HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2012

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:12 pm.
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November 2012 in full

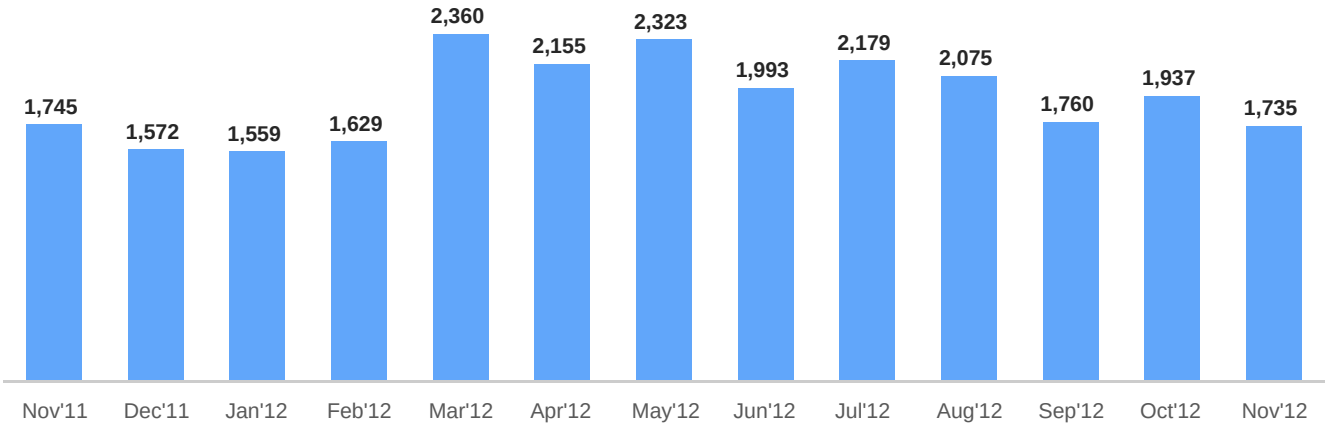
Flats sold: 1,735 Median price: $456,000 Median $psf: $448
Million-dollar flats: 0 (0.0%) Highest price: $970,000 (Tampines)

Against the month before: sales -10.4%, median price -0.2%. Against a year ago: sales -0.6%, median price +7.3%.

