HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2011

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

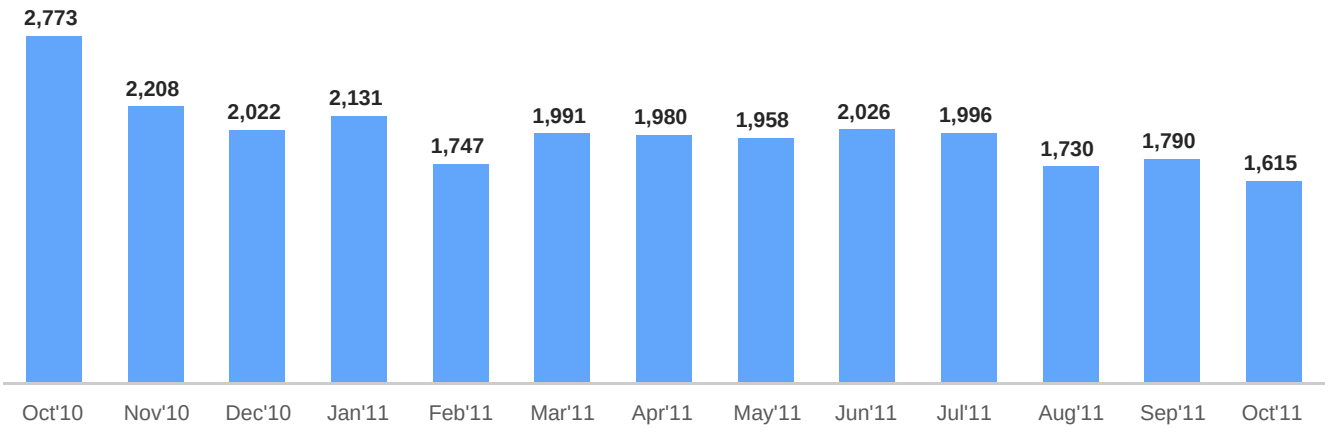
Flats sold: 1,615 Median price: $432,000 Median $psf: $424
Million-dollar flats: 0 (0.0%) Highest price: $838,800 (Kallang/Whampoa)

Against the month before: sales -9.8%, median price +2.9%. Against a year ago: sales -41.8%, median price +11.9%.

