HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2011

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

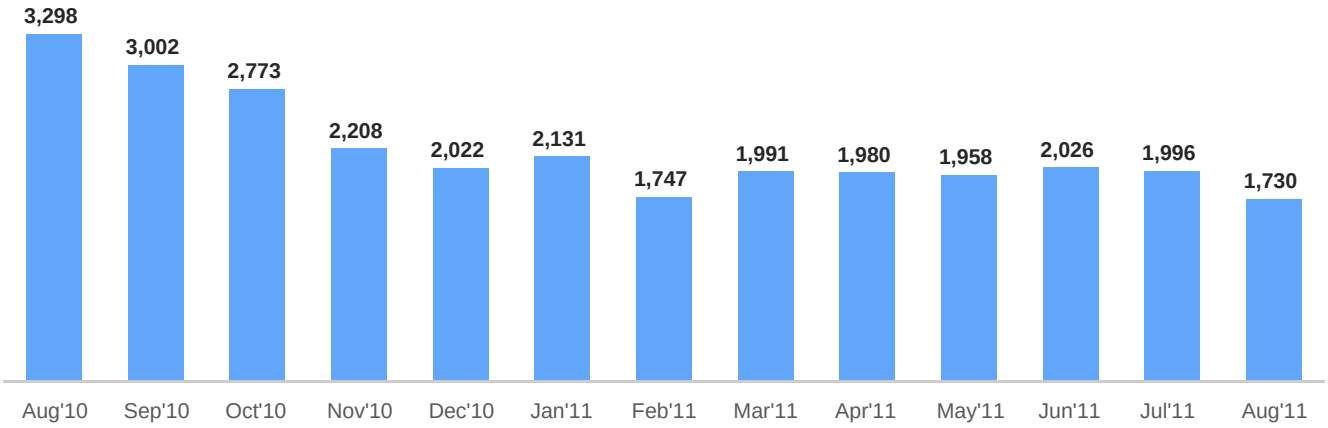
Flats sold: 1,730 Median price: $419,500 Median $psf: $414
Million-dollar flats: 0 (0.0%) Highest price: $898,000 (Marine Parade)

Against the month before: sales -13.3%, median price +1.1%. Against a year ago: sales -47.5%, median price +12.0%.

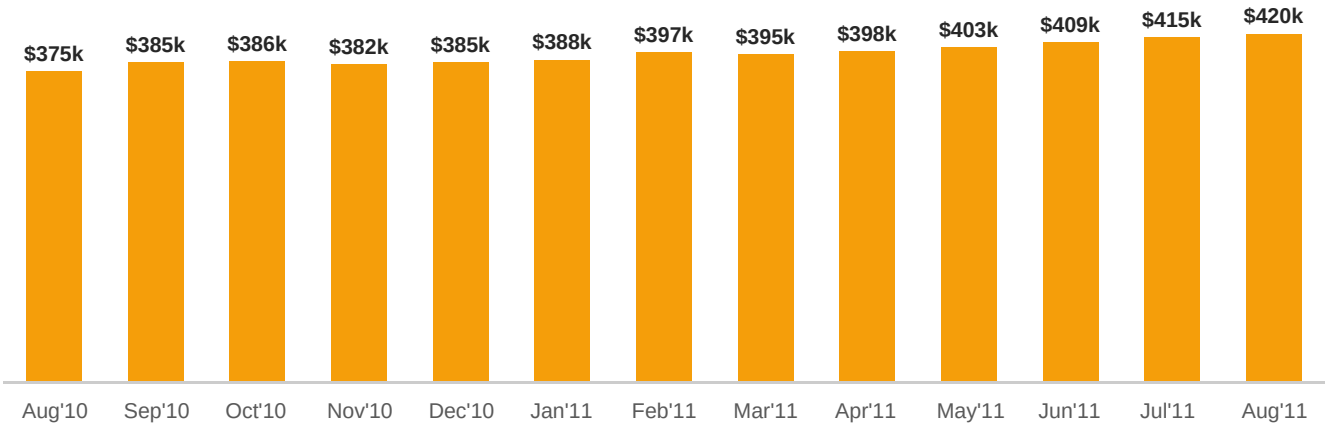
At a glance

- 1,730 HDB resale flats changed hands in August 2011, 13.3% fewer than the month before (1,996).
- Half of all flats sold for $419,500 or less (the median price), up 1.1% from the month before.
- A typical 4-room flat sold for $415,000 (638 sales), or about $401 per square foot.
- The highest price was $898,000 for a 5-room flat at Blk 2 Marine Ter, Marine Parade.
- For a 4-room flat, the most affordable town was Woodlands (median $378,000) and the dearest was Queenstown (median $628,750).
- The busiest town was Woodlands with 146 sales.

