HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2013

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

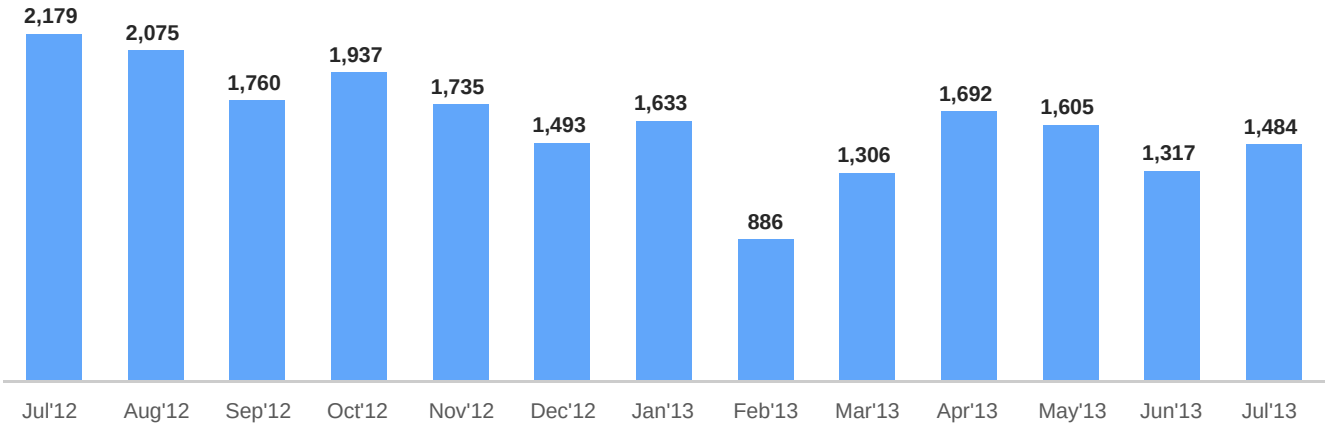
Flats sold: 1,484 Median price: $460,000 Median $psf: $452
Million-dollar flats: 0 (0.0%) Highest price: $961,000 (Queenstown)

Against the month before: sales +12.7%, median price +0.4%. Against a year ago: sales -31.9%, median price +3.9%.

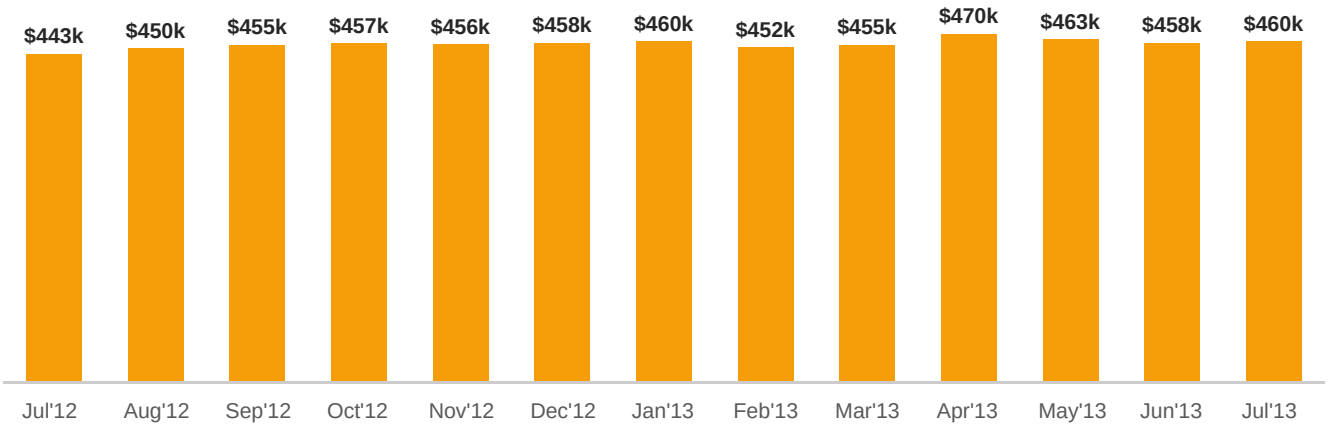
At a glance

- 1,484 HDB resale flats changed hands in July 2013, 12.7% more than the month before (1,317).
- Half of all flats sold for $460,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $460,000 (569 sales), or about $442 per square foot.
- The highest price was $961,000 for a 5-room flat at Blk 91 Tanglin Halt Rd, Queenstown.
- For a 4-room flat, the most affordable town was Woodlands (median $410,000) and the dearest was Bukit Merah (median $715,000).
- The busiest town was Jurong West with 138 sales.

