HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2014

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

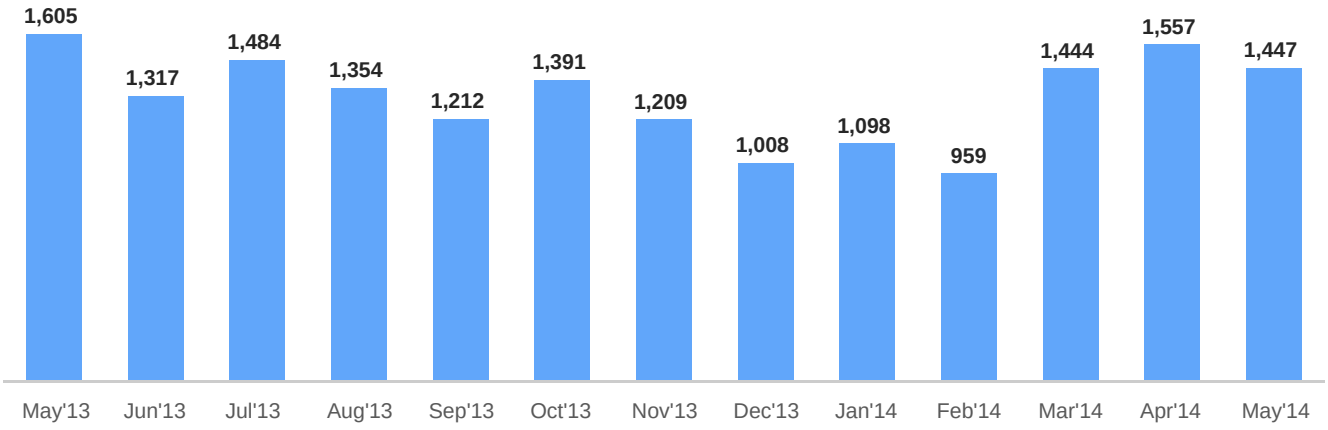
Flats sold: 1,447 Median price: $420,000 Median $psf: $432
Million-dollar flats: 0 (0.0%) Highest price: $980,000 (Bukit Timah)

Against the month before: sales -7.1%, median price -1.2%. Against a year ago: sales -9.8%, median price -9.3%.

