HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2015

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:06 pm.
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January 2015 in full

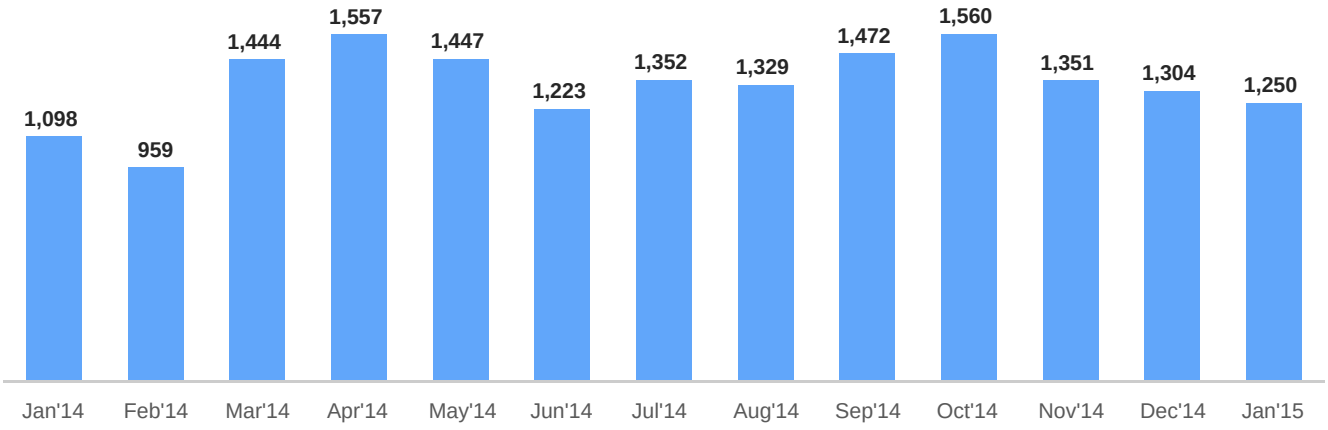
Flats sold: 1,250 Median price: $415,000 Median $psf: $405
Million-dollar flats: 0 (0.0%) Highest price: $980,000 (Central Area)

Against the month before: sales -4.1%, median price +1.2%. Against a year ago: sales +13.8%, median price -4.6%.

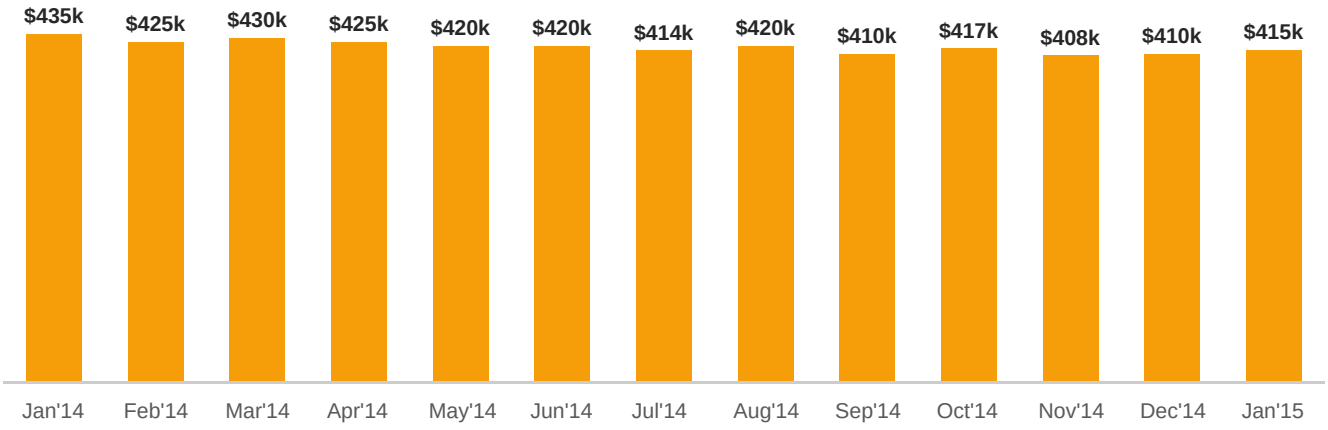
At a glance

- 1,250 HDB resale flats changed hands in January 2015, 4.1% fewer than the month before (1,304).
- Half of all flats sold for $415,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $410,000 (500 sales), or about $396 per square foot.
- The highest price was $980,000 for a 5-room flat at Blk 1C Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $360,000) and the dearest was Central Area (median $838,000).
- The busiest town was Jurong West with 104 sales.

