HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2013

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

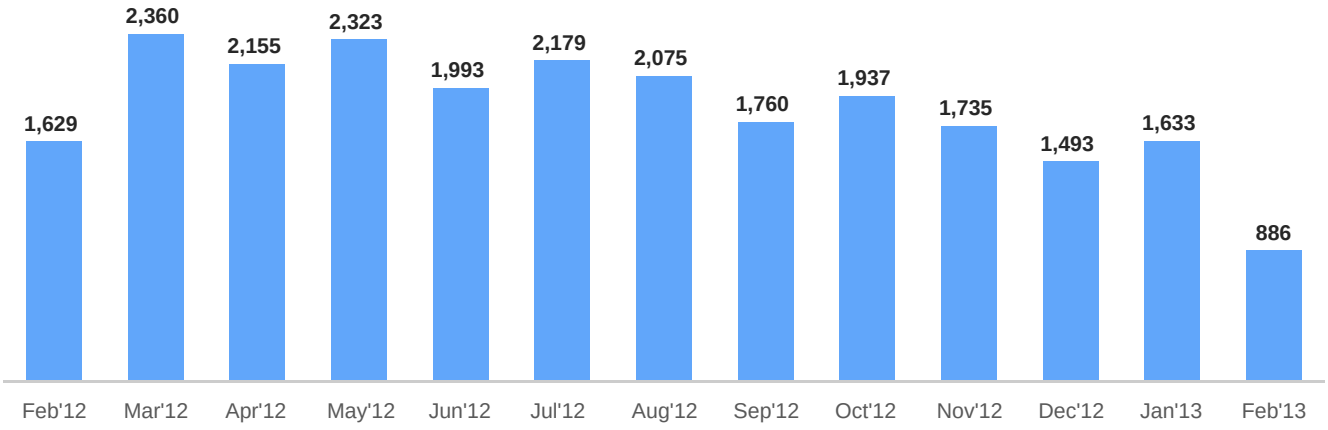
Flats sold: 886 **Median price: $452,000** **Median $psf: $460**
Million-dollar flats: 0 (0.0%) **Highest price: $880,000 (Bukit Merah)**

Against the month before: sales -45.7%, median price -1.7%. Against a year ago: sales -45.6%, median price +5.1%.

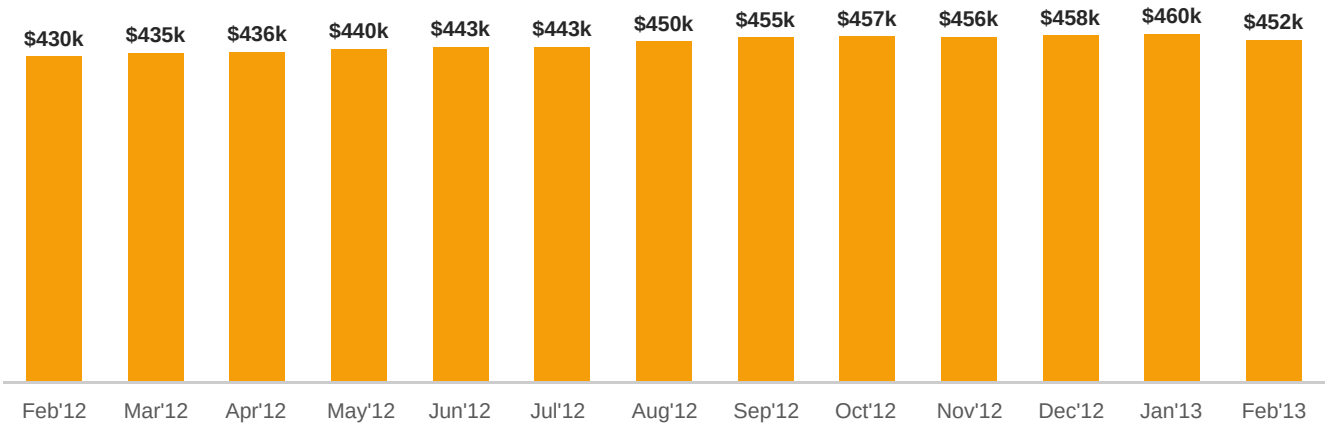
At a glance

- 886 HDB resale flats changed hands in February 2013, 45.7% fewer than the month before (1,633).
- Half of all flats sold for $452,000 or less (the median price), down 1.7% from the month before.
- A typical 4-room flat sold for $455,000 (345 sales), or about $440 per square foot.
- The highest price was $880,000 for a 5-room flat at Blk 6B Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Yishun (median $414,000) and the dearest was Kallang/Whampoa (median $698,000).
- The busiest town was Woodlands with 81 sales.

