HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2013

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:12 pm.
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January 2013 in full

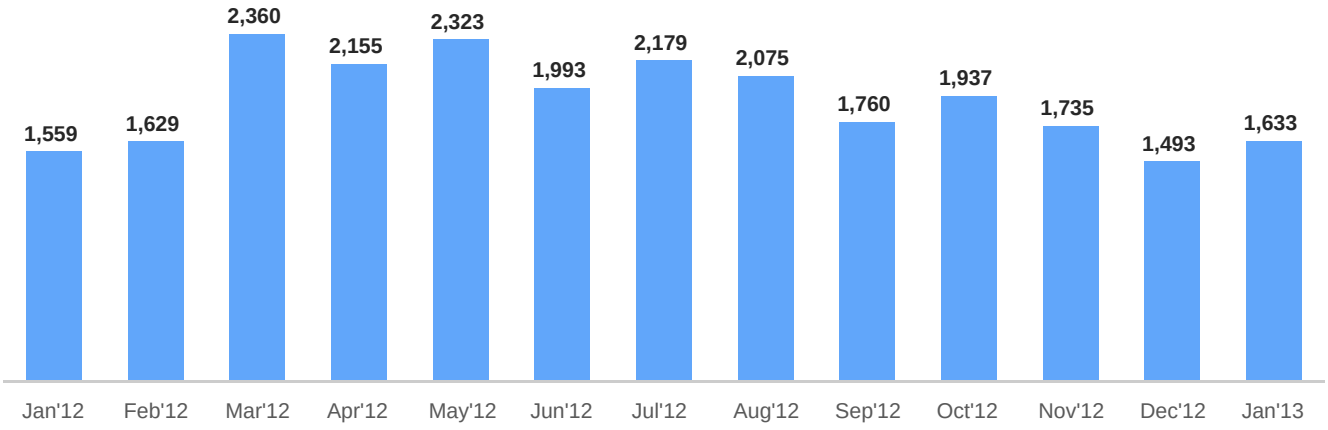
Flats sold: 1,633 Median price: $460,000 Median $psf: $451
Million-dollar flats: 0 (0.0%) Highest price: $950,000 (Bishan)

Against the month before: sales +9.4%, median price +0.4%. Against a year ago: sales +4.7%, median price +6.3%.

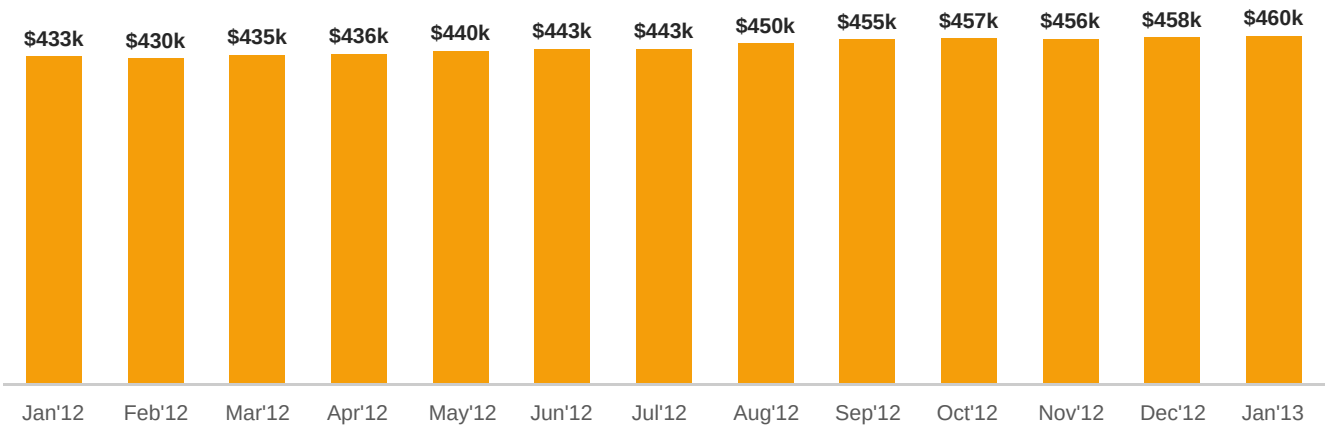
At a glance

- 1,633 HDB resale flats changed hands in January 2013, 9.4% more than the month before (1,493).
- Half of all flats sold for $460,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $450,000 (571 sales), or about $435 per square foot.
- The highest price was $950,000 for an executive flat at Blk 222 Bishan St 23, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $405,000) and the dearest was Queenstown (median $710,000).
- The busiest town was Woodlands with 158 sales.