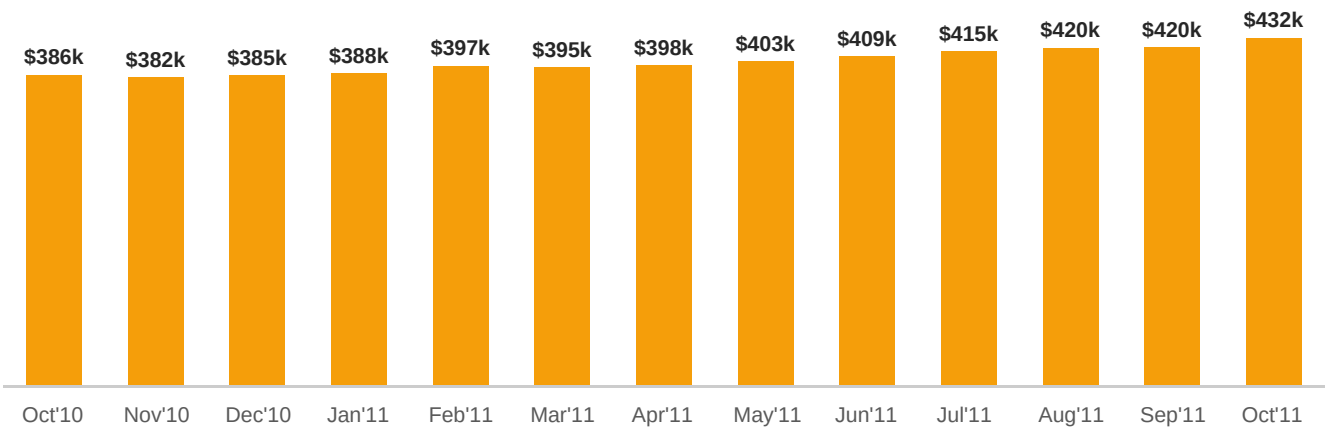
At a glance

- 1,615 HDB resale flats changed hands in October 2011, 9.8% fewer than the month before (1,790).
- Half of all flats sold for $432,000 or less (the median price), up 2.9% from the month before.
- A typical 4-room flat sold for $426,500 (588 sales), or about $411 per square foot.
- The highest price was $838,800 for a 3-room flat at Blk 61 Jln Tenteram, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $375,500) and the dearest was Queenstown (median $682,000).
- The busiest town was Woodlands with 139 sales.

