HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2012

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

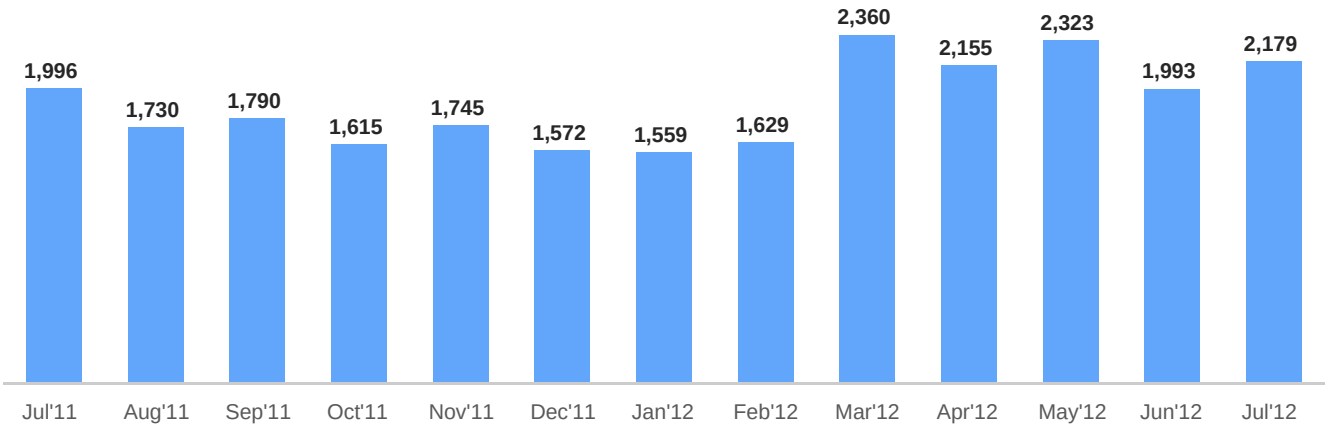
Flats sold: 2,179 Median price: $442,800 Median $psf: $436
Million-dollar flats: 1 (0.0%) Highest price: $1,000,000 (Queenstown)

Against the month before: sales +9.3%, median price -0.0%. Against a year ago: sales +9.2%, median price +6.7%.

