HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2013

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

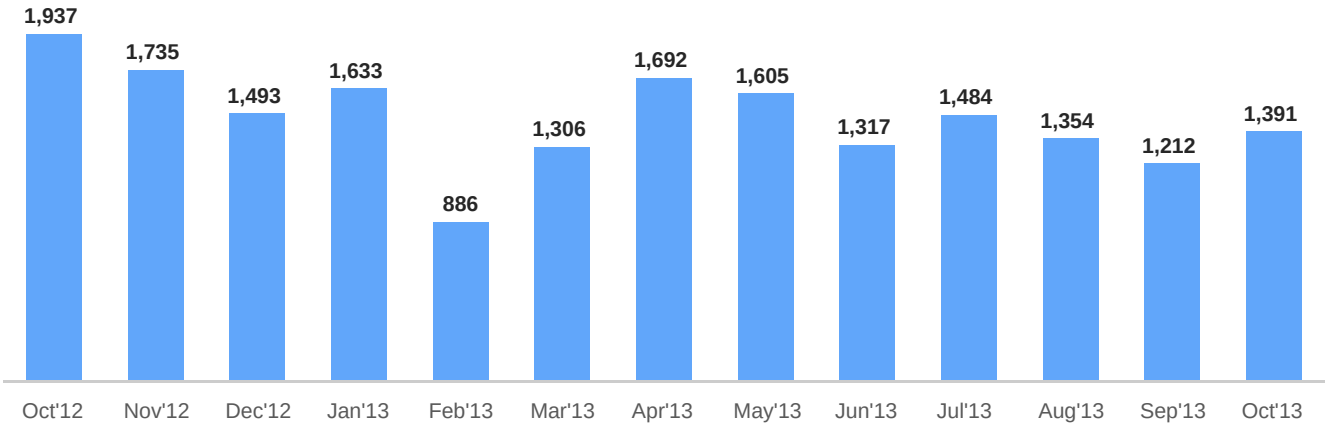
Flats sold: 1,391 Median price: $448,000 Median $psf: $449
Million-dollar flats: 0 (0.0%) Highest price: $960,000 (Clementi)

Against the month before: sales +14.8%, median price -0.4%. Against a year ago: sales -28.2%, median price -2.0%.

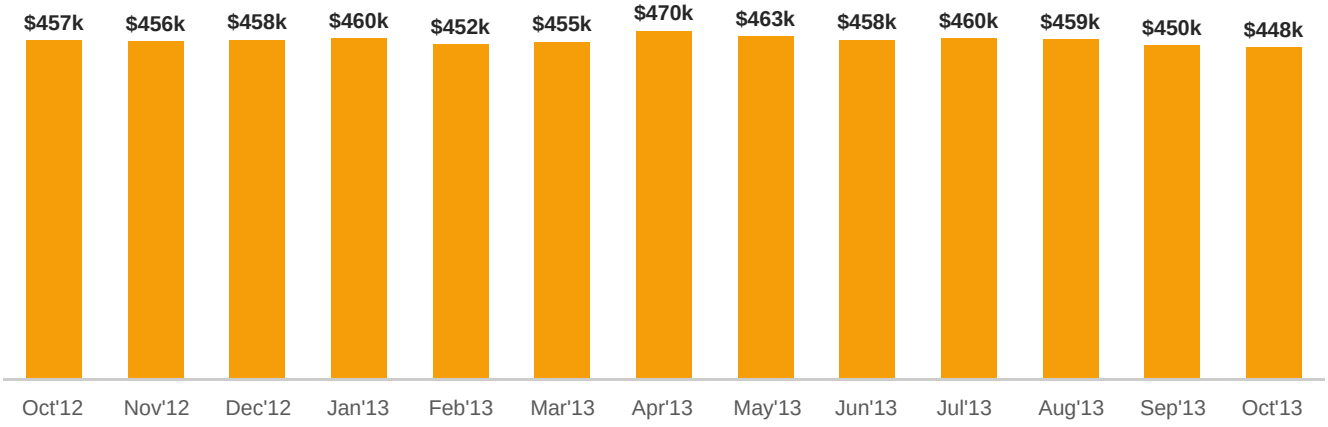
At a glance

- 1,391 HDB resale flats changed hands in October 2013, 14.8% more than the month before (1,212).
- Half of all flats sold for $448,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $450,000 (512 sales), or about $435 per square foot.
- The highest price was $960,000 for an executive flat at Blk 206 Clementi Ave 6, Clementi.
- For a 4-room flat, the most affordable town was Yishun (median $398,500) and the dearest was Bukit Merah (median $732,000).
- The busiest town was Woodlands with 130 sales.

