HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2013

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

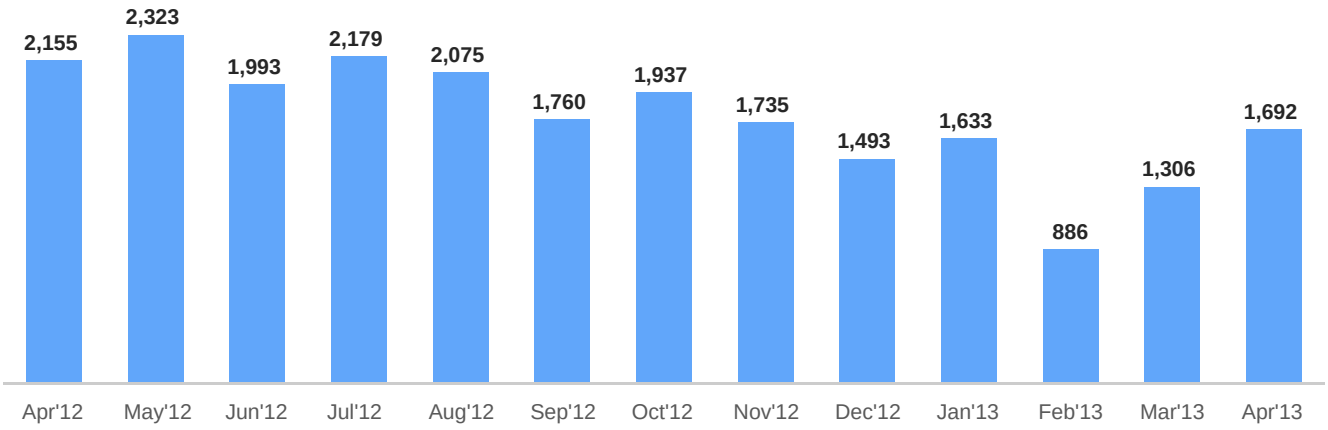
Flats sold: 1,692 **Median price: $470,000** **Median $psf: $457**
Million-dollar flats: 1 (0.1%) **Highest price: $1,020,000 (Kallang/Whampoa)**

Against the month before: sales +29.6%, median price +3.3%. Against a year ago: sales -21.5%, median price +7.8%.

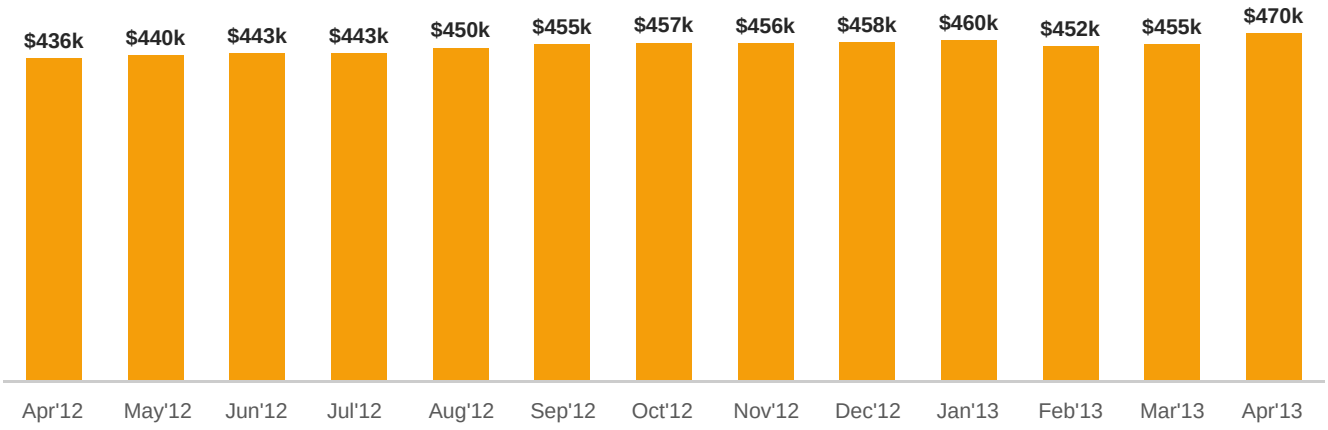
At a glance

- 1,692 HDB resale flats changed hands in April 2013, 29.6% more than the month before (1,306).
- Half of all flats sold for $470,000 or less (the median price), up 3.3% from the month before.
- A typical 4-room flat sold for $463,000 (676 sales), or about $447 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Kallang/Whampoa.
- The highest price was $1,020,000 for a 3-room flat at Blk 65 Jln Ma'mor, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $415,000) and the dearest was Queenstown (median $705,000).
- The busiest town was Jurong West with 160 sales.

