HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2012

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

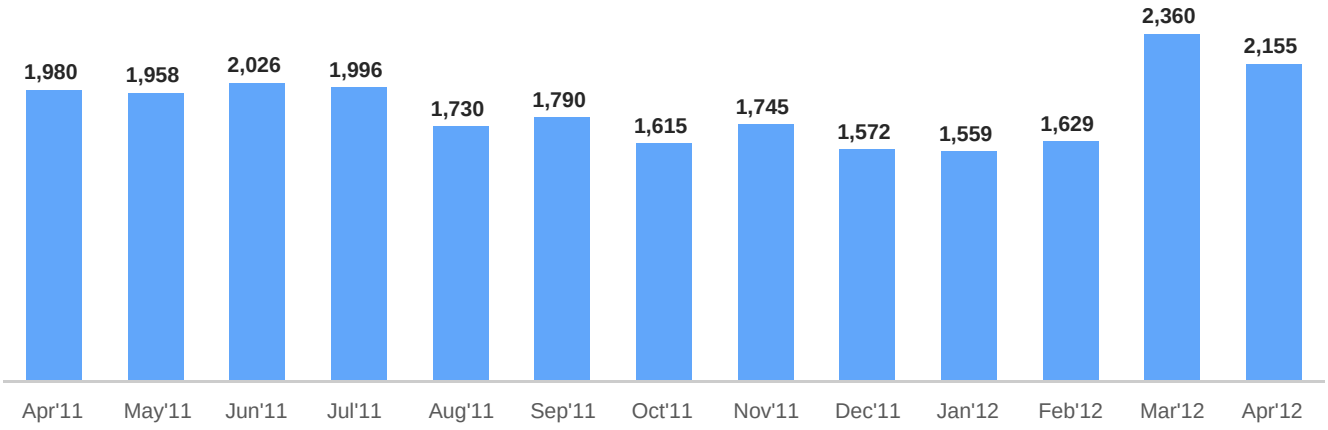
Flats sold: 2,155 Median price: $436,000 Median $psf: $431
Million-dollar flats: 0 (0.0%) Highest price: $869,000 (Bishan)

Against the month before: sales -8.7%, median price +0.2%. Against a year ago: sales +8.8%, median price +9.5%.

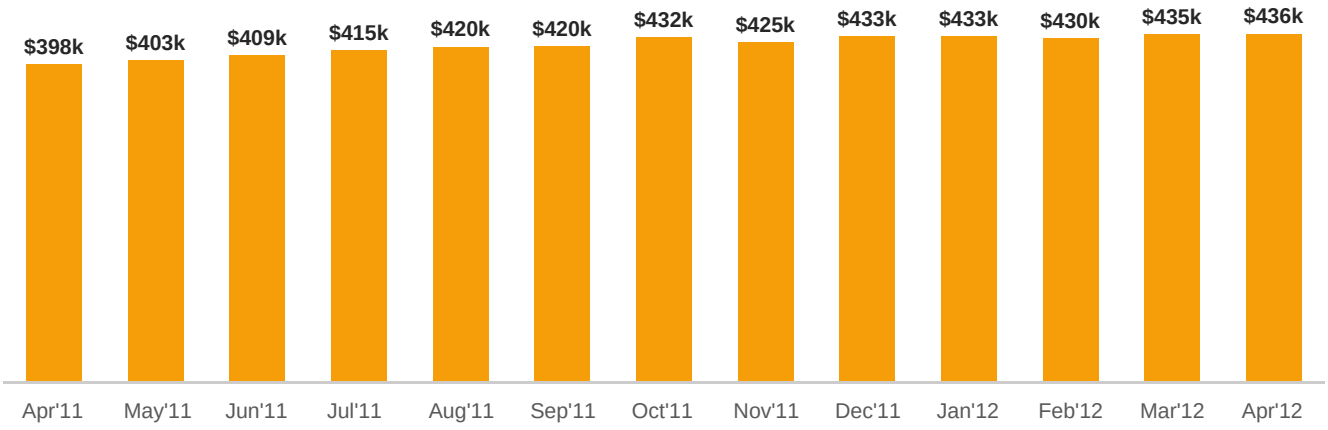
At a glance

- 2,155 HDB resale flats changed hands in April 2012, 8.7% fewer than the month before (2,360).
- Half of all flats sold for $436,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $432,000 (850 sales), or about $418 per square foot.
- The highest price was $869,000 for an executive flat at Blk 446 Bright Hill Dr, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $379,500) and the dearest was Queenstown (median $656,000).
- The busiest town was Woodlands with 212 sales.

