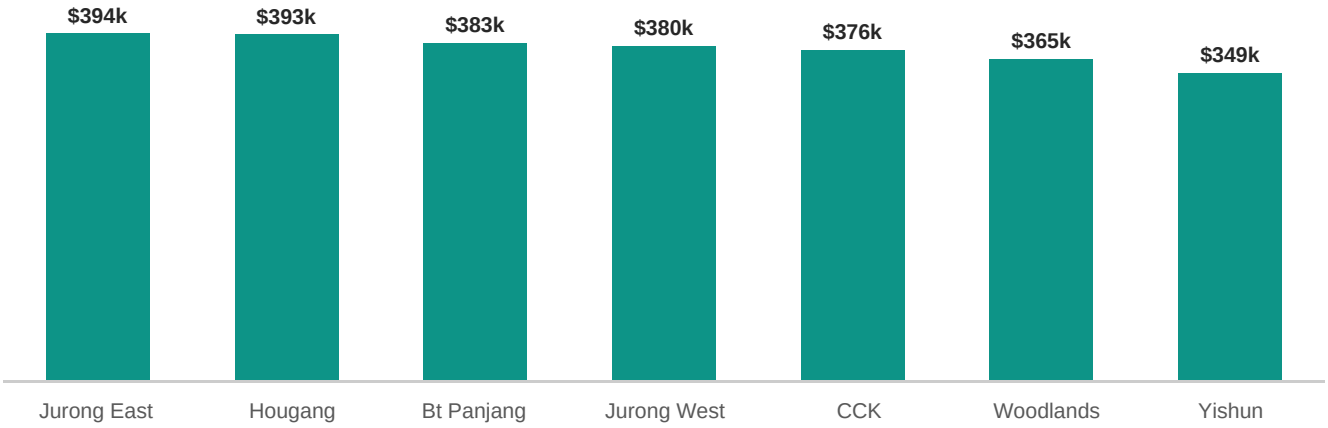
Median 4-room price by town, dearest first



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



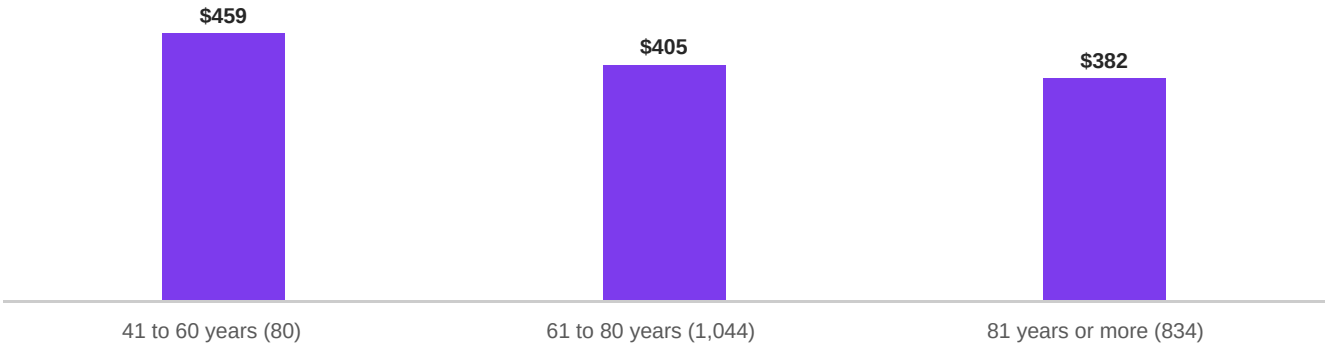
Median 4-room price by town, dearest first (continued)



