HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2015

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

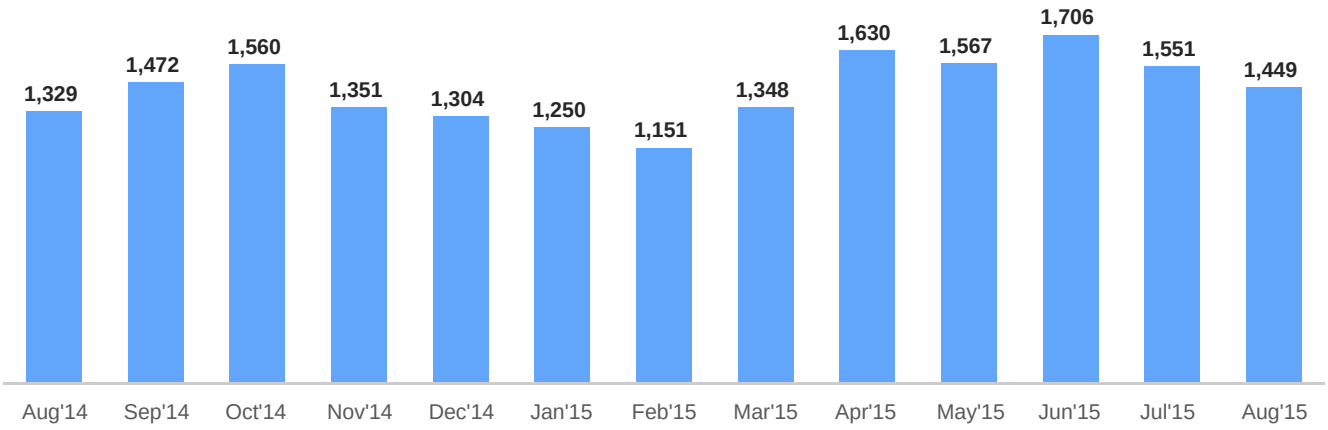
Flats sold: 1,449 Median price: $403,000 Median $psf: $399
Million-dollar flats: 1 (0.1%) Highest price: $1,050,000 (Central Area)

Against the month before: sales -6.6%, median price -0.5%. Against a year ago: sales +9.0%, median price -4.0%.

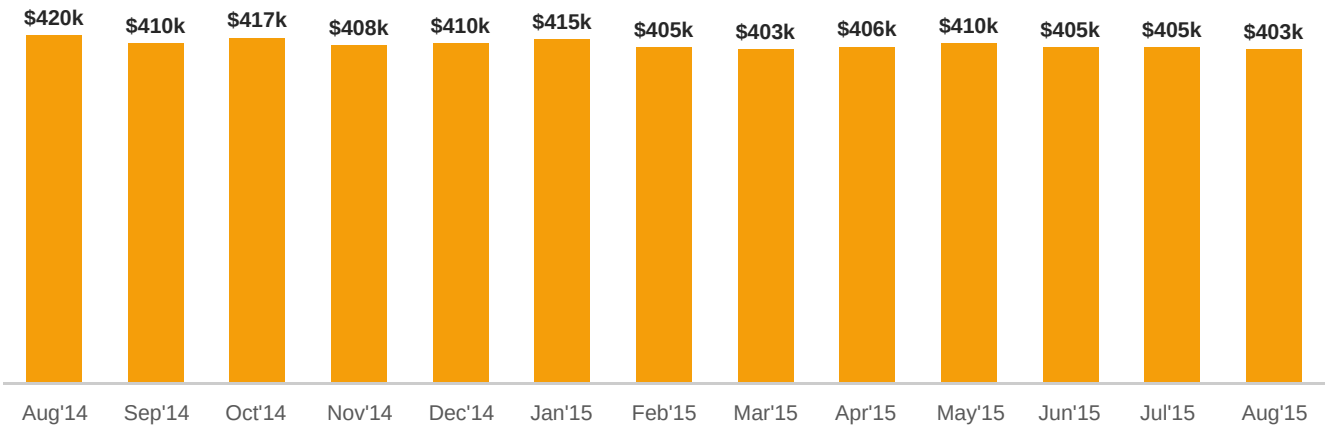
At a glance

- 1,449 HDB resale flats changed hands in August 2015, 6.6% fewer than the month before (1,551).
- Half of all flats sold for $403,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $400,000 (571 sales), or about $389 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Central Area.
- The highest price was $1,050,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $350,000) and the dearest was Central Area (median $799,000).
- The busiest town was Woodlands with 113 sales.