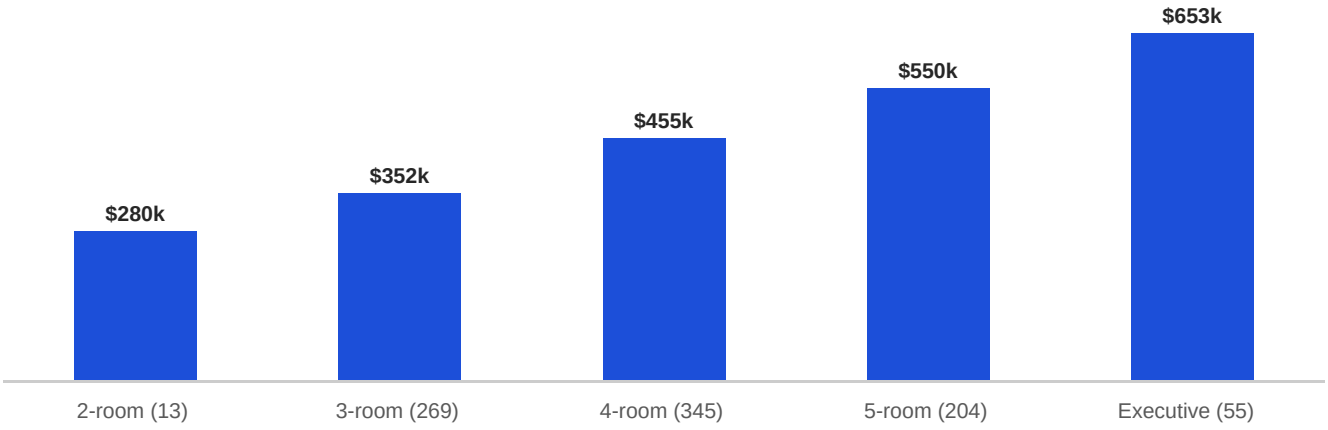
Flats sold each month, last 13 months



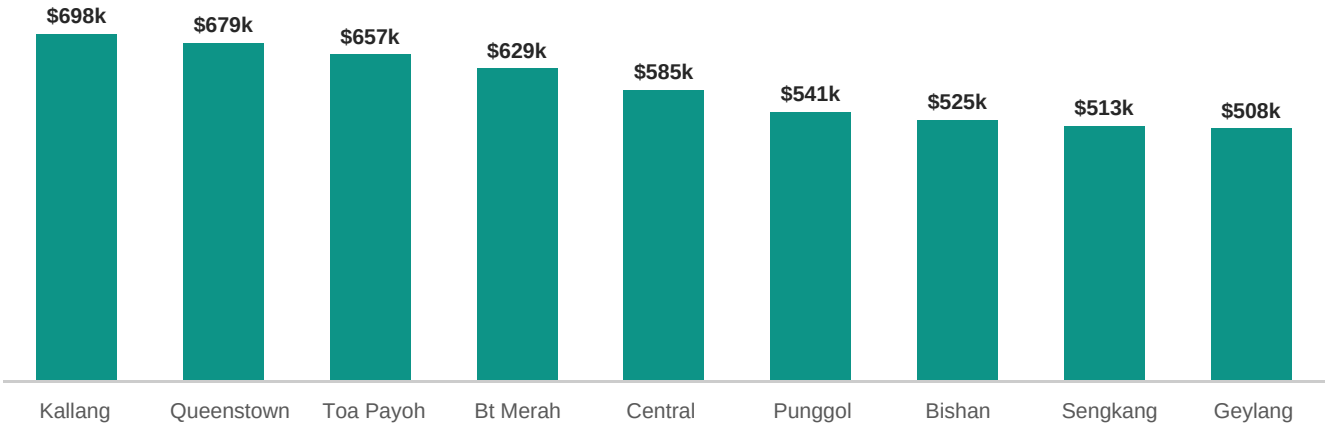
Median price each month, last 13 months



