HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2015

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

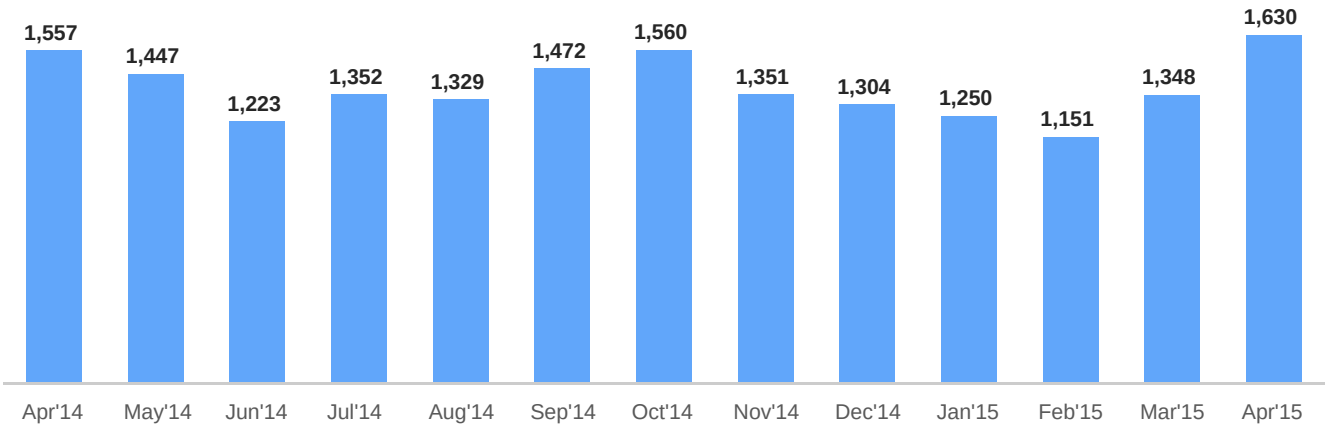
Flats sold: 1,630 Median price: $406,000 Median $psf: $403
Million-dollar flats: 3 (0.2%) Highest price: $1,060,000 (Central Area)

Against the month before: sales +20.9%, median price +0.7%. Against a year ago: sales +4.7%, median price -4.5%.

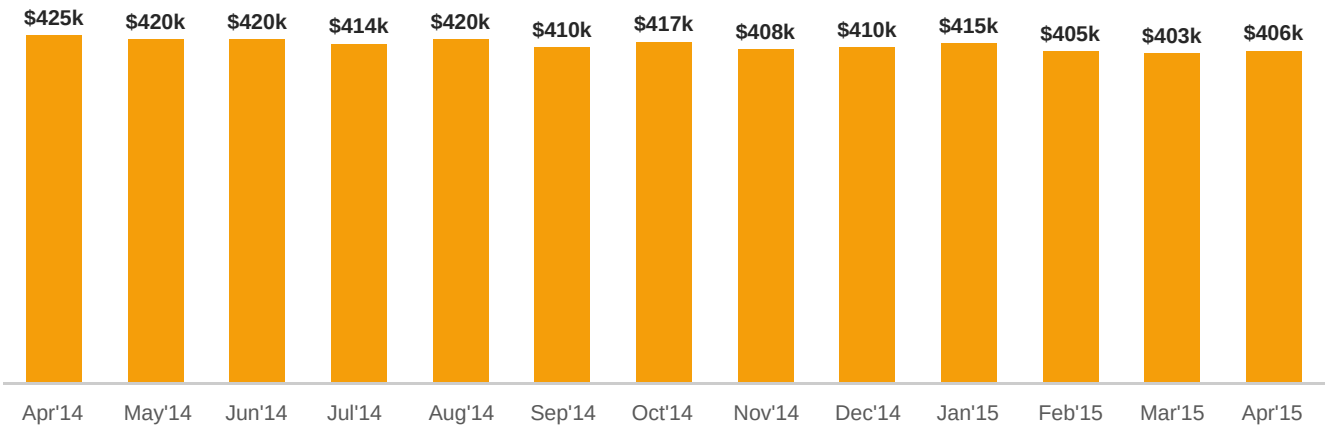
At a glance

- 1,630 HDB resale flats changed hands in April 2015, 20.9% more than the month before (1,348).
- Half of all flats sold for $406,000 or less (the median price), up 0.7% from the month before.
- A typical 4-room flat sold for $408,444 (658 sales), or about $397 per square foot.
- 3 flats sold for $1 million or more (0.2% of all sales), most of them in Central Area, Bishan.
- The highest price was $1,060,000 for a 5-room flat at Blk 1G Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Yishun (median $350,000) and the dearest was Central Area (median $808,000).
- The busiest town was Jurong West with 141 sales.

