HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2015

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

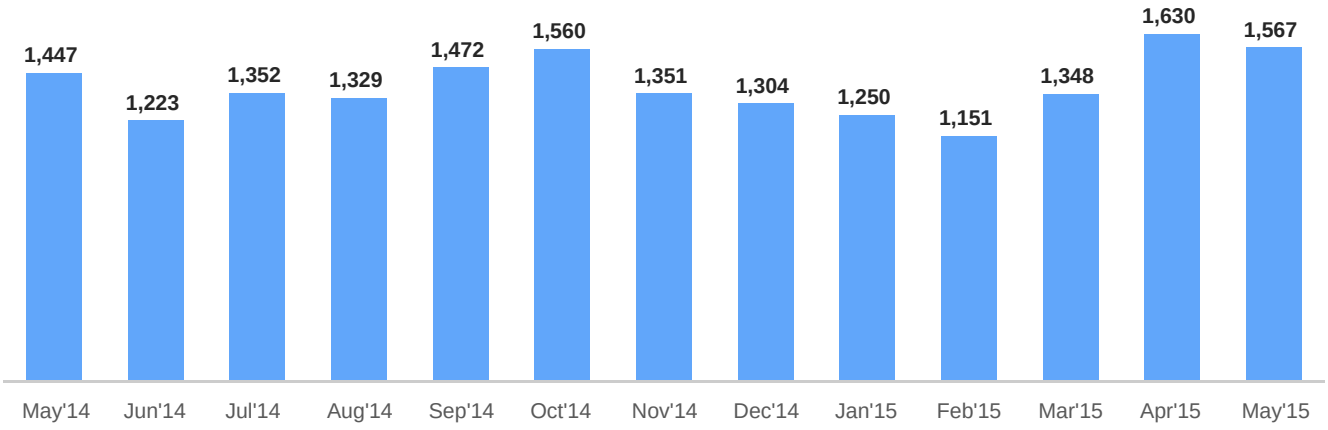
Flats sold: 1,567 Median price: $410,000 Median $psf: $399
Million-dollar flats: 0 (0.0%) Highest price: $998,000 (Central Area)

Against the month before: sales -3.9%, median price +1.0%. Against a year ago: sales +8.3%, median price -2.4%.

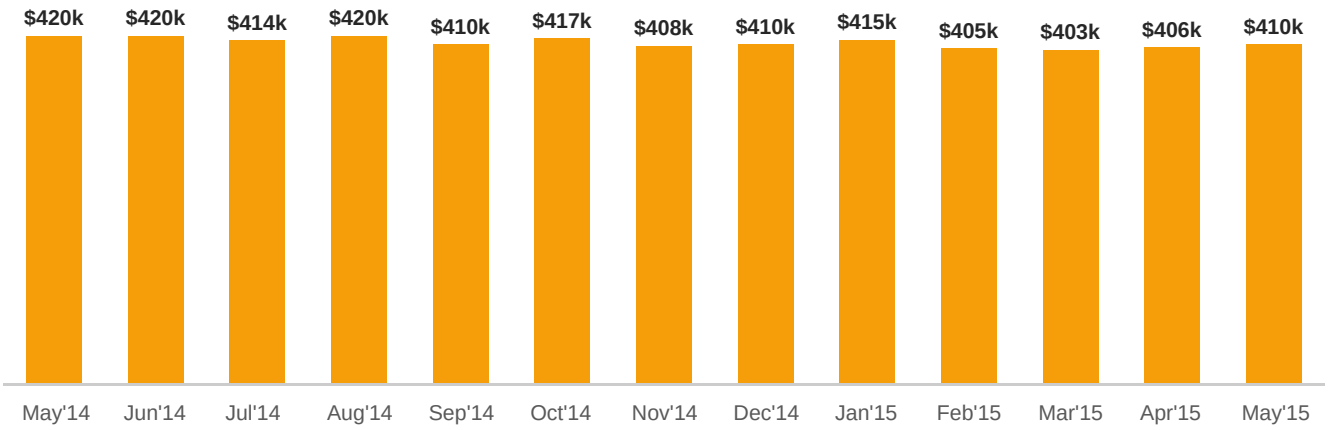
At a glance

- 1,567 HDB resale flats changed hands in May 2015, 3.9% fewer than the month before (1,630).
- Half of all flats sold for $410,000 or less (the median price), up 1.0% from the month before.
- A typical 4-room flat sold for $400,000 (660 sales), or about $384 per square foot.
- The highest price was $998,000 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 $354,000) and the dearest was Central Area (median $849,000).
- The busiest town was Tampines with 124 sales.

