HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2012

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

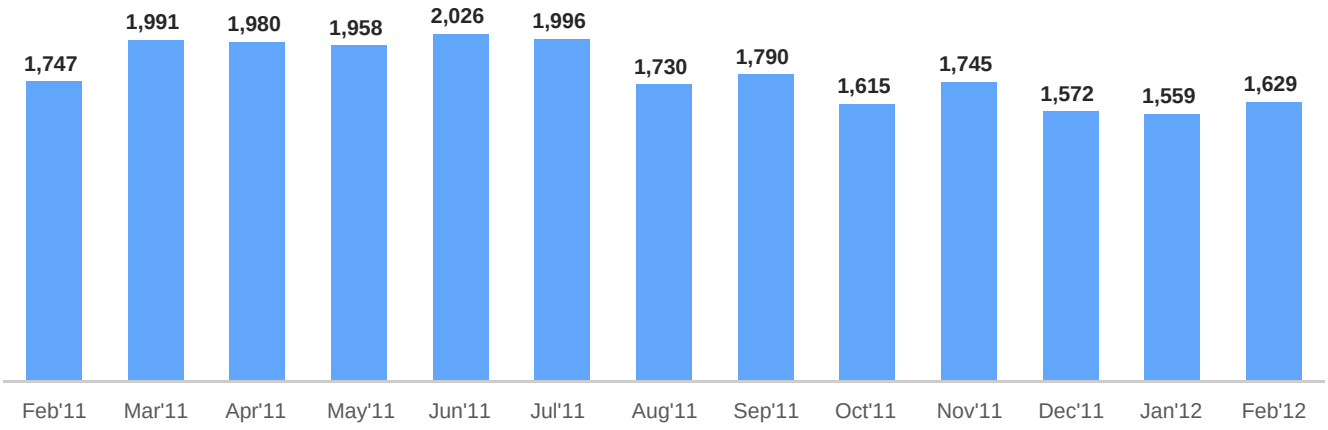
Flats sold: 1,629 Median price: $430,000 Median $psf: $425
Million-dollar flats: 0 (0.0%) Highest price: $894,000 (Toa Payoh)

Against the month before: sales +4.5%, median price -0.7%. Against a year ago: sales -6.8%, median price +8.3%.

