HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2011

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:32 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2011-07/

July 2011 in full

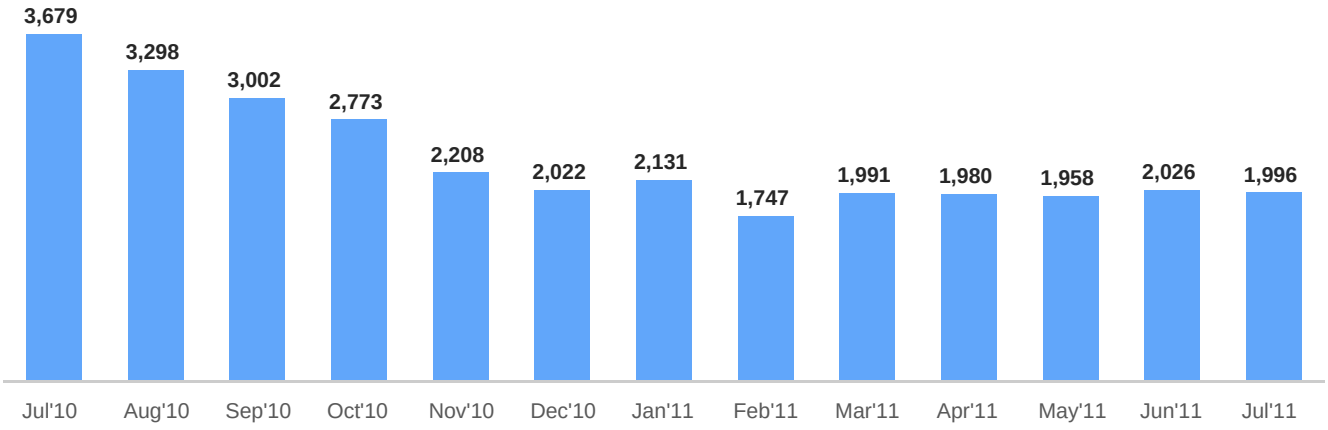
Flats sold: 1,996 **Median price: $415,000** **Median $psf: $410**
Million-dollar flats: 0 (0.0%) **Highest price: $870,000 (Marine Parade)**

Against the month before: sales -1.5%, median price +1.5%. Against a year ago: sales -45.7%, median price +12.0%.

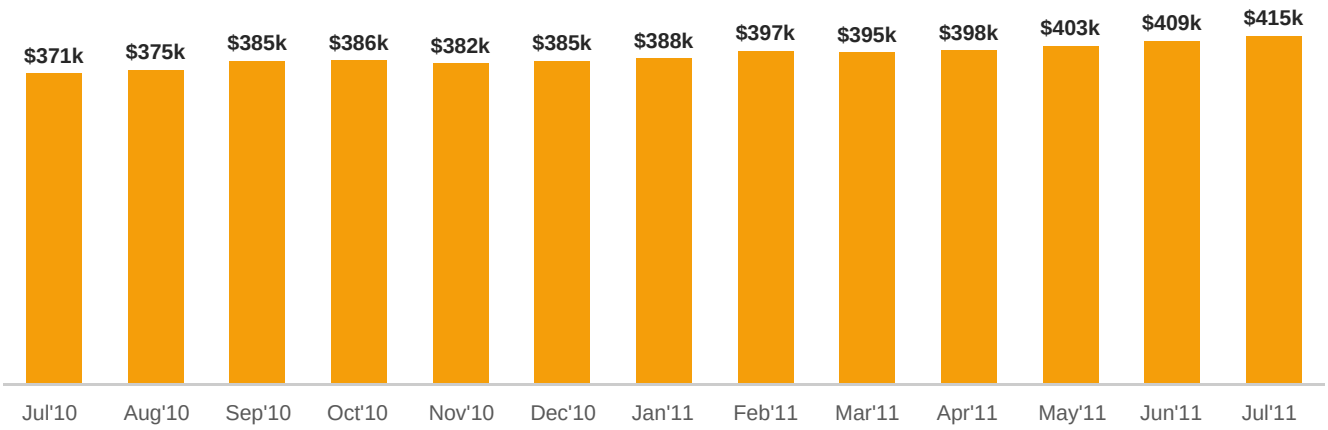
At a glance

- 1,996 HDB resale flats changed hands in July 2011, 1.5% fewer than the month before (2,026).
- Half of all flats sold for $415,000 or less (the median price), up 1.5% from the month before.
- A typical 4-room flat sold for $415,000 (702 sales), or about $399 per square foot.
- The highest price was $870,000 for a 5-room flat at Blk 28 Marine Cres, Marine Parade.
- For a 4-room flat, the most affordable town was Woodlands (median $365,000) and the dearest was Queenstown (median $652,000).
- The busiest town was Woodlands with 187 sales.