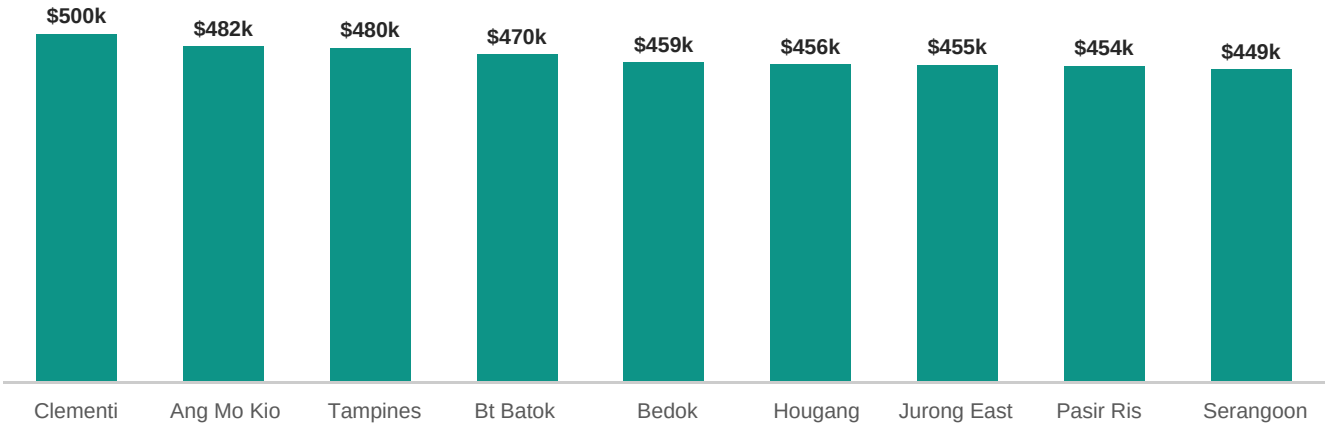
Median price by flat type (number sold), February 2013



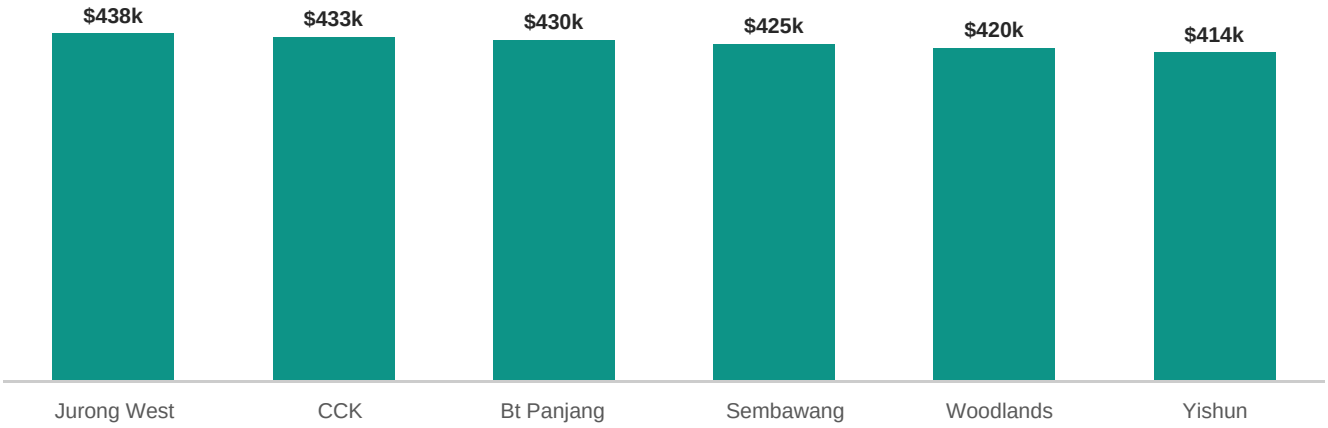
Median 4-room price by town, dearest first