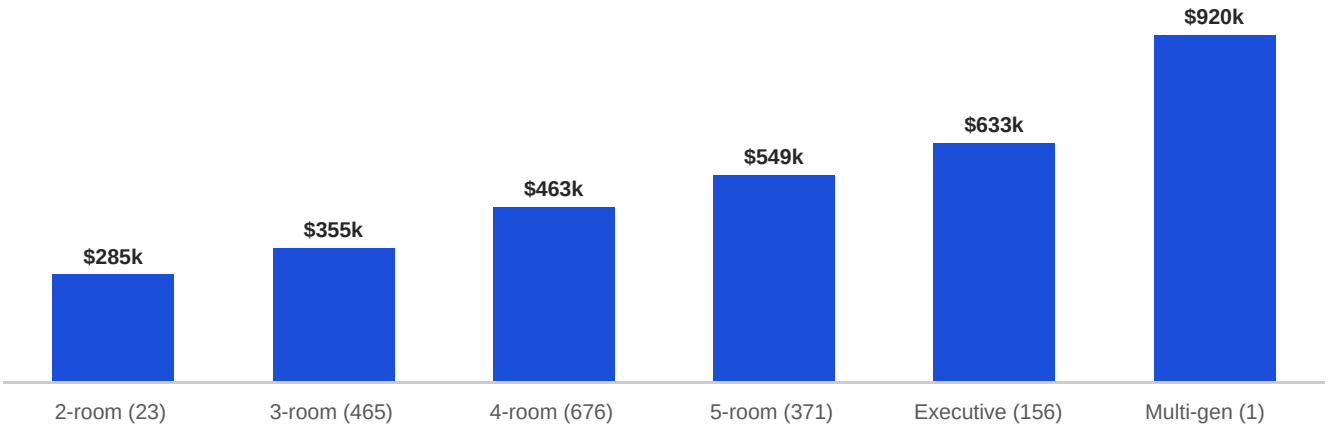
Flats sold each month, last 13 months



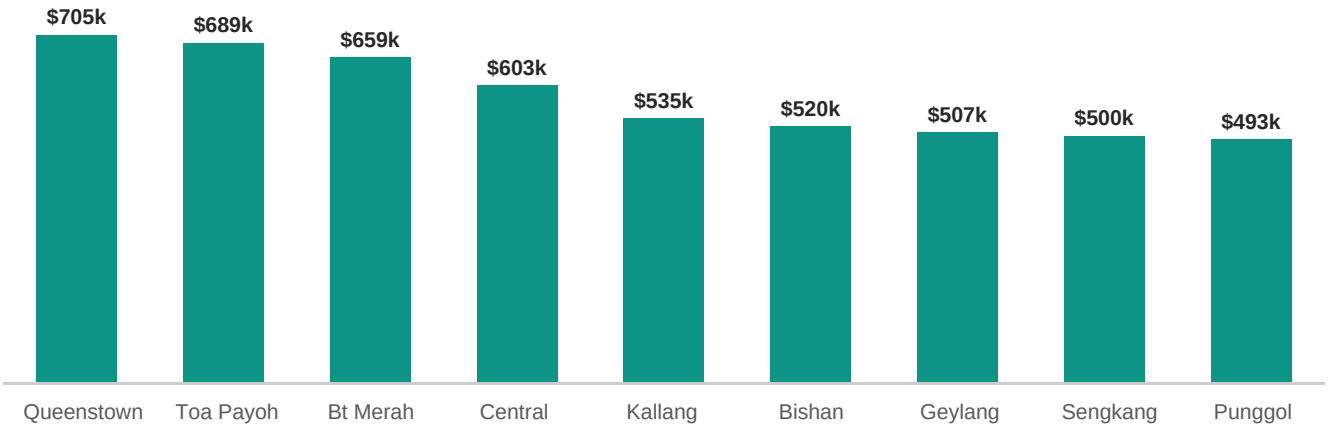
Median price each month, last 13 months



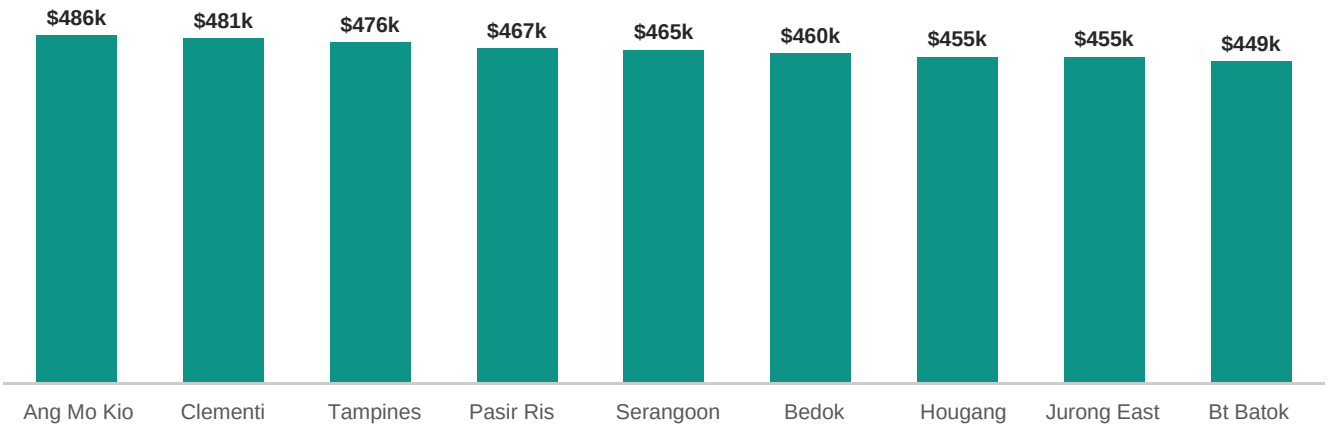