Flats sold each month, last 13 months



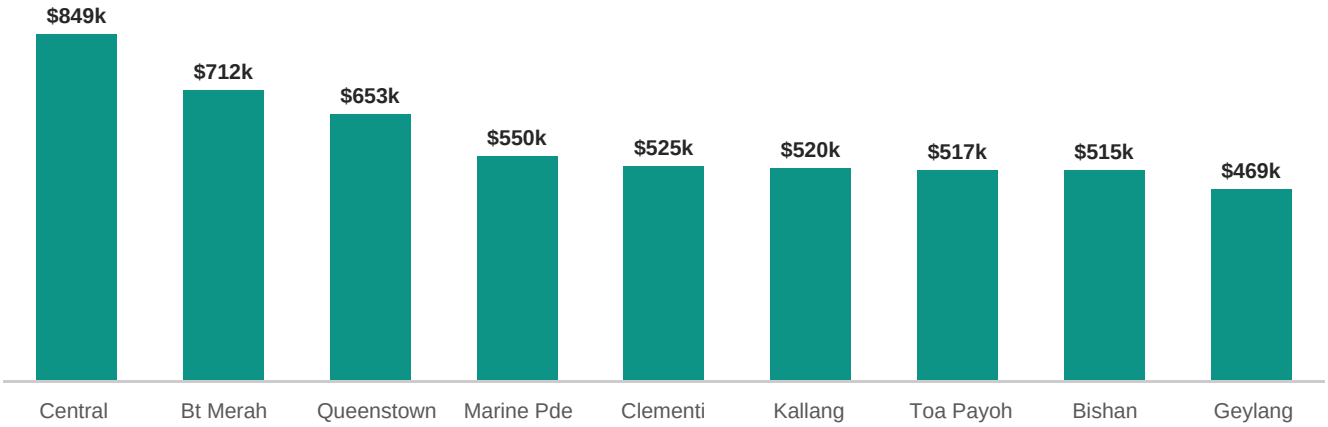
Median price each month, last 13 months



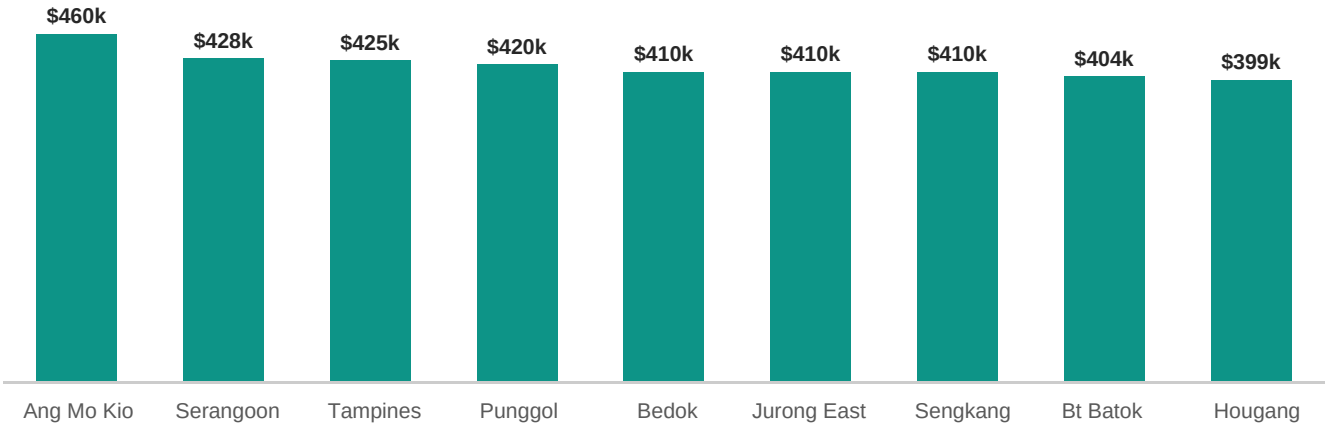
Median price by flat type (number sold), May 2015



