HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2014

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:02 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2014-10/

October 2014 in full

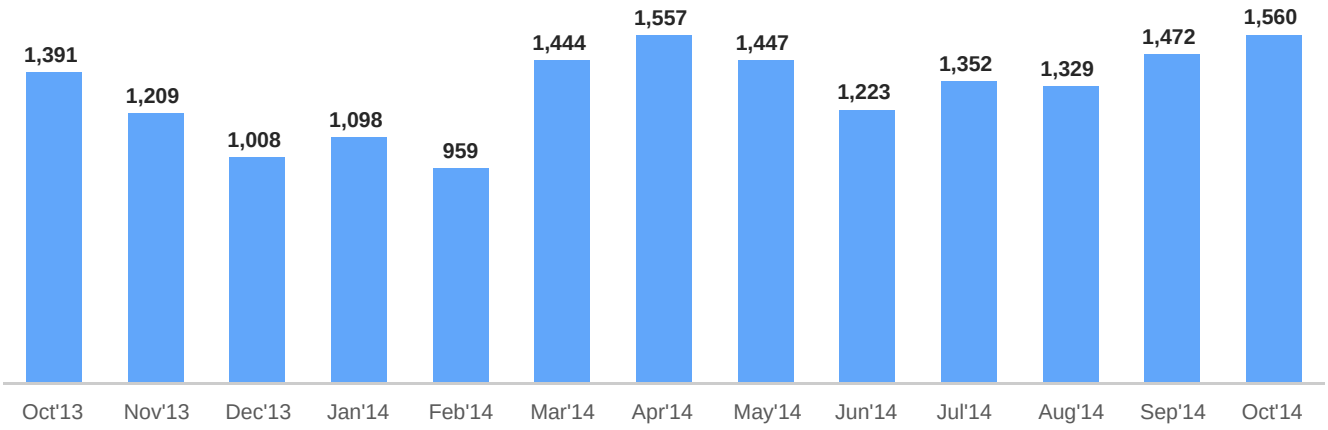
Flats sold: 1,560 Median price: $417,000 Median $psf: $412
Million-dollar flats: 1 (0.1%) Highest price: $1,088,888 (Bishan)

Against the month before: sales +6.0%, median price +1.7%. Against a year ago: sales +12.1%, median price -6.9%.

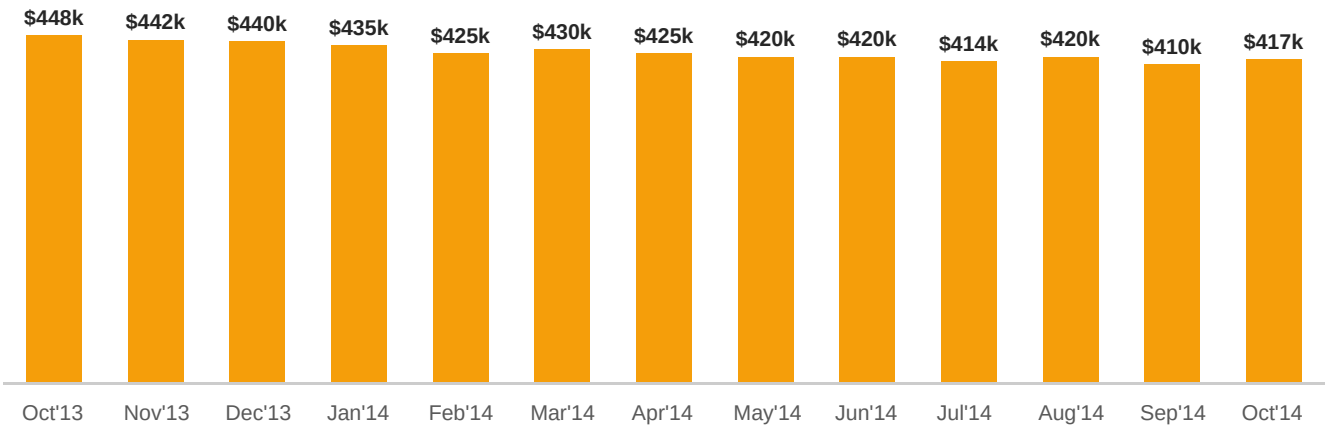
At a glance

- 1,560 HDB resale flats changed hands in October 2014, 6.0% more than the month before (1,472).
- Half of all flats sold for $417,000 or less (the median price), up 1.7% from the month before.
- A typical 4-room flat sold for $415,000 (616 sales), or about $399 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Bishan.
- The highest price was $1,088,888 for an executive flat at Blk 194 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $368,000) and the dearest was Queenstown (median $685,000).
- The busiest town was Jurong West with 147 sales.

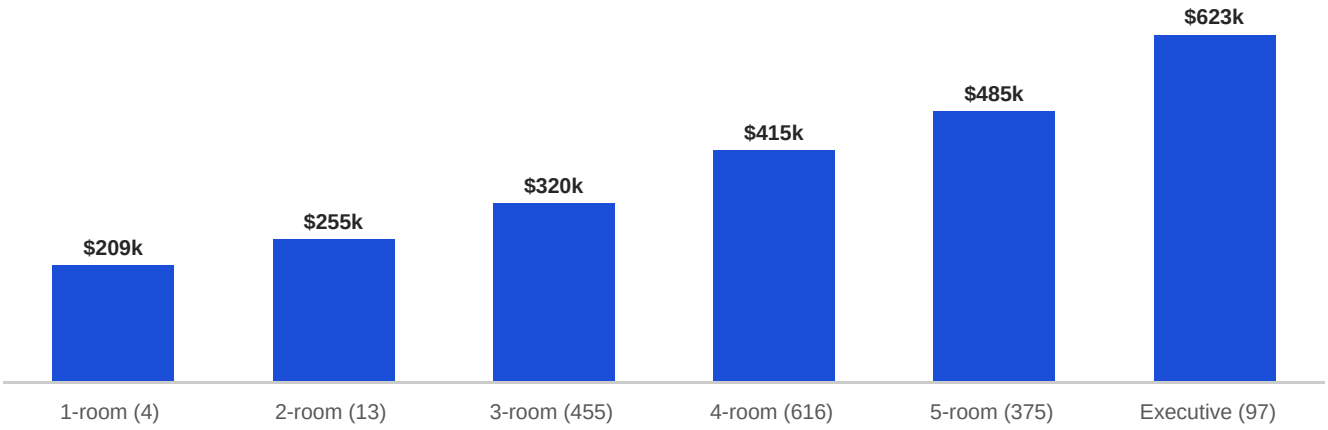
Flats sold each month, last 13 months



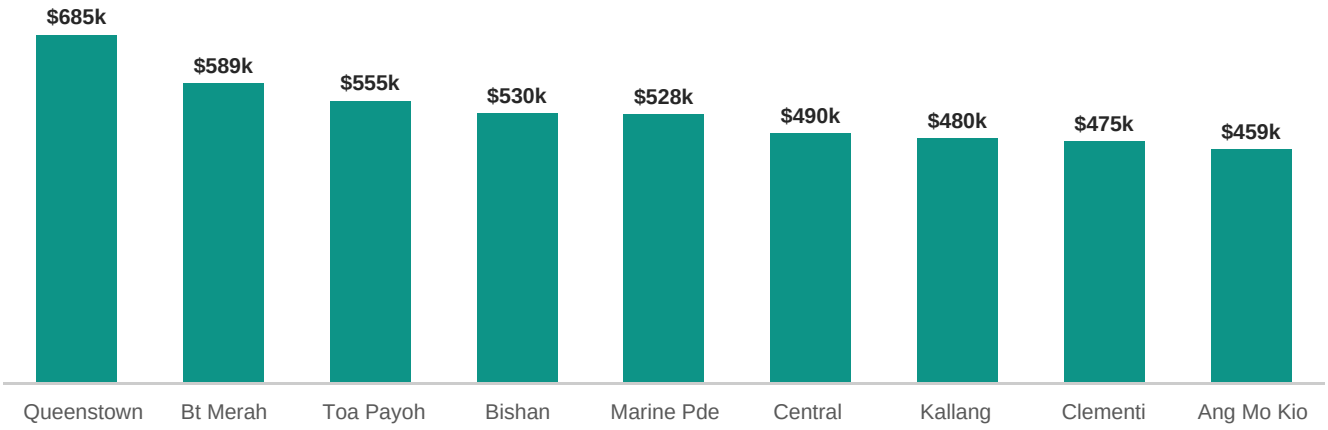
Median price each month, last 13 months



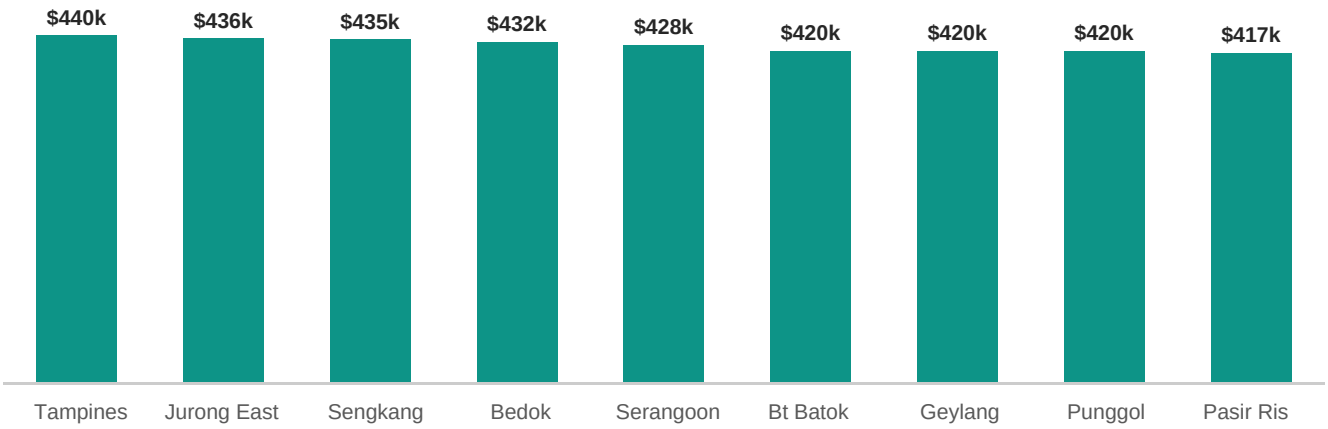
Median price by flat type (number sold), October 2014



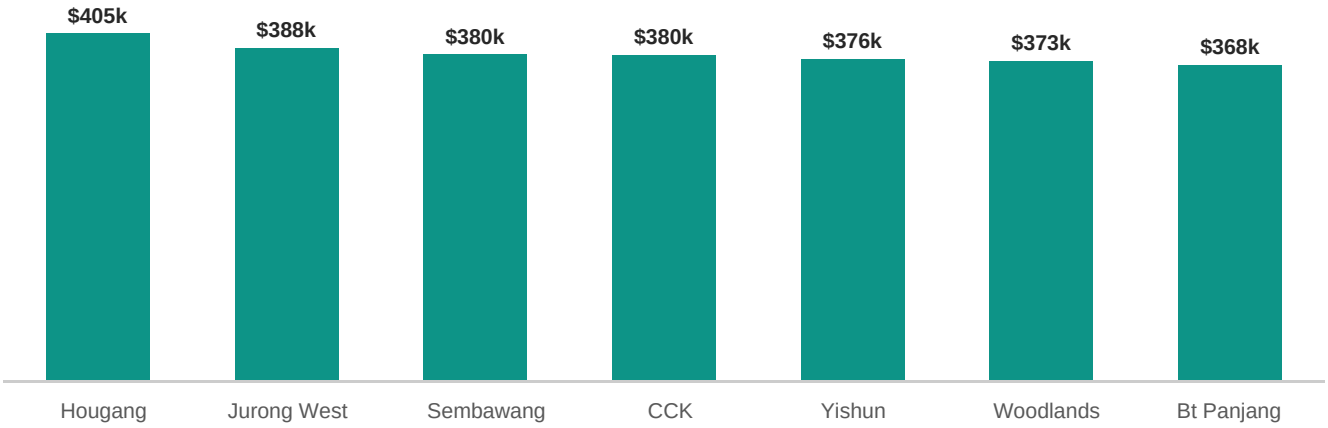
Median 4-room price by town, dearest first



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



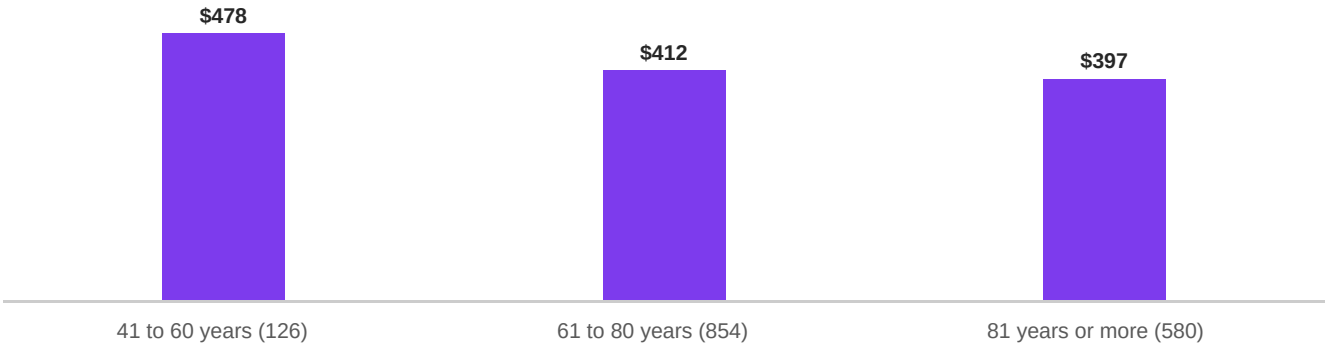
Median 4-room price by town, dearest first (continued)



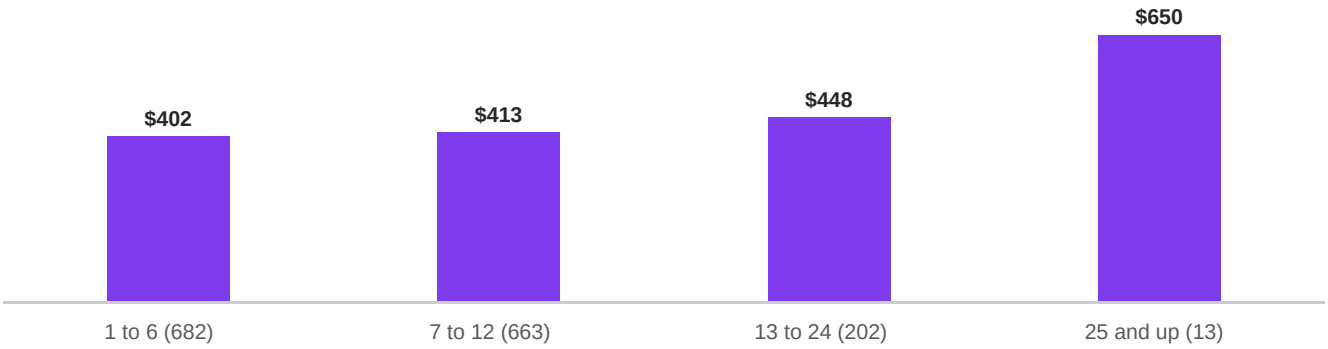
Town by town, October 2014

Ang Mo Kio: 67 sold - median $381,888 - 4-room median $458,888 - $452 psf
Bedok: 104 sold - median $388,500 - 4-room median $431,500 - $439 psf
Bishan: 29 sold - median $655,000 - 4-room median $530,000 - $538 psf - 1 at $1M+
Bukit Batok: 58 sold - median $309,000 - 4-room median $420,000 - $400 psf
Bukit Merah: 62 sold - median $520,000 - 4-room median $589,000 - $560 psf
Bukit Panjang: 52 sold - median $425,500 - 4-room median $368,000 - $370 psf
Bukit Timah: 2 sold - median $790,000 - 4-room median n/a - $588 psf
Central Area: 9 sold - median $480,000 - 4-room median $490,000 - $536 psf
Choa Chu Kang: 52 sold - median $390,000 - 4-room median $380,000 - $351 psf
Clementi: 32 sold - median $417,500 - 4-room median $475,000 - $484 psf
Geylang: 42 sold - median $332,500 - 4-room median $420,000 - $440 psf
Hougang: 74 sold - median $405,000 - 4-room median $405,000 - $414 psf
Jurong East: 39 sold - median $380,000 - 4-room median $436,000 - $408 psf
Jurong West: 147 sold - median $423,000 - 4-room median $388,000 - $393 psf
Kallang/Whampoa: 49 sold - median $363,000 - 4-room median $480,000 - $480 psf
Marine Parade: 17 sold - median $500,000 - 4-room median $527,500 - $577 psf
Pasir Ris: 54 sold - median $446,500 - 4-room median $417,400 - $369 psf
Punggol: 42 sold - median $448,500 - 4-room median $420,000 - $416 psf
Queenstown: 44 sold - median $512,500 - 4-room median $685,000 - $615 psf
Sembawang: 44 sold - median $414,500 - 4-room median $380,444 - $366 psf
Sengkang: 90 sold - median $450,000 - 4-room median $435,000 - $405 psf
Serangoon: 37 sold - median $405,000 - 4-room median $427,500 - $465 psf
Tampines: 144 sold - median $452,250 - 4-room median $440,000 - $415 psf
Toa Payoh: 46 sold - median $357,500 - 4-room median $555,000 - $465 psf
Woodlands: 130 sold - median $392,500 - 4-room median $372,888 - $354 psf
Yishun: 94 sold - median $332,500 - 4-room median $375,500 - $382 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2014

$1,088,888 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $674 psf - 72 yrs lease left

$928,000 Blk 90 Tanglin Halt Rd, Queenstown
5-room - storey 40 to 42 - 1,184 sqft - $784 psf - 93 yrs lease left

$915,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $582 psf - 74 yrs lease left

$888,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $687 psf - 60 yrs lease left

$870,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $557 psf - 78 yrs lease left

$868,000 Blk 12 Marine Ter, Marine Parade
5-room - storey 25 to 27 - 1,292 sqft - $672 psf - 60 yrs lease left

$858,000 Blk 115 Clementi St 13, Clementi
Executive - storey 13 to 15 - 1,572 sqft - $546 psf - 70 yrs lease left

$850,000 Blk 608 Ang Mo Kio Ave 5, Ang Mo Kio
Executive - storey 04 to 06 - 1,916 sqft - $444 psf - 65 yrs lease left

$850,000 Blk 213 Bishan St 23, Bishan
5-room - storey 10 to 12 - 1,496 sqft - $568 psf - 77 yrs lease left

$850,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 10 to 12 - 1,184 sqft - $718 psf - 93 yrs lease left

The 5 most affordable 4-room flats, October 2014

$310,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $343 psf - 72 yrs lease left

$316,888 Blk 655 Yishun Ave 4, Yishun

4-room - storey 07 to 09 - 904 sqft - $350 psf - 72 yrs lease left

$318,000 Blk 247 Yishun Ave 9, Yishun

4-room - storey 10 to 12 - 904 sqft - $352 psf - 70 yrs lease left

$318,000 Blk 436 Woodlands St 41, Woodlands

4-room - storey 07 to 09 - 904 sqft - $352 psf - 81 yrs lease left

$323,000 Blk 636 Yishun St 61, Yishun

4-room - storey 07 to 09 - 893 sqft - $362 psf - 72 yrs lease left

The 10 busiest streets, October 2014

Yishun Ring Rd, Yishun: 26 sales
Bedok Reservoir Rd, Bedok: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Bedok Nth St 3, Bedok: 17 sales
Hougang Ave 8, Hougang: 17 sales
Jurong West St 64, Jurong West: 17 sales
Jurong West St 81, Jurong West: 16 sales
Woodlands Dr 16, Woodlands: 16 sales
Jurong West St 61, Jurong West: 15 sales
Tampines St 21, Tampines: 15 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