HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2011

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

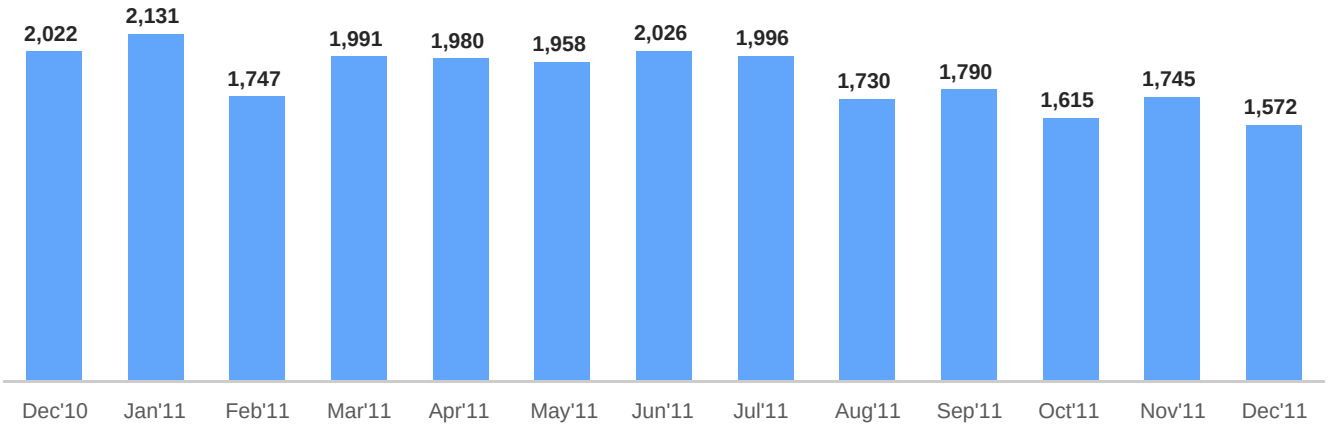
Flats sold: 1,572 **Median price: $433,250** **Median $psf: $424**
Million-dollar flats: 0 (0.0%) **Highest price: $903,000 (Kallang/Whampoa)**

Against the month before: sales -9.9%, median price +1.9%. Against a year ago: sales -22.3%, median price +12.5%.

