HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2012

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

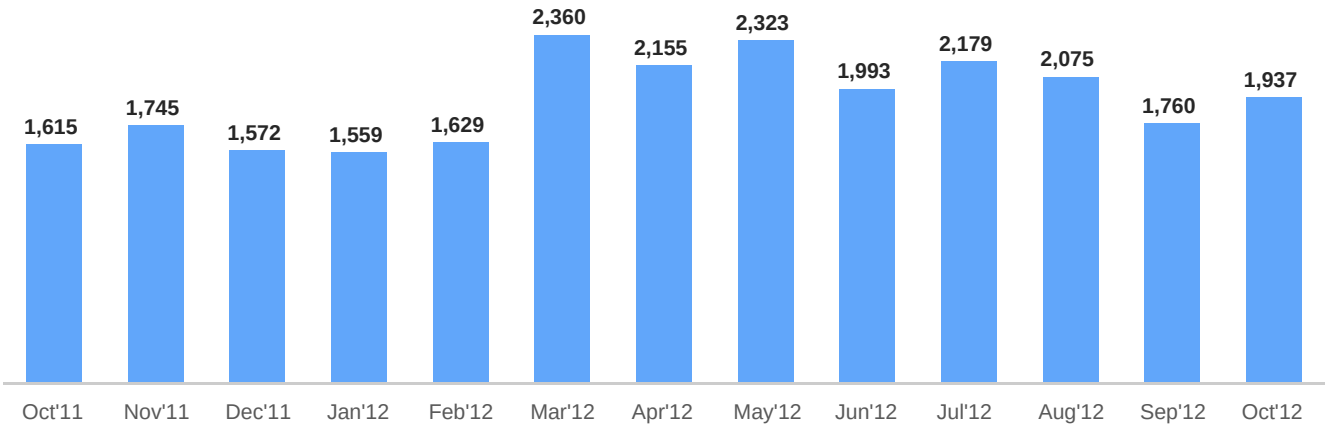
Flats sold: 1,937 **Median price: $457,000** **Median $psf: $449**
Million-dollar flats: 1 (0.1%) **Highest price: $1,010,000 (Bishan)**

Against the month before: sales +10.1%, median price +0.4%. Against a year ago: sales +19.9%, median price +5.8%.

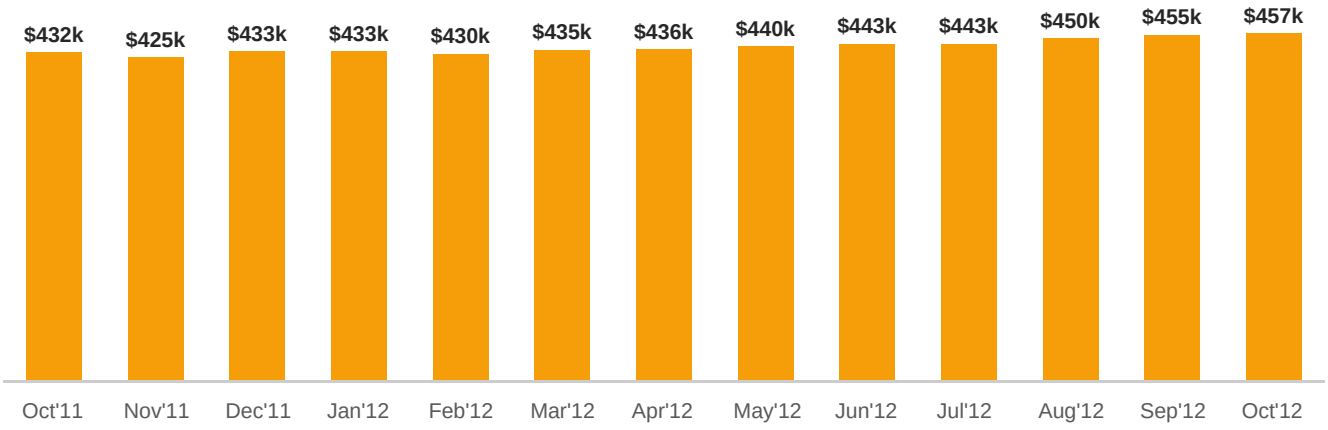
At a glance

- 1,937 HDB resale flats changed hands in October 2012, 10.1% more than the month before (1,760).
- Half of all flats sold for $457,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $452,000 (764 sales), or about $438 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Bishan.
- The highest price was $1,010,000 for an executive flat at Blk 194 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $413,000) and the dearest was Queenstown (median $722,000).
- The busiest town was Woodlands with 175 sales.

