HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2013

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:02 pm.
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November 2013 in full

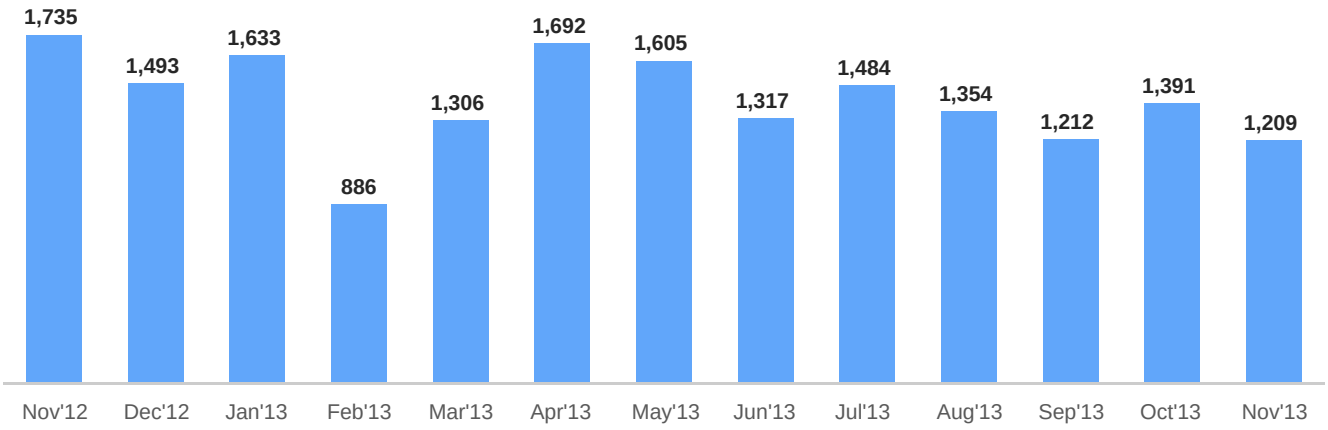
Flats sold: 1,209 Median price: $442,000 Median $psf: $445
Million-dollar flats: 1 (0.1%) Highest price: $1,050,000 (Bishan)

Against the month before: sales -13.1%, median price -1.3%. Against a year ago: sales -30.3%, median price -3.1%.