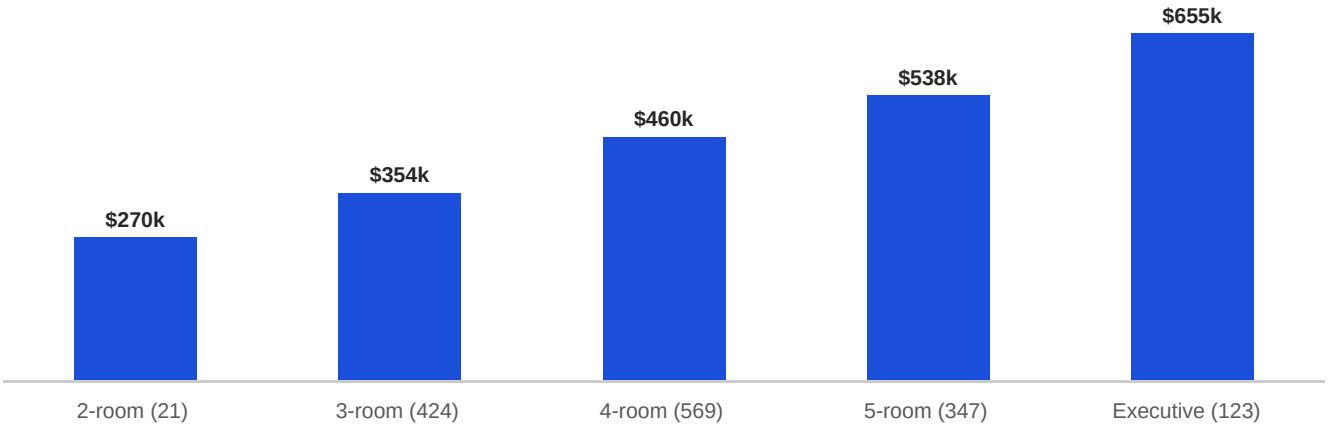
Flats sold each month, last 13 months



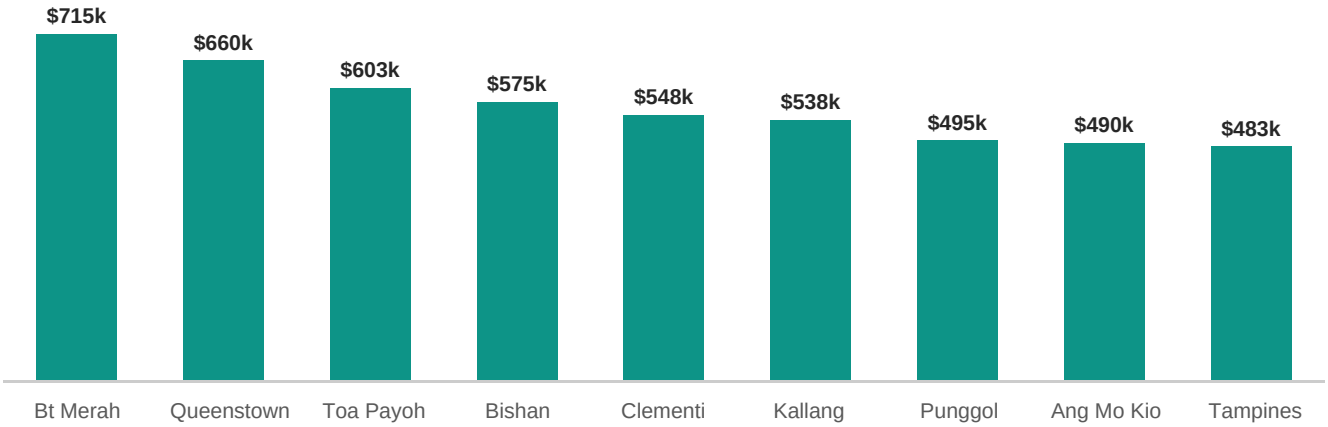
Median price each month, last 13 months



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