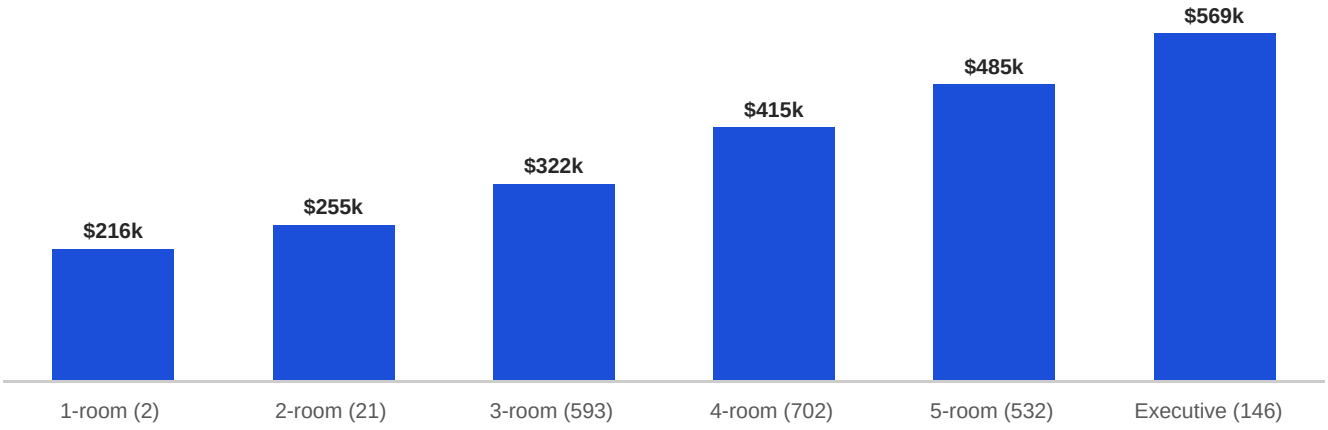
Flats sold each month, last 13 months



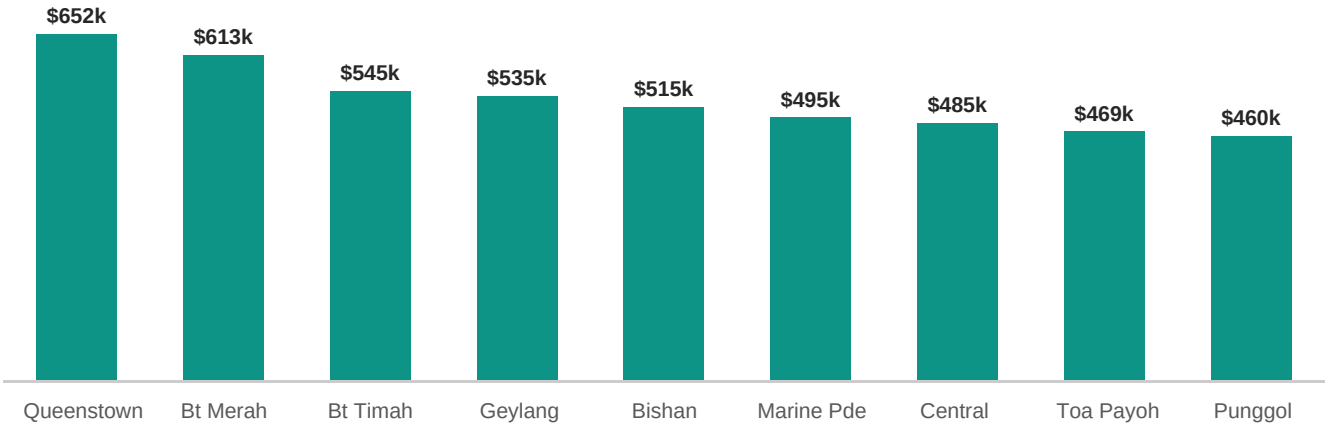
Median price each month, last 13 months



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