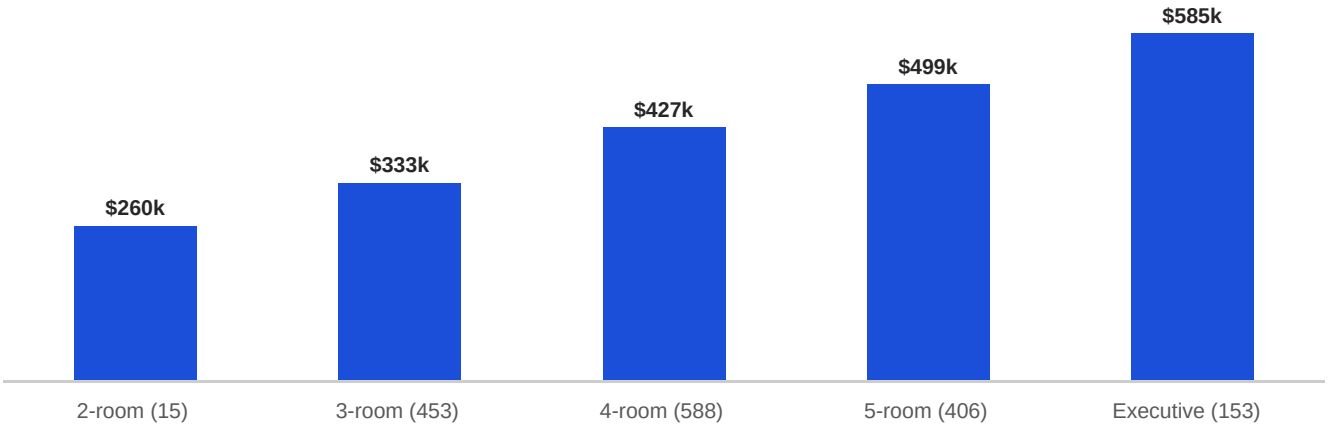
Flats sold each month, last 13 months



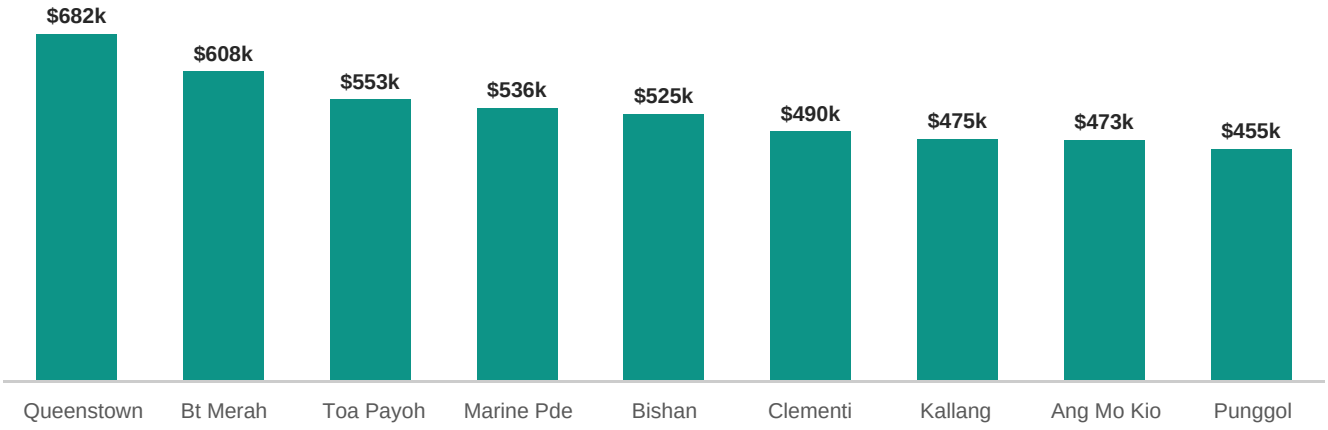
Median price each month, last 13 months



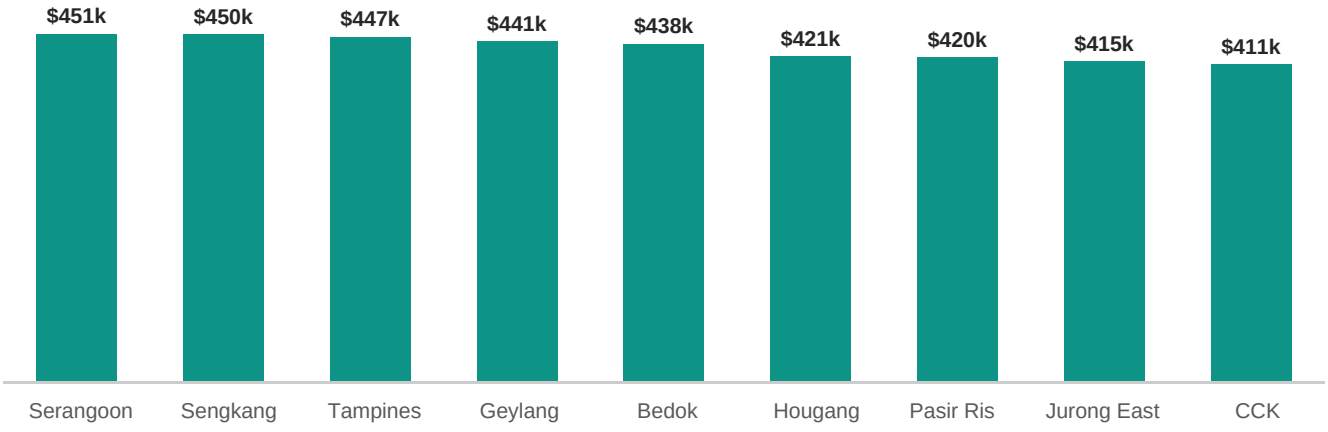
Median price by flat type (number sold), October 2011



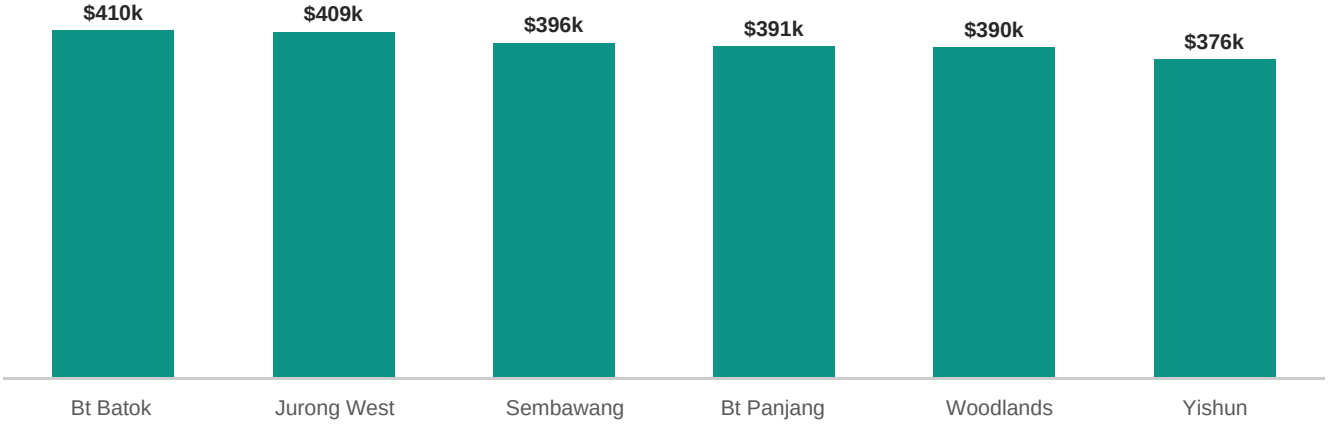
Median 4-room price by town, dearest first



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



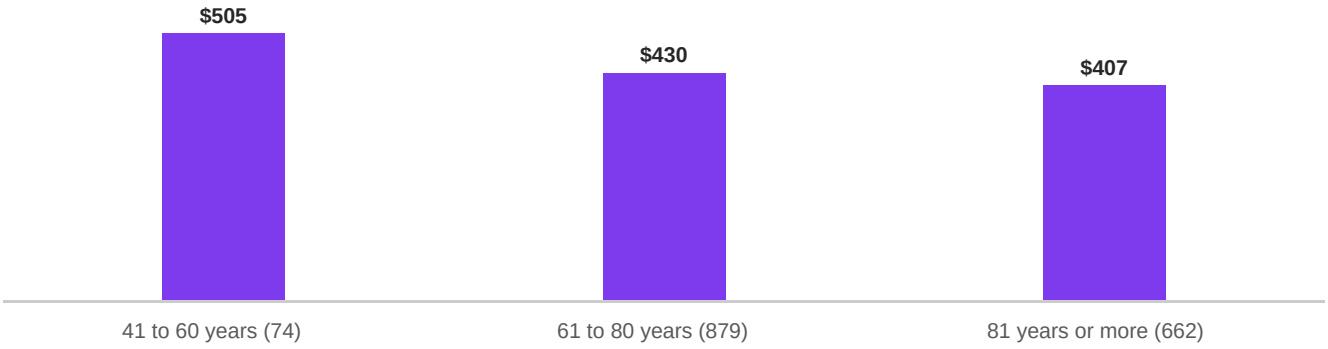
Median 4-room price by town, dearest first (continued)



