HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2012

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

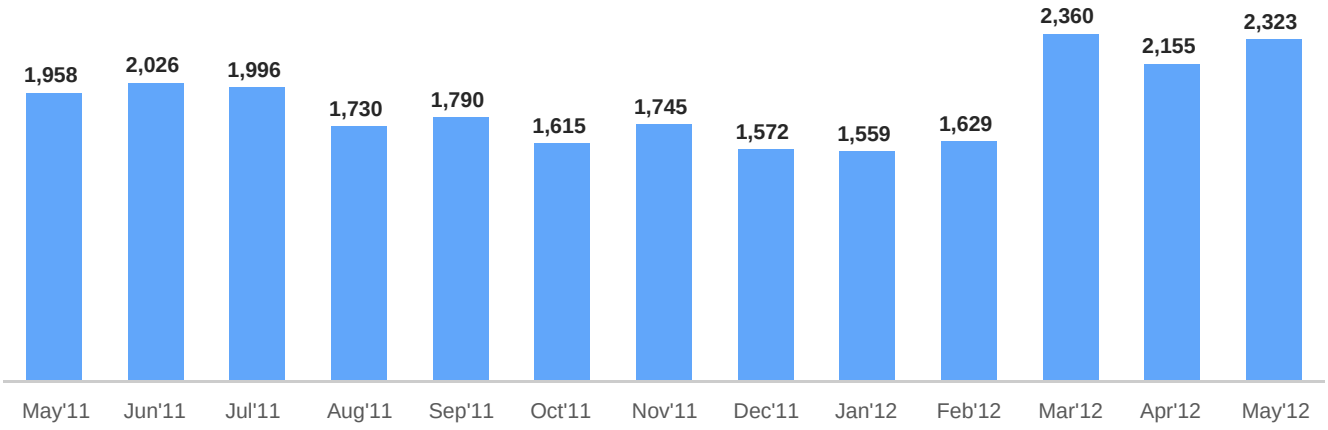
Flats sold: 2,323 Median price: $440,000 Median $psf: $435
Million-dollar flats: 0 (0.0%) Highest price: $895,000 (Marine Parade)

Against the month before: sales +7.8%, median price +0.9%. Against a year ago: sales +18.6%, median price +9.2%.

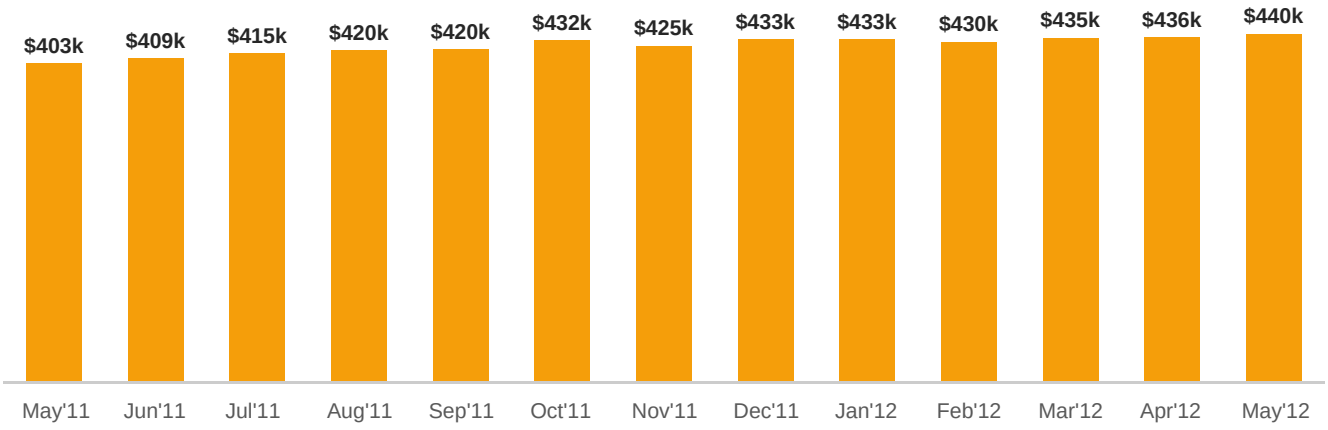
At a glance

- 2,323 HDB resale flats changed hands in May 2012, 7.8% more than the month before (2,155).
- Half of all flats sold for $440,000 or less (the median price), up 0.9% from the month before.
- A typical 4-room flat sold for $435,000 (915 sales), or about $425 per square foot.
- The highest price was $895,000 for a 5-room flat at Blk 3 Marine Ter, Marine Parade.
- For a 4-room flat, the most affordable town was Yishun (median $387,400) and the dearest was Queenstown (median $630,000).
- The busiest town was Woodlands with 218 sales.

