HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2014

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

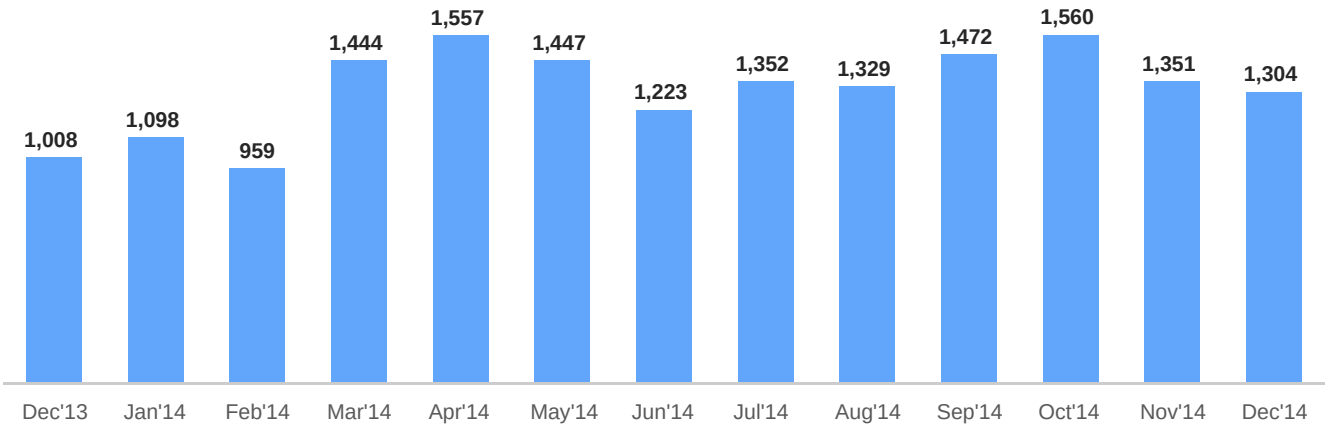
Flats sold: 1,304 Median price: $410,000 Median $psf: $407
Million-dollar flats: 1 (0.1%) Highest price: $1,000,000 (Bishan)

Against the month before: sales -3.5%, median price +0.5%. Against a year ago: sales +29.4%, median price -6.8%.

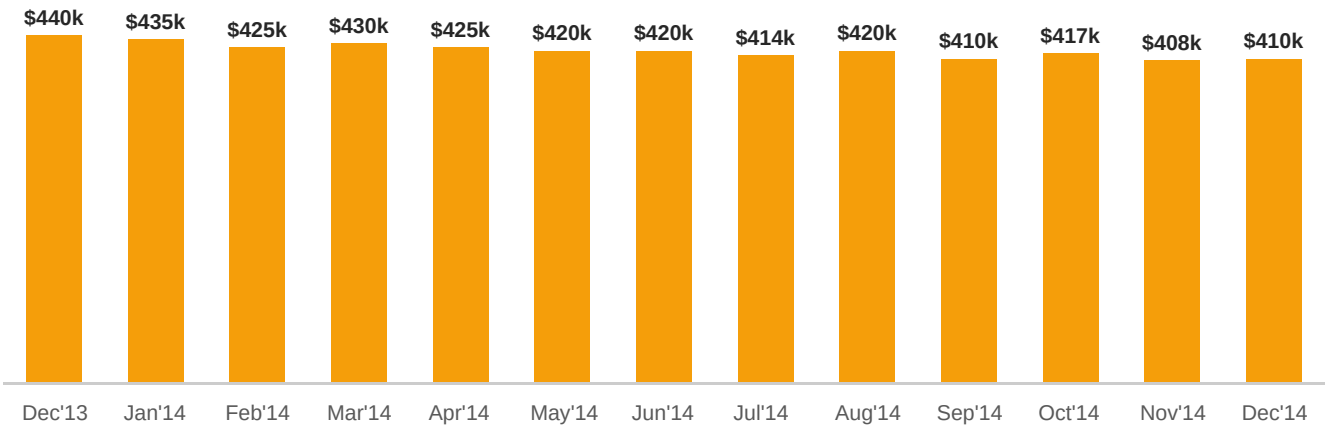
At a glance

- 1,304 HDB resale flats changed hands in December 2014, 3.5% fewer than the month before (1,351).
- Half of all flats sold for $410,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $412,000 (523 sales), or about $397 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 $1,000,000 for an executive flat at Blk 190 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $346,000) and the dearest was Queenstown (median $682,000).
- The busiest town was Jurong West with 113 sales.

