HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2011

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

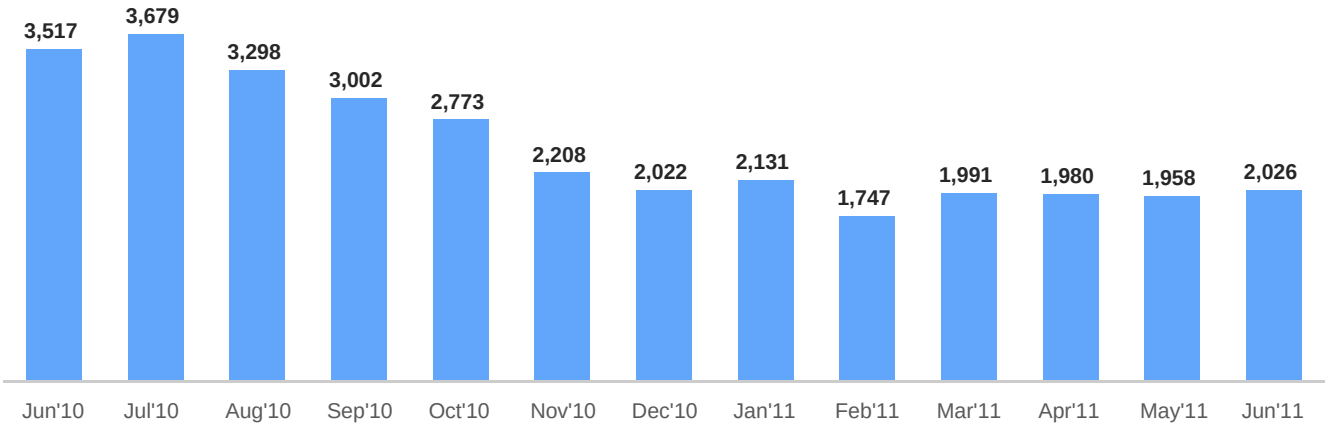
Flats sold: 2,026 Median price: $408,944 Median $psf: $404
Million-dollar flats: 0 (0.0%) Highest price: $868,000 (Clementi)

Against the month before: sales +3.5%, median price +1.5%. Against a year ago: sales -42.4%, median price +12.7%.

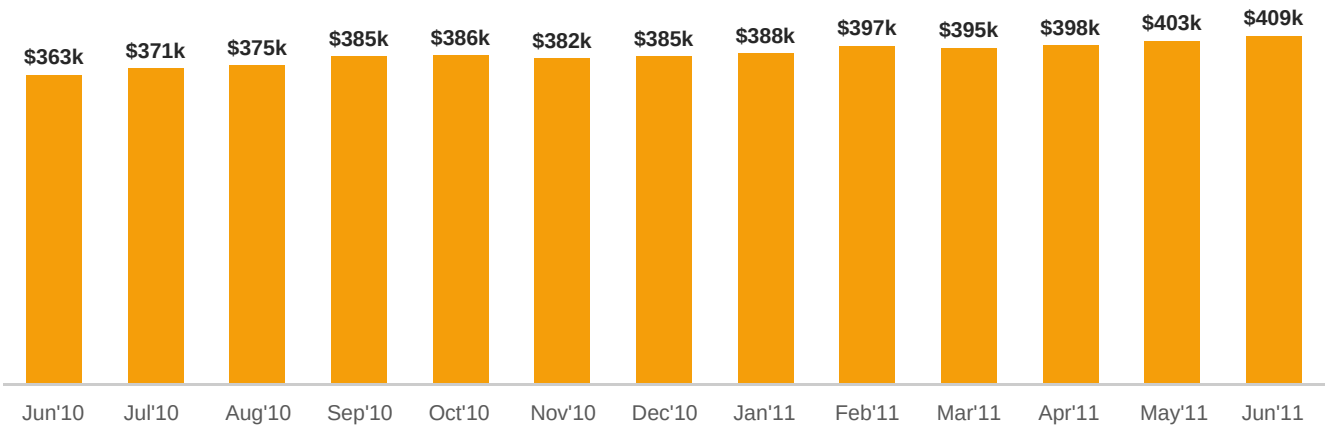
At a glance

- 2,026 HDB resale flats changed hands in June 2011, 3.5% more than the month before (1,958).
- Half of all flats sold for $408,944 or less (the median price), up 1.5% from the month before.
- A typical 4-room flat sold for $405,000 (756 sales), or about $391 per square foot.
- The highest price was $868,000 for an executive flat at Blk 430 Clementi Ave 3, Clementi.
- For a 4-room flat, the most affordable town was Yishun (median $345,000) and the dearest was Queenstown (median $646,000).
- The busiest town was Woodlands with 186 sales.

