HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2012

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:22 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2012-08/

August 2012 in full

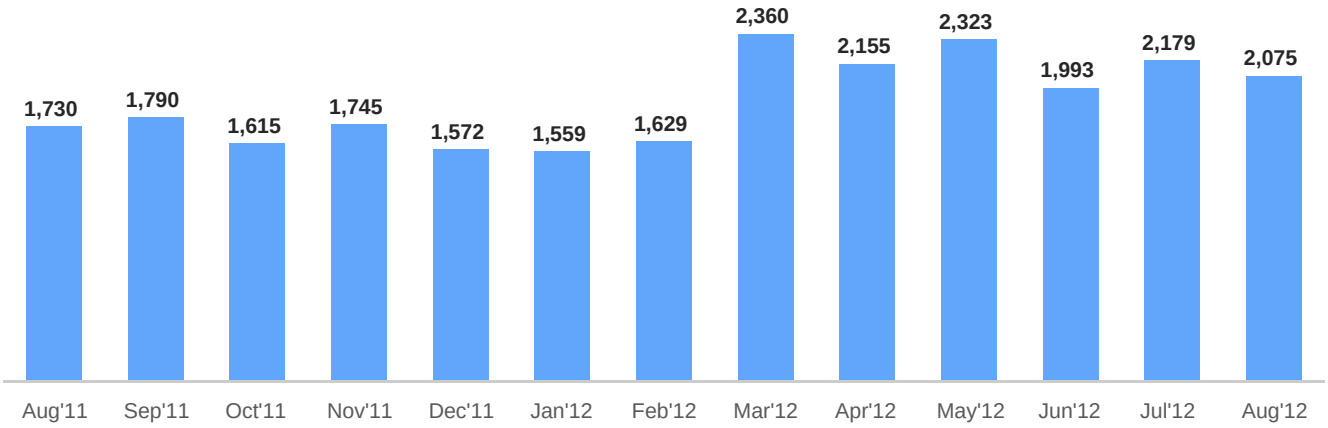
Flats sold: 2,075 Median price: $450,000 Median $psf: $442
Million-dollar flats: 0 (0.0%) Highest price: $988,888 (Kallang/Whampoa)

Against the month before: sales -4.8%, median price +1.6%. Against a year ago: sales +19.9%, median price +7.3%.

