HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: June 2014

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

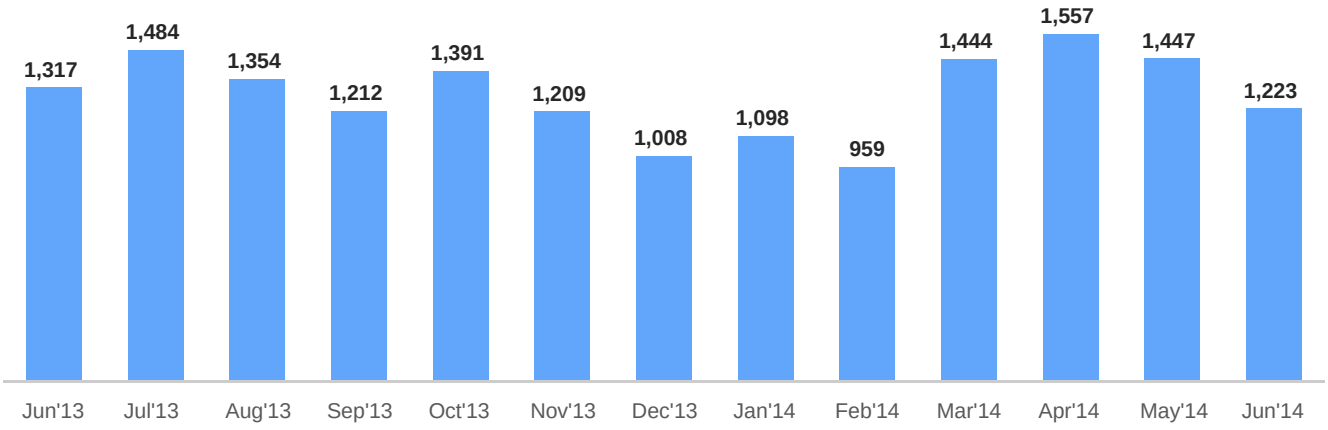
**Flats sold: 1,223  Median price: $420,000  Median $psf: $426**
**Million-dollar flats: 0 (0.0%)  Highest price: $930,000 (Queenstown)**

Against the month before: sales -15.5%, median price +0.0%.  Against a year ago: sales -7.1%, median price -8.3%.

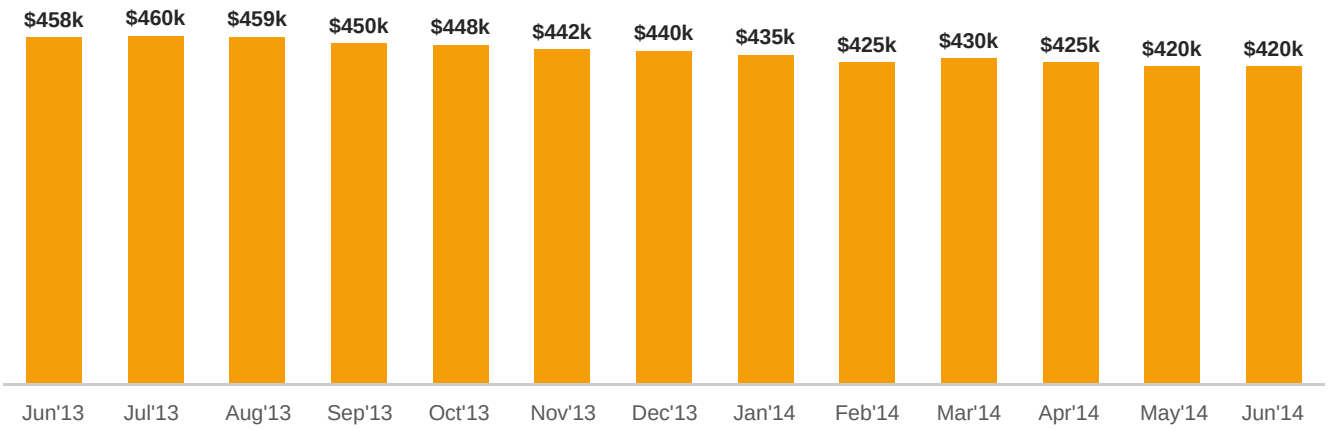
### At a glance

- 1,223 HDB resale flats changed hands in June 2014, 15.5% fewer than the month before (1,447).
- Half of all flats sold for $420,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $425,000 (479 sales), or about $409 per square foot.
- The highest price was $930,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Jurong East (median $375,000) and the dearest was Queenstown (median $730,000).
- The busiest town was Jurong West with 119 sales.

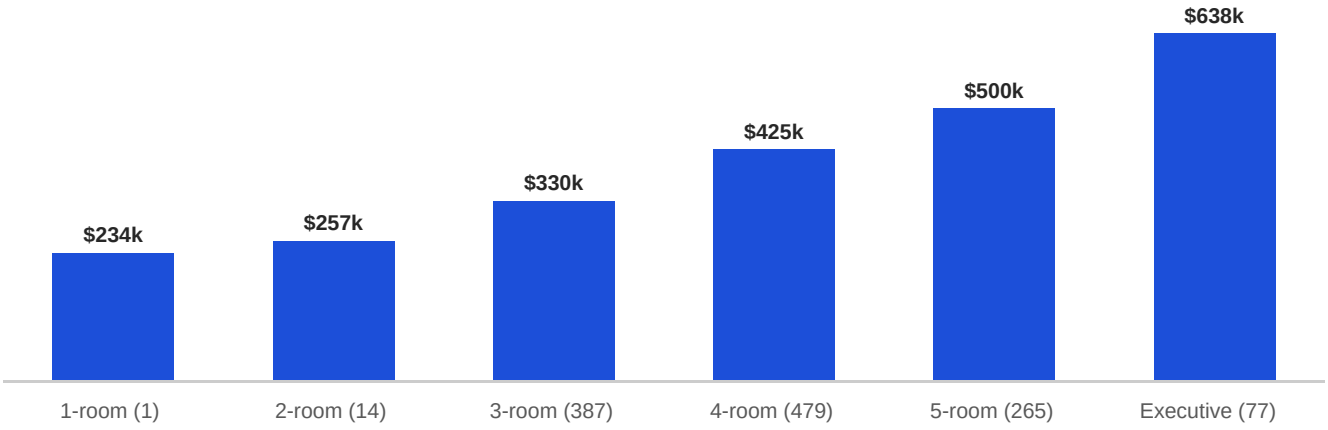
**Flats sold each month, last 13 months**



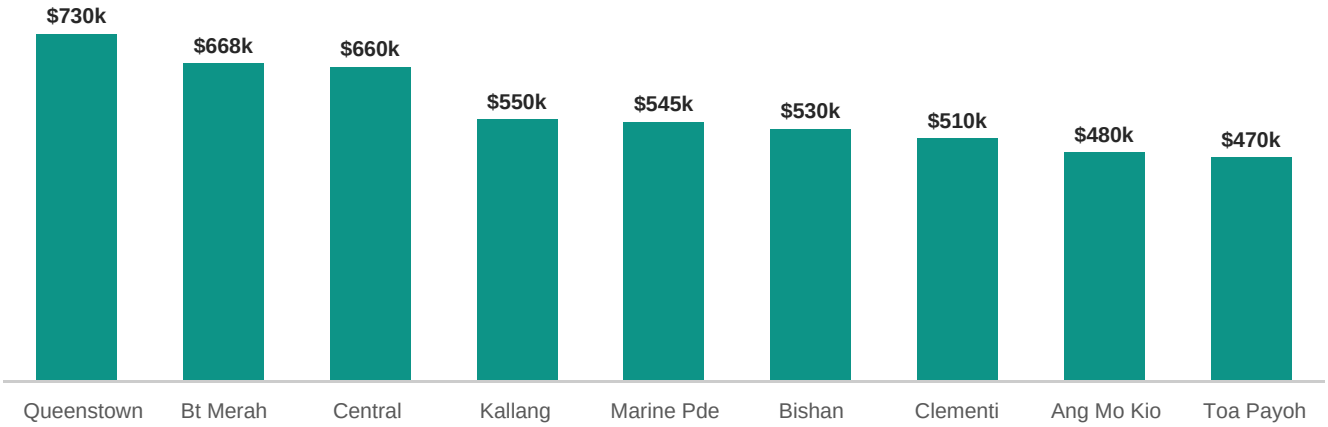

**Median price each month, last 13 months**



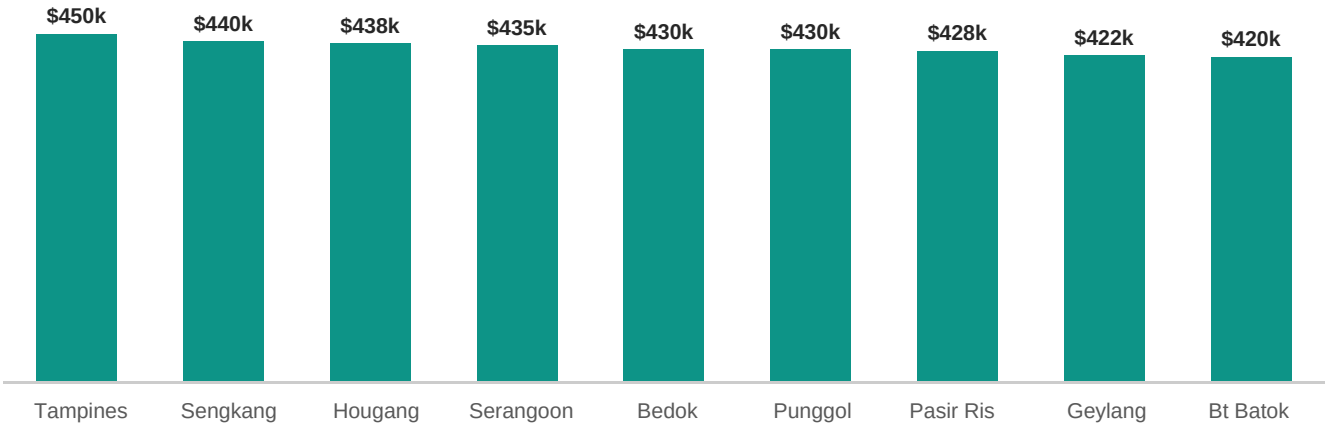

**Median price by flat type (number sold), June 2014**



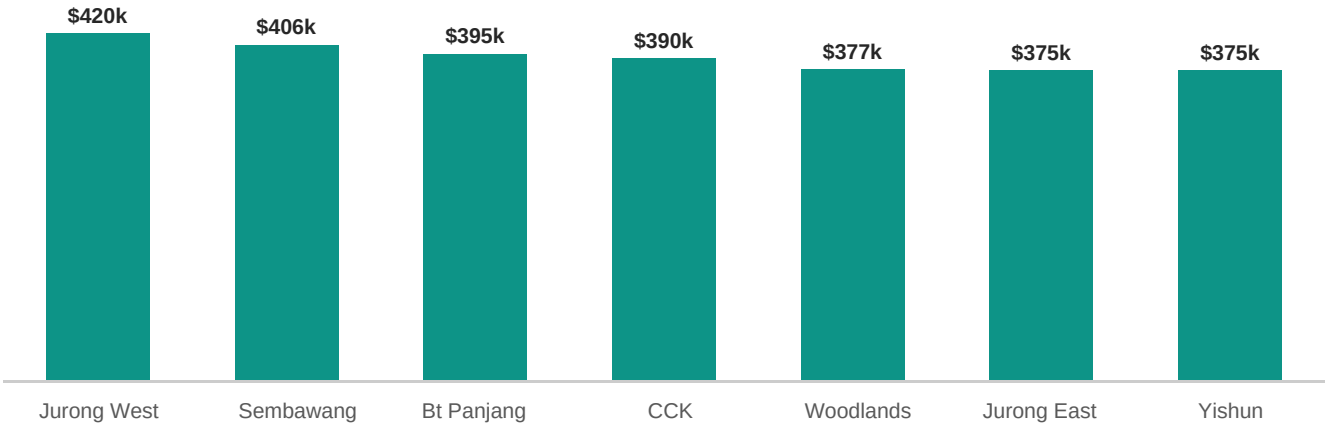

## Median 4-room price by town, dearest first




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



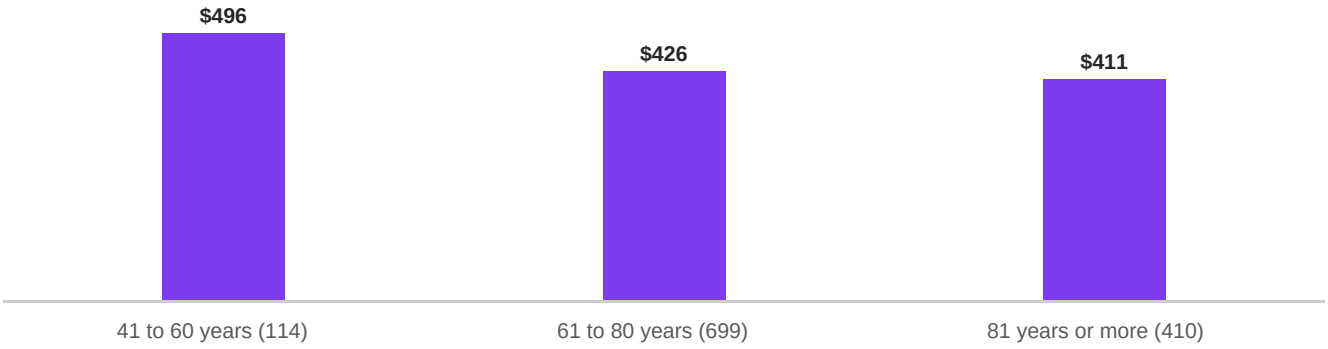

## Median 4-room price by town, dearest first (continued)



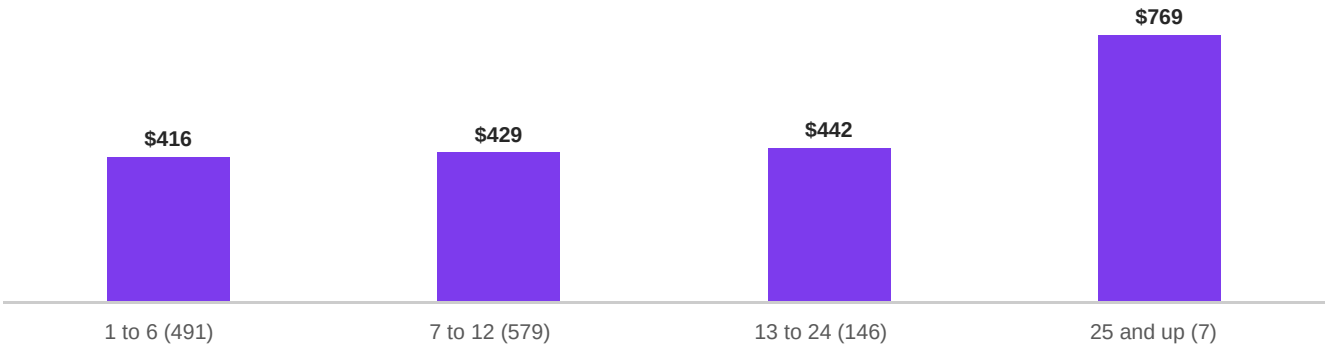

## Town by town, June 2014

Ang Mo Kio: 59 sold - median $370,000 - 4-room median $480,000 - $465 psf
Bedok: 83 sold - median $408,000 - 4-room median $430,000 - $450 psf
Bishan: 27 sold - median $590,000 - 4-room median $530,000 - $541 psf
Bukit Batok: 51 sold - median $405,000 - 4-room median $420,000 - $419 psf
Bukit Merah: 59 sold - median $540,000 - 4-room median $667,500 - $565 psf
Bukit Panjang: 40 sold - median $399,000 - 4-room median $395,000 - $394 psf
Bukit Timah: 3 sold - median $860,000 - 4-room median n/a - $613 psf
Central Area: 10 sold - median $457,500 - 4-room median $660,000 - $640 psf
Choa Chu Kang: 42 sold - median $392,500 - 4-room median $390,000 - $361 psf
Clementi: 37 sold - median $388,000 - 4-room median $510,000 - $498 psf
Geylang: 42 sold - median $386,500 - 4-room median $422,000 - $463 psf
Hougang: 51 sold - median $440,000 - 4-room median $437,500 - $409 psf
Jurong East: 24 sold - median $337,000 - 4-room median $375,000 - $414 psf
Jurong West: 119 sold - median $425,000 - 4-room median $420,000 - $407 psf
Kallang/Whampoa: 39 sold - median $450,000 - 4-room median $550,000 - $496 psf
Marine Parade: 16 sold - median $529,000 - 4-room median $545,000 - $592 psf
Pasir Ris: 33 sold - median $440,000 - 4-room median $428,000 - $379 psf
Punggol: 27 sold - median $485,000 - 4-room median $430,000 - $418 psf
Queenstown: 28 sold - median $354,000 - 4-room median $730,000 - $560 psf
Sembawang: 27 sold - median $425,000 - 4-room median $405,944 - $389 psf
Sengkang: 73 sold - median $490,000 - 4-room median $440,000 - $428 psf
Serangoon: 29 sold - median $428,888 - 4-room median $435,000 - $459 psf
Tampines: 97 sold - median $477,000 - 4-room median $450,000 - $421 psf
Toa Payoh: 38 sold - median $341,500 - 4-room median $470,000 - $474 psf
Woodlands: 88 sold - median $400,000 - 4-room median $376,500 - $365 psf
Yishun: 81 sold - median $345,000 - 4-room median $375,000 - $387 psf

**Median $psf by remaining lease (number sold)**




**Median $psf by storey (number sold)**




## The 10 highest prices, June 2014

**$930,000 Blk 149 Mei Ling St, Queenstown**
Executive - storey 01 to 03 - 1,647 sqft - $565 psf - 80 yrs lease left

**$928,000 Blk 64 Jln Ma'mor, Kallang/Whampoa**
3-room - storey 01 to 03 - 1,356 sqft - $684 psf - 57 yrs lease left

**$920,000 Blk 8B Boon Tiong Rd, Bukit Merah**
5-room - storey 19 to 21 - 1,238 sqft - $743 psf - 90 yrs lease left

**$910,000 Blk 89 Tanglin Halt Rd, Queenstown**
5-room - storey 34 to 36 - 1,184 sqft - $769 psf - 93 yrs lease left

**$903,000 Blk 119 Bishan St 12, Bishan**
Executive - storey 07 to 09 - 1,625 sqft - $556 psf - 72 yrs lease left

**$888,000 Blk 424 Serangoon Ctrl, Serangoon**
Executive - storey 04 to 06 - 1,572 sqft - $565 psf - 74 yrs lease left

**$885,000 Blk 187 Bishan St 13, Bishan**
Executive - storey 04 to 06 - 1,572 sqft - $563 psf - 72 yrs lease left

**$880,000 Blk 7 Toh Yi Dr, Bukit Timah**
Executive - storey 04 to 06 - 1,572 sqft - $560 psf - 74 yrs lease left

**$868,000 Blk 52 Strathmore Ave, Queenstown**
5-room - storey 22 to 24 - 1,184 sqft - $733 psf - 91 yrs lease left

**$860,000 Blk 5 Farrer Rd, Bukit Timah**
5-room - storey 07 to 09 - 1,324 sqft - $650 psf - 59 yrs lease left

## The 5 most affordable 4-room flats, June 2014

**$310,000 Blk 7 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 947 sqft - $327 psf - 61 yrs lease left

**$316,800 Blk 265 Yishun St 22, Yishun**

4-room - storey 01 to 03 - 904 sqft - $350 psf - 71 yrs lease left

**$318,000 Blk 244 Yishun Ring Rd, Yishun**

4-room - storey 01 to 03 - 904 sqft - $352 psf - 70 yrs lease left

**$320,000 Blk 333 Woodlands St 32, Woodlands**

4-room - storey 04 to 06 - 893 sqft - $358 psf - 70 yrs lease left

**$320,000 Blk 336 Woodlands Ave 1, Woodlands**

4-room - storey 04 to 06 - 893 sqft - $358 psf - 70 yrs lease left

## The 10 busiest streets, June 2014

Yishun Ring Rd, Yishun: 21 sales
Bedok Reservoir Rd, Bedok: 15 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 14 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 13 sales
Bedok Nth St 3, Bedok: 13 sales
Jurong West St 65, Jurong West: 13 sales
Jurong West St 61, Jurong West: 12 sales
Sengkang Ctrl, Sengkang: 12 sales
Choa Chu Kang Cres, Choa Chu Kang: 11 sales
Anchorvale Rd, Sengkang: 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.

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