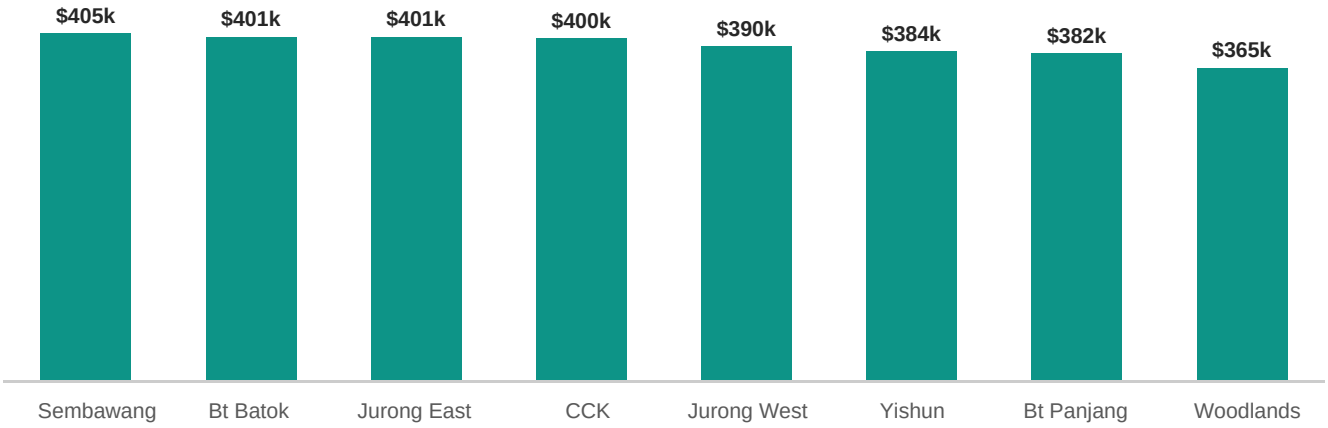
Median 4-room price by town, dearest first



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



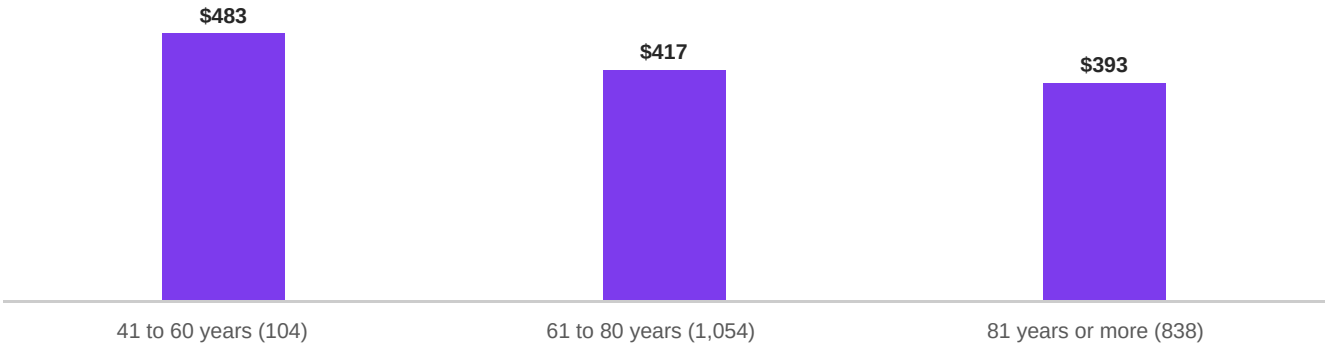
Median 4-room price by town, dearest first (continued)