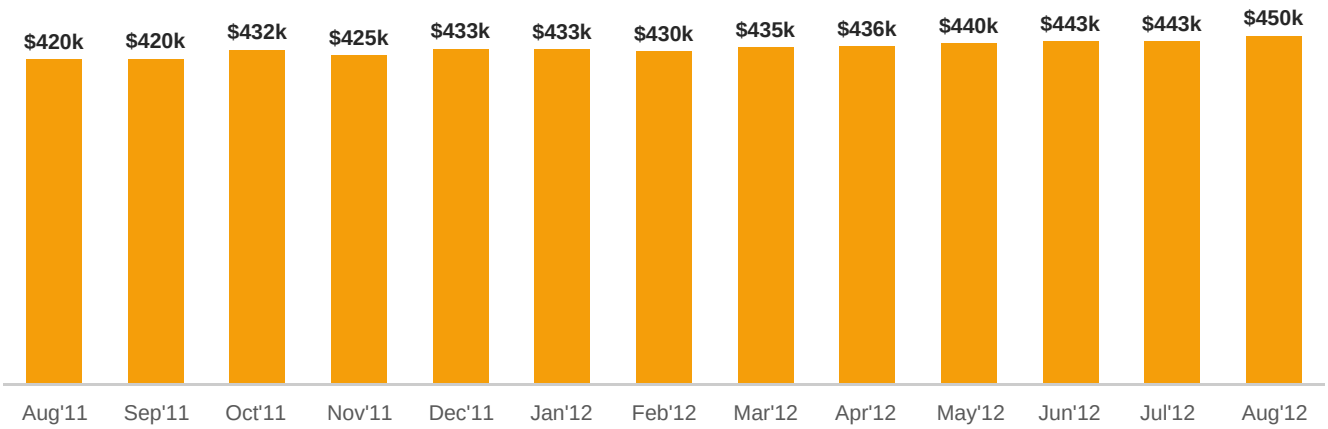
At a glance

- 2,075 HDB resale flats changed hands in August 2012, 4.8% fewer than the month before (2,179).
- Half of all flats sold for $450,000 or less (the median price), up 1.6% from the month before.
- A typical 4-room flat sold for $445,000 (794 sales), or about $429 per square foot.
- The highest price was $988,888 for a 3-room flat at Blk 65 Jln Ma'mor, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Woodlands (median $402,750) and the dearest was Queenstown (median $718,000).
- The busiest town was Woodlands with 181 sales.

