HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2014

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

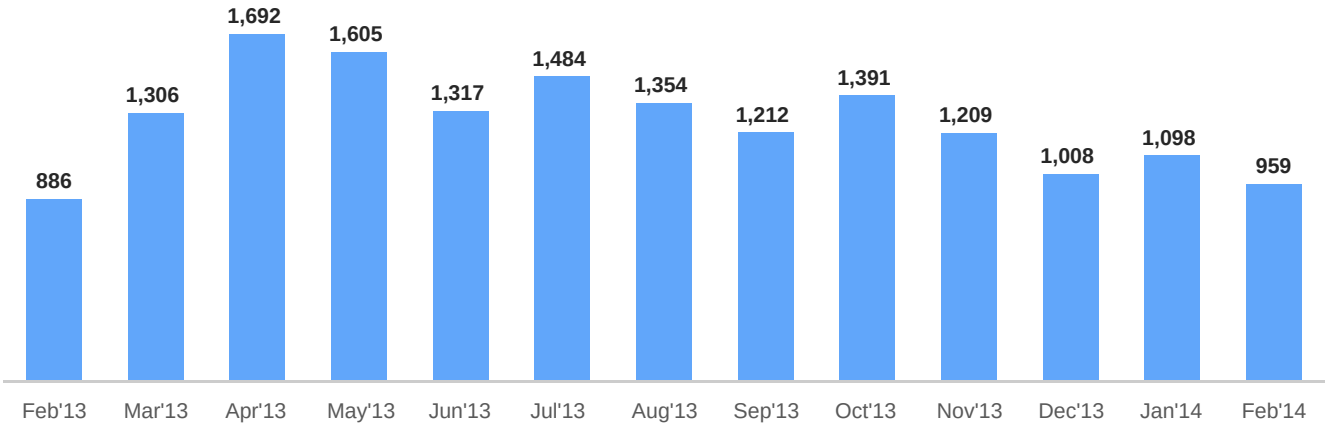
Flats sold: 959 **Median price: $425,000** **Median $psf: $435**
Million-dollar flats: 0 (0.0%) **Highest price: $888,000 (Queenstown)**

Against the month before: sales -12.7%, median price -2.3%. Against a year ago: sales +8.2%, median price -6.0%.

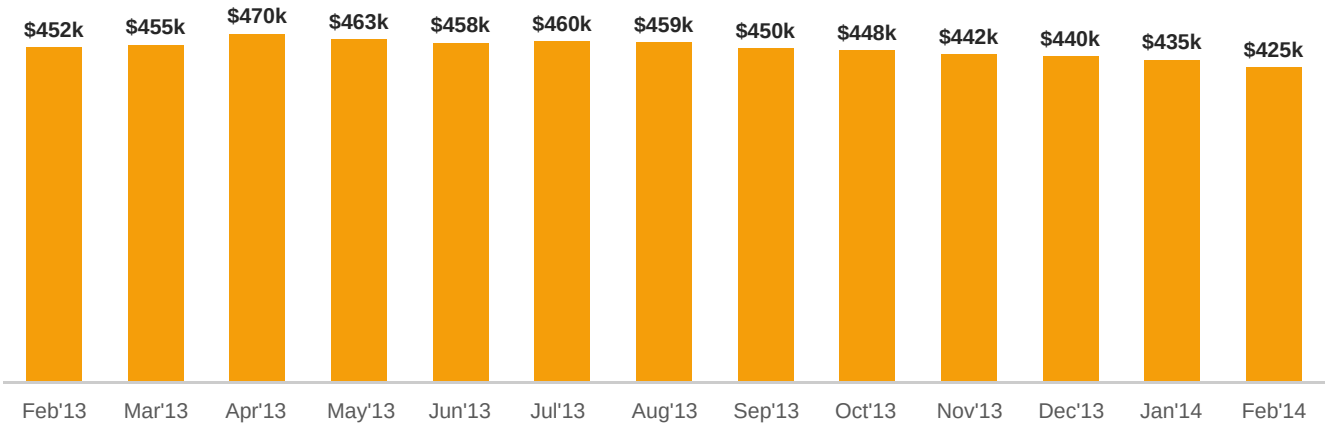
At a glance

- 959 HDB resale flats changed hands in February 2014, 12.7% fewer than the month before (1,098).
- Half of all flats sold for $425,000 or less (the median price), down 2.3% from the month before.
- A typical 4-room flat sold for $439,000 (395 sales), or about $421 per square foot.
- The highest price was $888,000 for a 5-room flat at Blk 89 Tanglin Halt Rd, Queenstown.
- For a 4-room flat, the most affordable town was Woodlands (median $385,500) and the dearest was Queenstown (median $711,000).
- The busiest town was Woodlands with 87 sales.

