HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2011

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:22 pm.
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November 2011 in full

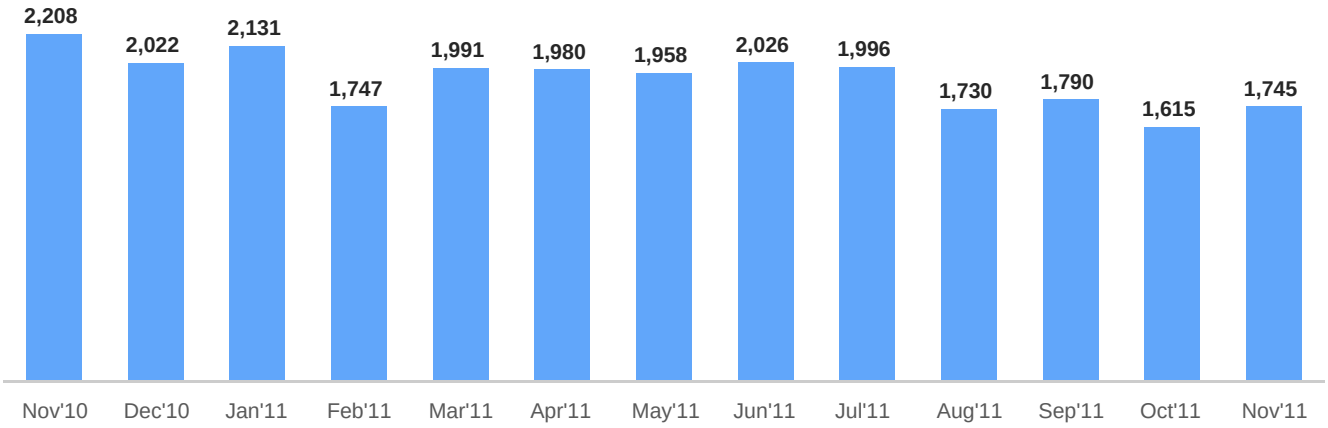
Flats sold: 1,745 Median price: $425,000 Median $psf: $419
Million-dollar flats: 0 (0.0%) Highest price: $899,000 (Kallang/Whampoa)

Against the month before: sales +8.0%, median price -1.6%. Against a year ago: sales -21.0%, median price +11.1%.