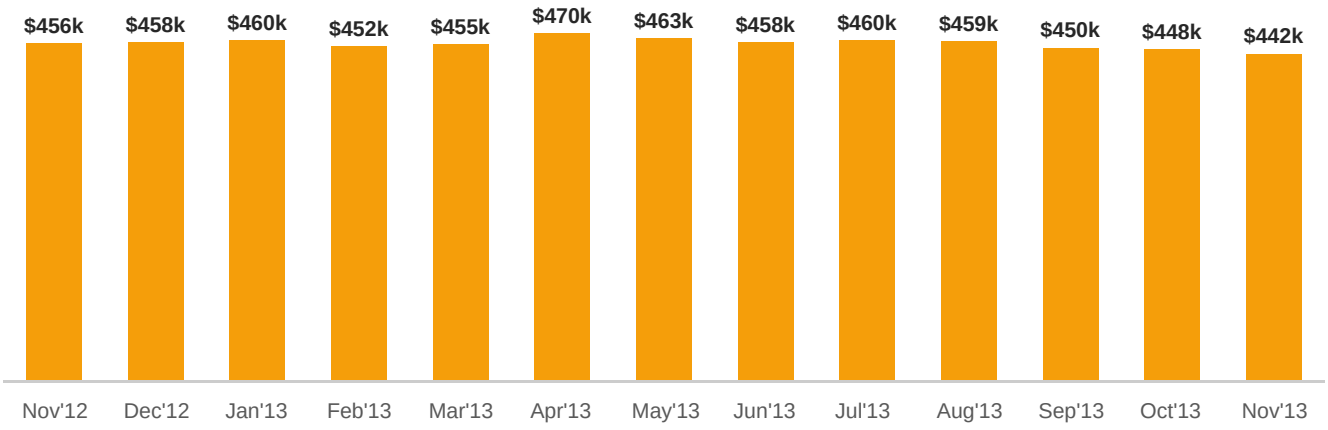
At a glance

- 1,209 HDB resale flats changed hands in November 2013, 13.1% fewer than the month before (1,391).
- Half of all flats sold for $442,000 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $446,800 (499 sales), or about $429 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Bishan.
- The highest price was $1,050,000 for an executive flat at Blk 190 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $391,000) and the dearest was Queenstown (median $706,500).
- The busiest town was Woodlands with 109 sales.