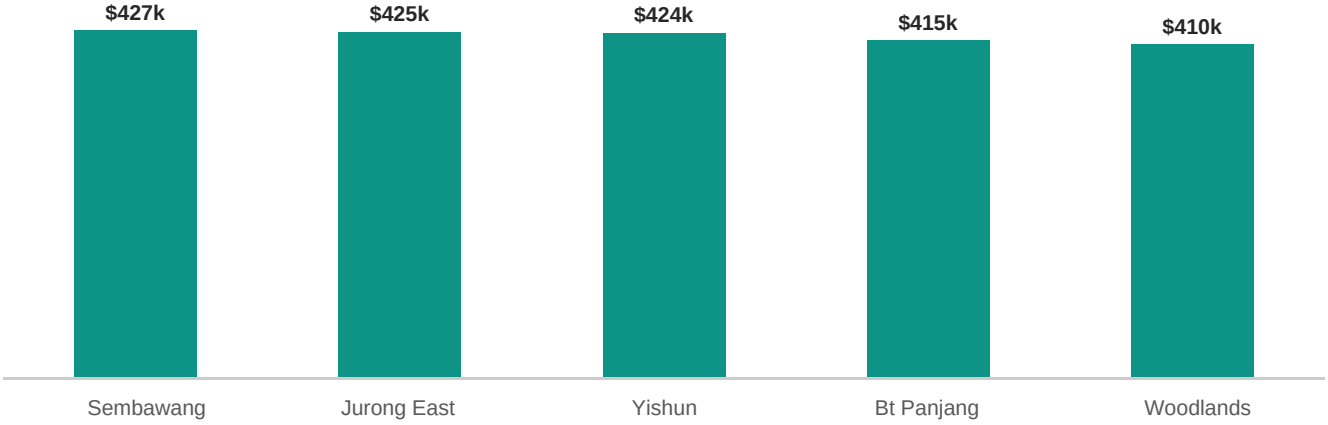
Median 4-room price by town, dearest first



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



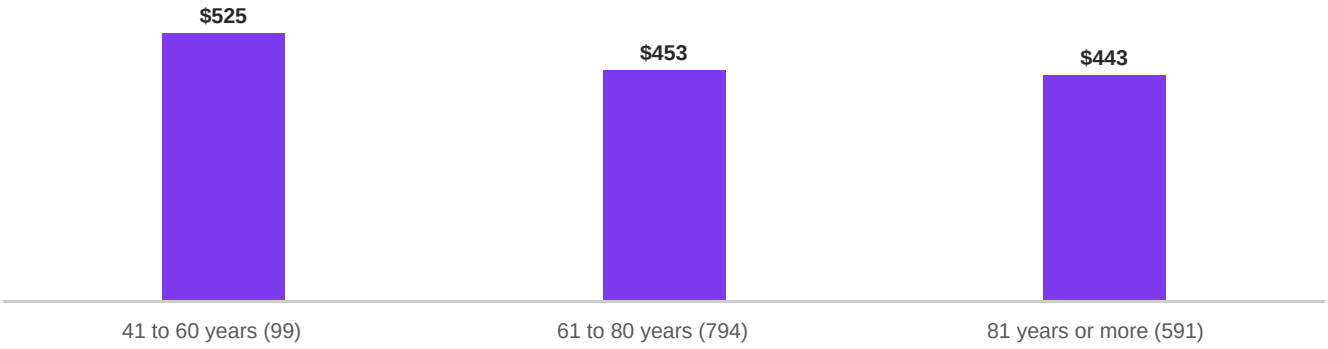
Median 4-room price by town, dearest first (continued)



