HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2012

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

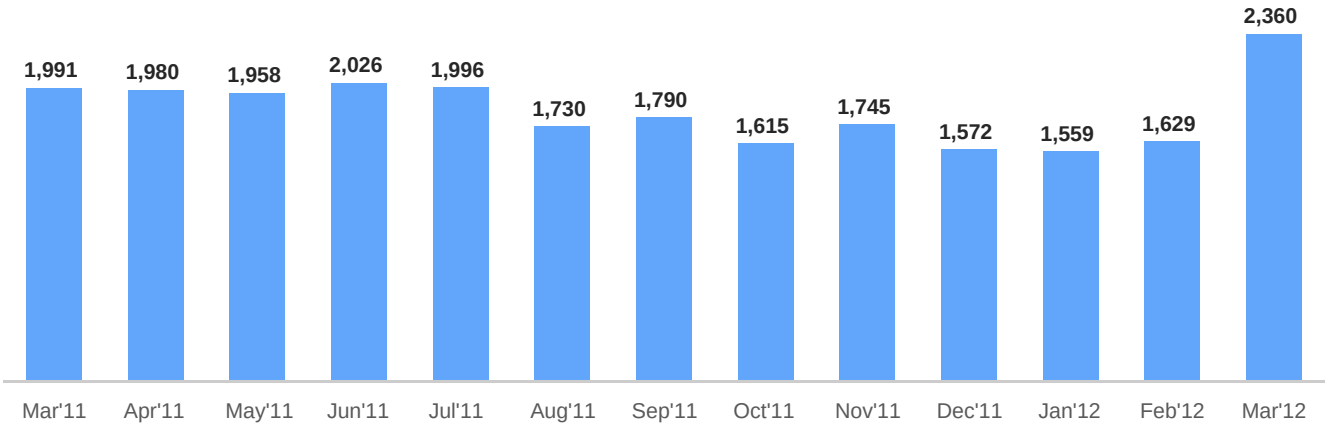
Flats sold: 2,360 Median price: $435,000 Median $psf: $430
Million-dollar flats: 0 (0.0%) Highest price: $910,000 (Toa Payoh)

Against the month before: sales +44.9%, median price +1.2%. Against a year ago: sales +18.5%, median price +10.1%.

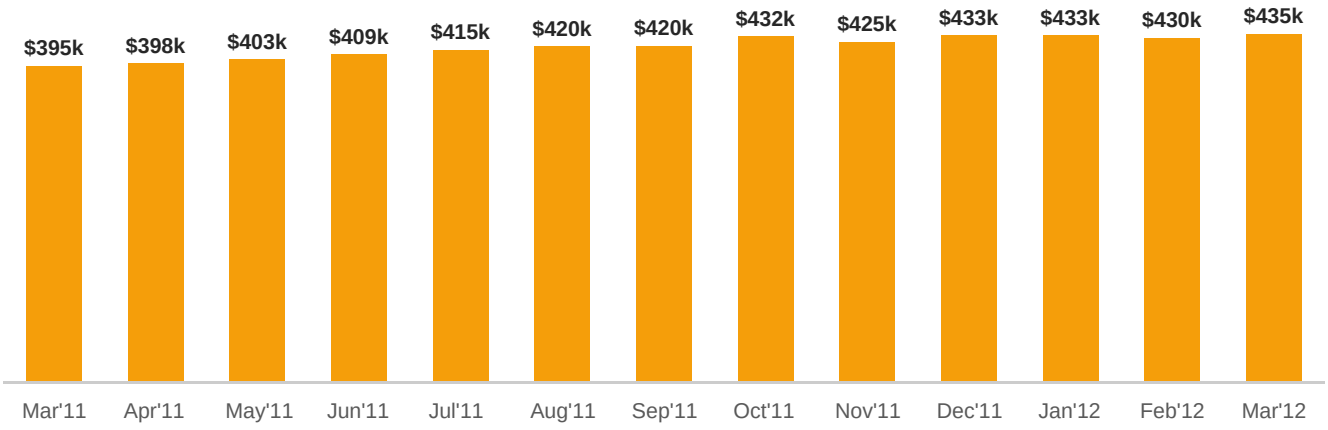
At a glance

- 2,360 HDB resale flats changed hands in March 2012, 44.9% more than the month before (1,629).
- Half of all flats sold for $435,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $432,000 (921 sales), or about $416 per square foot.
- The highest price was $910,000 for an executive flat at Blk 99A Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $387,888) and the dearest was Queenstown (median $660,000).
- The busiest town was Woodlands with 228 sales.