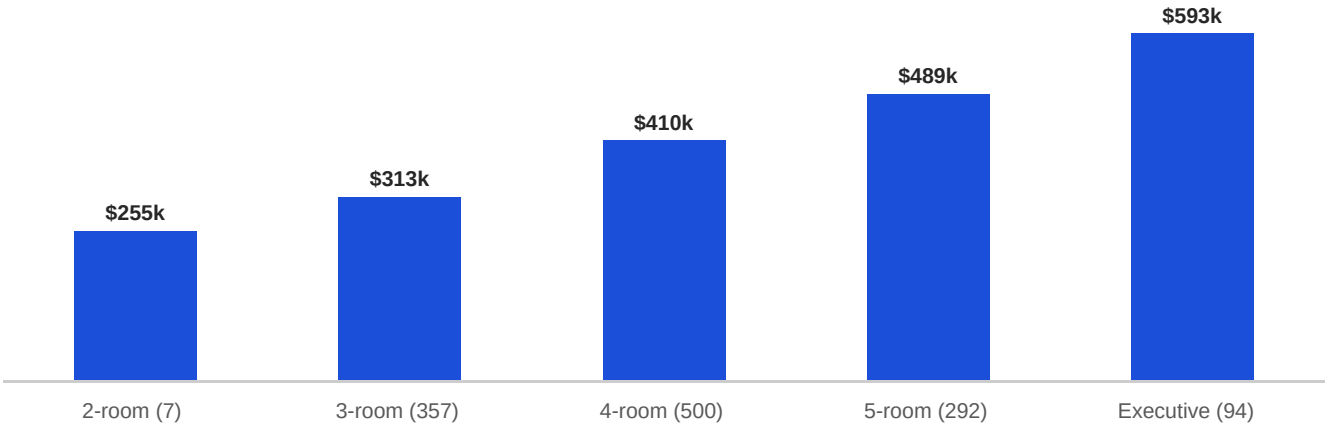
Flats sold each month, last 13 months



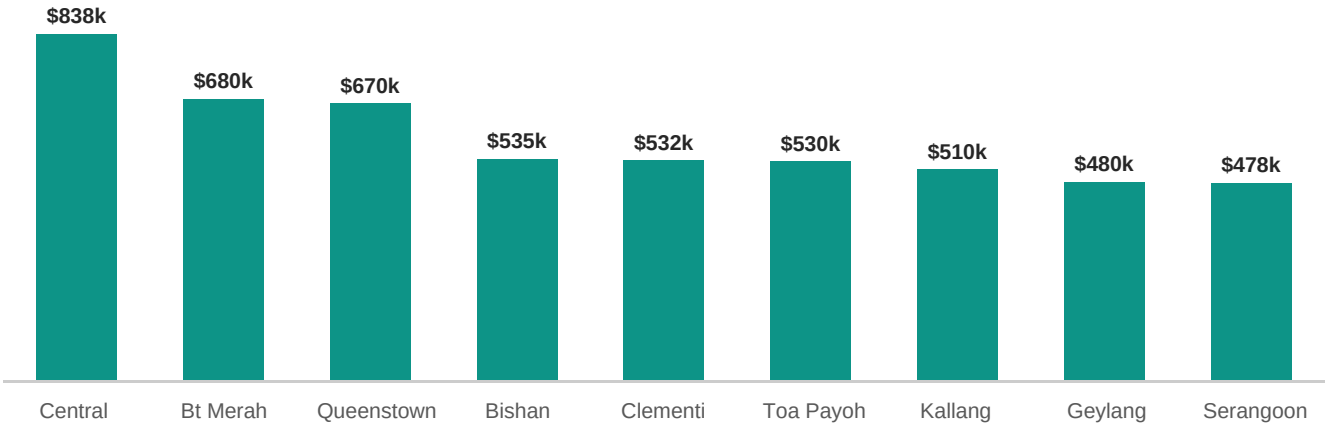
Median price each month, last 13 months



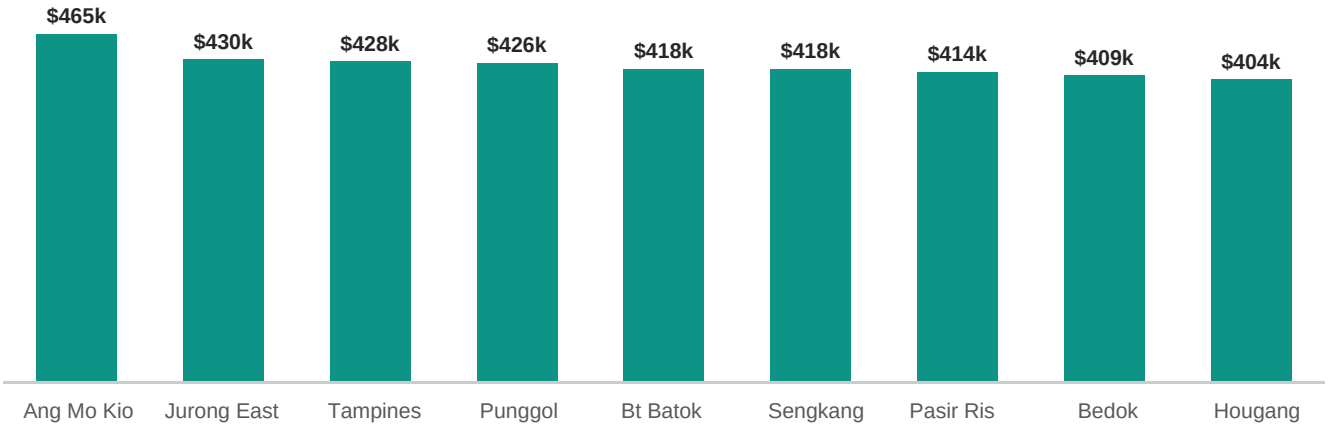
Median price by flat type (number sold), January 2015



Median 4-room price by town, dearest first



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



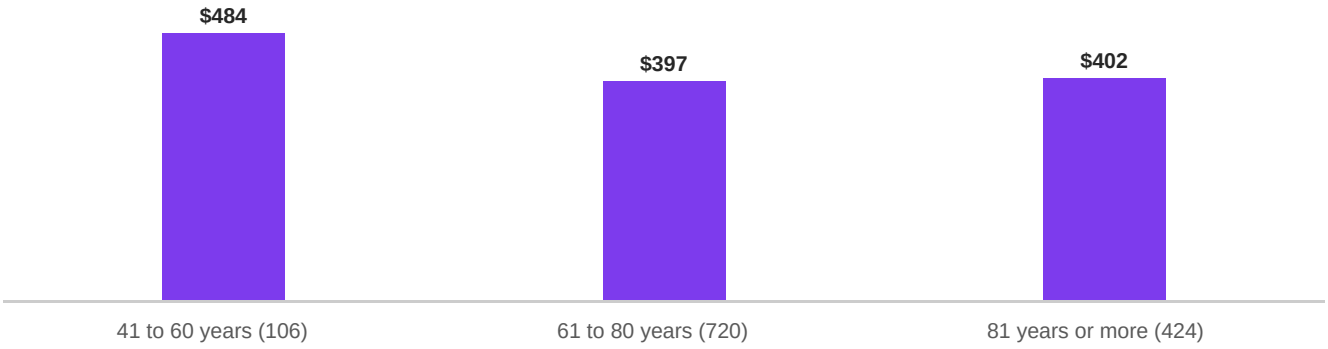
Median 4-room price by town, dearest first (continued)



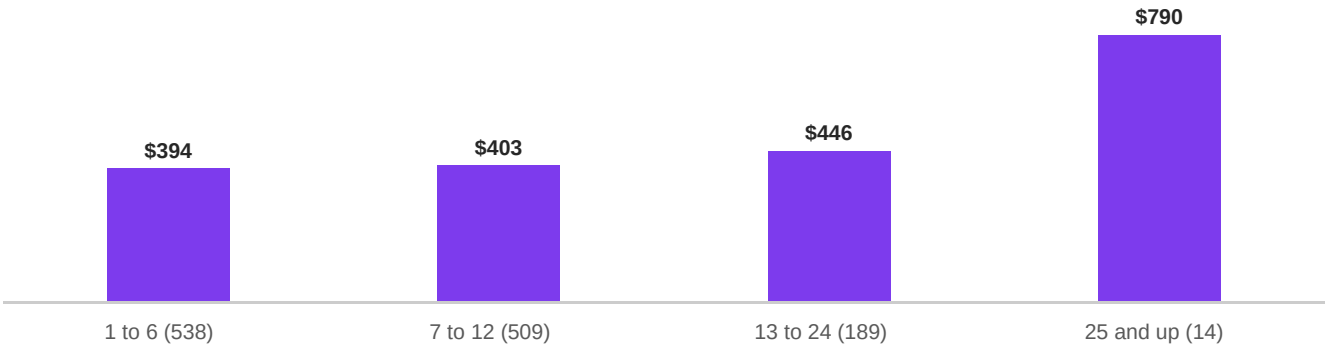
Town by town, January 2015

Ang Mo Kio: 59 sold - median $355,000 - 4-room median $465,000 - $444 psf
Bedok: 89 sold - median $369,000 - 4-room median $409,000 - $427 psf
Bishan: 25 sold - median $570,000 - 4-room median $535,000 - $522 psf
Bukit Batok: 61 sold - median $350,000 - 4-room median $418,000 - $392 psf
Bukit Merah: 49 sold - median $615,000 - 4-room median $680,000 - $614 psf
Bukit Panjang: 50 sold - median $439,000 - 4-room median $372,000 - $369 psf
Bukit Timah: 2 sold - median $772,944 - 4-room median n/a - $631 psf
Central Area: 15 sold - median $835,000 - 4-room median $838,000 - $803 psf
Choa Chu Kang: 58 sold - median $382,500 - 4-room median $365,000 - $341 psf
Clementi: 22 sold - median $345,000 - 4-room median $532,000 - $467 psf
Geylang: 35 sold - median $358,888 - 4-room median $480,000 - $465 psf
Hougang: 62 sold - median $394,000 - 4-room median $403,944 - $401 psf
Jurong East: 26 sold - median $386,000 - 4-room median $430,444 - $422 psf
Jurong West: 104 sold - median $412,500 - 4-room median $370,000 - $380 psf
Kallang/Whampoa: 42 sold - median $454,000 - 4-room median $510,000 - $501 psf
Marine Parade: 3 sold - median $800,000 - 4-room median n/a - $635 psf
Pasir Ris: 51 sold - median $480,000 - 4-room median $414,000 - $366 psf
Punggol: 48 sold - median $452,500 - 4-room median $426,000 - $416 psf
Queenstown: 34 sold - median $461,500 - 4-room median $670,000 - $601 psf
Sembawang: 24 sold - median $384,000 - 4-room median $363,500 - $368 psf
Sengkang: 75 sold - median $438,000 - 4-room median $418,000 - $401 psf
Serangoon: 38 sold - median $471,500 - 4-room median $477,500 - $462 psf
Tampines: 91 sold - median $435,000 - 4-room median $428,000 - $409 psf
Toa Payoh: 33 sold - median $344,000 - 4-room median $530,000 - $453 psf
Woodlands: 84 sold - median $394,000 - 4-room median $360,000 - $348 psf
Yishun: 70 sold - median $310,000 - 4-room median $362,500 - $368 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2015

$980,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,141 sqft - $859 psf - 95 yrs lease left

$955,000 Blk 450 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,873 sqft - $510 psf - 73 yrs lease left

$955,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,044 sqft - $915 psf - 95 yrs lease left

$950,000 Blk 18D Holland Dr, Queenstown
5-room - storey 19 to 21 - 1,259 sqft - $754 psf - 96 yrs lease left

$918,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 04 to 06 - 1,141 sqft - $805 psf - 95 yrs lease left

$915,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $739 psf - 85 yrs lease left

$910,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,033 sqft - $881 psf - 95 yrs lease left

$888,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $687 psf - 59 yrs lease left

$880,000 Blk 201 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,615 sqft - $545 psf - 76 yrs lease left

$855,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 04 to 06 - 1,324 sqft - $646 psf - 58 yrs lease left

The 5 most affordable 4-room flats, January 2015

$289,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $320 psf - 72 yrs lease left

$290,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $321 psf - 72 yrs lease left

$297,000 Blk 409 Saujana Rd, Bukit Panjang

4-room - storey 01 to 03 - 1,141 sqft - $260 psf - 73 yrs lease left

$300,000 Blk 771 Yishun Ave 3, Yishun

4-room - storey 04 to 06 - 904 sqft - $332 psf - 69 yrs lease left

$305,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $311 psf - 64 yrs lease left

The 10 busiest streets, January 2015

Yishun Ring Rd, Yishun: 24 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Bedok Reservoir Rd, Bedok: 15 sales
Bedok Nth St 3, Bedok: 13 sales
Senja Rd, Bukit Panjang: 13 sales
Punggol Ctrl, Punggol: 13 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 12 sales
Hougang Ave 8, Hougang: 12 sales
Jurong West St 65, Jurong West: 12 sales
Bedok Nth Rd, Bedok: 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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