HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2013

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

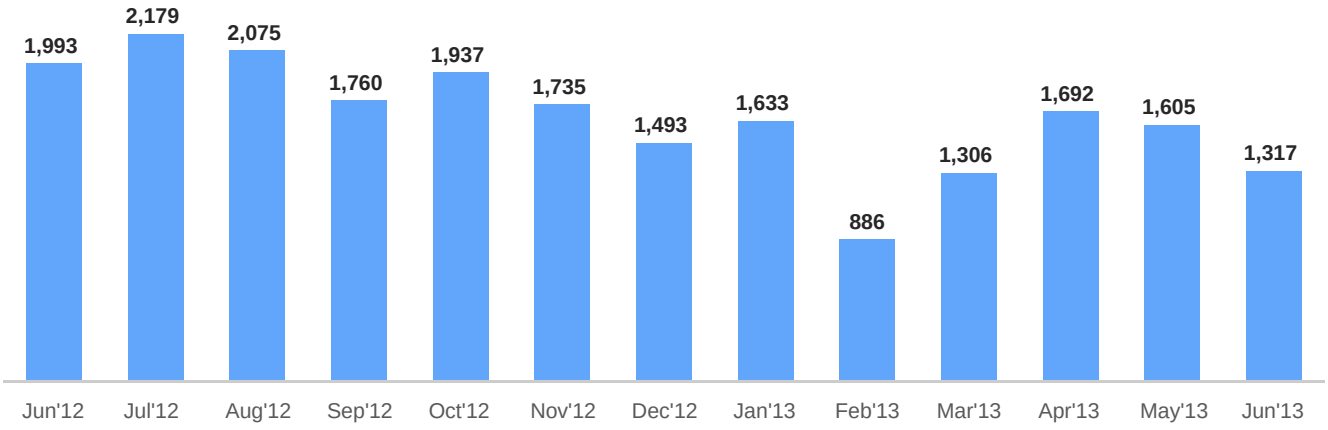
Flats sold: 1,317 Median price: $458,000 Median $psf: $459
Million-dollar flats: 0 (0.0%) Highest price: $928,000 (Marine Parade)

Against the month before: sales -17.9%, median price -1.1%. Against a year ago: sales -33.9%, median price +3.4%.

