HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2014

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

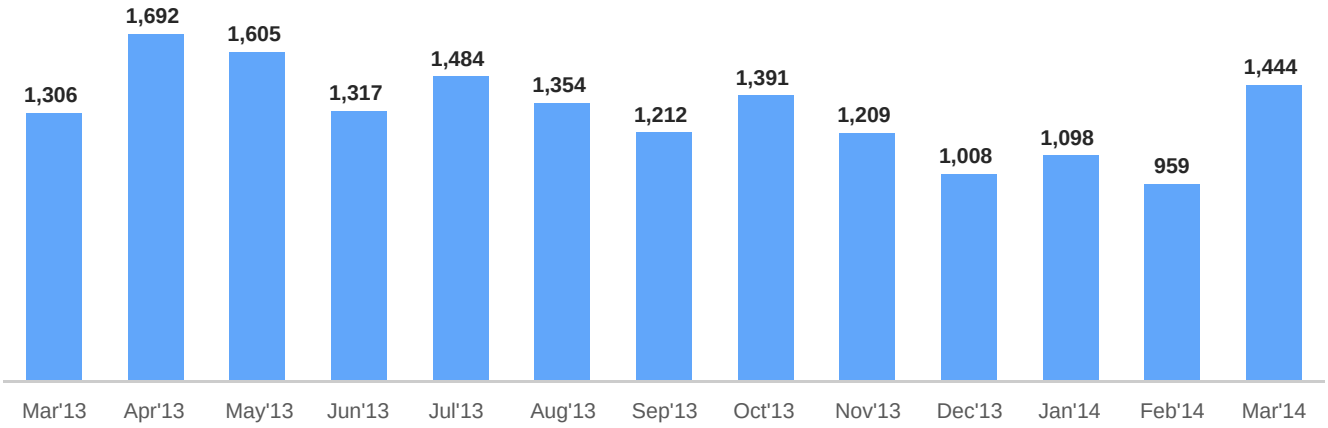
Flats sold: 1,444 Median price: $430,000 Median $psf: $439
Million-dollar flats: 0 (0.0%) Highest price: $980,000 (Toa Payoh)

Against the month before: sales +50.6%, median price +1.2%. Against a year ago: sales +10.6%, median price -5.5%.

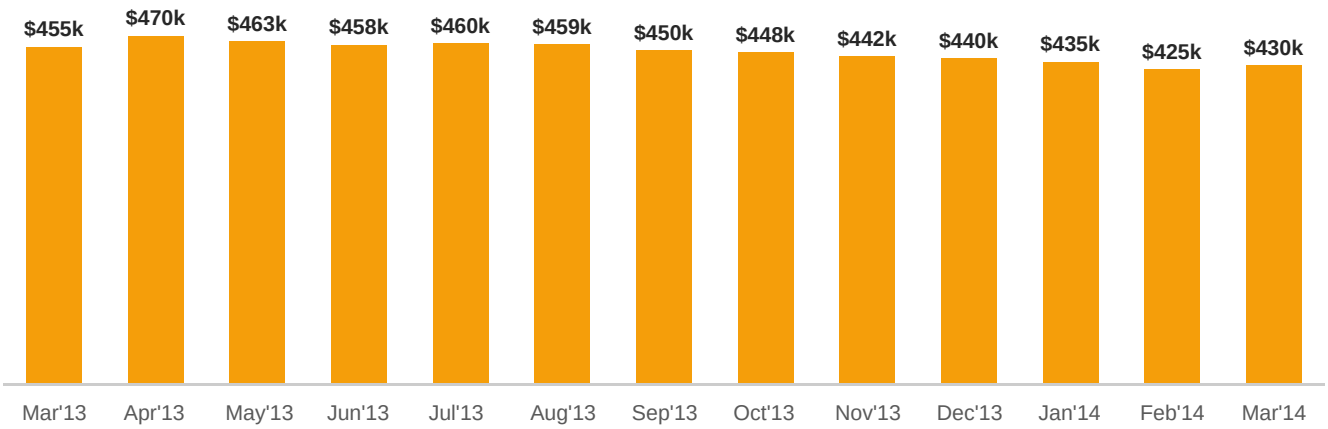
At a glance

- 1,444 HDB resale flats changed hands in March 2014, 50.6% more than the month before (959).
- Half of all flats sold for $430,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $440,000 (573 sales), or about $426 per square foot.
- The highest price was $980,000 for an executive flat at Blk 99B Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $380,000) and the dearest was Queenstown (median $688,000).
- The busiest town was Tampines with 138 sales.