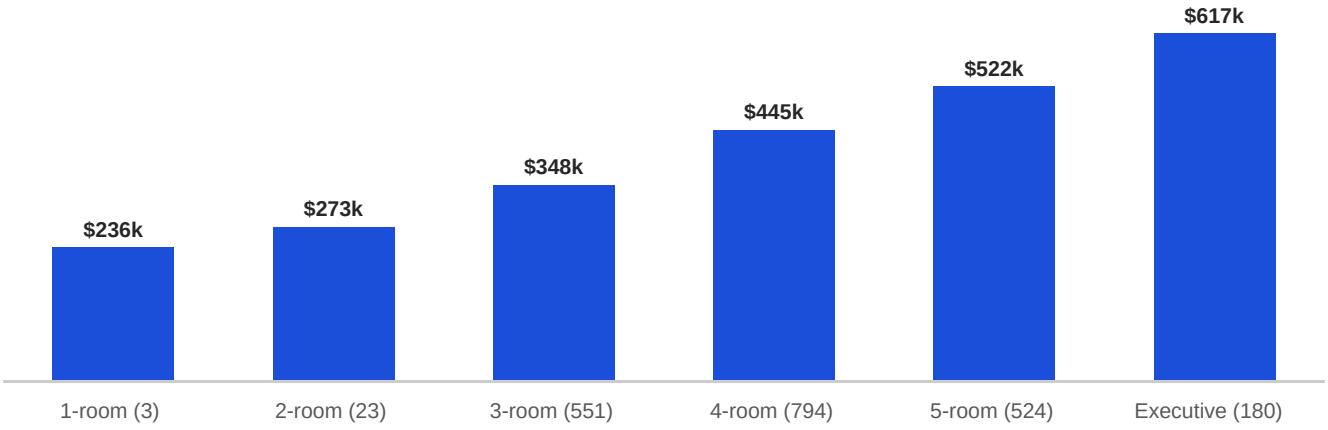
Flats sold each month, last 13 months



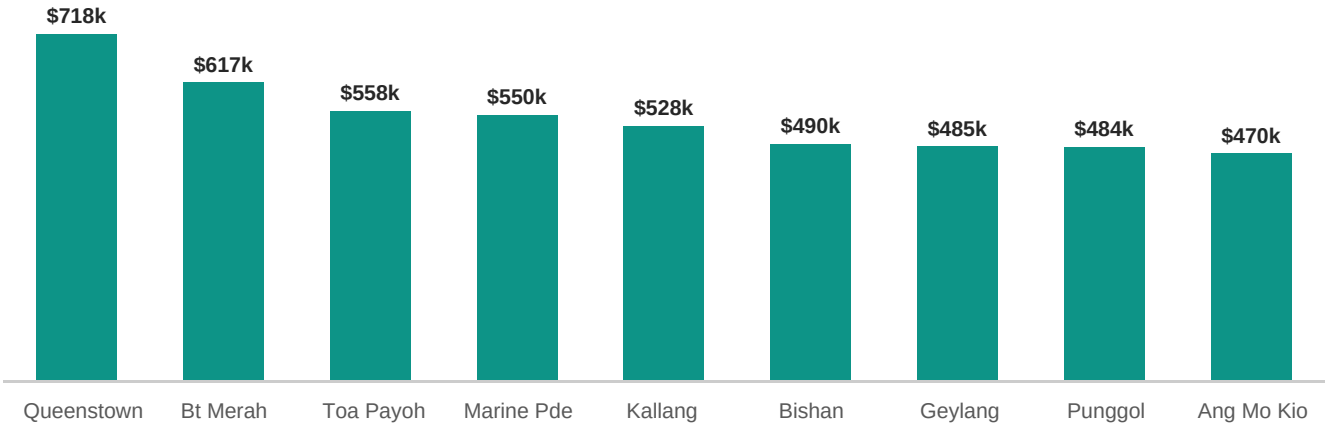
Median price each month, last 13 months



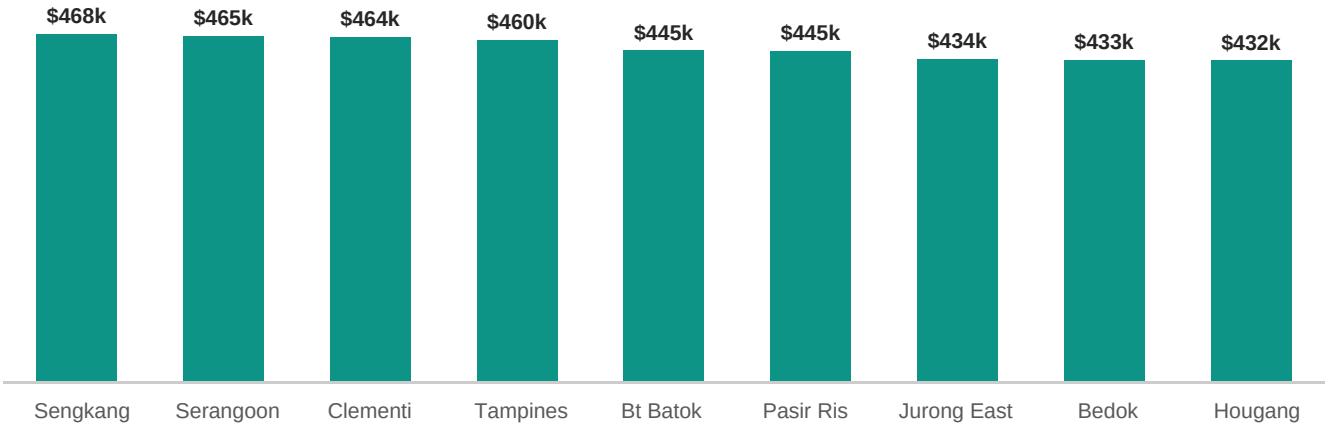
Median price by flat type (number sold), August 2012



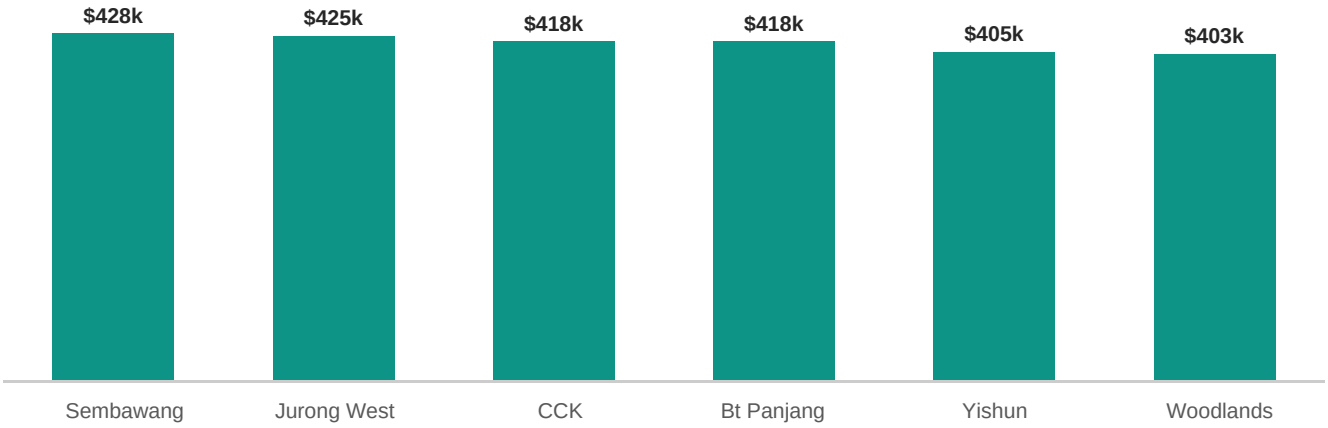
Median 4-room price by town, dearest first