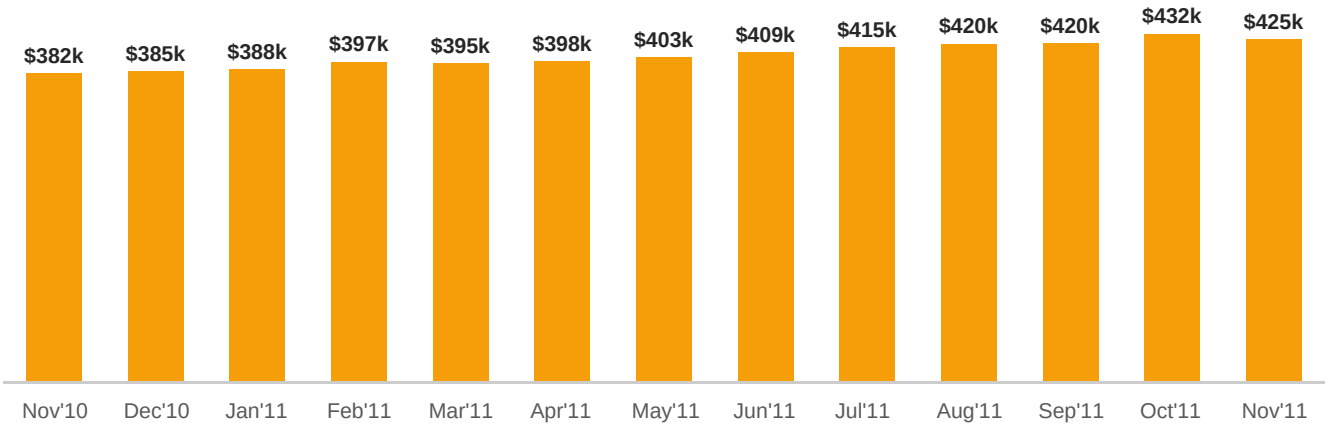
At a glance

- 1,745 HDB resale flats changed hands in November 2011, 8.0% more than the month before (1,615).
- Half of all flats sold for $425,000 or less (the median price), down 1.6% from the month before.
- A typical 4-room flat sold for $420,000 (681 sales), or about $405 per square foot.
- The highest price was $899,000 for a 3-room flat at Blk 42 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $373,500) and the dearest was Queenstown (median $637,500).
- The busiest town was Woodlands with 153 sales.