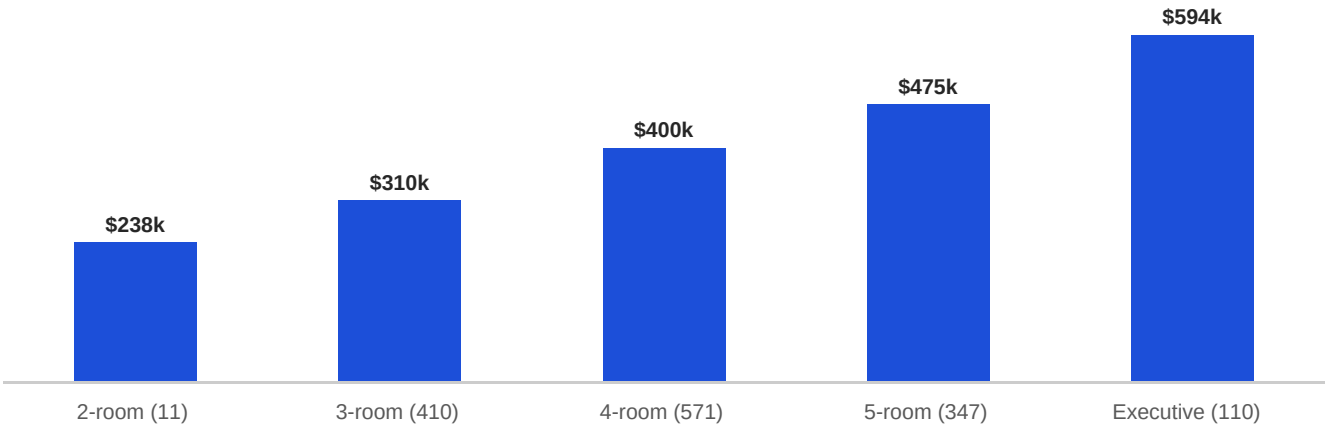
Flats sold each month, last 13 months



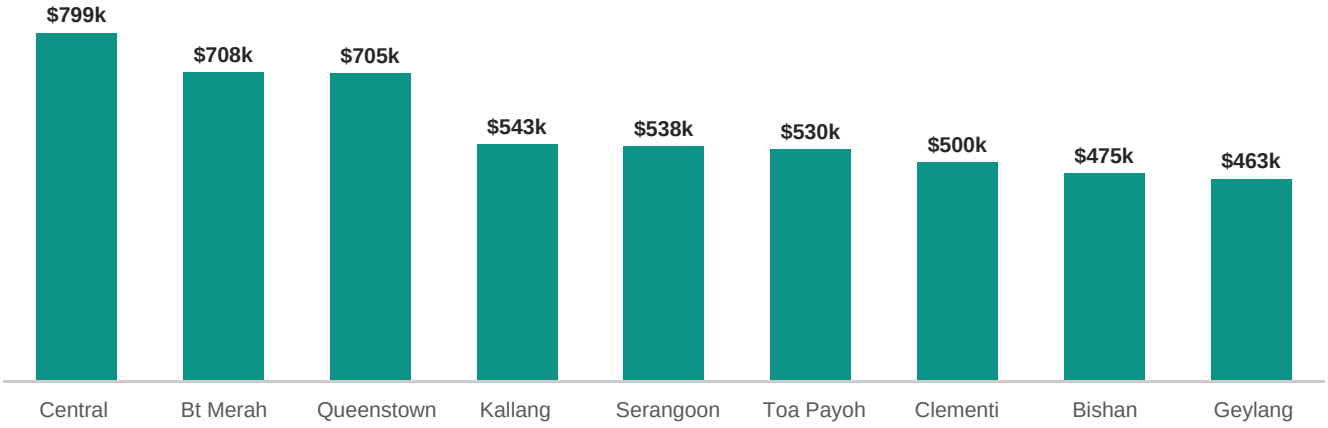
Median price each month, last 13 months