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



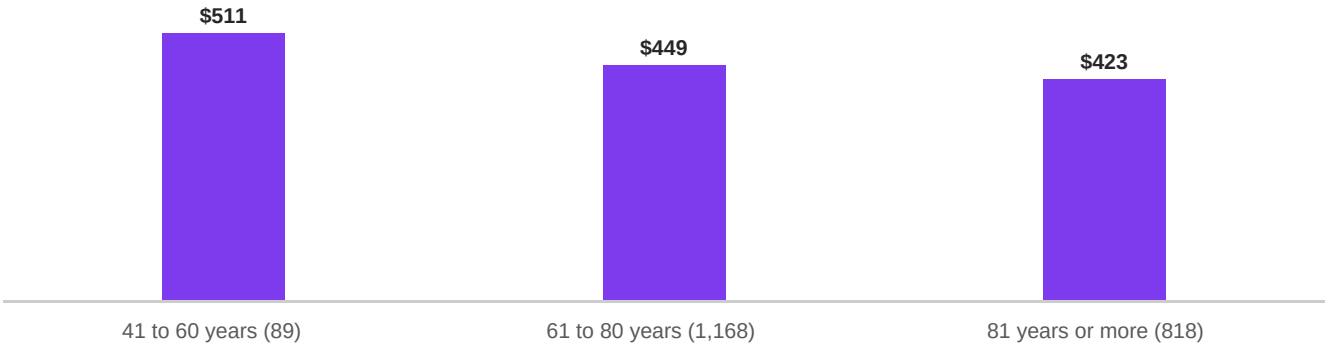
Median 4-room price by town, dearest first (continued)