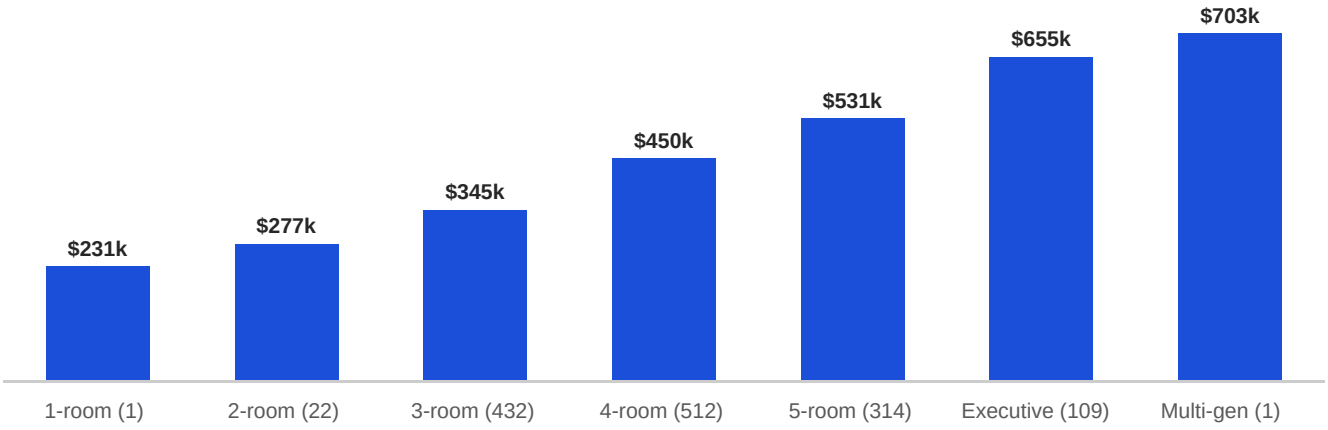
Flats sold each month, last 13 months



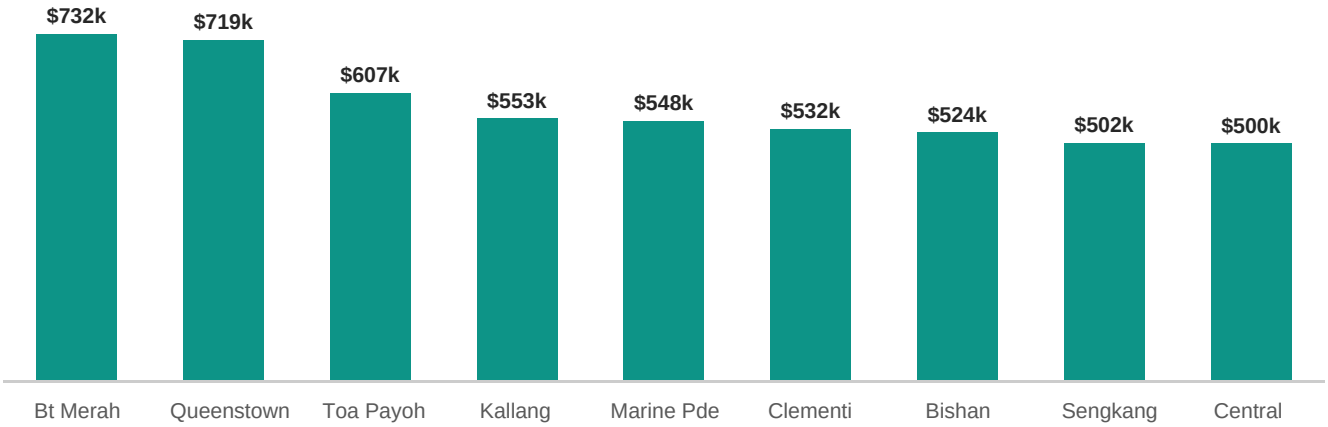
Median price each month, last 13 months