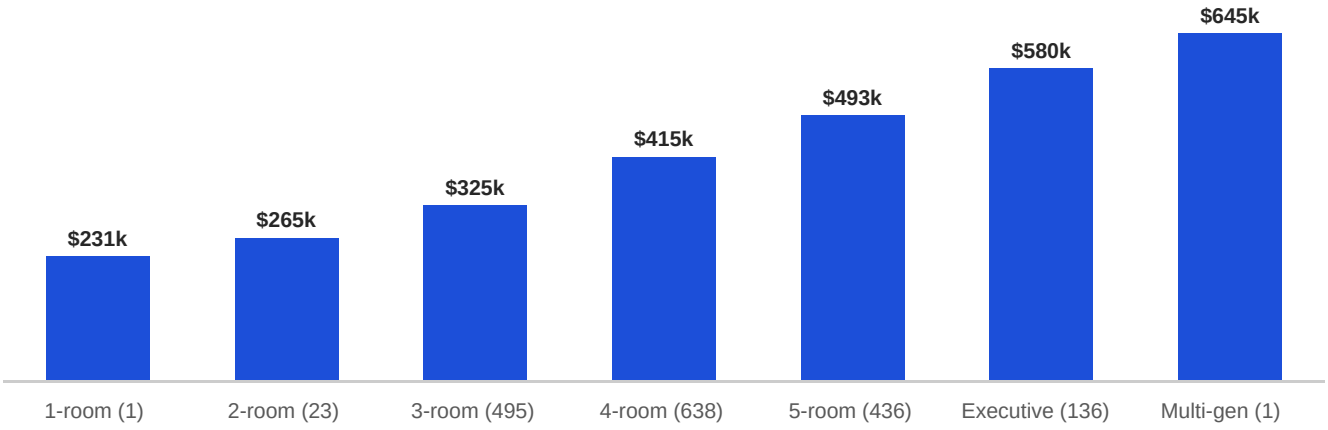
Flats sold each month, last 13 months



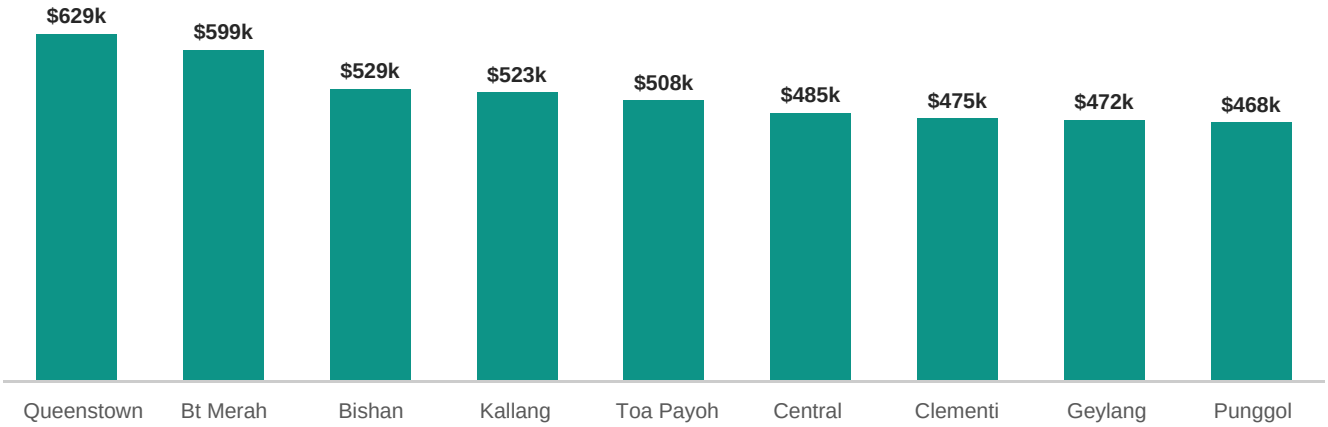
Median price each month, last 13 months



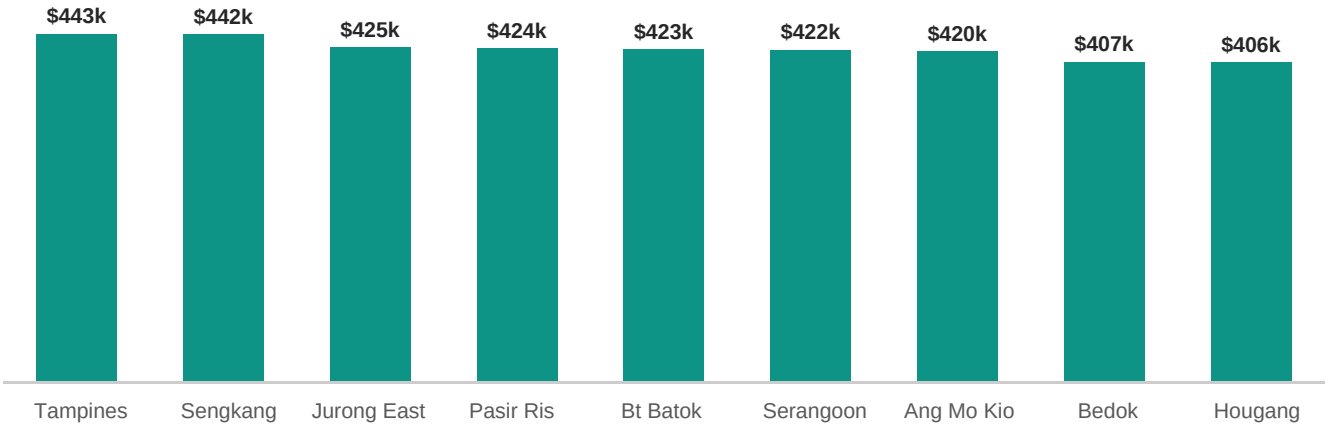
