HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2012

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:22 pm.
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January 2012 in full

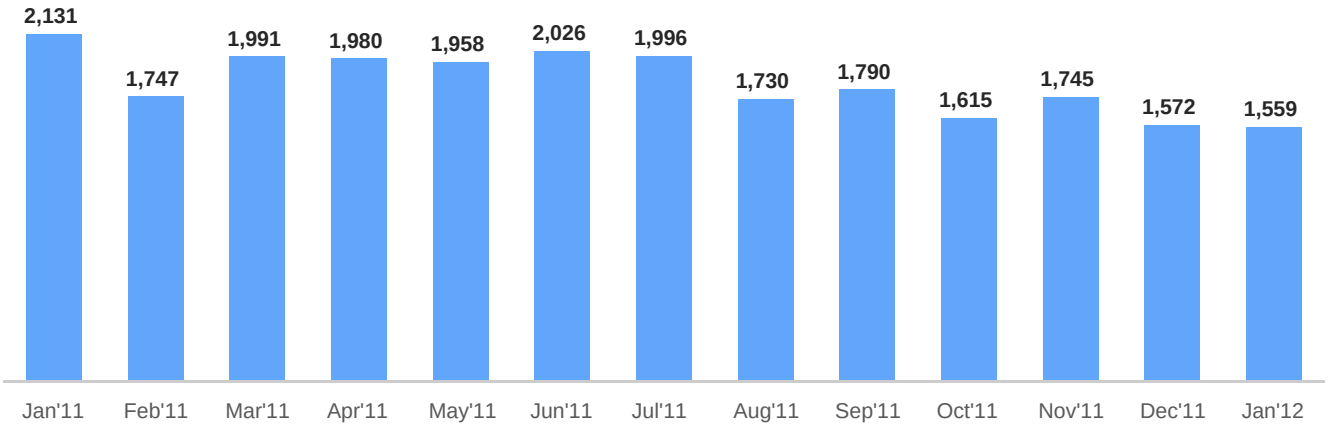
Flats sold: 1,559 Median price: $432,888 Median $psf: $427
Million-dollar flats: 0 (0.0%) Highest price: $870,000 (Bukit Merah)

Against the month before: sales -0.8%, median price -0.1%. Against a year ago: sales -26.8%, median price +11.6%.

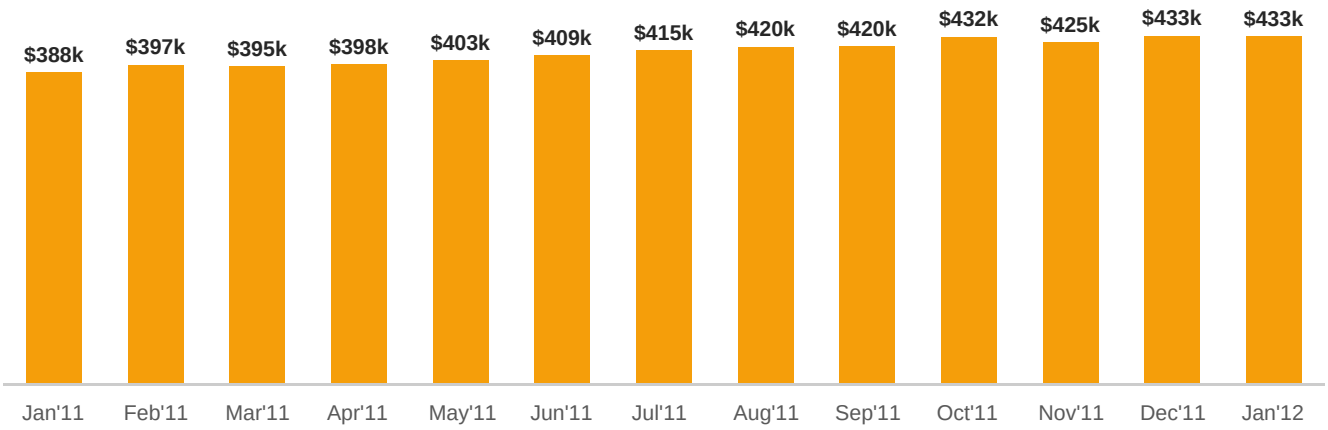
At a glance

- 1,559 HDB resale flats changed hands in January 2012, 0.8% fewer than the month before (1,572).
- Half of all flats sold for $432,888 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $428,000 (562 sales), or about $412 per square foot.
- The highest price was $870,000 for a 5-room flat at Blk 45 Lengkok Bahru, Bukit Merah.
- For a 4-room flat, the most affordable town was Woodlands (median $388,000) and the dearest was Queenstown (median $710,000).
- The busiest town was Woodlands with 159 sales.

