HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2013

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:12 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2013-08/

August 2013 in full

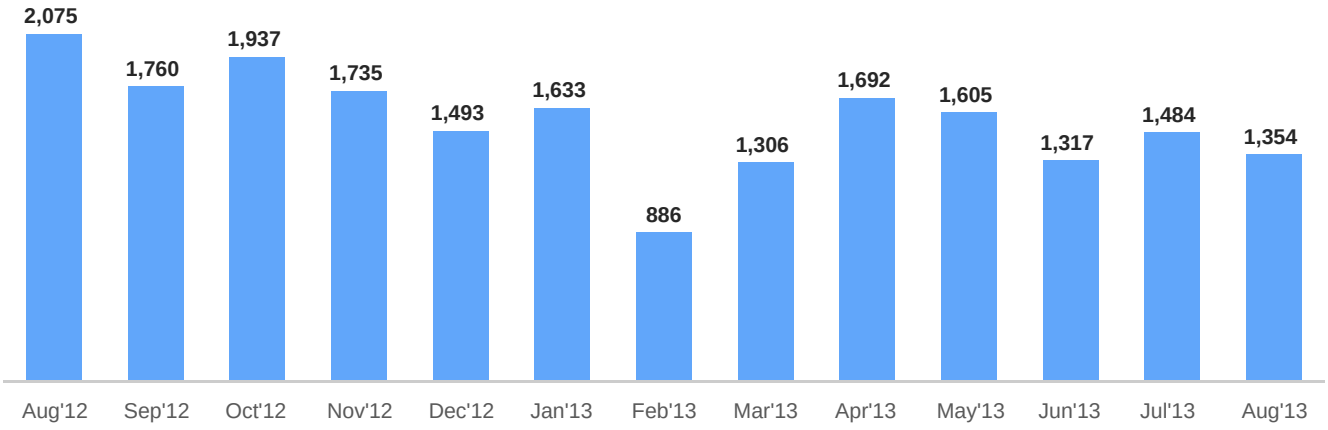
Flats sold: 1,354 Median price: $458,889 Median $psf: $457
Million-dollar flats: 0 (0.0%) Highest price: $980,000 (Queenstown)

Against the month before: sales -8.8%, median price -0.2%. Against a year ago: sales -34.7%, median price +2.0%.

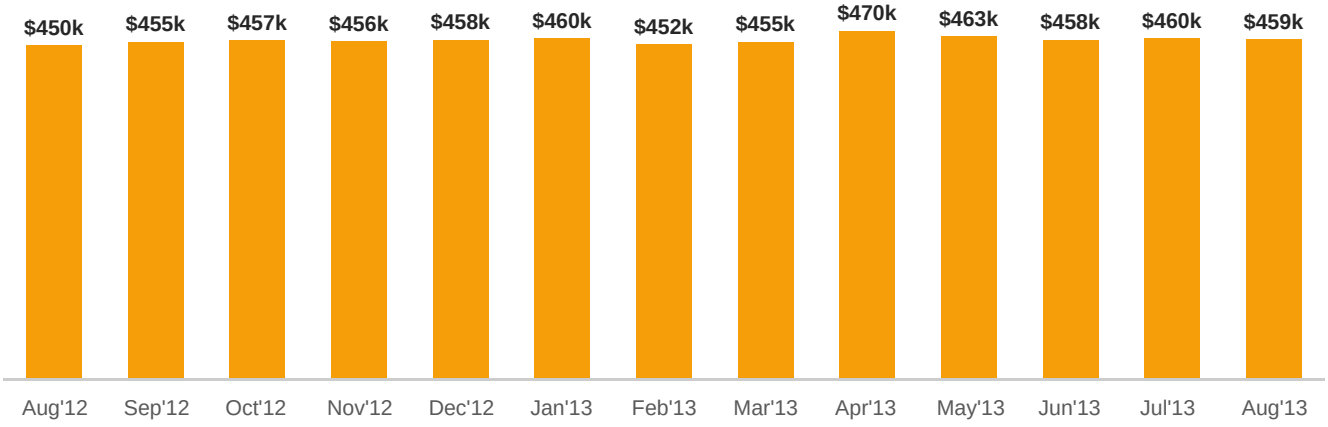
At a glance

- 1,354 HDB resale flats changed hands in August 2013, 8.8% fewer than the month before (1,484).
- Half of all flats sold for $458,889 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $460,000 (515 sales), or about $440 per square foot.
- The highest price was $980,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $403,000) and the dearest was Queenstown (median $707,500).
- The busiest town was Woodlands with 127 sales.