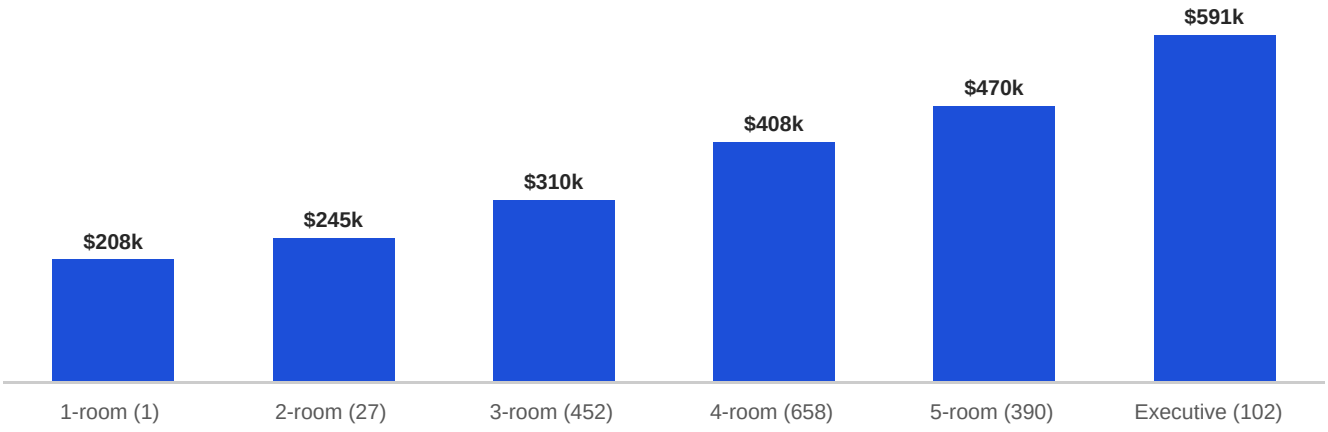
Flats sold each month, last 13 months



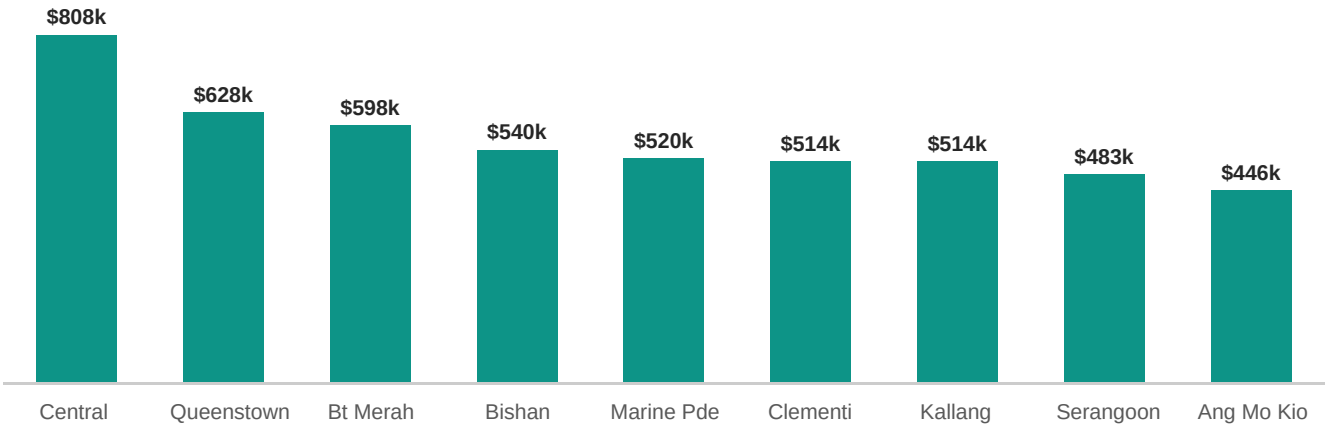
Median price each month, last 13 months



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



