HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2013

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

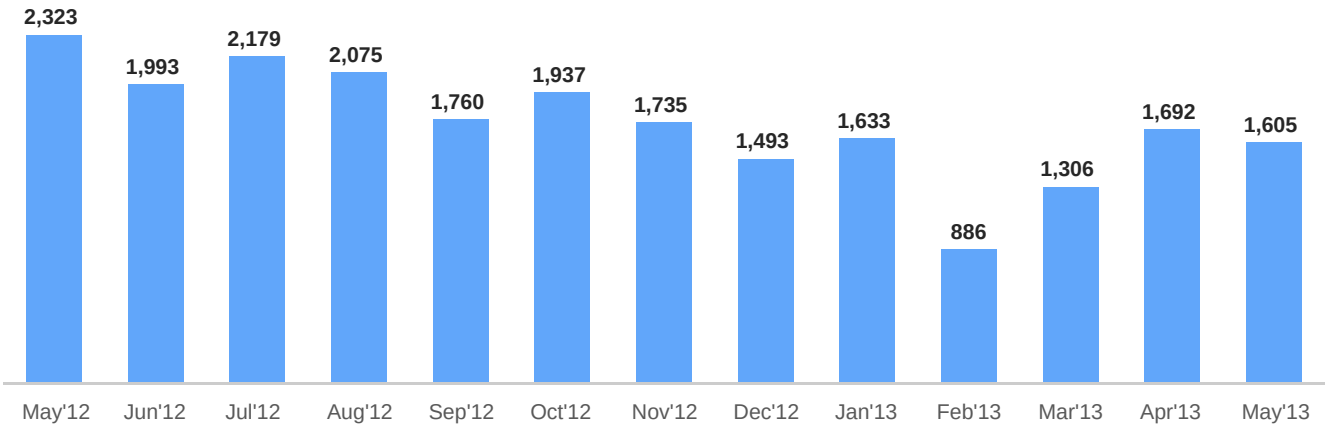
Flats sold: 1,605 Median price: $463,000 Median $psf: $461
Million-dollar flats: 1 (0.1%) Highest price: $1,000,000 (Bukit Timah)

Against the month before: sales -5.1%, median price -1.5%. Against a year ago: sales -30.9%, median price +5.2%.