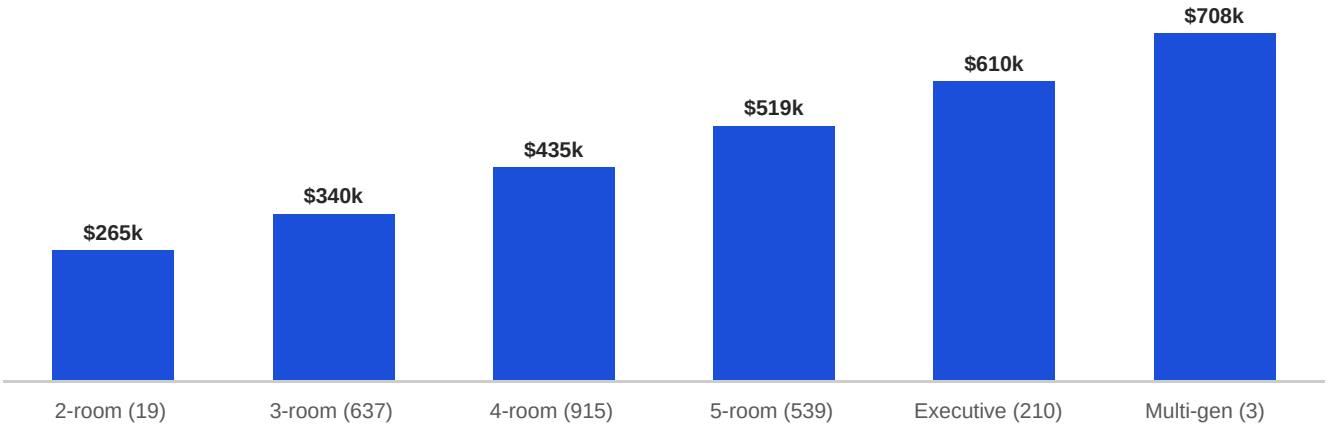
Flats sold each month, last 13 months



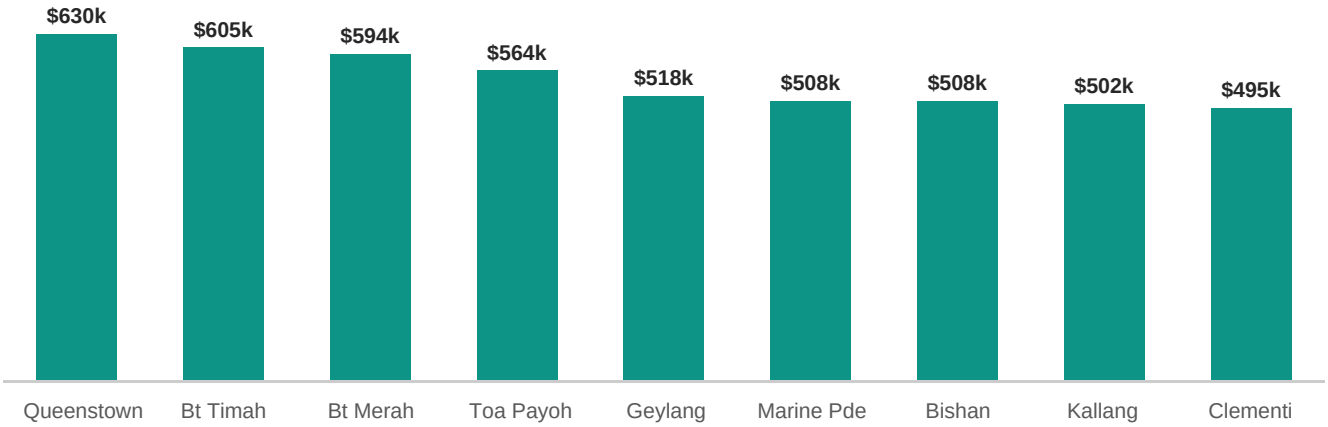
Median price each month, last 13 months



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



