HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2015

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:07 pm.
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July 2015 in full

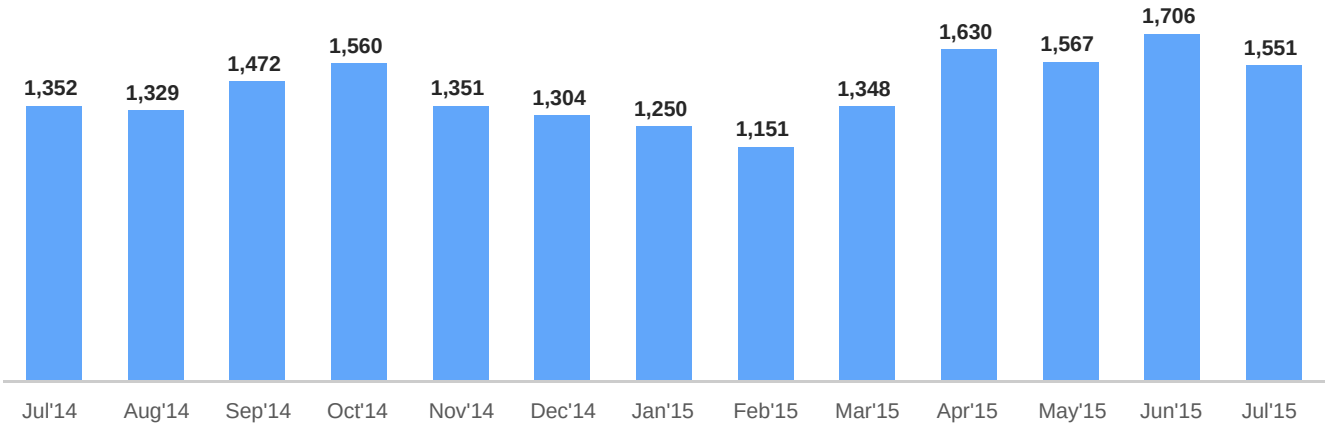
Flats sold: 1,551 Median price: $405,000 Median $psf: $396
Million-dollar flats: 0 (0.0%) Highest price: $940,000 (Bishan)

Against the month before: sales -9.1%, median price +0.0%. Against a year ago: sales +14.7%, median price -2.3%.

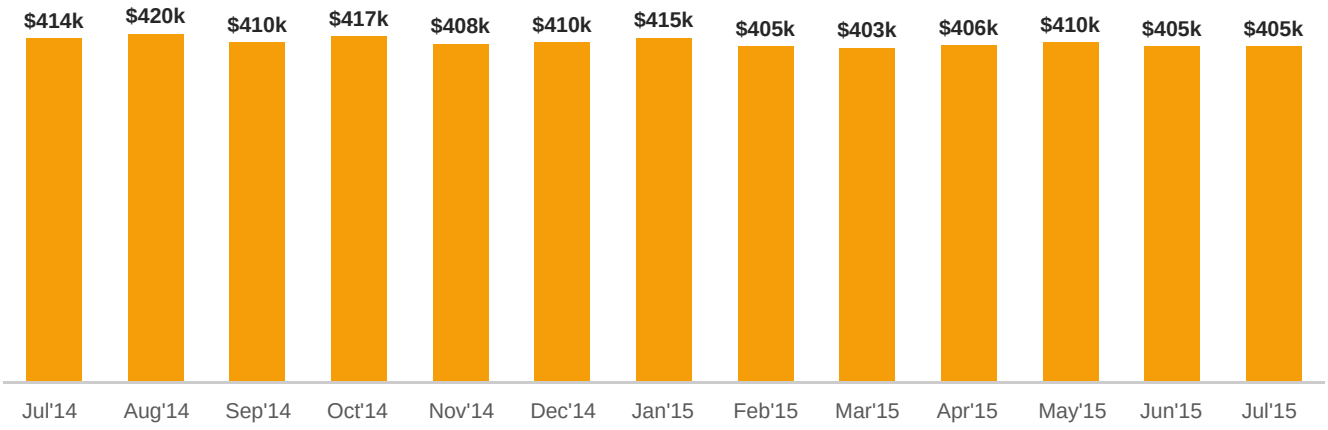
At a glance

- 1,551 HDB resale flats changed hands in July 2015, 9.1% fewer than the month before (1,706).
- Half of all flats sold for $405,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $398,000 (637 sales), or about $387 per square foot.
- The highest price was $940,000 for an executive flat at Blk 245 Bishan St 22, Bishan.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $355,000) and the dearest was Central Area (median $712,500).
- The busiest town was Woodlands with 116 sales.

