HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2014

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

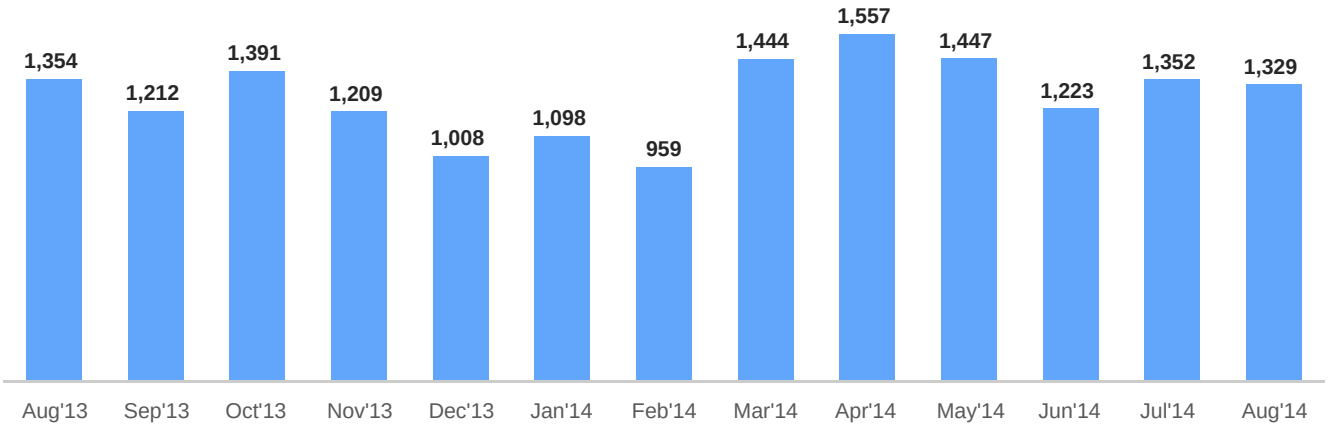
Flats sold: 1,329 **Median price: $420,000** **Median $psf: $416**
Million-dollar flats: 0 (0.0%) **Highest price: $960,000 (Queenstown)**

Against the month before: sales -1.7%, median price +1.4%. Against a year ago: sales -1.8%, median price -8.5%.

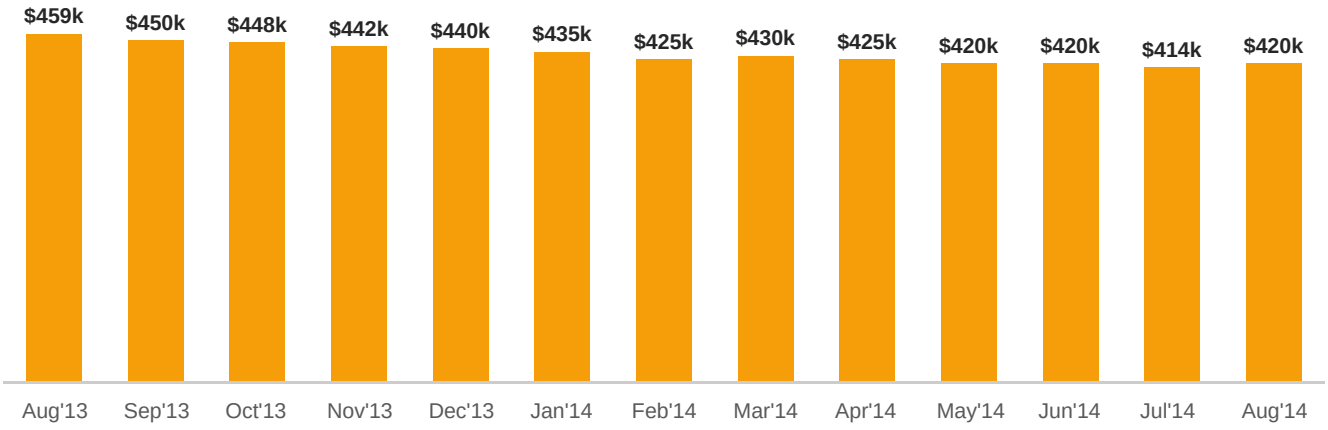
At a glance

- 1,329 HDB resale flats changed hands in August 2014, 1.7% fewer than the month before (1,352).
- Half of all flats sold for $420,000 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $420,000 (541 sales), or about $401 per square foot.
- The highest price was $960,000 for a 5-room flat at Blk 90 Tanglin Halt Rd, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $370,000) and the dearest was Queenstown (median $725,000).
- The busiest town was Woodlands with 113 sales.

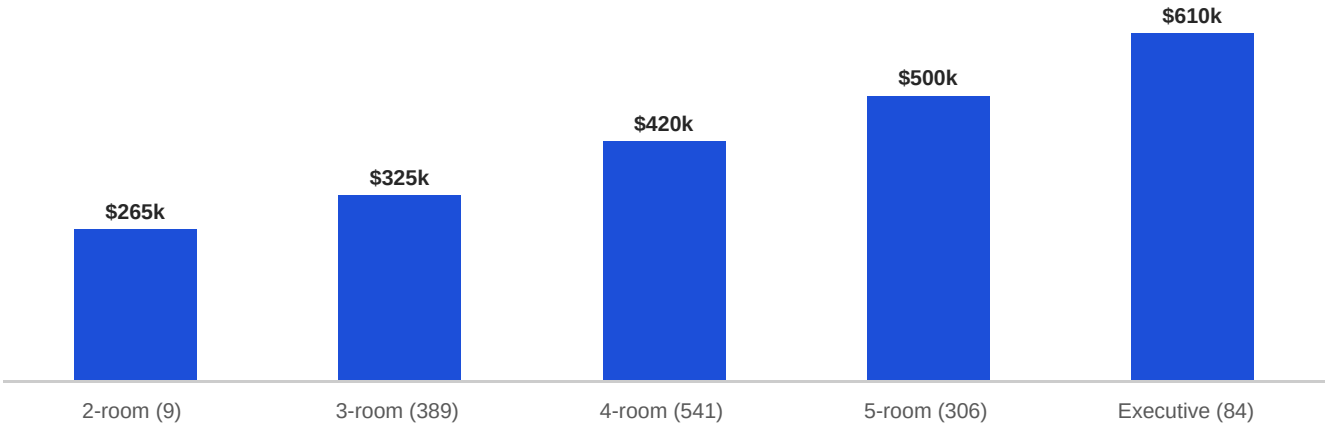
Flats sold each month, last 13 months



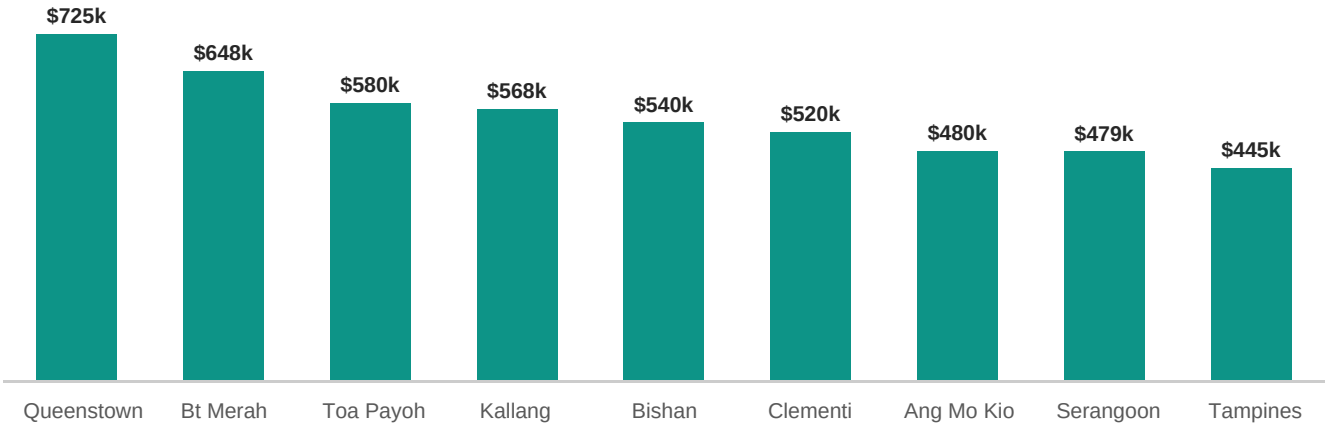
Median price each month, last 13 months



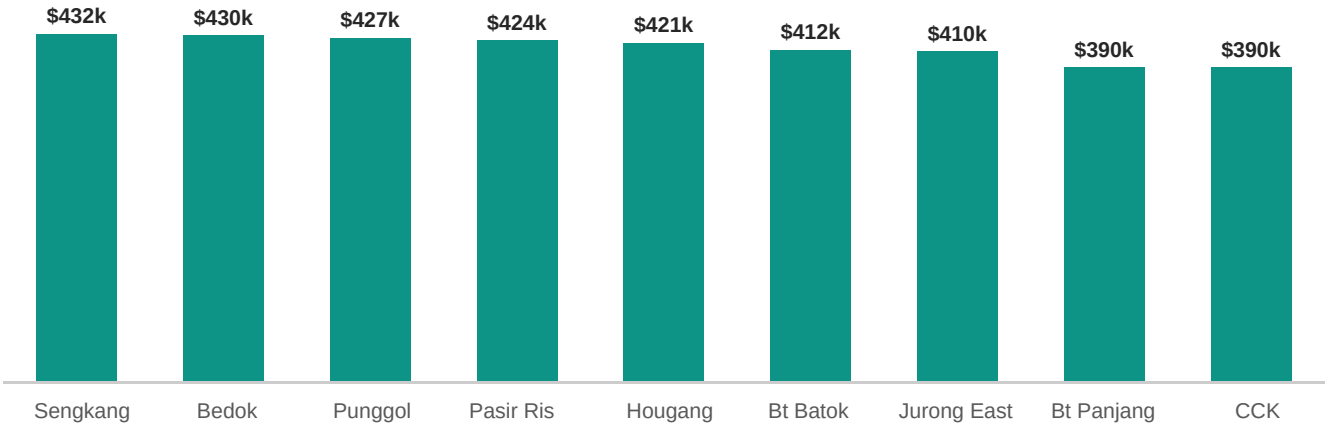
Median price by flat type (number sold), August 2014



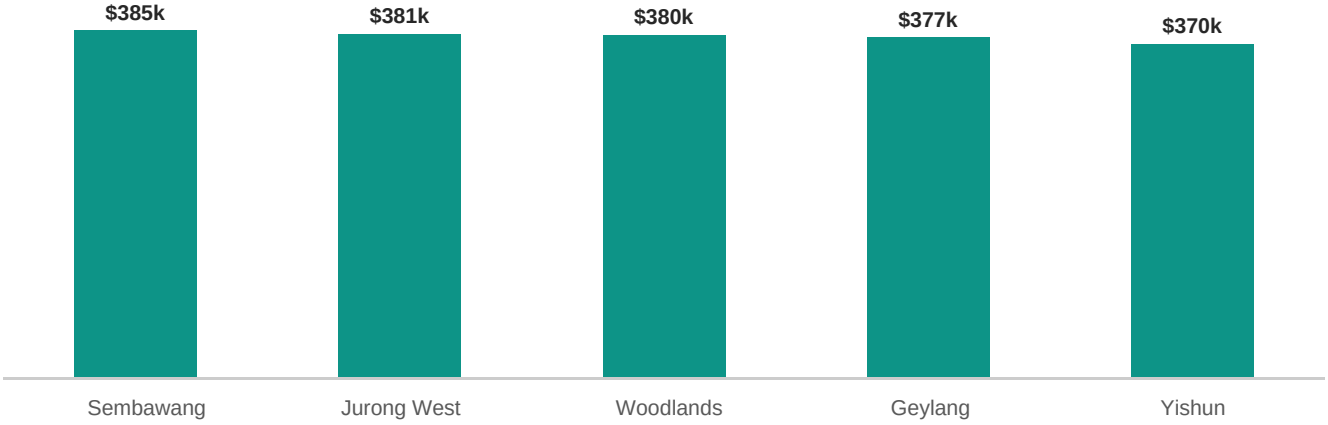
Median 4-room price by town, dearest first



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



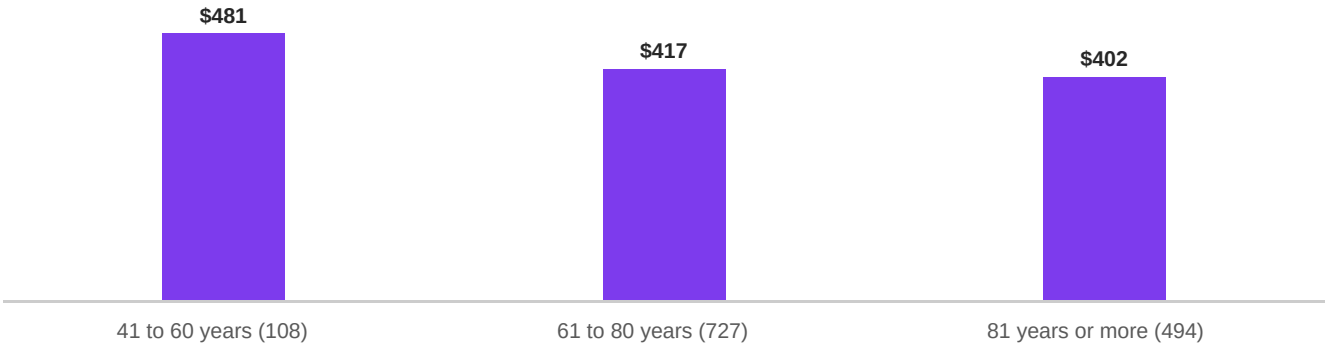
Median 4-room price by town, dearest first (continued)



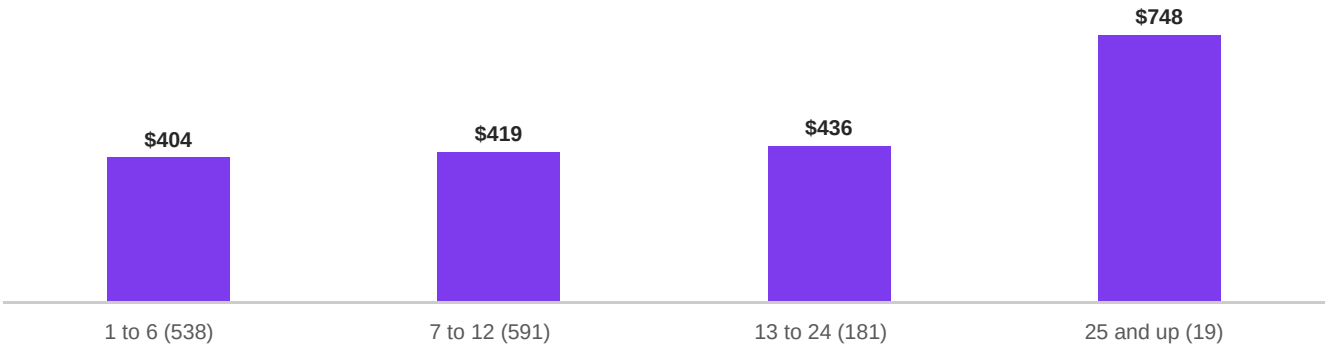
Town by town, August 2014

Ang Mo Kio: 68 sold - median $347,400 - 4-room median $480,000 - $451 psf
Bedok: 92 sold - median $400,000 - 4-room median $430,000 - $442 psf
Bishan: 19 sold - median $525,000 - 4-room median $540,000 - $496 psf
Bukit Batok: 45 sold - median $370,000 - 4-room median $412,000 - $409 psf
Bukit Merah: 60 sold - median $516,944 - 4-room median $647,500 - $575 psf
Bukit Panjang: 40 sold - median $395,000 - 4-room median $390,000 - $379 psf
Bukit Timah: 1 sold - median $340,000 - 4-room median n/a - $433 psf
Central Area: 6 sold - median $442,500 - 4-room median n/a - $641 psf
Choa Chu Kang: 44 sold - median $419,000 - 4-room median $390,000 - $359 psf
Clementi: 34 sold - median $407,500 - 4-room median $520,000 - $496 psf
Geylang: 35 sold - median $305,000 - 4-room median $377,000 - $465 psf
Hougang: 68 sold - median $416,400 - 4-room median $421,000 - $411 psf
Jurong East: 30 sold - median $407,500 - 4-room median $410,000 - $411 psf
Jurong West: 112 sold - median $417,500 - 4-room median $381,000 - $386 psf
Kallang/Whampoa: 37 sold - median $470,000 - 4-room median $567,500 - $514 psf
Marine Parade: 12 sold - median $448,000 - 4-room median n/a - $575 psf
Pasir Ris: 46 sold - median $483,500 - 4-room median $423,750 - $377 psf
Punggol: 37 sold - median $470,000 - 4-room median $427,000 - $422 psf
Queenstown: 33 sold - median $640,000 - 4-room median $725,000 - $655 psf
Sembawang: 37 sold - median $419,000 - 4-room median $385,000 - $376 psf
Sengkang: 84 sold - median $477,500 - 4-room median $432,000 - $413 psf
Serangoon: 30 sold - median $479,444 - 4-room median $479,444 - $509 psf
Tampines: 97 sold - median $450,000 - 4-room median $445,000 - $421 psf
Toa Payoh: 50 sold - median $375,000 - 4-room median $580,000 - $476 psf
Woodlands: 113 sold - median $386,000 - 4-room median $380,000 - $365 psf
Yishun: 99 sold - median $360,000 - 4-room median $370,000 - $380 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2014

$960,000 Blk 90 Tanglin Halt Rd, Queenstown
5-room - storey 40 to 42 - 1,184 sqft - $811 psf - 93 yrs lease left

$940,000 Blk 63 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,270 sqft - $740 psf - 57 yrs lease left

$925,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $781 psf - 93 yrs lease left

$920,000 Blk 111 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,582 sqft - $581 psf - 70 yrs lease left

$910,000 Blk 21 Holland Dr, Queenstown
5-room - storey 22 to 24 - 1,227 sqft - $742 psf - 60 yrs lease left

$903,000 Blk 126 Bt Merah View, Bukit Merah
5-room - storey 16 to 18 - 1,507 sqft - $599 psf - 81 yrs lease left

$890,000 Blk 62A Strathmore Ave, Queenstown
5-room - storey 22 to 24 - 1,270 sqft - $701 psf - 96 yrs lease left

$883,000 Blk 48 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $746 psf - 91 yrs lease left

$880,000 Blk 87 Zion Rd, Bukit Merah
5-room - storey 22 to 24 - 1,227 sqft - $717 psf - 59 yrs lease left

$875,000 Blk 82 Strathmore Ave, Queenstown
5-room - storey 10 to 12 - 1,345 sqft - $650 psf - 82 yrs lease left

The 5 most affordable 4-room flats, August 2014

$300,000 Blk 312 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $332 psf - 72 yrs lease left

$300,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $332 psf - 73 yrs lease left

$308,000 Blk 259 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $341 psf - 71 yrs lease left

$315,000 Blk 312 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $348 psf - 72 yrs lease left

$315,000 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $353 psf - 72 yrs lease left

The 10 busiest streets, August 2014

Yishun Ring Rd, Yishun: 29 sales
Bedok Reservoir Rd, Bedok: 20 sales
Hougang Ave 8, Hougang: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Jurong West St 65, Jurong West: 16 sales
Bedok Nth Rd, Bedok: 13 sales
Circuit Rd, Geylang: 12 sales
Rivervale Dr, Sengkang: 12 sales
Woodlands Dr 14, Woodlands: 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