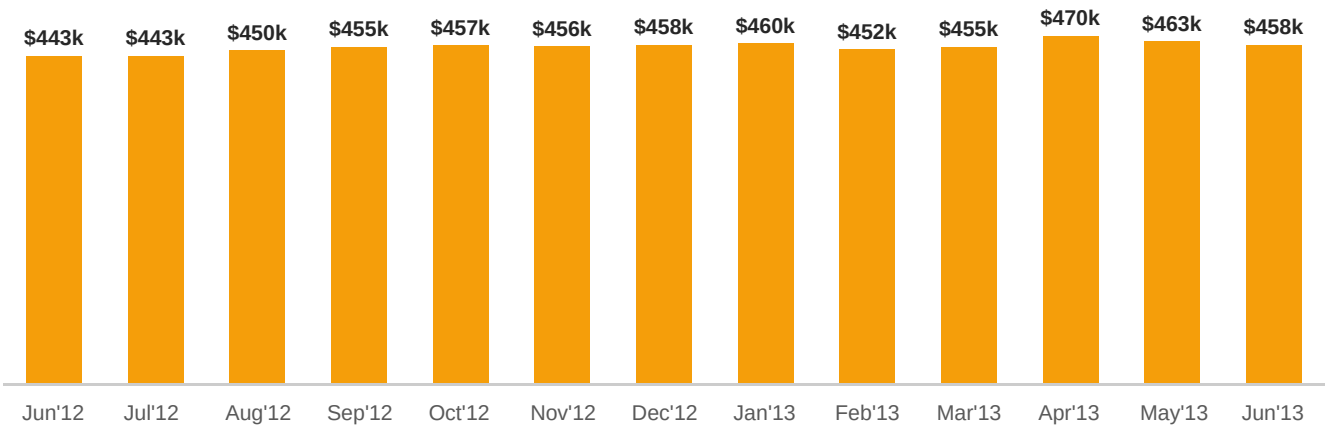
At a glance

- 1,317 HDB resale flats changed hands in June 2013, 17.9% fewer than the month before (1,605).
- Half of all flats sold for $458,000 or less (the median price), down 1.1% from the month before.
- A typical 4-room flat sold for $461,000 (507 sales), or about $447 per square foot.
- The highest price was $928,000 for a 5-room flat at Blk 3 Marine Ter, Marine Parade.
- For a 4-room flat, the most affordable town was Yishun (median $417,000) and the dearest was Queenstown (median $720,000).
- The busiest town was Woodlands with 117 sales.