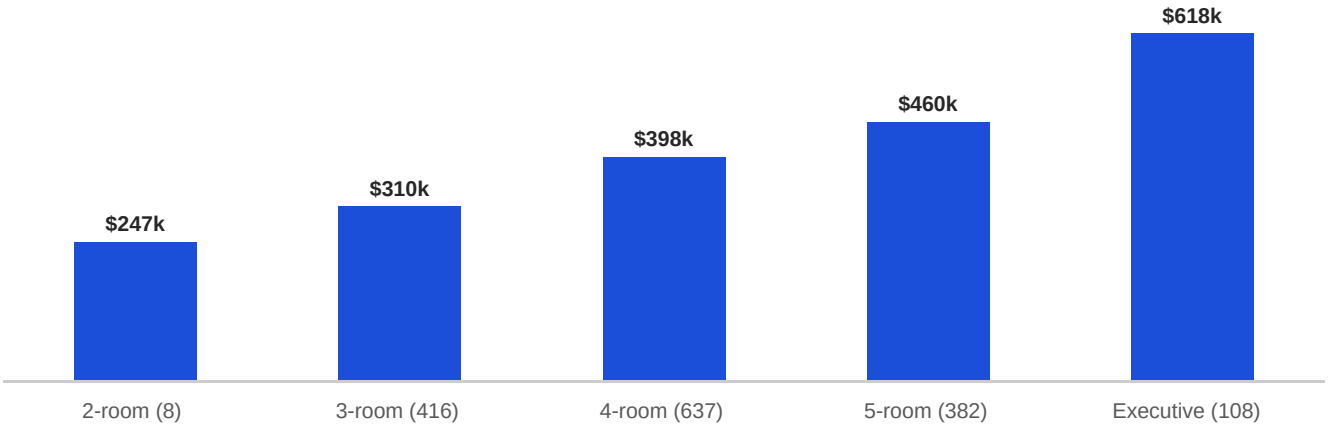
Flats sold each month, last 13 months



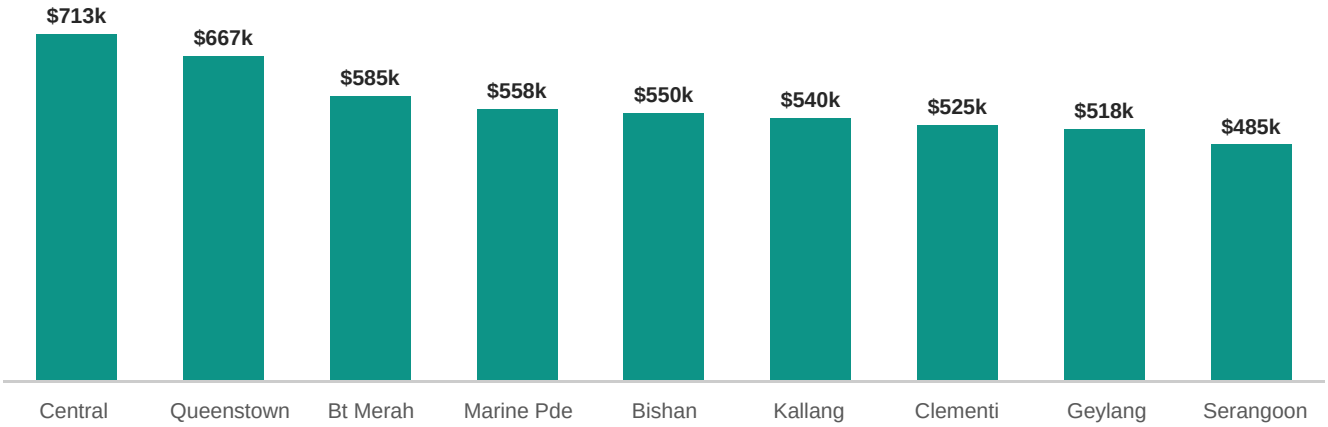
Median price each month, last 13 months



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