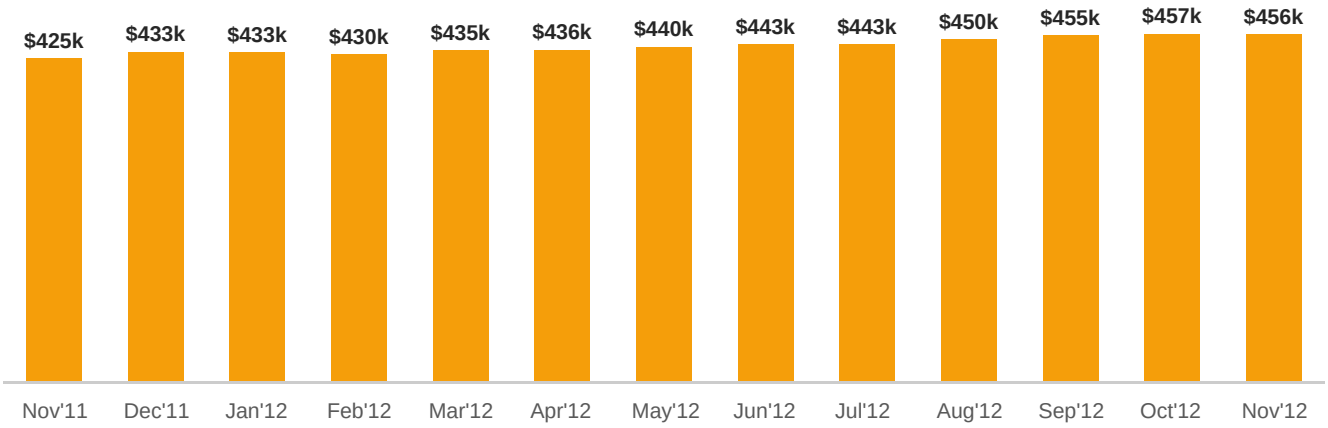
At a glance

- 1,735 HDB resale flats changed hands in November 2012, 10.4% fewer than the month before (1,937).
- Half of all flats sold for $456,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $455,000 (663 sales), or about $437 per square foot.
- The highest price was $970,000 for a multi-gen flat at Blk 460 Tampines St 42, Tampines.
- For a 4-room flat, the most affordable town was Woodlands (median $410,000) and the dearest was Queenstown (median $680,000).
- The busiest town was Woodlands with 164 sales.

