HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: December 2012

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

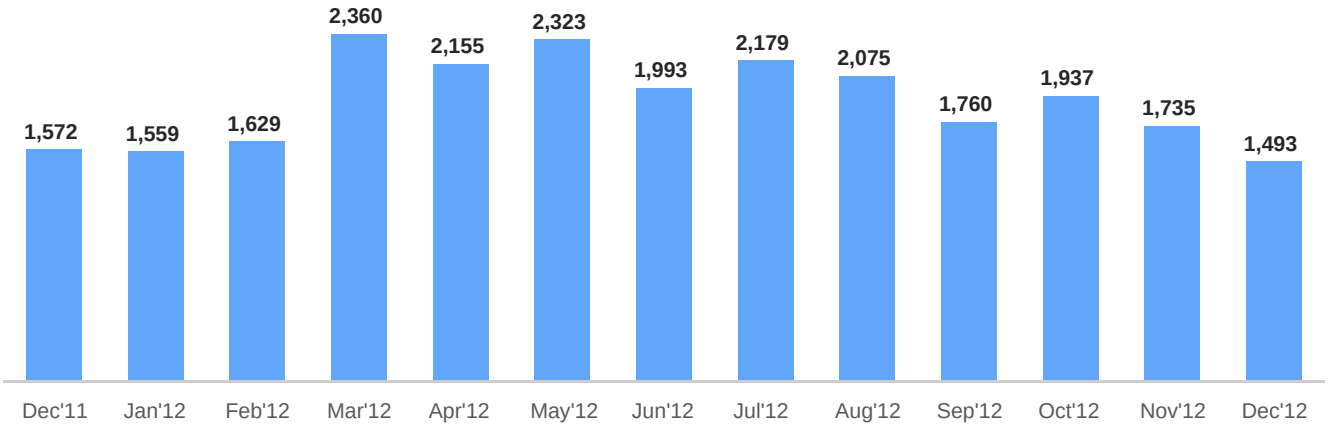
**Flats sold: 1,493  Median price: $458,000  Median $psf: $448**
**Million-dollar flats: 0 (0.0%)  Highest price: $943,999 (Geylang)**

Against the month before: sales -13.9%, median price +0.4%.  Against a year ago: sales -5.0%, median price +5.7%.

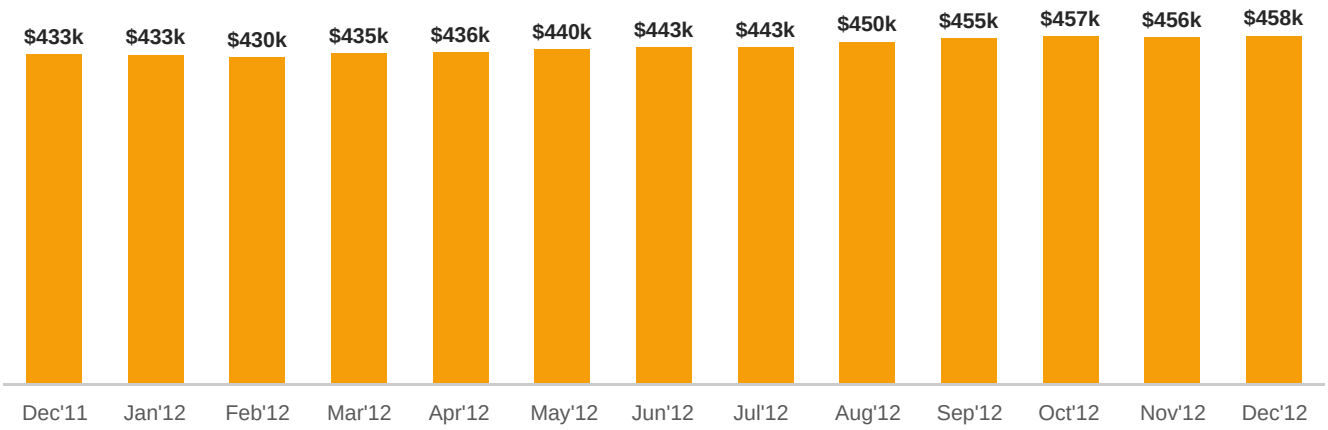
### At a glance

- 1,493 HDB resale flats changed hands in December 2012, 13.9% fewer than the month before (1,735).
- Half of all flats sold for $458,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $452,000 (550 sales), or about $430 per square foot.
- The highest price was $943,999 for an executive flat at Blk 132 Geylang East Ave 1, Geylang.
- For a 4-room flat, the most affordable town was Yishun (median $413,400) and the dearest was Bukit Merah (median $696,250).
- The busiest town was Woodlands with 153 sales.