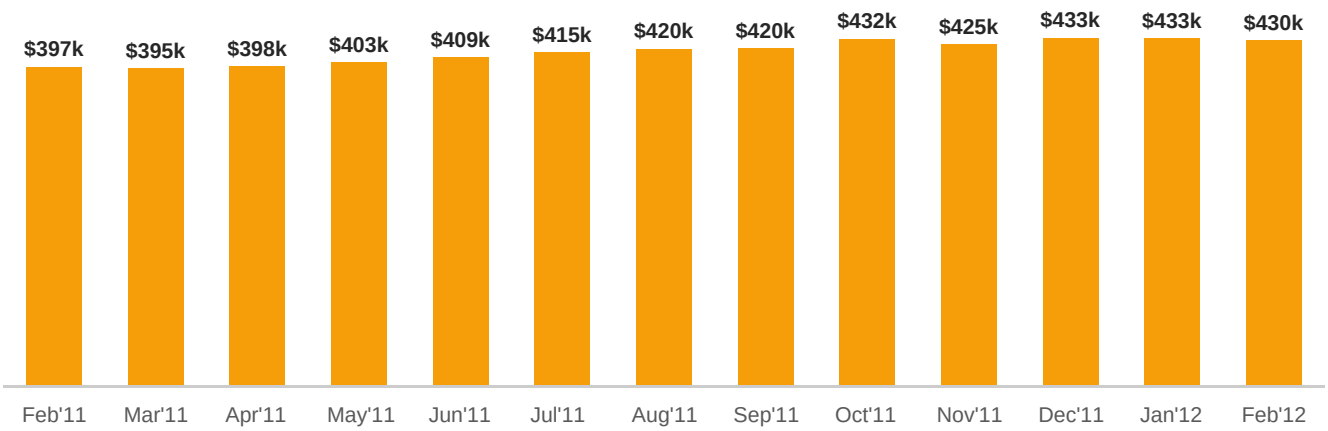
At a glance

- 1,629 HDB resale flats changed hands in February 2012, 4.5% more than the month before (1,559).
- Half of all flats sold for $430,000 or less (the median price), down 0.7% from the month before.
- A typical 4-room flat sold for $430,000 (633 sales), or about $414 per square foot.
- The highest price was $894,000 for a 5-room flat at Blk 79C Toa Payoh Ctrl, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $388,000) and the dearest was Queenstown (median $635,750).
- The busiest town was Jurong West with 157 sales.