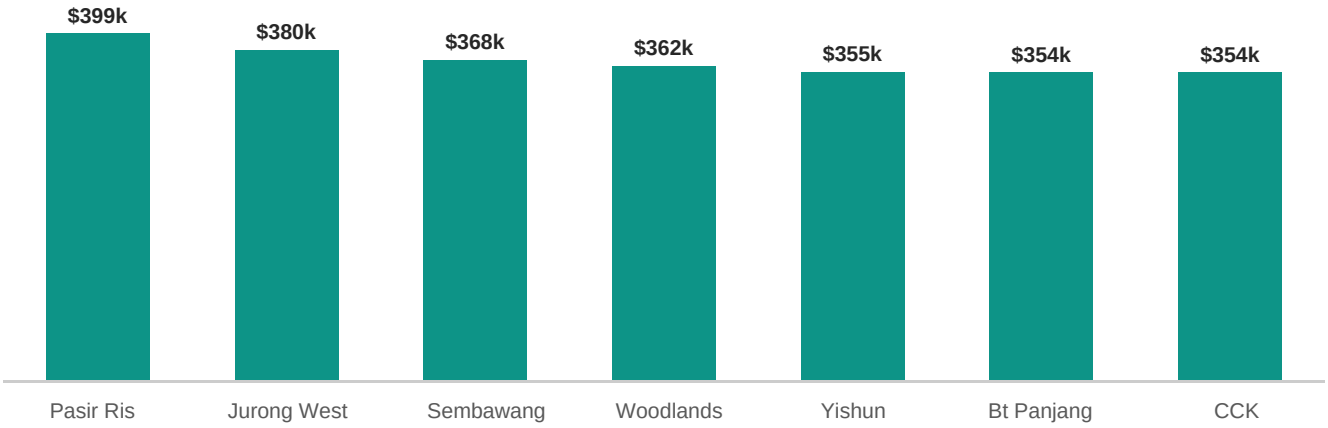
Median 4-room price by town, dearest first



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



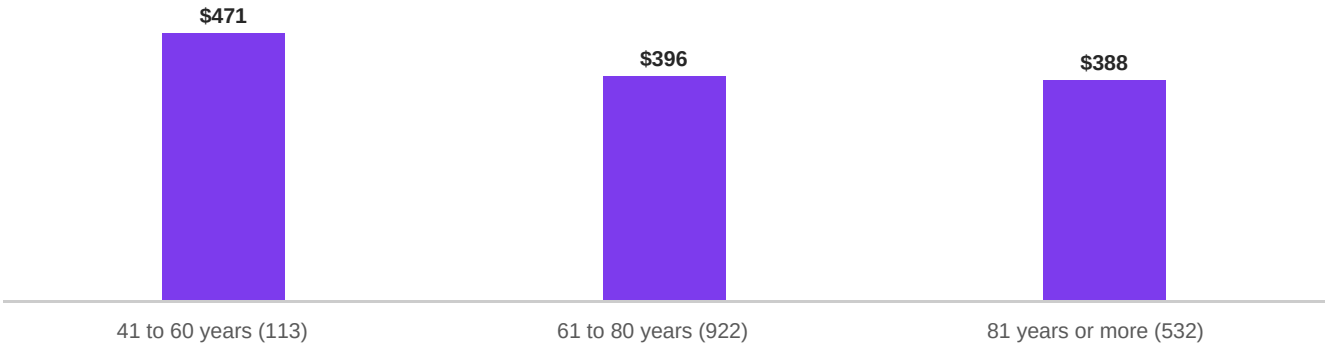
Median 4-room price by town, dearest first (continued)