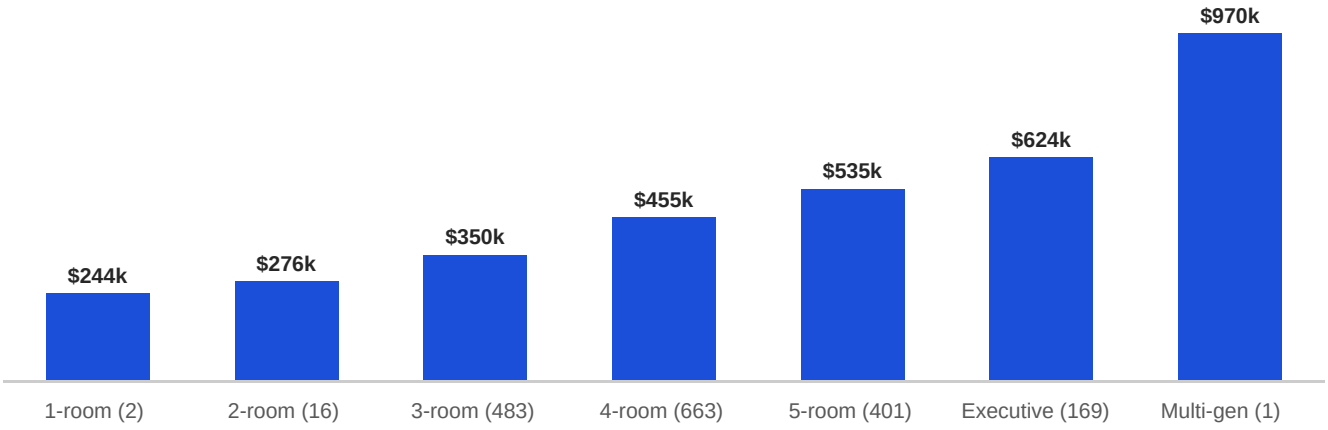
Flats sold each month, last 13 months



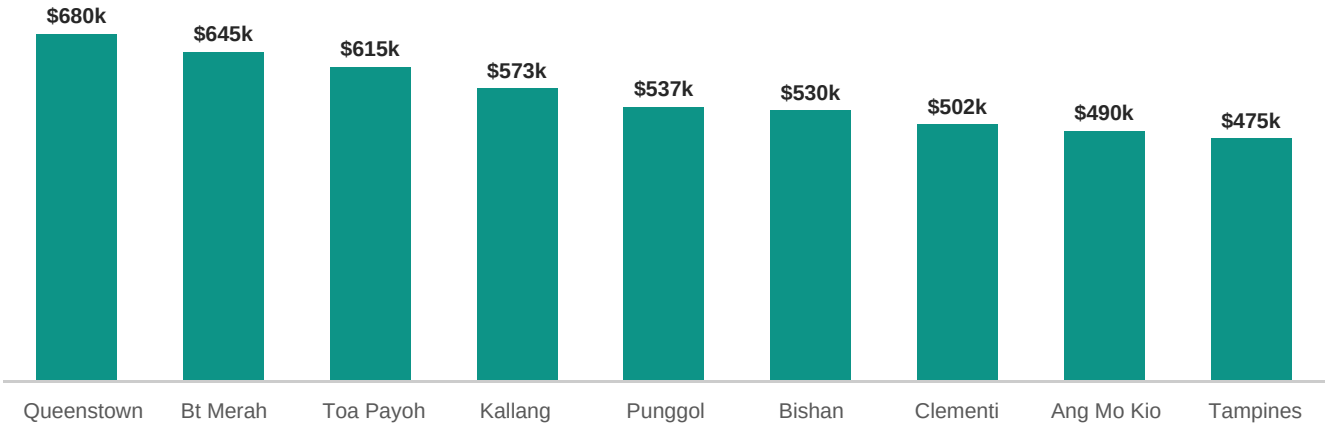
Median price each month, last 13 months



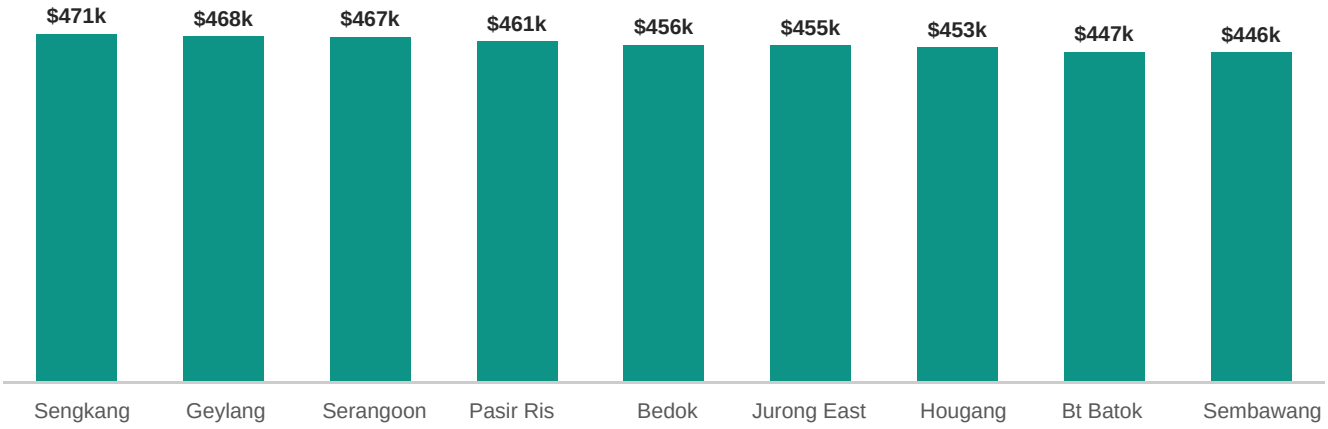
Median price by flat type (number sold), November 2012



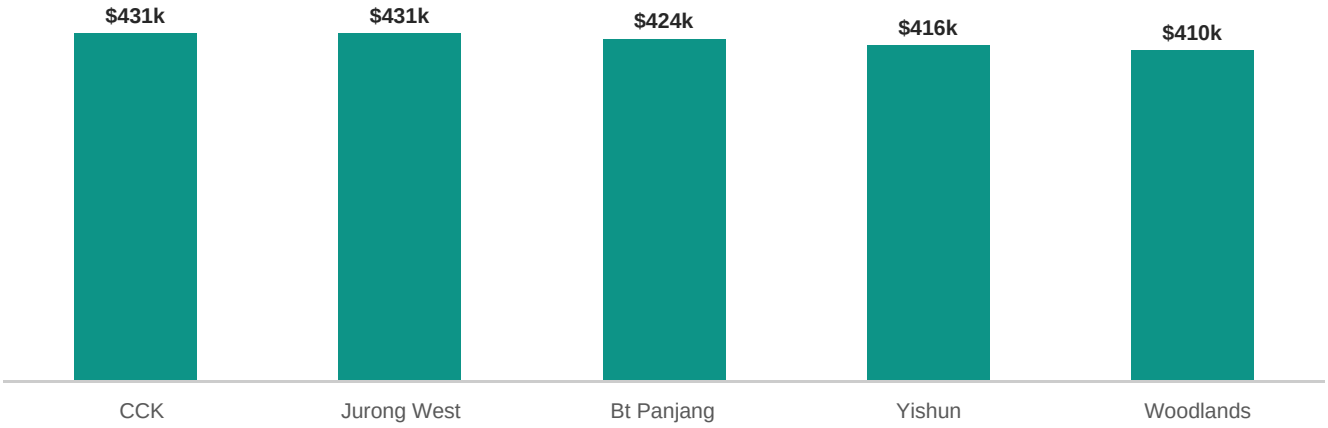
Median 4-room price by town, dearest first