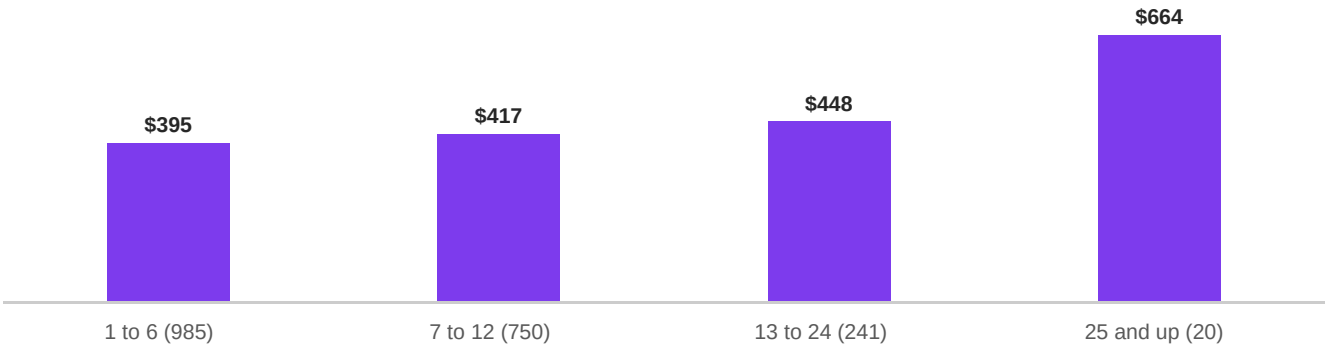
Town by town, July 2011

Ang Mo Kio: 110 sold - median $350,000 - 4-room median $440,000 - $444 psf
Bedok: 118 sold - median $357,250 - 4-room median $405,000 - $424 psf
Bishan: 43 sold - median $545,000 - 4-room median $515,000 - $473 psf
Bukit Batok: 73 sold - median $336,000 - 4-room median $401,000 - $406 psf
Bukit Merah: 79 sold - median $553,000 - 4-room median $612,500 - $542 psf
Bukit Panjang: 65 sold - median $434,000 - 4-room median $381,500 - $382 psf
Bukit Timah: 3 sold - median $545,000 - 4-room median $545,000 - $556 psf
Central Area: 12 sold - median $408,000 - 4-room median $485,000 - $507 psf
Choa Chu Kang: 95 sold - median $438,000 - 4-room median $399,500 - $360 psf
Clementi: 53 sold - median $380,000 - 4-room median $437,000 - $473 psf
Geylang: 60 sold - median $344,500 - 4-room median $535,000 - $465 psf
Hougang: 111 sold - median $420,000 - 4-room median $410,500 - $389 psf
Jurong East: 37 sold - median $396,000 - 4-room median $401,000 - $405 psf
Jurong West: 149 sold - median $405,000 - 4-room median $390,000 - $387 psf
Kallang/Whampoa: 60 sold - median $399,000 - 4-room median $453,000 - $478 psf
Marine Parade: 18 sold - median $421,500 - 4-room median $495,000 - $541 psf
Pasir Ris: 72 sold - median $477,500 - 4-room median $421,500 - $365 psf
Punggol: 56 sold - median $490,500 - 4-room median $460,000 - $440 psf
Queenstown: 57 sold - median $368,000 - 4-room median $652,000 - $533 psf
Sembawang: 53 sold - median $437,000 - 4-room median $405,000 - $382 psf
Sengkang: 110 sold - median $480,444 - 4-room median $424,000 - $422 psf
Serangoon: 44 sold - median $410,000 - 4-room median $412,500 - $438 psf
Tampines: 128 sold - median $447,500 - 4-room median $445,000 - $406 psf
Toa Payoh: 67 sold - median $358,000 - 4-room median $468,500 - $463 psf
Woodlands: 187 sold - median $405,000 - 4-room median $365,000 - $348 psf
Yishun: 136 sold - median $371,000 - 4-room median $384,000 - $381 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2011

$870,000 Blk 28 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $641 psf - 63 yrs lease left

$855,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,528 sqft - $559 psf - 83 yrs lease left

$845,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $683 psf - 93 yrs lease left

$832,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $672 psf - 93 yrs lease left

$830,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 31 to 33 - 1,184 sqft - $701 psf - 94 yrs lease left

$820,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 25 to 27 - 1,184 sqft - $693 psf - 94 yrs lease left

$810,000 Blk 118B Jln Membina, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $684 psf - 91 yrs lease left

$810,000 Blk 49 Telok Blangah Dr, Bukit Merah
5-room - storey 19 to 21 - 1,324 sqft - $612 psf - 64 yrs lease left

$800,000 Blk 77A Redhill Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $646 psf - 93 yrs lease left

$790,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $667 psf - 91 yrs lease left

The 5 most affordable 4-room flats, July 2011

$302,000 Blk 248 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 958 sqft - $315 psf - 72 yrs lease left

$305,000 Blk 246 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $337 psf - 73 yrs lease left

$305,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $337 psf - 76 yrs lease left

$309,000 Blk 407 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $342 psf - 76 yrs lease left

$310,000 Blk 280 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $343 psf - 73 yrs lease left

The 10 busiest streets, July 2011

Yishun Ring Rd, Yishun: 38 sales
Bedok Reservoir Rd, Bedok: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 27 sales
Woodlands Dr 16, Woodlands: 23 sales
Choa Chu Kang Cres, Choa Chu Kang: 21 sales
Hougang Ave 8, Hougang: 20 sales
Marsiling Dr, Woodlands: 19 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 18 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 17 sales
Bedok Nth St 3, Bedok: 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.

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