HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: March 2013

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

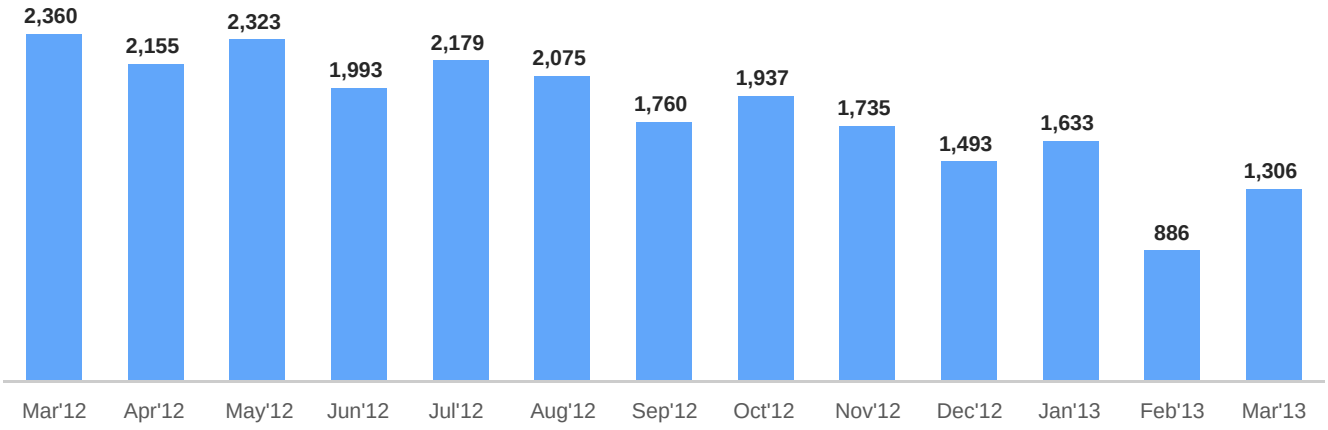
**Flats sold: 1,306  Median price: $455,000  Median $psf: $460**
**Million-dollar flats: 0 (0.0%)  Highest price: $930,000 (Bishan)**

Against the month before: sales +47.4%, median price +0.7%.  Against a year ago: sales -44.7%, median price +4.6%.

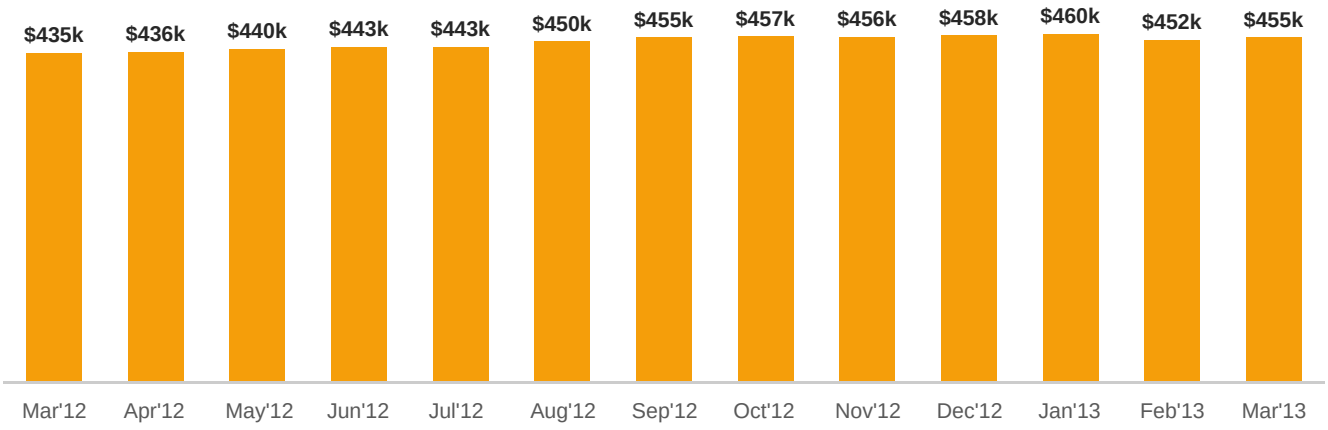
### At a glance

- 1,306 HDB resale flats changed hands in March 2013, 47.4% more than the month before (886).
- Half of all flats sold for $455,000 or less (the median price), up 0.7% from the month before.
- A typical 4-room flat sold for $460,000 (505 sales), or about $444 per square foot.
- The highest price was $930,000 for an executive flat at Blk 219 Bishan St 23, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $414,500) and the dearest was Bukit Merah (median $696,500).
- The busiest town was Jurong West with 116 sales.

