HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2012

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

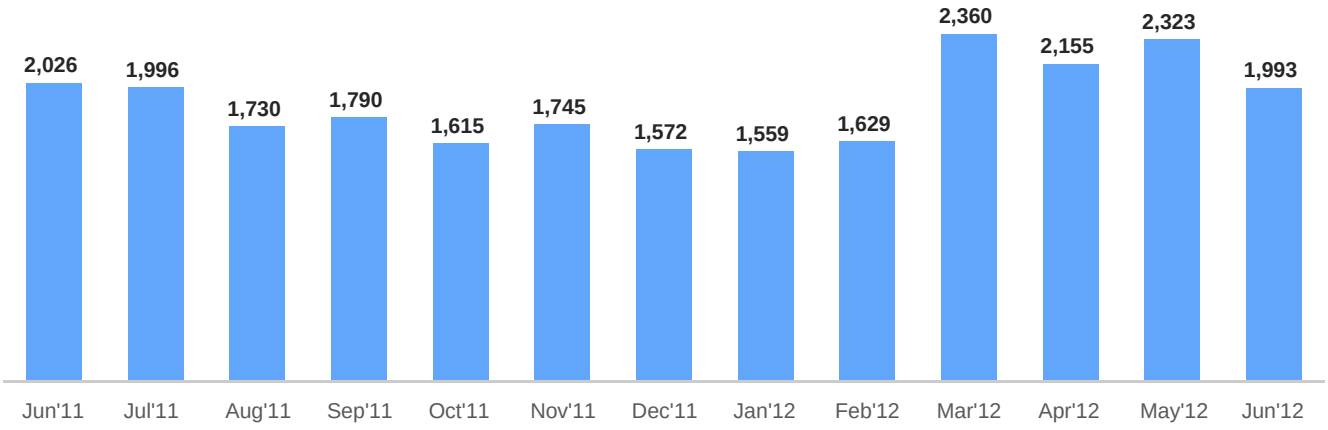
Flats sold: 1,993 **Median price: $443,000** **Median $psf: $434**
Million-dollar flats: 0 (0.0%) **Highest price: $900,000 (Queenstown)**

Against the month before: sales -14.2%, median price +0.7%. Against a year ago: sales -1.6%, median price +8.3%.

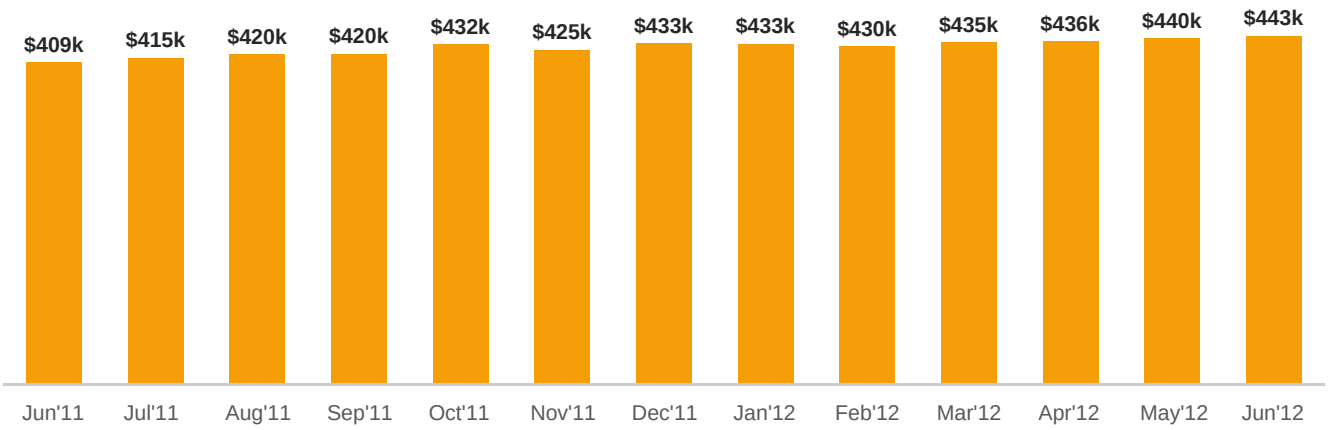
At a glance

- 1,993 HDB resale flats changed hands in June 2012, 14.2% fewer than the month before (2,323).
- Half of all flats sold for $443,000 or less (the median price), up 0.7% from the month before.
- A typical 4-room flat sold for $435,000 (743 sales), or about $419 per square foot.
- The highest price was $900,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $390,000) and the dearest was Queenstown (median $635,500).
- The busiest town was Woodlands with 171 sales.