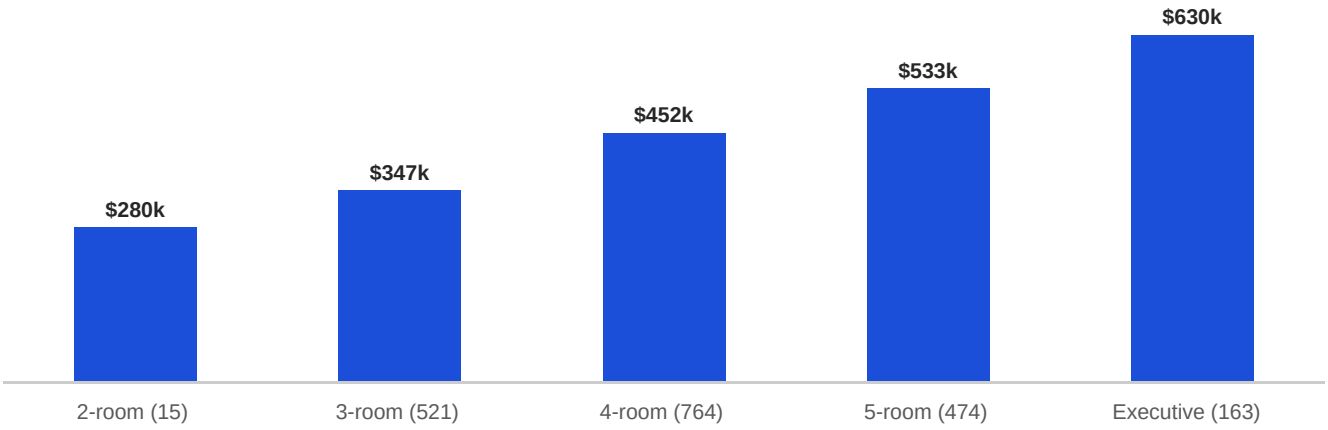
Flats sold each month, last 13 months



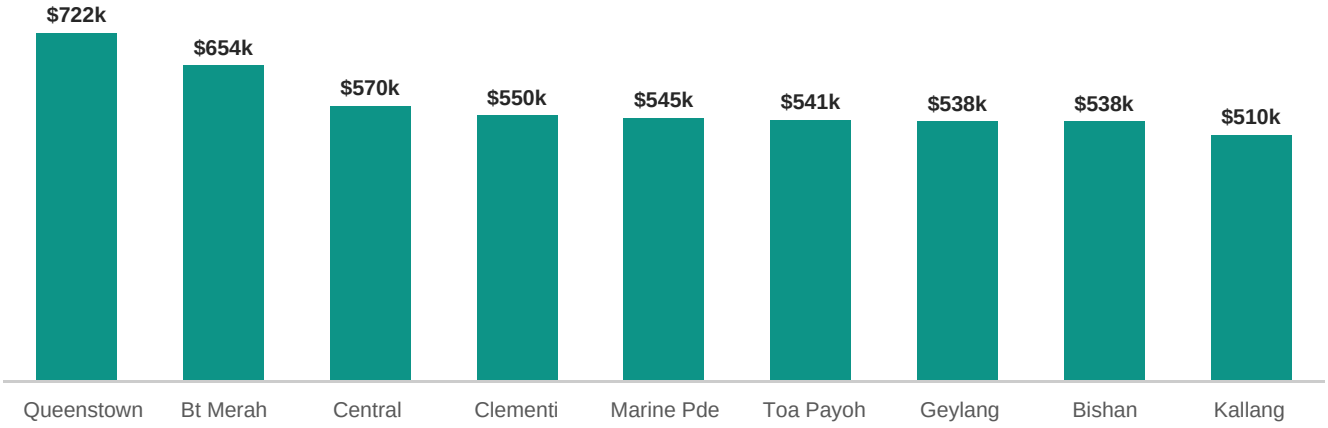
Median price each month, last 13 months



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



