HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2014

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:06 pm.
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November 2014 in full

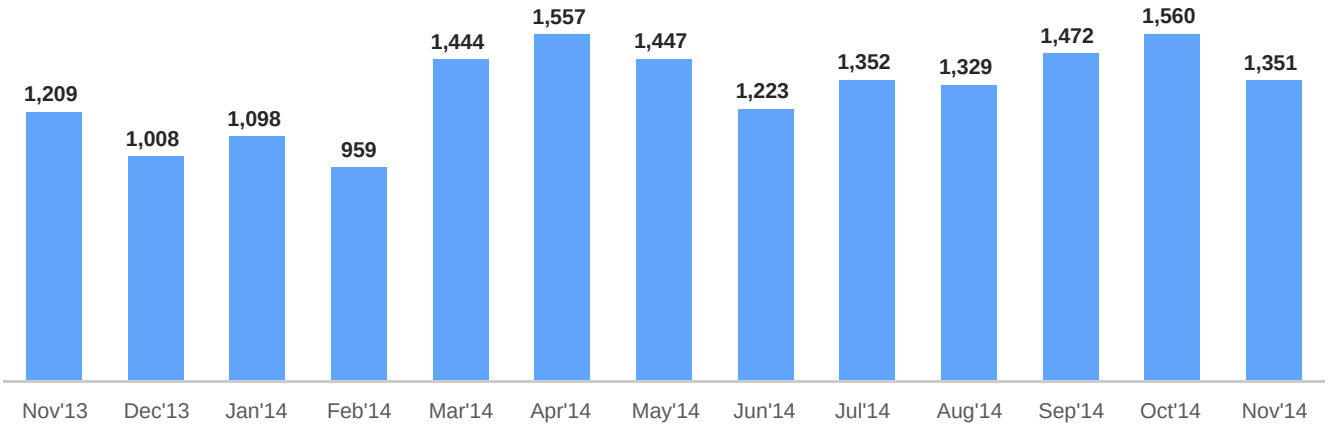
Flats sold: 1,351 Median price: $408,000 Median $psf: $409
Million-dollar flats: 0 (0.0%) Highest price: $980,000 (Bishan)

Against the month before: sales -13.4%, median price -2.2%. Against a year ago: sales +11.7%, median price -7.7%.

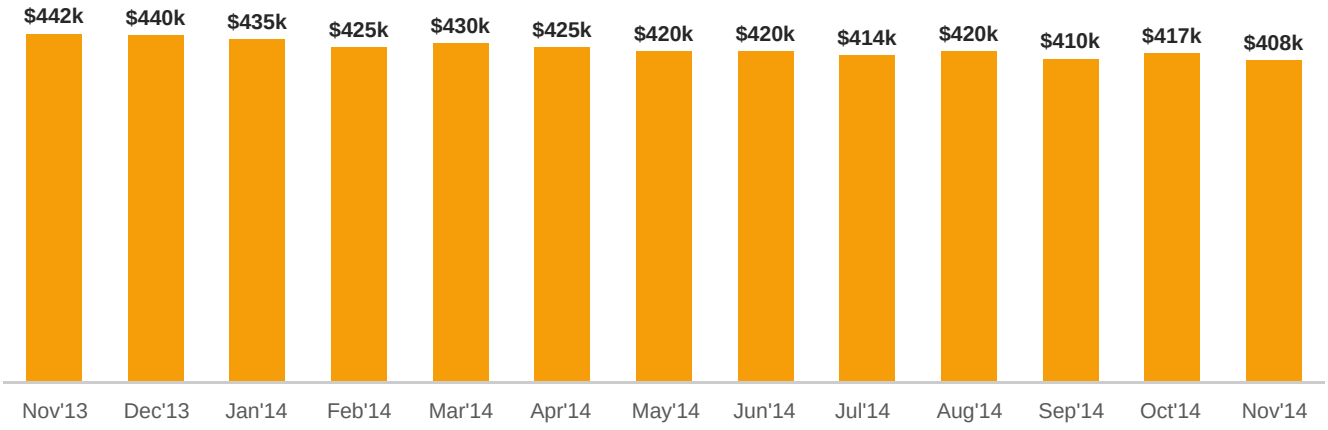
At a glance

- 1,351 HDB resale flats changed hands in November 2014, 13.4% fewer than the month before (1,560).
- Half of all flats sold for $408,000 or less (the median price), down 2.2% from the month before.
- A typical 4-room flat sold for $410,000 (546 sales), or about $392 per square foot.
- The highest price was $980,000 for an executive flat at Blk 103 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $353,500) and the dearest was Queenstown (median $655,000).
- The busiest town was Tampines with 114 sales.