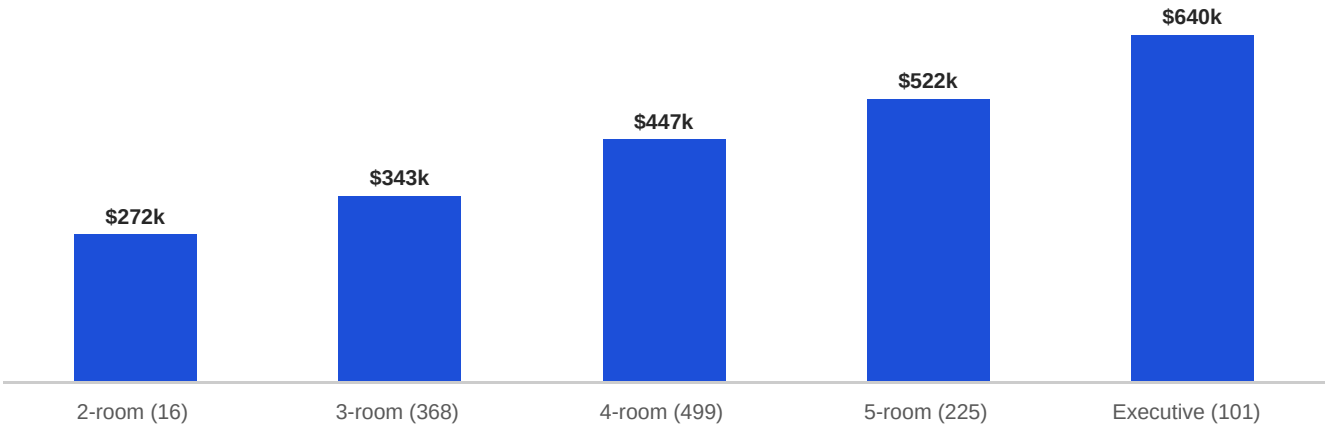
Flats sold each month, last 13 months



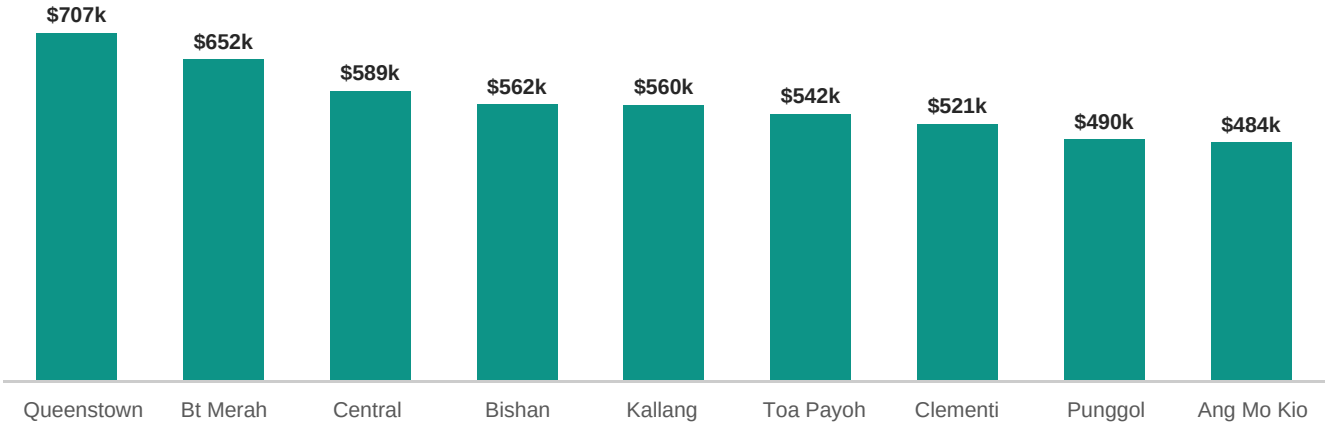
Median price each month, last 13 months



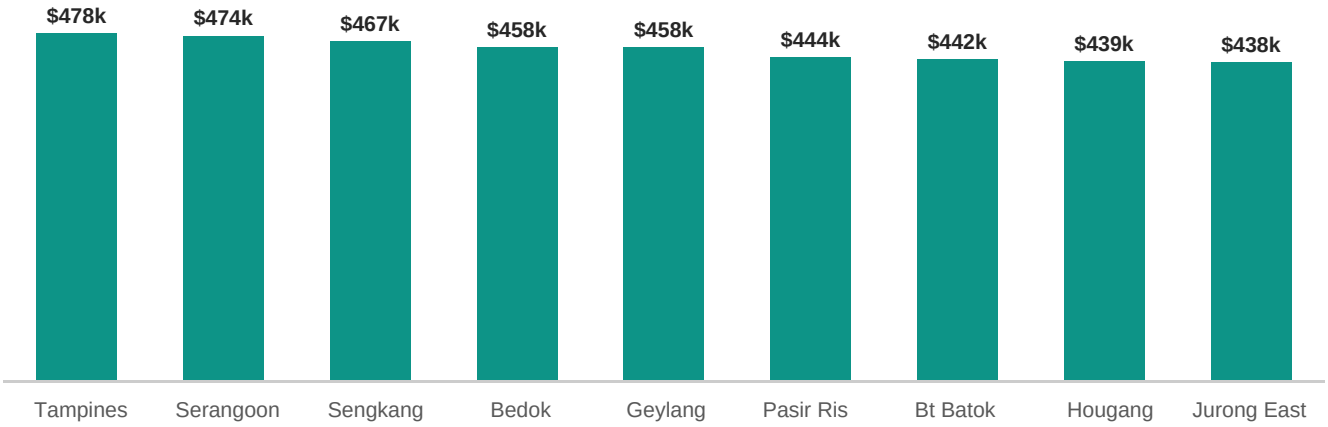
Median price by flat type (number sold), November 2013



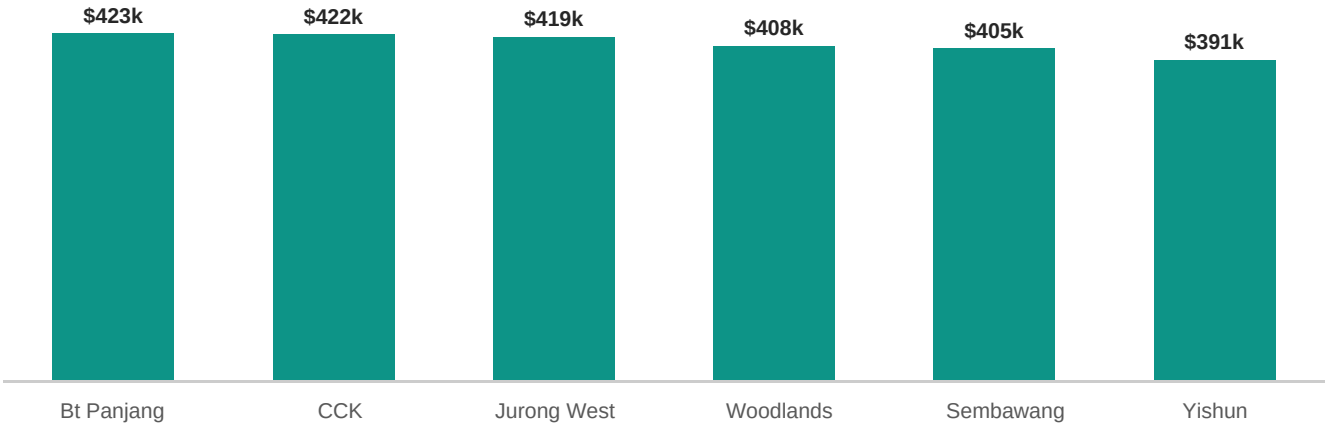
Median 4-room price by town, dearest first