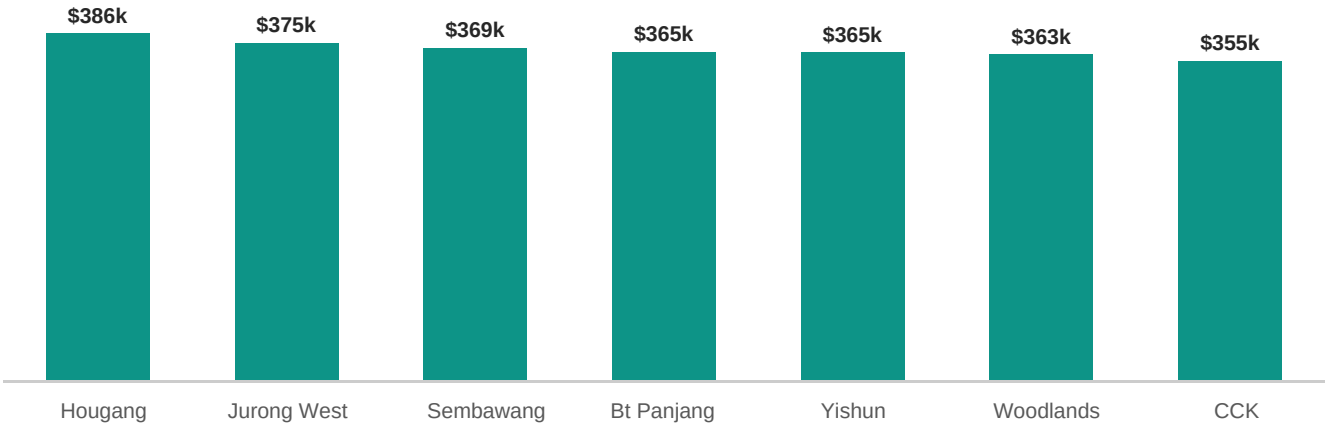
Median 4-room price by town, dearest first



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



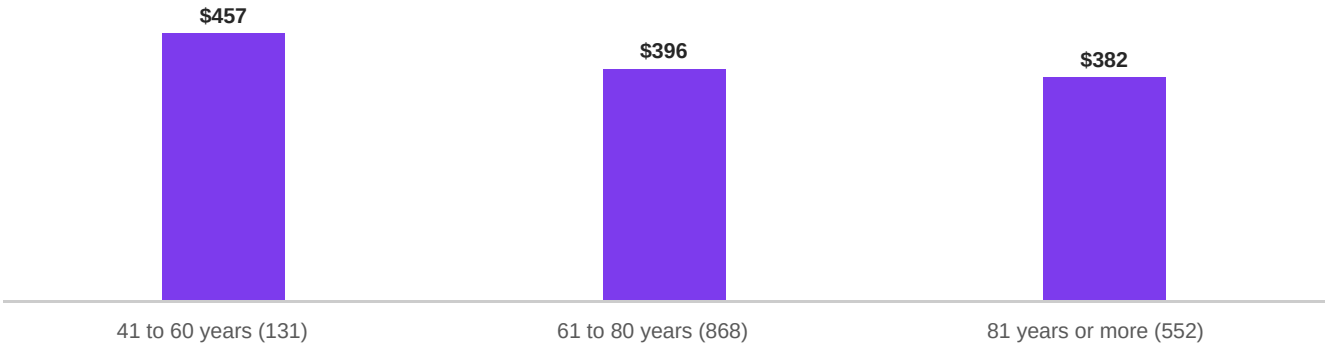
Median 4-room price by town, dearest first (continued)