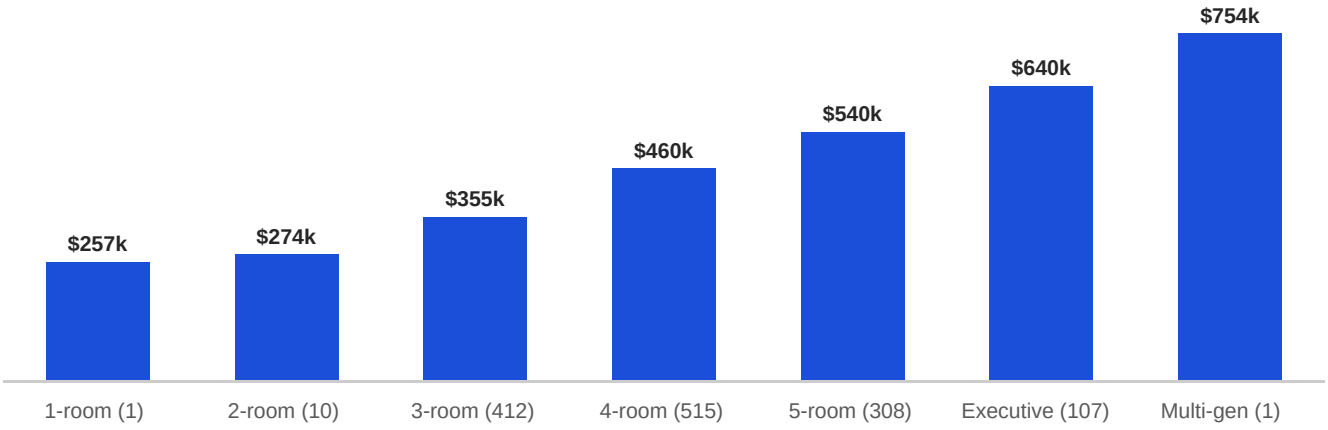
Flats sold each month, last 13 months



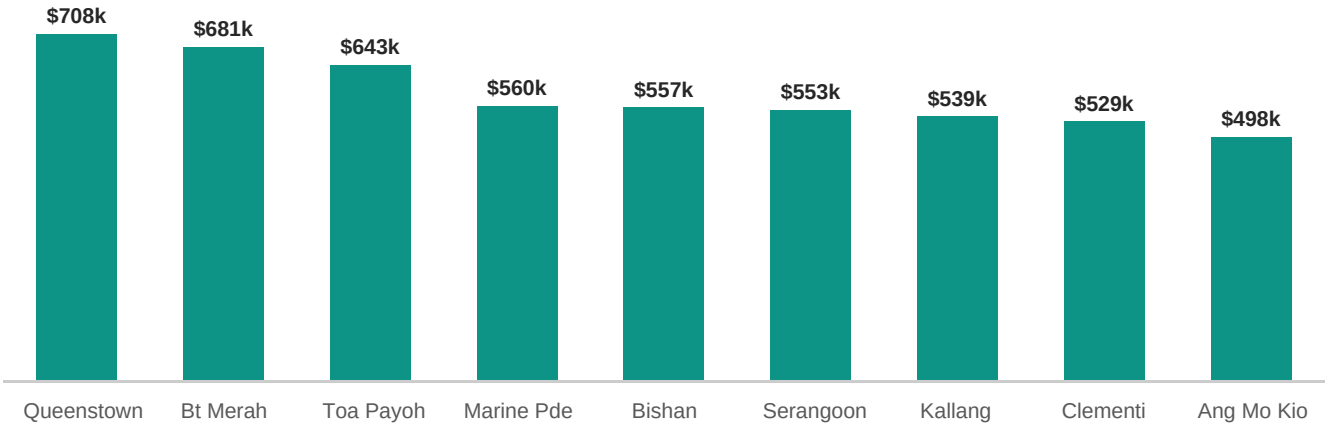
Median price each month, last 13 months