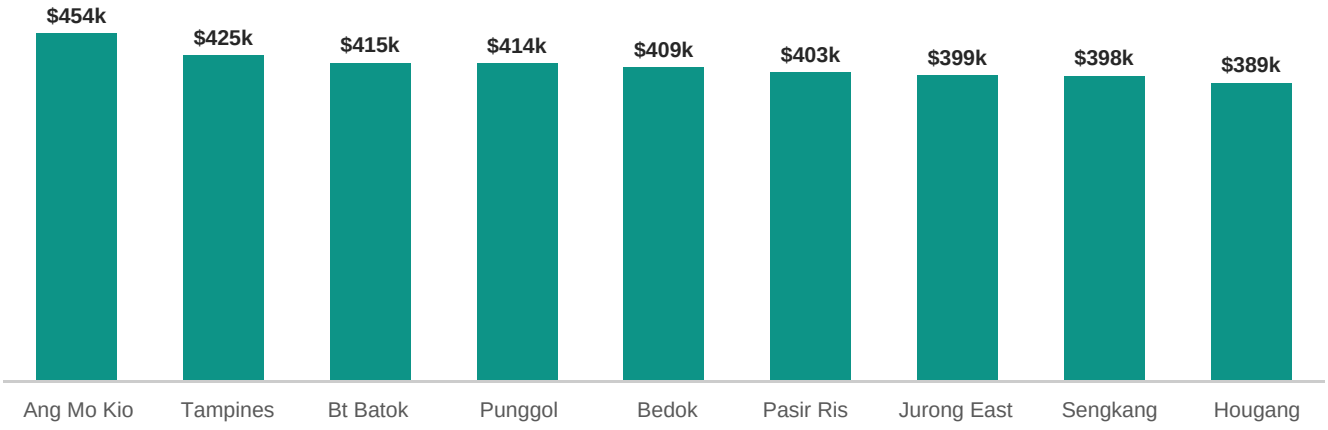
Median price by flat type (number sold), August 2015



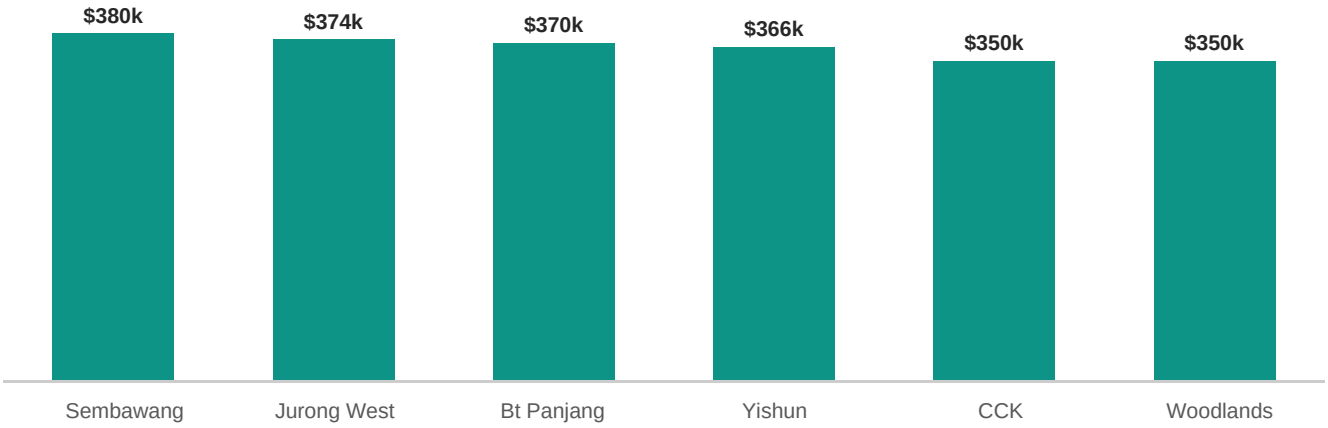
Median 4-room price by town, dearest first