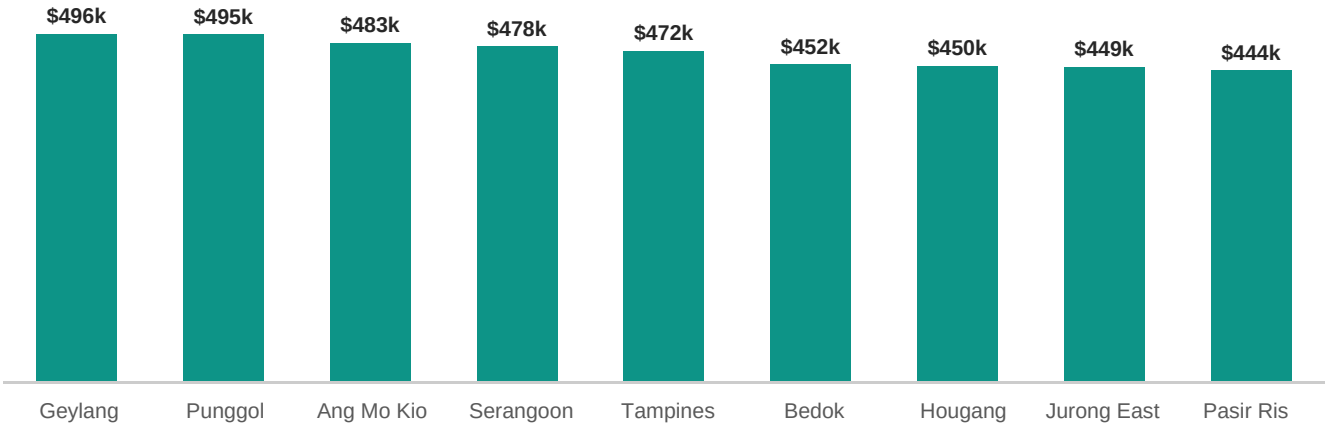
Median price by flat type (number sold), October 2013



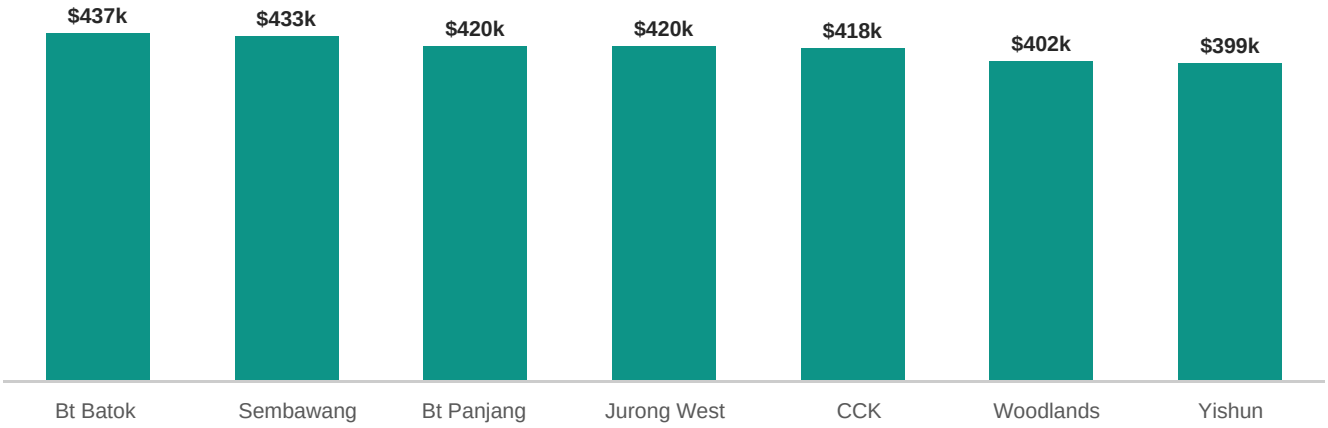
Median 4-room price by town, dearest first