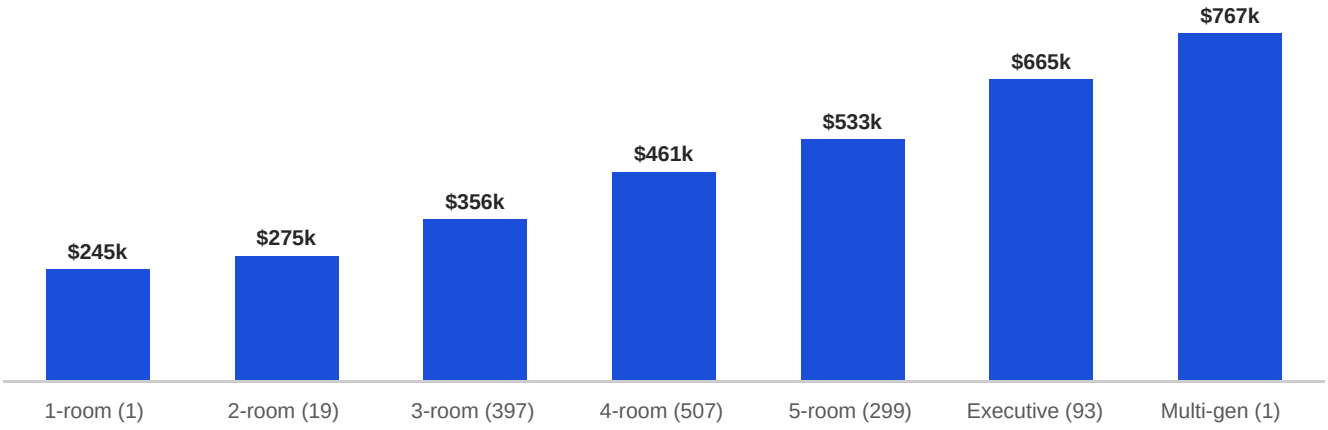
Flats sold each month, last 13 months



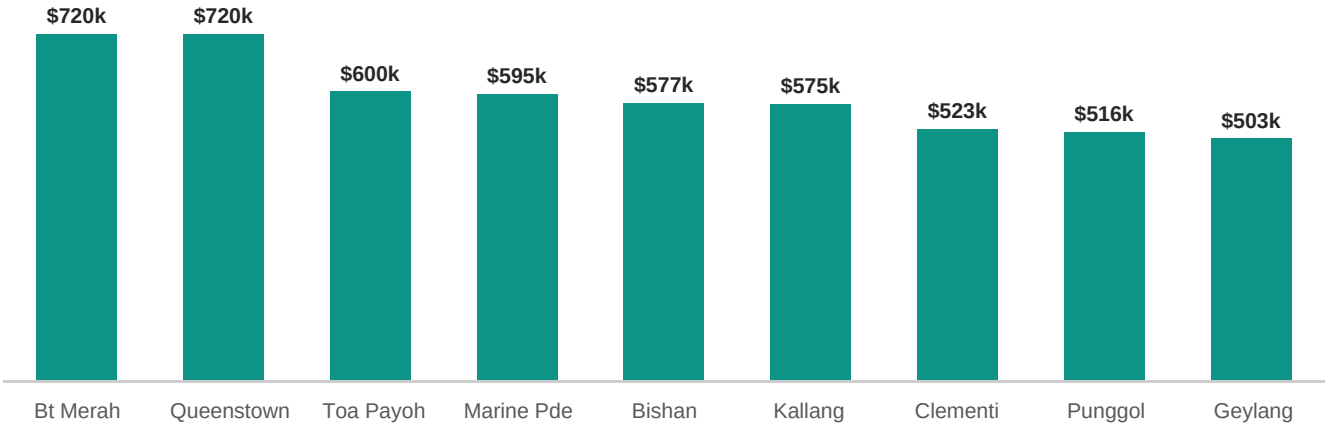
Median price each month, last 13 months



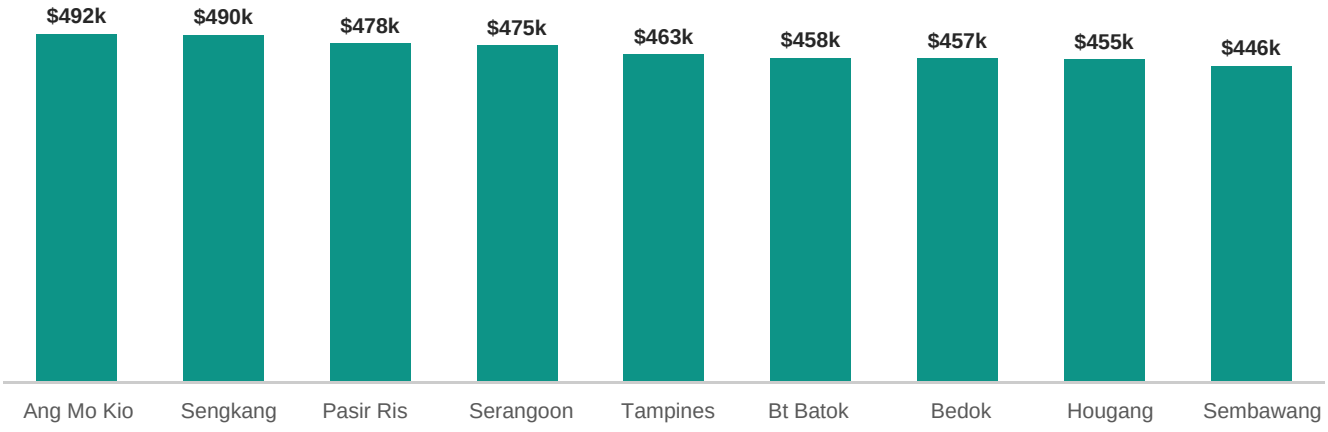
Median price by flat type (number sold), June 2013



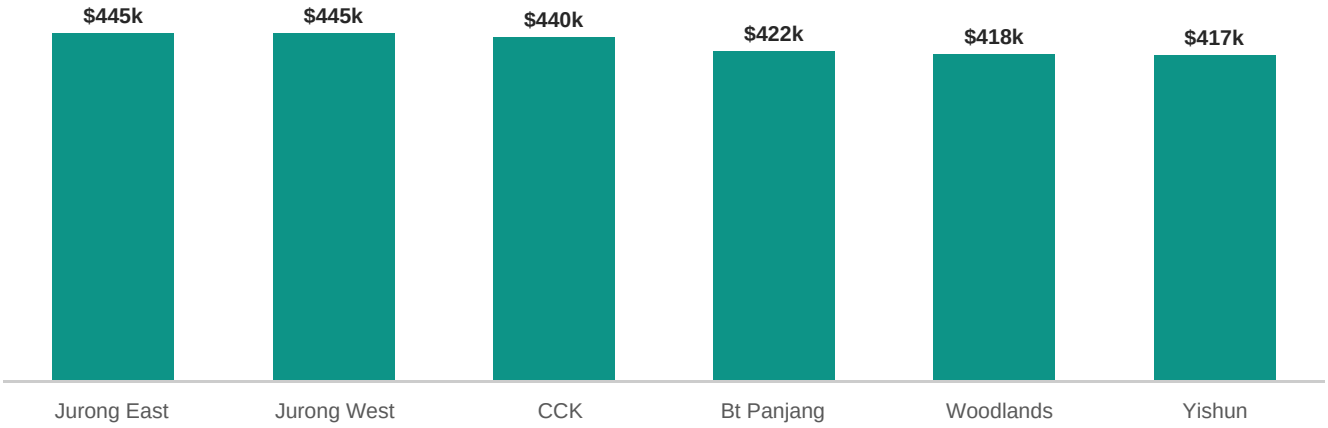
Median 4-room price by town, dearest first