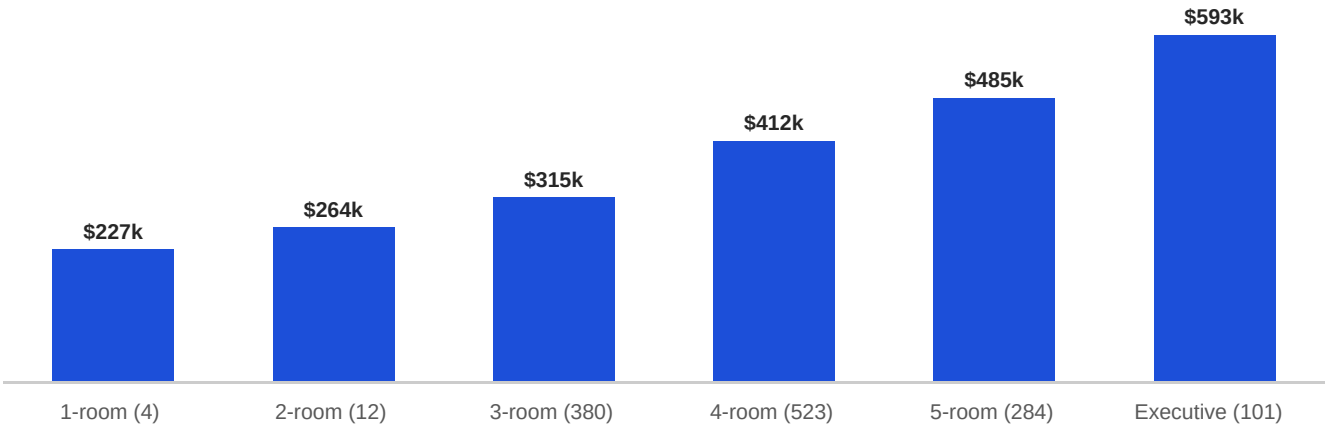
Flats sold each month, last 13 months



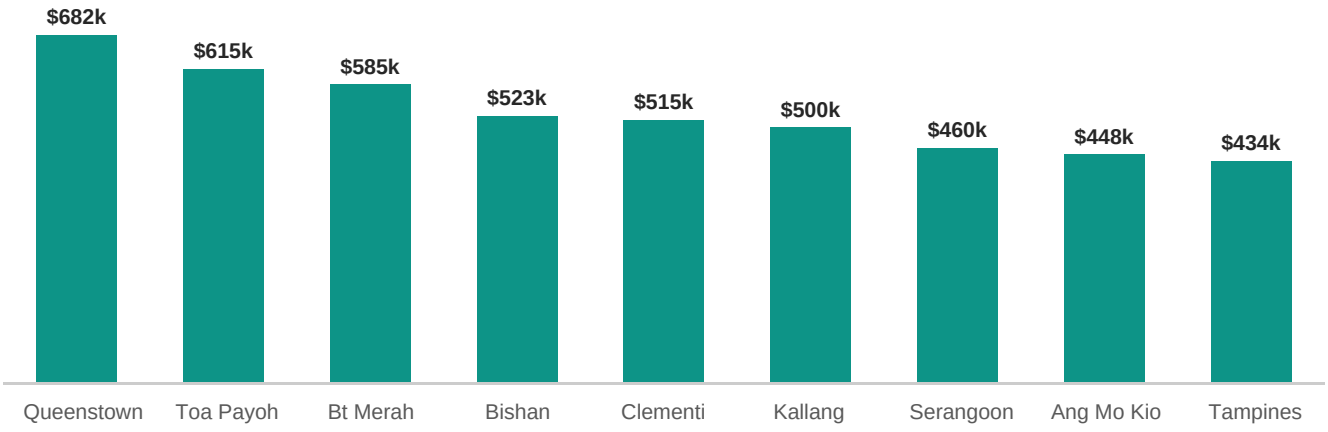
Median price each month, last 13 months



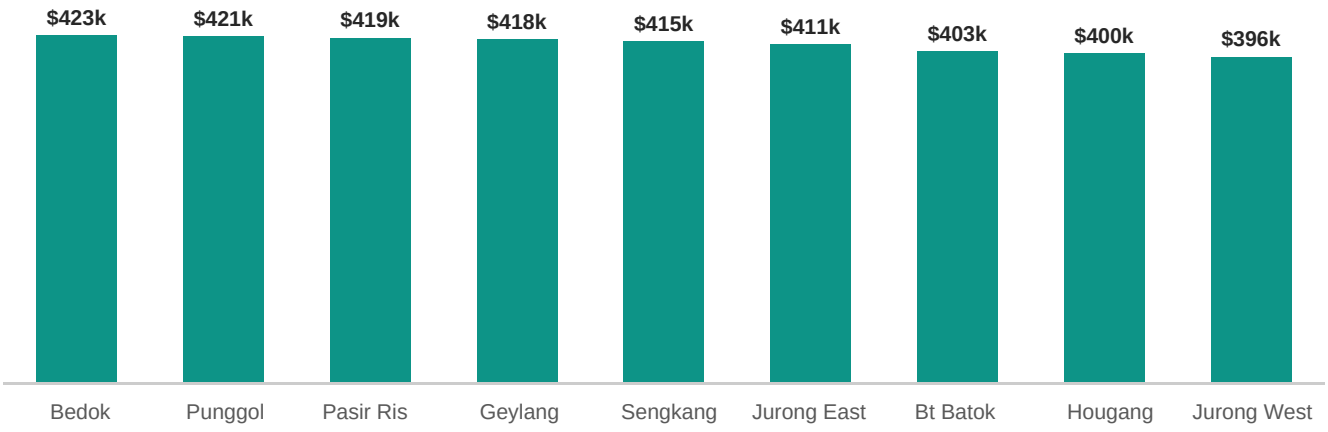
Median price by flat type (number sold), December 2014



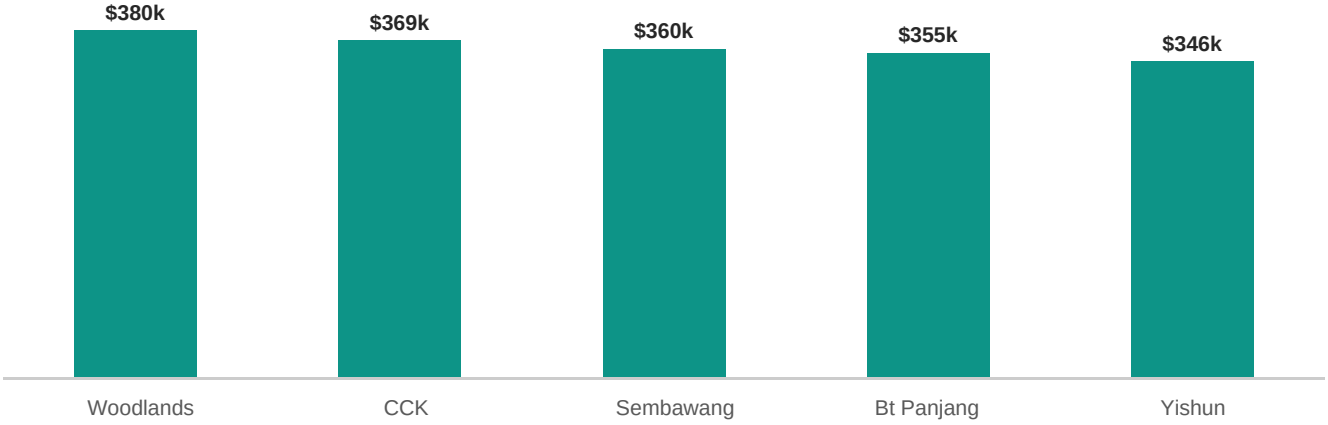
Median 4-room price by town, dearest first



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



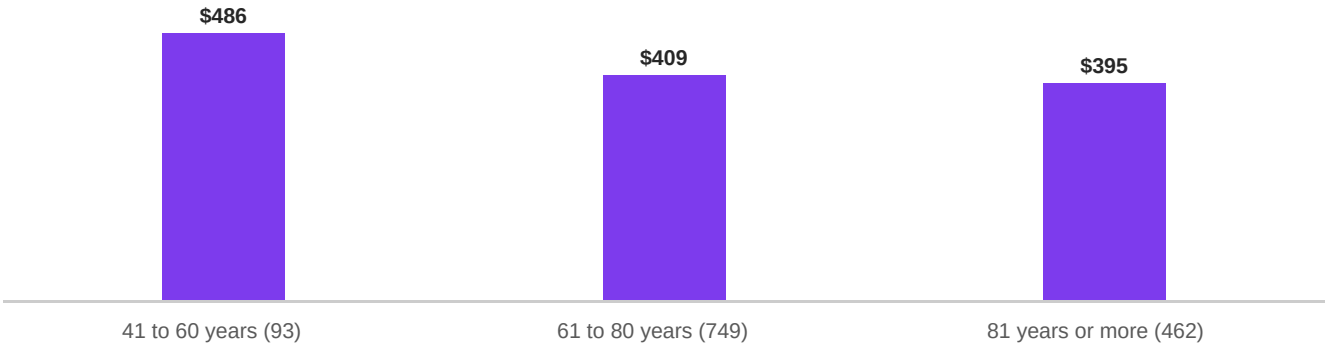
Median 4-room price by town, dearest first (continued)



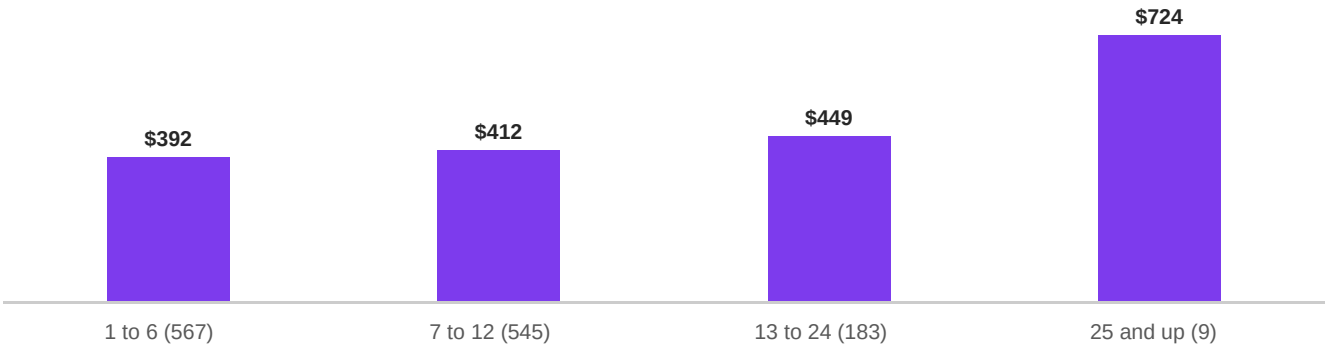
Town by town, December 2014

Ang Mo Kio: 63 sold - median $385,000 - 4-room median $447,500 - $444 psf
Bedok: 95 sold - median $395,000 - 4-room median $422,500 - $437 psf
Bishan: 23 sold - median $525,000 - 4-room median $523,000 - $518 psf - 1 at $1M+
Bukit Batok: 64 sold - median $372,500 - 4-room median $403,000 - $396 psf
Bukit Merah: 52 sold - median $505,944 - 4-room median $585,000 - $562 psf
Bukit Panjang: 48 sold - median $388,000 - 4-room median $355,275 - $357 psf
Bukit Timah: 2 sold - median $764,000 - 4-room median n/a - $629 psf
Central Area: 7 sold - median $453,000 - 4-room median n/a - $674 psf
Choa Chu Kang: 56 sold - median $412,000 - 4-room median $369,000 - $343 psf
Clementi: 37 sold - median $445,000 - 4-room median $515,000 - $488 psf
Geylang: 34 sold - median $360,000 - 4-room median $417,500 - $449 psf
Hougang: 72 sold - median $400,000 - 4-room median $400,000 - $399 psf
Jurong East: 24 sold - median $387,500 - 4-room median $411,000 - $409 psf
Jurong West: 113 sold - median $388,000 - 4-room median $396,000 - $382 psf
Kallang/Whampoa: 39 sold - median $381,000 - 4-room median $500,000 - $498 psf
Marine Parade: 11 sold - median $440,000 - 4-room median n/a - $586 psf
Pasir Ris: 42 sold - median $497,500 - 4-room median $419,000 - $373 psf
Punggol: 34 sold - median $437,500 - 4-room median $421,000 - $410 psf
Queenstown: 29 sold - median $430,000 - 4-room median $682,000 - $612 psf
Sembawang: 22 sold - median $385,000 - 4-room median $360,000 - $360 psf
Sengkang: 91 sold - median $446,000 - 4-room median $414,500 - $398 psf
Serangoon: 34 sold - median $470,000 - 4-room median $460,000 - $461 psf
Tampines: 96 sold - median $437,150 - 4-room median $434,000 - $410 psf
Toa Payoh: 41 sold - median $380,000 - 4-room median $615,000 - $486 psf
Woodlands: 94 sold - median $400,000 - 4-room median $380,000 - $349 psf
Yishun: 81 sold - median $330,000 - 4-room median $346,000 - $373 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2014

$1,000,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $619 psf - 72 yrs lease left

$938,000 Blk 611 Ang Mo Kio Ave 5, Ang Mo Kio
Executive - storey 10 to 12 - 1,916 sqft - $490 psf - 65 yrs lease left

$910,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,313 sqft - $693 psf - 86 yrs lease left

$900,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,023 sqft - $880 psf - 96 yrs lease left

$888,000 Blk 21 Holland Dr, Queenstown
5-room - storey 25 to 27 - 1,227 sqft - $724 psf - 60 yrs lease left

$870,000 Blk 130 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,787 sqft - $487 psf - 69 yrs lease left

$868,000 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $552 psf - 77 yrs lease left

$865,000 Blk 72 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $670 psf - 62 yrs lease left

$847,000 Blk 237 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,572 sqft - $539 psf - 71 yrs lease left

$835,000 Blk 11 Cantonment Cl, Bukit Merah
5-room - storey 10 to 12 - 1,184 sqft - $705 psf - 87 yrs lease left

The 5 most affordable 4-room flats, December 2014

$300,000 Blk 771 Yishun Ave 3, Yishun

4-room - storey 04 to 06 - 904 sqft - $332 psf - 70 yrs lease left

$300,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $310 psf - 59 yrs lease left

$310,000 Blk 329 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $343 psf - 73 yrs lease left

$310,000 Blk 110 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 958 sqft - $324 psf - 71 yrs lease left

$310,000 Blk 329 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 904 sqft - $343 psf - 74 yrs lease left

The 10 busiest streets, December 2014

Yishun Ring Rd, Yishun: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Bedok Reservoir Rd, Bedok: 17 sales
Jurong West St 65, Jurong West: 14 sales
Hougang Ave 8, Hougang: 13 sales
Bedok Nth St 3, Bedok: 12 sales
Choa Chu Kang Cres, Choa Chu Kang: 12 sales
Rivervale Dr, Sengkang: 12 sales
Jurong West St 64, Jurong West: 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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