HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: December 2013

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:02 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2013-12/

## December 2013 in full

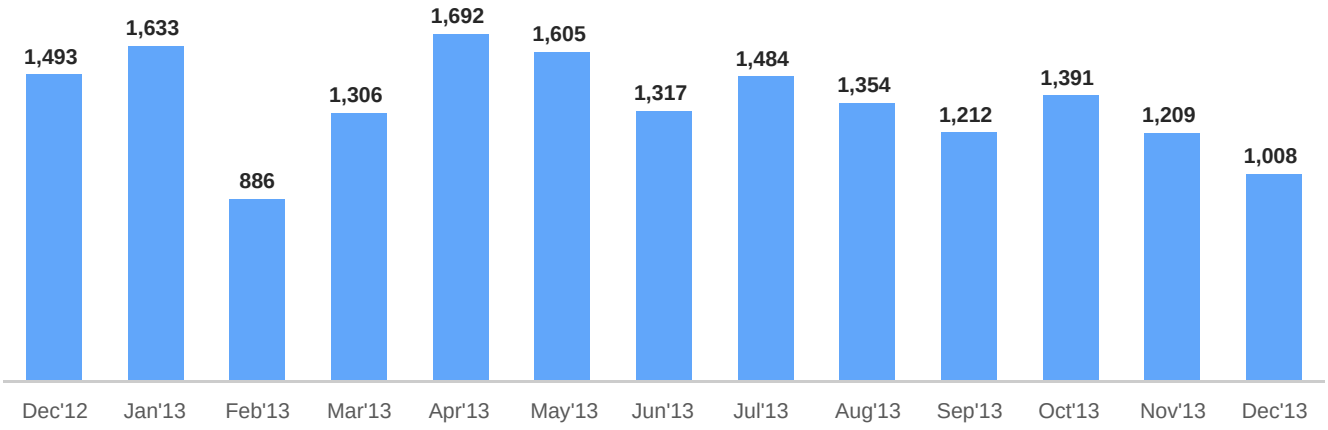
**Flats sold: 1,008  Median price: $440,000  Median $psf: $447**
**Million-dollar flats: 0 (0.0%)  Highest price: $983,000 (Bishan)**

Against the month before: sales -16.6%, median price -0.5%.  Against a year ago: sales -32.5%, median price -3.9%.

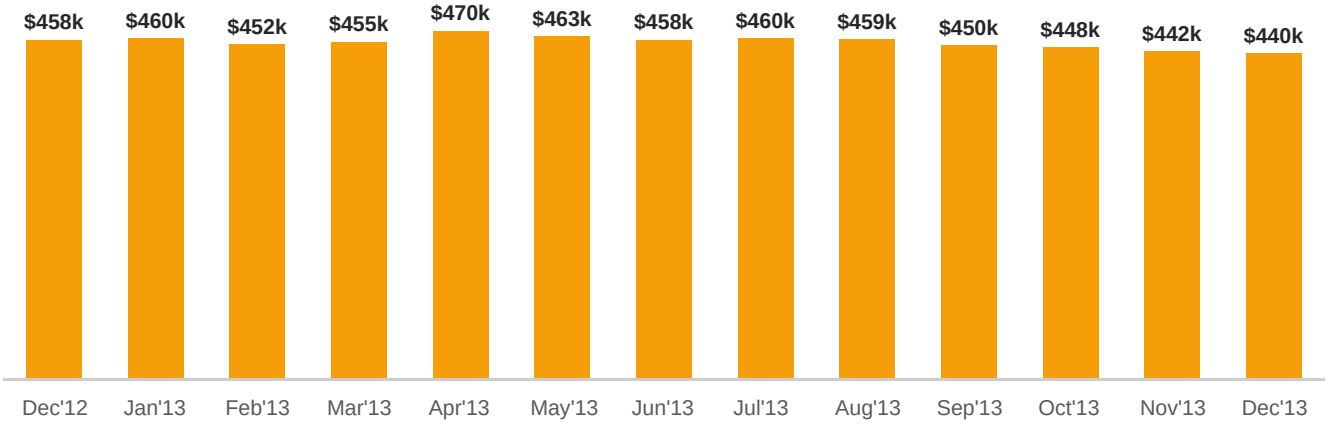
### At a glance

- 1,008 HDB resale flats changed hands in December 2013, 16.6% fewer than the month before (1,209).
- Half of all flats sold for $440,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $445,000 (407 sales), or about $431 per square foot.
- The highest price was $983,000 for an executive flat at Blk 173 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $392,944) and the dearest was Queenstown (median $747,888).
- The busiest town was Jurong West with 88 sales.

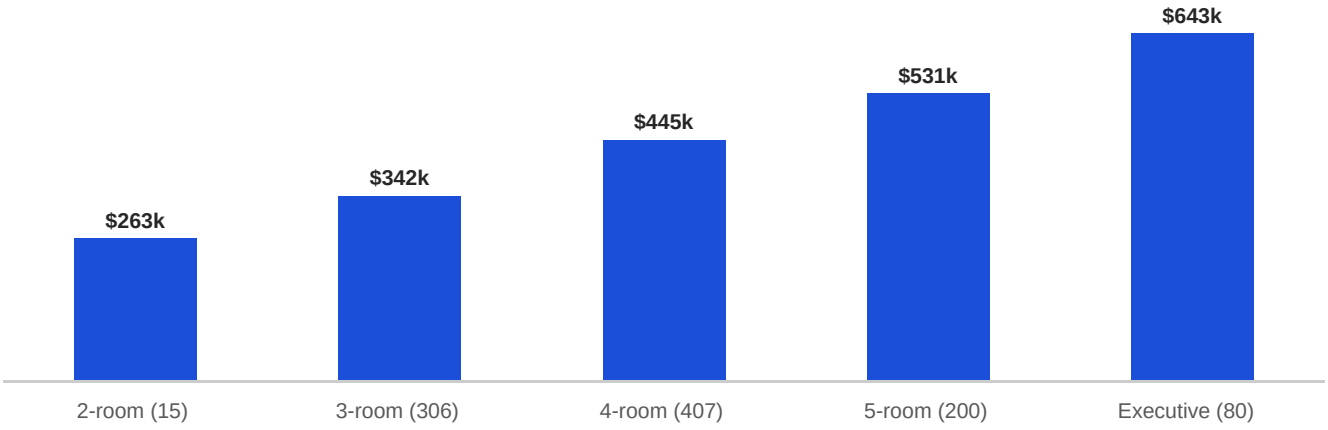
**Flats sold each month, last 13 months**



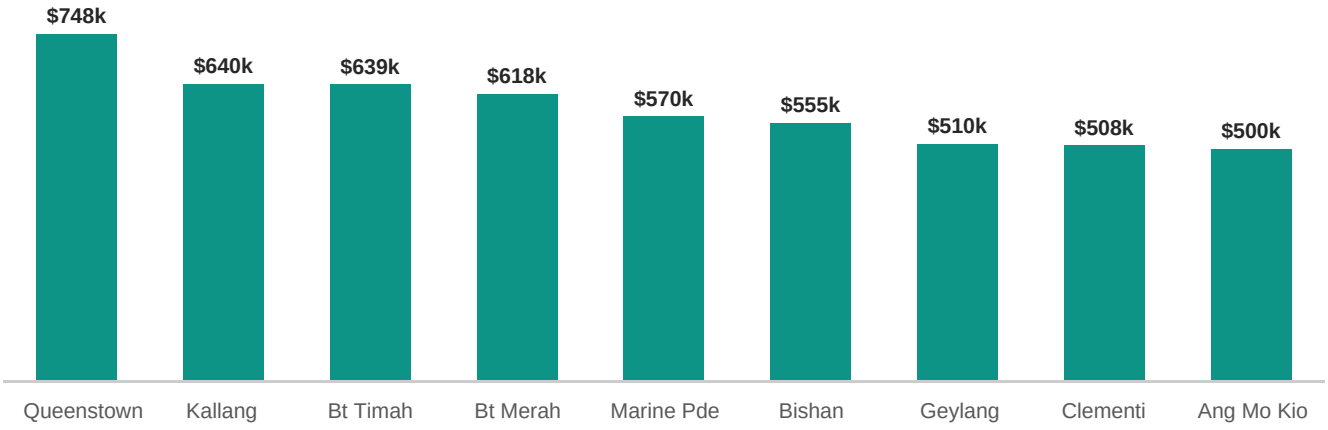

**Median price each month, last 13 months**



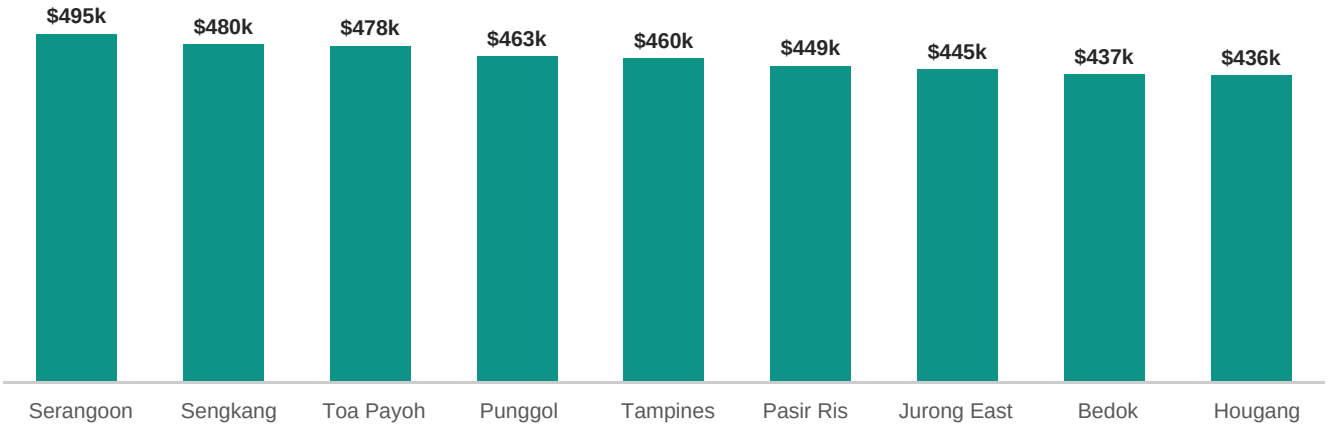

**Median price by flat type (number sold), December 2013**



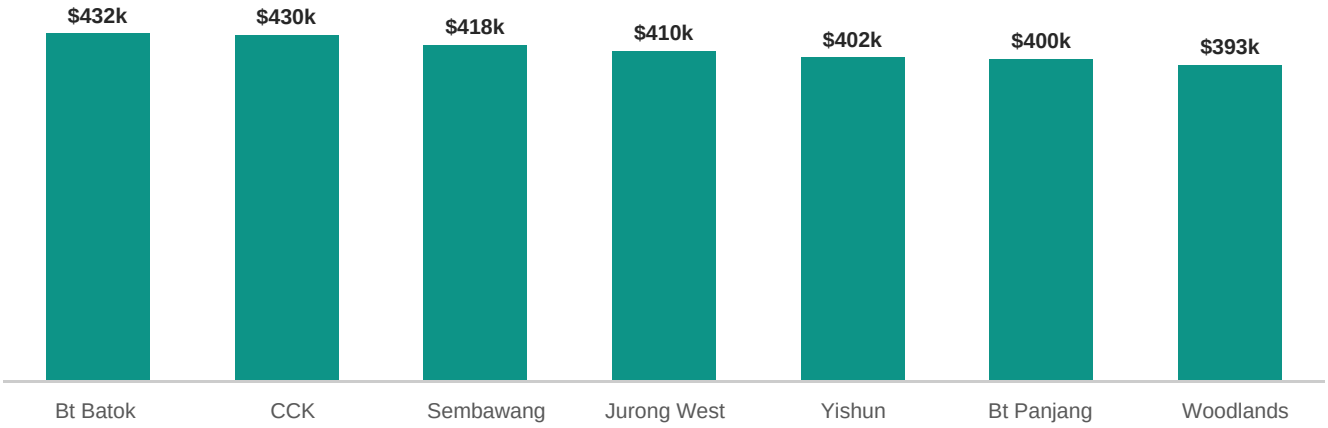

## Median 4-room price by town, dearest first




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



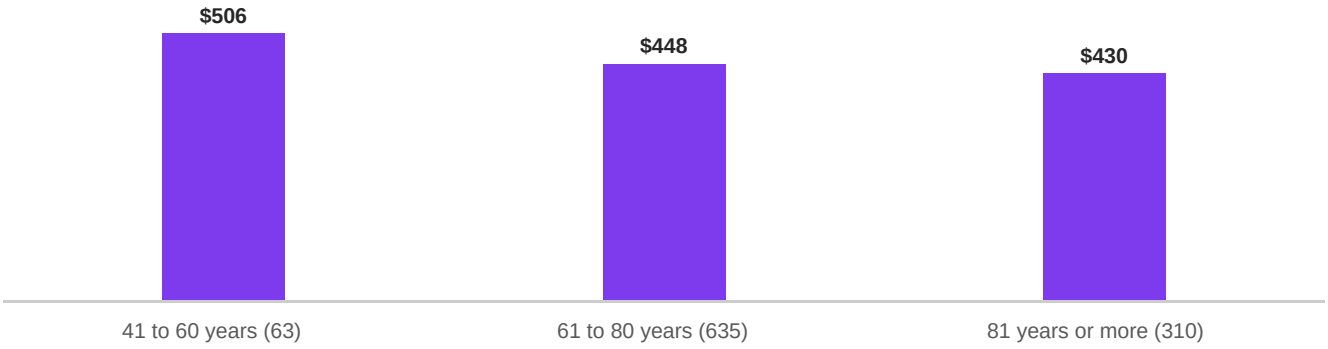

## Median 4-room price by town, dearest first (continued)



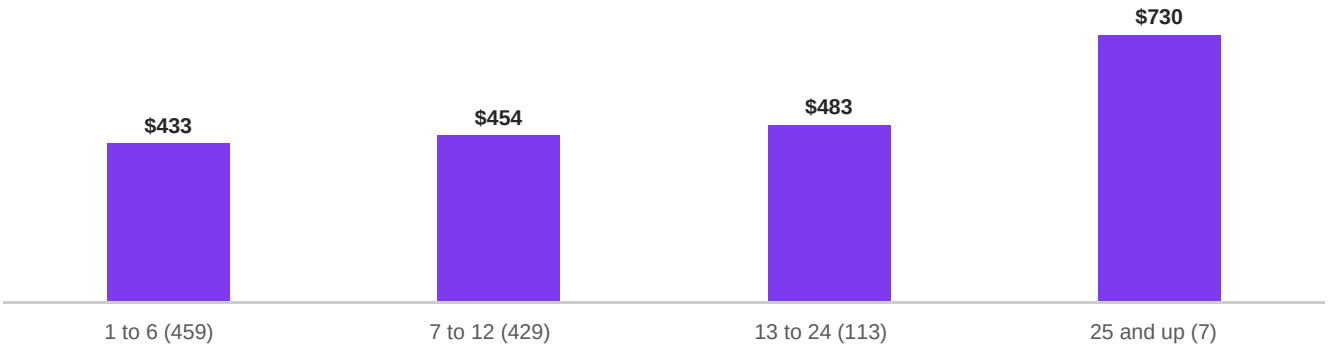

## Town by town, December 2013

Ang Mo Kio: 40 sold - median $360,000 - 4-room median $500,000 - $481 psf
Bedok: 83 sold - median $420,000 - 4-room median $437,000 - $469 psf
Bishan: 25 sold - median $540,000 - 4-room median $555,000 - $528 psf
Bukit Batok: 35 sold - median $377,000 - 4-room median $432,000 - $438 psf
Bukit Merah: 49 sold - median $592,000 - 4-room median $618,000 - $581 psf
Bukit Panjang: 26 sold - median $451,000 - 4-room median $400,000 - $392 psf
Bukit Timah: 6 sold - median $606,944 - 4-room median $638,888 - $590 psf
Central Area: 7 sold - median $505,000 - 4-room median n/a - $561 psf
Choa Chu Kang: 28 sold - median $440,444 - 4-room median $430,000 - $372 psf