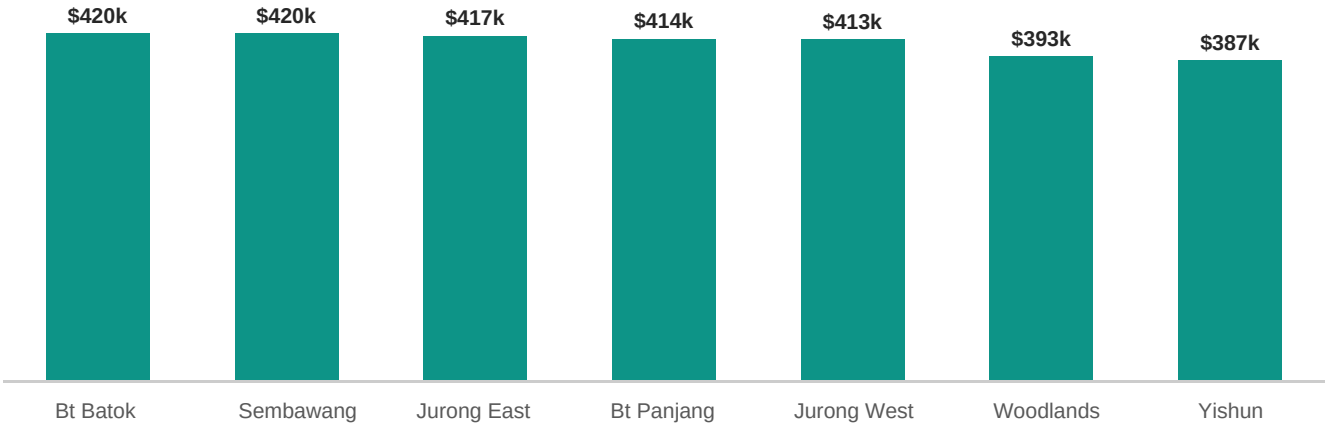
Median 4-room price by town, dearest first



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



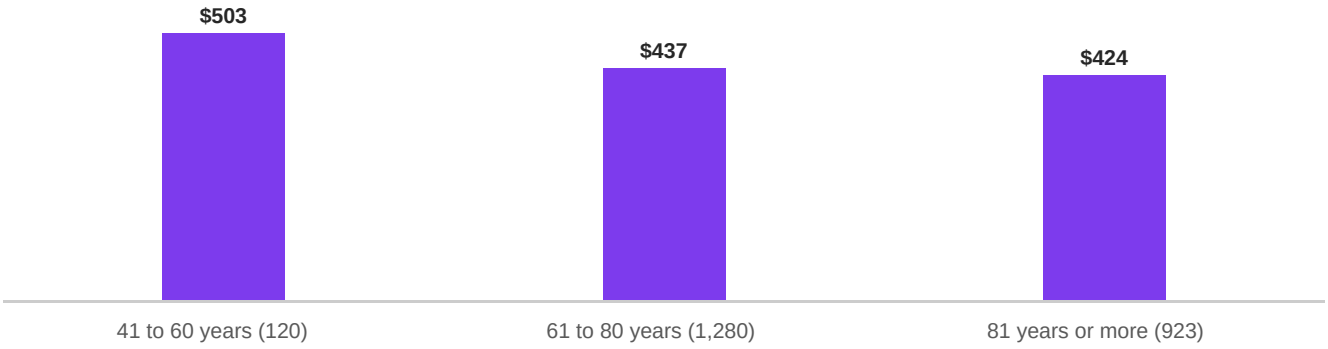
Median 4-room price by town, dearest first (continued)



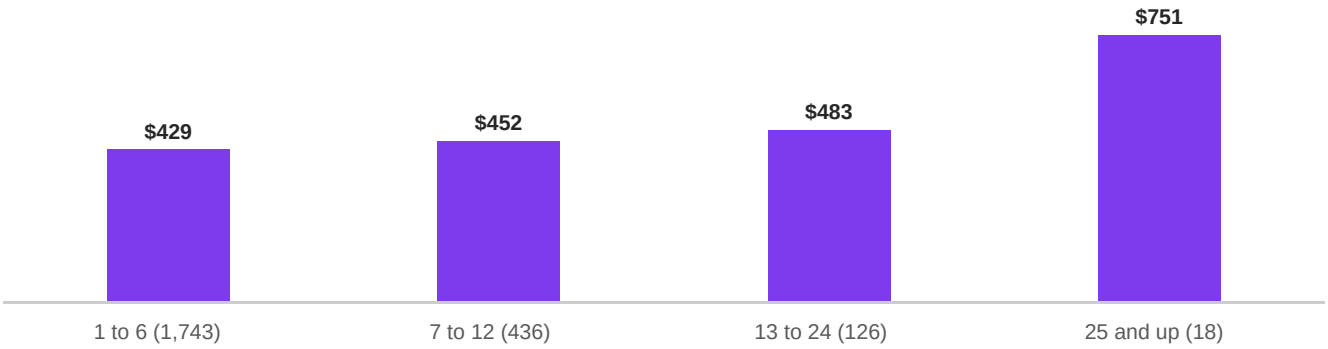
Town by town, May 2012

Ang Mo Kio: 105 sold - median $393,000 - 4-room median $464,500 - $458 psf
Bedok: 132 sold - median $410,000 - 4-room median $425,000 - $453 psf
Bishan: 34 sold - median $538,500 - 4-room median $508,000 - $487 psf
Bukit Batok: 95 sold - median $412,000 - 4-room median $420,000 - $420 psf
Bukit Merah: 113 sold - median $530,000 - 4-room median $593,500 - $548 psf
Bukit Panjang: 77 sold - median $432,000 - 4-room median $413,500 - $409 psf
Bukit Timah: 7 sold - median $608,800 - 4-room median $605,000 - $544 psf
Central Area: 10 sold - median $437,500 - 4-room median n/a - $605 psf
Choa Chu Kang: 103 sold - median $450,000 - 4-room median $422,044 - $384 psf
Clementi: 71 sold - median $416,300 - 4-room median $495,250 - $505 psf
Geylang: 72 sold - median $402,500 - 4-room median $517,500 - $477 psf
Hougang: 127 sold - median $428,000 - 4-room median $427,000 - $420 psf
Jurong East: 55 sold - median $380,000 - 4-room median $417,000 - $413 psf
Jurong West: 180 sold - median $455,000 - 4-room median $413,000 - $408 psf
Kallang/Whampoa: 65 sold - median $428,000 - 4-room median $502,000 - $520 psf
Marine Parade: 15 sold - median $438,000 - 4-room median $508,400 - $570 psf
Pasir Ris: 82 sold - median $499,000 - 4-room median $439,000 - $385 psf
Punggol: 74 sold - median $531,000 - 4-room median $493,500 - $458 psf
Queenstown: 64 sold - median $418,000 - 4-room median $630,000 - $576 psf
Sembawang: 56 sold - median $450,000 - 4-room median $420,000 - $398 psf
Sengkang: 135 sold - median $503,000 - 4-room median $450,000 - $444 psf
Serangoon: 54 sold - median $483,000 - 4-room median $488,500 - $484 psf
Tampines: 143 sold - median $459,000 - 4-room median $458,000 - $432 psf
Toa Payoh: 89 sold - median $388,000 - 4-room median $563,500 - $493 psf
Woodlands: 218 sold - median $414,500 - 4-room median $392,500 - $373 psf
Yishun: 147 sold - median $380,000 - 4-room median $387,400 - $402 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2012

$895,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 21 to 25 - 1,292 sqft - $693 psf - 62 yrs lease left

$895,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 20 - 1,572 sqft - $570 psf - 82 yrs lease left

$890,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 21 to 25 - 1,324 sqft - $672 psf - 61 yrs lease left

$870,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 21 to 25 - 1,184 sqft - $735 psf - 90 yrs lease left

$860,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 26 to 30 - 1,184 sqft - $726 psf - 90 yrs lease left

$860,000 Blk 3A Holland Cl, Queenstown
5-room - storey 01 to 05 - 1,302 sqft - $660 psf - 85 yrs lease left

$857,000 Blk 60 Strathmore Ave, Queenstown
5-room - storey 26 to 30 - 1,184 sqft - $724 psf - 87 yrs lease left

$850,000 Blk 83 Redhill Lane, Bukit Merah
5-room - storey 16 to 20 - 1,324 sqft - $642 psf - 83 yrs lease left

$850,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 26 to 30 - 1,238 sqft - $687 psf - 92 yrs lease left

$845,000 Blk 59 Strathmore Ave, Queenstown
5-room - storey 21 to 25 - 1,184 sqft - $714 psf - 87 yrs lease left

The 5 most affordable 4-room flats, May 2012

$316,000 Blk 53 Teban Gdns Rd, Jurong East

4-room - storey 01 to 05 - 893 sqft - $354 psf - 73 yrs lease left

$320,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 05 - 904 sqft - $354 psf - 75 yrs lease left

$321,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 06 to 10 - 969 sqft - $331 psf - 61 yrs lease left

$330,000 Blk 425 Yishun Ave 11, Yishun

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

$335,000 Blk 407 Yishun Ave 6, Yishun

4-room - storey 01 to 05 - 904 sqft - $371 psf - 75 yrs lease left

The 10 busiest streets, May 2012

Yishun Ring Rd, Yishun: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Bedok Reservoir Rd, Bedok: 23 sales
Choa Chu Kang Cres, Choa Chu Kang: 22 sales
Tampines St 21, Tampines: 22 sales
Marsiling Dr, Woodlands: 22 sales
Hougang Ave 8, Hougang: 21 sales
Jurong West St 65, Jurong West: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Woodlands Dr 14, Woodlands: 20 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