HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2014

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

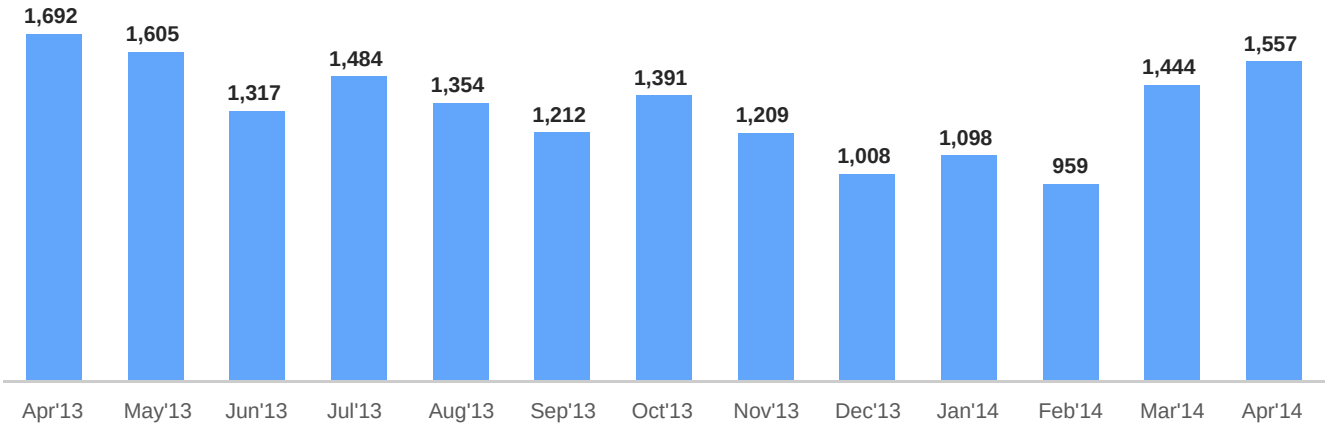
Flats sold: 1,557 Median price: $425,000 Median $psf: $435
Million-dollar flats: 0 (0.0%) Highest price: $956,000 (Bishan)

Against the month before: sales +7.8%, median price -1.2%. Against a year ago: sales -8.0%, median price -9.6%.

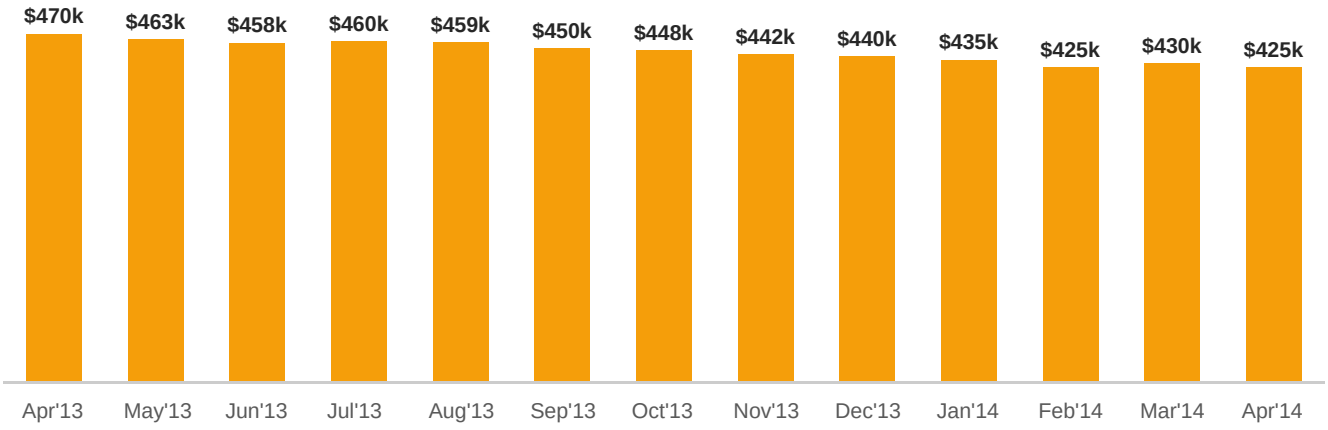
At a glance

- 1,557 HDB resale flats changed hands in April 2014, 7.8% more than the month before (1,444).
- Half of all flats sold for $425,000 or less (the median price), down 1.2% from the month before.
- A typical 4-room flat sold for $433,000 (561 sales), or about $419 per square foot.
- The highest price was $956,000 for an executive flat at Blk 187 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $374,000) and the dearest was Queenstown (median $665,500).
- The busiest town was Jurong West with 136 sales.