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



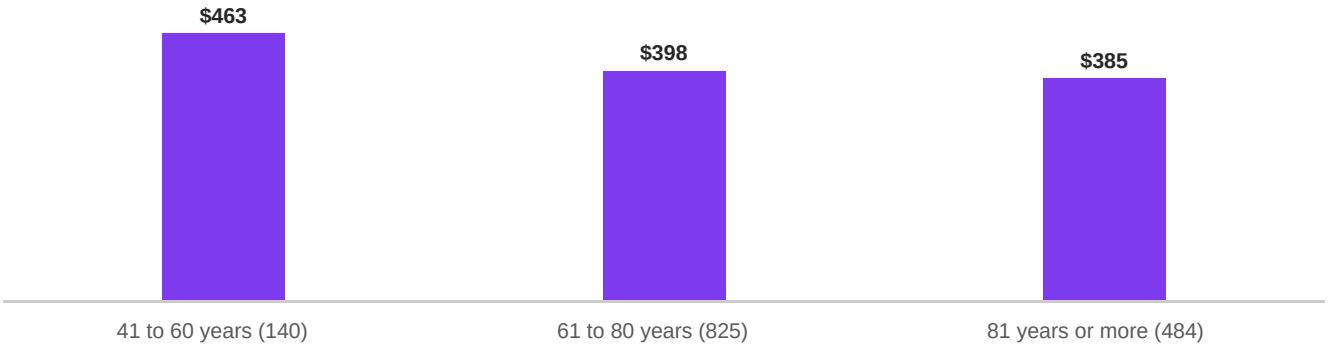
Median 4-room price by town, dearest first (continued)