Median price by flat type (number sold), April 2013



Median 4-room price by town, dearest first



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



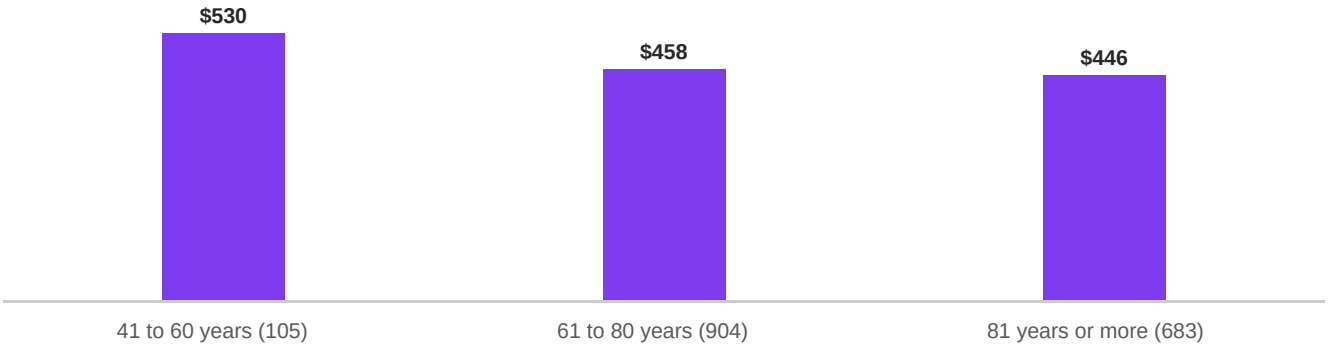
Median 4-room price by town, dearest first (continued)