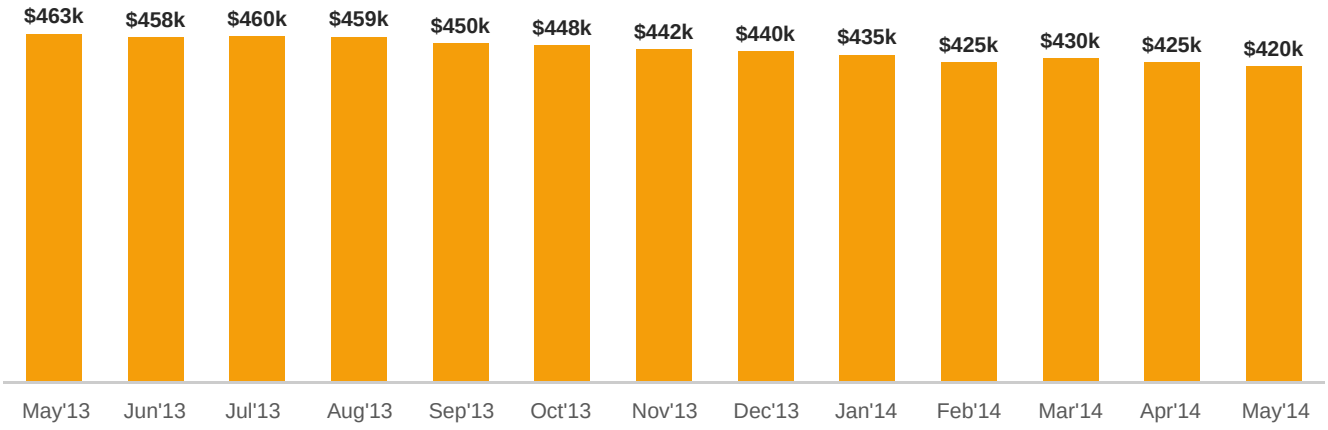
At a glance

- 1,447 HDB resale flats changed hands in May 2014, 7.1% fewer than the month before (1,557).
- Half of all flats sold for $420,000 or less (the median price), down 1.2% from the month before.
- A typical 4-room flat sold for $427,500 (598 sales), or about $419 per square foot.
- The highest price was $980,000 for an executive flat at Blk 2 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $384,000) and the dearest was Queenstown (median $721,000).
- The busiest town was Jurong West with 135 sales.

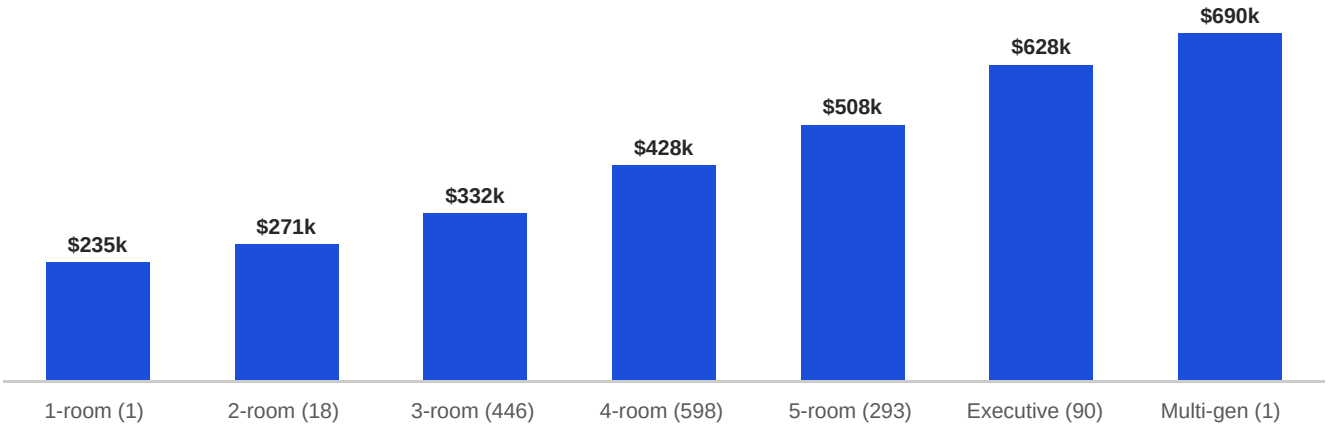
Flats sold each month, last 13 months



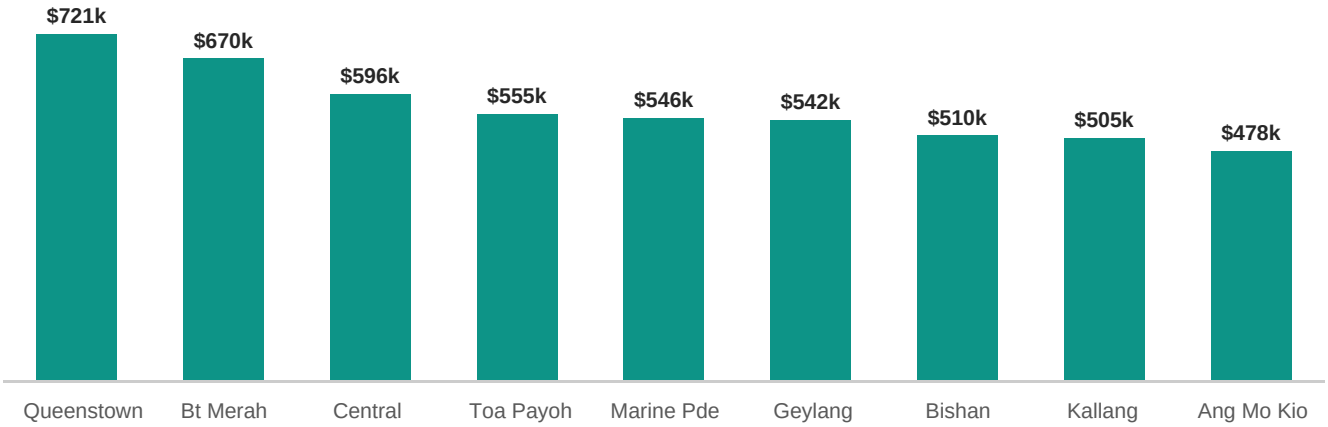
Median price each month, last 13 months



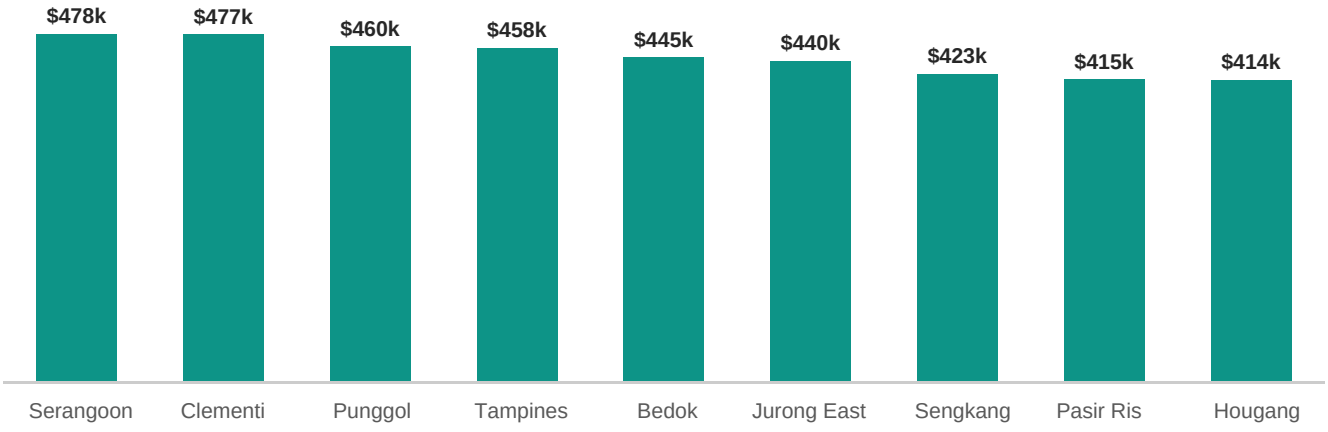
Median price by flat type (number sold), May 2014



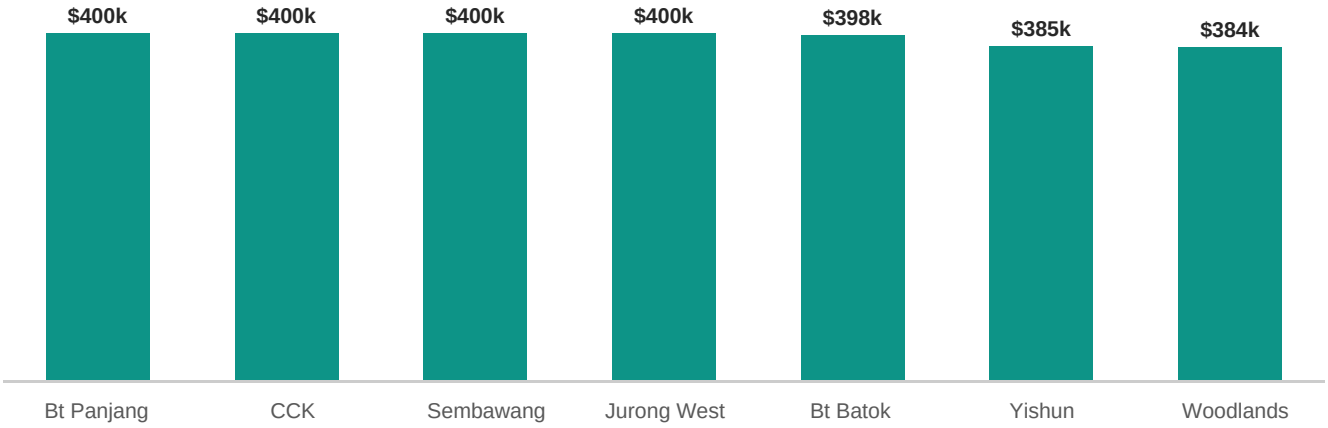
Median 4-room price by town, dearest first



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



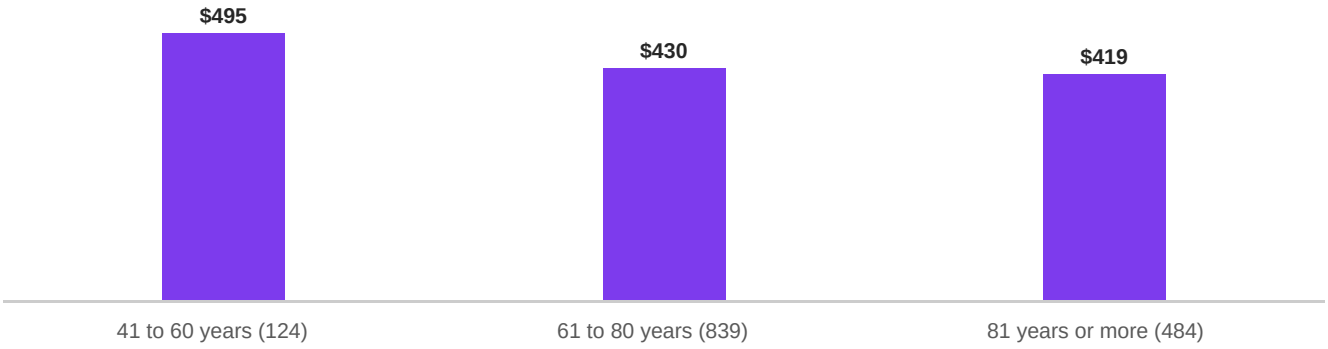
Median 4-room price by town, dearest first (continued)



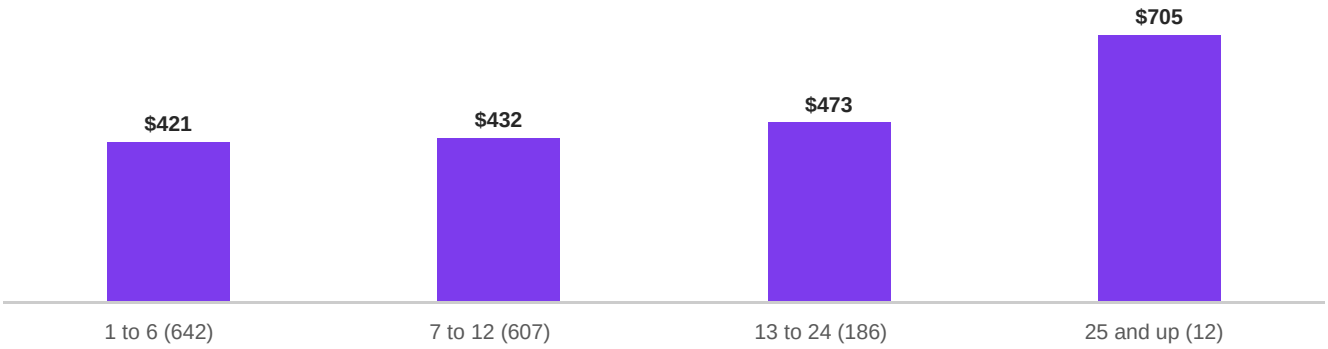
Town by town, May 2014

Ang Mo Kio: 70 sold - median $380,000 - 4-room median $478,000 - $463 psf
Bedok: 110 sold - median $424,500 - 4-room median $445,000 - $452 psf
Bishan: 25 sold - median $510,000 - 4-room median $510,000 - $503 psf
Bukit Batok: 42 sold - median $362,500 - 4-room median $398,000 - $426 psf
Bukit Merah: 56 sold - median $459,444 - 4-room median $670,000 - $575 psf
Bukit Panjang: 56 sold - median $430,000 - 4-room median $400,000 - $388 psf
Bukit Timah: 2 sold - median $726,750 - 4-room median n/a - $597 psf
Central Area: 10 sold - median $411,250 - 4-room median $596,000 - $549 psf
Choa Chu Kang: 48 sold - median $403,000 - 4-room median $400,000 - $359 psf
Clementi: 33 sold - median $383,000 - 4-room median $476,500 - $473 psf
Geylang: 41 sold - median $368,000 - 4-room median $541,500 - $476 psf
Hougang: 64 sold - median $400,000 - 4-room median $414,000 - $432 psf
Jurong East: 35 sold - median $460,000 - 4-room median $440,000 - $441 psf
Jurong West: 135 sold - median $405,000 - 4-room median $399,888 - $409 psf
Kallang/Whampoa: 45 sold - median $440,000 - 4-room median $505,000 - $522 psf
Marine Parade: 14 sold - median $441,000 - 4-room median $546,000 - $575 psf
Pasir Ris: 42 sold - median $487,500 - 4-room median $415,000 - $375 psf
Punggol: 38 sold - median $497,500 - 4-room median $460,000 - $459 psf
Queenstown: 42 sold - median $452,500 - 4-room median $721,000 - $572 psf
Sembawang: 32 sold - median $430,000 - 4-room median $400,000 - $378 psf
Sengkang: 81 sold - median $470,000 - 4-room median $422,500 - $423 psf
Serangoon: 37 sold - median $460,000 - 4-room median $477,500 - $477 psf
Tampines: 119 sold - median $476,000 - 4-room median $458,000 - $435 psf
Toa Payoh: 46 sold - median $375,000 - 4-room median $555,000 - $493 psf
Woodlands: 98 sold - median $401,500 - 4-room median $384,000 - $367 psf
Yishun: 126 sold - median $370,000 - 4-room median $385,000 - $392 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2014

$980,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $591 psf - 73 yrs lease left

$910,000 Blk 18C Holland Dr, Queenstown
5-room - storey 31 to 33 - 1,259 sqft - $723 psf - 97 yrs lease left

$900,000 Blk 65 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,356 sqft - $664 psf - 57 yrs lease left

$868,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 16 to 18 - 1,561 sqft - $556 psf - 72 yrs lease left

$861,000 Blk 219 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $537 psf - 77 yrs lease left

$855,000 Blk 4B Boon Tiong Rd, Bukit Merah
5-room - storey 04 to 06 - 1,238 sqft - $691 psf - 90 yrs lease left

$850,000 Blk 3 Holland Cl, Queenstown
5-room - storey 10 to 12 - 1,335 sqft - $637 psf - 83 yrs lease left

$850,000 Blk 18D Holland Dr, Queenstown
5-room - storey 19 to 21 - 1,259 sqft - $675 psf - 97 yrs lease left

$840,000 Blk 104 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,582 sqft - $531 psf - 69 yrs lease left

$832,000 Blk 110 Mcnair Rd, Kallang/Whampoa
Executive - storey 10 to 12 - 1,550 sqft - $537 psf - 72 yrs lease left

The 5 most affordable 4-room flats, May 2014

$315,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $348 psf - 73 yrs lease left

$328,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $363 psf - 73 yrs lease left

$328,000 Blk 775 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 893 sqft - $367 psf - 71 yrs lease left

$328,000 Blk 440 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $363 psf - 73 yrs lease left

$330,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $365 psf - 73 yrs lease left

The 10 busiest streets, May 2014

Yishun Ring Rd, Yishun: 33 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Bedok Nth Rd, Bedok: 17 sales
Hougang Ave 8, Hougang: 17 sales
Punggol Ctrl, Punggol: 17 sales
Jurong West St 65, Jurong West: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 13 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 12 sales
Bedok Nth St 3, Bedok: 12 sales
Bedok Reservoir Rd, Bedok: 12 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