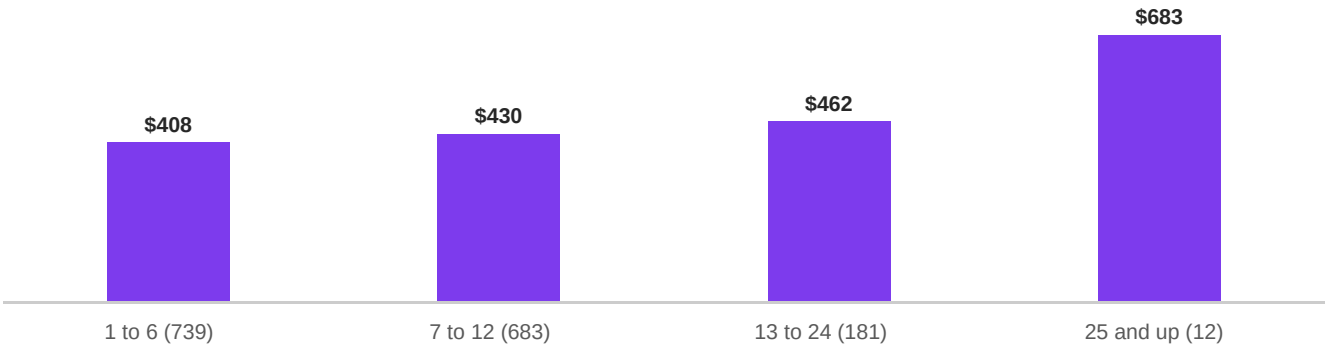
Town by town, October 2011

Ang Mo Kio: 65 sold - median $368,000 - 4-room median $473,000 - $452 psf
Bedok: 98 sold - median $400,000 - 4-room median $437,500 - $449 psf
Bishan: 35 sold - median $542,000 - 4-room median $525,000 - $496 psf
Bukit Batok: 62 sold - median $372,500 - 4-room median $410,000 - $422 psf
Bukit Merah: 66 sold - median $468,000 - 4-room median $608,000 - $553 psf
Bukit Panjang: 79 sold - median $438,000 - 4-room median $391,000 - $387 psf
Bukit Timah: 4 sold - median $489,000 - 4-room median n/a - $579 psf
Central Area: 9 sold - median $430,000 - 4-room median n/a - $627 psf
Choa Chu Kang: 57 sold - median $438,000 - 4-room median $411,000 - $359 psf
Clementi: 42 sold - median $410,500 - 4-room median $490,000 - $465 psf
Geylang: 47 sold - median $395,000 - 4-room median $440,750 - $470 psf
Hougang: 99 sold - median $428,000 - 4-room median $421,000 - $407 psf
Jurong East: 39 sold - median $390,000 - 4-room median $415,000 - $429 psf
Jurong West: 135 sold - median $430,000 - 4-room median $408,500 - $399 psf
Kallang/Whampoa: 37 sold - median $385,000 - 4-room median $475,000 - $475 psf
Marine Parade: 19 sold - median $450,000 - 4-room median $536,000 - $572 psf
Pasir Ris: 58 sold - median $486,500 - 4-room median $420,000 - $373 psf
Punggol: 44 sold - median $515,500 - 4-room median $455,000 - $440 psf
Queenstown: 42 sold - median $405,000 - 4-room median $682,000 - $541 psf
Sembawang: 26 sold - median $435,000 - 4-room median $395,500 - $397 psf
Sengkang: 115 sold - median $490,000 - 4-room median $450,000 - $431 psf
Serangoon: 52 sold - median $445,500 - 4-room median $450,500 - $449 psf
Tampines: 100 sold - median $449,000 - 4-room median $446,500 - $421 psf
Toa Payoh: 56 sold - median $371,000 - 4-room median $553,000 - $492 psf
Woodlands: 139 sold - median $405,000 - 4-room median $390,000 - $361 psf
Yishun: 90 sold - median $375,500 - 4-room median $375,500 - $374 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2011

$838,800 Blk 61 Jln Tenteram, Kallang/Whampoa
3-room - storey 01 to 03 - 1,012 sqft - $829 psf - 60 yrs lease left

$830,000 Blk 13 Marine Ter, Marine Parade
5-room - storey 25 to 27 - 1,356 sqft - $612 psf - 63 yrs lease left

$820,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,335 sqft - $614 psf - 87 yrs lease left

$818,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 07 to 09 - 1,238 sqft - $661 psf - 93 yrs lease left

$814,000 Blk 9 Cantonment Cl, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $687 psf - 90 yrs lease left

$808,000 Blk 81 Strathmore Ave, Queenstown
5-room - storey 13 to 15 - 1,421 sqft - $569 psf - 81 yrs lease left

$800,000 Blk 60 Dakota Cres, Geylang
5-room - storey 10 to 12 - 1,475 sqft - $543 psf - 71 yrs lease left

$800,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 10 to 12 - 1,313 sqft - $609 psf - 65 yrs lease left

$800,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 13 to 15 - 1,302 sqft - $614 psf - 84 yrs lease left

$795,000 Blk 121 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,335 sqft - $596 psf - 90 yrs lease left

The 5 most affordable 4-room flats, October 2011

$305,000 Blk 127 Marsiling Rise, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $292 psf - 73 yrs lease left

$310,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $343 psf - 76 yrs lease left

$310,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $343 psf - 76 yrs lease left

$314,000 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 10 to 12 - 893 sqft - $351 psf - 75 yrs lease left

$315,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $322 psf - 68 yrs lease left

The 10 busiest streets, October 2011

Hougang Ave 8, Hougang: 25 sales
Yishun Ring Rd, Yishun: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 18 sales
Bedok Reservoir Rd, Bedok: 18 sales
Rivervale Dr, Sengkang: 18 sales
Jurong West St 65, Jurong West: 17 sales
Jelapang Rd, Bukit Panjang: 16 sales
Jurong West St 42, Jurong West: 14 sales
Woodlands Dr 16, Woodlands: 14 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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