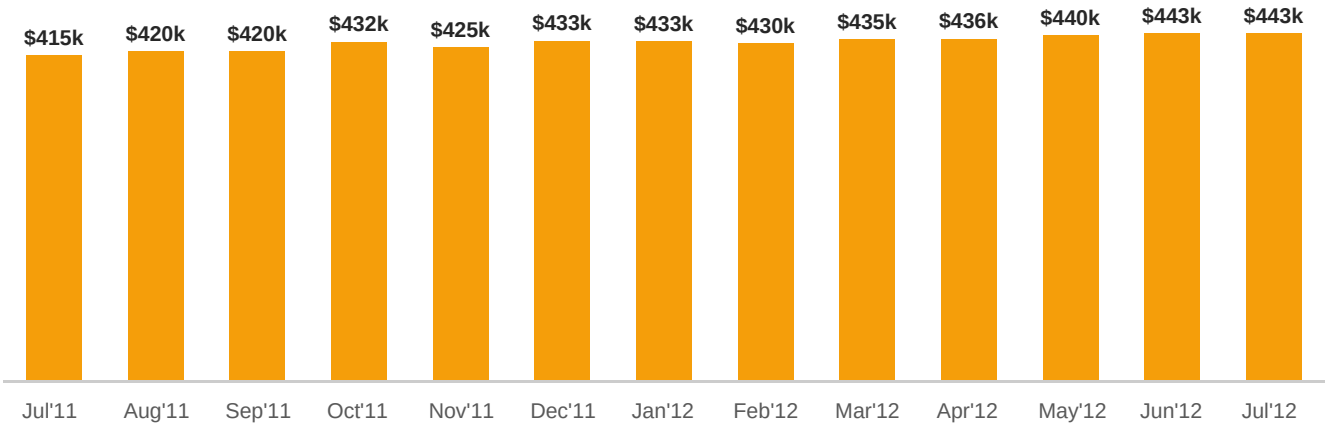
At a glance

- 2,179 HDB resale flats changed hands in July 2012, 9.3% more than the month before (1,993).
- Half of all flats sold for $442,800 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $438,000 (819 sales), or about $423 per square foot.
- 1 flats sold for $1 million or more (0.0% of all sales), most of them in Queenstown.
- The highest price was $1,000,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $390,000) and the dearest was Queenstown (median $685,000).
- The busiest town was Jurong West with 204 sales.