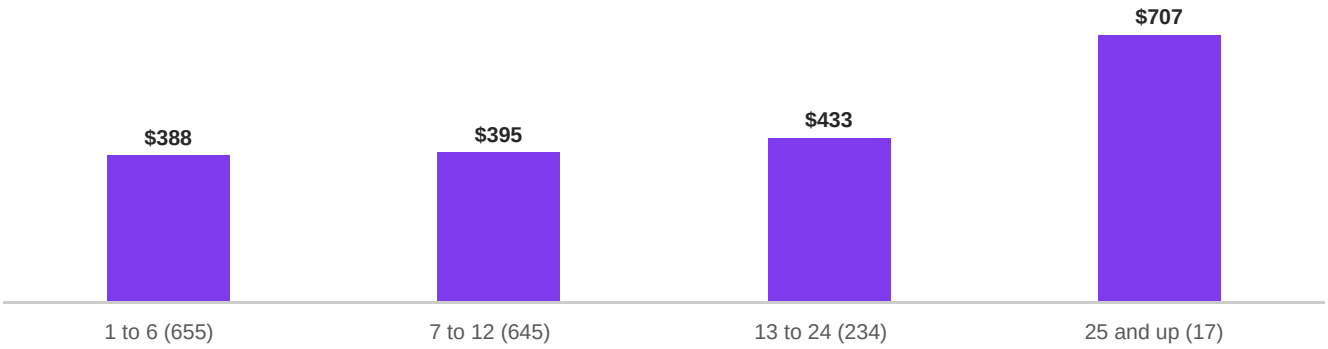
Town by town, July 2015

Ang Mo Kio: 101 sold - median $362,000 - 4-room median $446,000 - $439 psf
Bedok: 105 sold - median $356,888 - 4-room median $408,000 - $425 psf
Bishan: 25 sold - median $550,000 - 4-room median $550,000 - $525 psf
Bukit Batok: 61 sold - median $363,000 - 4-room median $404,000 - $388 psf
Bukit Merah: 42 sold - median $592,500 - 4-room median $585,000 - $574 psf
Bukit Panjang: 52 sold - median $391,250 - 4-room median $365,000 - $357 psf
Bukit Timah: 1 sold - median $455,000 - 4-room median n/a - $556 psf
Central Area: 19 sold - median $515,000 - 4-room median $712,500 - $652 psf
Choa Chu Kang: 95 sold - median $380,000 - 4-room median $355,000 - $329 psf
Clementi: 35 sold - median $392,000 - 4-room median $525,000 - $496 psf
Geylang: 54 sold - median $370,500 - 4-room median $517,500 - $449 psf
Hougang: 78 sold - median $390,000 - 4-room median $385,500 - $397 psf
Jurong East: 34 sold - median $475,500 - 4-room median $405,000 - $413 psf
Jurong West: 108 sold - median $390,000 - 4-room median $375,000 - $366 psf
Kallang/Whampoa: 40 sold - median $355,000 - 4-room median $540,000 - $502 psf
Marine Parade: 12 sold - median $557,500 - 4-room median $557,500 - $620 psf
Pasir Ris: 40 sold - median $455,000 - 4-room median $410,000 - $363 psf
Punggol: 49 sold - median $445,000 - 4-room median $405,000 - $393 psf
Queenstown: 36 sold - median $512,500 - 4-room median $666,500 - $586 psf
Sembawang: 49 sold - median $388,000 - 4-room median $369,400 - $354 psf
Sengkang: 112 sold - median $430,000 - 4-room median $420,000 - $401 psf
Serangoon: 36 sold - median $499,000 - 4-room median $485,000 - $445 psf
Tampines: 92 sold - median $422,500 - 4-room median $418,500 - $410 psf
Toa Payoh: 47 sold - median $365,000 - 4-room median $450,000 - $444 psf
Woodlands: 116 sold - median $390,000 - 4-room median $362,500 - $345 psf
Yishun: 112 sold - median $355,000 - 4-room median $364,500 - $369 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2015

$940,000 Blk 245 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,658 sqft - $567 psf - 76 yrs lease left

$939,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,152 sqft - $815 psf - 95 yrs lease left

$935,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,130 sqft - $827 psf - 95 yrs lease left

$920,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 16 to 18 - 1,356 sqft - $678 psf - 79 yrs lease left

$918,000 Blk 77A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $742 psf - 89 yrs lease left

$918,000 Blk 60 Dakota Cres, Geylang
5-room - storey 01 to 03 - 1,636 sqft - $561 psf - 67 yrs lease left

$910,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $899 psf - 95 yrs lease left

$909,000 Blk 73 Marine Dr, Marine Parade
5-room - storey 25 to 27 - 1,292 sqft - $704 psf - 61 yrs lease left

$908,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $907 psf - 95 yrs lease left

$900,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $727 psf - 89 yrs lease left

The 5 most affordable 4-room flats, July 2015

$284,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $314 psf - 72 yrs lease left

$295,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $305 psf - 58 yrs lease left

$300,000 Blk 148 Woodlands St 13, Woodlands

4-room - storey 01 to 03 - 1,001 sqft - $300 psf - 69 yrs lease left

$300,000 Blk 424 Bt Batok West Ave 2, Bukit Batok

4-room - storey 01 to 03 - 904 sqft - $332 psf - 71 yrs lease left

$303,000 Blk 236 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $335 psf - 72 yrs lease left

The 10 busiest streets, July 2015

Yishun Ring Rd, Yishun: 37 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Bedok Reservoir Rd, Bedok: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 24 sales
Choa Chu Kang Cres, Choa Chu Kang: 24 sales
Fernvale Rd, Sengkang: 16 sales
Bedok Nth St 3, Bedok: 15 sales
Bedok Nth Rd, Bedok: 15 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 14 sales
Hougang Ave 8, Hougang: 13 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