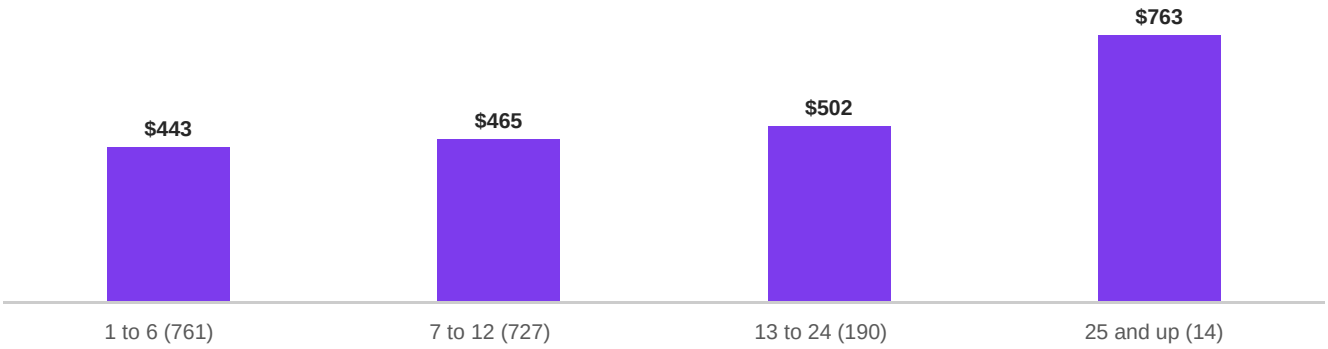
Town by town, April 2013

Ang Mo Kio: 72 sold - median $410,000 - 4-room median $485,500 - $491 psf
Bedok: 109 sold - median $406,000 - 4-room median $460,000 - $476 psf
Bishan: 20 sold - median $587,500 - 4-room median $519,500 - $514 psf
Bukit Batok: 66 sold - median $350,000 - 4-room median $449,000 - $446 psf
Bukit Merah: 81 sold - median $610,000 - 4-room median $659,000 - $610 psf
Bukit Panjang: 47 sold - median $480,800 - 4-room median $430,000 - $405 psf
Bukit Timah: 4 sold - median $795,000 - 4-room median n/a - $605 psf
Central Area: 9 sold - median $490,000 - 4-room median $603,000 - $588 psf
Choa Chu Kang: 66 sold - median $472,500 - 4-room median $442,500 - $398 psf
Clementi: 48 sold - median $400,000 - 4-room median $481,444 - $493 psf
Geylang: 48 sold - median $372,500 - 4-room median $507,000 - $513 psf
Hougang: 82 sold - median $454,000 - 4-room median $455,000 - $445 psf
Jurong East: 41 sold - median $448,000 - 4-room median $455,000 - $432 psf
Jurong West: 160 sold - median $466,500 - 4-room median $438,000 - $435 psf
Kallang/Whampoa: 49 sold - median $526,000 - 4-room median $535,000 - $560 psf - 1 at $1M+
Marine Parade: 6 sold - median $447,500 - 4-room median n/a - $599 psf
Pasir Ris: 63 sold - median $515,000 - 4-room median $467,000 - $411 psf
Punggol: 32 sold - median $552,500 - 4-room median $493,000 - $486 psf
Queenstown: 43 sold - median $488,000 - 4-room median $705,000 - $613 psf
Sembawang: 35 sold - median $470,000 - 4-room median $430,000 - $416 psf
Sengkang: 131 sold - median $535,000 - 4-room median $500,000 - $477 psf
Serangoon: 41 sold - median $480,000 - 4-room median $465,000 - $475 psf
Tampines: 116 sold - median $490,000 - 4-room median $475,500 - $449 psf
Toa Payoh: 61 sold - median $390,000 - 4-room median $688,750 - $518 psf
Woodlands: 153 sold - median $453,000 - 4-room median $423,000 - $396 psf
Yishun: 109 sold - median $406,000 - 4-room median $415,000 - $432 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2013

$1,020,000 Blk 65 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,863 sqft - $356 psf - 58 yrs lease left

$964,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,582 sqft - $609 psf - 79 yrs lease left

$938,000 Blk 77 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,259 sqft - $745 psf - 63 yrs lease left

$920,000 Blk 454 Tampines St 42, Tampines
Multi-gen - storey 10 to 12 - 1,787 sqft - $515 psf - 73 yrs lease left

$900,000 Blk 118C Jln Membina, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $760 psf - 89 yrs lease left

$900,000 Blk 28D Dover Cres, Queenstown
5-room - storey 28 to 30 - 1,335 sqft - $674 psf - 98 yrs lease left

$890,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 13 to 15 - 1,615 sqft - $551 psf - 71 yrs lease left

$888,000 Blk 3C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,184 sqft - $750 psf - 92 yrs lease left

$870,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $554 psf - 75 yrs lease left

$868,000 Blk 64 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,356 sqft - $640 psf - 58 yrs lease left

The 5 most affordable 4-room flats, April 2013

$350,000 Blk 251 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 969 sqft - $361 psf - 70 yrs lease left

$350,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $387 psf - 74 yrs lease left

$355,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $393 psf - 74 yrs lease left

$357,000 Blk 436 Woodlands St 41, Woodlands

4-room - storey 01 to 03 - 904 sqft - $395 psf - 82 yrs lease left

$358,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $396 psf - 74 yrs lease left

The 10 busiest streets, April 2013

Yishun Ring Rd, Yishun: 27 sales
Fernvale Rd, Sengkang: 24 sales
Bedok Reservoir Rd, Bedok: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Hougang Ave 8, Hougang: 18 sales
Compassvale Link, Sengkang: 17 sales
Bedok Nth St 3, Bedok: 16 sales
Jurong West St 64, Jurong West: 16 sales
Jurong West St 65, Jurong West: 16 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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