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



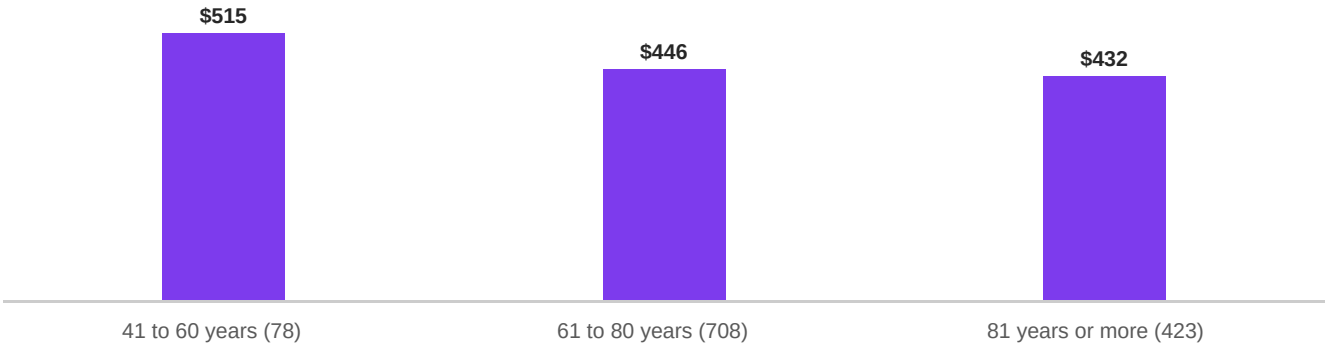
Median 4-room price by town, dearest first (continued)