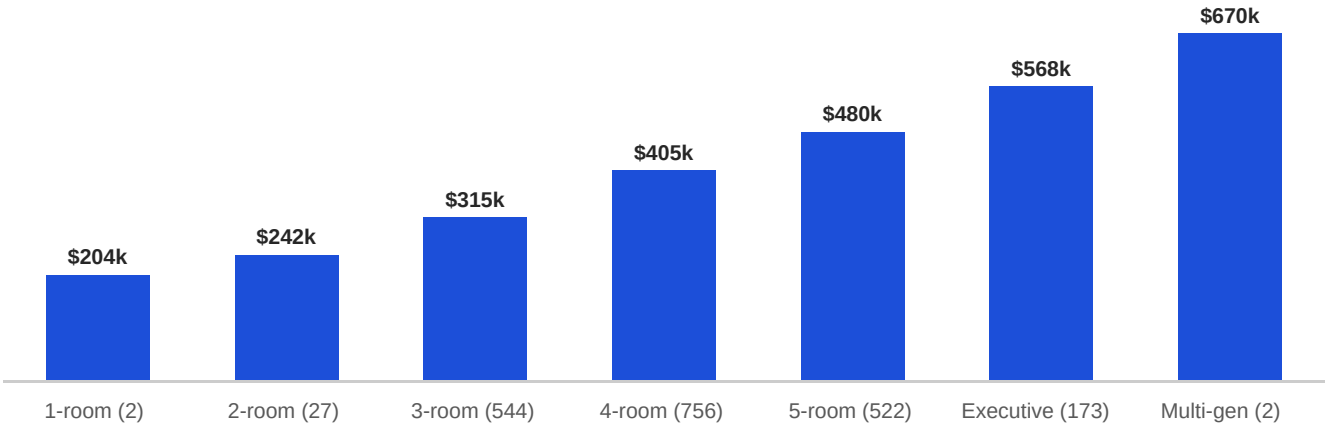
Flats sold each month, last 13 months



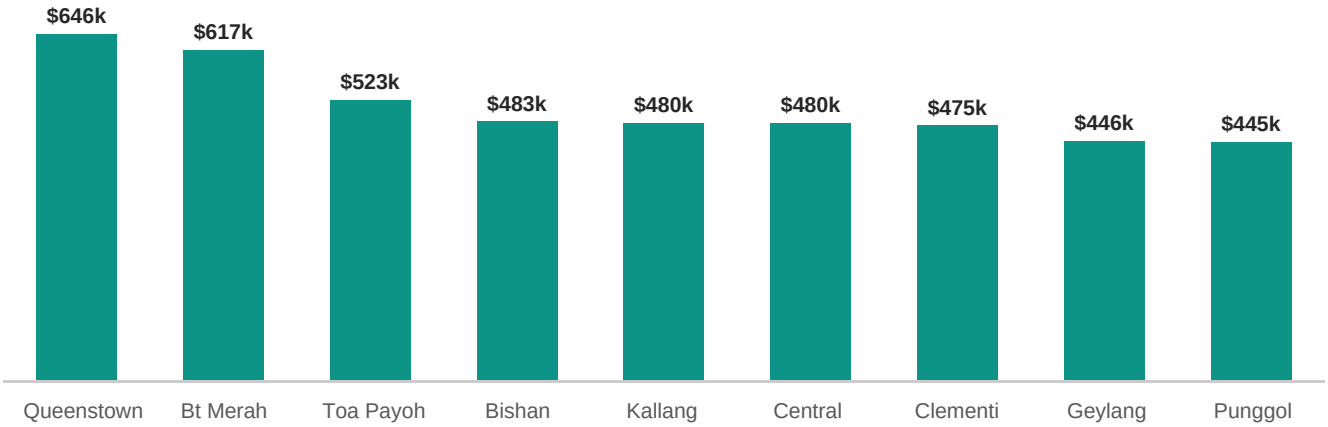
Median price each month, last 13 months



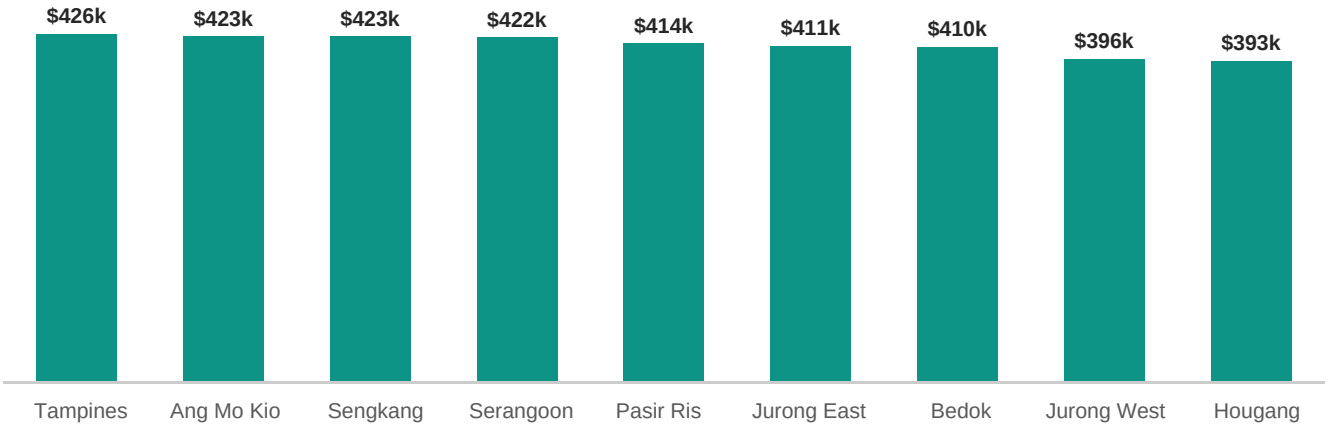