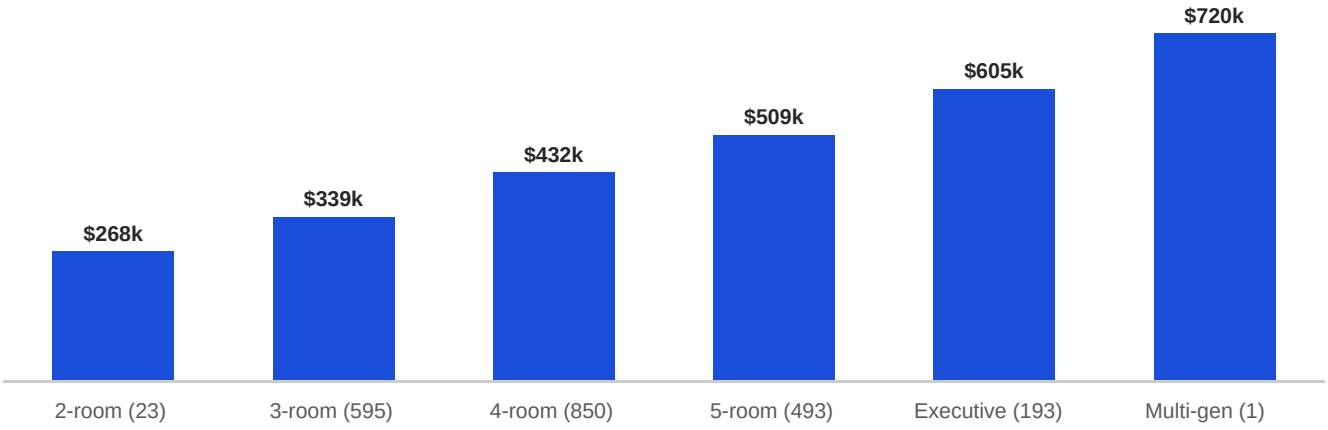
Flats sold each month, last 13 months



Median price each month, last 13 months



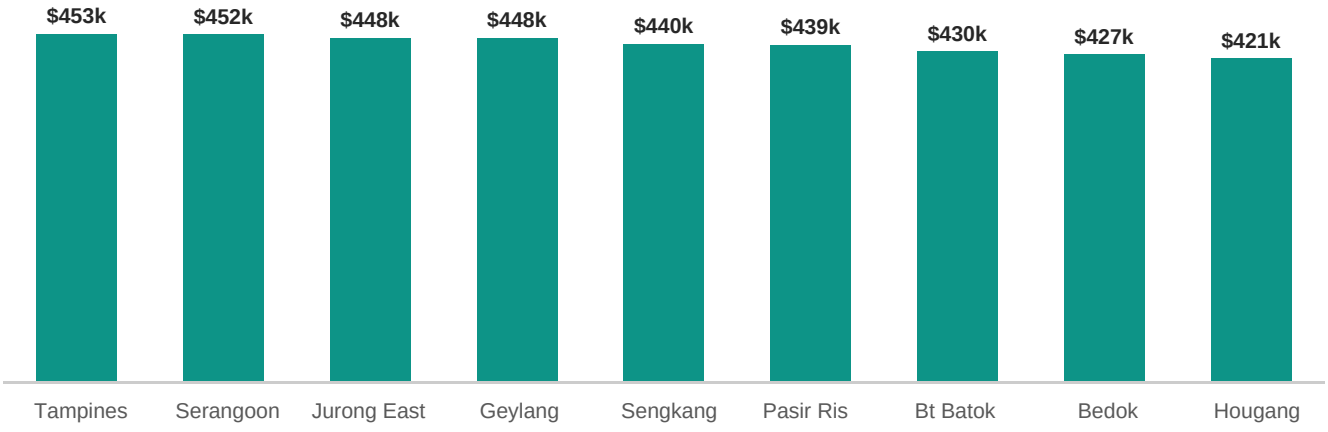
Median price by flat type (number sold), April 2012



Median 4-room price by town, dearest first



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



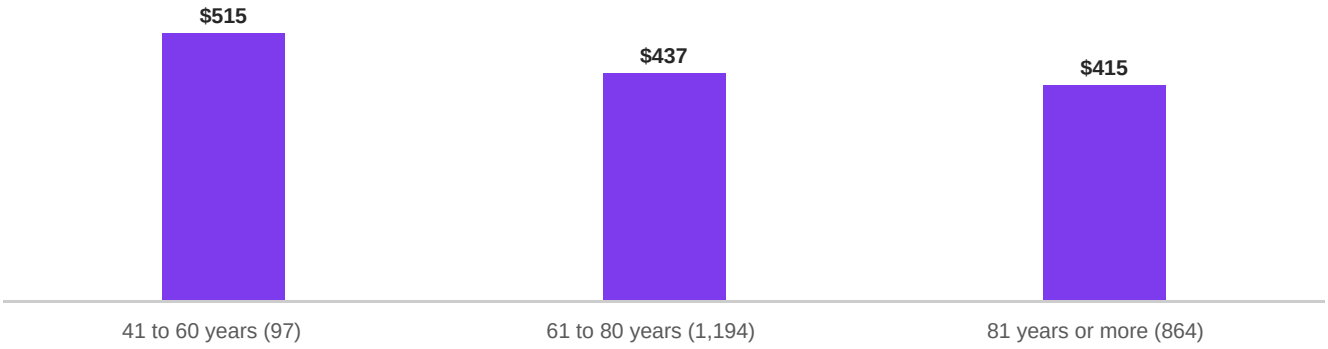
Median 4-room price by town, dearest first (continued)