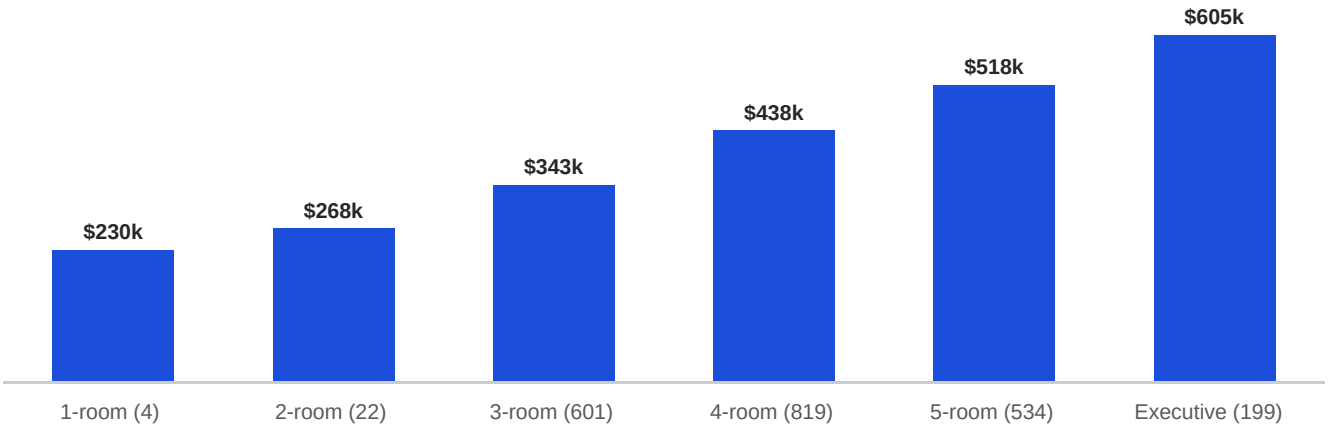
Flats sold each month, last 13 months



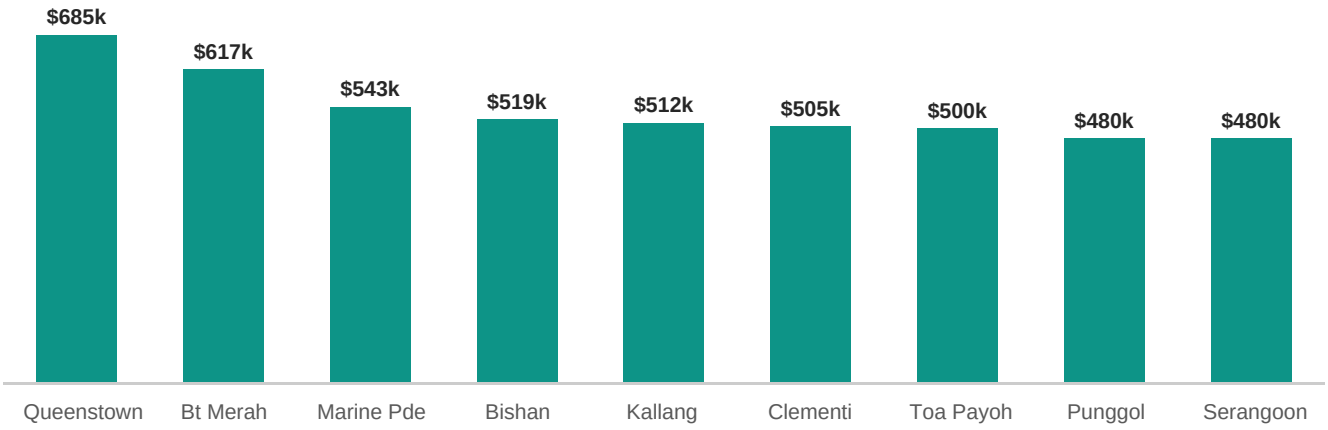
Median price each month, last 13 months



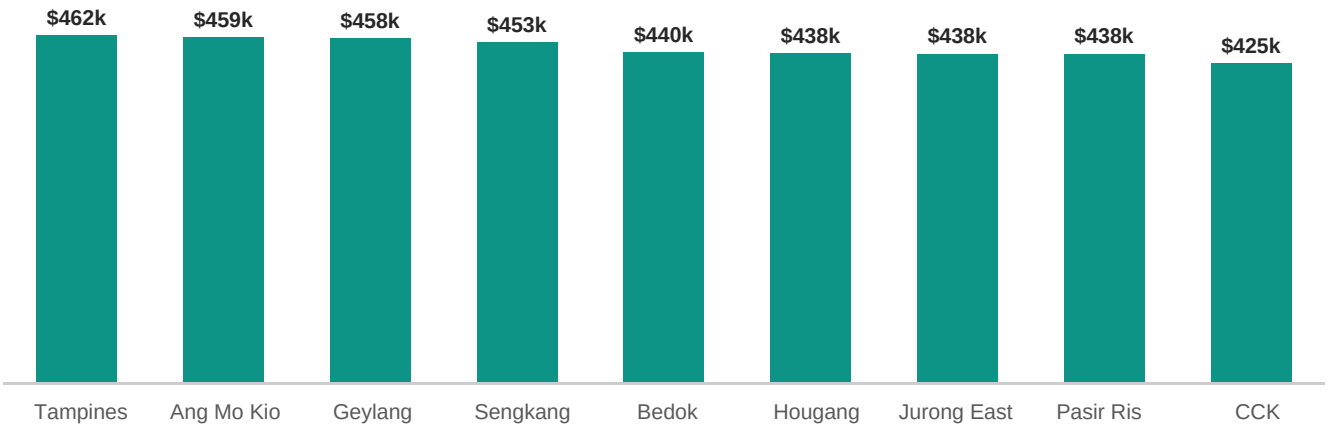
Median price by flat type (number sold), July 2012



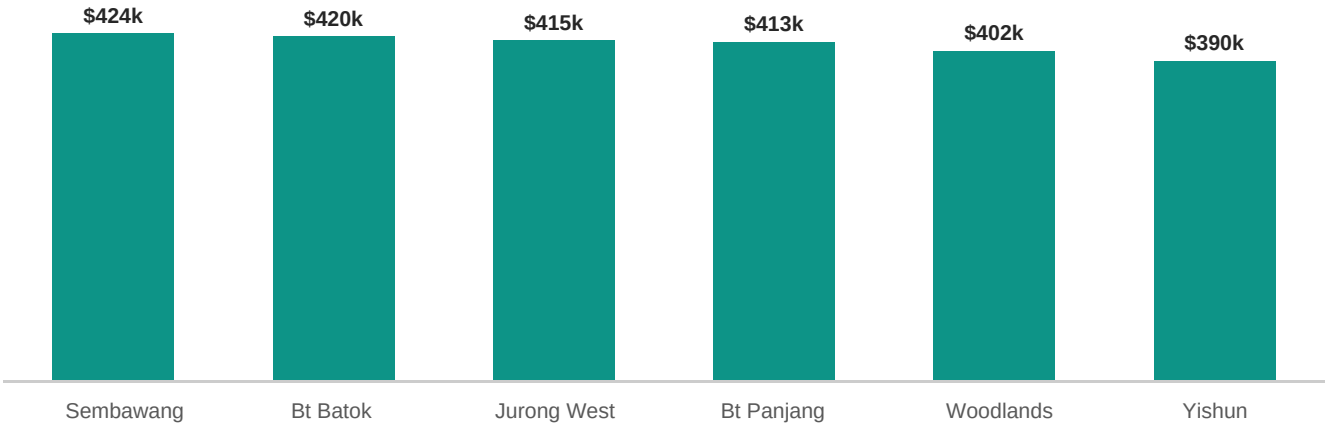
Median 4-room price by town, dearest first



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



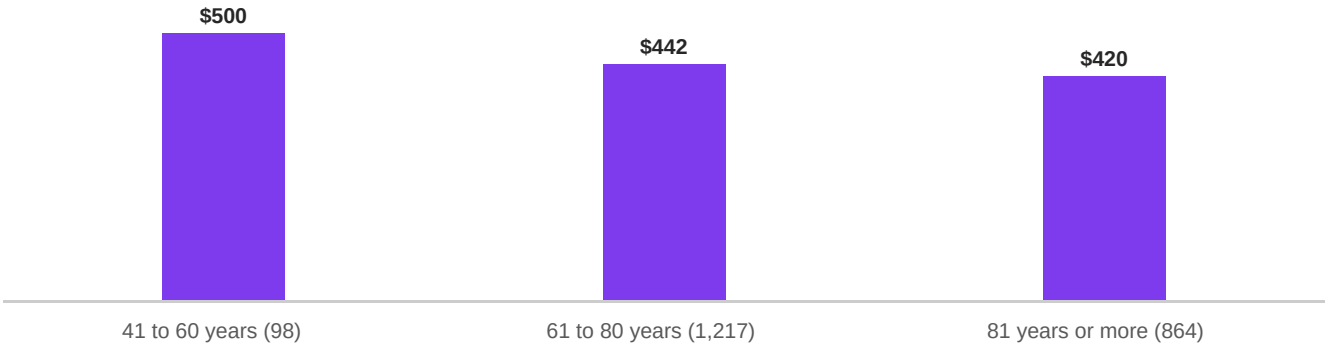
Median 4-room price by town, dearest first (continued)



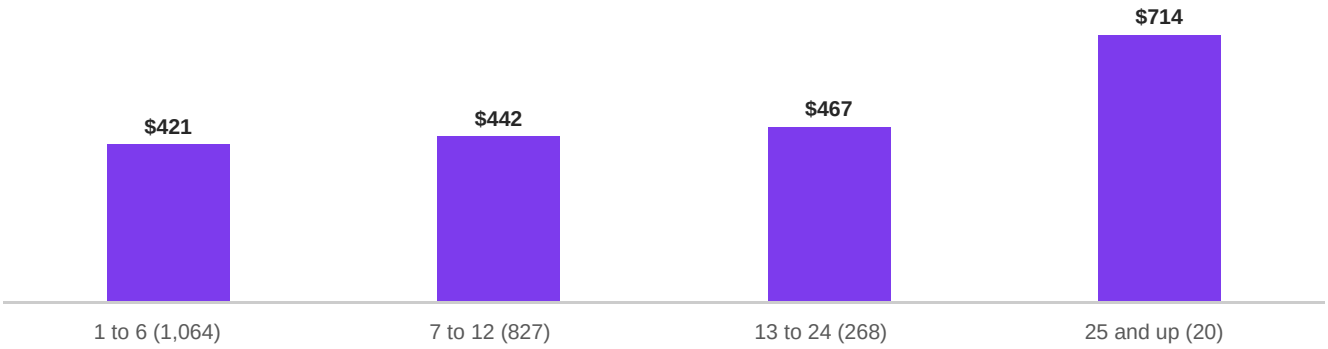
Town by town, July 2012

Ang Mo Kio: 105 sold - median $382,000 - 4-room median $459,000 - $477 psf
Bedok: 145 sold - median $412,000 - 4-room median $439,500 - $459 psf
Bishan: 34 sold - median $524,000 - 4-room median $518,500 - $496 psf
Bukit Batok: 107 sold - median $373,000 - 4-room median $420,000 - $430 psf
Bukit Merah: 81 sold - median $500,000 - 4-room median $616,500 - $561 psf
Bukit Panjang: 77 sold - median $440,000 - 4-room median $413,000 - $397 psf
Bukit Timah: 2 sold - median $495,000 - 4-room median n/a - $494 psf
Central Area: 8 sold - median $451,000 - 4-room median n/a - $668 psf
Choa Chu Kang: 113 sold - median $463,000 - 4-room median $425,000 - $384 psf
Clementi: 47 sold - median $433,000 - 4-room median $505,000 - $512 psf
Geylang: 66 sold - median $358,400 - 4-room median $458,000 - $481 psf
Hougang: 106 sold - median $455,500 - 4-room median $438,000 - $418 psf
Jurong East: 50 sold - median $367,500 - 4-room median $437,500 - $444 psf
Jurong West: 204 sold - median $440,000 - 4-room median $415,000 - $413 psf
Kallang/Whampoa: 60 sold - median $387,500 - 4-room median $511,500 - $506 psf
Marine Parade: 14 sold - median $521,500 - 4-room median $542,750 - $585 psf
Pasir Ris: 80 sold - median $472,500 - 4-room median $437,500 - $388 psf
Punggol: 63 sold - median $525,000 - 4-room median $480,000 - $476 psf
Queenstown: 40 sold - median $425,500 - 4-room median $685,000 - $597 psf - 1 at $1M+
Sembawang: 56 sold - median $462,000 - 4-room median $423,500 - $405 psf
Sengkang: 129 sold - median $515,000 - 4-room median $453,000 - $435 psf
Serangoon: 52 sold - median $487,000 - 4-room median $480,000 - $477 psf
Tampines: 145 sold - median $468,000 - 4-room median $462,444 - $430 psf
Toa Payoh: 81 sold - median $393,000 - 4-room median $500,000 - $490 psf
Woodlands: 184 sold - median $430,000 - 4-room median $402,000 - $371 psf
Yishun: 130 sold - median $372,000 - 4-room median $390,000 - $411 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2012

$1,000,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,615 sqft - $619 psf - 82 yrs lease left

$980,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $559 psf - 74 yrs lease left

$970,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $601 psf - 74 yrs lease left

$905,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 31 to 33 - 1,184 sqft - $764 psf - 95 yrs lease left

$900,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $727 psf - 92 yrs lease left

$890,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $689 psf - 64 yrs lease left

$870,000 Blk 19 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $735 psf - 90 yrs lease left

$870,000 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 37 to 39 - 1,184 sqft - $735 psf - 95 yrs lease left

$863,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $553 psf - 80 yrs lease left

$850,000 Blk 79C Toa Payoh Ctrl, Toa Payoh
5-room - storey 31 to 33 - 1,184 sqft - $718 psf - 96 yrs lease left

The 5 most affordable 4-room flats, July 2012

$335,000 Blk 27 Marsiling Dr, Woodlands

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

$336,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $372 psf - 75 yrs lease left

$336,000 Blk 429 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 904 sqft - $372 psf - 83 yrs lease left

$340,000 Blk 428 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 904 sqft - $376 psf - 83 yrs lease left

$340,000 Blk 416 Saujana Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $376 psf - 75 yrs lease left

The 10 busiest streets, July 2012

Yishun Ring Rd, Yishun: 34 sales
Bedok Reservoir Rd, Bedok: 28 sales
Choa Chu Kang Cres, Choa Chu Kang: 24 sales
Jurong West St 65, Jurong West: 24 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Compassvale St, Sengkang: 23 sales
Jurong West St 42, Jurong West: 20 sales
Marsiling Dr, Woodlands: 19 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 18 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 17 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