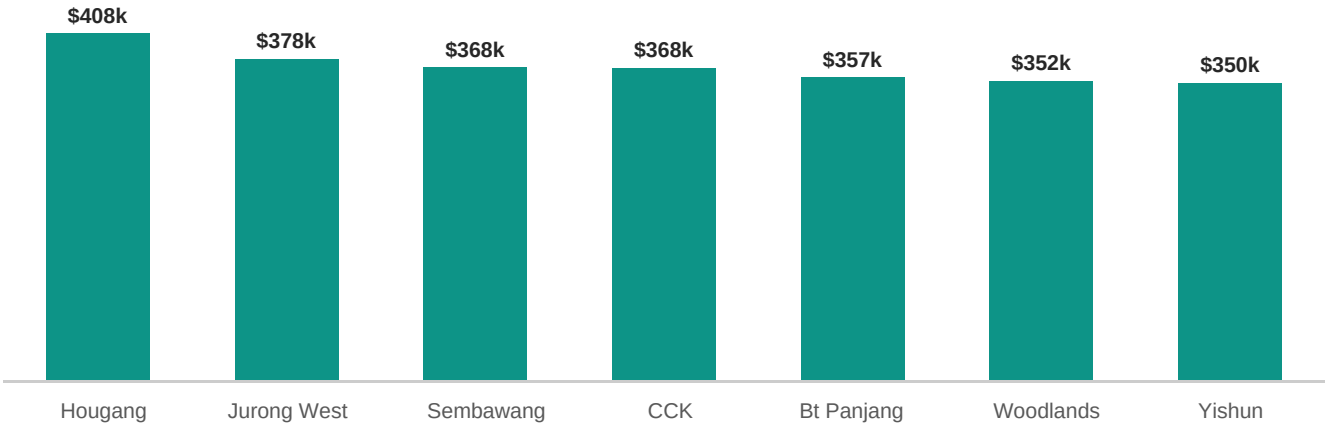
Median 4-room price by town, dearest first



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



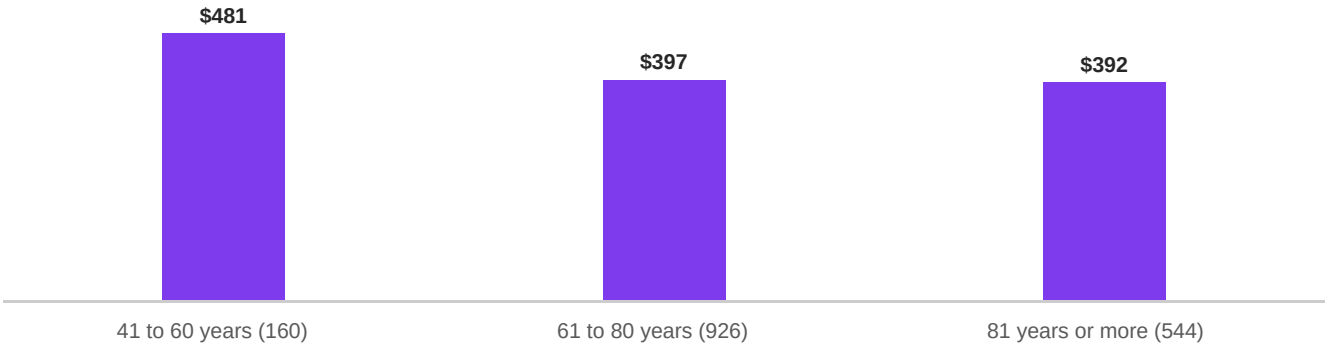
Median 4-room price by town, dearest first (continued)