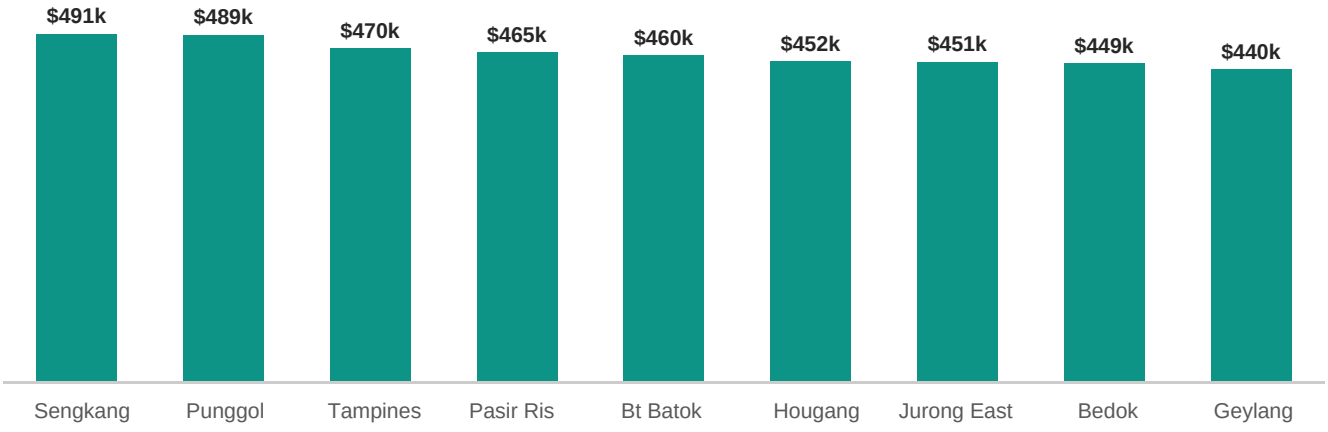
Median price by flat type (number sold), August 2013



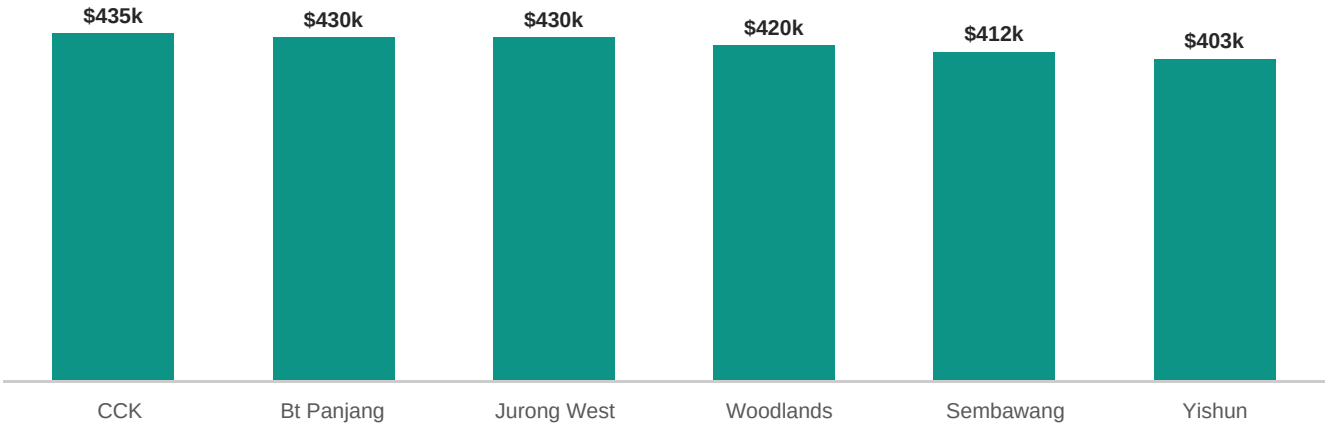
Median 4-room price by town, dearest first