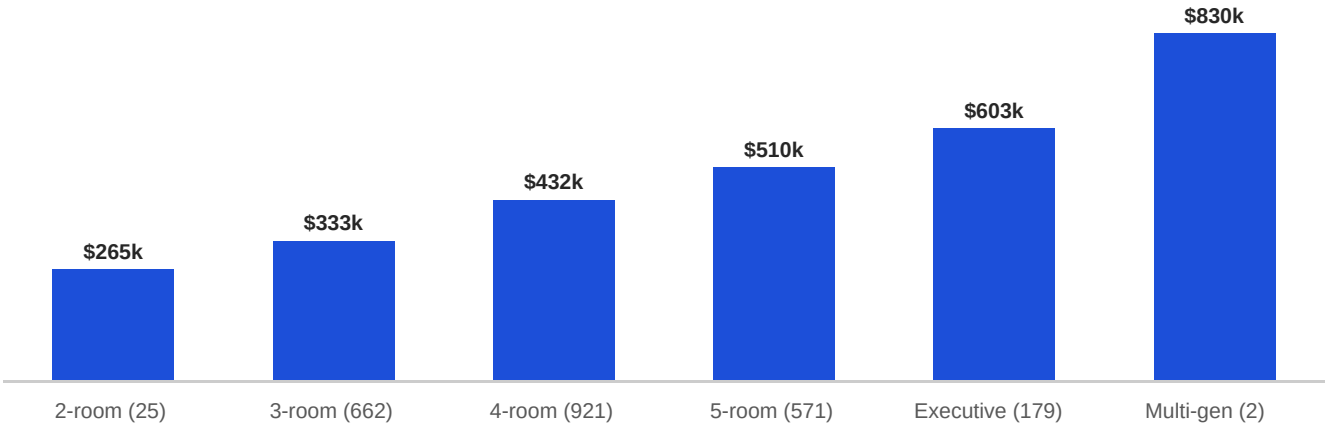
Flats sold each month, last 13 months



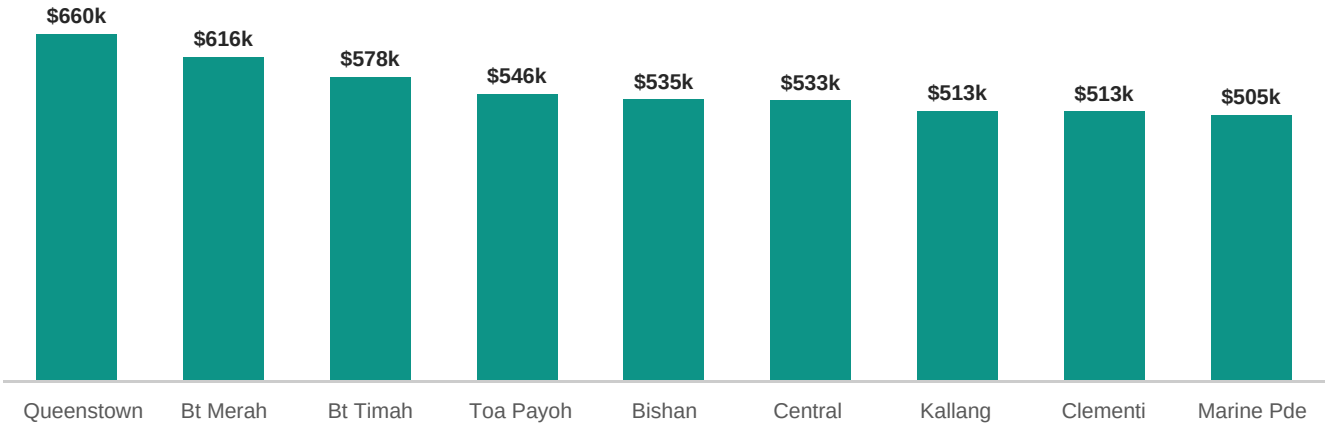
Median price each month, last 13 months



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



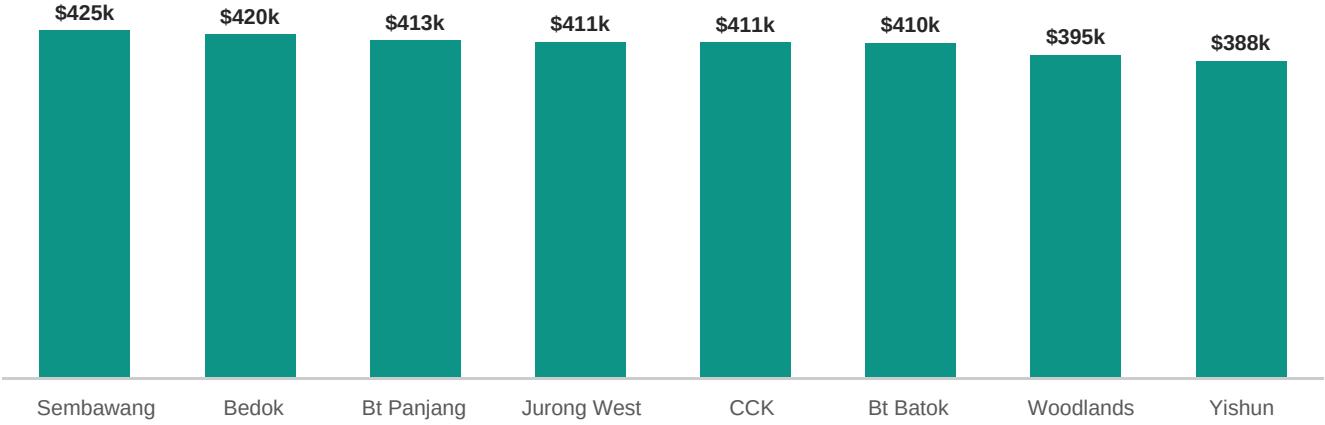
Median 4-room price by town, dearest first



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



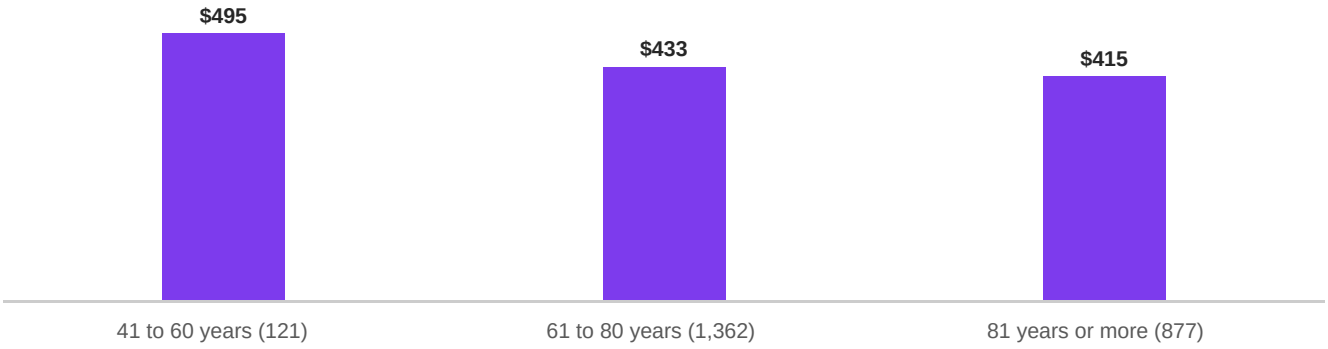
Median 4-room price by town, dearest first (continued)