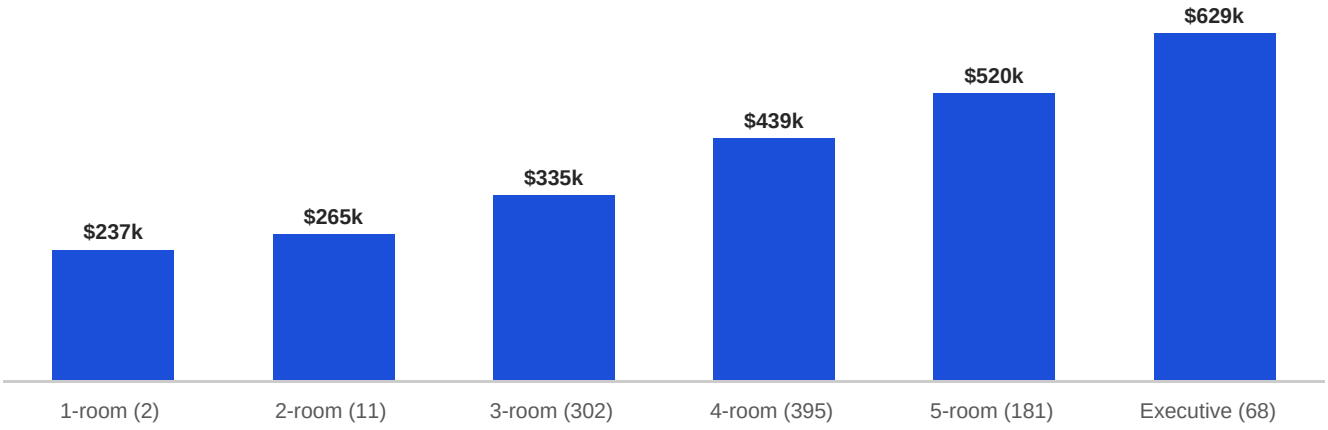
Flats sold each month, last 13 months



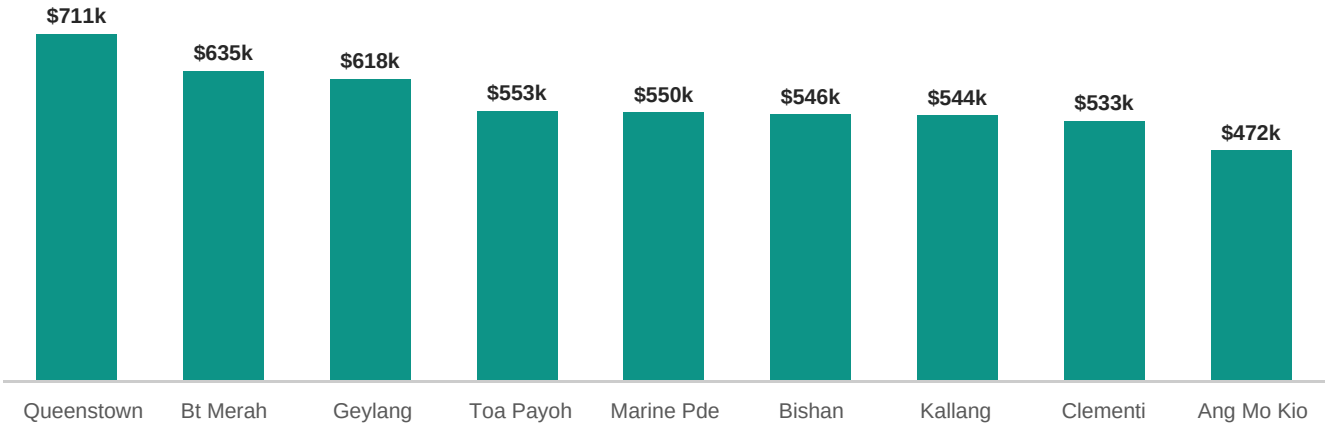
Median price each month, last 13 months



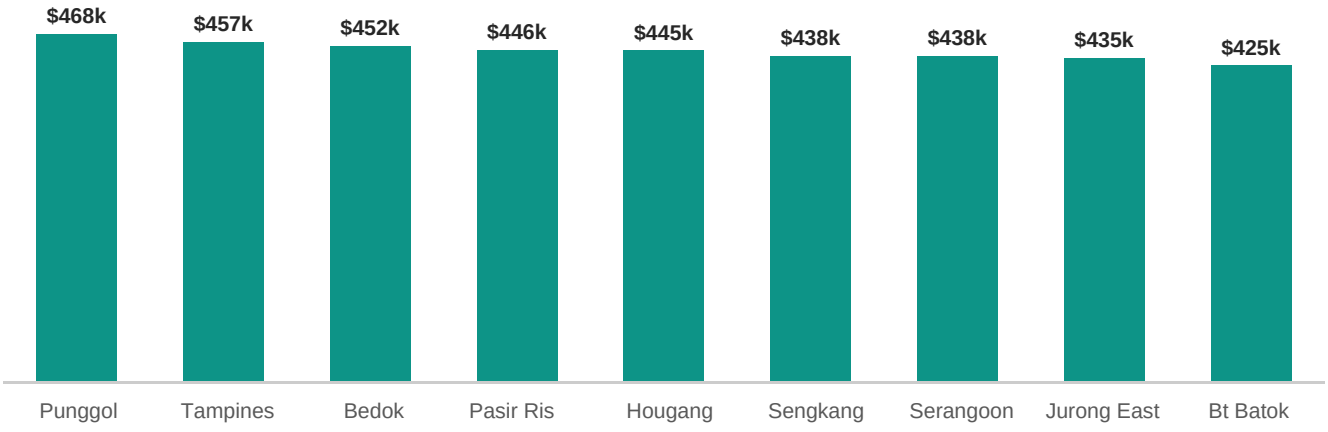
Median price by flat type (number sold), February 2014



Median 4-room price by town, dearest first



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



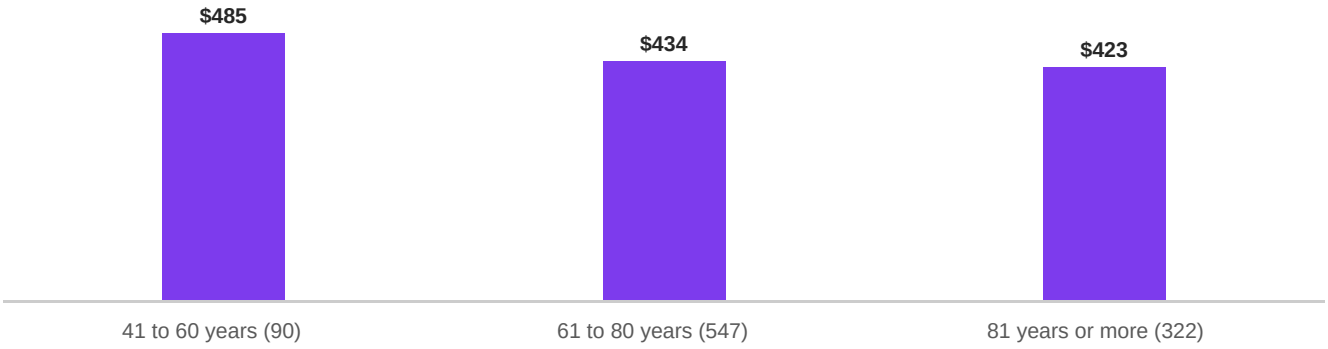
Median 4-room price by town, dearest first (continued)



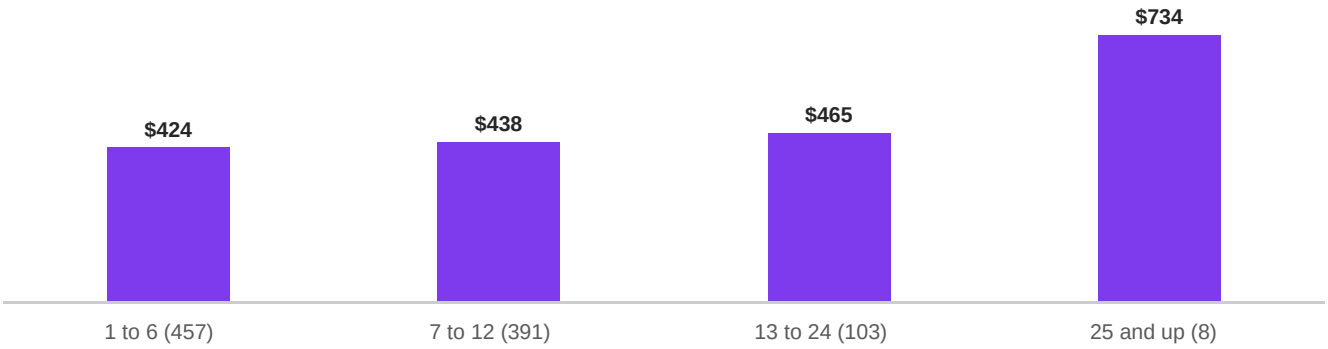
Town by town, February 2014

Ang Mo Kio: 56 sold - median $383,000 - 4-room median $472,000 - $473 psf
Bedok: 60 sold - median $372,500 - 4-room median $451,500 - $453 psf
Bishan: 21 sold - median $570,000 - 4-room median $546,000 - $492 psf
Bukit Batok: 42 sold - median $395,500 - 4-room median $425,250 - $425 psf
Bukit Merah: 35 sold - median $577,000 - 4-room median $635,000 - $557 psf
Bukit Panjang: 23 sold - median $408,000 - 4-room median $405,000 - $395 psf
Bukit Timah: 1 sold - median $790,000 - 4-room median n/a - $602 psf
Central Area: 7 sold - median $420,000 - 4-room median n/a - $644 psf
Choa Chu Kang: 31 sold - median $442,000 - 4-room median $409,000 - $377 psf
Clementi: 15 sold - median $460,000 - 4-room median $532,500 - $530 psf
Geylang: 24 sold - median $306,500 - 4-room median $618,000 - $471 psf
Hougang: 60 sold - median $446,000 - 4-room median $445,000 - $434 psf
Jurong East: 21 sold - median $345,000 - 4-room median $435,000 - $432 psf
Jurong West: 69 sold - median $420,000 - 4-room median $408,000 - $419 psf
Kallang/Whampoa: 33 sold - median $369,500 - 4-room median $543,500 - $518 psf
Marine Parade: 8 sold - median $541,000 - 4-room median $550,000 - $598 psf
Pasir Ris: 37 sold - median $463,000 - 4-room median $446,000 - $385 psf
Punggol: 30 sold - median $521,500 - 4-room median $467,500 - $452 psf
Queenstown: 32 sold - median $445,000 - 4-room median $711,000 - $607 psf
Sembawang: 18 sold - median $446,000 - 4-room median $400,000 - $392 psf
Sengkang: 58 sold - median $463,400 - 4-room median $438,000 - $424 psf
Serangoon: 20 sold - median $403,500 - 4-room median $438,000 - $482 psf
Tampines: 61 sold - median $460,000 - 4-room median $456,888 - $423 psf
Toa Payoh: 41 sold - median $361,000 - 4-room median $553,000 - $482 psf
Woodlands: 87 sold - median $415,000 - 4-room median $385,500 - $379 psf
Yishun: 69 sold - median $375,000 - 4-room median $390,000 - $406 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2014

$888,000 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $750 psf - 93 yrs lease left

$885,000 Blk 3D Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,184 sqft - $747 psf - 91 yrs lease left

$880,000 Blk 19 Jln Membina, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $743 psf - 88 yrs lease left

$851,000 Blk 596D Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 25 to 27 - 1,184 sqft - $719 psf - 88 yrs lease left

$850,000 Blk 126 Bt Merah View, Bukit Merah
5-room - storey 16 to 18 - 1,507 sqft - $564 psf - 81 yrs lease left

$850,000 Blk 3 Pine Cl, Geylang
5-room - storey 10 to 12 - 1,184 sqft - $718 psf - 85 yrs lease left

$835,000 Blk 27 Dover Cres, Queenstown
5-room - storey 22 to 24 - 1,324 sqft - $631 psf - 61 yrs lease left

$830,000 Blk 423 Serangoon Ctrl, Serangoon
Executive - storey 07 to 09 - 1,572 sqft - $528 psf - 74 yrs lease left

$825,000 Blk 222 Hougang St 21, Hougang
Executive - storey 04 to 06 - 1,679 sqft - $491 psf - 77 yrs lease left

$818,000 Blk 261 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $517 psf - 77 yrs lease left

The 5 most affordable 4-room flats, February 2014

$315,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $333 psf - 61 yrs lease left

$325,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 07 to 09 - 904 sqft - $359 psf - 73 yrs lease left

$330,000 Blk 280 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $365 psf - 70 yrs lease left

$333,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $344 psf - 59 yrs lease left

$337,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $373 psf - 73 yrs lease left

The 10 busiest streets, February 2014

Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Yishun Ring Rd, Yishun: 13 sales
Bedok Nth St 3, Bedok: 12 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 11 sales
Punggol Ctrl, Punggol: 11 sales
Lor 1 Toa Payoh, Toa Payoh: 11 sales
Marsiling Dr, Woodlands: 11 sales
Circuit Rd, Geylang: 10 sales
Woodlands Circle, Woodlands: 10 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 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.

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