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



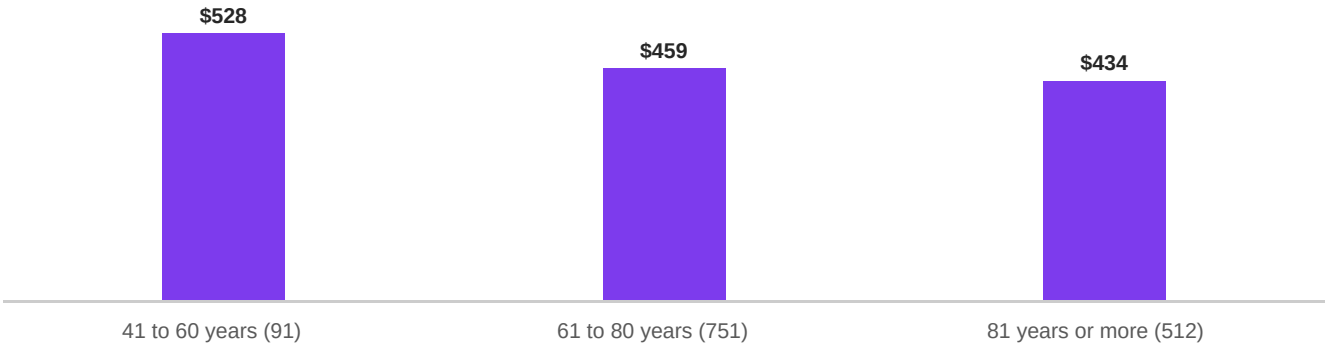
Median 4-room price by town, dearest first (continued)