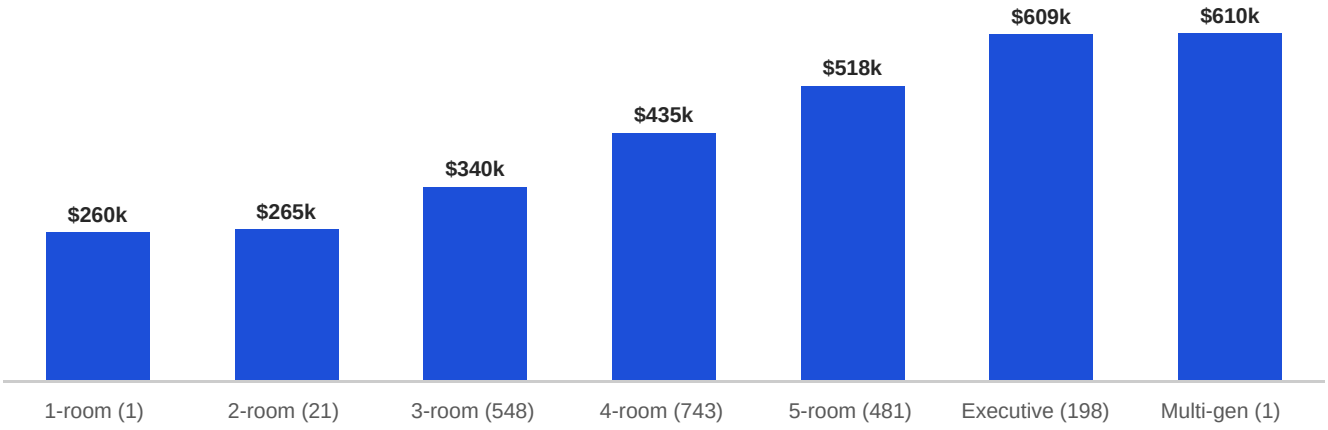
Flats sold each month, last 13 months



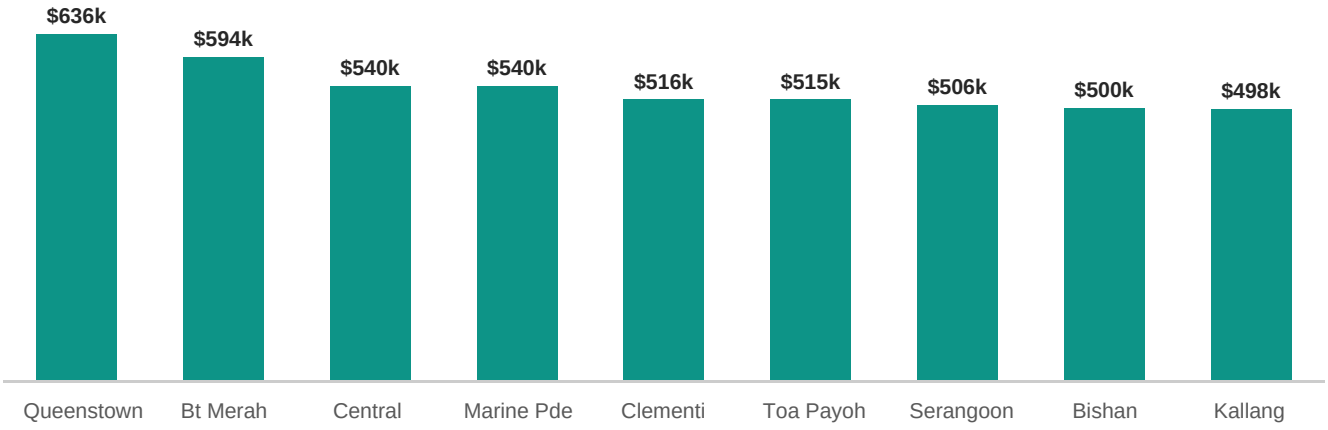
Median price each month, last 13 months



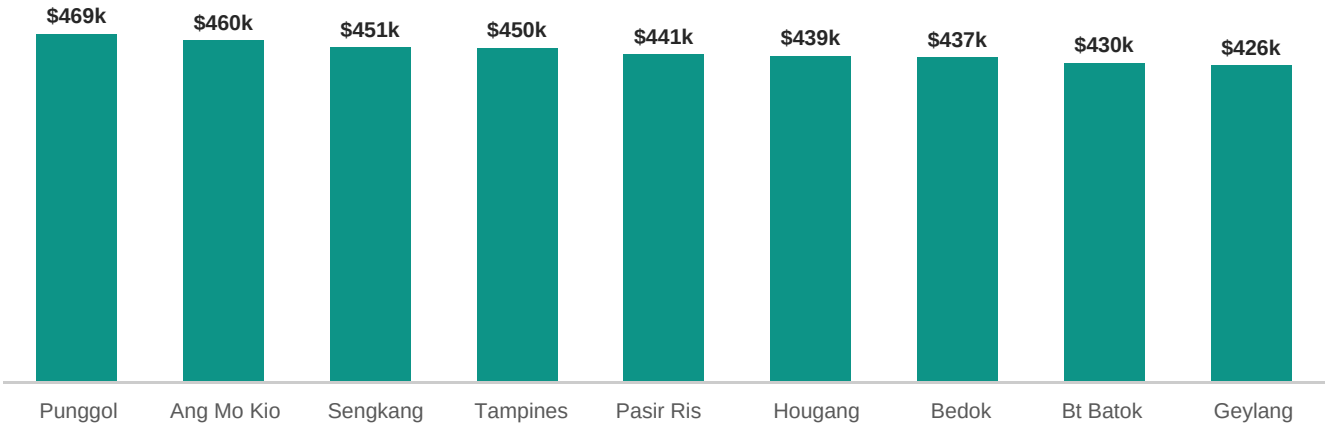
Median price by flat type (number sold), June 2012



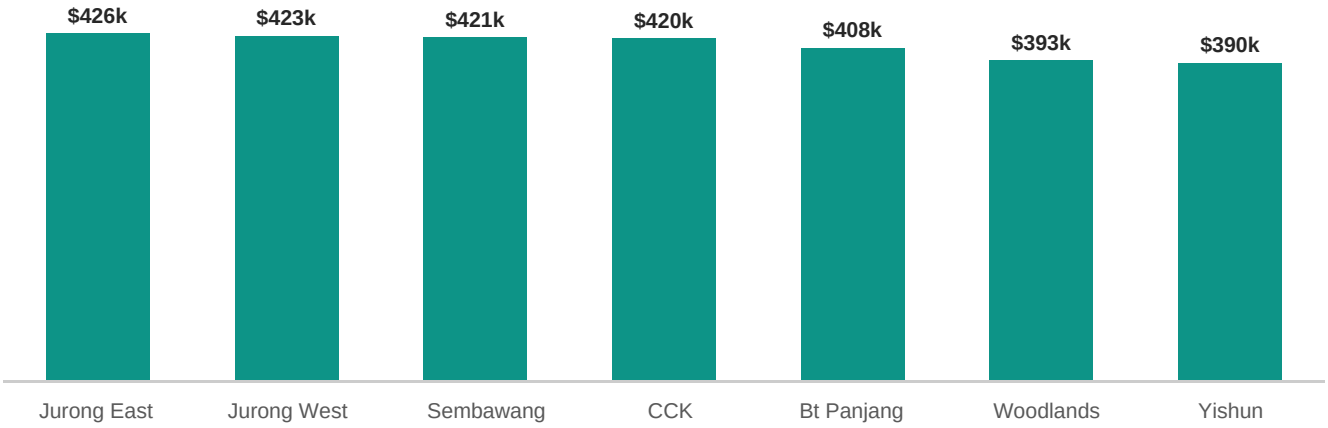
Median 4-room price by town, dearest first