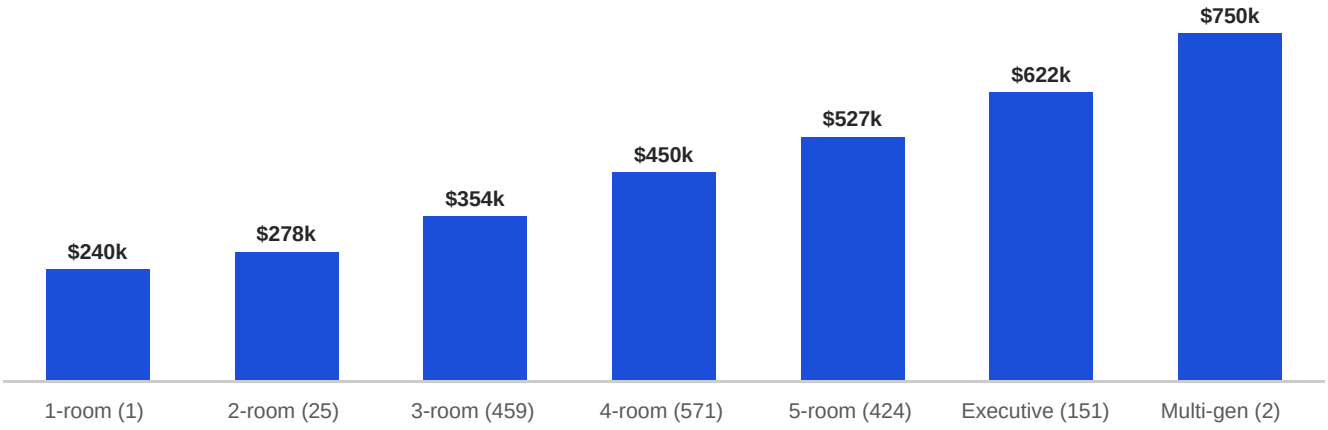
Flats sold each month, last 13 months



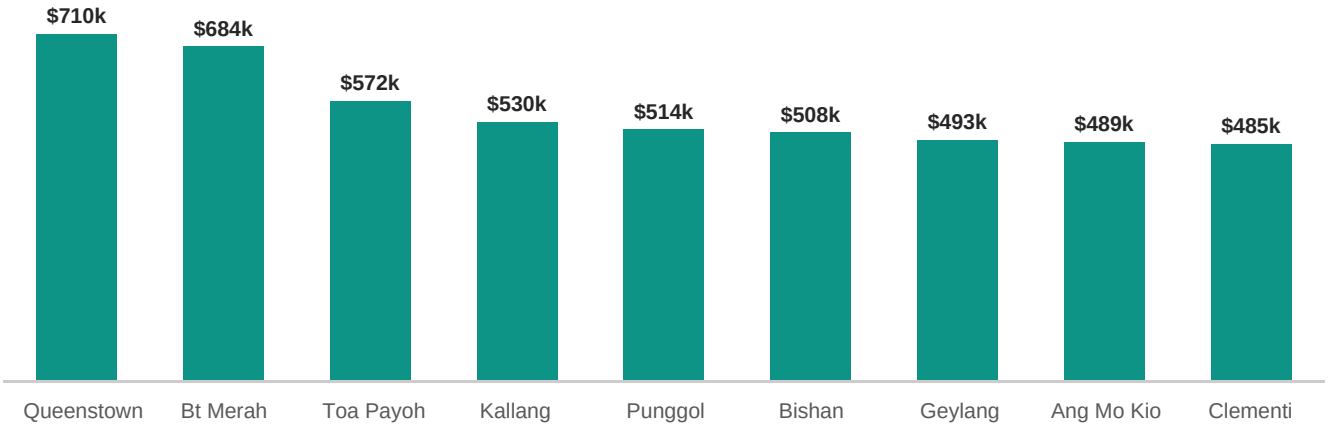
Median price each month, last 13 months



Median price by flat type (number sold), January 2013