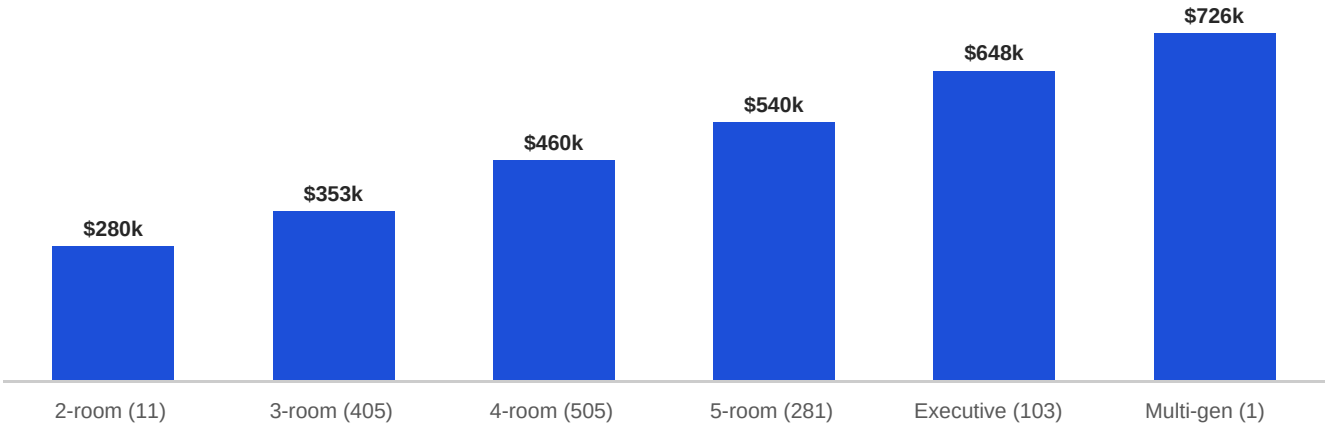
**Flats sold each month, last 13 months**