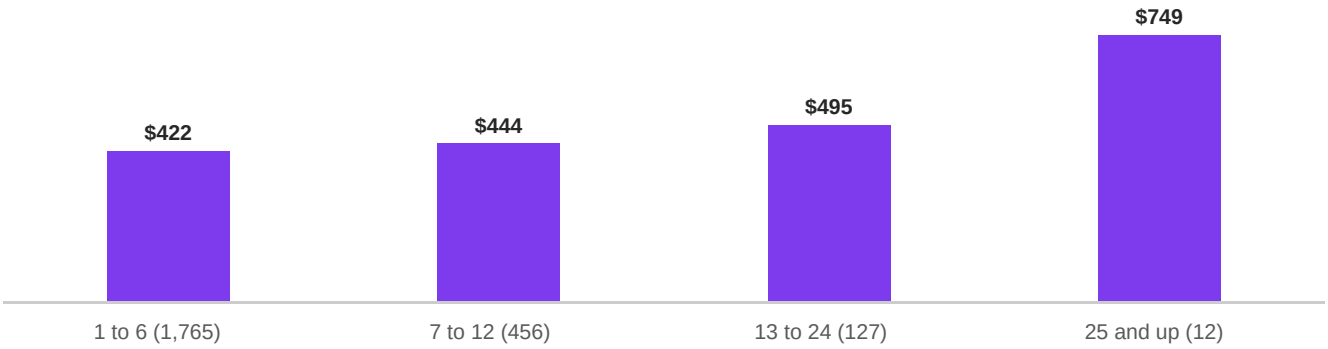
Town by town, March 2012

Ang Mo Kio: 119 sold - median $400,000 - 4-room median $478,000 - $468 psf
Bedok: 134 sold - median $400,000 - 4-room median $420,000 - $447 psf
Bishan: 49 sold - median $588,000 - 4-room median $535,000 - $490 psf
Bukit Batok: 106 sold - median $394,000 - 4-room median $410,000 - $421 psf
Bukit Merah: 107 sold - median $590,000 - 4-room median $616,000 - $558 psf
Bukit Panjang: 59 sold - median $460,000 - 4-room median $413,000 - $397 psf
Bukit Timah: 5 sold - median $602,000 - 4-room median $578,000 - $516 psf
Central Area: 12 sold - median $499,000 - 4-room median $533,000 - $623 psf
Choa Chu Kang: 120 sold - median $421,500 - 4-room median $410,500 - $371 psf
Clementi: 56 sold - median $396,000 - 4-room median $512,500 - $511 psf
Geylang: 74 sold - median $356,500 - 4-room median $446,000 - $466 psf
Hougang: 119 sold - median $435,000 - 4-room median $428,000 - $416 psf
Jurong East: 64 sold - median $367,500 - 4-room median $428,000 - $430 psf
Jurong West: 178 sold - median $425,000 - 4-room median $411,000 - $398 psf
Kallang/Whampoa: 65 sold - median $375,000 - 4-room median $513,000 - $490 psf
Marine Parade: 15 sold - median $505,000 - 4-room median $505,000 - $581 psf
Pasir Ris: 67 sold - median $490,000 - 4-room median $430,500 - $381 psf
Punggol: 98 sold - median $510,000 - 4-room median $479,000 - $462 psf
Queenstown: 65 sold - median $383,000 - 4-room median $660,000 - $557 psf
Sembawang: 45 sold - median $460,000 - 4-room median $425,000 - $395 psf
Sengkang: 113 sold - median $500,000 - 4-room median $449,000 - $429 psf
Serangoon: 51 sold - median $470,000 - 4-room median $466,000 - $460 psf
Tampines: 168 sold - median $464,250 - 4-room median $449,000 - $420 psf
Toa Payoh: 77 sold - median $366,000 - 4-room median $546,000 - $478 psf
Woodlands: 228 sold - median $414,590 - 4-room median $395,000 - $368 psf
Yishun: 166 sold - median $374,000 - 4-room median $387,888 - $404 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2012

$910,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 11 to 15 - 1,528 sqft - $595 psf - 80 yrs lease left

$900,000 Blk 137 Bishan St 12, Bishan
Multi-gen - storey 01 to 05 - 1,776 sqft - $507 psf - 74 yrs lease left

$862,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 11 to 15 - 1,604 sqft - $537 psf - 80 yrs lease left

$850,000 Blk 212 Bishan St 23, Bishan
Executive - storey 06 to 10 - 1,615 sqft - $526 psf - 79 yrs lease left

$840,000 Blk 423 Serangoon Ctrl, Serangoon
Executive - storey 06 to 10 - 1,572 sqft - $535 psf - 76 yrs lease left

$838,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 06 to 10 - 1,593 sqft - $526 psf - 72 yrs lease left

$835,000 Blk 158 Lor 1 Toa Payoh, Toa Payoh
5-room - storey 11 to 15 - 1,615 sqft - $517 psf - 59 yrs lease left

$829,000 Blk 19 Jln Membina, Bukit Merah
5-room - storey 11 to 15 - 1,184 sqft - $700 psf - 90 yrs lease left

$828,000 Blk 6A Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 20 - 1,238 sqft - $669 psf - 92 yrs lease left

$828,000 Blk 75C Redhill Rd, Bukit Merah
5-room - storey 16 to 20 - 1,238 sqft - $669 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 2012

$316,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 05 - 947 sqft - $334 psf - 63 yrs lease left

$325,000 Blk 720 Yishun St 71, Yishun

4-room - storey 01 to 05 - 904 sqft - $359 psf - 72 yrs lease left

$325,000 Blk 53 Teban Gdns Rd, Jurong East

4-room - storey 01 to 05 - 893 sqft - $364 psf - 73 yrs lease left

$330,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 06 to 10 - 904 sqft - $365 psf - 75 yrs lease left

$342,000 Blk 253 Yishun Ring Rd, Yishun

4-room - storey 06 to 10 - 904 sqft - $378 psf - 72 yrs lease left

The 10 busiest streets, March 2012

Yishun Ring Rd, Yishun: 47 sales
Bedok Reservoir Rd, Bedok: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Punggol Field, Punggol: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Marsiling Dr, Woodlands: 25 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 22 sales
Choa Chu Kang Cres, Choa Chu Kang: 22 sales
Punggol Dr, Punggol: 22 sales
Hougang Ave 8, Hougang: 21 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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