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



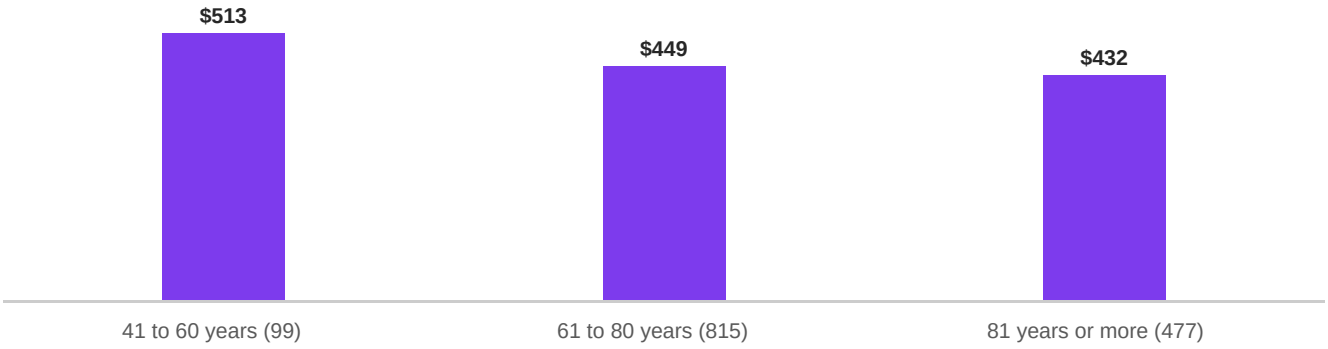
Median 4-room price by town, dearest first (continued)