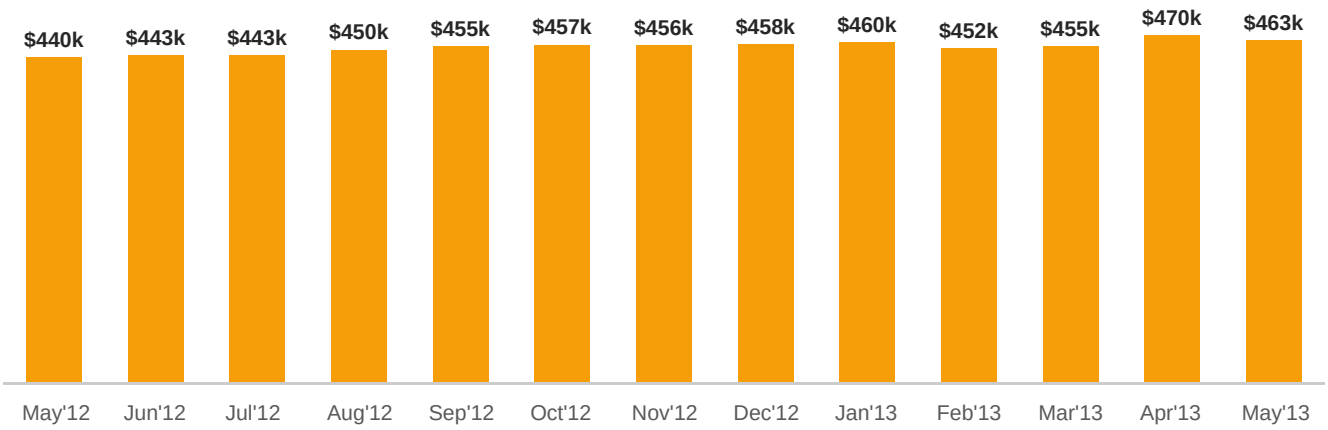
At a glance

- 1,605 HDB resale flats changed hands in May 2013, 5.1% fewer than the month before (1,692).
- Half of all flats sold for $463,000 or less (the median price), down 1.5% from the month before.
- A typical 4-room flat sold for $465,000 (594 sales), or about $451 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Bukit Timah.
- The highest price was $1,000,000 for an executive flat at Blk 3 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Yishun (median $418,000) and the dearest was Queenstown (median $702,500).
- The busiest town was Woodlands with 140 sales.