Median price by flat type (number sold), June 2011



Median 4-room price by town, dearest first



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



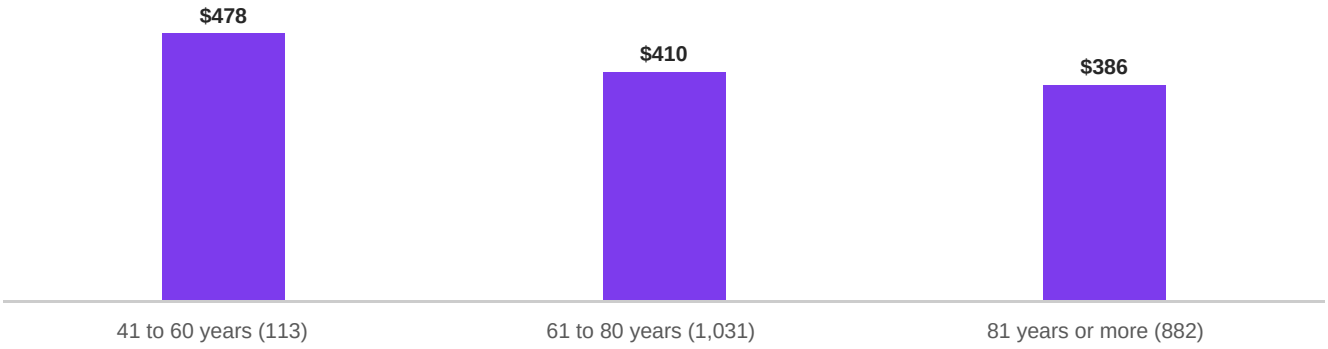
Median 4-room price by town, dearest first (continued)



