HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2014

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:02 pm.
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January 2014 in full

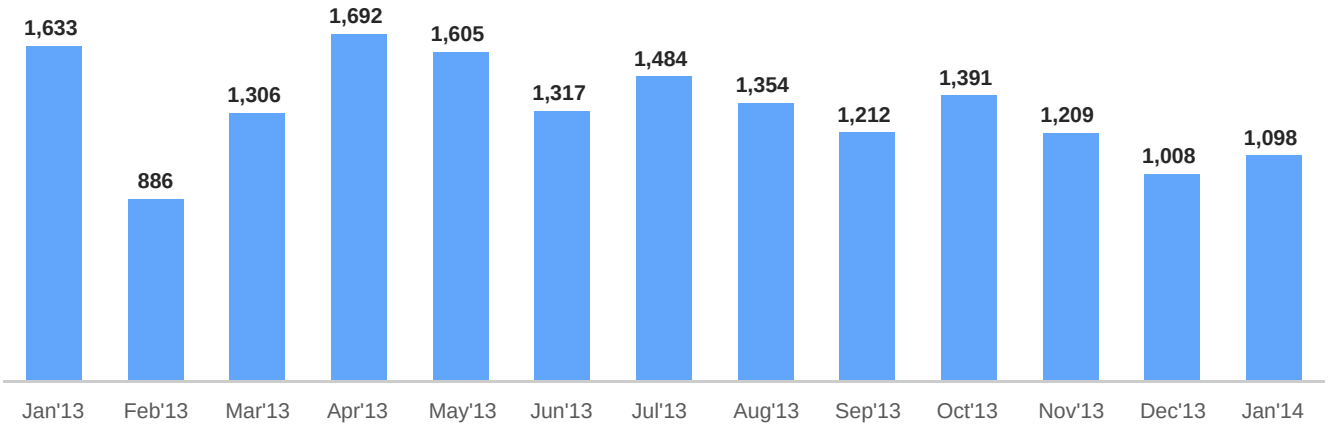
Flats sold: 1,098 Median price: $435,000 Median $psf: $443
Million-dollar flats: 0 (0.0%) Highest price: $980,000 (Bishan)

Against the month before: sales +8.9%, median price -1.1%. Against a year ago: sales -32.8%, median price -5.4%.

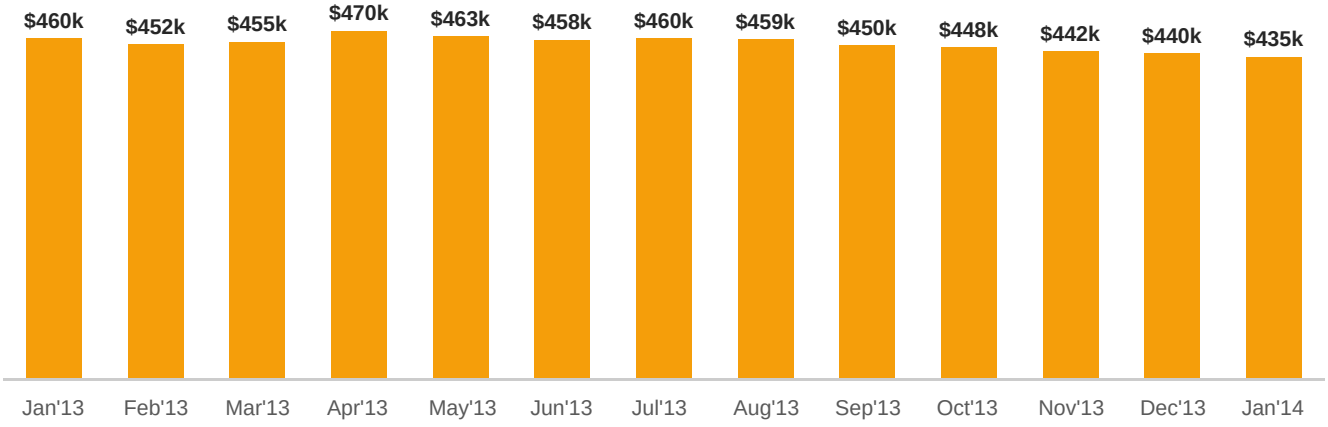
At a glance

- 1,098 HDB resale flats changed hands in January 2014, 8.9% more than the month before (1,008).
- Half of all flats sold for $435,000 or less (the median price), down 1.1% from the month before.
- A typical 4-room flat sold for $445,000 (412 sales), or about $430 per square foot.
- The highest price was $980,000 for an executive flat at Blk 168 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $395,000) and the dearest was Queenstown (median $695,000).
- The busiest town was Yishun with 86 sales.