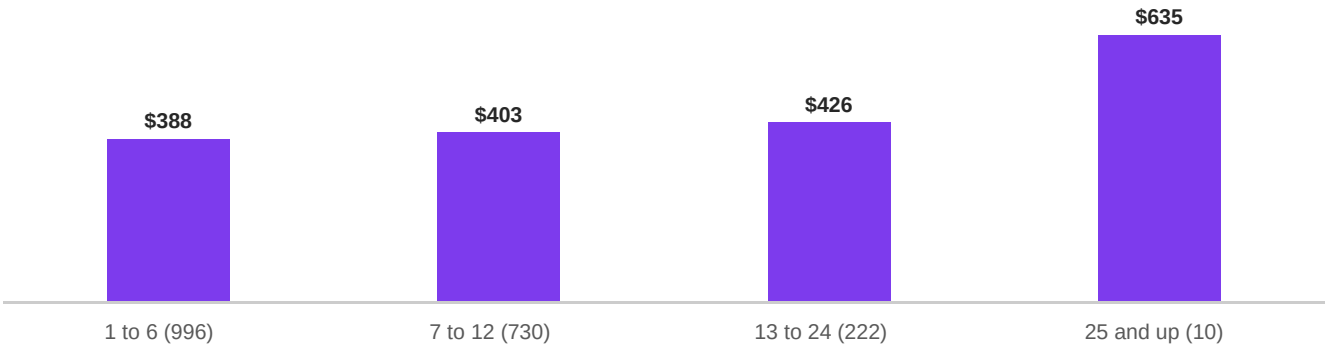
Town by town, May 2011

Ang Mo Kio: 100 sold - median $338,750 - 4-room median $413,000 - $426 psf
Bedok: 114 sold - median $357,500 - 4-room median $400,000 - $419 psf
Bishan: 32 sold - median $522,444 - 4-room median $490,500 - $444 psf
Bukit Batok: 91 sold - median $328,500 - 4-room median $395,944 - $391 psf
Bukit Merah: 90 sold - median $439,000 - 4-room median $535,000 - $522 psf
Bukit Panjang: 79 sold - median $426,889 - 4-room median $383,000 - $353 psf
Bukit Timah: 5 sold - median $560,000 - 4-room median $545,000 - $487 psf
Central Area: 25 sold - median $425,000 - 4-room median $525,000 - $578 psf
Choa Chu Kang: 88 sold - median $394,500 - 4-room median $375,500 - $342 psf
Clementi: 37 sold - median $373,000 - 4-room median $503,000 - $458 psf
Geylang: 60 sold - median $361,250 - 4-room median $555,350 - $452 psf
Hougang: 104 sold - median $399,000 - 4-room median $393,000 - $372 psf
Jurong East: 38 sold - median $397,500 - 4-room median $394,000 - $394 psf
Jurong West: 157 sold - median $398,000 - 4-room median $380,000 - $377 psf
Kallang/Whampoa: 49 sold - median $439,800 - 4-room median $489,000 - $471 psf
Marine Parade: 11 sold - median $400,000 - 4-room median n/a - $529 psf
Pasir Ris: 63 sold - median $445,000 - 4-room median $410,000 - $361 psf
Punggol: 49 sold - median $485,000 - 4-room median $432,000 - $423 psf
Queenstown: 52 sold - median $385,000 - 4-room median $578,000 - $531 psf
Sembawang: 51 sold - median $415,000 - 4-room median $396,000 - $361 psf
Sengkang: 131 sold - median $465,000 - 4-room median $422,000 - $401 psf
Serangoon: 30 sold - median $442,000 - 4-room median $395,000 - $397 psf
Tampines: 129 sold - median $425,000 - 4-room median $422,000 - $388 psf
Toa Payoh: 59 sold - median $347,000 - 4-room median $442,500 - $457 psf
Woodlands: 186 sold - median $376,500 - 4-room median $365,000 - $339 psf
Yishun: 128 sold - median $331,500 - 4-room median $349,000 - $365 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2011

$875,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $499 psf - 75 yrs lease left

$840,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 07 to 09 - 1,184 sqft - $709 psf - 91 yrs lease left

$821,000 Blk 6A Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $663 psf - 93 yrs lease left

$820,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $508 psf - 75 yrs lease left

$820,000 Blk 48 Strathmore Ave, Queenstown
5-room - storey 25 to 27 - 1,184 sqft - $693 psf - 94 yrs lease left

$818,000 Blk 39 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,260 sqft - $362 psf - 60 yrs lease left

$816,000 Blk 75A Redhill Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $659 psf - 93 yrs lease left

$815,000 Blk 343 Ang Mo Kio Ave 3, Ang Mo Kio
Executive - storey 07 to 09 - 1,841 sqft - $443 psf - 66 yrs lease left

$795,000 Blk 261 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,604 sqft - $496 psf - 80 yrs lease left

$795,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,561 sqft - $509 psf - 83 yrs lease left

The 5 most affordable 4-room flats, May 2011

$278,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $307 psf - 76 yrs lease left

$282,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $298 psf - 64 yrs lease left

$285,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $288 psf - 69 yrs lease left

$288,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $319 psf - 76 yrs lease left

$291,000 Blk 429 Woodlands St 41, Woodlands

4-room - storey 07 to 09 - 904 sqft - $322 psf - 84 yrs lease left

The 10 busiest streets, May 2011

Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 30 sales
Bedok Reservoir Rd, Bedok: 30 sales
Hougang Ave 8, Hougang: 24 sales
Choa Chu Kang Cres, Choa Chu Kang: 20 sales
Rivervale Dr, Sengkang: 20 sales
Marsiling Dr, Woodlands: 19 sales
Jurong West St 65, Jurong West: 18 sales
Jurong West St 61, Jurong West: 17 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 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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