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



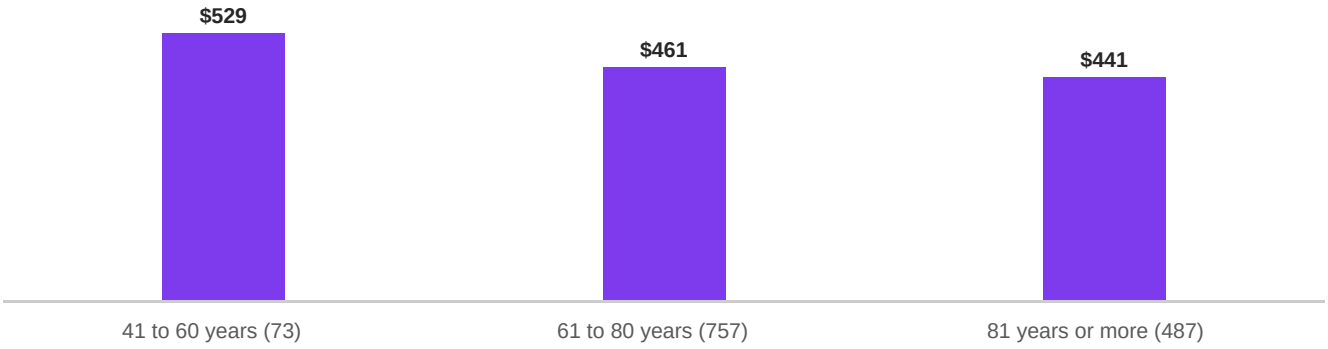
Median 4-room price by town, dearest first (continued)