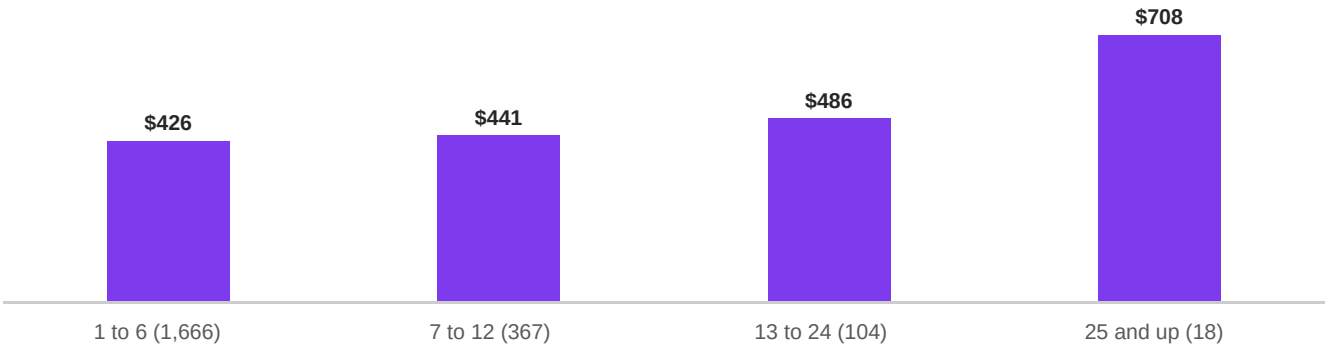
Town by town, April 2012

Ang Mo Kio: 105 sold - median $388,000 - 4-room median $460,000 - $465 psf
Bedok: 119 sold - median $398,000 - 4-room median $426,500 - $448 psf
Bishan: 38 sold - median $555,500 - 4-room median $513,500 - $493 psf
Bukit Batok: 102 sold - median $372,500 - 4-room median $430,000 - $419 psf
Bukit Merah: 97 sold - median $505,000 - 4-room median $616,000 - $572 psf
Bukit Panjang: 86 sold - median $444,000 - 4-room median $410,000 - $394 psf
Bukit Timah: 4 sold - median $632,500 - 4-room median n/a - $521 psf
Central Area: 14 sold - median $462,500 - 4-room median $460,000 - $565 psf
Choa Chu Kang: 118 sold - median $443,000 - 4-room median $415,500 - $369 psf
Clementi: 57 sold - median $400,000 - 4-room median $500,000 - $508 psf
Geylang: 57 sold - median $355,000 - 4-room median $447,500 - $474 psf
Hougang: 90 sold - median $441,500 - 4-room median $421,000 - $409 psf
Jurong East: 43 sold - median $352,000 - 4-room median $448,000 - $449 psf
Jurong West: 170 sold - median $439,000 - 4-room median $410,000 - $405 psf
Kallang/Whampoa: 59 sold - median $447,000 - 4-room median $535,888 - $506 psf
Marine Parade: 12 sold - median $415,000 - 4-room median n/a - $597 psf
Pasir Ris: 75 sold - median $490,000 - 4-room median $438,800 - $377 psf
Punggol: 76 sold - median $516,500 - 4-room median $470,000 - $458 psf
Queenstown: 56 sold - median $420,000 - 4-room median $656,000 - $570 psf
Sembawang: 34 sold - median $456,500 - 4-room median $403,500 - $393 psf
Sengkang: 136 sold - median $489,400 - 4-room median $440,000 - $434 psf
Serangoon: 38 sold - median $451,944 - 4-room median $451,944 - $455 psf
Tampines: 150 sold - median $465,000 - 4-room median $453,000 - $426 psf
Toa Payoh: 65 sold - median $387,000 - 4-room median $518,000 - $483 psf
Woodlands: 212 sold - median $413,000 - 4-room median $398,750 - $372 psf
Yishun: 142 sold - median $359,250 - 4-room median $379,500 - $403 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2012

$869,000 Blk 446 Bright Hill Dr, Bishan
Executive - storey 06 to 10 - 2,616 sqft - $332 psf - 77 yrs lease left

$855,000 Blk 4 Tg Pagar Plaza, Central Area
5-room - storey 16 to 20 - 1,270 sqft - $673 psf - 64 yrs lease left

$850,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 21 to 25 - 1,292 sqft - $658 psf - 62 yrs lease left

$840,000 Blk 76A Redhill Rd, Bukit Merah
5-room - storey 21 to 25 - 1,238 sqft - $679 psf - 92 yrs lease left

$840,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 06 to 10 - 1,582 sqft - $531 psf - 80 yrs lease left

$834,000 Blk 75A Redhill Rd, Bukit Merah
5-room - storey 16 to 20 - 1,238 sqft - $674 psf - 92 yrs lease left

$828,000 Blk 44 Marine Cres, Marine Parade
5-room - storey 11 to 15 - 1,292 sqft - $641 psf - 62 yrs lease left

$826,000 Blk 75C Redhill Rd, Bukit Merah
5-room - storey 11 to 15 - 1,238 sqft - $667 psf - 94 yrs lease left

$820,000 Blk 119D Kim Tian Rd, Bukit Merah
5-room - storey 26 to 30 - 1,184 sqft - $693 psf - 89 yrs lease left

$820,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 01 to 05 - 1,302 sqft - $630 psf - 83 yrs lease left

The 5 most affordable 4-room flats, April 2012

$319,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 06 to 10 - 947 sqft - $337 psf - 63 yrs lease left

$322,000 Blk 440 Yishun Ave 11, Yishun

4-room - storey 11 to 15 - 904 sqft - $356 psf - 75 yrs lease left

$324,000 Blk 272 Yishun St 22, Yishun

4-room - storey 01 to 05 - 904 sqft - $358 psf - 74 yrs lease left

$330,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 01 to 05 - 904 sqft - $365 psf - 75 yrs lease left

$331,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 06 to 10 - 904 sqft - $366 psf - 75 yrs lease left

The 10 busiest streets, April 2012

Ang Mo Kio Ave 10, Ang Mo Kio: 31 sales
Yishun Ring Rd, Yishun: 27 sales
Bedok Reservoir Rd, Bedok: 26 sales
Jurong West St 65, Jurong West: 24 sales
Rivervale Dr, Sengkang: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Choa Chu Kang Cres, Choa Chu Kang: 21 sales
Edgefield Plains, Punggol: 21 sales
Woodlands Dr 14, Woodlands: 21 sales
Hougang Ave 8, Hougang: 19 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