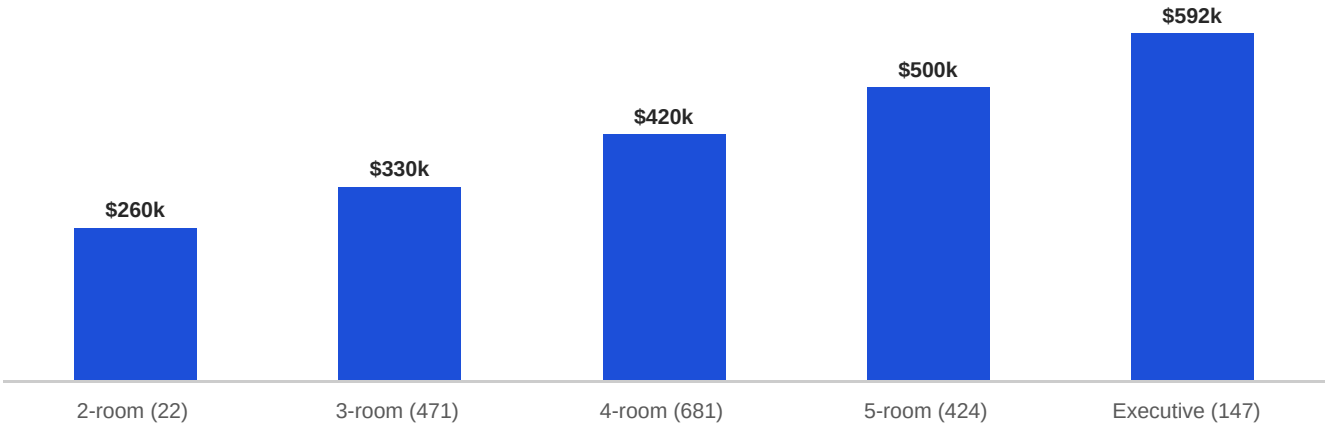
Flats sold each month, last 13 months



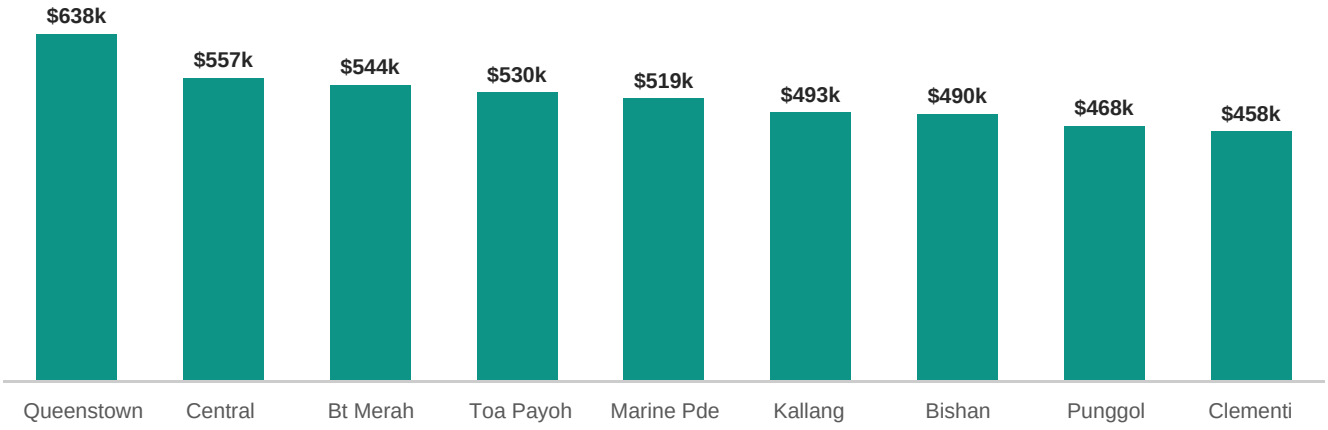
Median price each month, last 13 months



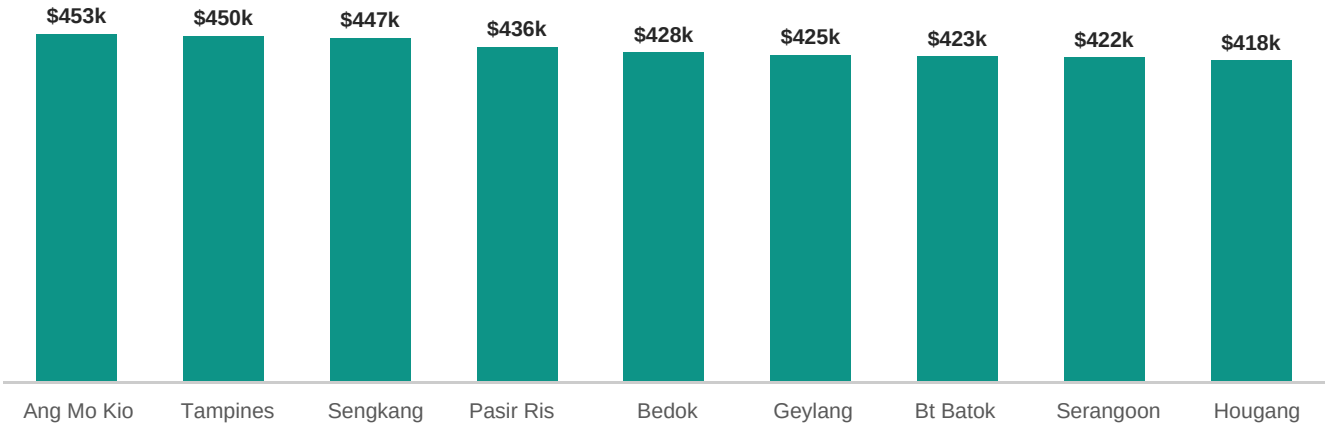
Median price by flat type (number sold), November 2011



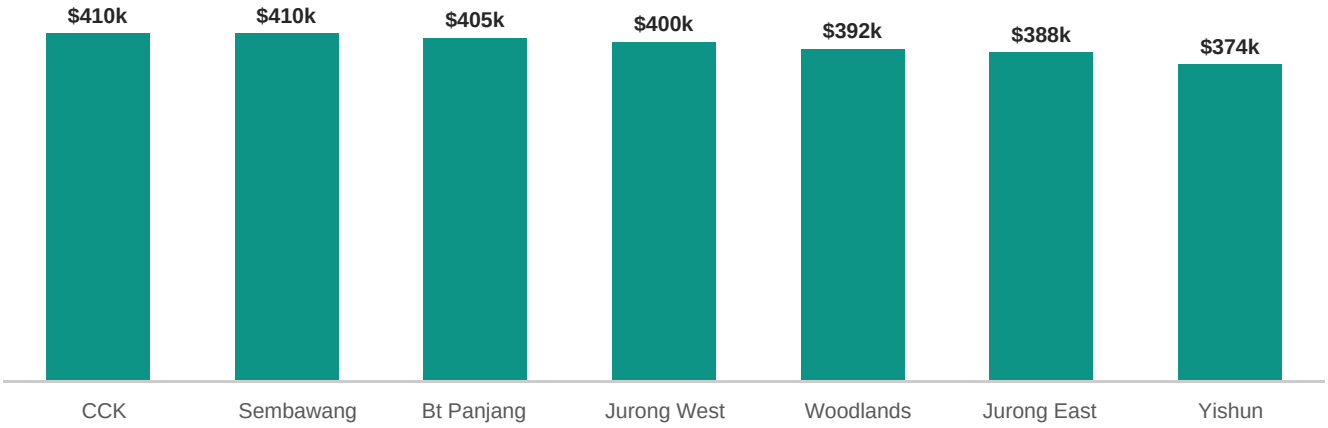
Median 4-room price by town, dearest first