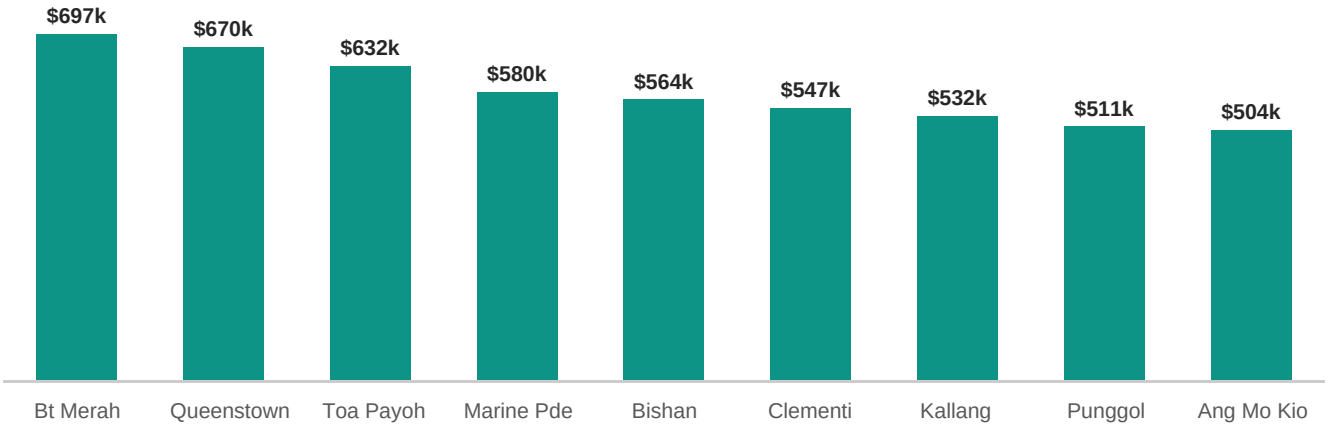

**Median price each month, last 13 months**



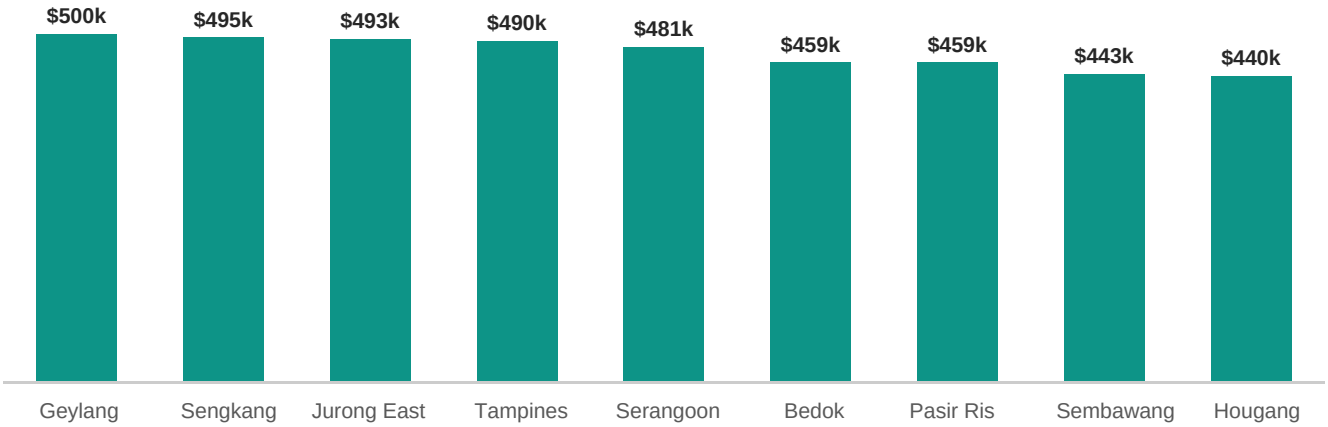

**Median price by flat type (number sold), March 2013**




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




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



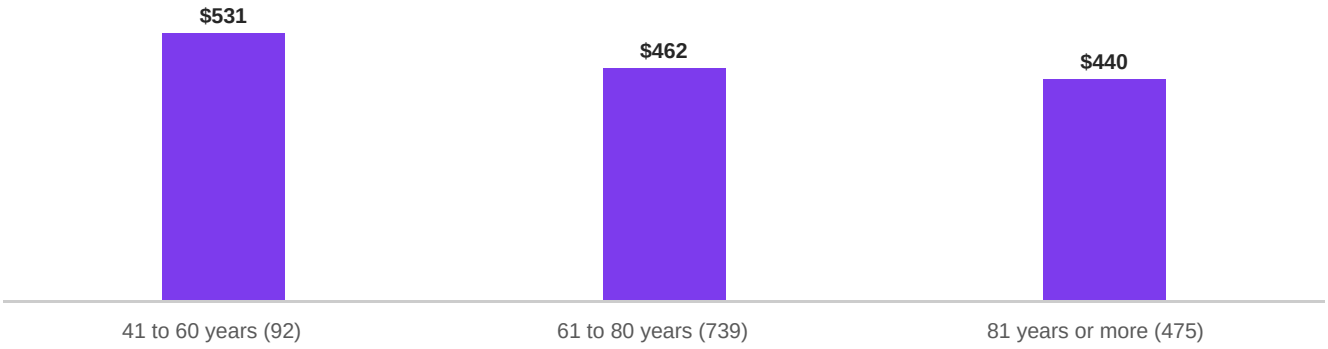

## Median 4-room price by town, dearest first (continued)



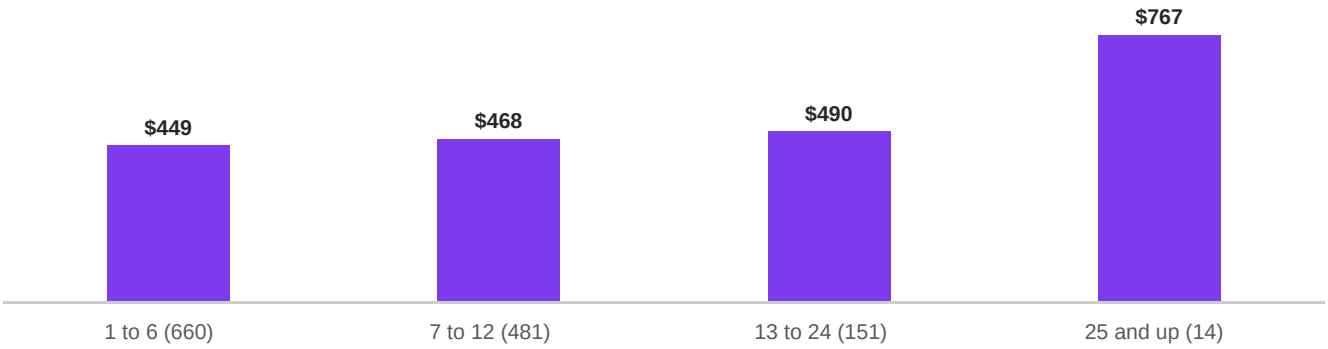

## Town by town, March 2013

Ang Mo Kio: 59 sold - median $408,888 - 4-room median $503,888 - $503 psf
Bedok: 86 sold - median $428,000 - 4-room median $459,000 - $473 psf
Bishan: 27 sold - median $578,000 - 4-room median $564,444 - $540 psf
Bukit Batok: 57 sold - median $365,000 - 4-room median $420,000 - $456 psf
Bukit Merah: 60 sold - median $583,000 - 4-room median $696,500 - $620 psf
Bukit Panjang: 45 sold - median $446,000 - 4-room median $422,000 - $412 psf
Central Area: 3 sold - median $506,000 - 4-room median n/a - $542 psf
Choa Chu Kang: 44 sold - median $455,000 - 4-room median $435,000 - $398 psf
Clementi: 32 sold - median $405,500 - 4-room median $547,000 - $512 psf
Geylang: 51 sold - median $334,000 - 4-room median $500,000 - $501 psf
Hougang: 67 sold - median $445,000 - 4-room median $439,500 - $447 psf
Jurong East: 38 sold - median $380,000 - 4-room median $492,500 - $453 psf
Jurong West: 116 sold - median $454,000 - 4-room median $430,000 - $423 psf
Kallang/Whampoa: 39 sold - median $500,000 - 4-room median $532,000 - $541 psf
Marine Parade: 11 sold - median $430,000 - 4-room median $580,000 - $600 psf
Pasir Ris: 40 sold - median $534,500 - 4-room median $459,000 - $410 psf
Punggol: 26 sold - median $525,000 - 4-room median $510,500 - $509 psf
Queenstown: 36 sold - median $409,500 - 4-room median $670,000 - $583 psf
Sembawang: 23 sold - median $477,000 - 4-room median $442,500 - $428 psf
Sengkang: 84 sold - median $540,000 - 4-room median $495,000 - $463 psf
Serangoon: 28 sold - median $470,000 - 4-room median $481,000 - $514 psf
Tampines: 92 sold - median $493,000 - 4-room median $490,000 - $449 psf
Toa Payoh: 42 sold - median $397,500 - 4-room median $631,500 - $524 psf
Woodlands: 113 sold - median $450,000 - 4-room median $420,000 - $388 psf
Yishun: 87 sold - median $392,000 - 4-room median $414,500 - $427 psf

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




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