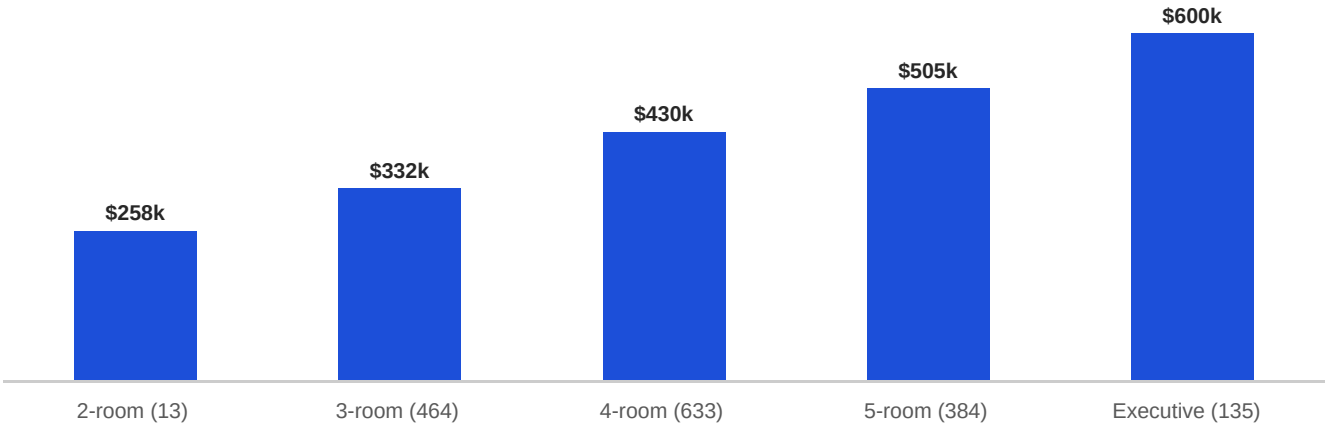
Flats sold each month, last 13 months



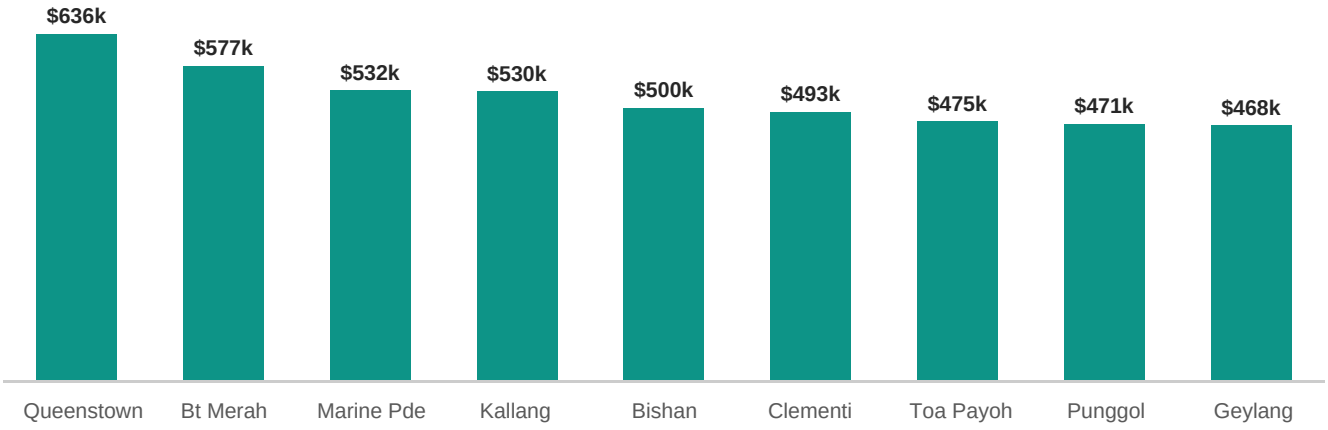
Median price each month, last 13 months



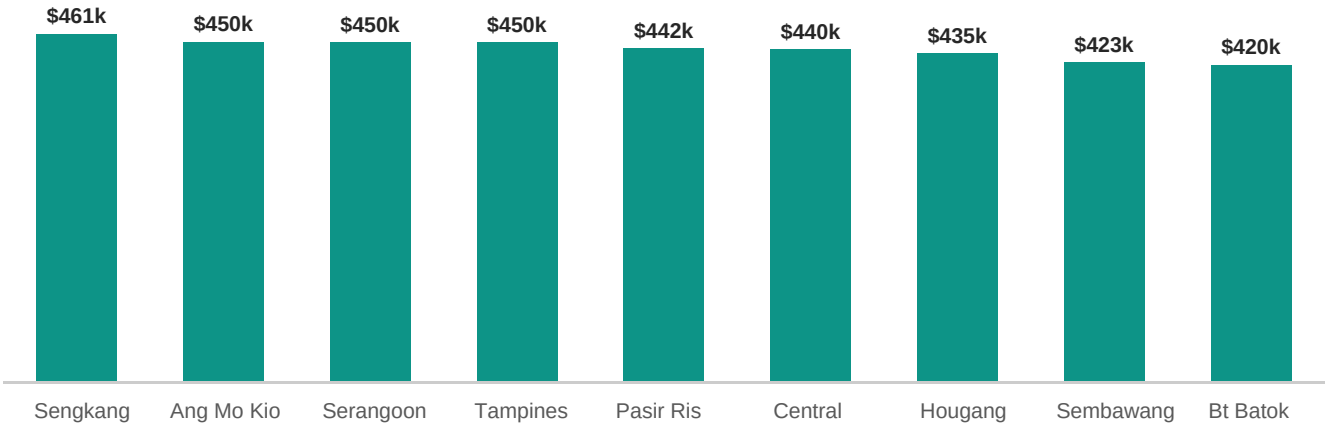
Median price by flat type (number sold), February 2012



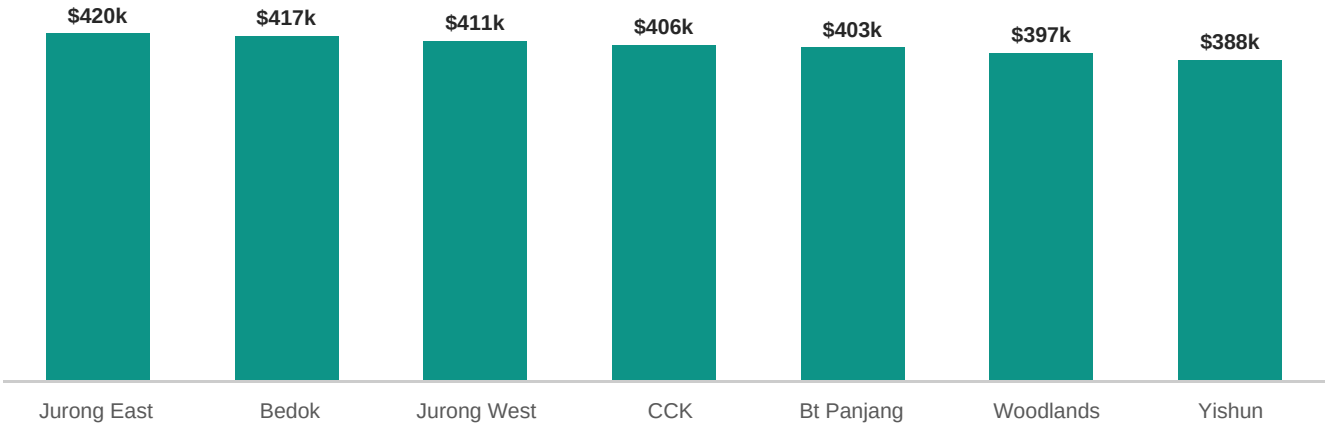
Median 4-room price by town, dearest first