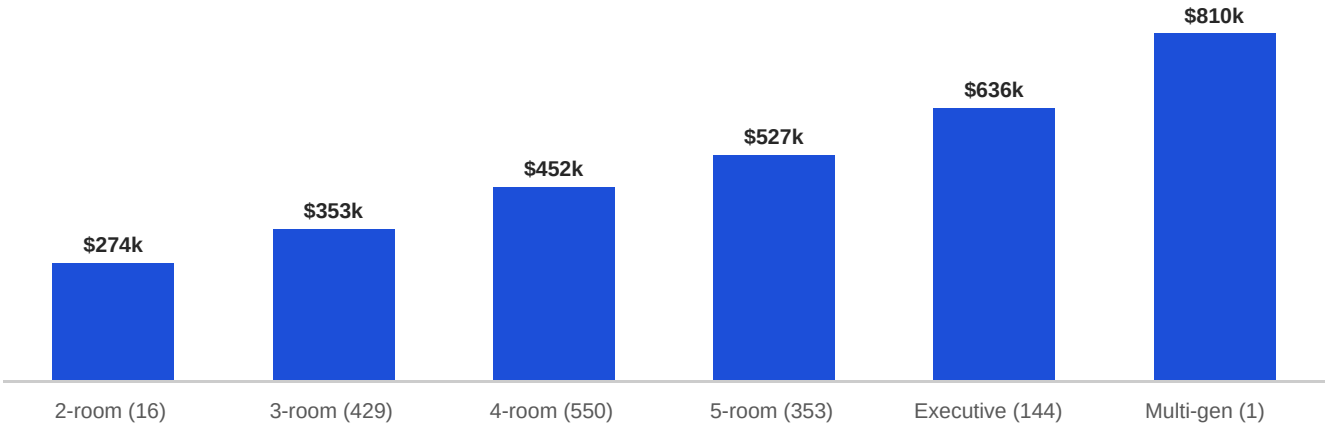
**Flats sold each month, last 13 months**