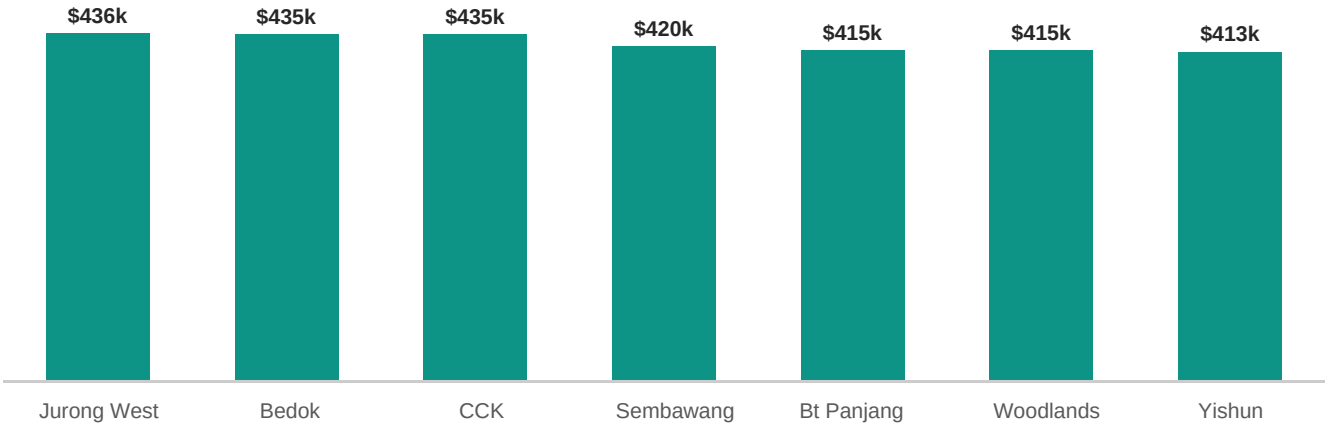
Median 4-room price by town, dearest first



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



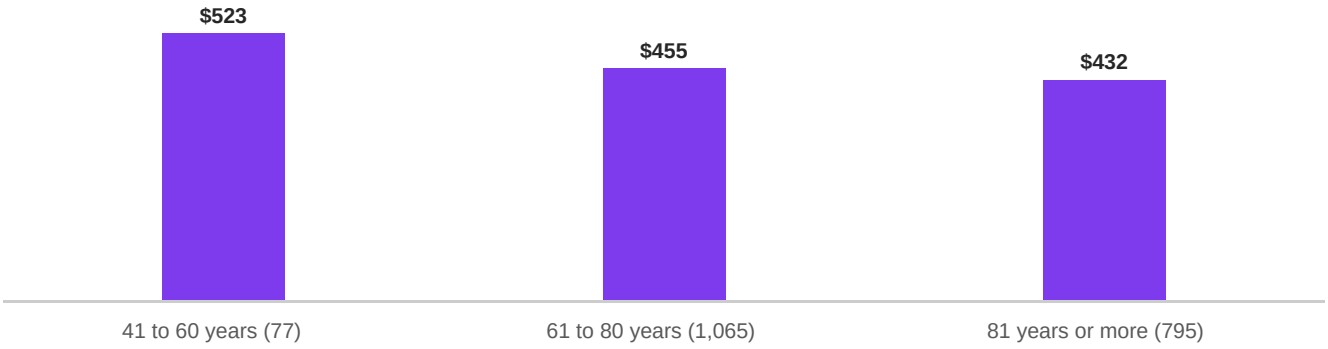
Median 4-room price by town, dearest first (continued)