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



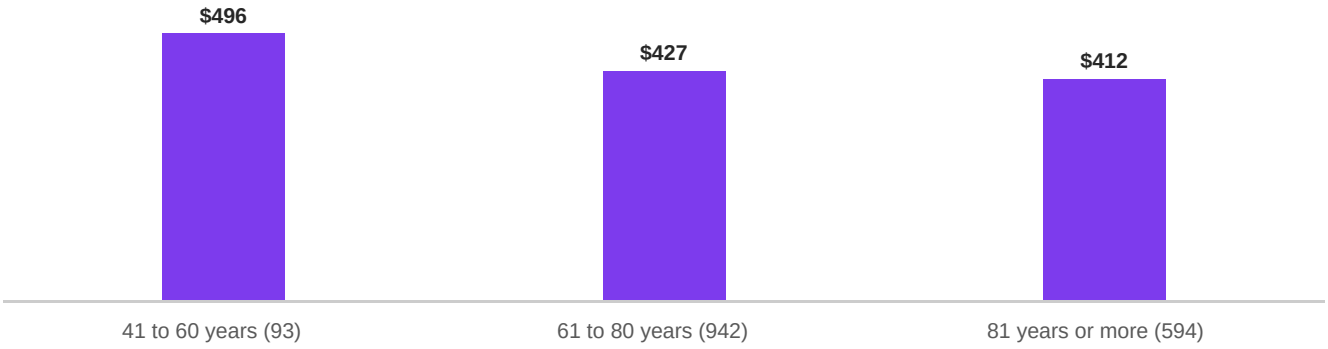
Median 4-room price by town, dearest first (continued)