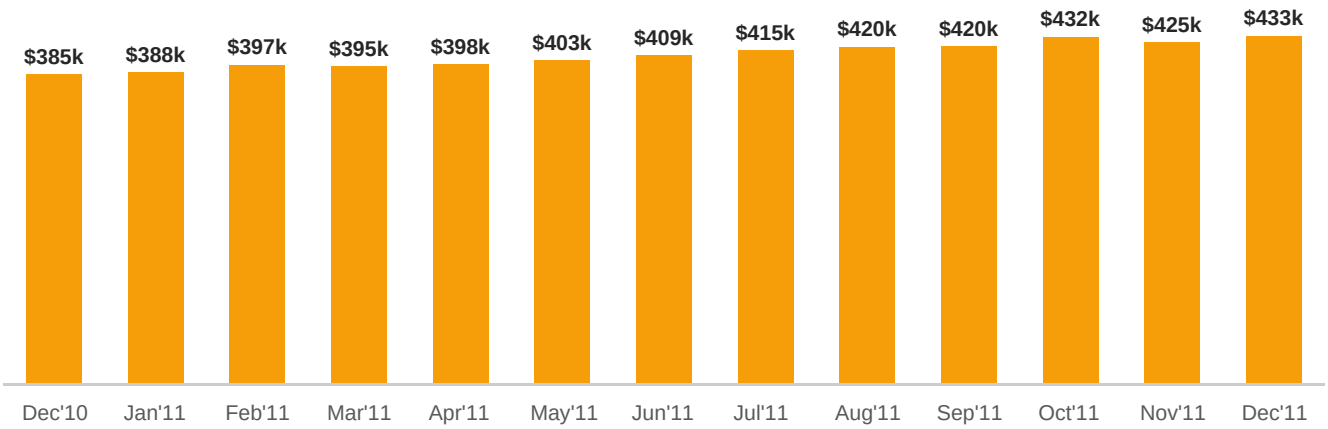
At a glance

- 1,572 HDB resale flats changed hands in December 2011, 9.9% fewer than the month before (1,745).
- Half of all flats sold for $433,250 or less (the median price), up 1.9% from the month before.
- A typical 4-room flat sold for $428,000 (572 sales), or about $413 per square foot.
- The highest price was $903,000 for a 5-room flat at Blk 3D Upp Boon Keng Rd, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $385,000) and the dearest was Queenstown (median $611,000).
- The busiest town was Woodlands with 155 sales.