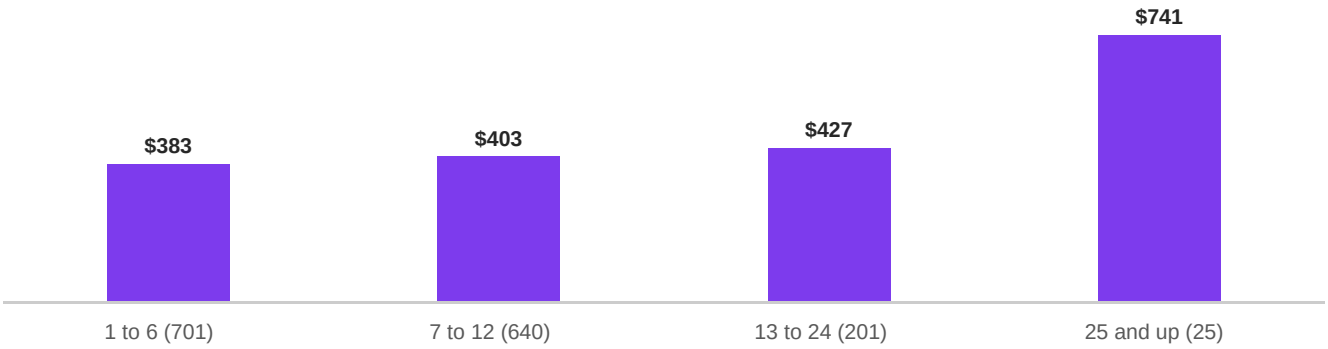
Town by town, May 2015

Ang Mo Kio: 74 sold - median $342,500 - 4-room median $460,250 - $435 psf
Bedok: 95 sold - median $365,000 - 4-room median $410,000 - $423 psf
Bishan: 24 sold - median $577,500 - 4-room median $515,000 - $518 psf
Bukit Batok: 70 sold - median $397,500 - 4-room median $403,500 - $387 psf
Bukit Merah: 50 sold - median $520,500 - 4-room median $711,999 - $606 psf
Bukit Panjang: 68 sold - median $366,500 - 4-room median $354,000 - $343 psf
Bukit Timah: 7 sold - median $818,000 - 4-room median n/a - $619 psf
Central Area: 16 sold - median $849,000 - 4-room median $849,000 - $818 psf
Choa Chu Kang: 55 sold - median $366,000 - 4-room median $354,000 - $327 psf
Clementi: 42 sold - median $400,000 - 4-room median $525,000 - $511 psf
Geylang: 37 sold - median $400,000 - 4-room median $469,000 - $462 psf
Hougang: 94 sold - median $392,000 - 4-room median $399,000 - $397 psf
Jurong East: 48 sold - median $406,500 - 4-room median $410,000 - $417 psf
Jurong West: 123 sold - median $406,000 - 4-room median $380,000 - $378 psf
Kallang/Whampoa: 35 sold - median $427,000 - 4-room median $520,000 - $481 psf
Marine Parade: 9 sold - median $527,000 - 4-room median $550,000 - $593 psf
Pasir Ris: 65 sold - median $460,000 - 4-room median $399,000 - $357 psf
Punggol: 48 sold - median $434,000 - 4-room median $420,000 - $382 psf
Queenstown: 40 sold - median $506,500 - 4-room median $652,500 - $610 psf
Sembawang: 45 sold - median $400,000 - 4-room median $368,444 - $355 psf
Sengkang: 114 sold - median $432,500 - 4-room median $410,000 - $396 psf
Serangoon: 32 sold - median $452,500 - 4-room median $427,500 - $418 psf
Tampines: 124 sold - median $435,000 - 4-room median $425,000 - $397 psf
Toa Payoh: 52 sold - median $435,944 - 4-room median $516,500 - $461 psf
Woodlands: 96 sold - median $383,250 - 4-room median $361,500 - $343 psf
Yishun: 104 sold - median $340,000 - 4-room median $355,000 - $363 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2015

$998,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,152 sqft - $867 psf - 95 yrs lease left

$995,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $633 psf - 76 yrs lease left

$980,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,152 sqft - $851 psf - 95 yrs lease left

$950,000 Blk 450 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,722 sqft - $552 psf - 73 yrs lease left

$920,000 Blk 231 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,572 sqft - $585 psf - 76 yrs lease left

$900,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $880 psf - 95 yrs lease left

$898,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $878 psf - 95 yrs lease left

$895,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $570 psf - 72 yrs lease left

$890,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $562 psf - 76 yrs lease left

$890,000 Blk 102 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,636 sqft - $544 psf - 68 yrs lease left

The 5 most affordable 4-room flats, May 2015

$293,888 Blk 33 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $279 psf - 62 yrs lease left

$298,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $330 psf - 72 yrs lease left

$300,000 Blk 770 Yishun Ave 3, Yishun

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

$305,000 Blk 312 Woodlands St 31, Woodlands

4-room - storey 04 to 06 - 904 sqft - $337 psf - 73 yrs lease left

$308,000 Blk 252 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $341 psf - 69 yrs lease left

The 10 busiest streets, May 2015

Yishun Ring Rd, Yishun: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Jurong East St 21, Jurong East: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 18 sales
Hougang Ave 8, Hougang: 15 sales
Rivervale Cres, Sengkang: 15 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 14 sales
Bedok Reservoir Rd, Bedok: 14 sales
Jurong West St 65, Jurong West: 14 sales
Jurong West St 61, Jurong West: 14 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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