Median price by flat type (number sold), August 2011



Median 4-room price by town, dearest first



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



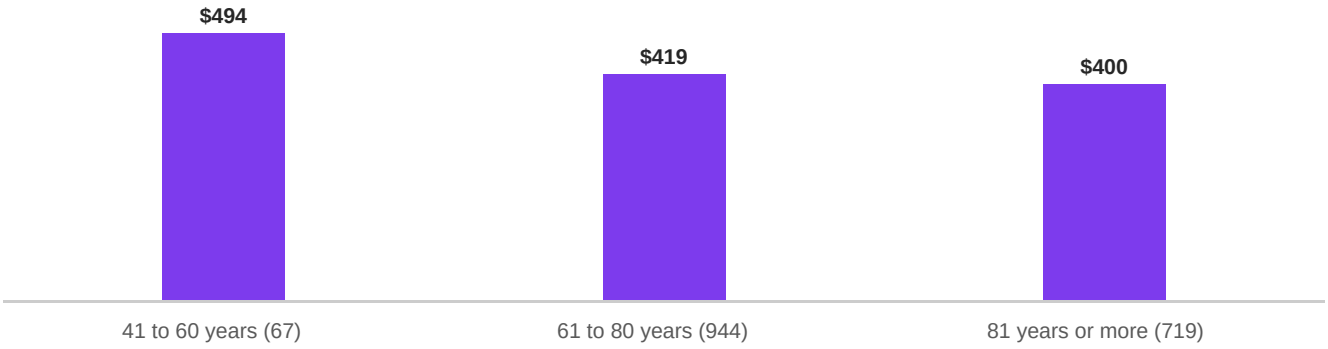
Median 4-room price by town, dearest first (continued)