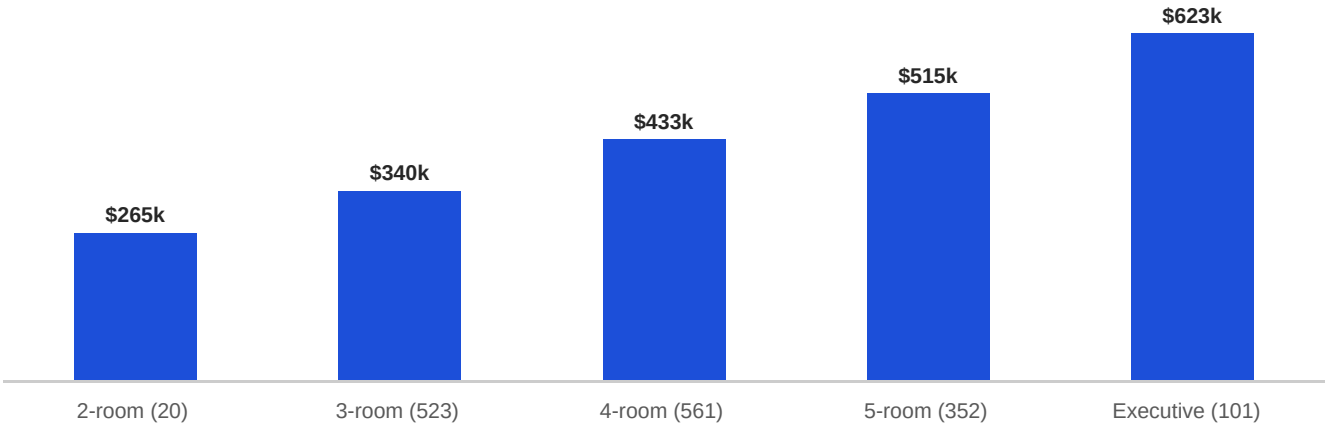
Flats sold each month, last 13 months



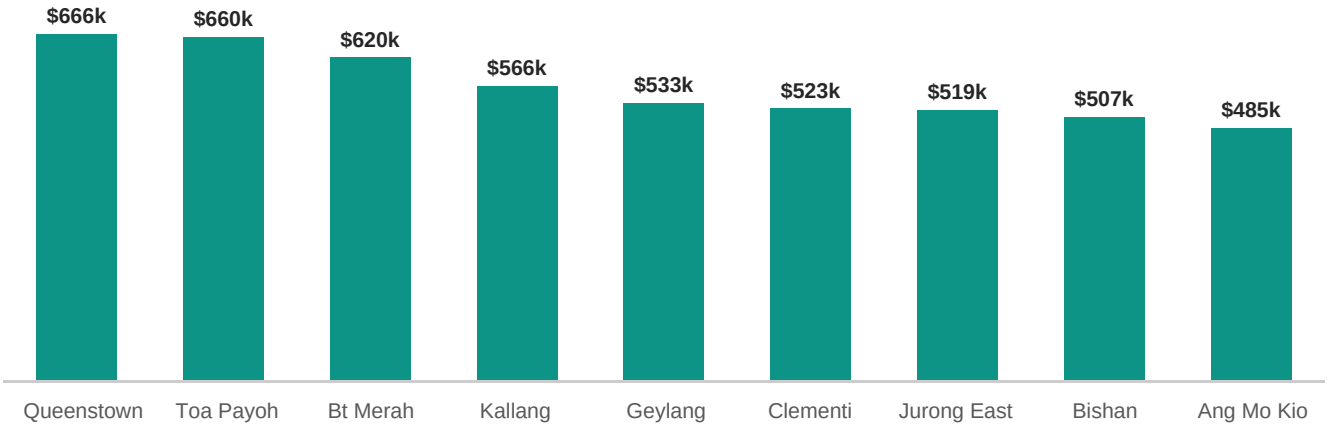
Median price each month, last 13 months



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



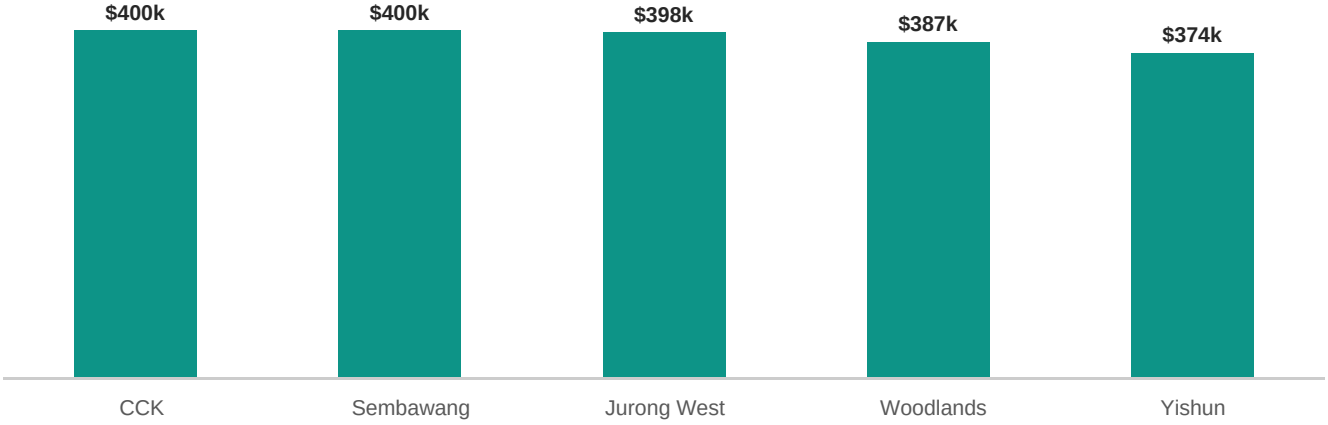
Median 4-room price by town, dearest first



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



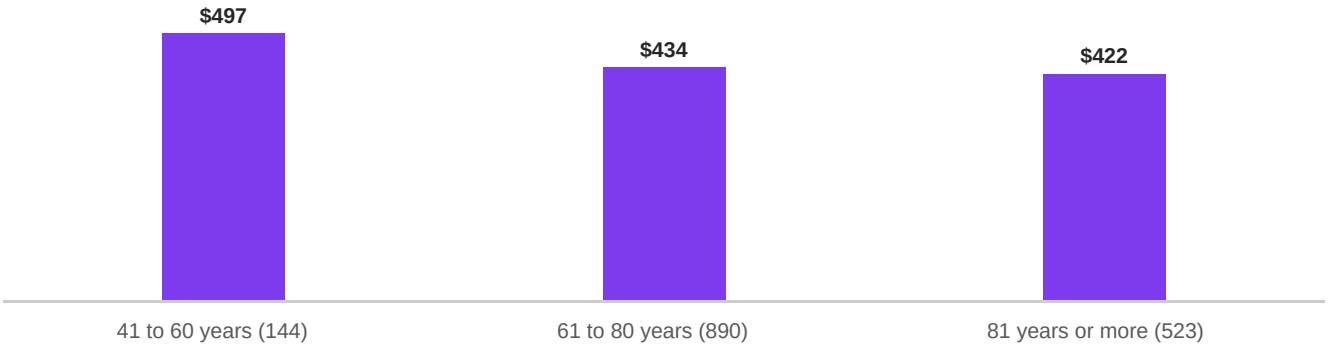
Median 4-room price by town, dearest first (continued)



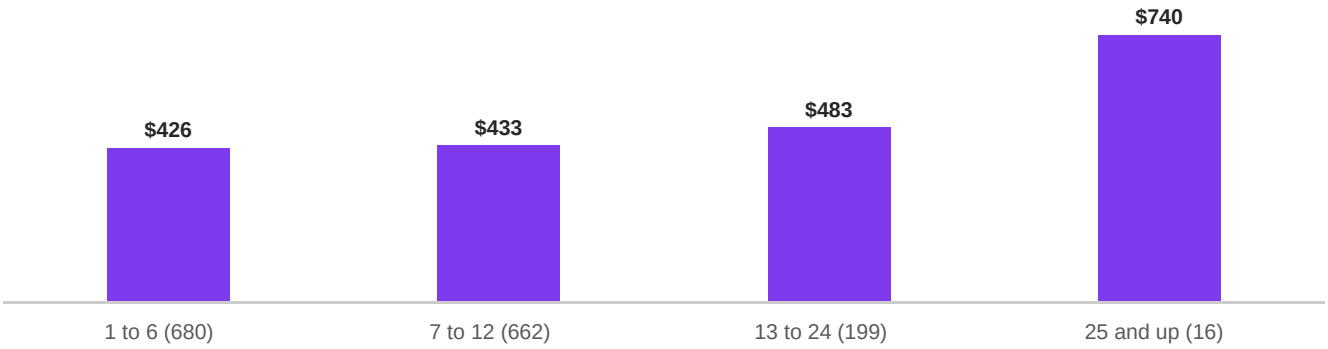
Town by town, April 2014

Ang Mo Kio: 84 sold - median $381,444 - 4-room median $485,000 - $478 psf
Bedok: 102 sold - median $401,000 - 4-room median $425,888 - $458 psf
Bishan: 26 sold - median $511,500 - 4-room median $506,500 - $517 psf
Bukit Batok: 56 sold - median $389,444 - 4-room median $410,000 - $424 psf
Bukit Merah: 72 sold - median $474,000 - 4-room median $620,000 - $572 psf
Bukit Panjang: 51 sold - median $430,888 - 4-room median $405,000 - $409 psf
Bukit Timah: 4 sold - median $568,500 - 4-room median n/a - $577 psf
Central Area: 9 sold - median $480,000 - 4-room median n/a - $712 psf
Choa Chu Kang: 44 sold - median $422,500 - 4-room median $400,000 - $367 psf
Clementi: 44 sold - median $491,500 - 4-room median $522,500 - $529 psf
Geylang: 44 sold - median $367,500 - 4-room median $533,000 - $482 psf
Hougang: 99 sold - median $440,000 - 4-room median $435,000 - $423 psf
Jurong East: 37 sold - median $478,888 - 4-room median $519,400 - $460 psf
Jurong West: 136 sold - median $395,000 - 4-room median $397,500 - $409 psf
Kallang/Whampoa: 47 sold - median $403,000 - 4-room median $565,500 - $512 psf
Marine Parade: 13 sold - median $425,000 - 4-room median n/a - $584 psf
Pasir Ris: 40 sold - median $472,500 - 4-room median $427,000 - $387 psf
Punggol: 41 sold - median $499,000 - 4-room median $474,444 - $449 psf
Queenstown: 62 sold - median $420,000 - 4-room median $665,500 - $561 psf
Sembawang: 33 sold - median $430,000 - 4-room median $400,000 - $393 psf
Sengkang: 92 sold - median $485,000 - 4-room median $450,000 - $421 psf
Serangoon: 35 sold - median $415,000 - 4-room median $420,000 - $465 psf
Tampines: 113 sold - median $470,000 - 4-room median $460,000 - $430 psf
Toa Payoh: 51 sold - median $350,000 - 4-room median $660,000 - $472 psf
Woodlands: 115 sold - median $410,000 - 4-room median $387,000 - $373 psf
Yishun: 107 sold - median $355,000 - 4-room median $374,000 - $400 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2014

$956,000 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $608 psf - 72 yrs lease left

$898,000 Blk 18C Holland Dr, Queenstown
5-room - storey 25 to 27 - 1,259 sqft - $713 psf - 97 yrs lease left

$880,000 Blk 14 Dover Cl East, Queenstown
5-room - storey 16 to 18 - 1,259 sqft - $699 psf - 63 yrs lease left

$860,000 Blk 18D Holland Dr, Queenstown
5-room - storey 07 to 09 - 1,259 sqft - $683 psf - 97 yrs lease left

$860,000 Blk 50 Strathmore Ave, Queenstown
5-room - storey 25 to 27 - 1,184 sqft - $726 psf - 91 yrs lease left

$855,000 Blk 238 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $544 psf - 77 yrs lease left

$842,500 Blk 404 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $525 psf - 71 yrs lease left

$840,000 Blk 76A Redhill Rd, Bukit Merah
5-room - storey 07 to 09 - 1,238 sqft - $679 psf - 90 yrs lease left

$839,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,378 sqft - $609 psf - 62 yrs lease left

$838,000 Blk 5 Boon Keng Rd, Kallang/Whampoa
5-room - storey 07 to 09 - 1,356 sqft - $618 psf - 81 yrs lease left

The 5 most affordable 4-room flats, April 2014

$327,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $345 psf - 61 yrs lease left

$333,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $368 psf - 73 yrs lease left

$333,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $368 psf - 73 yrs lease left

$333,500 Blk 408 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $369 psf - 73 yrs lease left

$340,000 Blk 120 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $376 psf - 71 yrs lease left

The 10 busiest streets, April 2014

Yishun Ring Rd, Yishun: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Bedok Reservoir Rd, Bedok: 16 sales
Clementi Ave 2, Clementi: 15 sales
Hougang Ave 8, Hougang: 14 sales
Punggol Ctrl, Punggol: 14 sales
Tanglin Halt Rd, Queenstown: 14 sales
Bedok Nth Rd, Bedok: 13 sales
Jurong West St 61, Jurong West: 13 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