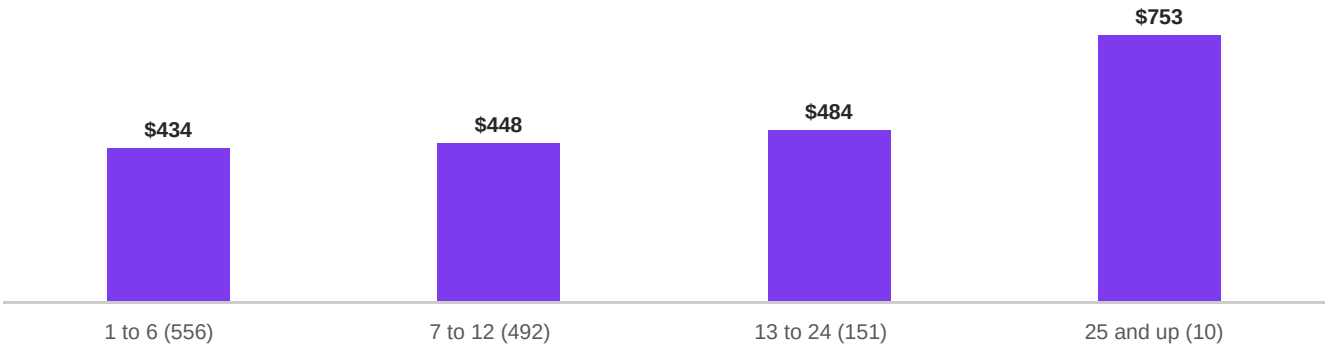
Town by town, November 2013

Ang Mo Kio: 50 sold - median $400,000 - 4-room median $483,888 - $484 psf
Bedok: 88 sold - median $380,000 - 4-room median $458,000 - $471 psf
Bishan: 23 sold - median $573,000 - 4-room median $561,500 - $541 psf - 1 at $1M+
Bukit Batok: 55 sold - median $410,000 - 4-room median $441,500 - $433 psf
Bukit Merah: 58 sold - median $550,000 - 4-room median $652,000 - $588 psf
Bukit Panjang: 46 sold - median $448,500 - 4-room median $423,000 - $401 psf
Bukit Timah: 2 sold - median $580,500 - 4-room median n/a - $615 psf
Central Area: 11 sold - median $495,000 - 4-room median $588,500 - $664 psf
Choa Chu Kang: 44 sold - median $438,000 - 4-room median $422,000 - $377 psf
Clementi: 32 sold - median $429,000 - 4-room median $520,900 - $506 psf
Geylang: 31 sold - median $366,500 - 4-room median $458,000 - $492 psf
Hougang: 59 sold - median $442,000 - 4-room median $439,000 - $432 psf
Jurong East: 32 sold - median $377,500 - 4-room median $438,000 - $435 psf
Jurong West: 102 sold - median $426,000 - 4-room median $418,500 - $420 psf
Kallang/Whampoa: 32 sold - median $390,500 - 4-room median $560,000 - $503 psf
Marine Parade: 6 sold - median $549,000 - 4-room median n/a - $613 psf
Pasir Ris: 41 sold - median $485,000 - 4-room median $444,000 - $393 psf
Punggol: 27 sold - median $512,000 - 4-room median $490,000 - $456 psf
Queenstown: 43 sold - median $528,000 - 4-room median $706,500 - $627 psf
Sembawang: 24 sold - median $458,500 - 4-room median $405,000 - $405 psf
Sengkang: 62 sold - median $516,500 - 4-room median $466,500 - $444 psf
Serangoon: 30 sold - median $454,000 - 4-room median $474,000 - $491 psf
Tampines: 80 sold - median $488,250 - 4-room median $477,888 - $434 psf
Toa Payoh: 38 sold - median $401,000 - 4-room median $541,500 - $500 psf
Woodlands: 109 sold - median $435,000 - 4-room median $408,000 - $383 psf
Yishun: 84 sold - median $358,500 - 4-room median $391,000 - $414 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2013

$1,050,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $650 psf - 73 yrs lease left

$993,888 Blk 59 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,938 sqft - $513 psf - 58 yrs lease left

$908,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 22 to 24 - 1,399 sqft - $649 psf - 81 yrs lease left

$900,000 Blk 11 Cantonment Cl, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $760 psf - 88 yrs lease left

$888,000 Blk 2A Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,184 sqft - $750 psf - 92 yrs lease left

$875,000 Blk 60 Dakota Cres, Geylang
5-room - storey 01 to 03 - 1,507 sqft - $581 psf - 69 yrs lease left

$870,000 Blk 75B Redhill Rd, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $703 psf - 91 yrs lease left

$870,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $674 psf - 63 yrs lease left

$870,000 Blk 59 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $735 psf - 86 yrs lease left

$870,000 Blk 236A Serangoon Ave 2, Serangoon
Executive - storey 16 to 18 - 1,518 sqft - $573 psf - 84 yrs lease left

The 5 most affordable 4-room flats, November 2013

$337,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $373 psf - 74 yrs lease left

$340,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $376 psf - 73 yrs lease left

$340,000 Blk 265 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $376 psf - 72 yrs lease left

$345,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $382 psf - 74 yrs lease left

$345,000 Blk 275 Bangkit Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $382 psf - 74 yrs lease left

The 10 busiest streets, November 2013

Yishun Ring Rd, Yishun: 19 sales
Bedok Reservoir Rd, Bedok: 18 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 16 sales
Woodlands Ring Rd, Woodlands: 14 sales
Jurong West St 64, Jurong West: 12 sales
Tanglin Halt Rd, Queenstown: 12 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 11 sales
Circuit Rd, Geylang: 11 sales
Hougang Ave 8, Hougang: 11 sales
Yishun St 22, Yishun: 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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