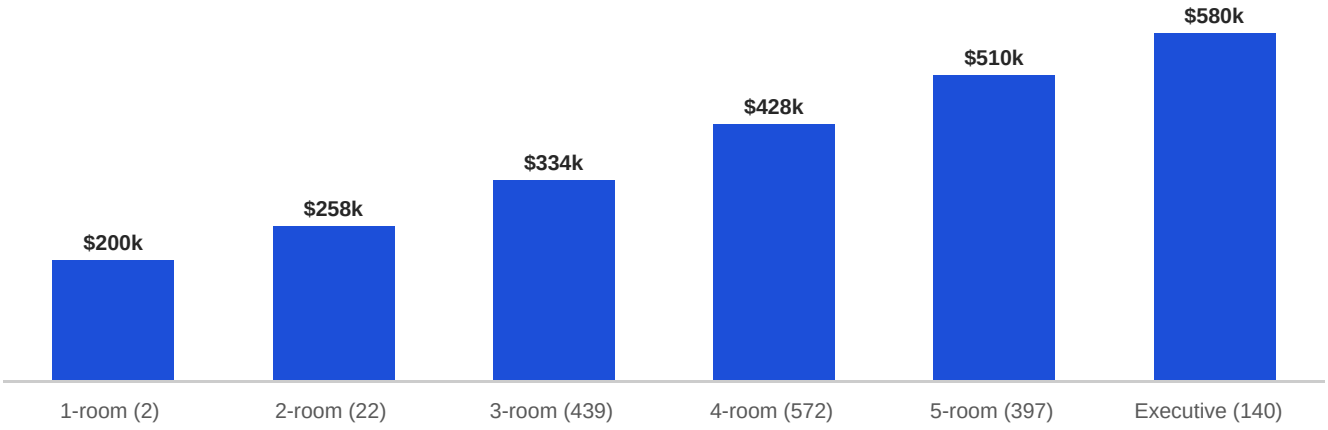
Flats sold each month, last 13 months



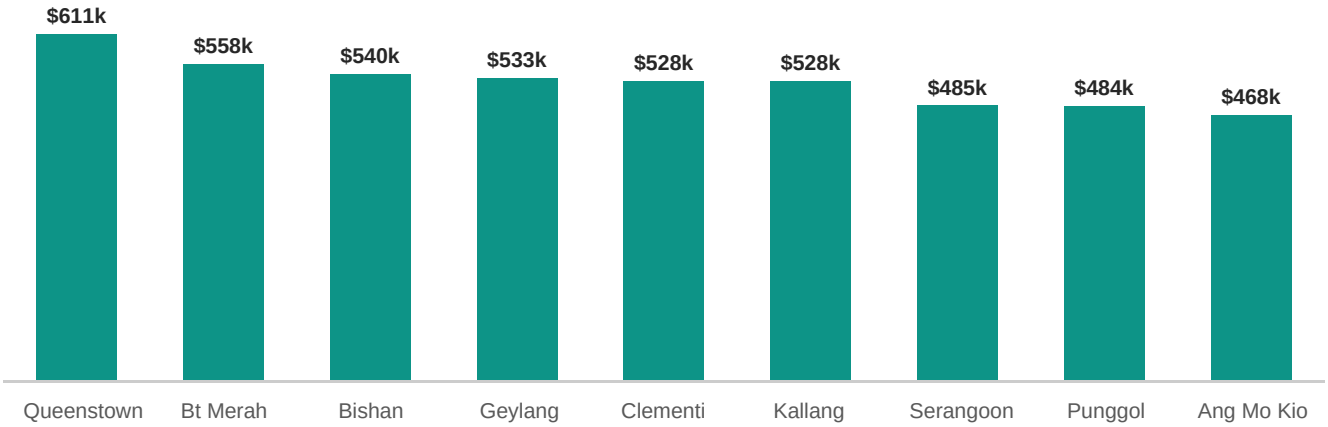
Median price each month, last 13 months



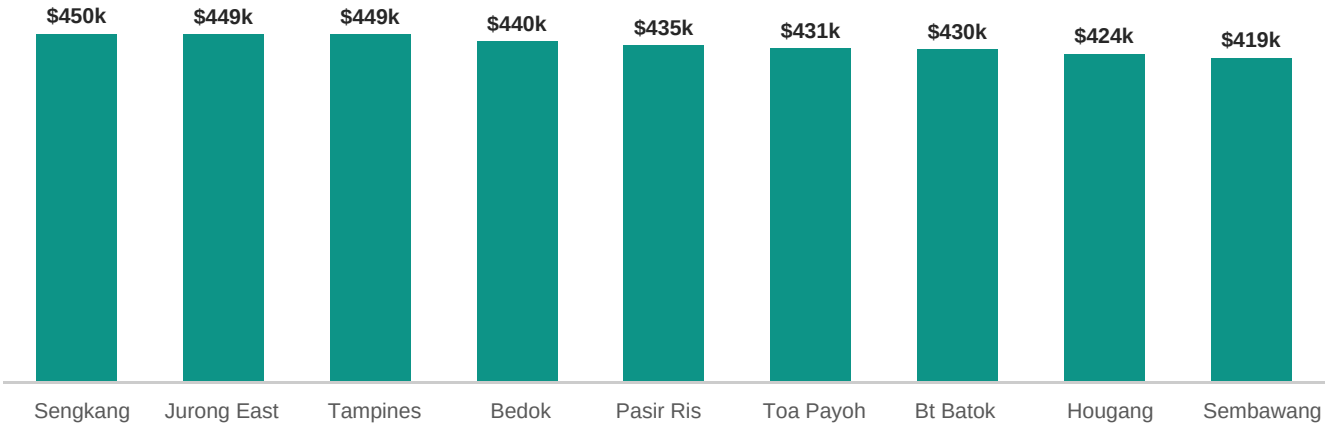
Median price by flat type (number sold), December 2011



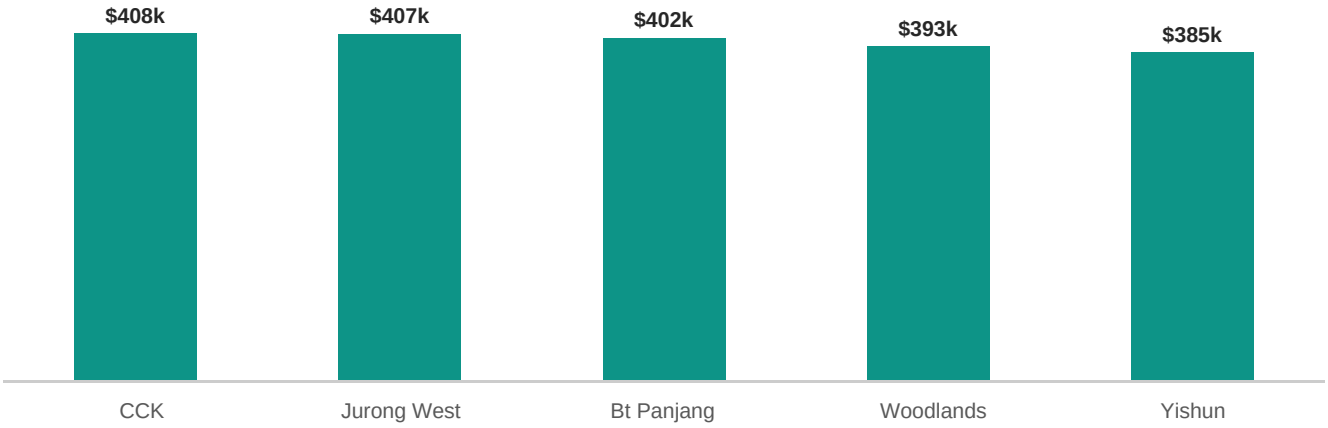
Median 4-room price by town, dearest first



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



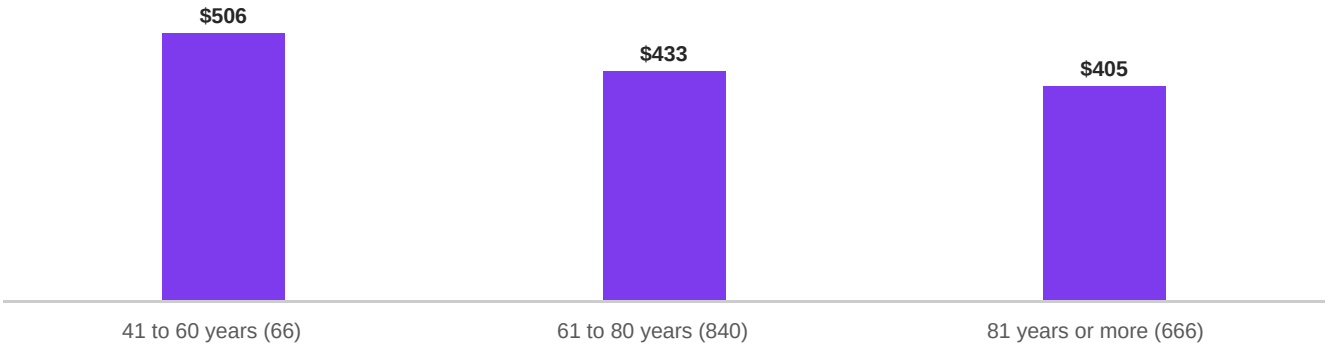
Median 4-room price by town, dearest first (continued)



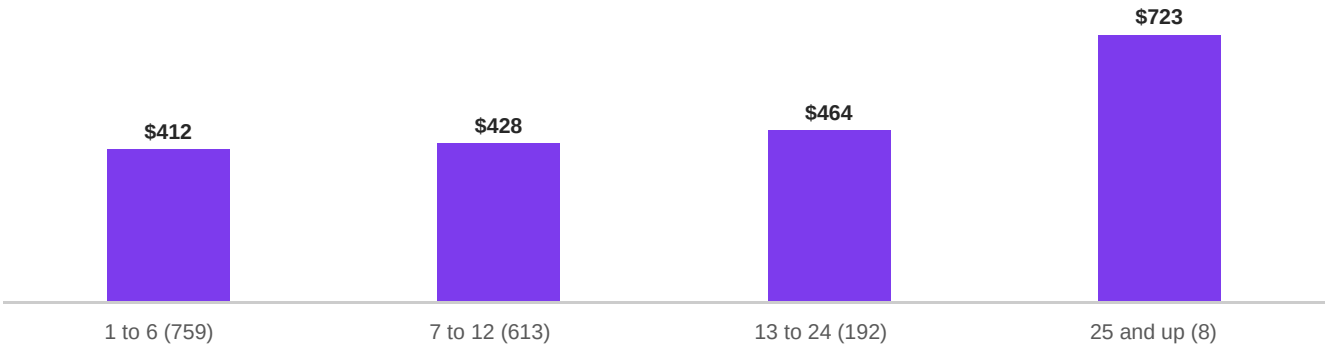
Town by town, December 2011

Ang Mo Kio: 88 sold - median $364,000 - 4-room median $468,000 - $460 psf
Bedok: 99 sold - median $396,000 - 4-room median $440,000 - $449 psf
Bishan: 25 sold - median $582,500 - 4-room median $540,000 - $510 psf
Bukit Batok: 74 sold - median $351,000 - 4-room median $430,000 - $427 psf
Bukit Merah: 64 sold - median $532,500 - 4-room median $558,000 - $545 psf
Bukit Panjang: 55 sold - median $439,000 - 4-room median $402,000 - $387 psf
Bukit Timah: 1 sold - median $822,000 - 4-room median n/a - $621 psf
Central Area: 10 sold - median $443,150 - 4-room median n/a - $601 psf
Choa Chu Kang: 59 sold - median $450,000 - 4-room median $407,500 - $366 psf
Clementi: 38 sold - median $386,500 - 4-room median $528,000 - $511 psf
Geylang: 50 sold - median $384,444 - 4-room median $533,000 - $498 psf
Hougang: 103 sold - median $428,000 - 4-room median $424,000 - $406 psf
Jurong East: 25 sold - median $449,000 - 4-room median $449,000 - $419 psf
Jurong West: 125 sold - median $425,000 - 4-room median $407,000 - $399 psf
Kallang/Whampoa: 39 sold - median $497,000 - 4-room median $527,500 - $510 psf
Marine Parade: 6 sold - median $450,000 - 4-room median n/a - $567 psf
Pasir Ris: 50 sold - median $516,250 - 4-room median $435,000 - $379 psf
Punggol: 47 sold - median $520,000 - 4-room median $483,800 - $444 psf
Queenstown: 37 sold - median $415,000 - 4-room median $611,000 - $556 psf
Sembawang: 51 sold - median $458,000 - 4-room median $419,000 - $397 psf
Sengkang: 72 sold - median $482,500 - 4-room median $450,000 - $422 psf
Serangoon: 35 sold - median $518,000 - 4-room median $485,000 - $461 psf
Tampines: 116 sold - median $437,500 - 4-room median $449,000 - $422 psf
Toa Payoh: 48 sold - median $363,000 - 4-room median $430,888 - $490 psf
Woodlands: 155 sold - median $425,000 - 4-room median $392,500 - $363 psf
Yishun: 100 sold - median $377,750 - 4-room median $385,000 - $398 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2011

$903,000 Blk 3D Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,184 sqft - $763 psf - 94 yrs lease left

$850,000 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 31 to 33 - 1,184 sqft - $718 psf - 96 yrs lease left

$840,000 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,647 sqft - $510 psf - 75 yrs lease left

$822,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 10 to 12 - 1,324 sqft - $621 psf - 62 yrs lease left

$820,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,335 sqft - $614 psf - 89 yrs lease left

$815,500 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 19 to 21 - 1,184 sqft - $689 psf - 96 yrs lease left

$808,800 Blk 115 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,572 sqft - $515 psf - 73 yrs lease left

$808,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $653 psf - 93 yrs lease left

$800,000 Blk 419 Ang Mo Kio Ave 10, Ang Mo Kio
Executive - storey 07 to 09 - 1,894 sqft - $422 psf - 67 yrs lease left

$800,000 Blk 815 Jellicoe Rd, Kallang/Whampoa
5-room - storey 13 to 15 - 1,184 sqft - $676 psf - 91 yrs lease left

The 5 most affordable 4-room flats, December 2011

$230,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 01 to 03 - 904 sqft - $254 psf - 75 yrs lease left

$325,000 Blk 244 Yishun Ring Rd, Yishun

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

$325,000 Blk 428 Woodlands St 41, Woodlands

4-room - storey 07 to 09 - 904 sqft - $359 psf - 84 yrs lease left

$326,000 Blk 246 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $361 psf - 73 yrs lease left

$328,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $346 psf - 64 yrs lease left

The 10 busiest streets, December 2011

Yishun Ring Rd, Yishun: 26 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Bedok Reservoir Rd, Bedok: 19 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 15 sales
Jurong West St 61, Jurong West: 15 sales
Bedok Nth St 3, Bedok: 14 sales
Circuit Rd, Geylang: 14 sales
Pasir Ris St 71, Pasir Ris: 14 sales
Rivervale Dr, Sengkang: 13 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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