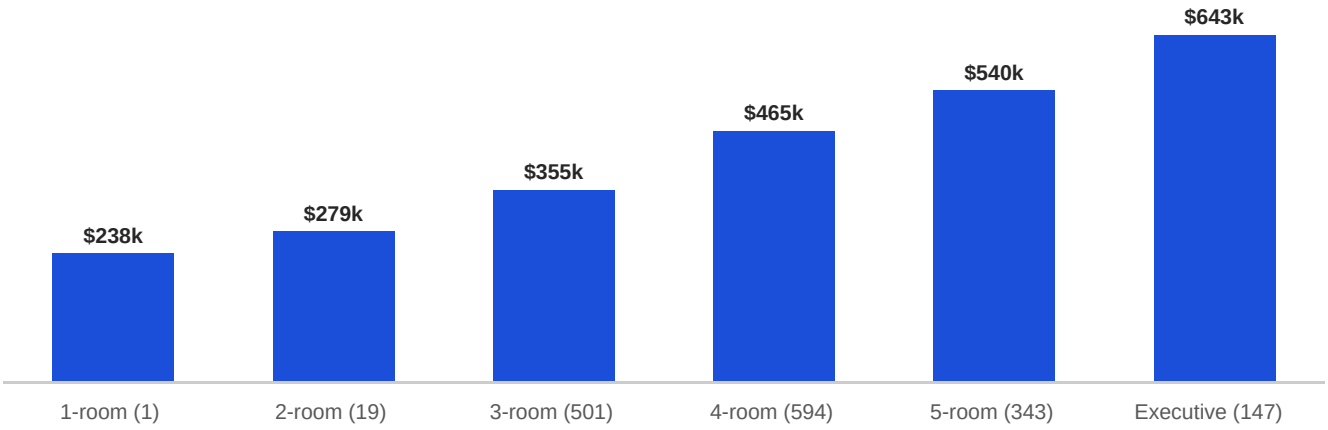
Flats sold each month, last 13 months



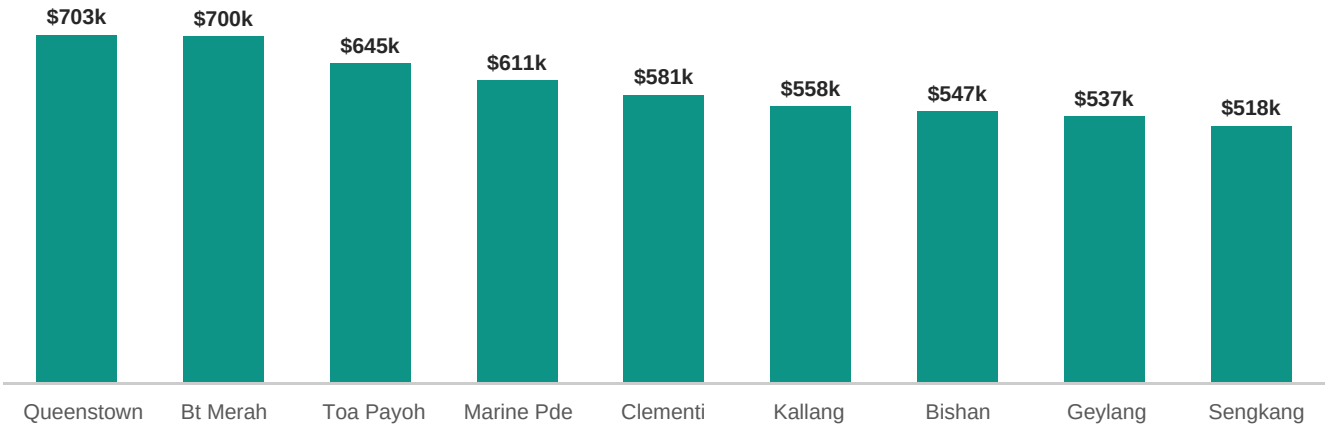
Median price each month, last 13 months



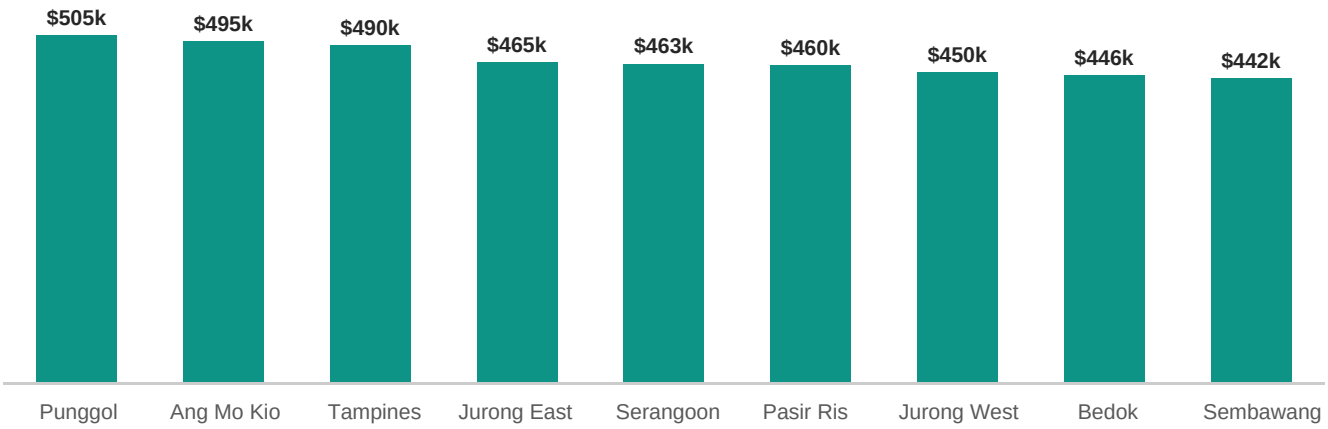
Median price by flat type (number sold), May 2013



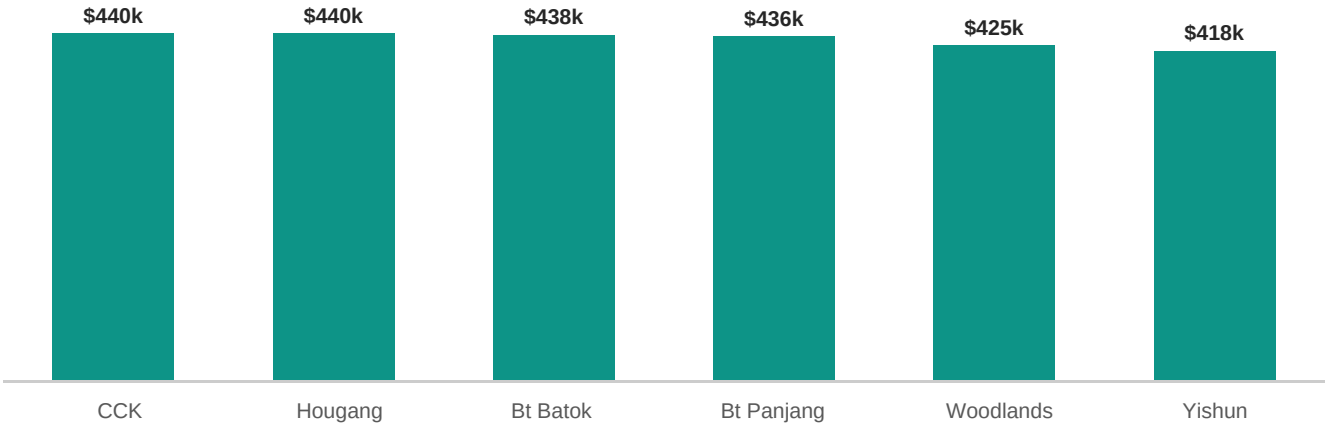
Median 4-room price by town, dearest first



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



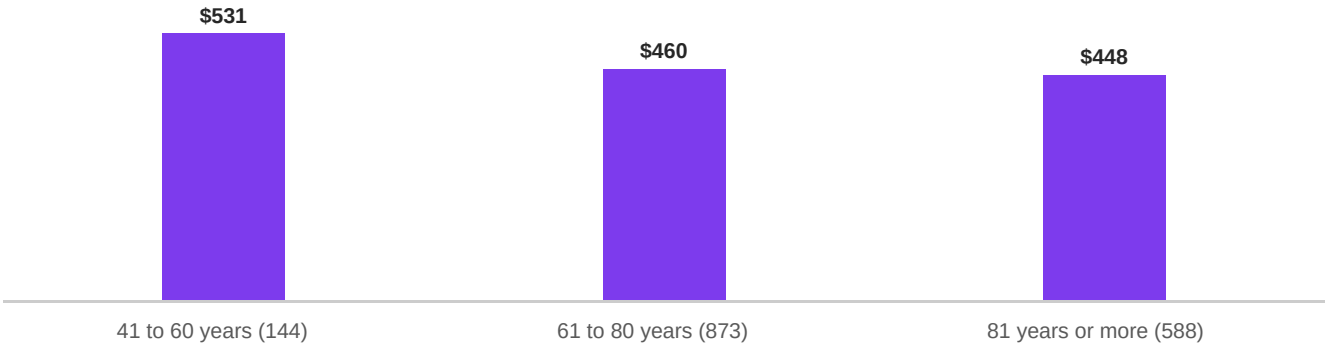
Median 4-room price by town, dearest first (continued)



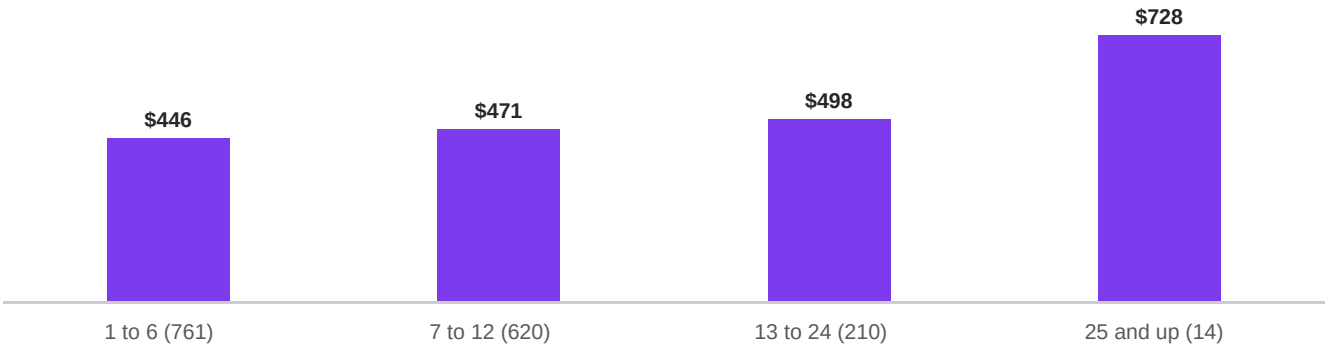
Town by town, May 2013

Ang Mo Kio: 93 sold - median $385,000 - 4-room median $495,000 - $496 psf
Bedok: 108 sold - median $430,000 - 4-room median $446,000 - $475 psf
Bishan: 32 sold - median $606,500 - 4-room median $547,000 - $550 psf
Bukit Batok: 63 sold - median $412,000 - 4-room median $438,000 - $442 psf
Bukit Merah: 55 sold - median $565,000 - 4-room median $700,000 - $611 psf
Bukit Panjang: 47 sold - median $493,000 - 4-room median $436,000 - $420 psf
Bukit Timah: 6 sold - median $784,000 - 4-room median n/a - $605 psf - 1 at $1M+
Central Area: 11 sold - median $495,000 - 4-room median n/a - $686 psf
Choa Chu Kang: 67 sold - median $473,000 - 4-room median $440,000 - $402 psf
Clementi: 43 sold - median $450,000 - 4-room median $581,000 - $560 psf
Geylang: 67 sold - median $374,000 - 4-room median $537,000 - $505 psf
Hougang: 79 sold - median $450,000 - 4-room median $440,000 - $442 psf
Jurong East: 50 sold - median $465,000 - 4-room median $465,000 - $445 psf
Jurong West: 133 sold - median $458,000 - 4-room median $450,000 - $426 psf
Kallang/Whampoa: 51 sold - median $405,000 - 4-room median $558,000 - $522 psf
Marine Parade: 15 sold - median $515,000 - 4-room median $610,500 - $633 psf
Pasir Ris: 45 sold - median $540,000 - 4-room median $460,000 - $403 psf
Punggol: 44 sold - median $535,000 - 4-room median $504,500 - $482 psf
Queenstown: 53 sold - median $445,000 - 4-room median $702,500 - $618 psf
Sembawang: 32 sold - median $504,500 - 4-room median $442,000 - $422 psf
Sengkang: 93 sold - median $535,000 - 4-room median $518,000 - $485 psf
Serangoon: 40 sold - median $462,500 - 4-room median $462,500 - $497 psf
Tampines: 97 sold - median $508,000 - 4-room median $490,000 - $448 psf
Toa Payoh: 57 sold - median $400,000 - 4-room median $645,000 - $529 psf
Woodlands: 140 sold - median $437,844 - 4-room median $425,000 - $386 psf
Yishun: 84 sold - median $373,444 - 4-room median $418,000 - $446 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2013

$1,000,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $636 psf - 74 yrs lease left

$950,000 Blk 79C Toa Payoh Ctrl, Toa Payoh
5-room - storey 34 to 36 - 1,184 sqft - $802 psf - 95 yrs lease left

$940,000 Blk 186 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,528 sqft - $615 psf - 73 yrs lease left

$940,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $602 psf - 79 yrs lease left

$930,000 Blk 322 Serangoon Ave 3, Serangoon
Executive - storey 07 to 09 - 1,518 sqft - $613 psf - 72 yrs lease left

$909,888 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $579 psf - 78 yrs lease left

$900,000 Blk 238 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,539 sqft - $585 psf - 78 yrs lease left

$895,000 Blk 134 Bishan St 12, Bishan
Executive - storey 01 to 03 - 1,550 sqft - $577 psf - 72 yrs lease left

$885,000 Blk 187 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $563 psf - 73 yrs lease left

$885,000 Blk 111 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,668 sqft - $530 psf - 71 yrs lease left

The 5 most affordable 4-room flats, May 2013

$350,000 Blk 408 Yishun Ave 6, Yishun

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

$350,000 Blk 428 Woodlands St 41, Woodlands

4-room - storey 07 to 09 - 904 sqft - $387 psf - 82 yrs lease left

$360,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $380 psf - 62 yrs lease left

$362,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $400 psf - 74 yrs lease left

$362,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,044 sqft - $347 psf - 63 yrs lease left

The 10 busiest streets, May 2013

Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Bedok Reservoir Rd, Bedok: 25 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 sales
Circuit Rd, Geylang: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Punggol Field, Punggol: 17 sales
Bedok Nth Rd, Bedok: 15 sales
Compassvale Link, Sengkang: 15 sales
Yishun Ring Rd, Yishun: 15 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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