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



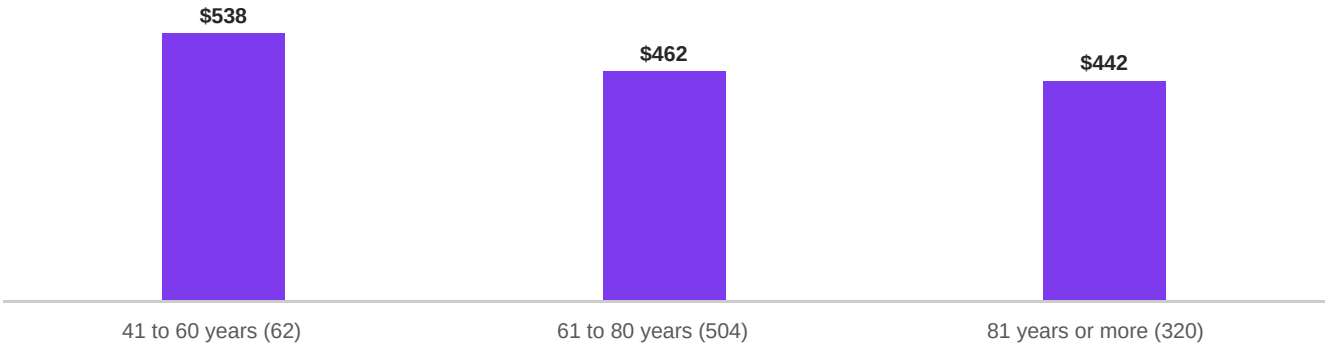
Median 4-room price by town, dearest first (continued)