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



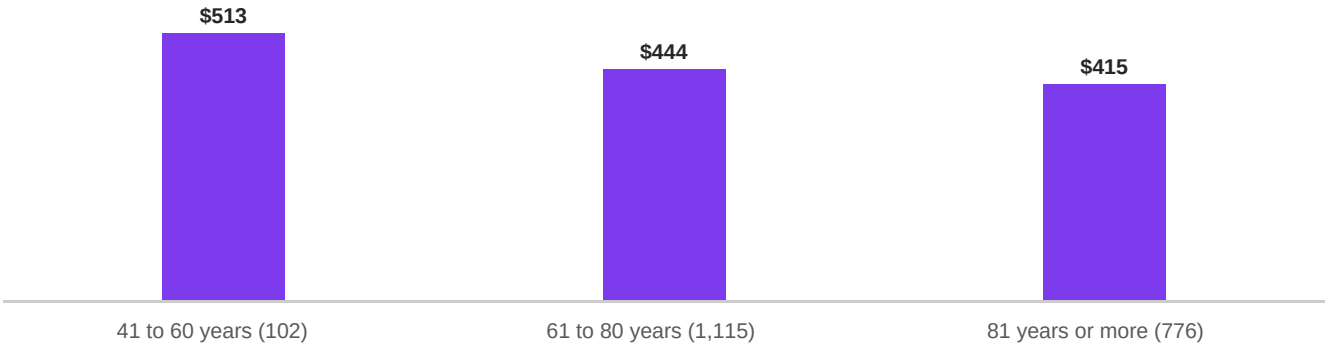
Median 4-room price by town, dearest first (continued)



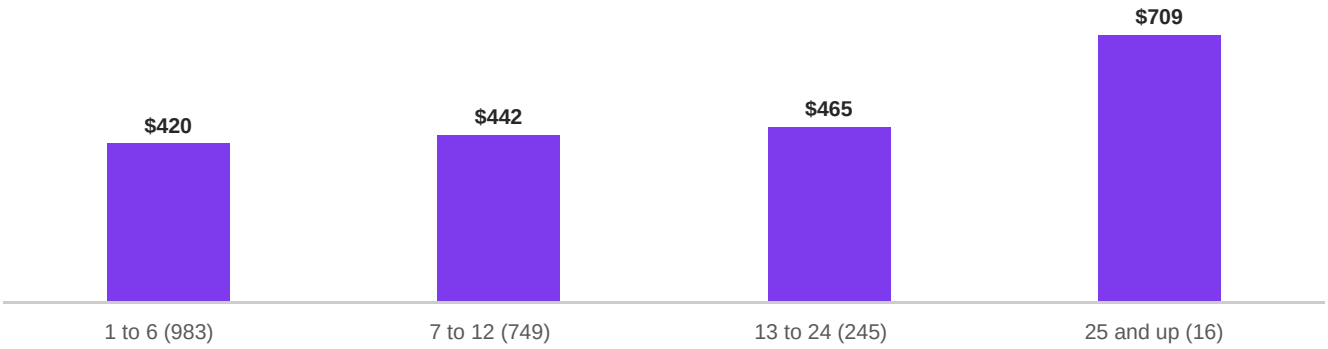
Town by town, June 2012

Ang Mo Kio: 96 sold - median $361,500 - 4-room median $460,000 - $466 psf
Bedok: 119 sold - median $415,000 - 4-room median $437,000 - $455 psf
Bishan: 42 sold - median $487,500 - 4-room median $500,000 - $471 psf
Bukit Batok: 85 sold - median $425,000 - 4-room median $429,500 - $426 psf
Bukit Merah: 65 sold - median $530,000 - 4-room median $593,500 - $546 psf
Bukit Panjang: 76 sold - median $440,000 - 4-room median $408,000 - $396 psf
Bukit Timah: 3 sold - median $868,000 - 4-room median n/a - $560 psf
Central Area: 13 sold - median $475,000 - 4-room median $540,000 - $628 psf
Choa Chu Kang: 101 sold - median $460,000 - 4-room median $420,000 - $375 psf
Clementi: 57 sold - median $401,000 - 4-room median $515,500 - $517 psf
Geylang: 66 sold - median $399,500 - 4-room median $426,000 - $465 psf
Hougang: 91 sold - median $440,000 - 4-room median $439,000 - $426 psf
Jurong East: 39 sold - median $360,000 - 4-room median $426,000 - $444 psf
Jurong West: 165 sold - median $455,000 - 4-room median $423,000 - $407 psf
Kallang/Whampoa: 57 sold - median $390,000 - 4-room median $498,000 - $514 psf
Marine Parade: 12 sold - median $507,000 - 4-room median $540,000 - $597 psf
Pasir Ris: 76 sold - median $495,000 - 4-room median $441,000 - $393 psf
Punggol: 69 sold - median $528,000 - 4-room median $468,888 - $457 psf
Queenstown: 59 sold - median $412,000 - 4-room median $635,500 - $589 psf
Sembawang: 51 sold - median $440,000 - 4-room median $421,000 - $401 psf
Sengkang: 94 sold - median $493,000 - 4-room median $450,500 - $431 psf
Serangoon: 34 sold - median $531,500 - 4-room median $505,500 - $492 psf
Tampines: 149 sold - median $453,000 - 4-room median $450,000 - $428 psf
Toa Payoh: 55 sold - median $400,000 - 4-room median $515,000 - $498 psf
Woodlands: 171 sold - median $424,000 - 4-room median $393,000 - $369 psf
Yishun: 148 sold - median $375,000 - 4-room median $390,000 - $404 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2012

$900,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,647 sqft - $546 psf - 82 yrs lease left

$890,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 34 to 36 - 1,184 sqft - $752 psf - 95 yrs lease left

$888,000 Blk 112 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,647 sqft - $539 psf - 71 yrs lease left

$882,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,550 sqft - $569 psf - 80 yrs lease left

$880,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,561 sqft - $564 psf - 82 yrs lease left

$878,888 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 19 to 21 - 1,356 sqft - $648 psf - 82 yrs lease left

$875,000 Blk 60 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,507 sqft - $581 psf - 70 yrs lease left

$870,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 13 to 15 - 1,324 sqft - $657 psf - 61 yrs lease left

$870,000 Blk 7 Pine Cl, Geylang
5-room - storey 13 to 15 - 1,195 sqft - $728 psf - 87 yrs lease left

$870,000 Blk 234A Serangoon Ave 2, Serangoon
Executive - storey 10 to 12 - 1,507 sqft - $577 psf - 85 yrs lease left

The 5 most affordable 4-room flats, June 2012

$318,000 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $356 psf - 74 yrs lease left

$326,000 Blk 403 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $361 psf - 75 yrs lease left

$333,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $368 psf - 75 yrs lease left

$335,000 Blk 174 Yishun Ave 7, Yishun

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

$335,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $371 psf - 75 yrs lease left

The 10 busiest streets, June 2012

Yishun Ring Rd, Yishun: 44 sales
Bedok Reservoir Rd, Bedok: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 25 sales
Punggol Field, Punggol: 23 sales
Jurong West St 61, Jurong West: 21 sales
Edgefield Plains, Punggol: 21 sales
Jurong West St 65, Jurong West: 20 sales
Ubi Ave 1, Geylang: 18 sales
Jurong West St 42, Jurong West: 18 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