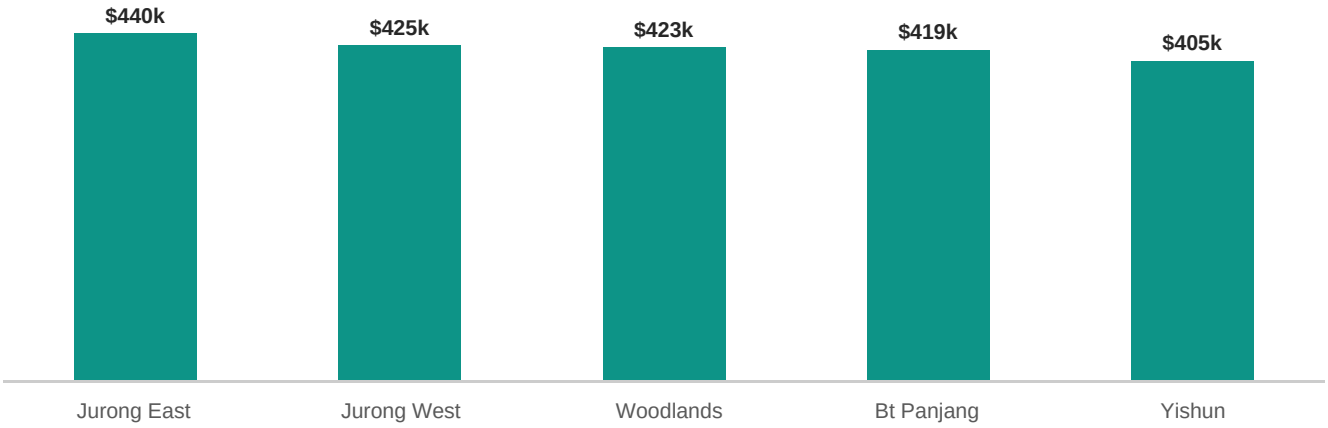
Median 4-room price by town, dearest first



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



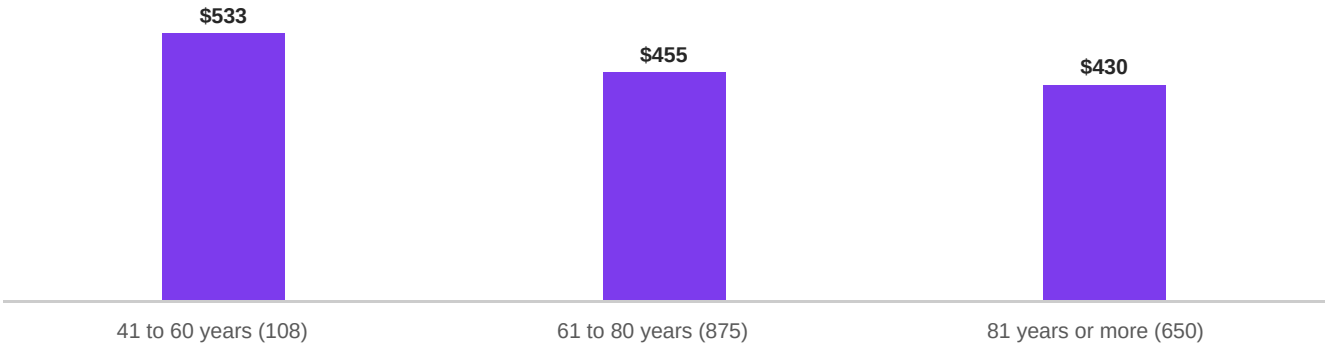
Median 4-room price by town, dearest first (continued)