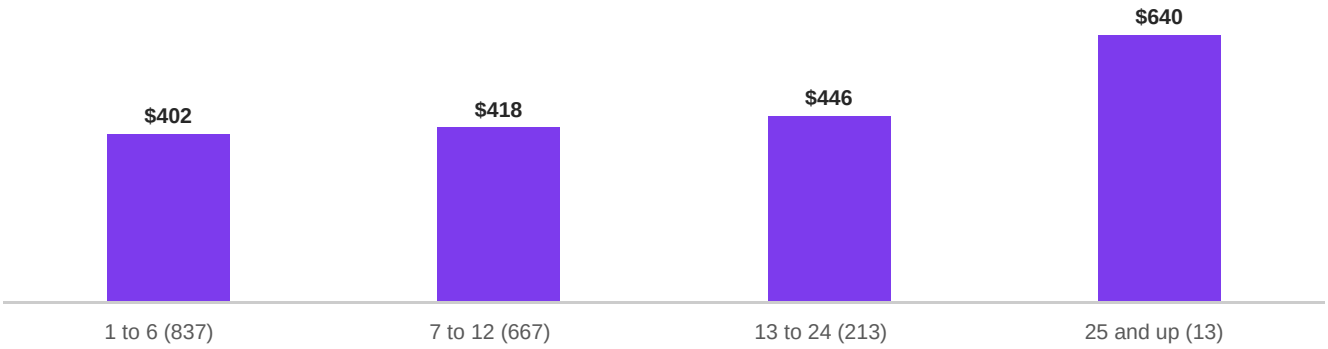
Town by town, August 2011

Ang Mo Kio: 96 sold - median $355,500 - 4-room median $420,000 - $453 psf
Bedok: 109 sold - median $375,000 - 4-room median $407,000 - $425 psf
Bishan: 37 sold - median $543,000 - 4-room median $528,500 - $476 psf
Bukit Batok: 68 sold - median $398,500 - 4-room median $423,000 - $413 psf
Bukit Merah: 82 sold - median $466,000 - 4-room median $598,944 - $548 psf
Bukit Panjang: 74 sold - median $435,000 - 4-room median $392,000 - $381 psf
Central Area: 16 sold - median $418,900 - 4-room median $485,000 - $604 psf
Choa Chu Kang: 88 sold - median $416,000 - 4-room median $399,000 - $353 psf
Clementi: 27 sold - median $390,000 - 4-room median $475,000 - $470 psf
Geylang: 49 sold - median $333,000 - 4-room median $472,000 - $472 psf
Hougang: 89 sold - median $418,000 - 4-room median $405,750 - $407 psf
Jurong East: 50 sold - median $408,500 - 4-room median $425,000 - $414 psf
Jurong West: 136 sold - median $417,000 - 4-room median $395,000 - $392 psf
Kallang/Whampoa: 55 sold - median $380,000 - 4-room median $522,500 - $488 psf
Marine Parade: 16 sold - median $424,000 - 4-room median n/a - $548 psf
Pasir Ris: 58 sold - median $460,000 - 4-room median $424,000 - $366 psf
Punggol: 47 sold - median $513,000 - 4-room median $468,000 - $431 psf
Queenstown: 36 sold - median $413,500 - 4-room median $628,750 - $533 psf
Sembawang: 35 sold - median $435,000 - 4-room median $400,000 - $380 psf
Sengkang: 115 sold - median $480,000 - 4-room median $442,000 - $422 psf
Serangoon: 35 sold - median $422,000 - 4-room median $422,000 - $441 psf
Tampines: 100 sold - median $450,000 - 4-room median $442,500 - $407 psf
Toa Payoh: 52 sold - median $355,000 - 4-room median $508,000 - $460 psf
Woodlands: 146 sold - median $410,000 - 4-room median $378,000 - $347 psf
Yishun: 114 sold - median $358,500 - 4-room median $379,500 - $376 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2011

$898,000 Blk 2 Marine Ter, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $695 psf - 63 yrs lease left

$850,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $687 psf - 93 yrs lease left

$842,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 10 to 12 - 1,701 sqft - $495 psf - 73 yrs lease left

$840,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,604 sqft - $524 psf - 83 yrs lease left

$830,000 Blk 27B Jln Membina, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $701 psf - 96 yrs lease left

$823,000 Blk 5 Tg Pagar Plaza, Central Area
5-room - storey 22 to 24 - 1,270 sqft - $648 psf - 65 yrs lease left

$805,000 Blk 201 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $502 psf - 80 yrs lease left

$805,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $623 psf - 63 yrs lease left

$800,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $495 psf - 75 yrs lease left

$795,000 Blk 816 Jellicoe Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,184 sqft - $671 psf - 91 yrs lease left

The 5 most affordable 4-room flats, August 2011

$319,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $353 psf - 76 yrs lease left

$320,000 Blk 253 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $354 psf - 73 yrs lease left

$322,888 Blk 404 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $357 psf - 76 yrs lease left

$323,888 Blk 437 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $358 psf - 76 yrs lease left

$325,000 Blk 764 Yishun St 72, Yishun

4-room - storey 01 to 03 - 904 sqft - $359 psf - 73 yrs lease left

The 10 busiest streets, August 2011

Yishun Ring Rd, Yishun: 40 sales
Bedok Reservoir Rd, Bedok: 30 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Hougang Ave 8, Hougang: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Yishun St 81, Yishun: 17 sales
Bedok Nth St 3, Bedok: 16 sales
Jurong West St 61, Jurong West: 16 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 15 sales
Jurong West St 65, Jurong West: 15 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