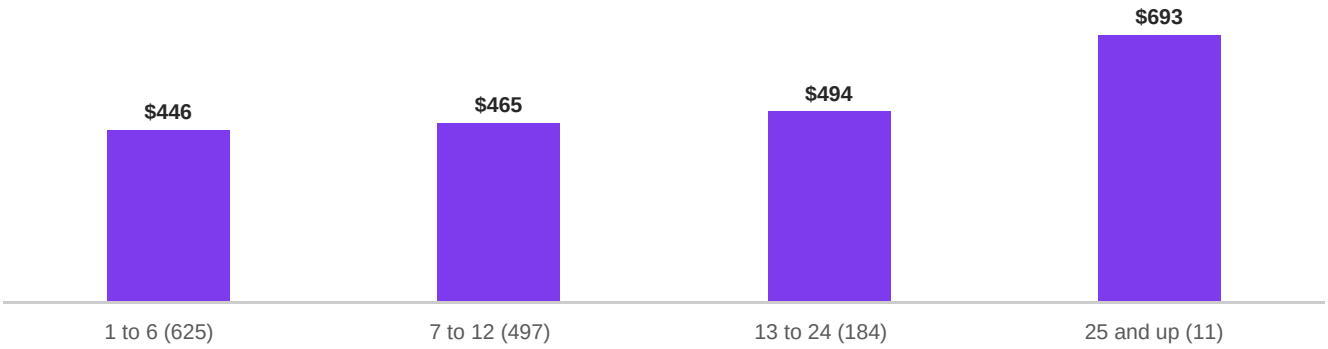
Town by town, June 2013

Ang Mo Kio: 86 sold - median $395,000 - 4-room median $491,500 - $494 psf
Bedok: 84 sold - median $425,750 - 4-room median $457,000 - $481 psf
Bishan: 23 sold - median $610,000 - 4-room median $577,000 - $540 psf
Bukit Batok: 53 sold - median $378,000 - 4-room median $457,500 - $452 psf
Bukit Merah: 53 sold - median $520,000 - 4-room median $720,000 - $600 psf
Bukit Panjang: 42 sold - median $430,000 - 4-room median $422,000 - $420 psf
Bukit Timah: 2 sold - median $711,000 - 4-room median n/a - $566 psf
Central Area: 3 sold - median $550,000 - 4-room median n/a - $653 psf
Choa Chu Kang: 59 sold - median $463,000 - 4-room median $440,000 - $400 psf
Clementi: 27 sold - median $432,000 - 4-room median $522,500 - $524 psf
Geylang: 36 sold - median $389,000 - 4-room median $502,750 - $482 psf
Hougang: 63 sold - median $455,000 - 4-room median $455,000 - $448 psf
Jurong East: 28 sold - median $439,444 - 4-room median $445,000 - $461 psf
Jurong West: 104 sold - median $460,000 - 4-room median $445,000 - $440 psf
Kallang/Whampoa: 45 sold - median $480,000 - 4-room median $575,000 - $530 psf
Marine Parade: 13 sold - median $540,000 - 4-room median $595,000 - $621 psf
Pasir Ris: 45 sold - median $512,000 - 4-room median $478,000 - $410 psf
Punggol: 27 sold - median $535,000 - 4-room median $516,000 - $498 psf
Queenstown: 35 sold - median $475,000 - 4-room median $720,000 - $627 psf
Sembawang: 27 sold - median $462,000 - 4-room median $446,000 - $404 psf
Sengkang: 84 sold - median $524,750 - 4-room median $490,000 - $464 psf
Serangoon: 32 sold - median $436,500 - 4-room median $475,000 - $499 psf
Tampines: 92 sold - median $472,500 - 4-room median $462,800 - $447 psf
Toa Payoh: 48 sold - median $465,900 - 4-room median $600,000 - $534 psf
Woodlands: 117 sold - median $445,000 - 4-room median $417,900 - $387 psf
Yishun: 89 sold - median $384,500 - 4-room median $417,000 - $424 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2013

$928,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,313 sqft - $707 psf - 61 yrs lease left

$920,000 Blk 192 Bishan St 13, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $712 psf - 73 yrs lease left

$900,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 13 to 15 - 1,464 sqft - $615 psf - 82 yrs lease left

$900,000 Blk 152 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,184 sqft - $760 psf - 92 yrs lease left

$880,000 Blk 106 Lengkong Tiga, Bedok
Executive - storey 07 to 09 - 1,658 sqft - $531 psf - 75 yrs lease left

$870,000 Blk 3C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,184 sqft - $735 psf - 92 yrs lease left

$870,000 Blk 122 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,292 sqft - $674 psf - 85 yrs lease left

$867,000 Blk 75C Redhill Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $700 psf - 93 yrs lease left

$860,000 Blk 816 Jellicoe Rd, Kallang/Whampoa
5-room - storey 13 to 15 - 1,184 sqft - $726 psf - 89 yrs lease left

$850,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 04 to 06 - 1,410 sqft - $603 psf - 70 yrs lease left

The 5 most affordable 4-room flats, June 2013

$349,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,033 sqft - $338 psf - 67 yrs lease left

$350,000 Blk 279 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $387 psf - 71 yrs lease left

$350,000 Blk 429 Woodlands St 41, Woodlands

4-room - storey 10 to 12 - 904 sqft - $387 psf - 82 yrs lease left

$356,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $394 psf - 74 yrs lease left

$356,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $363 psf - 63 yrs lease left

The 10 busiest streets, June 2013

Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Bedok Reservoir Rd, Bedok: 17 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 16 sales
Bedok Nth Rd, Bedok: 16 sales
Jurong West St 65, Jurong West: 14 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 13 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 12 sales
Woodlands Ring Rd, Woodlands: 12 sales
Bt Batok West Ave 6, Bukit Batok: 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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