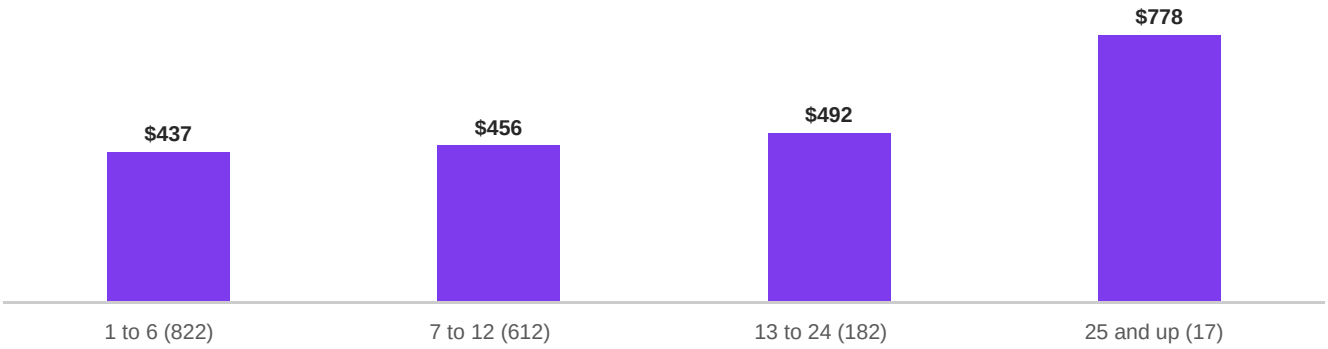
Town by town, January 2013

Ang Mo Kio: 75 sold - median $378,000 - 4-room median $489,000 - $492 psf
Bedok: 100 sold - median $423,000 - 4-room median $445,000 - $474 psf
Bishan: 29 sold - median $570,000 - 4-room median $507,888 - $522 psf
Bukit Batok: 49 sold - median $381,500 - 4-room median $441,500 - $455 psf
Bukit Merah: 62 sold - median $569,000 - 4-room median $684,000 - $606 psf
Bukit Panjang: 59 sold - median $451,000 - 4-room median $419,000 - $407 psf
Bukit Timah: 4 sold - median $783,500 - 4-room median n/a - $590 psf
Central Area: 7 sold - median $515,000 - 4-room median n/a - $662 psf
Choa Chu Kang: 67 sold - median $483,000 - 4-room median $441,944 - $399 psf
Clementi: 28 sold - median $458,500 - 4-room median $485,000 - $530 psf
Geylang: 38 sold - median $364,000 - 4-room median $493,000 - $516 psf
Hougang: 86 sold - median $455,500 - 4-room median $448,000 - $452 psf
Jurong East: 39 sold - median $382,000 - 4-room median $440,000 - $465 psf
Jurong West: 148 sold - median $449,944 - 4-room median $425,000 - $423 psf
Kallang/Whampoa: 44 sold - median $450,000 - 4-room median $530,000 - $534 psf
Marine Parade: 6 sold - median $488,500 - 4-room median n/a - $614 psf
Pasir Ris: 48 sold - median $504,000 - 4-room median $462,500 - $400 psf
Punggol: 34 sold - median $547,500 - 4-room median $514,000 - $495 psf
Queenstown: 50 sold - median $403,000 - 4-room median $710,000 - $580 psf
Sembawang: 56 sold - median $499,000 - 4-room median $448,000 - $416 psf
Sengkang: 116 sold - median $514,500 - 4-room median $479,000 - $446 psf
Serangoon: 34 sold - median $487,500 - 4-room median $478,000 - $471 psf
Tampines: 109 sold - median $490,000 - 4-room median $476,500 - $449 psf
Toa Payoh: 58 sold - median $423,000 - 4-room median $572,000 - $507 psf
Woodlands: 158 sold - median $446,000 - 4-room median $422,500 - $391 psf
Yishun: 129 sold - median $375,000 - 4-room median $405,000 - $419 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2013

$950,000 Blk 222 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,658 sqft - $573 psf - 78 yrs lease left

$945,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $798 psf - 89 yrs lease left

$938,000 Blk 289D Bt Batok St 25, Bukit Batok
Executive - storey 04 to 06 - 1,776 sqft - $528 psf - 83 yrs lease left

$930,000 Blk 77 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,259 sqft - $738 psf - 63 yrs lease left

$915,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 25 to 27 - 1,184 sqft - $773 psf - 94 yrs lease left

$908,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,615 sqft - $562 psf - 74 yrs lease left

$900,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,302 sqft - $691 psf - 85 yrs lease left

$895,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 07 to 09 - 1,184 sqft - $756 psf - 89 yrs lease left

$890,000 Blk 121A Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $719 psf - 87 yrs lease left

$875,000 Blk 201 Clementi Ave 6, Clementi
Executive - storey 07 to 09 - 1,582 sqft - $553 psf - 71 yrs lease left

The 5 most affordable 4-room flats, January 2013

$327,000 Blk 53 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $366 psf - 72 yrs lease left

$330,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $341 psf - 60 yrs lease left

$338,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $374 psf - 74 yrs lease left

$345,000 Blk 280 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $382 psf - 71 yrs lease left

$345,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $382 psf - 74 yrs lease left

The 10 busiest streets, January 2013

Yishun Ring Rd, Yishun: 39 sales
Bedok Reservoir Rd, Bedok: 23 sales
Rivervale Dr, Sengkang: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Choa Chu Kang Cres, Choa Chu Kang: 21 sales
Hougang Ave 8, Hougang: 21 sales
Bedok Nth Rd, Bedok: 17 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 16 sales
Marsiling Dr, Woodlands: 14 sales
Woodlands St 13, Woodlands: 14 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