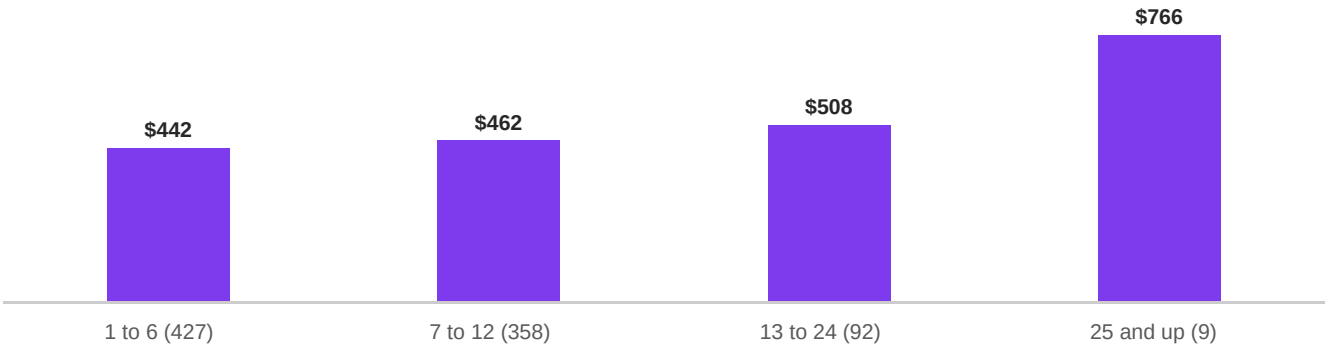
Town by town, February 2013

Ang Mo Kio: 40 sold - median $365,500 - 4-room median $482,000 - $495 psf
Bedok: 76 sold - median $370,500 - 4-room median $459,000 - $482 psf
Bishan: 16 sold - median $650,500 - 4-room median $525,000 - $510 psf
Bukit Batok: 36 sold - median $449,500 - 4-room median $470,000 - $446 psf
Bukit Merah: 37 sold - median $588,000 - 4-room median $628,500 - $576 psf
Bukit Panjang: 30 sold - median $468,500 - 4-room median $430,000 - $414 psf
Bukit Timah: 2 sold - median $536,500 - 4-room median n/a - $605 psf
Central Area: 7 sold - median $488,000 - 4-room median $585,000 - $629 psf
Choa Chu Kang: 35 sold - median $440,000 - 4-room median $433,444 - $393 psf
Clementi: 20 sold - median $455,000 - 4-room median $500,000 - $519 psf
Geylang: 28 sold - median $392,500 - 4-room median $507,500 - $503 psf
Hougang: 47 sold - median $457,000 - 4-room median $456,000 - $445 psf
Jurong East: 19 sold - median $455,000 - 4-room median $455,000 - $446 psf
Jurong West: 63 sold - median $440,000 - 4-room median $438,000 - $430 psf
Kallang/Whampoa: 19 sold - median $433,000 - 4-room median $698,000 - $544 psf
Marine Parade: 7 sold - median $545,000 - 4-room median n/a - $619 psf
Pasir Ris: 31 sold - median $495,000 - 4-room median $454,000 - $401 psf
Punggol: 14 sold - median $544,000 - 4-room median $540,800 - $514 psf
Queenstown: 30 sold - median $408,000 - 4-room median $679,000 - $604 psf
Sembawang: 19 sold - median $488,000 - 4-room median $425,000 - $415 psf
Sengkang: 48 sold - median $542,500 - 4-room median $513,000 - $477 psf
Serangoon: 18 sold - median $472,500 - 4-room median $448,750 - $442 psf
Tampines: 57 sold - median $480,000 - 4-room median $480,000 - $447 psf
Toa Payoh: 36 sold - median $406,500 - 4-room median $656,500 - $504 psf
Woodlands: 81 sold - median $445,000 - 4-room median $420,000 - $390 psf
Yishun: 70 sold - median $390,000 - 4-room median $414,000 - $425 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2013

$880,000 Blk 6B Boon Tiong Rd, Bukit Merah
5-room - storey 07 to 09 - 1,238 sqft - $711 psf - 91 yrs lease left

$880,000 Blk 112 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,690 sqft - $521 psf - 70 yrs lease left

$872,000 Blk 75B Redhill Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $704 psf - 91 yrs lease left

$870,000 Blk 9 Pine Cl, Geylang
5-room - storey 10 to 12 - 1,292 sqft - $674 psf - 83 yrs lease left

$868,000 Blk 7 Ghim Moh Rd, Queenstown
5-room - storey 19 to 21 - 1,259 sqft - $689 psf - 63 yrs lease left

$860,000 Blk 146 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,184 sqft - $726 psf - 92 yrs lease left

$855,000 Blk 443 Sin Ming Ave, Bishan
Executive - storey 07 to 09 - 2,013 sqft - $425 psf - 76 yrs lease left

$855,000 Blk 13 Marine Ter, Marine Parade
5-room - storey 13 to 15 - 1,378 sqft - $621 psf - 61 yrs lease left

$850,000 Blk 152 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,184 sqft - $718 psf - 92 yrs lease left

$835,000 Blk 201 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,615 sqft - $517 psf - 78 yrs lease left

The 5 most affordable 4-room flats, February 2013

$335,000 Blk 53 Teban Gdns Rd, Jurong East
4-room - storey 07 to 09 - 893 sqft - $375 psf - 72 yrs lease left

$340,888 Blk 407 Yishun Ave 6, Yishun
4-room - storey 01 to 03 - 904 sqft - $377 psf - 74 yrs lease left

$343,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 01 to 03 - 904 sqft - $379 psf - 74 yrs lease left

$347,000 Blk 335 Woodlands St 32, Woodlands
4-room - storey 01 to 03 - 893 sqft - $388 psf - 71 yrs lease left

$355,000 Blk 329 Yishun Ring Rd, Yishun
4-room - storey 01 to 03 - 904 sqft - $393 psf - 74 yrs lease left

The 10 busiest streets, February 2013

Yishun Ring Rd, Yishun: 22 sales
Bedok Reservoir Rd, Bedok: 14 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 13 sales
Bedok Nth Rd, Bedok: 13 sales
Bedok Nth St 3, Bedok: 12 sales
Hougang Ave 8, Hougang: 10 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 9 sales
Yishun St 21, Yishun: 9 sales
Woodlands Circle, Woodlands: 8 sales
Circuit Rd, Geylang: 7 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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