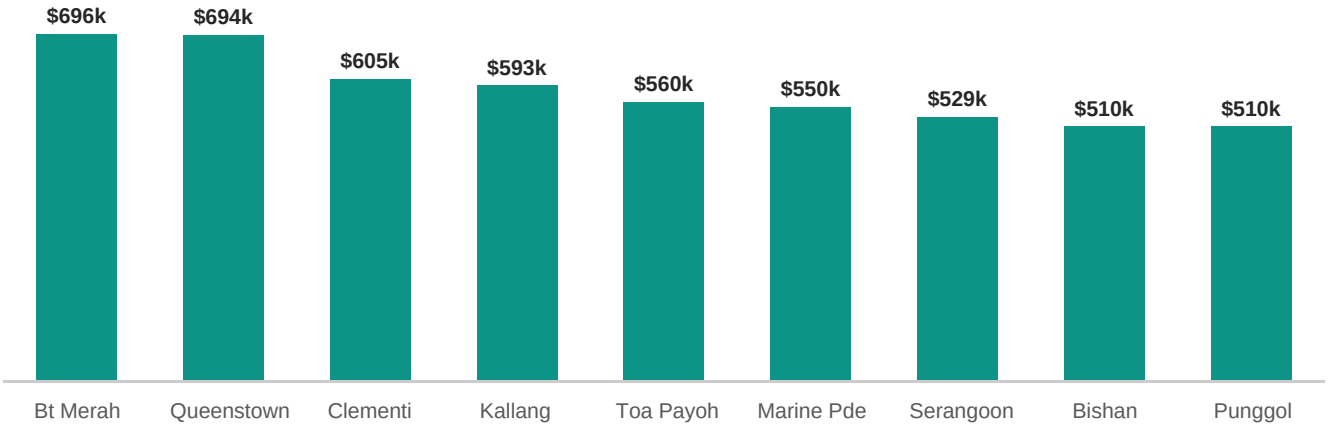

**Median price each month, last 13 months**



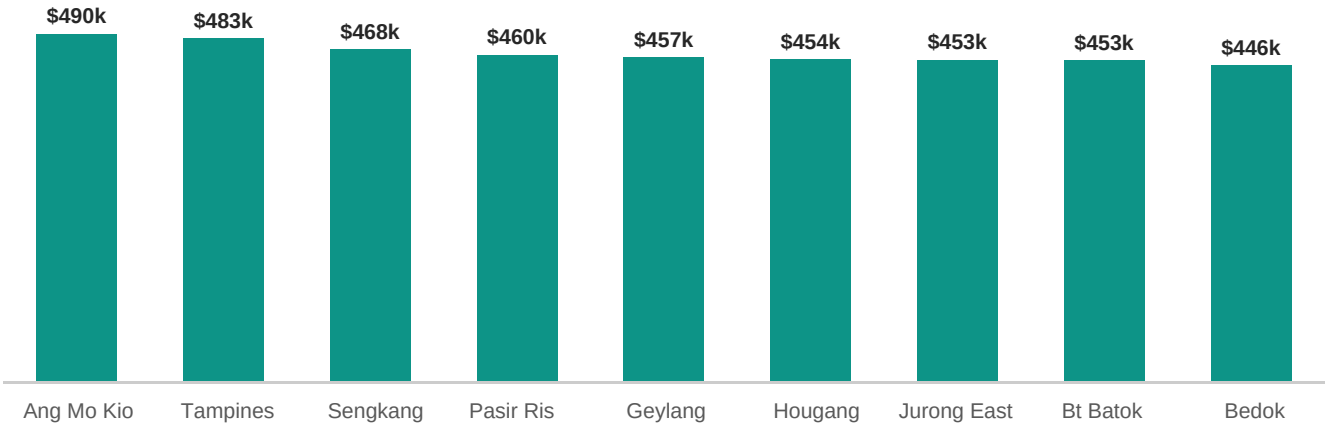

**Median price by flat type (number sold), December 2012**




## Median 4-room price by town, dearest first




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



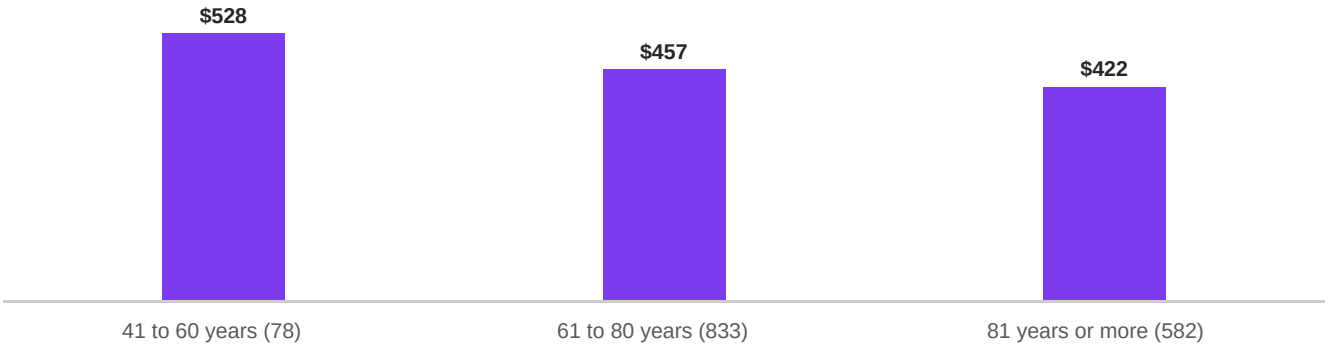

## Median 4-room price by town, dearest first (continued)



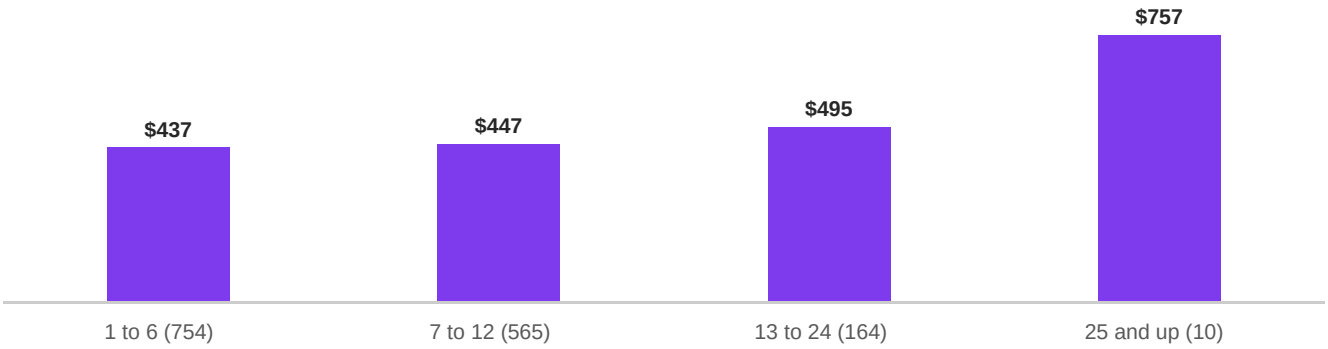

## Town by town, December 2012

Ang Mo Kio: 69 sold - median $399,000 - 4-room median $490,000 - $490 psf
Bedok: 81 sold - median $430,000 - 4-room median $445,500 - $471 psf
Bishan: 28 sold - median $570,000 - 4-room median $510,000 - $531 psf
Bukit Batok: 45 sold - median $390,000 - 4-room median $452,500 - $444 psf
Bukit Merah: 46 sold - median $539,000 - 4-room median $696,250 - $588 psf
Bukit Panjang: 55 sold - median $465,000 - 4-room median $422,500 - $397 psf
Bukit Timah: 2 sold - median $555,000 - 4-room median n/a - $549 psf
Central Area: 6 sold - median $461,500 - 4-room median n/a - $573 psf
Choa Chu Kang: 78 sold - median $460,001 - 4-room median $433,500 - $397 psf
Clementi: 30 sold - median $412,500 - 4-room median $605,000 - $529 psf
Geylang: 37 sold - median $361,000 - 4-room median $457,000 - $509 psf
Hougang: 72 sold - median $457,000 - 4-room median $454,000 - $445 psf
Jurong East: 34 sold - median $450,500 - 4-room median $453,000 - $429 psf
Jurong West: 124 sold - median $427,500 - 4-room median $430,000 - $427 psf
Kallang/Whampoa: 45 sold - median $461,000 - 4-room median $592,500 - $530 psf
Marine Parade: 15 sold - median $547,500 - 4-room median $550,000 - $633 psf
Pasir Ris: 53 sold - median $525,000 - 4-room median $460,000 - $407 psf
Punggol: 31 sold - median $570,000 - 4-room median $510,000 - $487 psf
Queenstown: 45 sold - median $424,000 - 4-room median $693,750 - $588 psf
Sembawang: 43 sold - median $482,168 - 4-room median $433,000 - $414 psf
Sengkang: 101 sold - median $515,888 - 4-room median $468,000 - $448 psf
Serangoon: 33 sold - median $458,000 - 4-room median $528,888 - $511 psf
Tampines: 110 sold - median $489,000 - 4-room median $483,444 - $448 psf
Toa Payoh: 48 sold - median $382,500 - 4-room median $560,000 - $520 psf
Woodlands: 153 sold - median $440,000 - 4-room median $420,000 - $385 psf
Yishun: 109 sold - median $404,000 - 4-room median $413,400 - $420 psf

### Median $psf by remaining lease (number sold)




**Median $psf by storey (number sold)**




## The 10 highest prices, December 2012

**$943,999 Blk 132 Geylang East Ave 1, Geylang**
Executive - storey 16 to 18 - 1,636 sqft - $577 psf - 74 yrs lease left

**$930,000 Blk 20 Jln Membina, Bukit Merah**
5-room - storey 22 to 24 - 1,184 sqft - $785 psf - 90 yrs lease left

**$925,000 Blk 27B Jln Membina, Bukit Merah**
5-room - storey 22 to 24 - 1,184 sqft - $781 psf - 95 yrs lease left

**$920,000 Blk 21 Holland Dr, Queenstown**
5-room - storey 25 to 27 - 1,281 sqft - $718 psf - 62 yrs lease left

**$918,000 Blk 46 Bendemeer Rd, Kallang/Whampoa**
Executive - storey 19 to 21 - 1,572 sqft - $584 psf - 81 yrs lease left

**$910,000 Blk 78 Marine Dr, Marine Parade**
5-room - storey 25 to 27 - 1,313 sqft - $693 psf - 64 yrs lease left

**$909,000 Blk 254 Kim Keat Ave, Toa Payoh**
Executive - storey 10 to 12 - 1,647 sqft - $552 psf - 76 yrs lease left

**$901,888 Blk 244 Bishan St 22, Bishan**
Executive - storey 01 to 03 - 1,625 sqft - $555 psf - 79 yrs lease left

**$900,000 Blk 19 Queen's Cl, Queenstown**
5-room - storey 16 to 18 - 1,378 sqft - $653 psf - 83 yrs lease left

**$890,000 Blk 72 Marine Dr, Marine Parade**
5-room - storey 16 to 18 - 1,313 sqft - $678 psf - 64 yrs lease left

## The 5 most affordable 4-room flats, December 2012

**$337,000 Blk 440 Yishun Ave 11, Yishun**

4-room - storey 04 to 06 - 904 sqft - $373 psf - 75 yrs lease left

**$338,000 Blk 408 Yishun Ave 6, Yishun**

4-room - storey 01 to 03 - 904 sqft - $374 psf - 75 yrs lease left

**$348,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang**

4-room - storey 01 to 03 - 904 sqft - $385 psf - 75 yrs lease left

**$351,000 Blk 205 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 990 sqft - $354 psf - 67 yrs lease left

**$358,000 Blk 259 Yishun St 22, Yishun**

4-room - storey 01 to 03 - 904 sqft - $396 psf - 73 yrs lease left

## The 10 busiest streets, December 2012

Yishun Ring Rd, Yishun: 26 sales
Bedok Reservoir Rd, Bedok: 20 sales
Rivervale Dr, Sengkang: 19 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Choa Chu Kang Cres, Choa Chu Kang: 17 sales
Woodlands Circle, Woodlands: 17 sales
Woodlands Dr 16, Woodlands: 13 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 12 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 12 sales
Hougang Ave 8, Hougang: 12 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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