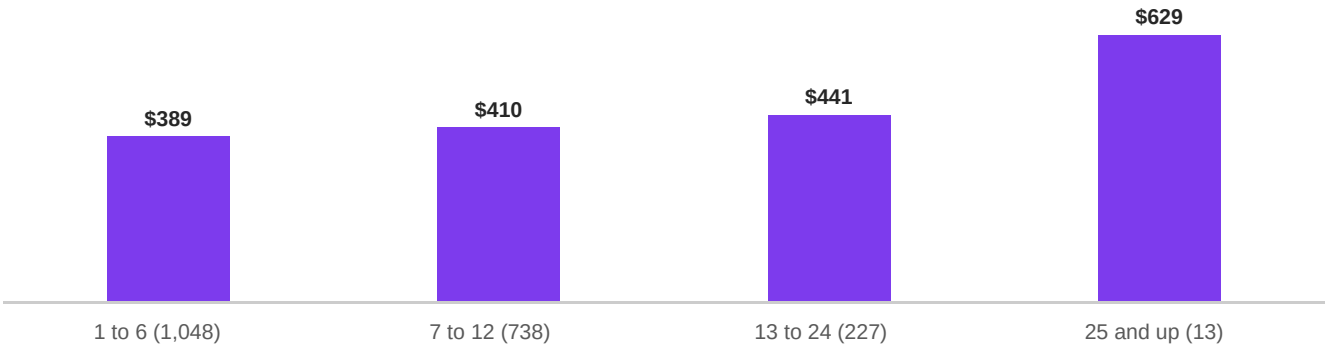
Town by town, June 2011

Ang Mo Kio: 92 sold - median $348,500 - 4-room median $423,000 - $441 psf
Bedok: 112 sold - median $380,000 - 4-room median $410,000 - $419 psf
Bishan: 36 sold - median $540,500 - 4-room median $483,000 - $449 psf
Bukit Batok: 79 sold - median $365,000 - 4-room median $380,000 - $395 psf
Bukit Merah: 76 sold - median $581,500 - 4-room median $616,500 - $538 psf
Bukit Panjang: 80 sold - median $401,000 - 4-room median $375,000 - $362 psf
Bukit Timah: 3 sold - median $535,000 - 4-room median n/a - $579 psf
Central Area: 17 sold - median $429,000 - 4-room median $480,000 - $552 psf
Choa Chu Kang: 79 sold - median $395,000 - 4-room median $390,888 - $347 psf
Clementi: 52 sold - median $374,500 - 4-room median $475,000 - $456 psf
Geylang: 75 sold - median $333,000 - 4-room median $446,000 - $449 psf
Hougang: 120 sold - median $409,000 - 4-room median $393,000 - $388 psf
Jurong East: 43 sold - median $400,000 - 4-room median $411,000 - $405 psf
Jurong West: 165 sold - median $413,000 - 4-room median $395,500 - $378 psf
Kallang/Whampoa: 54 sold - median $456,500 - 4-room median $480,250 - $460 psf
Marine Parade: 8 sold - median $499,000 - 4-room median n/a - $557 psf
Pasir Ris: 67 sold - median $485,000 - 4-room median $414,008 - $368 psf
Punggol: 55 sold - median $495,000 - 4-room median $445,000 - $428 psf
Queenstown: 64 sold - median $347,750 - 4-room median $646,000 - $523 psf
Sembawang: 54 sold - median $416,500 - 4-room median $388,000 - $371 psf
Sengkang: 127 sold - median $471,000 - 4-room median $423,000 - $415 psf
Serangoon: 45 sold - median $448,000 - 4-room median $422,000 - $420 psf
Tampines: 132 sold - median $435,000 - 4-room median $426,000 - $395 psf
Toa Payoh: 74 sold - median $348,944 - 4-room median $523,000 - $470 psf
Woodlands: 186 sold - median $401,000 - 4-room median $368,750 - $341 psf
Yishun: 131 sold - median $330,000 - 4-room median $345,000 - $366 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2011

$868,000 Blk 430 Clementi Ave 3, Clementi
Executive - storey 07 to 09 - 1,744 sqft - $498 psf - 67 yrs lease left

$830,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 22 to 24 - 1,292 sqft - $643 psf - 62 yrs lease left

$825,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $697 psf - 91 yrs lease left

$825,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $525 psf - 83 yrs lease left

$820,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 10 to 12 - 1,528 sqft - $536 psf - 81 yrs lease left

$815,000 Blk 48 Strathmore Ave, Queenstown
5-room - storey 13 to 15 - 1,184 sqft - $688 psf - 94 yrs lease left

$810,000 Blk 116 Clementi St 13, Clementi
Executive - storey 04 to 06 - 1,582 sqft - $512 psf - 72 yrs lease left

$800,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $646 psf - 93 yrs lease left

$795,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $671 psf - 91 yrs lease left

$785,000 Blk 12 Cantonment Cl, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $663 psf - 91 yrs lease left

The 5 most affordable 4-room flats, June 2011

$296,688 Blk 439 Yishun Ave 11, Yishun

4-room - storey 07 to 09 - 904 sqft - $328 psf - 76 yrs lease left

$297,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $328 psf - 75 yrs lease left

$298,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $298 psf - 69 yrs lease left

$300,000 Blk 436 Woodlands St 41, Woodlands

4-room - storey 01 to 03 - 904 sqft - $332 psf - 84 yrs lease left

$300,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 947 sqft - $317 psf - 64 yrs lease left

The 10 busiest streets, June 2011

Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Yishun Ring Rd, Yishun: 29 sales
Bedok Reservoir Rd, Bedok: 22 sales
Hougang Ave 8, Hougang: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Jurong West St 61, Jurong West: 21 sales
Woodlands Dr 16, Woodlands: 21 sales
Circuit Rd, Geylang: 20 sales
Punggol Ctrl, Punggol: 18 sales
Choa Chu Kang Cres, Choa Chu Kang: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg