HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2015

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

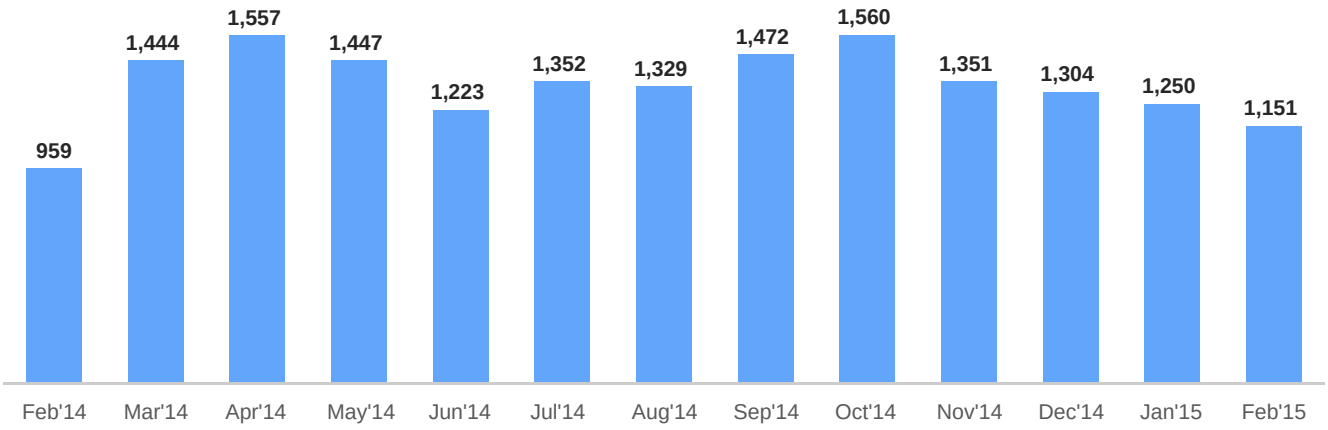
Flats sold: 1,151 Median price: $405,000 Median $psf: $402
Million-dollar flats: 3 (0.3%) Highest price: $1,040,000 (Central Area)

Against the month before: sales -7.9%, median price -2.4%. Against a year ago: sales +20.0%, median price -4.7%.

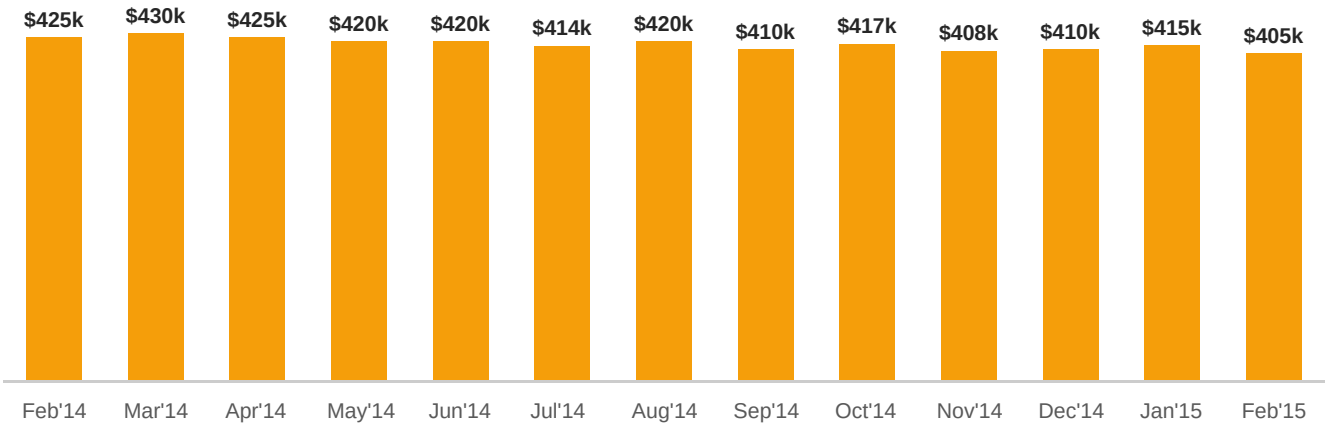
At a glance

- 1,151 HDB resale flats changed hands in February 2015, 7.9% fewer than the month before (1,250).
- Half of all flats sold for $405,000 or less (the median price), down 2.4% from the month before.
- A typical 4-room flat sold for $405,000 (475 sales), or about $392 per square foot.
- 3 flats sold for $1 million or more (0.3% of all sales), most of them in Central Area.
- The highest price was $1,040,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $360,000) and the dearest was Central Area (median $850,000).
- The busiest town was Jurong West with 96 sales.

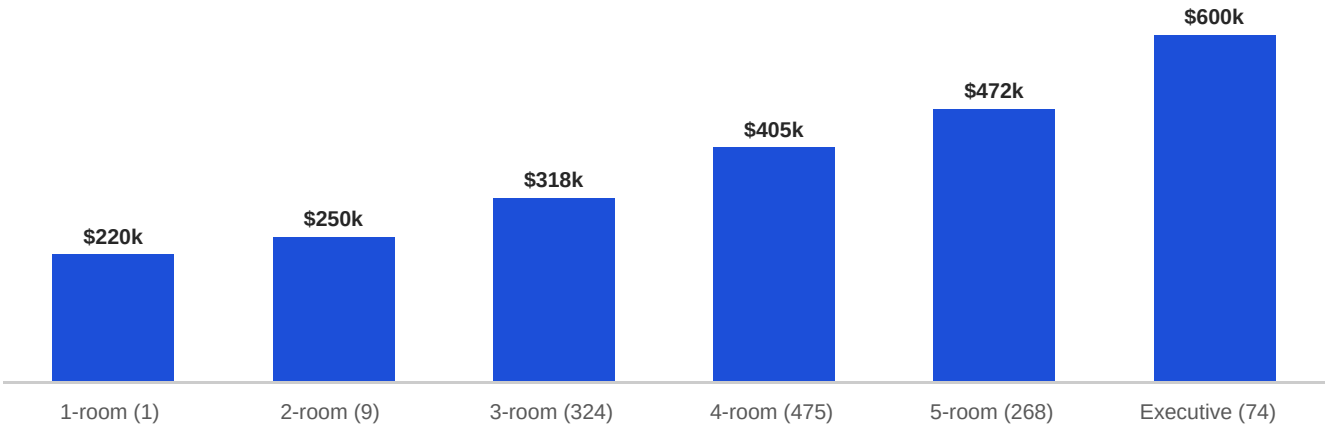
Flats sold each month, last 13 months



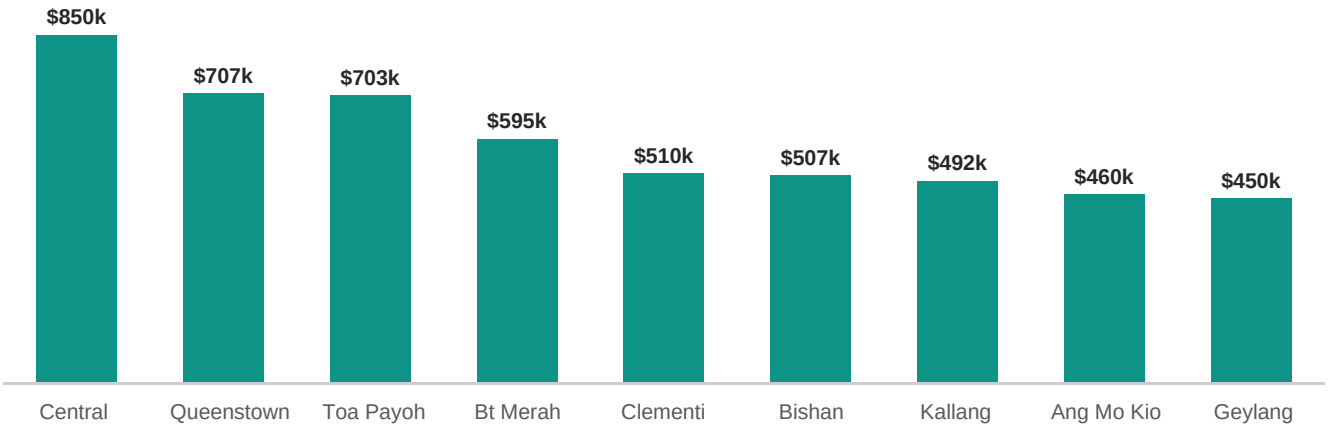
Median price each month, last 13 months



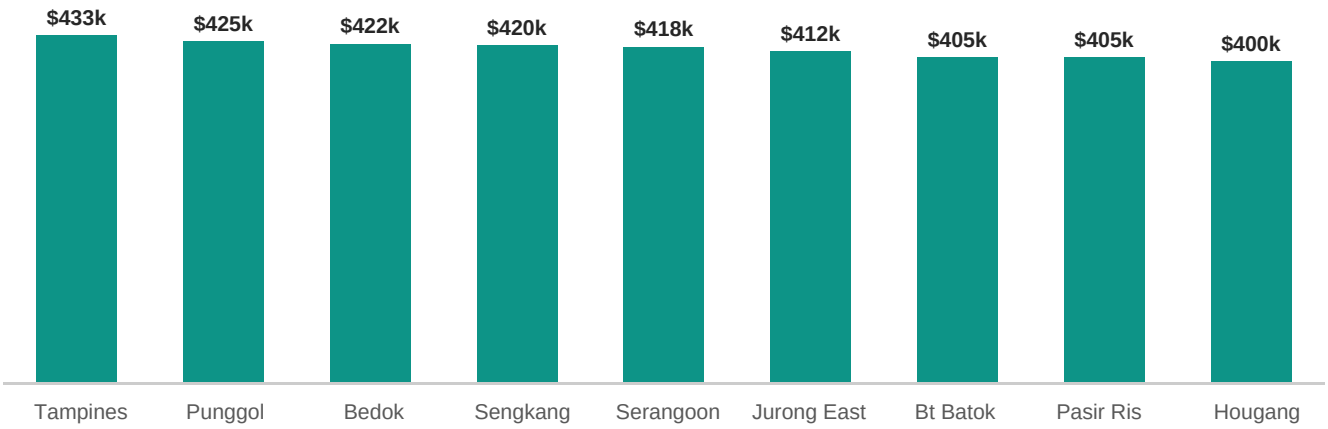
Median price by flat type (number sold), February 2015



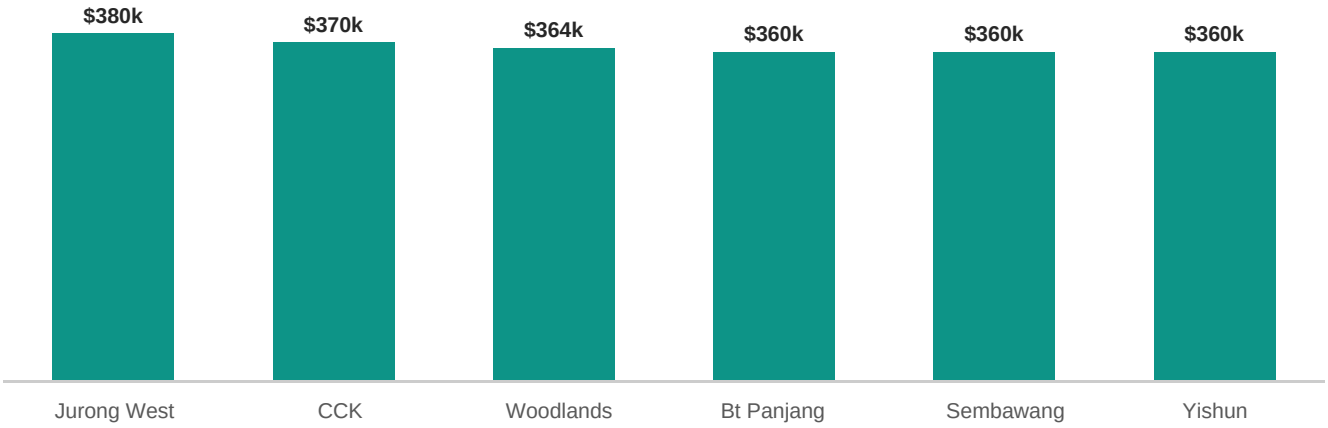
Median 4-room price by town, dearest first



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



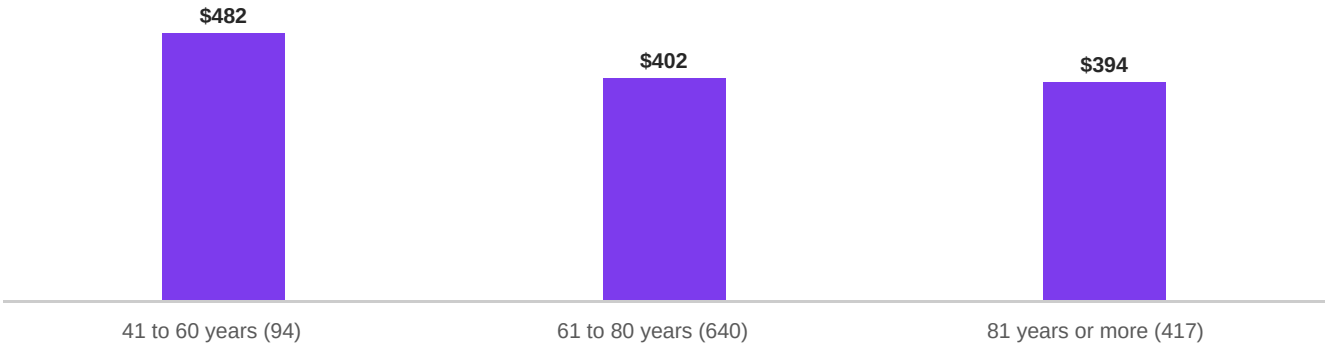
Median 4-room price by town, dearest first (continued)



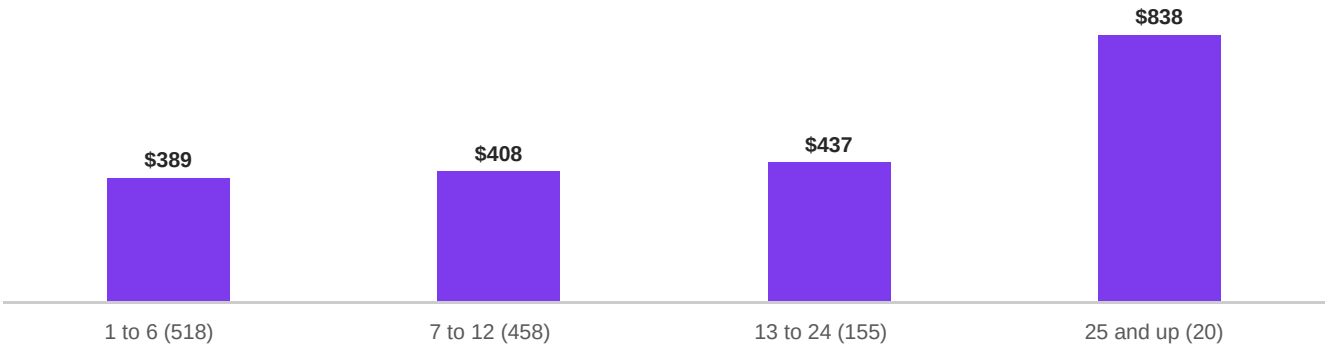
Town by town, February 2015

Ang Mo Kio: 65 sold - median $338,000 - 4-room median $460,000 - $441 psf
Bedok: 71 sold - median $359,000 - 4-room median $421,500 - $424 psf
Bishan: 21 sold - median $515,000 - 4-room median $506,500 - $537 psf
Bukit Batok: 51 sold - median $400,000 - 4-room median $405,000 - $398 psf
Bukit Merah: 35 sold - median $570,000 - 4-room median $595,000 - $545 psf
Bukit Panjang: 40 sold - median $395,000 - 4-room median $360,000 - $350 psf
Bukit Timah: 2 sold - median $955,000 - 4-room median n/a - $608 psf
Central Area: 22 sold - median $860,500 - 4-room median $850,000 - $838 psf - 3 at $1M+
Choa Chu Kang: 44 sold - median $395,500 - 4-room median $370,000 - $337 psf
Clementi: 27 sold - median $415,000 - 4-room median $510,000 - $499 psf
Geylang: 29 sold - median $353,000 - 4-room median $450,000 - $431 psf
Hougang: 65 sold - median $390,000 - 4-room median $400,000 - $401 psf
Jurong East: 27 sold - median $382,000 - 4-room median $412,000 - $407 psf
Jurong West: 96 sold - median $405,444 - 4-room median $380,000 - $377 psf
Kallang/Whampoa: 32 sold - median $415,000 - 4-room median $491,944 - $481 psf
Marine Parade: 7 sold - median $472,000 - 4-room median n/a - $577 psf
Pasir Ris: 35 sold - median $428,000 - 4-room median $405,000 - $355 psf
Punggol: 53 sold - median $438,000 - 4-room median $425,000 - $397 psf
Queenstown: 41 sold - median $470,000 - 4-room median $707,444 - $568 psf
Sembawang: 44 sold - median $399,444 - 4-room median $360,000 - $355 psf
Sengkang: 71 sold - median $440,000 - 4-room median $420,000 - $406 psf
Serangoon: 19 sold - median $400,000 - 4-room median $418,000 - $416 psf
Tampines: 92 sold - median $432,500 - 4-room median $432,500 - $408 psf
Toa Payoh: 26 sold - median $331,500 - 4-room median $702,500 - $470 psf
Woodlands: 70 sold - median $380,000 - 4-room median $364,400 - $341 psf
Yishun: 66 sold - median $352,500 - 4-room median $360,000 - $374 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2015

$1,040,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,130 sqft - $920 psf - 95 yrs lease left

$1,030,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $894 psf - 95 yrs lease left

$1,000,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,130 sqft - $885 psf - 95 yrs lease left

$991,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $860 psf - 95 yrs lease left

$985,000 Blk 9 Holland Ave, Queenstown
5-room - storey 22 to 24 - 1,582 sqft - $623 psf - 58 yrs lease left

$980,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $624 psf - 72 yrs lease left

$960,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $834 psf - 95 yrs lease left

$956,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,152 sqft - $830 psf - 95 yrs lease left

$950,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,001 sqft - $949 psf - 95 yrs lease left

$945,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $924 psf - 95 yrs lease left

The 5 most affordable 4-room flats, February 2015

$300,000 Blk 250 Yishun Ave 9, Yishun

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

$305,000 Blk 327 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 904 sqft - $337 psf - 73 yrs lease left

$310,999 Blk 295A Compassvale Cres, Sengkang

4-room - storey 04 to 06 - 969 sqft - $321 psf - 86 yrs lease left

$312,000 Blk 226 Pending Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $345 psf - 71 yrs lease left

$315,000 Blk 312 Woodlands St 31, Woodlands

4-room - storey 04 to 06 - 904 sqft - $348 psf - 73 yrs lease left

The 10 busiest streets, February 2015

Yishun Ring Rd, Yishun: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Cantonment Rd, Central Area: 17 sales
Bedok Reservoir Rd, Bedok: 15 sales
Lor 1 Toa Payoh, Toa Payoh: 13 sales
Bedok Nth St 3, Bedok: 11 sales
Hougang Ave 8, Hougang: 11 sales
Punggol Field, Punggol: 11 sales
Punggol Ctrl, Punggol: 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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