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



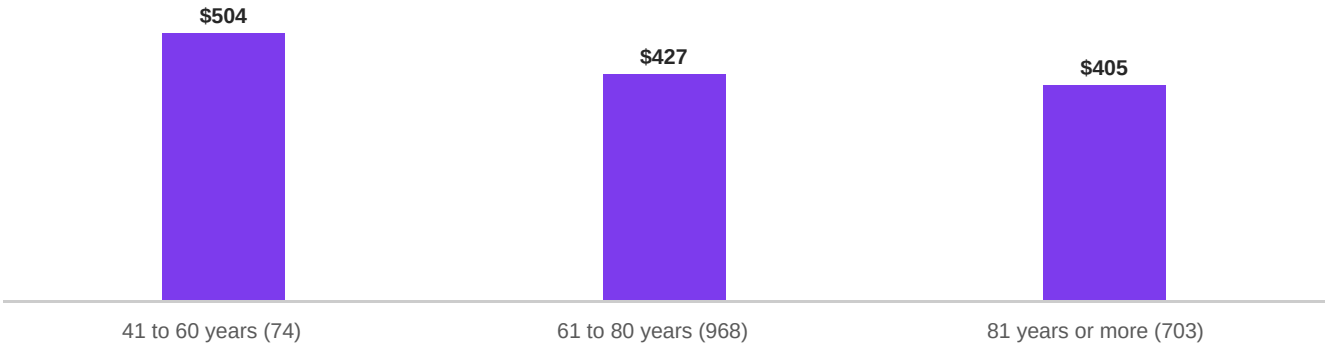
Median 4-room price by town, dearest first (continued)



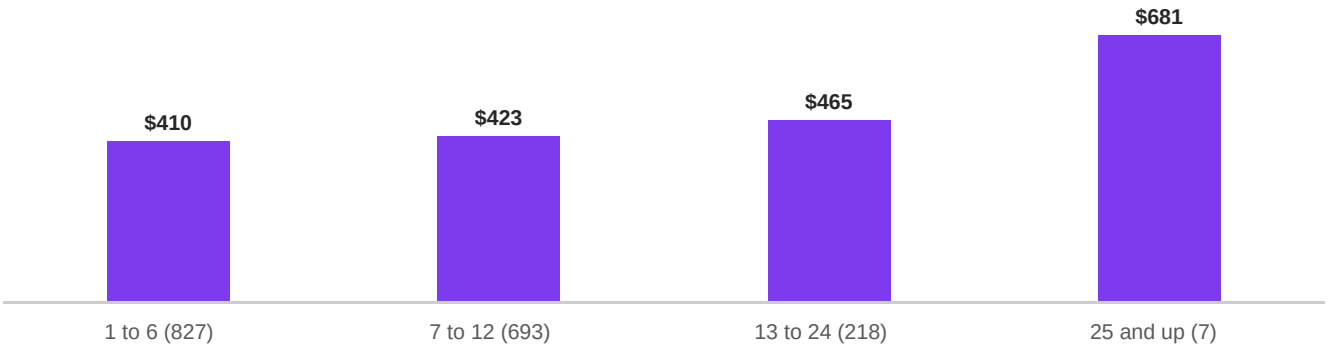
Town by town, November 2011

Ang Mo Kio: 86 sold - median $370,000 - 4-room median $452,500 - $454 psf
Bedok: 102 sold - median $400,000 - 4-room median $428,000 - $447 psf
Bishan: 38 sold - median $550,000 - 4-room median $490,000 - $482 psf
Bukit Batok: 80 sold - median $412,500 - 4-room median $423,000 - $411 psf
Bukit Merah: 65 sold - median $460,000 - 4-room median $544,000 - $542 psf
Bukit Panjang: 65 sold - median $413,000 - 4-room median $404,888 - $373 psf
Bukit Timah: 3 sold - median $715,000 - 4-room median n/a - $544 psf
Central Area: 9 sold - median $445,000 - 4-room median $556,500 - $639 psf
Choa Chu Kang: 72 sold - median $430,000 - 4-room median $410,000 - $363 psf
Clementi: 53 sold - median $420,000 - 4-room median $458,000 - $479 psf
Geylang: 52 sold - median $375,000 - 4-room median $425,000 - $472 psf
Hougang: 97 sold - median $432,000 - 4-room median $418,000 - $407 psf
Jurong East: 29 sold - median $385,000 - 4-room median $387,500 - $392 psf
Jurong West: 140 sold - median $417,000 - 4-room median $400,000 - $380 psf
Kallang/Whampoa: 51 sold - median $400,000 - 4-room median $493,000 - $501 psf
Marine Parade: 15 sold - median $465,000 - 4-room median $519,000 - $586 psf
Pasir Ris: 60 sold - median $476,500 - 4-room median $435,500 - $381 psf
Punggol: 54 sold - median $515,944 - 4-room median $468,000 - $448 psf
Queenstown: 43 sold - median $375,000 - 4-room median $637,500 - $536 psf
Sembawang: 41 sold - median $455,000 - 4-room median $410,000 - $389 psf
Sengkang: 108 sold - median $498,500 - 4-room median $447,000 - $432 psf
Serangoon: 46 sold - median $416,000 - 4-room median $421,500 - $435 psf
Tampines: 115 sold - median $452,000 - 4-room median $450,000 - $422 psf
Toa Payoh: 46 sold - median $386,500 - 4-room median $530,000 - $492 psf
Woodlands: 153 sold - median $405,000 - 4-room median $391,500 - $366 psf
Yishun: 122 sold - median $357,000 - 4-room median $373,500 - $388 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2011

$899,000 Blk 42 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,819 sqft - $494 psf - 60 yrs lease left

$860,488 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 22 to 24 - 1,496 sqft - $575 psf - 83 yrs lease left

$860,000 Blk 54 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,195 sqft - $720 psf - 60 yrs lease left

$838,888 Blk 6B Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $678 psf - 93 yrs lease left

$835,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $531 psf - 77 yrs lease left

$829,998 Blk 2 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $643 psf - 63 yrs lease left

$825,000 Blk 77 Marine Dr, Marine Parade
5-room - storey 07 to 09 - 1,292 sqft - $639 psf - 65 yrs lease left

$825,000 Blk 145 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,184 sqft - $697 psf - 94 yrs lease left

$820,000 Blk 62 Dakota Cres, Geylang
5-room - storey 04 to 06 - 1,647 sqft - $498 psf - 72 yrs lease left

$820,000 Blk 8 Ghim Moh Rd, Queenstown
5-room - storey 19 to 21 - 1,259 sqft - $651 psf - 65 yrs lease left

The 5 most affordable 4-room flats, November 2011

$200,000 Blk 347 Bt Batok St 34, Bukit Batok

4-room - storey 04 to 06 - 947 sqft - $211 psf - 76 yrs lease left

$255,000 Blk 218 Petir Rd, Bukit Panjang

4-room - storey 04 to 06 - 1,119 sqft - $228 psf - 75 yrs lease left

$298,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 07 to 09 - 1,119 sqft - $266 psf - 76 yrs lease left

$315,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $348 psf - 76 yrs lease left

$322,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $356 psf - 76 yrs lease left

The 10 busiest streets, November 2011

Ang Mo Kio Ave 10, Ang Mo Kio: 27 sales
Yishun Ring Rd, Yishun: 27 sales
Bedok Reservoir Rd, Bedok: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Jurong West St 42, Jurong West: 18 sales
Punggol Field, Punggol: 16 sales
Woodlands Ring Rd, Woodlands: 16 sales
Pasir Ris Dr 6, Pasir Ris: 15 sales
Serangoon Nth Ave 1, Serangoon: 15 sales
Marsiling Dr, 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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