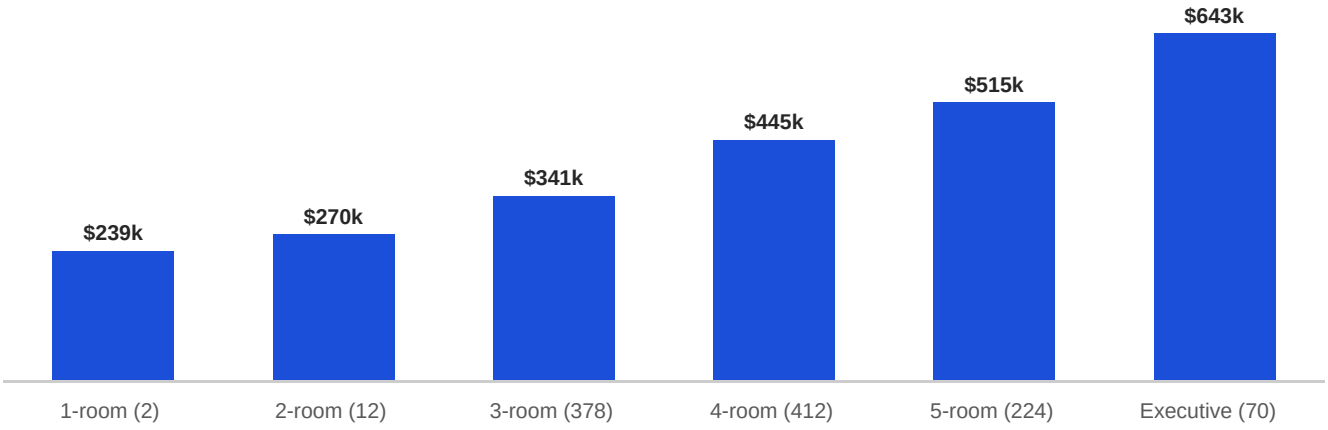
Flats sold each month, last 13 months



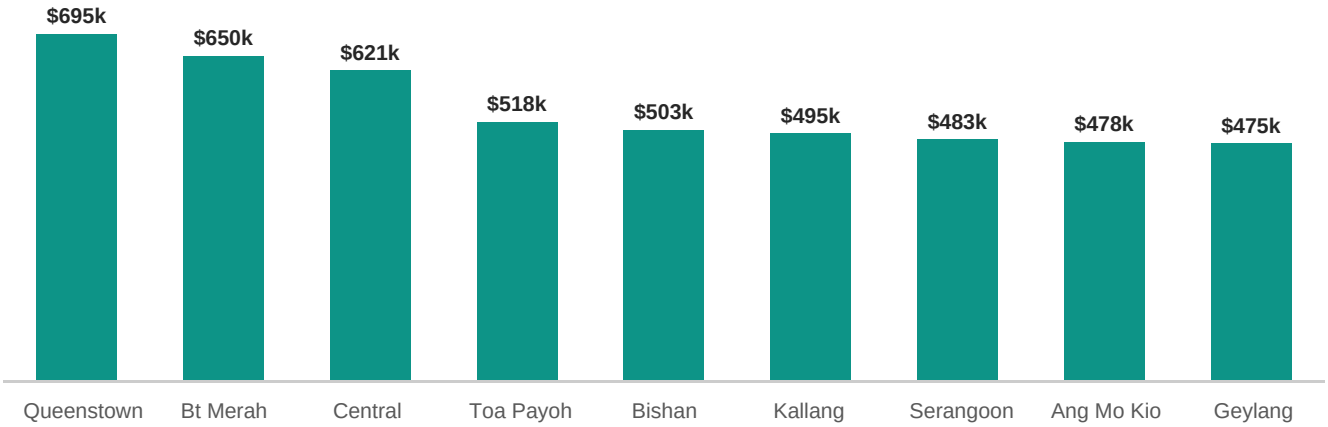
Median price each month, last 13 months



Median price by flat type (number sold), January 2014



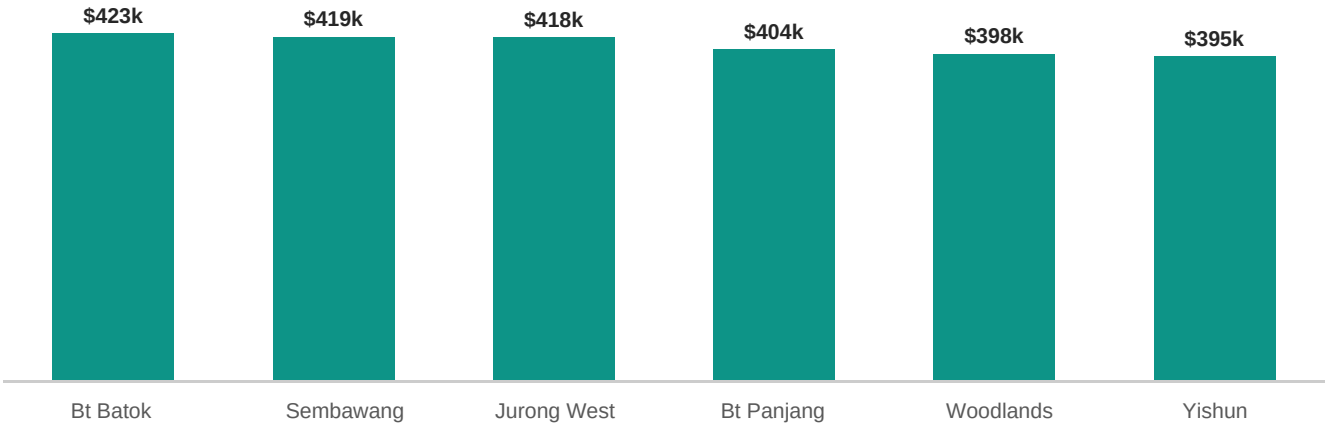
Median 4-room price by town, dearest first



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



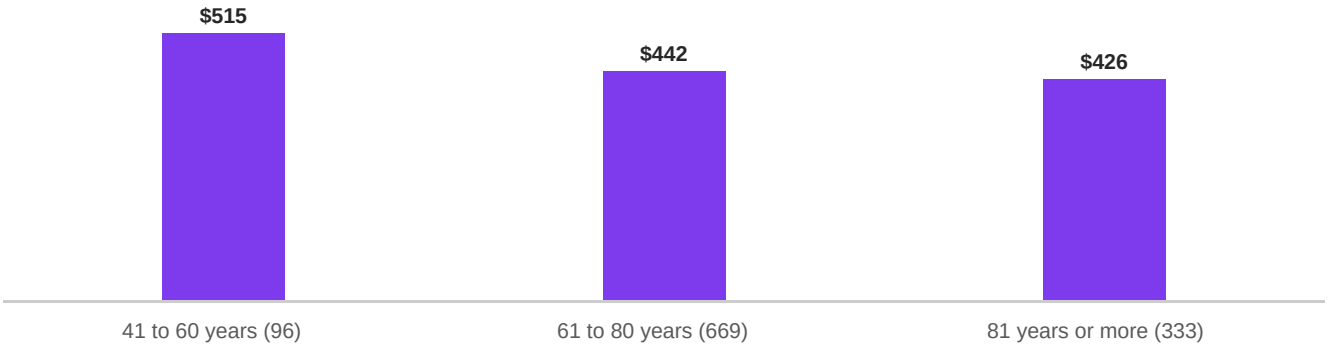
Median 4-room price by town, dearest first (continued)



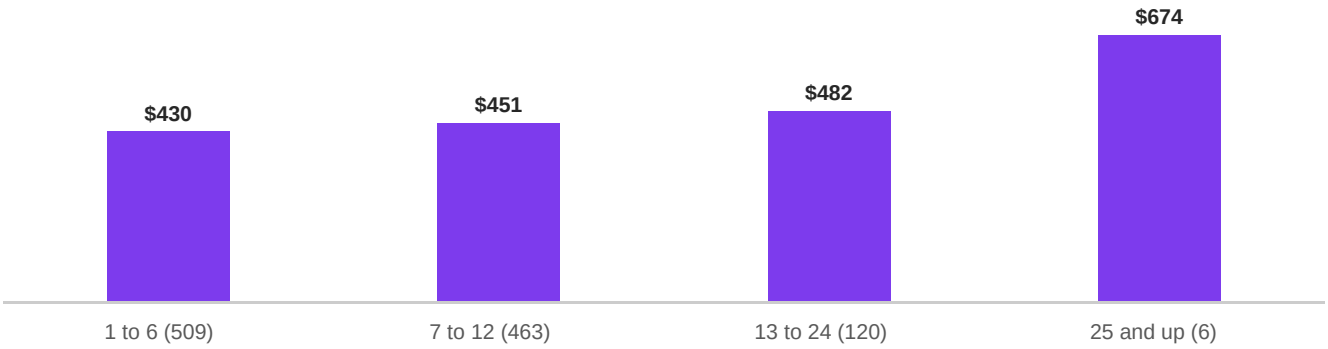
Town by town, January 2014

Ang Mo Kio: 60 sold - median $354,000 - 4-room median $478,000 - $469 psf
Bedok: 75 sold - median $380,000 - 4-room median $436,500 - $450 psf
Bishan: 17 sold - median $508,000 - 4-room median $502,500 - $549 psf
Bukit Batok: 37 sold - median $415,000 - 4-room median $423,000 - $430 psf
Bukit Merah: 46 sold - median $601,000 - 4-room median $650,000 - $588 psf
Bukit Panjang: 36 sold - median $437,000 - 4-room median $403,500 - $393 psf
Bukit Timah: 2 sold - median $695,000 - 4-room median n/a - $587 psf
Central Area: 12 sold - median $479,000 - 4-room median $621,444 - $642 psf
Choa Chu Kang: 27 sold - median $447,000 - 4-room median $430,000 - $379 psf
Clementi: 33 sold - median $390,000 - 4-room median $465,000 - $485 psf
Geylang: 35 sold - median $335,000 - 4-room median $475,000 - $480 psf
Hougang: 62 sold - median $444,000 - 4-room median $443,000 - $437 psf
Jurong East: 32 sold - median $429,000 - 4-room median $459,000 - $446 psf
Jurong West: 79 sold - median $430,000 - 4-room median $418,000 - $414 psf
Kallang/Whampoa: 34 sold - median $449,000 - 4-room median $495,000 - $499 psf
Marine Parade: 15 sold - median $440,000 - 4-room median n/a - $585 psf
Pasir Ris: 45 sold - median $488,000 - 4-room median $448,000 - $388 psf
Punggol: 23 sold - median $490,000 - 4-room median $470,000 - $454 psf
Queenstown: 32 sold - median $422,500 - 4-room median $695,000 - $587 psf
Sembawang: 27 sold - median $440,000 - 4-room median $419,000 - $405 psf
Sengkang: 67 sold - median $498,000 - 4-room median $467,500 - $439 psf
Serangoon: 27 sold - median $491,000 - 4-room median $483,000 - $469 psf
Tampines: 79 sold - median $445,000 - 4-room median $455,000 - $442 psf
Toa Payoh: 39 sold - median $360,000 - 4-room median $518,000 - $472 psf
Woodlands: 71 sold - median $423,000 - 4-room median $398,000 - $374 psf
Yishun: 86 sold - median $347,500 - 4-room median $395,000 - $409 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2014

$980,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $607 psf - 71 yrs lease left

$910,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,615 sqft - $564 psf - 73 yrs lease left

$900,000 Blk 12 Dover Cl East, Queenstown
5-room - storey 22 to 24 - 1,259 sqft - $715 psf - 63 yrs lease left

$873,000 Blk 77 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $676 psf - 62 yrs lease left

$872,000 Blk 119D Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $736 psf - 87 yrs lease left

$868,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 10 to 12 - 1,410 sqft - $616 psf - 69 yrs lease left

$860,000 Blk 245 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $544 psf - 77 yrs lease left

$860,000 Blk 27B Jln Membina, Bukit Merah
5-room - storey 10 to 12 - 1,184 sqft - $726 psf - 93 yrs lease left

$850,000 Blk 60 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,507 sqft - $564 psf - 68 yrs lease left

$847,500 Blk 17 Cantonment Cl, Bukit Merah
5-room - storey 10 to 12 - 1,184 sqft - $716 psf - 88 yrs lease left

The 5 most affordable 4-room flats, January 2014

$320,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $338 psf - 61 yrs lease left

$327,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $362 psf - 73 yrs lease left

$328,000 Blk 252 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $363 psf - 70 yrs lease left

$335,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $346 psf - 59 yrs lease left

$340,000 Blk 726 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $376 psf - 70 yrs lease left

The 10 busiest streets, January 2014

Yishun Ring Rd, Yishun: 21 sales
Bedok Reservoir Rd, Bedok: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Circuit Rd, Geylang: 14 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 12 sales
Hougang Ave 8, Hougang: 11 sales
Yishun Ave 5, Yishun: 11 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 10 sales
Bedok Nth Rd, Bedok: 10 sales
Jurong West St 65, Jurong West: 10 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