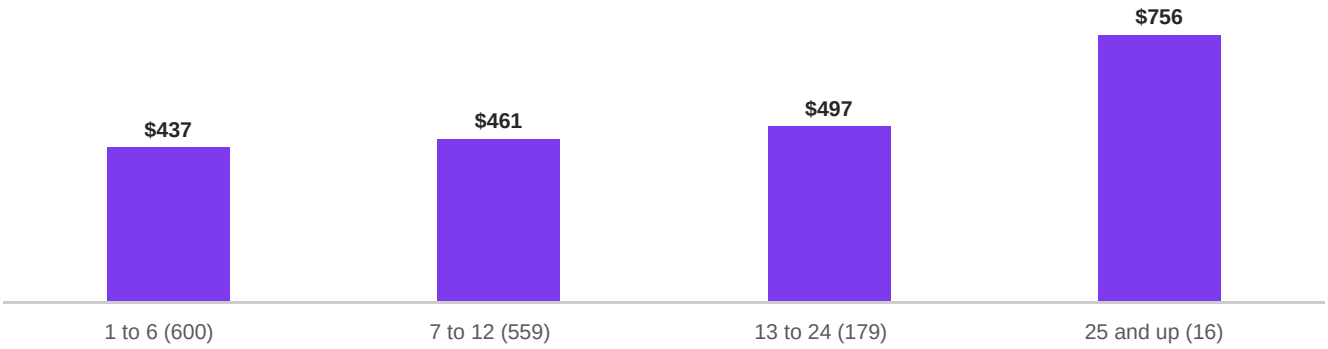
Town by town, August 2013

Ang Mo Kio: 66 sold - median $398,000 - 4-room median $497,500 - $485 psf
Bedok: 103 sold - median $420,000 - 4-room median $448,500 - $469 psf
Bishan: 25 sold - median $588,888 - 4-room median $557,000 - $528 psf
Bukit Batok: 39 sold - median $432,000 - 4-room median $460,000 - $454 psf
Bukit Merah: 70 sold - median $618,000 - 4-room median $680,500 - $614 psf
Bukit Panjang: 38 sold - median $460,000 - 4-room median $430,000 - $415 psf
Central Area: 7 sold - median $438,000 - 4-room median n/a - $547 psf
Choa Chu Kang: 48 sold - median $455,000 - 4-room median $435,000 - $397 psf
Clementi: 42 sold - median $436,000 - 4-room median $529,000 - $507 psf
Geylang: 45 sold - median $363,000 - 4-room median $440,000 - $505 psf
Hougang: 84 sold - median $460,000 - 4-room median $451,500 - $436 psf
Jurong East: 32 sold - median $438,500 - 4-room median $451,000 - $454 psf
Jurong West: 112 sold - median $466,250 - 4-room median $430,000 - $436 psf
Kallang/Whampoa: 44 sold - median $447,000 - 4-room median $539,000 - $525 psf
Marine Parade: 8 sold - median $504,444 - 4-room median $560,000 - $628 psf
Pasir Ris: 39 sold - median $530,000 - 4-room median $464,500 - $404 psf
Punggol: 26 sold - median $530,000 - 4-room median $489,000 - $478 psf
Queenstown: 38 sold - median $462,500 - 4-room median $707,500 - $642 psf
Sembawang: 34 sold - median $467,750 - 4-room median $412,000 - $414 psf
Sengkang: 67 sold - median $545,000 - 4-room median $490,500 - $462 psf
Serangoon: 23 sold - median $500,000 - 4-room median $552,500 - $503 psf
Tampines: 112 sold - median $481,000 - 4-room median $470,000 - $446 psf
Toa Payoh: 46 sold - median $401,500 - 4-room median $643,400 - $515 psf
Woodlands: 127 sold - median $440,000 - 4-room median $420,000 - $390 psf
Yishun: 79 sold - median $393,000 - 4-room median $403,000 - $426 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2013

$980,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $607 psf - 81 yrs lease left

$937,000 Blk 79C Toa Payoh Ctrl, Toa Payoh
5-room - storey 40 to 42 - 1,184 sqft - $791 psf - 95 yrs lease left

$930,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $785 psf - 94 yrs lease left

$905,000 Blk 443 Sin Ming Ave, Bishan
Executive - storey 07 to 09 - 2,142 sqft - $422 psf - 76 yrs lease left

$900,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,539 sqft - $585 psf - 73 yrs lease left

$900,000 Blk 25A Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $760 psf - 94 yrs lease left

$895,000 Blk 87 Zion Rd, Bukit Merah
5-room - storey 13 to 15 - 1,281 sqft - $699 psf - 60 yrs lease left

$880,000 Blk 120 Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $711 psf - 87 yrs lease left

$880,000 Blk 21 Holland Dr, Queenstown
5-room - storey 19 to 21 - 1,259 sqft - $699 psf - 61 yrs lease left

$860,000 Blk 76A Redhill Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $695 psf - 91 yrs lease left

The 5 most affordable 4-room flats, August 2013

$340,000 Blk 439 Yishun Ave 11, Yishun
4-room - storey 01 to 03 - 904 sqft - $376 psf - 74 yrs lease left

$340,000 Blk 52 Teban Gdns Rd, Jurong East
4-room - storey 10 to 12 - 893 sqft - $381 psf - 73 yrs lease left

$343,000 Blk 433 Yishun Ave 6, Yishun
4-room - storey 01 to 03 - 904 sqft - $379 psf - 74 yrs lease left

$343,500 Blk 8 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 947 sqft - $363 psf - 62 yrs lease left

$348,000 Blk 251 Yishun Ring Rd, Yishun
4-room - storey 01 to 03 - 904 sqft - $385 psf - 70 yrs lease left

The 10 busiest streets, August 2013

Yishun Ring Rd, Yishun: 30 sales
Bedok Nth Rd, Bedok: 22 sales
Bedok Reservoir Rd, Bedok: 18 sales
Hougang Ave 8, Hougang: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 16 sales
Choa Chu Kang Cres, Choa Chu Kang: 15 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 14 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 12 sales
Jurong West St 64, Jurong West: 12 sales
Simei St 1, Tampines: 12 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