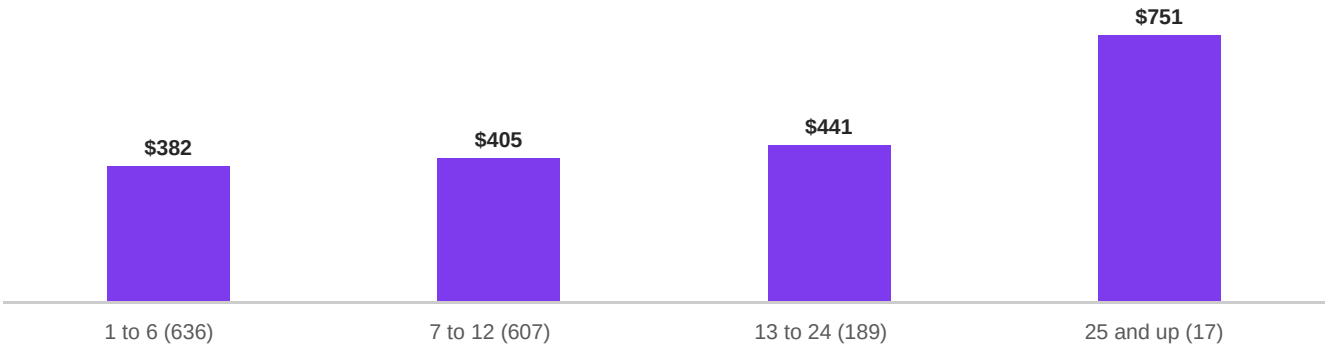
Town by town, August 2015

Ang Mo Kio: 67 sold - median $370,000 - 4-room median $454,000 - $437 psf
Bedok: 107 sold - median $370,000 - 4-room median $409,000 - $414 psf
Bishan: 21 sold - median $515,000 - 4-room median $475,000 - $513 psf
Bukit Batok: 53 sold - median $390,000 - 4-room median $415,000 - $387 psf
Bukit Merah: 60 sold - median $585,000 - 4-room median $707,500 - $547 psf
Bukit Panjang: 50 sold - median $387,500 - 4-room median $369,500 - $364 psf
Bukit Timah: 3 sold - median $870,000 - 4-room median n/a - $614 psf
Central Area: 23 sold - median $800,000 - 4-room median $799,000 - $798 psf - 1 at $1M+
Choa Chu Kang: 67 sold - median $383,000 - 4-room median $350,000 - $326 psf
Clementi: 40 sold - median $366,500 - 4-room median $500,000 - $479 psf
Geylang: 49 sold - median $375,000 - 4-room median $463,000 - $445 psf
Hougang: 71 sold - median $385,000 - 4-room median $388,888 - $391 psf
Jurong East: 25 sold - median $398,000 - 4-room median $399,000 - $402 psf
Jurong West: 105 sold - median $385,000 - 4-room median $373,500 - $360 psf
Kallang/Whampoa: 37 sold - median $382,000 - 4-room median $543,000 - $492 psf
Marine Parade: 8 sold - median $520,500 - 4-room median n/a - $592 psf
Pasir Ris: 62 sold - median $455,000 - 4-room median $402,500 - $352 psf
Punggol: 46 sold - median $429,000 - 4-room median $414,000 - $382 psf
Queenstown: 45 sold - median $440,000 - 4-room median $705,000 - $562 psf
Sembawang: 41 sold - median $410,000 - 4-room median $380,000 - $364 psf
Sengkang: 88 sold - median $432,500 - 4-room median $398,000 - $395 psf
Serangoon: 23 sold - median $525,000 - 4-room median $537,500 - $480 psf
Tampines: 109 sold - median $425,000 - 4-room median $425,000 - $399 psf
Toa Payoh: 53 sold - median $405,000 - 4-room median $530,000 - $463 psf
Woodlands: 113 sold - median $375,000 - 4-room median $350,000 - $347 psf
Yishun: 83 sold - median $358,000 - 4-room median $365,500 - $368 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2015

$1,050,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,152 sqft - $912 psf - 95 yrs lease left

$980,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $559 psf - 71 yrs lease left

$965,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,130 sqft - $854 psf - 95 yrs lease left

$955,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,335 sqft - $716 psf - 85 yrs lease left

$950,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,152 sqft - $825 psf - 95 yrs lease left

$950,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,130 sqft - $841 psf - 95 yrs lease left

$939,999 Blk 231 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,593 sqft - $590 psf - 76 yrs lease left

$938,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,528 sqft - $614 psf - 73 yrs lease left

$935,000 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 25 to 27 - 1,184 sqft - $790 psf - 92 yrs lease left

$930,000 Blk 20 Holland Dr, Queenstown
5-room - storey 22 to 24 - 1,281 sqft - $726 psf - 59 yrs lease left

The 5 most affordable 4-room flats, August 2015

$295,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 947 sqft - $311 psf - 60 yrs lease left

$297,500 Blk 437 Woodlands St 41, Woodlands

4-room - storey 01 to 03 - 904 sqft - $329 psf - 80 yrs lease left

$300,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $317 psf - 60 yrs lease left

$300,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $317 psf - 60 yrs lease left

$305,000 Blk 484C Choa Chu Kang Ave 5, Choa Chu Kang

4-room - storey 01 to 03 - 1,098 sqft - $278 psf - 83 yrs lease left

The 10 busiest streets, August 2015

Yishun Ring Rd, Yishun: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Bedok Reservoir Rd, Bedok: 20 sales
Hougang Ave 8, Hougang: 19 sales
Admiralty Dr, Sembawang: 17 sales
Bedok Nth Rd, Bedok: 14 sales
Circuit Rd, Geylang: 14 sales
Cantonment Rd, Central Area: 13 sales
Senja Rd, Bukit Panjang: 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.

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