Clementi: 31 sold - median $392,000 - 4-room median $507,500 - $516 psf
Geylang: 38 sold - median $374,944 - 4-room median $510,000 - $483 psf
Hougang: 57 sold - median $428,000 - 4-room median $436,000 - $425 psf
Jurong East: 20 sold - median $393,500 - 4-room median $444,500 - $454 psf
Jurong West: 88 sold - median $432,500 - 4-room median $410,000 - $418 psf
Kallang/Whampoa: 27 sold - median $520,000 - 4-room median $640,000 - $527 psf
Marine Parade: 15 sold - median $535,000 - 4-room median $570,000 - $603 psf
Pasir Ris: 44 sold - median $501,500 - 4-room median $449,000 - $389 psf
Punggol: 22 sold - median $500,000 - 4-room median $463,000 - $460 psf
Queenstown: 31 sold - median $430,000 - 4-room median $747,888 - $598 psf
Sembawang: 15 sold - median $480,000 - 4-room median $418,000 - $401 psf
Sengkang: 43 sold - median $495,000 - 4-room median $480,000 - $449 psf
Serangoon: 27 sold - median $488,000 - 4-room median $495,000 - $507 psf
Tampines: 59 sold - median $468,000 - 4-room median $460,000 - $437 psf
Toa Payoh: 32 sold - median $426,000 - 4-room median $477,900 - $483 psf
Woodlands: 82 sold - median $414,000 - 4-room median $392,944 - $377 psf
Yishun: 78 sold - median $354,500 - 4-room median $402,000 - $418 psf