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



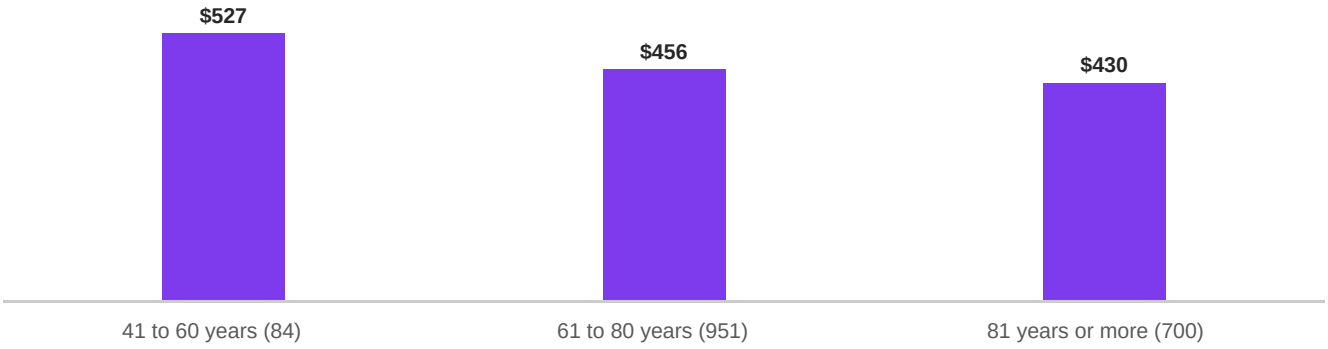
Median 4-room price by town, dearest first (continued)



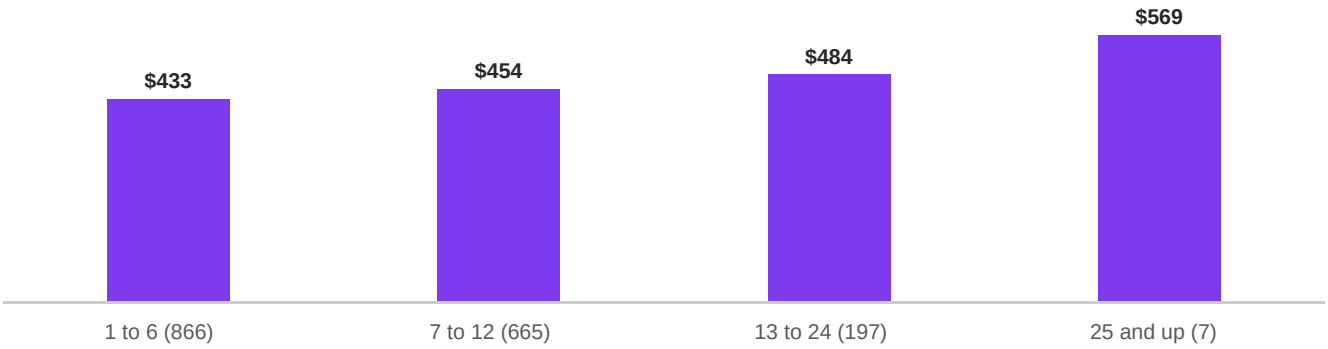
Town by town, November 2012

Ang Mo Kio: 78 sold - median $389,000 - 4-room median $490,000 - $485 psf
Bedok: 99 sold - median $420,000 - 4-room median $456,000 - $471 psf
Bishan: 33 sold - median $564,000 - 4-room median $530,000 - $541 psf
Bukit Batok: 86 sold - median $361,500 - 4-room median $446,500 - $442 psf
Bukit Merah: 61 sold - median $600,000 - 4-room median $645,000 - $584 psf
Bukit Panjang: 67 sold - median $485,000 - 4-room median $424,000 - $418 psf
Bukit Timah: 5 sold - median $448,000 - 4-room median n/a - $619 psf
Central Area: 6 sold - median $480,000 - 4-room median n/a - $659 psf
Choa Chu Kang: 75 sold - median $450,000 - 4-room median $431,000 - $386 psf
Clementi: 40 sold - median $420,194 - 4-room median $502,000 - $509 psf
Geylang: 47 sold - median $370,000 - 4-room median $467,750 - $495 psf
Hougang: 86 sold - median $447,000 - 4-room median $453,000 - $453 psf
Jurong East: 50 sold - median $450,000 - 4-room median $455,000 - $444 psf
Jurong West: 157 sold - median $460,000 - 4-room median $431,000 - $429 psf
Kallang/Whampoa: 50 sold - median $439,500 - 4-room median $573,000 - $546 psf
Marine Parade: 13 sold - median $484,000 - 4-room median n/a - $629 psf
Pasir Ris: 66 sold - median $533,500 - 4-room median $461,000 - $406 psf
Punggol: 38 sold - median $548,000 - 4-room median $536,500 - $476 psf
Queenstown: 40 sold - median $436,500 - 4-room median $680,000 - $628 psf
Sembawang: 47 sold - median $480,000 - 4-room median $446,000 - $412 psf
Sengkang: 107 sold - median $515,000 - 4-room median $471,000 - $452 psf
Serangoon: 31 sold - median $467,000 - 4-room median $467,000 - $458 psf
Tampines: 136 sold - median $497,000 - 4-room median $475,000 - $442 psf
Toa Payoh: 49 sold - median $400,000 - 4-room median $615,000 - $505 psf
Woodlands: 164 sold - median $433,000 - 4-room median $410,000 - $387 psf
Yishun: 104 sold - median $393,000 - 4-room median $416,000 - $415 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2012

$970,000 Blk 460 Tampines St 42, Tampines
Multi-gen - storey 04 to 06 - 1,787 sqft - $543 psf - 74 yrs lease left

$965,000 Blk 5 Tg Pagar Plaza, Central Area
5-room - storey 10 to 12 - 1,496 sqft - $645 psf - 64 yrs lease left

$940,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $582 psf - 74 yrs lease left

$938,000 Blk 241 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,518 sqft - $618 psf - 79 yrs lease left

$935,000 Blk 43 Marine Cres, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $724 psf - 62 yrs lease left

$928,000 Blk 122 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,302 sqft - $713 psf - 86 yrs lease left

$905,000 Blk 13 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $667 psf - 62 yrs lease left

$902,000 Blk 219 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,668 sqft - $541 psf - 79 yrs lease left

$901,888 Blk 49 Strathmore Ave, Queenstown
5-room - storey 22 to 24 - 1,184 sqft - $762 psf - 93 yrs lease left

$900,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 10 to 12 - 1,593 sqft - $565 psf - 74 yrs lease left

The 5 most affordable 4-room flats, November 2012

$335,000 Blk 439 Yishun Ave 11, Yishun

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

$336,000 Blk 408 Yishun Ave 6, Yishun

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

$338,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $357 psf - 63 yrs lease left

$348,000 Blk 259 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $385 psf - 73 yrs lease left

$350,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $387 psf - 75 yrs lease left

The 10 busiest streets, November 2012

Yishun Ring Rd, Yishun: 32 sales
Bedok Reservoir Rd, Bedok: 22 sales
Jurong West St 65, Jurong West: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Rivervale Dr, Sengkang: 20 sales
Jurong West St 61, Jurong West: 18 sales
Marsiling Dr, Woodlands: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 17 sales
Bedok Nth St 3, Bedok: 15 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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