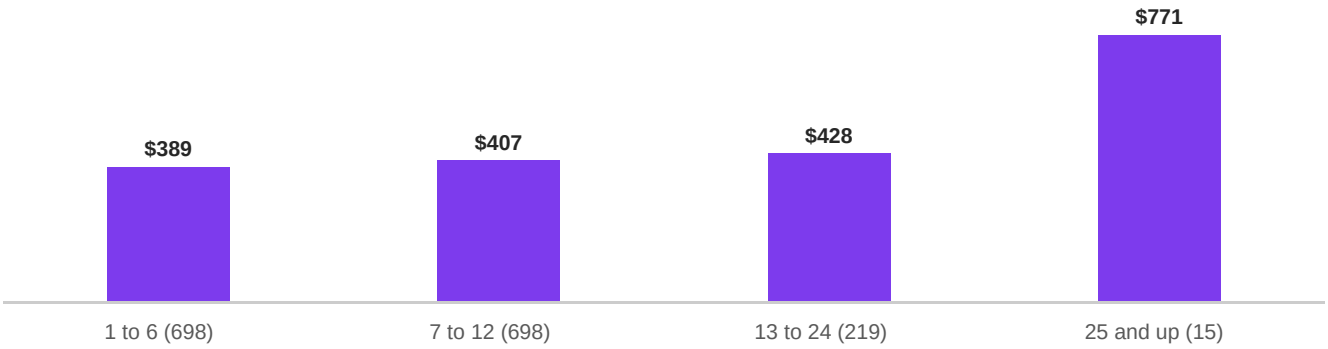
Town by town, April 2015

Ang Mo Kio: 88 sold - median $339,000 - 4-room median $446,000 - $432 psf
Bedok: 101 sold - median $360,000 - 4-room median $415,000 - $424 psf
Bishan: 28 sold - median $559,000 - 4-room median $540,000 - $547 psf - 1 at $1M+
Bukit Batok: 60 sold - median $399,500 - 4-room median $418,000 - $394 psf
Bukit Merah: 68 sold - median $489,000 - 4-room median $597,500 - $553 psf
Bukit Panjang: 60 sold - median $398,000 - 4-room median $356,500 - $363 psf
Bukit Timah: 1 sold - median $820,000 - 4-room median n/a - $595 psf
Central Area: 17 sold - median $804,000 - 4-room median $808,000 - $790 psf - 2 at $1M+
Choa Chu Kang: 68 sold - median $385,000 - 4-room median $367,500 - $332 psf
Clementi: 53 sold - median $440,000 - 4-room median $514,000 - $476 psf
Geylang: 51 sold - median $348,000 - 4-room median $412,500 - $432 psf
Hougang: 94 sold - median $400,000 - 4-room median $408,000 - $398 psf
Jurong East: 29 sold - median $393,800 - 4-room median $415,000 - $404 psf
Jurong West: 141 sold - median $410,000 - 4-room median $377,888 - $367 psf
Kallang/Whampoa: 54 sold - median $435,000 - 4-room median $514,000 - $499 psf
Marine Parade: 11 sold - median $460,000 - 4-room median $520,000 - $582 psf
Pasir Ris: 43 sold - median $460,000 - 4-room median $415,000 - $357 psf
Punggol: 47 sold - median $438,000 - 4-room median $425,000 - $408 psf
Queenstown: 39 sold - median $510,000 - 4-room median $627,500 - $575 psf
Sembawang: 38 sold - median $378,444 - 4-room median $368,000 - $349 psf
Sengkang: 106 sold - median $435,000 - 4-room median $410,000 - $389 psf
Serangoon: 39 sold - median $450,000 - 4-room median $482,500 - $479 psf
Tampines: 126 sold - median $443,444 - 4-room median $434,000 - $413 psf
Toa Payoh: 55 sold - median $358,000 - 4-room median $415,000 - $453 psf
Woodlands: 107 sold - median $390,000 - 4-room median $352,000 - $342 psf
Yishun: 106 sold - median $342,500 - 4-room median $350,000 - $365 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2015

$1,060,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $920 psf - 95 yrs lease left

$1,050,000 Blk 192 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $655 psf - 71 yrs lease left

$1,050,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,152 sqft - $912 psf - 95 yrs lease left

$948,888 Blk 1C Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $832 psf - 95 yrs lease left

$918,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $898 psf - 95 yrs lease left

$915,000 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 37 to 39 - 1,227 sqft - $746 psf - 97 yrs lease left

$870,000 Blk 20 Holland Dr, Queenstown
5-room - storey 16 to 18 - 1,259 sqft - $691 psf - 59 yrs lease left

$865,000 Blk 21 Holland Dr, Queenstown
5-room - storey 16 to 18 - 1,259 sqft - $687 psf - 59 yrs lease left

$860,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 22 to 24 - 1,001 sqft - $859 psf - 95 yrs lease left

$858,000 Blk 18C Holland Dr, Queenstown
5-room - storey 07 to 09 - 1,259 sqft - $681 psf - 96 yrs lease left

The 5 most affordable 4-room flats, April 2015

$288,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $319 psf - 72 yrs lease left

$293,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $309 psf - 60 yrs lease left

$298,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $315 psf - 60 yrs lease left

$300,000 Blk 36 Circuit Rd, Geylang

4-room - storey 13 to 15 - 894 sqft - $335 psf - 55 yrs lease left

$308,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $341 psf - 71 yrs lease left

The 10 busiest streets, April 2015

Yishun Ring Rd, Yishun: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Bedok Reservoir Rd, Bedok: 21 sales
Hougang Ave 8, Hougang: 21 sales
Jurong West St 65, Jurong West: 15 sales
Ubi Ave 1, Geylang: 14 sales
Jurong West St 64, Jurong West: 14 sales
Jelapang Rd, Bukit Panjang: 13 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 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