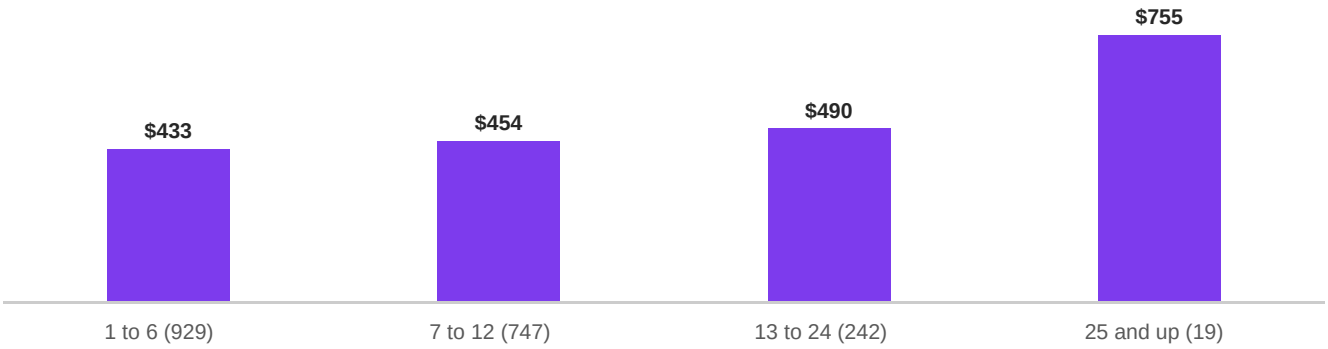
Town by town, October 2012

Ang Mo Kio: 75 sold - median $378,000 - 4-room median $479,000 - $483 psf
Bedok: 135 sold - median $405,000 - 4-room median $435,000 - $480 psf
Bishan: 34 sold - median $585,000 - 4-room median $537,500 - $527 psf - 1 at $1M+
Bukit Batok: 98 sold - median $396,500 - 4-room median $446,750 - $441 psf
Bukit Merah: 70 sold - median $607,500 - 4-room median $654,000 - $569 psf
Bukit Panjang: 73 sold - median $441,000 - 4-room median $415,000 - $397 psf
Bukit Timah: 2 sold - median $678,500 - 4-room median n/a - $592 psf
Central Area: 14 sold - median $477,000 - 4-room median $570,000 - $628 psf
Choa Chu Kang: 71 sold - median $453,000 - 4-room median $435,000 - $388 psf
Clementi: 44 sold - median $405,000 - 4-room median $550,000 - $496 psf
Geylang: 55 sold - median $364,000 - 4-room median $538,000 - $503 psf
Hougang: 107 sold - median $460,000 - 4-room median $454,500 - $434 psf
Jurong East: 39 sold - median $395,000 - 4-room median $438,000 - $433 psf
Jurong West: 149 sold - median $450,000 - 4-room median $436,000 - $427 psf
Kallang/Whampoa: 54 sold - median $444,000 - 4-room median $510,000 - $505 psf
Marine Parade: 10 sold - median $513,500 - 4-room median $545,000 - $599 psf
Pasir Ris: 84 sold - median $518,500 - 4-room median $452,500 - $398 psf
Punggol: 74 sold - median $545,000 - 4-room median $510,000 - $486 psf
Queenstown: 53 sold - median $427,000 - 4-room median $722,000 - $600 psf
Sembawang: 53 sold - median $470,000 - 4-room median $420,000 - $411 psf
Sengkang: 125 sold - median $525,000 - 4-room median $460,500 - $446 psf
Serangoon: 38 sold - median $459,500 - 4-room median $491,000 - $514 psf
Tampines: 133 sold - median $478,000 - 4-room median $475,000 - $438 psf
Toa Payoh: 50 sold - median $415,000 - 4-room median $541,188 - $523 psf
Woodlands: 175 sold - median $437,000 - 4-room median $415,000 - $384 psf
Yishun: 122 sold - median $394,000 - 4-room median $413,000 - $421 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2012

$1,010,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $576 psf - 74 yrs lease left

$930,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 37 to 39 - 1,184 sqft - $785 psf - 93 yrs lease left

$900,000 Blk 27B Jln Membina, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $760 psf - 95 yrs lease left

$900,000 Blk 237 Hougang St 21, Hougang
Executive - storey 10 to 12 - 1,582 sqft - $569 psf - 71 yrs lease left

$873,889 Blk 82 Strathmore Ave, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $655 psf - 84 yrs lease left

$870,000 Blk 186 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $554 psf - 74 yrs lease left

$870,000 Blk 115 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,572 sqft - $554 psf - 72 yrs lease left

$868,000 Blk 418 Ang Mo Kio Ave 10, Ang Mo Kio
Executive - storey 04 to 06 - 1,894 sqft - $458 psf - 66 yrs lease left

$862,000 Blk 418 Serangoon Ctrl, Serangoon
Executive - storey 04 to 06 - 1,572 sqft - $549 psf - 76 yrs lease left

$858,000 Blk 174 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,647 sqft - $521 psf - 73 yrs lease left

The 5 most affordable 4-room flats, October 2012

$247,000 Blk 279 Yishun St 22, Yishun

4-room - storey 10 to 12 - 1,119 sqft - $221 psf - 72 yrs lease left

$328,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $346 psf - 63 yrs lease left

$340,000 Blk 275 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $376 psf - 73 yrs lease left

$343,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $362 psf - 63 yrs lease left

$345,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $356 psf - 61 yrs lease left

The 10 busiest streets, October 2012

Bedok Reservoir Rd, Bedok: 35 sales
Yishun Ring Rd, Yishun: 27 sales
Bedok Nth St 3, Bedok: 22 sales
Compassvale St, Sengkang: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 19 sales
Jurong West St 65, Jurong West: 18 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 17 sales
Circuit Rd, Geylang: 17 sales
Edgefield Plains, Punggol: 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.

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