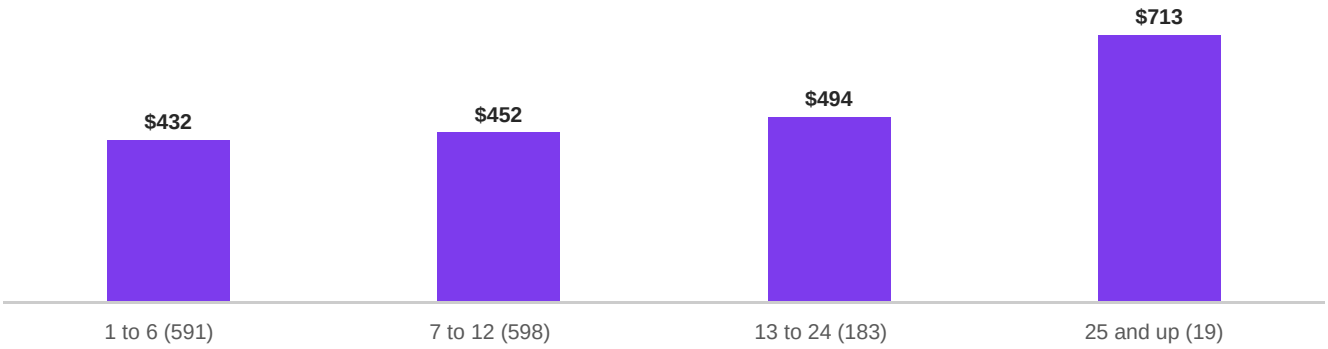
Town by town, October 2013

Ang Mo Kio: 65 sold - median $405,000 - 4-room median $483,000 - $488 psf
Bedok: 101 sold - median $415,000 - 4-room median $452,000 - $469 psf
Bishan: 30 sold - median $620,444 - 4-room median $524,000 - $552 psf
Bukit Batok: 65 sold - median $402,000 - 4-room median $436,500 - $443 psf
Bukit Merah: 59 sold - median $550,000 - 4-room median $732,000 - $582 psf
Bukit Panjang: 48 sold - median $439,000 - 4-room median $420,000 - $409 psf
Bukit Timah: 3 sold - median $498,000 - 4-room median n/a - $602 psf
Central Area: 16 sold - median $447,500 - 4-room median $500,444 - $588 psf
Choa Chu Kang: 42 sold - median $470,000 - 4-room median $418,000 - $384 psf
Clementi: 41 sold - median $468,000 - 4-room median $531,500 - $523 psf
Geylang: 43 sold - median $375,000 - 4-room median $496,000 - $497 psf
Hougang: 62 sold - median $450,000 - 4-room median $450,000 - $436 psf
Jurong East: 33 sold - median $448,000 - 4-room median $449,000 - $429 psf
Jurong West: 115 sold - median $445,000 - 4-room median $420,000 - $416 psf
Kallang/Whampoa: 39 sold - median $376,000 - 4-room median $553,000 - $515 psf
Marine Parade: 7 sold - median $545,000 - 4-room median $547,500 - $617 psf
Pasir Ris: 52 sold - median $514,000 - 4-room median $444,000 - $388 psf
Punggol: 28 sold - median $543,000 - 4-room median $495,000 - $463 psf
Queenstown: 37 sold - median $440,000 - 4-room median $718,888 - $606 psf
Sembawang: 22 sold - median $473,000 - 4-room median $433,000 - $423 psf
Sengkang: 76 sold - median $519,000 - 4-room median $502,000 - $462 psf
Serangoon: 28 sold - median $451,500 - 4-room median $477,900 - $506 psf
Tampines: 97 sold - median $490,000 - 4-room median $471,500 - $441 psf
Toa Payoh: 51 sold - median $404,000 - 4-room median $606,500 - $502 psf
Woodlands: 130 sold - median $408,000 - 4-room median $401,500 - $390 psf
Yishun: 101 sold - median $378,000 - 4-room median $398,500 - $411 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2013

$960,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 01 to 03 - 1,679 sqft - $572 psf - 71 yrs lease left

$955,000 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 31 to 33 - 1,184 sqft - $807 psf - 94 yrs lease left

$920,000 Blk 237 Hougang St 21, Hougang
Executive - storey 10 to 12 - 1,593 sqft - $578 psf - 70 yrs lease left

$918,888 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $585 psf - 73 yrs lease left

$910,000 Blk 48 Strathmore Ave, Queenstown
5-room - storey 37 to 39 - 1,184 sqft - $769 psf - 92 yrs lease left

$905,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,593 sqft - $568 psf - 79 yrs lease left

$900,000 Blk 457 Ang Mo Kio Ave 10, Ang Mo Kio
Executive - storey 13 to 15 - 1,884 sqft - $478 psf - 66 yrs lease left

$890,000 Blk 322 Serangoon Ave 3, Serangoon
Executive - storey 04 to 06 - 1,615 sqft - $551 psf - 72 yrs lease left

$880,000 Blk 75A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $711 psf - 91 yrs lease left

$870,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 10 to 12 - 1,615 sqft - $539 psf - 71 yrs lease left

The 5 most affordable 4-room flats, October 2013

$339,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $375 psf - 74 yrs lease left

$341,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $377 psf - 74 yrs lease left

$344,000 Blk 275 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $380 psf - 72 yrs lease left

$355,000 Blk 254 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $393 psf - 71 yrs lease left

$355,000 Blk 511 Bt Batok St 52, Bukit Batok

4-room - storey 01 to 03 - 904 sqft - $393 psf - 72 yrs lease left

The 10 busiest streets, October 2013

Yishun Ring Rd, Yishun: 27 sales
Bedok Reservoir Rd, Bedok: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Marsiling Dr, Woodlands: 19 sales
Bedok Nth Rd, Bedok: 15 sales
Tampines St 21, Tampines: 15 sales
Hougang Ave 8, Hougang: 12 sales
Compassvale Link, Sengkang: 12 sales
Bishan St 13, Bishan: 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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