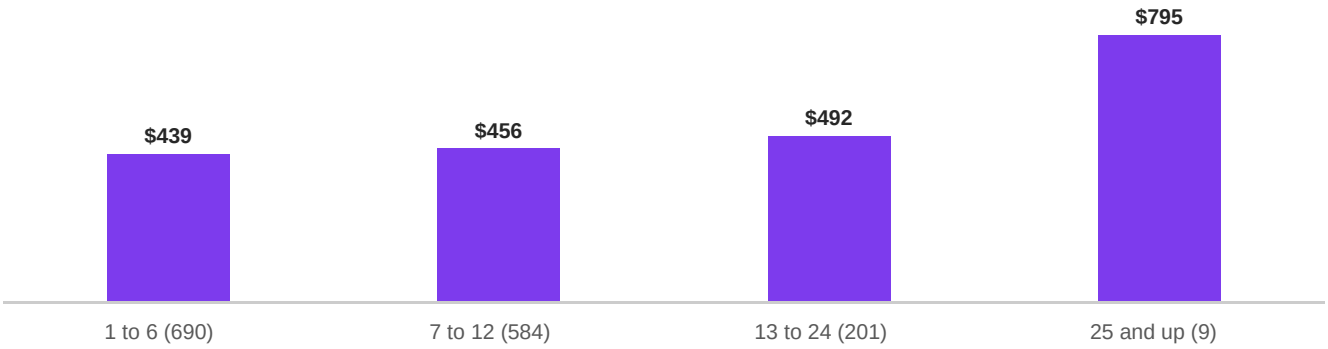
Town by town, July 2013

Ang Mo Kio: 79 sold - median $385,000 - 4-room median $490,000 - $485 psf
Bedok: 89 sold - median $405,000 - 4-room median $446,000 - $473 psf
Bishan: 20 sold - median $580,000 - 4-room median $575,000 - $525 psf
Bukit Batok: 62 sold - median $402,500 - 4-room median $443,500 - $446 psf
Bukit Merah: 50 sold - median $651,000 - 4-room median $715,000 - $610 psf
Bukit Panjang: 44 sold - median $462,500 - 4-room median $415,000 - $405 psf
Bukit Timah: 3 sold - median $950,000 - 4-room median n/a - $605 psf
Central Area: 10 sold - median $403,500 - 4-room median n/a - $552 psf
Choa Chu Kang: 51 sold - median $452,000 - 4-room median $430,000 - $389 psf
Clementi: 37 sold - median $452,000 - 4-room median $547,800 - $518 psf
Geylang: 43 sold - median $398,000 - 4-room median $440,000 - $491 psf
Hougang: 88 sold - median $459,444 - 4-room median $440,000 - $439 psf
Jurong East: 33 sold - median $425,000 - 4-room median $425,000 - $436 psf
Jurong West: 138 sold - median $489,000 - 4-room median $429,888 - $432 psf
Kallang/Whampoa: 63 sold - median $455,000 - 4-room median $538,000 - $532 psf
Marine Parade: 7 sold - median $450,000 - 4-room median n/a - $623 psf
Pasir Ris: 49 sold - median $500,000 - 4-room median $460,000 - $395 psf
Punggol: 43 sold - median $532,000 - 4-room median $495,000 - $471 psf
Queenstown: 42 sold - median $435,944 - 4-room median $660,000 - $590 psf
Sembawang: 26 sold - median $470,000 - 4-room median $427,000 - $417 psf
Sengkang: 98 sold - median $520,000 - 4-room median $478,500 - $465 psf
Serangoon: 38 sold - median $497,500 - 4-room median $470,000 - $458 psf
Tampines: 94 sold - median $485,000 - 4-room median $483,000 - $445 psf
Toa Payoh: 45 sold - median $406,000 - 4-room median $603,000 - $523 psf
Woodlands: 138 sold - median $435,000 - 4-room median $410,000 - $387 psf
Yishun: 94 sold - median $383,000 - 4-room median $423,800 - $425 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2013

$961,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 34 to 36 - 1,184 sqft - $812 psf - 94 yrs lease left

$960,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $611 psf - 75 yrs lease left

$950,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $605 psf - 75 yrs lease left

$935,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 31 to 33 - 1,184 sqft - $790 psf - 94 yrs lease left

$918,000 Blk 27B Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $775 psf - 94 yrs lease left

$895,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 16 to 18 - 1,410 sqft - $635 psf - 70 yrs lease left

$888,000 Blk 187 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $565 psf - 73 yrs lease left

$880,000 Blk 147 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,184 sqft - $743 psf - 92 yrs lease left

$880,000 Blk 81 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,313 sqft - $670 psf - 83 yrs lease left

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5-room - storey 19 to 21 - 1,313 sqft - $670 psf - 83 yrs lease left

The 5 most affordable 4-room flats, July 2013

$330,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 947 sqft - $348 psf - 62 yrs lease left

$338,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $357 psf - 62 yrs lease left

$351,000 Blk 276 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $388 psf - 71 yrs lease left

$351,000 Blk 412 Saujana Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $388 psf - 74 yrs lease left

$353,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $390 psf - 74 yrs lease left

The 10 busiest streets, July 2013

Yishun Ring Rd, Yishun: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Bedok Reservoir Rd, Bedok: 19 sales
Marsiling Dr, Woodlands: 17 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 16 sales
Jurong West St 65, Jurong West: 16 sales
Jurong West St 93, Jurong West: 15 sales
Woodlands Ring Rd, Woodlands: 15 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 14 sales
Hougang Ave 8, Hougang: 14 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg