HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2014

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

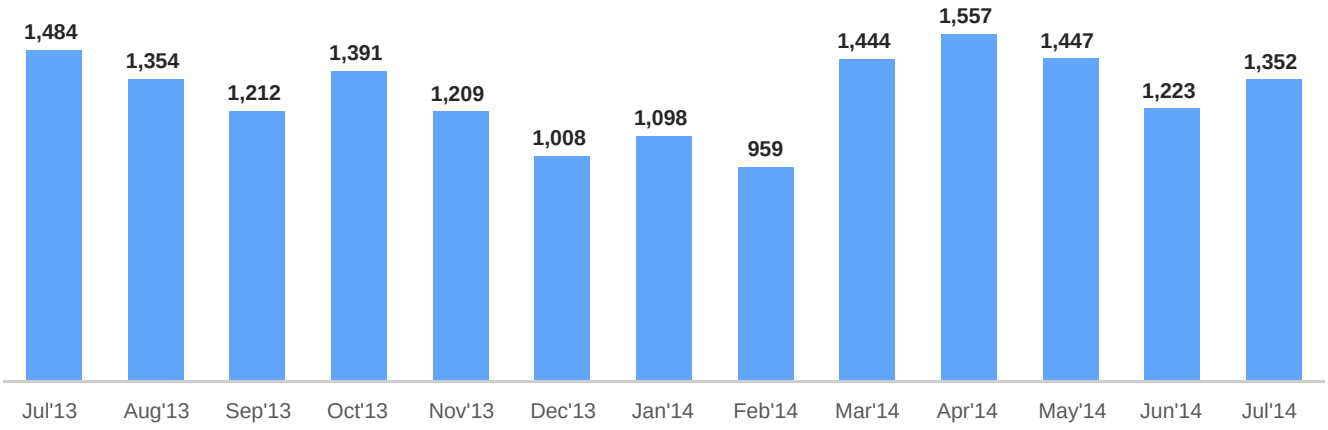
Flats sold: 1,352 **Median price: $414,400** **Median $psf: $423**
Million-dollar flats: 0 (0.0%) **Highest price: $950,000 (Bishan)**

Against the month before: sales +10.5%, median price -1.3%. Against a year ago: sales -8.9%, median price -9.9%.

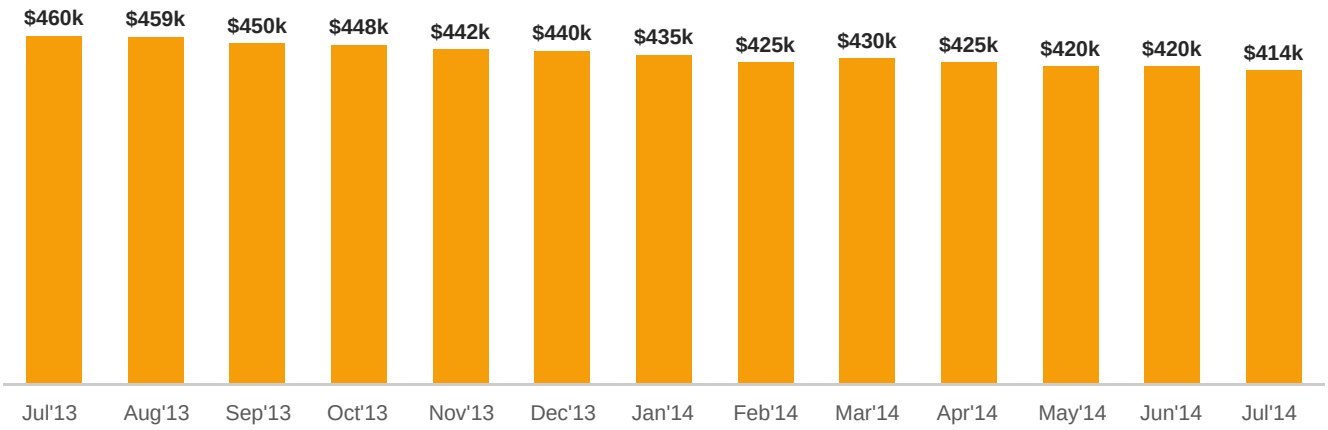
At a glance

- 1,352 HDB resale flats changed hands in July 2014, 10.5% more than the month before (1,223).
- Half of all flats sold for $414,400 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $416,000 (517 sales), or about $404 per square foot.
- The highest price was $950,000 for an executive flat at Blk 231 Bishan St 23, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $375,000) and the dearest was Queenstown (median $667,000).
- The busiest town was Tampines with 120 sales.

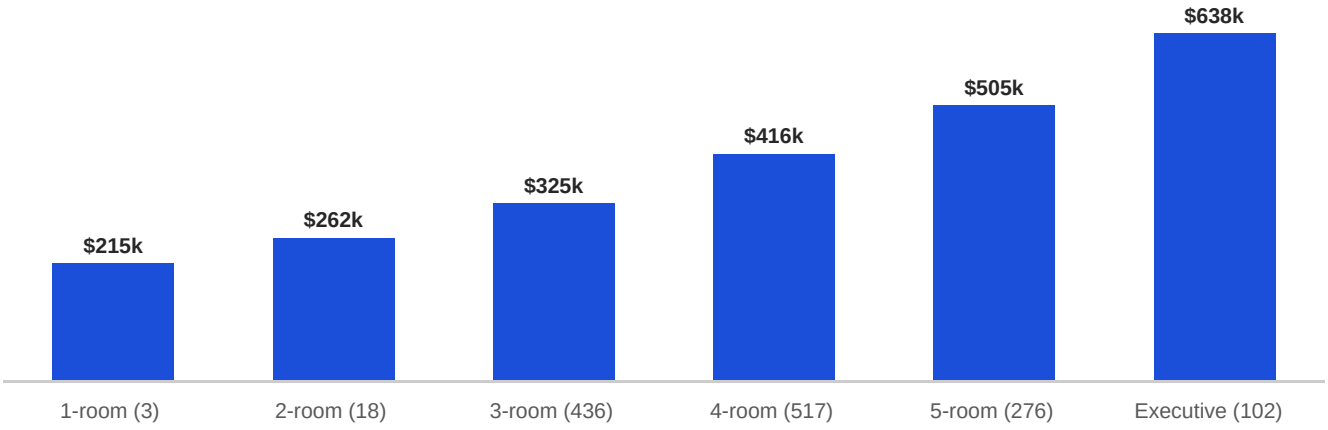
Flats sold each month, last 13 months



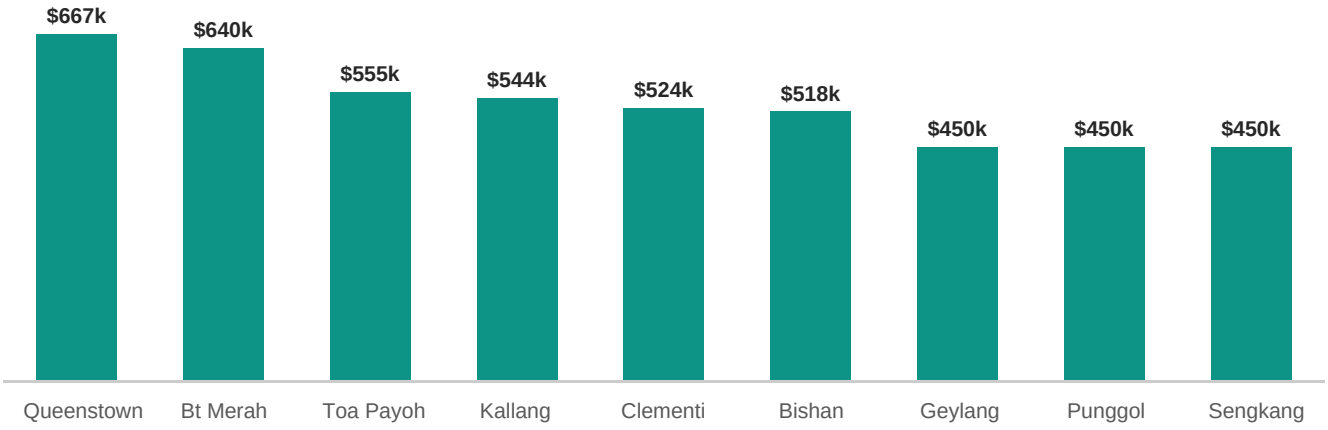
Median price each month, last 13 months



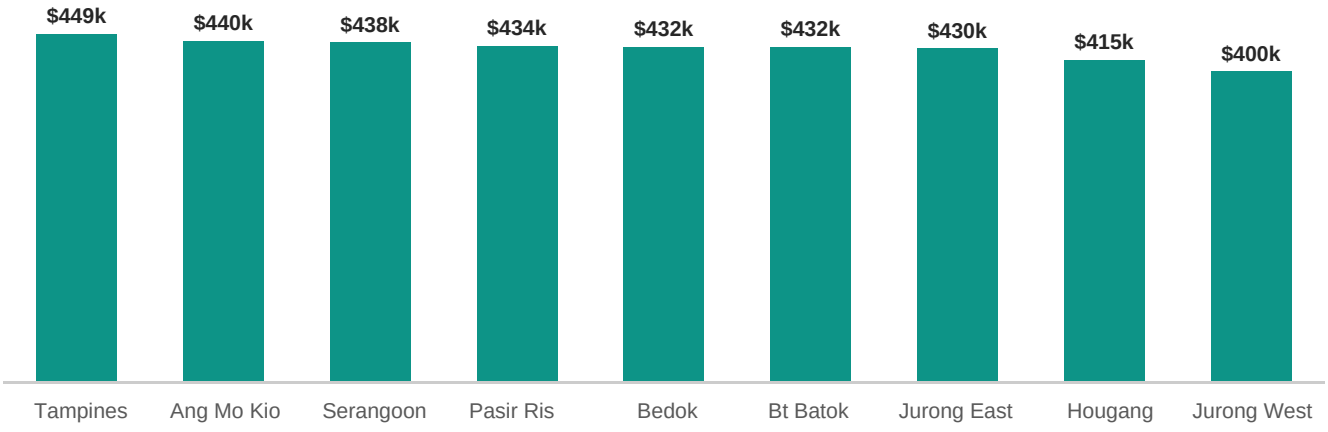
Median price by flat type (number sold), July 2014



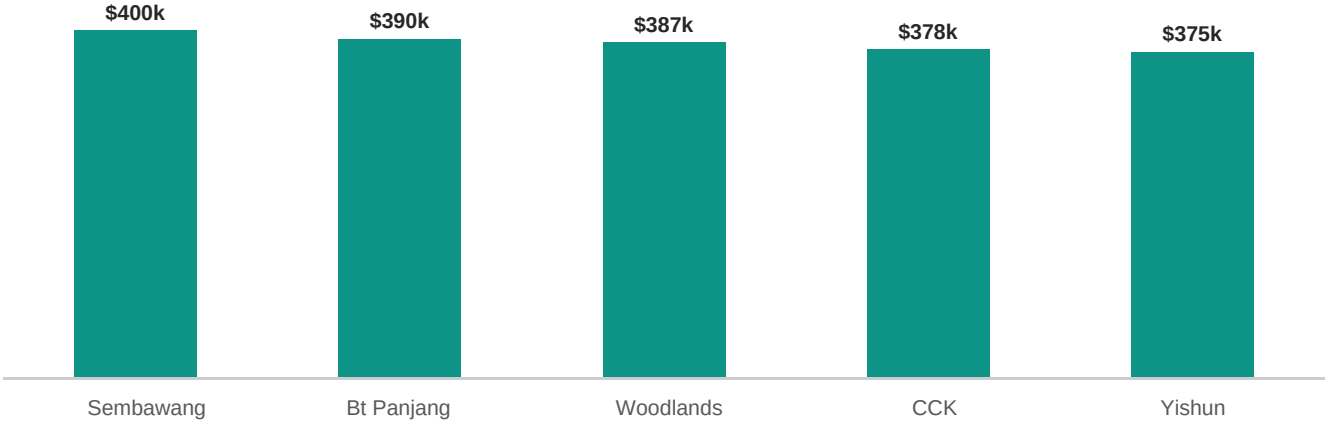
Median 4-room price by town, dearest first



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



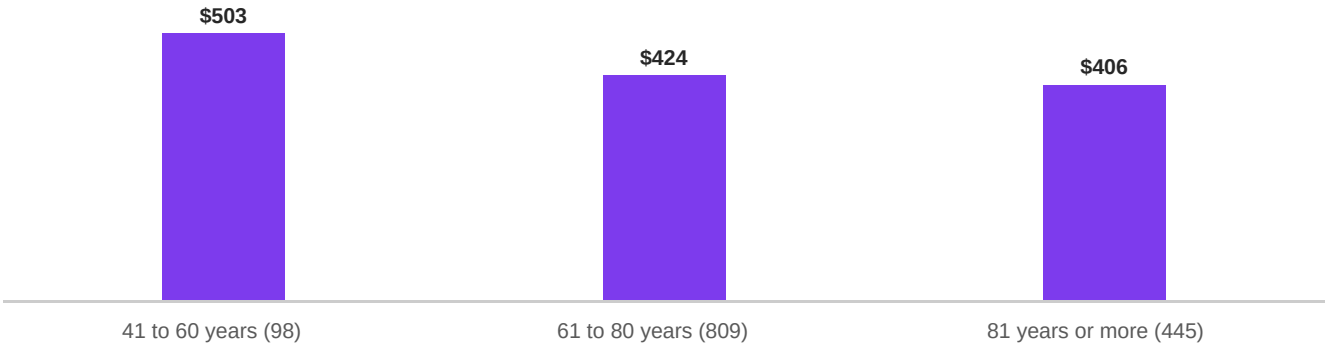
Median 4-room price by town, dearest first (continued)



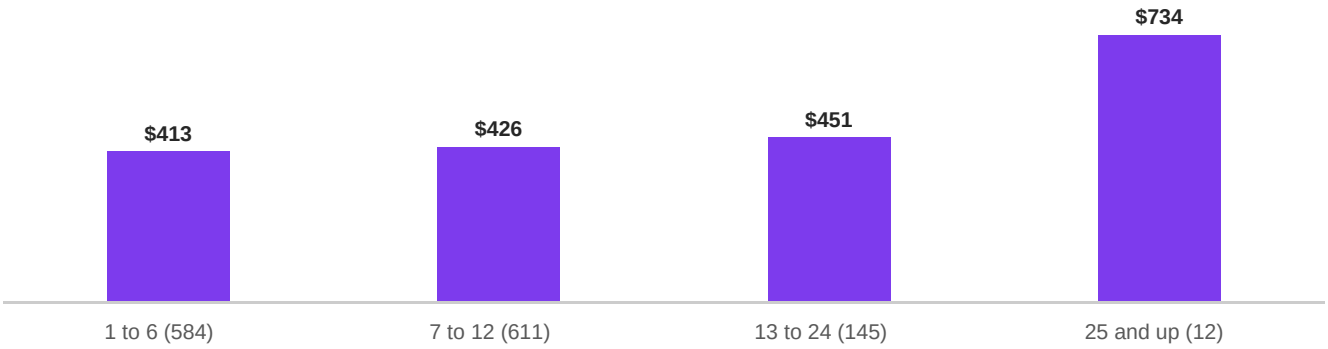
Town by town, July 2014

Ang Mo Kio: 63 sold - median $365,000 - 4-room median $440,000 - $465 psf
Bedok: 95 sold - median $335,500 - 4-room median $432,000 - $449 psf
Bishan: 20 sold - median $537,500 - 4-room median $517,500 - $508 psf
Bukit Batok: 57 sold - median $400,000 - 4-room median $432,000 - $419 psf
Bukit Merah: 47 sold - median $595,000 - 4-room median $640,000 - $581 psf
Bukit Panjang: 42 sold - median $425,500 - 4-room median $390,000 - $376 psf
Bukit Timah: 1 sold - median $750,000 - 4-room median n/a - $571 psf
Central Area: 9 sold - median $395,000 - 4-room median n/a - $525 psf
Choa Chu Kang: 42 sold - median $381,500 - 4-room median $378,000 - $344 psf
Clementi: 37 sold - median $455,000 - 4-room median $524,000 - $513 psf
Geylang: 36 sold - median $333,250 - 4-room median $450,000 - $459 psf
Hougang: 80 sold - median $415,444 - 4-room median $415,000 - $406 psf
Jurong East: 41 sold - median $360,000 - 4-room median $430,000 - $427 psf
Jurong West: 112 sold - median $420,000 - 4-room median $400,000 - $401 psf
Kallang/Whampoa: 33 sold - median $418,000 - 4-room median $544,000 - $504 psf
Marine Parade: 8 sold - median $490,944 - 4-room median n/a - $606 psf
Pasir Ris: 43 sold - median $500,000 - 4-room median $433,500 - $382 psf
Punggol: 37 sold - median $475,000 - 4-room median $450,000 - $414 psf
Queenstown: 45 sold - median $401,000 - 4-room median $667,000 - $573 psf
Sembawang: 21 sold - median $410,000 - 4-room median $400,000 - $386 psf
Sengkang: 82 sold - median $480,000 - 4-room median $450,000 - $427 psf
Serangoon: 26 sold - median $437,000 - 4-room median $437,500 - $445 psf
Tampines: 120 sold - median $449,444 - 4-room median $448,888 - $430 psf
Toa Payoh: 40 sold - median $409,000 - 4-room median $555,000 - $489 psf
Woodlands: 108 sold - median $400,000 - 4-room median $386,500 - $365 psf
Yishun: 107 sold - median $350,000 - 4-room median $375,000 - $389 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2014

$950,000 Blk 231 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,593 sqft - $596 psf - 77 yrs lease left

$925,000 Blk 18C Holland Dr, Queenstown
5-room - storey 37 to 39 - 1,259 sqft - $734 psf - 97 yrs lease left

$875,000 Blk 1 Pine Cl, Geylang
5-room - storey 07 to 09 - 1,184 sqft - $739 psf - 85 yrs lease left

$868,000 Blk 13 Cantonment Cl, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $733 psf - 88 yrs lease left

$860,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 01 to 03 - 1,313 sqft - $655 psf - 81 yrs lease left

$858,000 Blk 111 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,582 sqft - $542 psf - 70 yrs lease left

$852,500 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 07 to 09 - 1,313 sqft - $649 psf - 86 yrs lease left

$850,000 Blk 8 Cantonment Cl, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $718 psf - 87 yrs lease left

$850,000 Blk 60 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,109 sqft - $767 psf - 57 yrs lease left

$850,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 16 to 18 - 1,259 sqft - $675 psf - 60 yrs lease left

The 5 most affordable 4-room flats, July 2014

$315,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $348 psf - 73 yrs lease left

$317,000 Blk 407 Fajar Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $351 psf - 74 yrs lease left

$318,000 Blk 250 Yishun Ave 9, Yishun

4-room - storey 07 to 09 - 904 sqft - $352 psf - 70 yrs lease left

$320,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $354 psf - 73 yrs lease left

$320,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $354 psf - 73 yrs lease left

The 10 busiest streets, July 2014

Yishun Ring Rd, Yishun: 28 sales
Bedok Reservoir Rd, Bedok: 26 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 15 sales
Hougang Ave 8, Hougang: 15 sales
Yishun St 21, Yishun: 14 sales
Yishun Ave 6, Yishun: 13 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 12 sales
Jurong East St 21, Jurong East: 12 sales
Jurong West St 64, Jurong West: 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