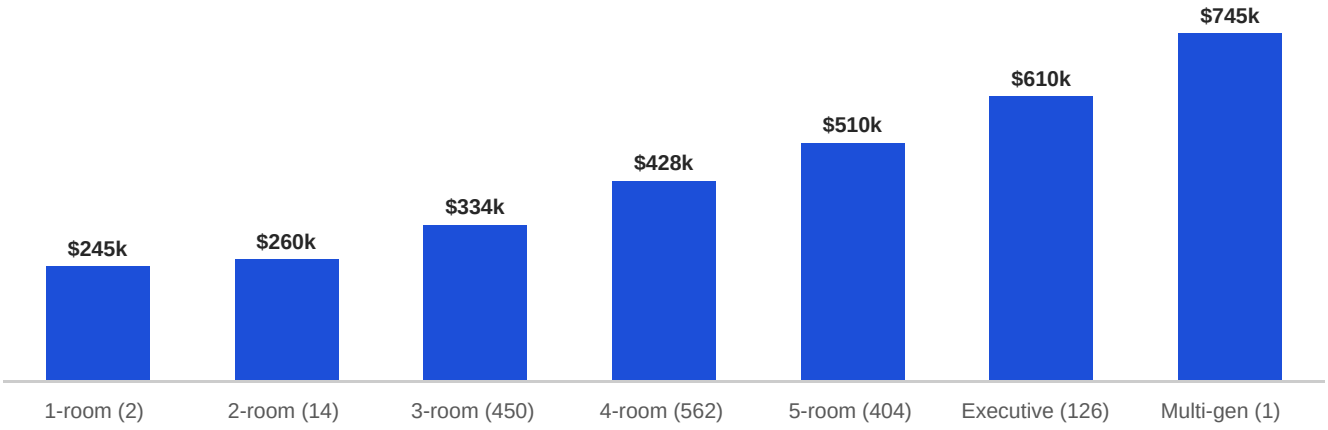
Flats sold each month, last 13 months



Median price each month, last 13 months



Median price by flat type (number sold), January 2012



Median 4-room price by town, dearest first



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



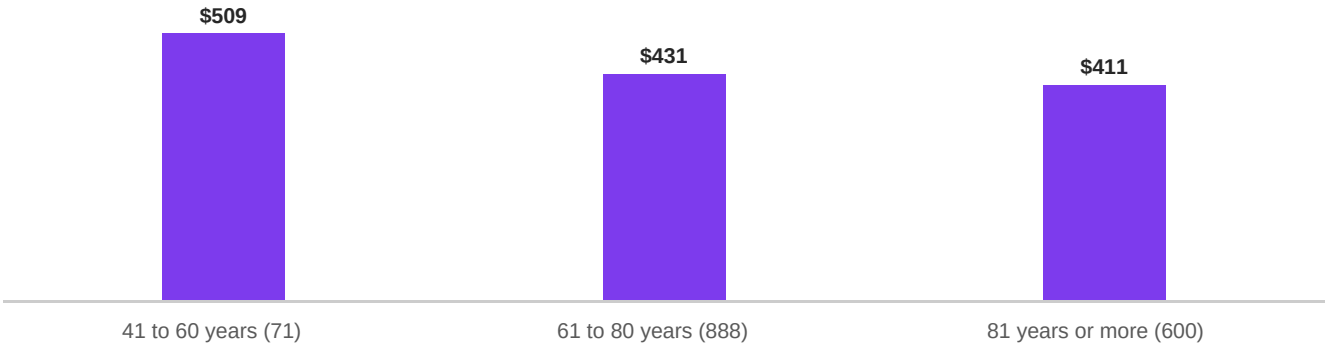
Median 4-room price by town, dearest first (continued)



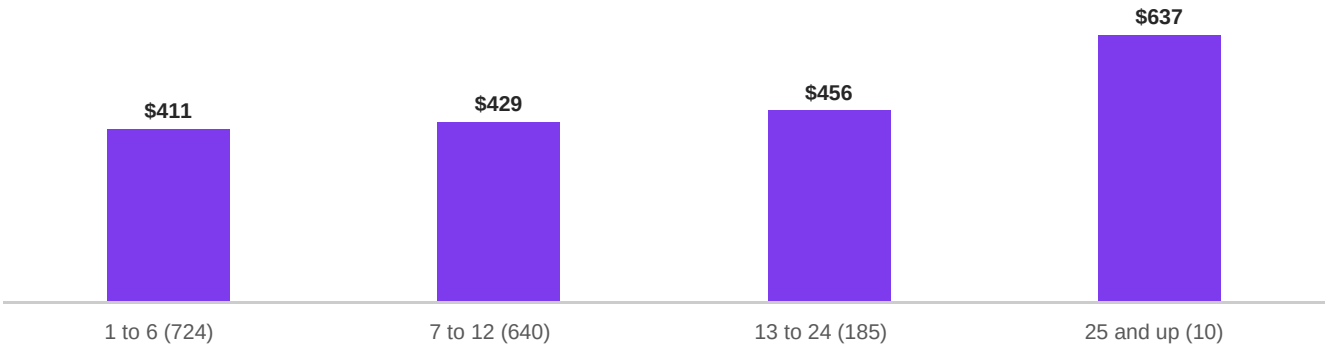
Town by town, January 2012

Ang Mo Kio: 80 sold - median $377,500 - 4-room median $480,000 - $460 psf
Bedok: 99 sold - median $402,780 - 4-room median $433,000 - $441 psf
Bishan: 27 sold - median $535,000 - 4-room median $495,000 - $470 psf
Bukit Batok: 57 sold - median $367,000 - 4-room median $425,000 - $424 psf
Bukit Merah: 58 sold - median $463,500 - 4-room median $655,000 - $572 psf
Bukit Panjang: 69 sold - median $433,000 - 4-room median $415,000 - $385 psf
Bukit Timah: 3 sold - median $605,000 - 4-room median n/a - $540 psf
Central Area: 14 sold - median $467,500 - 4-room median $536,000 - $626 psf
Choa Chu Kang: 59 sold - median $452,000 - 4-room median $410,000 - $366 psf
Clementi: 39 sold - median $387,500 - 4-room median $525,000 - $492 psf
Geylang: 50 sold - median $376,750 - 4-room median $495,000 - $482 psf
Hougang: 82 sold - median $431,500 - 4-room median $422,000 - $414 psf
Jurong East: 42 sold - median $357,944 - 4-room median $422,500 - $432 psf
Jurong West: 137 sold - median $433,000 - 4-room median $403,500 - $404 psf
Kallang/Whampoa: 41 sold - median $401,000 - 4-room median $540,000 - $500 psf
Marine Parade: 6 sold - median $645,000 - 4-room median n/a - $623 psf
Pasir Ris: 58 sold - median $494,500 - 4-room median $444,000 - $389 psf
Punggol: 40 sold - median $510,000 - 4-room median $493,888 - $443 psf
Queenstown: 36 sold - median $391,500 - 4-room median $710,000 - $552 psf
Sembawang: 35 sold - median $430,000 - 4-room median $417,500 - $395 psf
Sengkang: 94 sold - median $510,000 - 4-room median $442,750 - $438 psf
Serangoon: 25 sold - median $455,000 - 4-room median $455,000 - $471 psf
Tampines: 109 sold - median $465,000 - 4-room median $450,000 - $417 psf
Toa Payoh: 44 sold - median $450,000 - 4-room median $530,000 - $487 psf
Woodlands: 159 sold - median $415,000 - 4-room median $388,000 - $363 psf
Yishun: 96 sold - median $372,000 - 4-room median $388,000 - $400 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2012

$870,000 Blk 45 Lengkok Bahru, Bukit Merah
5-room - storey 01 to 03 - 1,496 sqft - $581 psf - 71 yrs lease left

$865,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,582 sqft - $547 psf - 82 yrs lease left

$860,000 Blk 46 Bendemeer Rd, Kallang/Whampoa
Executive - storey 16 to 18 - 1,572 sqft - $547 psf - 81 yrs lease left

$840,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $709 psf - 90 yrs lease left

$840,000 Blk 130 Pasir Ris St 11, Pasir Ris
Executive - storey 07 to 09 - 2,024 sqft - $415 psf - 81 yrs lease left

$838,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $677 psf - 88 yrs lease left

$830,888 Blk 57 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,378 sqft - $603 psf - 59 yrs lease left

$826,000 Blk 73 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $639 psf - 64 yrs lease left

$820,000 Blk 72 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,259 sqft - $651 psf - 64 yrs lease left

$810,000 Blk 533 Upp Cross St, Central Area
5-room - storey 10 to 12 - 1,292 sqft - $627 psf - 67 yrs lease left

The 5 most affordable 4-room flats, January 2012

$314,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $347 psf - 75 yrs lease left

$316,000 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 07 to 09 - 893 sqft - $354 psf - 74 yrs lease left

$320,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $354 psf - 75 yrs lease left

$327,000 Blk 429 Woodlands St 41, Woodlands

4-room - storey 07 to 09 - 904 sqft - $362 psf - 83 yrs lease left

$328,500 Blk 275 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $363 psf - 73 yrs lease left

The 10 busiest streets, January 2012

Yishun Ring Rd, Yishun: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 18 sales
Bedok Reservoir Rd, Bedok: 17 sales
Hougang Ave 8, Hougang: 15 sales
Jurong West St 65, Jurong West: 15 sales
Marsiling Dr, Woodlands: 15 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 12 sales
Jurong East St 21, Jurong East: 12 sales
Tampines St 21, Tampines: 12 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