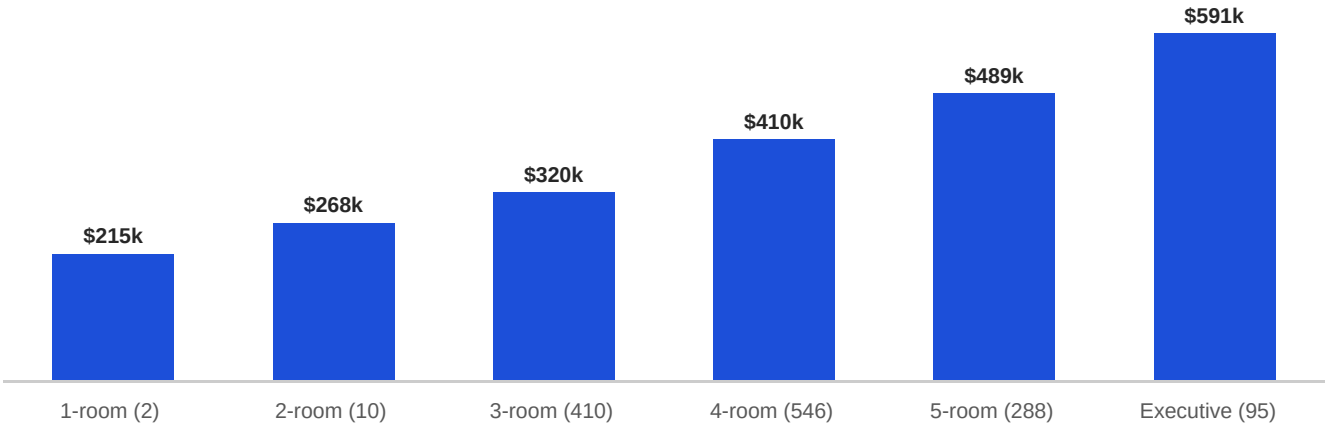
Flats sold each month, last 13 months



Median price each month, last 13 months



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



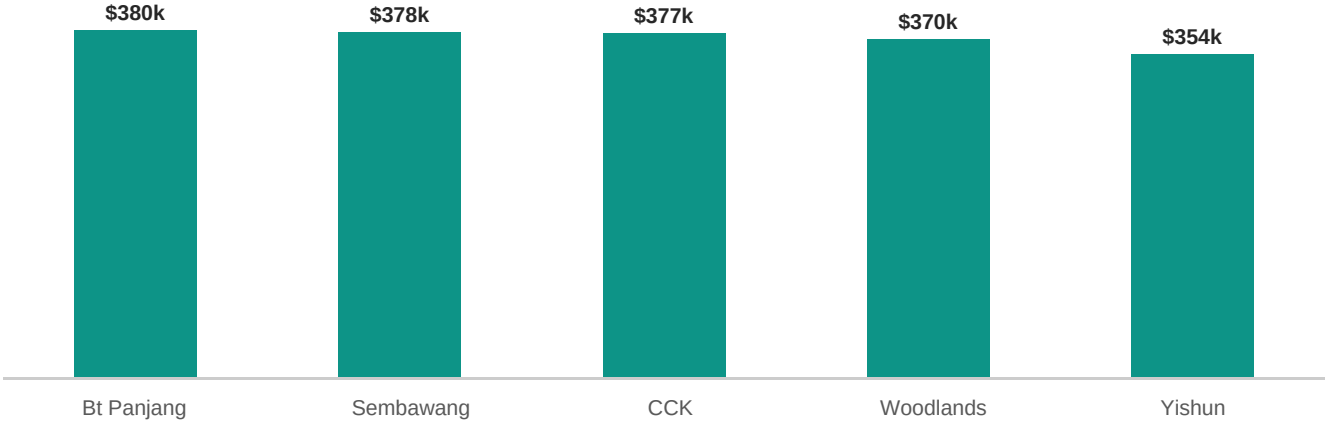
Median 4-room price by town, dearest first



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



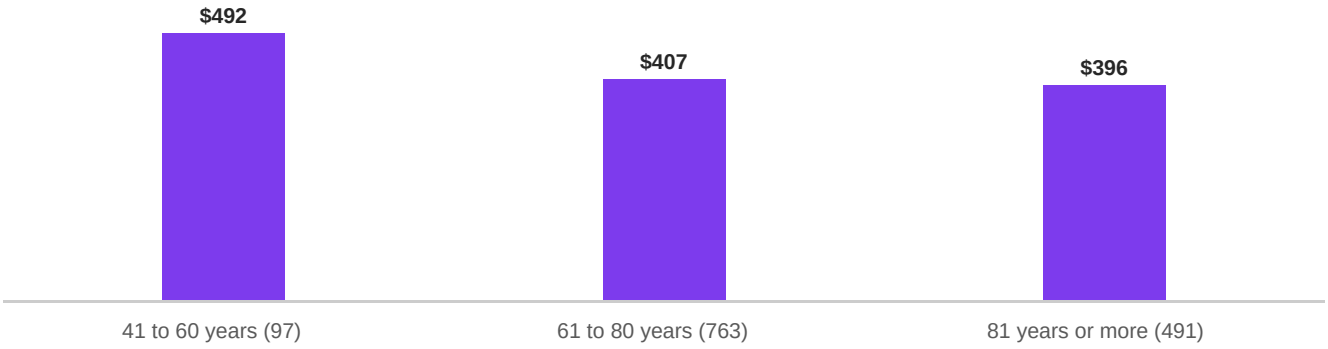
Median 4-room price by town, dearest first (continued)



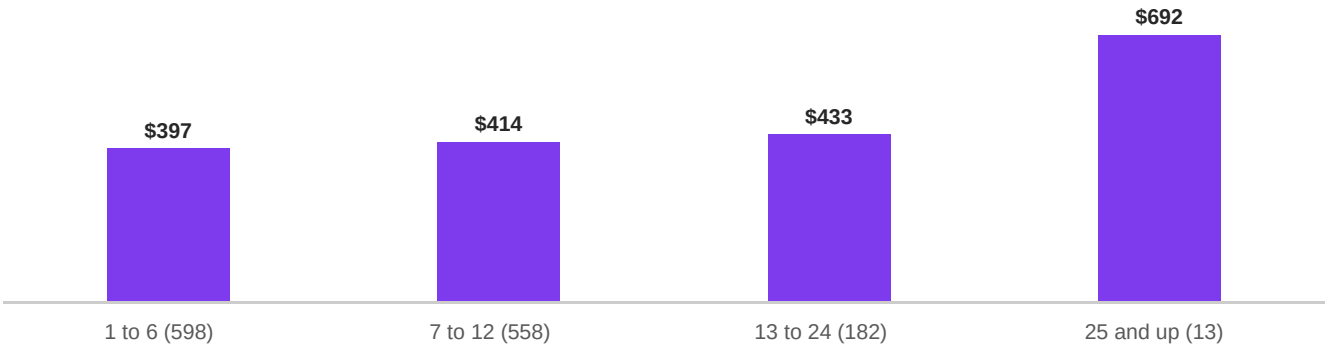
Town by town, November 2014

Ang Mo Kio: 58 sold - median $382,500 - 4-room median $452,000 - $451 psf
Bedok: 93 sold - median $382,000 - 4-room median $416,500 - $431 psf
Bishan: 22 sold - median $526,500 - 4-room median $515,000 - $527 psf
Bukit Batok: 60 sold - median $399,000 - 4-room median $420,000 - $397 psf
Bukit Merah: 52 sold - median $425,000 - 4-room median $647,500 - $570 psf
Bukit Panjang: 49 sold - median $418,000 - 4-room median $380,000 - $376 psf
Bukit Timah: 2 sold - median $631,500 - 4-room median n/a - $565 psf
Central Area: 6 sold - median $382,500 - 4-room median n/a - $553 psf
Choa Chu Kang: 37 sold - median $388,000 - 4-room median $376,500 - $356 psf
Clementi: 29 sold - median $338,888 - 4-room median $512,500 - $458 psf
Geylang: 48 sold - median $372,500 - 4-room median $451,000 - $451 psf
Hougang: 63 sold - median $400,000 - 4-room median $400,000 - $399 psf
Jurong East: 34 sold - median $402,500 - 4-room median $432,500 - $425 psf
Jurong West: 92 sold - median $420,500 - 4-room median $390,000 - $383 psf
Kallang/Whampoa: 43 sold - median $390,000 - 4-room median $539,000 - $504 psf
Marine Parade: 11 sold - median $455,000 - 4-room median n/a - $565 psf
Pasir Ris: 48 sold - median $461,500 - 4-room median $415,000 - $371 psf
Punggol: 49 sold - median $460,000 - 4-room median $432,000 - $411 psf
Queenstown: 37 sold - median $538,000 - 4-room median $655,000 - $600 psf
Sembawang: 53 sold - median $395,000 - 4-room median $378,000 - $372 psf
Sengkang: 80 sold - median $449,000 - 4-room median $423,000 - $411 psf
Serangoon: 21 sold - median $455,000 - 4-room median $447,500 - $483 psf
Tampines: 114 sold - median $437,500 - 4-room median $431,000 - $412 psf
Toa Payoh: 42 sold - median $384,000 - 4-room median $600,000 - $482 psf
Woodlands: 99 sold - median $385,000 - 4-room median $370,000 - $352 psf
Yishun: 109 sold - median $330,000 - 4-room median $353,500 - $366 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2014

$980,000 Blk 103 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $559 psf - 71 yrs lease left

$915,000 Blk 62A Strathmore Ave, Queenstown
5-room - storey 22 to 24 - 1,270 sqft - $720 psf - 96 yrs lease left

$898,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 16 to 18 - 1,475 sqft - $609 psf - 80 yrs lease left

$880,000 Blk 145 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,184 sqft - $743 psf - 91 yrs lease left

$860,000 Blk 5 Pine Cl, Geylang
5-room - storey 16 to 18 - 1,184 sqft - $726 psf - 85 yrs lease left

$860,000 Blk 50 Strathmore Ave, Queenstown
5-room - storey 13 to 15 - 1,184 sqft - $726 psf - 91 yrs lease left

$855,000 Blk 30 Holland Cl, Queenstown
5-room - storey 22 to 24 - 1,345 sqft - $635 psf - 82 yrs lease left

$833,000 Blk 13 Toh Yi Dr, Bukit Timah
5-room - storey 13 to 15 - 1,378 sqft - $605 psf - 73 yrs lease left

$830,000 Blk 73 Marine Dr, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $643 psf - 62 yrs lease left

$820,000 Blk 20 Holland Dr, Queenstown
5-room - storey 07 to 09 - 1,259 sqft - $651 psf - 60 yrs lease left

The 5 most affordable 4-room flats, November 2014

$300,000 Blk 244 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $332 psf - 70 yrs lease left

$300,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 04 to 06 - 893 sqft - $336 psf - 72 yrs lease left

$320,000 Blk 329 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $354 psf - 73 yrs lease left

$320,000 Blk 655 Yishun Ave 4, Yishun

4-room - storey 07 to 09 - 904 sqft - $354 psf - 72 yrs lease left

$320,000 Blk 653 Yishun Ave 4, Yishun

4-room - storey 10 to 12 - 904 sqft - $354 psf - 72 yrs lease left

The 10 busiest streets, November 2014

Yishun Ring Rd, Yishun: 26 sales
Bedok Reservoir Rd, Bedok: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 16 sales
Bedok Nth St 3, Bedok: 16 sales
Yishun St 11, Yishun: 14 sales
Yishun St 21, Yishun: 14 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 13 sales
Punggol Field, Punggol: 13 sales
Sembawang Dr, Sembawang: 12 sales
Admiralty Link, Sembawang: 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