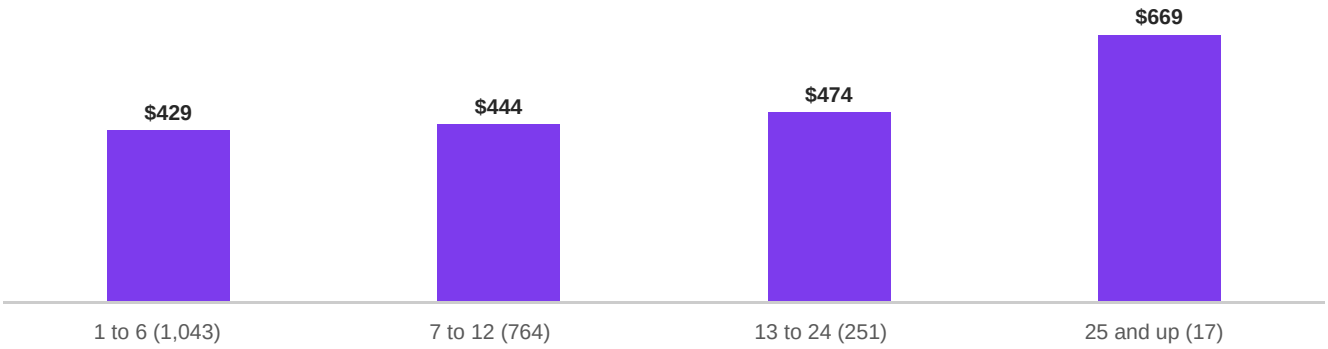
Town by town, August 2012

Ang Mo Kio: 115 sold - median $385,000 - 4-room median $470,000 - $478 psf
Bedok: 120 sold - median $408,000 - 4-room median $433,000 - $465 psf
Bishan: 40 sold - median $499,000 - 4-room median $490,000 - $505 psf
Bukit Batok: 86 sold - median $414,000 - 4-room median $445,400 - $432 psf
Bukit Merah: 74 sold - median $453,000 - 4-room median $617,000 - $563 psf
Bukit Panjang: 75 sold - median $468,000 - 4-room median $417,944 - $416 psf
Bukit Timah: 3 sold - median $565,000 - 4-room median n/a - $577 psf
Central Area: 13 sold - median $420,000 - 4-room median n/a - $644 psf
Choa Chu Kang: 88 sold - median $466,944 - 4-room median $418,000 - $378 psf
Clementi: 57 sold - median $426,000 - 4-room median $464,000 - $520 psf
Geylang: 51 sold - median $370,000 - 4-room median $485,000 - $495 psf
Hougang: 121 sold - median $450,000 - 4-room median $432,000 - $435 psf
Jurong East: 34 sold - median $362,500 - 4-room median $434,000 - $439 psf
Jurong West: 172 sold - median $460,000 - 4-room median $425,000 - $415 psf
Kallang/Whampoa: 55 sold - median $378,000 - 4-room median $527,500 - $512 psf
Marine Parade: 18 sold - median $503,500 - 4-room median $550,000 - $601 psf
Pasir Ris: 73 sold - median $498,000 - 4-room median $445,000 - $392 psf
Punggol: 70 sold - median $527,500 - 4-room median $484,000 - $466 psf
Queenstown: 62 sold - median $517,500 - 4-room median $718,000 - $621 psf
Sembawang: 52 sold - median $466,500 - 4-room median $428,000 - $405 psf
Sengkang: 119 sold - median $522,888 - 4-room median $468,000 - $448 psf
Serangoon: 39 sold - median $472,000 - 4-room median $465,000 - $495 psf
Tampines: 148 sold - median $472,500 - 4-room median $460,000 - $435 psf
Toa Payoh: 67 sold - median $440,000 - 4-room median $558,000 - $496 psf
Woodlands: 181 sold - median $435,000 - 4-room median $402,750 - $373 psf
Yishun: 142 sold - median $381,444 - 4-room median $405,000 - $403 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2012

$988,888 Blk 65 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,680 sqft - $369 psf - 59 yrs lease left

$950,000 Blk 231 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,593 sqft - $596 psf - 79 yrs lease left

$905,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,528 sqft - $592 psf - 80 yrs lease left

$888,888 Blk 14 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $688 psf - 62 yrs lease left

$883,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 37 to 39 - 1,184 sqft - $746 psf - 95 yrs lease left

$880,000 Blk 25A Jln Membina, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $743 psf - 95 yrs lease left

$880,000 Blk 21 Holland Dr, Queenstown
5-room - storey 04 to 06 - 1,259 sqft - $699 psf - 62 yrs lease left

$862,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $728 psf - 90 yrs lease left

$860,000 Blk 115 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,572 sqft - $547 psf - 72 yrs lease left

$860,000 Blk 121 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,335 sqft - $644 psf - 89 yrs lease left

The 5 most affordable 4-room flats, August 2012

$332,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $367 psf - 75 yrs lease left

$332,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $367 psf - 75 yrs lease left

$335,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $371 psf - 75 yrs lease left

$340,000 Blk 279 Yishun St 22, Yishun

4-room - storey 10 to 12 - 904 sqft - $376 psf - 72 yrs lease left

$340,000 Blk 437 Woodlands St 41, Woodlands

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

The 10 busiest streets, August 2012

Yishun Ring Rd, Yishun: 37 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Bedok Reservoir Rd, Bedok: 29 sales
Jurong West St 61, Jurong West: 26 sales
Hougang Ave 8, Hougang: 22 sales
Jurong West St 65, Jurong West: 20 sales
Marsiling Dr, Woodlands: 20 sales
Tanglin Halt Rd, Queenstown: 19 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 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