## The 10 highest prices, March 2013

**$930,000 Blk 219 Bishan St 23, Bishan**
Executive - storey 01 to 03 - 1,722 sqft - $540 psf - 78 yrs lease left

**$918,000 Blk 79C Toa Payoh Ctrl, Toa Payoh**
5-room - storey 34 to 36 - 1,184 sqft - $775 psf - 95 yrs lease left

**$900,000 Blk 59 Strathmore Ave, Queenstown**
5-room - storey 28 to 30 - 1,184 sqft - $760 psf - 86 yrs lease left

**$890,000 Blk 11 Jln Batu, Kallang/Whampoa**
Executive - storey 01 to 03 - 1,507 sqft - $591 psf - 72 yrs lease left

**$888,000 Blk 418 Serangoon Ctrl, Serangoon**
Executive - storey 10 to 12 - 1,572 sqft - $565 psf - 75 yrs lease left

**$880,000 Blk 23 Jln Membina, Bukit Merah**
5-room - storey 13 to 15 - 1,184 sqft - $743 psf - 89 yrs lease left

**$880,000 Blk 25B Jln Membina, Bukit Merah**
5-room - storey 07 to 09 - 1,184 sqft - $743 psf - 95 yrs lease left

**$878,000 Blk 77A Redhill Rd, Bukit Merah**
5-room - storey 16 to 18 - 1,238 sqft - $709 psf - 91 yrs lease left

**$868,000 Blk 80B Lor 4 Toa Payoh, Toa Payoh**
5-room - storey 10 to 12 - 1,335 sqft - $650 psf - 83 yrs lease left

**$860,000 Blk 74A Redhill Rd, Bukit Merah**
5-room - storey 10 to 12 - 1,238 sqft - $695 psf - 91 yrs lease left

## The 5 most affordable 4-room flats, March 2013

**$340,000 Blk 53 Teban Gdns Rd, Jurong East**

4-room - storey 13 to 15 - 893 sqft - $381 psf - 72 yrs lease left

**$356,000 Blk 208 Petir Rd, Bukit Panjang**

4-room - storey 01 to 03 - 904 sqft - $394 psf - 74 yrs lease left

**$358,000 Blk 253 Yishun Ring Rd, Yishun**

4-room - storey 01 to 03 - 904 sqft - $396 psf - 71 yrs lease left

**$358,000 Blk 275 Bangkit Rd, Bukit Panjang**

4-room - storey 01 to 03 - 904 sqft - $396 psf - 74 yrs lease left

**$360,000 Blk 407 Yishun Ave 6, Yishun**

4-room - storey 07 to 09 - 904 sqft - $398 psf - 74 yrs lease left

## The 10 busiest streets, March 2013

Yishun Ring Rd, Yishun: 26 sales
Bedok Reservoir Rd, Bedok: 19 sales
Compassvale St, Sengkang: 14 sales
Circuit Rd, Geylang: 13 sales
Jurong West St 42, Jurong West: 13 sales
Bedok Nth Rd, Bedok: 12 sales
Jln Membina, Bukit Merah: 12 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 11 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 11 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 11 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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