**Median $psf by remaining lease (number sold)**




**Median $psf by storey (number sold)**




## The 10 highest prices, December 2013

**$983,000 Blk 173 Bishan St 13, Bishan**
Executive - storey 19 to 21 - 1,755 sqft - $560 psf - 73 yrs lease left

**$880,000 Blk 71 Marine Dr, Marine Parade**
5-room - storey 25 to 27 - 1,356 sqft - $649 psf - 63 yrs lease left

**$853,000 Blk 46 Stirling Rd, Queenstown**
4-room - storey 01 to 03 - 1,410 sqft - $605 psf - 54 yrs lease left

**$850,000 Blk 132 Geylang East Ave 1, Geylang**
Executive - storey 16 to 18 - 1,572 sqft - $541 psf - 73 yrs lease left

**$850,000 Blk 77 Marine Dr, Marine Parade**
5-room - storey 22 to 24 - 1,259 sqft - $675 psf - 63 yrs lease left

**$845,000 Blk 19 Jln Membina, Bukit Merah**
5-room - storey 22 to 24 - 1,184 sqft - $714 psf - 89 yrs lease left

**$845,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh**
Executive - storey 07 to 09 - 1,561 sqft - $541 psf - 79 yrs lease left

**$840,000 Blk 221 Bishan St 23, Bishan**
5-room - storey 07 to 09 - 1,292 sqft - $650 psf - 78 yrs lease left

**$840,000 Blk 8A Boon Tiong Rd, Bukit Merah**
5-room - storey 07 to 09 - 1,238 sqft - $679 psf - 91 yrs lease left

**$838,000 Blk 3C Upp Boon Keng Rd, Kallang/Whampoa**
5-room - storey 10 to 12 - 1,184 sqft - $708 psf - 92 yrs lease left

## The 5 most affordable 4-room flats, December 2013

**$331,000 Blk 8 Marsiling Dr, Woodlands**

4-room - storey 01 to 03 - 947 sqft - $349 psf - 62 yrs lease left

**$334,000 Blk 245 Yishun Ave 9, Yishun**

4-room - storey 04 to 06 - 904 sqft - $369 psf - 71 yrs lease left

**$338,000 Blk 433 Yishun Ave 6, Yishun**

4-room - storey 04 to 06 - 904 sqft - $374 psf - 74 yrs lease left

**$345,000 Blk 15 Hougang Ave 3, Hougang**

4-room - storey 04 to 06 - 883 sqft - $391 psf - 61 yrs lease left

**$350,000 Blk 875 Yishun St 81, Yishun**

4-room - storey 01 to 03 - 904 sqft - $387 psf - 74 yrs lease left

## The 10 busiest streets, December 2013

Yishun Ring Rd, Yishun: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 14 sales
Bedok Reservoir Rd, Bedok: 13 sales
Hougang Ave 8, Hougang: 13 sales
Circuit Rd, Geylang: 11 sales
Jurong West St 42, Jurong West: 10 sales
Jurong West St 64, Jurong West: 10 sales
Woodlands Ring Rd, Woodlands: 10 sales
Yishun St 11, Yishun: 10 sales
Jurong West St 91, Jurong West: 9 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**