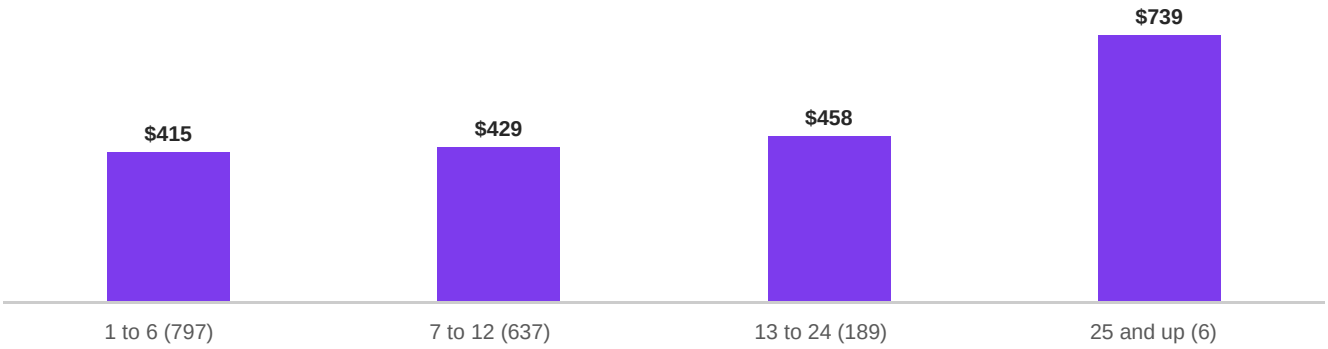
Town by town, February 2012

Ang Mo Kio: 74 sold - median $357,500 - 4-room median $450,080 - $452 psf
Bedok: 94 sold - median $400,000 - 4-room median $417,000 - $437 psf
Bishan: 27 sold - median $500,000 - 4-room median $500,000 - $498 psf
Bukit Batok: 73 sold - median $390,000 - 4-room median $420,000 - $415 psf
Bukit Merah: 62 sold - median $536,500 - 4-room median $577,000 - $540 psf
Bukit Panjang: 57 sold - median $449,000 - 4-room median $402,800 - $383 psf
Bukit Timah: 2 sold - median $653,000 - 4-room median n/a - $536 psf
Central Area: 11 sold - median $435,000 - 4-room median $440,000 - $548 psf
Choa Chu Kang: 56 sold - median $428,750 - 4-room median $406,000 - $373 psf
Clementi: 41 sold - median $387,000 - 4-room median $492,500 - $480 psf
Geylang: 48 sold - median $381,000 - 4-room median $468,000 - $489 psf
Hougang: 77 sold - median $435,000 - 4-room median $435,000 - $419 psf
Jurong East: 45 sold - median $417,000 - 4-room median $420,000 - $439 psf
Jurong West: 157 sold - median $423,000 - 4-room median $411,250 - $402 psf
Kallang/Whampoa: 39 sold - median $450,000 - 4-room median $530,000 - $488 psf
Marine Parade: 6 sold - median $518,500 - 4-room median $532,000 - $573 psf
Pasir Ris: 55 sold - median $490,000 - 4-room median $441,500 - $385 psf
Punggol: 47 sold - median $510,000 - 4-room median $470,500 - $458 psf
Queenstown: 47 sold - median $393,000 - 4-room median $635,750 - $545 psf
Sembawang: 48 sold - median $453,000 - 4-room median $423,000 - $393 psf
Sengkang: 89 sold - median $492,000 - 4-room median $461,000 - $434 psf
Serangoon: 44 sold - median $479,444 - 4-room median $450,000 - $438 psf
Tampines: 132 sold - median $470,000 - 4-room median $450,000 - $422 psf
Toa Payoh: 60 sold - median $369,000 - 4-room median $475,000 - $471 psf
Woodlands: 139 sold - median $405,000 - 4-room median $396,500 - $365 psf
Yishun: 99 sold - median $375,000 - 4-room median $388,000 - $383 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2012

$894,000 Blk 79C Toa Payoh Ctrl, Toa Payoh
5-room - storey 37 to 39 - 1,184 sqft - $755 psf - 96 yrs lease left

$860,100 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,561 sqft - $551 psf - 80 yrs lease left

$850,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $718 psf - 90 yrs lease left

$835,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $528 psf - 82 yrs lease left

$830,000 Blk 75A Redhill Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $671 psf - 92 yrs lease left

$810,000 Blk 317 Serangoon Ave 2, Serangoon
Executive - storey 10 to 12 - 1,679 sqft - $482 psf - 72 yrs lease left

$800,000 Blk 201 Clementi Ave 6, Clementi
Executive - storey 04 to 06 - 1,615 sqft - $495 psf - 72 yrs lease left

$800,000 Blk 7 Pine Cl, Geylang
5-room - storey 19 to 21 - 1,195 sqft - $670 psf - 87 yrs lease left

$800,000 Blk 53 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,163 sqft - $688 psf - 59 yrs lease left

$780,000 Blk 418 Serangoon Ctrl, Serangoon
Executive - storey 10 to 12 - 1,572 sqft - $496 psf - 76 yrs lease left

The 5 most affordable 4-room flats, February 2012

$310,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $343 psf - 75 yrs lease left

$332,000 Blk 247 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $367 psf - 72 yrs lease left

$335,000 Blk 715 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $371 psf - 74 yrs lease left

$335,000 Blk 329 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $371 psf - 75 yrs lease left

$335,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $342 psf - 64 yrs lease left

The 10 busiest streets, February 2012

Bedok Reservoir Rd, Bedok: 28 sales
Yishun Ring Rd, Yishun: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 22 sales
Jurong West St 65, Jurong West: 19 sales
Punggol Field, Punggol: 17 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 16 sales
Tampines St 21, Tampines: 14 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 13 sales
Bt Batok West Ave 6, Bukit Batok: 13 sales
Choa Chu Kang Cres, Choa Chu Kang: 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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