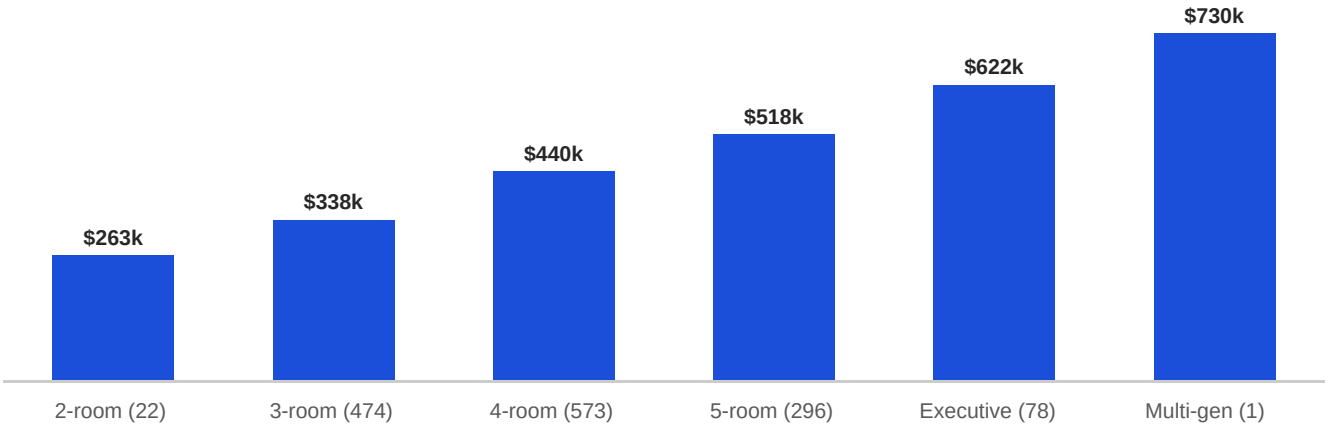
Flats sold each month, last 13 months



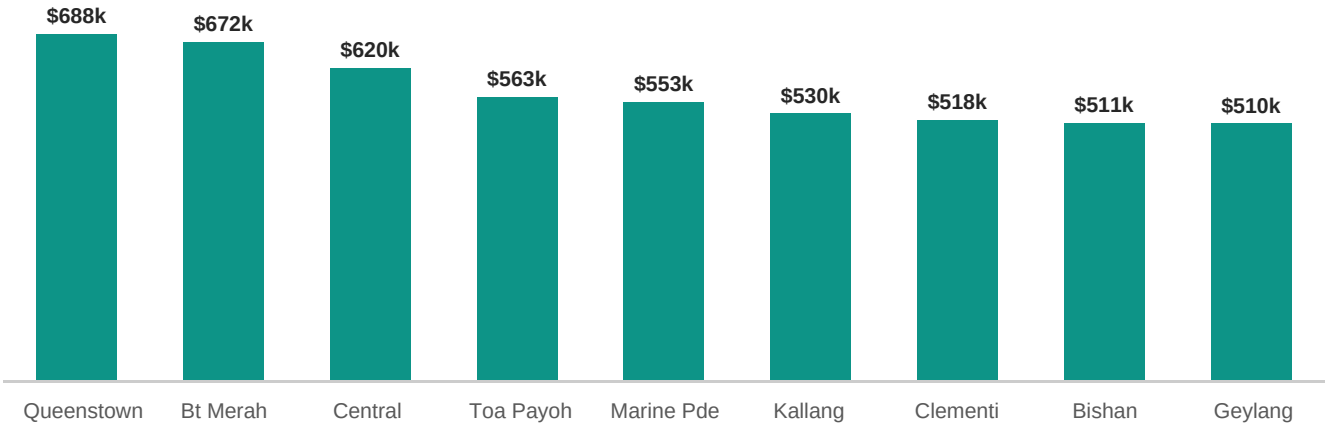
Median price each month, last 13 months



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



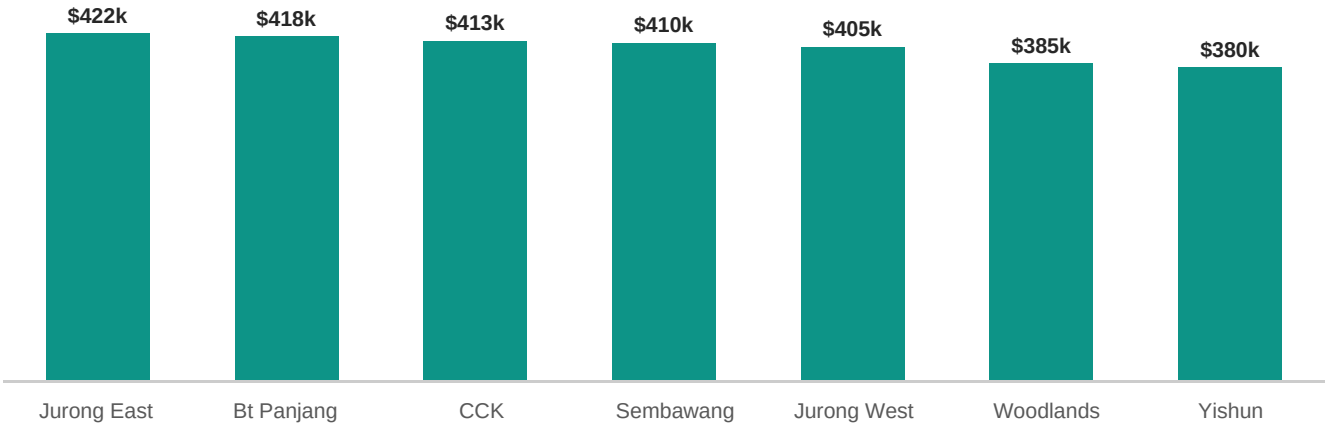
Median 4-room price by town, dearest first



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



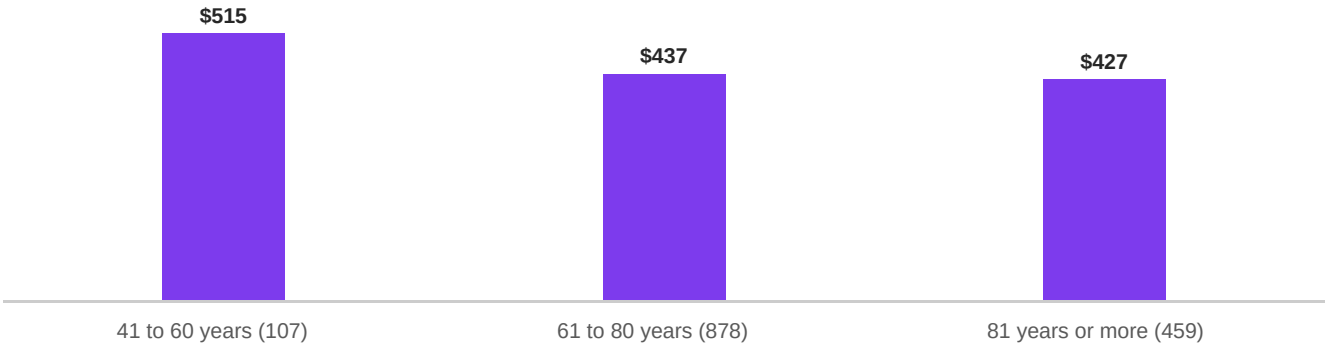
Median 4-room price by town, dearest first (continued)



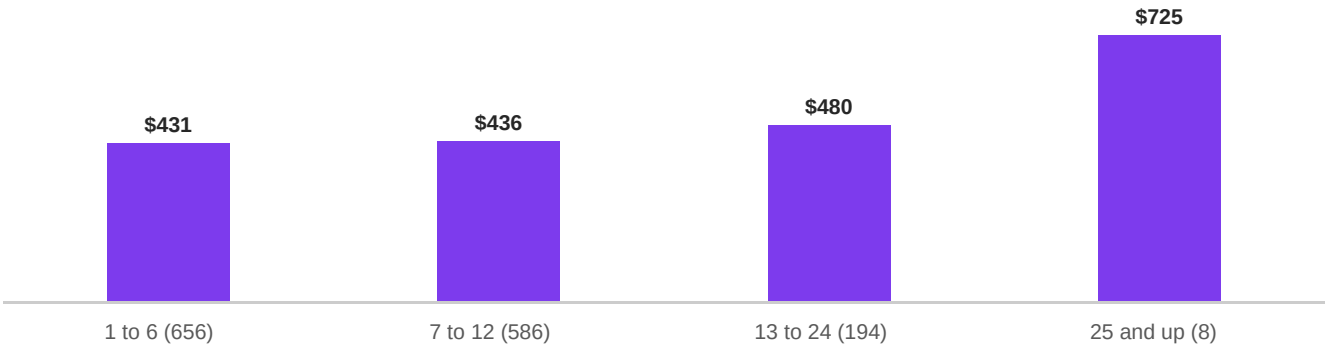
Town by town, March 2014

Ang Mo Kio: 85 sold - median $350,000 - 4-room median $491,888 - $469 psf
Bedok: 109 sold - median $372,000 - 4-room median $450,000 - $451 psf
Bishan: 27 sold - median $512,000 - 4-room median $511,000 - $505 psf
Bukit Batok: 60 sold - median $334,000 - 4-room median $442,500 - $426 psf
Bukit Merah: 58 sold - median $636,500 - 4-room median $672,000 - $581 psf
Bukit Panjang: 54 sold - median $446,500 - 4-room median $418,000 - $402 psf
Bukit Timah: 1 sold - median $445,000 - 4-room median n/a - $636 psf
Central Area: 8 sold - median $440,000 - 4-room median $620,018 - $672 psf
Choa Chu Kang: 31 sold - median $430,000 - 4-room median $412,500 - $378 psf
Clementi: 41 sold - median $390,000 - 4-room median $517,500 - $510 psf
Geylang: 44 sold - median $418,444 - 4-room median $510,000 - $482 psf
Hougang: 76 sold - median $435,500 - 4-room median $435,000 - $422 psf
Jurong East: 42 sold - median $381,500 - 4-room median $421,500 - $426 psf
Jurong West: 115 sold - median $413,000 - 4-room median $405,000 - $409 psf
Kallang/Whampoa: 43 sold - median $448,000 - 4-room median $530,000 - $515 psf
Marine Parade: 13 sold - median $550,000 - 4-room median $552,500 - $581 psf
Pasir Ris: 47 sold - median $477,000 - 4-room median $433,000 - $389 psf
Punggol: 41 sold - median $500,888 - 4-room median $482,500 - $454 psf
Queenstown: 39 sold - median $420,000 - 4-room median $688,000 - $582 psf
Sembawang: 27 sold - median $445,000 - 4-room median $410,000 - $401 psf
Sengkang: 83 sold - median $485,000 - 4-room median $454,250 - $450 psf
Serangoon: 26 sold - median $417,944 - 4-room median $490,000 - $497 psf
Tampines: 138 sold - median $453,000 - 4-room median $455,000 - $439 psf
Toa Payoh: 40 sold - median $371,500 - 4-room median $562,500 - $495 psf
Woodlands: 100 sold - median $415,000 - 4-room median $385,000 - $370 psf
Yishun: 96 sold - median $349,000 - 4-room median $380,000 - $409 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2014

$980,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,550 sqft - $632 psf - 78 yrs lease left

$876,000 Blk 186 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $557 psf - 72 yrs lease left

$870,000 Blk 76A Redhill Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $703 psf - 90 yrs lease left

$860,000 Blk 6B Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $695 psf - 90 yrs lease left

$855,000 Blk 257 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $540 psf - 77 yrs lease left

$840,000 Blk 49 Telok Blangah Dr, Bukit Merah
5-room - storey 16 to 18 - 1,324 sqft - $634 psf - 61 yrs lease left

$835,000 Blk 41 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 990 sqft - $843 psf - 57 yrs lease left

$830,000 Blk 72 Marine Dr, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $643 psf - 62 yrs lease left

$825,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 13 to 15 - 1,259 sqft - $655 psf - 60 yrs lease left

$820,000 Blk 13 Ghim Moh Rd, Queenstown
5-room - storey 16 to 18 - 1,345 sqft - $609 psf - 62 yrs lease left

The 5 most affordable 4-room flats, March 2014

$330,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $341 psf - 61 yrs lease left

$335,000 Blk 249 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $371 psf - 70 yrs lease left

$338,000 Blk 407 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $374 psf - 73 yrs lease left

$340,000 Blk 276 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $376 psf - 70 yrs lease left

$340,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $376 psf - 73 yrs lease left

The 10 busiest streets, March 2014

Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Yishun Ring Rd, Yishun: 22 sales
Bedok Reservoir Rd, Bedok: 19 sales
Bedok Nth St 3, Bedok: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 16 sales
Tampines St 21, Tampines: 16 sales
Hougang Ave 8, Hougang: 15 sales
Jurong West St 65, Jurong West: 12 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 11 sales
Senja Rd, Bukit Panjang: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg