HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: October 2015

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 7:50 pm.
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## October 2015 in full

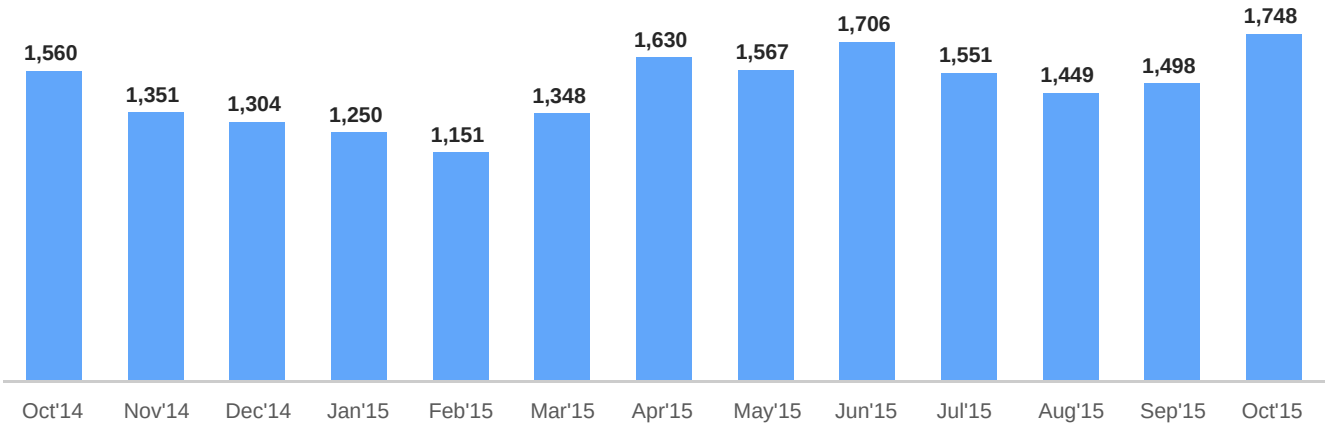
**Flats sold: 1,748  Median price: $400,000  Median $psf: $398**
**Million-dollar flats: 0 (0.0%)  Highest price: $950,000 (Bukit Merah)**

Against the month before: sales +16.7%, median price -1.4%.  Against a year ago: sales +12.1%, median price -4.1%.

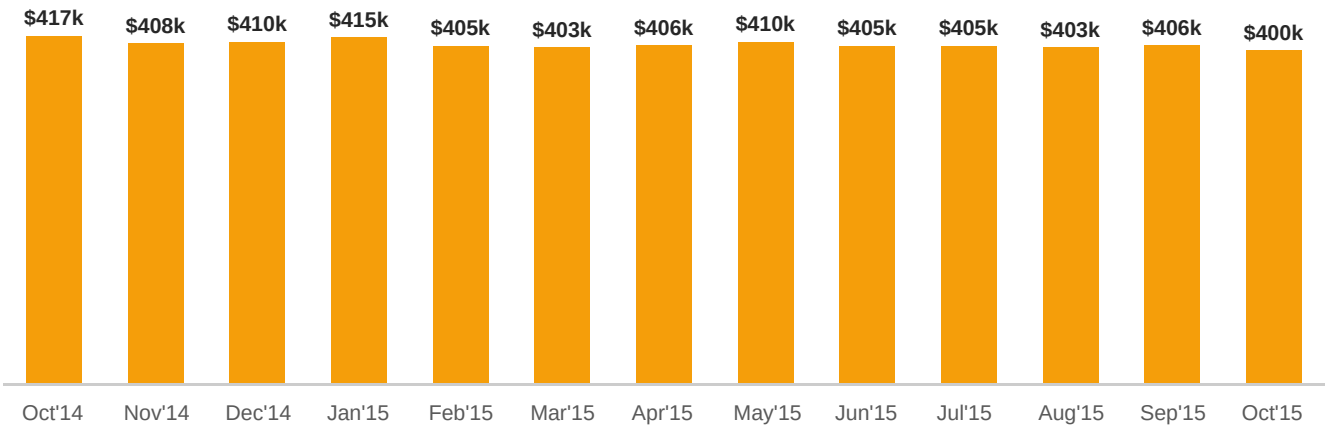
### At a glance

- 1,748 HDB resale flats changed hands in October 2015, 16.7% more than the month before (1,498).
- Half of all flats sold for $400,000 or less (the median price), down 1.4% from the month before.
- A typical 4-room flat sold for $400,000 (716 sales), or about $385 per square foot.
- The highest price was $950,000 for a 5-room flat at Blk 127D Kim Tian Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $350,000) and the dearest was Central Area (median $842,668).
- The busiest town was Tampines with 140 sales.

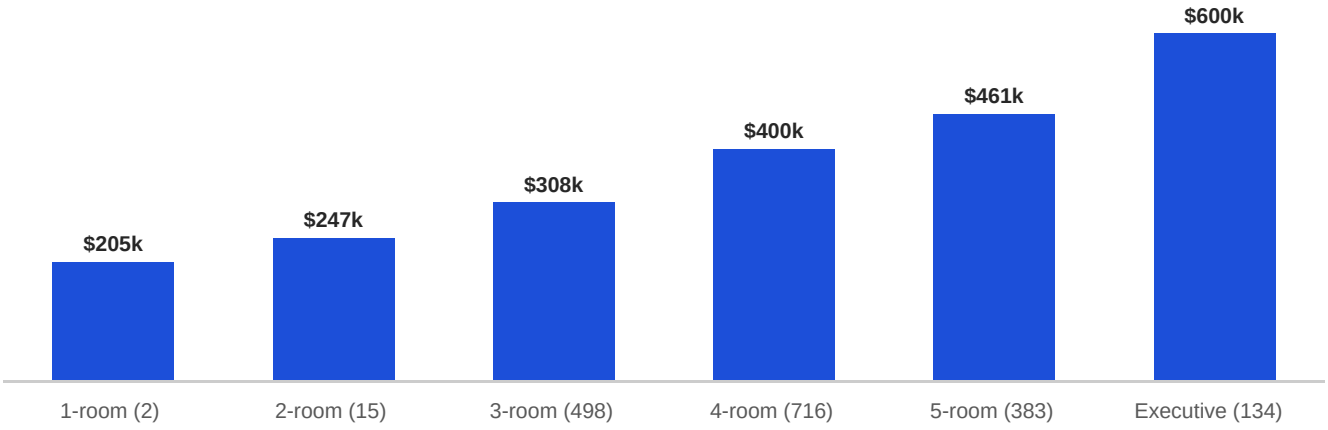
**Flats sold each month, last 13 months**



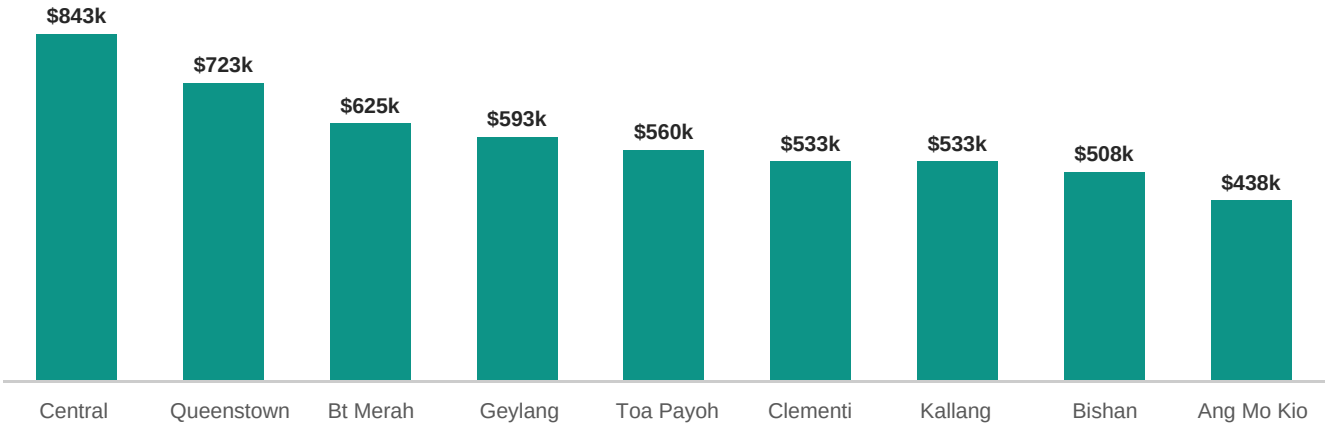

**Median price each month, last 13 months**



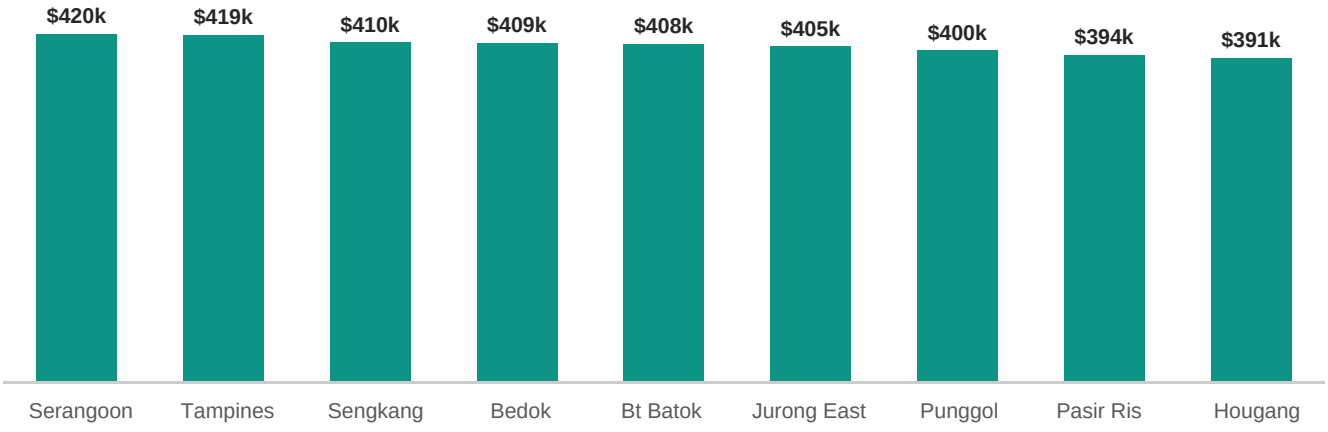

**Median price by flat type (number sold), October 2015**



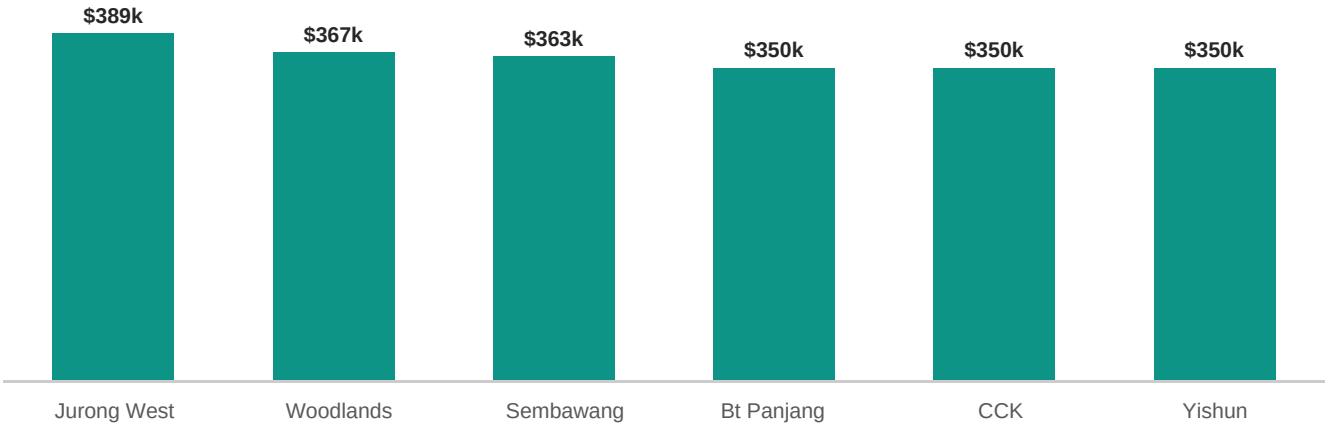

## Median 4-room price by town, dearest first




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



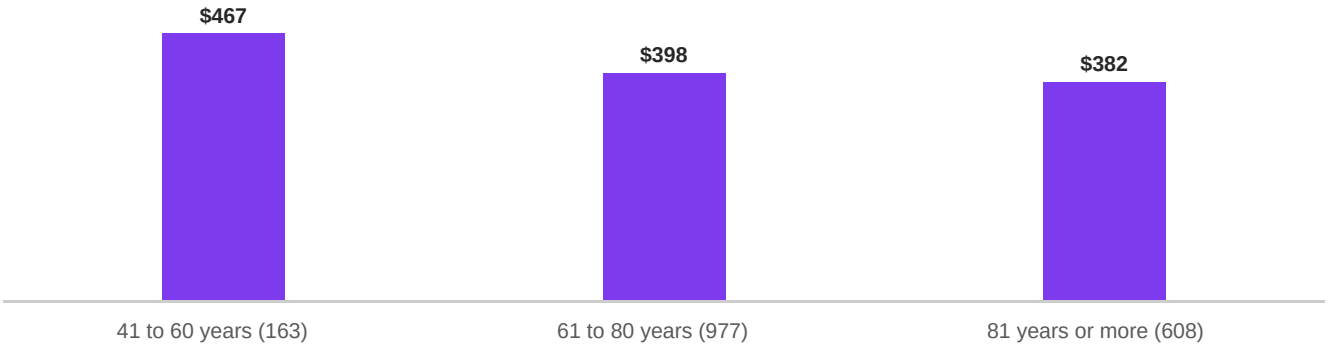

## Median 4-room price by town, dearest first (continued)



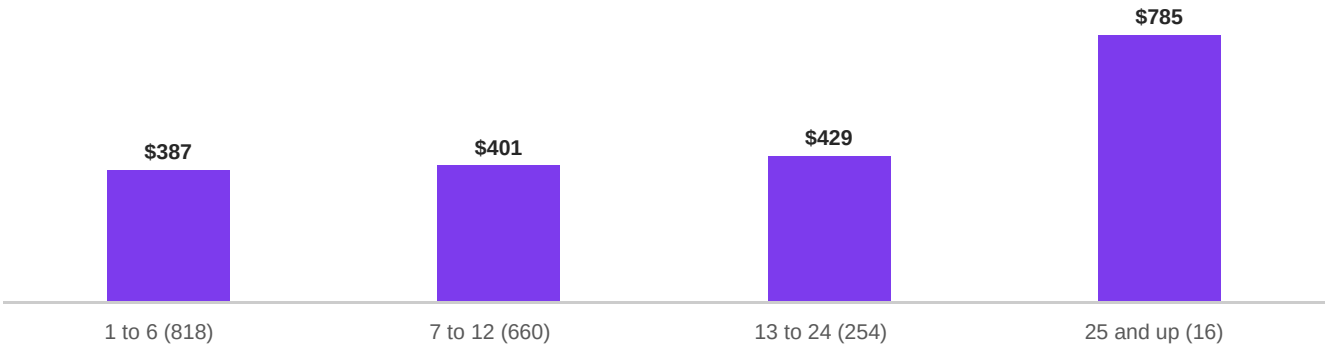

## Town by town, October 2015

Ang Mo Kio: 81 sold - median $337,088 - 4-room median $437,500 - $436 psf
Bedok: 129 sold - median $368,000 - 4-room median $409,000 - $424 psf
Bishan: 41 sold - median $540,000 - 4-room median $507,500 - $513 psf
Bukit Batok: 74 sold - median $386,000 - 4-room median $408,000 - $388 psf
Bukit Merah: 59 sold - median $513,000 - 4-room median $625,000 - $562 psf
Bukit Panjang: 69 sold - median $372,000 - 4-room median $350,000 - $352 psf
Bukit Timah: 4 sold - median $664,000 - 4-room median n/a - $585 psf
Central Area: 14 sold - median $701,900 - 4-room median $842,668 - $757 psf
Choa Chu Kang: 88 sold - median $373,500 - 4-room median $350,000 - $329 psf
Clementi: 48 sold - median $396,500 - 4-room median $532,500 - $468 psf
Geylang: 48 sold - median $326,500 - 4-room median $592,500 - $445 psf
Hougang: 91 sold - median $388,000 - 4-room median $391,000 - $391 psf
Jurong East: 32 sold - median $362,500 - 4-room median $405,000 - $401 psf
Jurong West: 139 sold - median $407,000 - 4-room median $388,500 - $371 psf
Kallang/Whampoa: 61 sold - median $458,000 - 4-room median $532,500 - $495 psf
Marine Parade: 12 sold - median $398,500 - 4-room median n/a - $561 psf
Pasir Ris: 53 sold - median $463,800 - 4-room median $394,400 - $354 psf
Punggol: 65 sold - median $432,000 - 4-room median $400,000 - $389 psf
Queenstown: 46 sold - median $463,500 - 4-room median $723,000 - $596 psf
Sembawang: 46 sold - median $388,000 - 4-room median $363,000 - $354 psf
Sengkang: 112 sold - median $429,444 - 4-room median $410,000 - $396 psf
Serangoon: 38 sold - median $421,000 - 4-room median $420,000 - $417 psf
Tampines: 140 sold - median $426,000 - 4-room median $418,888 - $398 psf
Toa Payoh: 53 sold - median $353,000 - 4-room median $560,000 - $465 psf
Woodlands: 128 sold - median $384,000 - 4-room median $367,000 - $346 psf
Yishun: 77 sold - median $320,000 - 4-room median $350,000 - $371 psf

**Median $psf by remaining lease (number sold)**




**Median $psf by storey (number sold)**




## The 10 highest prices, October 2015

**$950,000 Blk 127D Kim Tian Rd, Bukit Merah**
5-room - storey 34 to 36 - 1,216 sqft - $781 psf - 97 yrs lease left

**$940,000 Blk 1B Cantonment Rd, Central Area**
4-room - storey 31 to 33 - 1,012 sqft - $929 psf - 95 yrs lease left

**$920,000 Blk 28D Dover Cres, Queenstown**
5-room - storey 34 to 36 - 1,335 sqft - $689 psf - 96 yrs lease left

**$900,000 Blk 127D Kim Tian Rd, Bukit Merah**
5-room - storey 25 to 27 - 1,216 sqft - $740 psf - 97 yrs lease left

**$890,000 Blk 116 Clementi St 13, Clementi**
Executive - storey 04 to 06 - 1,733 sqft - $514 psf - 68 yrs lease left

**$880,000 Blk 74A Redhill Rd, Bukit Merah**
5-room - storey 19 to 21 - 1,238 sqft - $711 psf - 89 yrs lease left

**$880,000 Blk 2D Upp Boon Keng Rd, Kallang/Whampoa**
5-room - storey 22 to 24 - 1,184 sqft - $743 psf - 90 yrs lease left

**$880,000 Blk 81 Strathmore Ave, Queenstown**
5-room - storey 13 to 15 - 1,399 sqft - $629 psf - 77 yrs lease left

**$880,000 Blk 91 Tanglin Halt Rd, Queenstown**
5-room - storey 13 to 15 - 1,184 sqft - $743 psf - 92 yrs lease left

**$878,000 Blk 310B Ang Mo Kio Ave 1, Ang Mo Kio**
5-room - storey 10 to 12 - 1,302 sqft - $674 psf - 96 yrs lease left

## The 5 most affordable 4-room flats, October 2015

**$288,000 Blk 404 Yishun Ave 6, Yishun**

4-room - storey 10 to 12 - 904 sqft - $319 psf - 72 yrs lease left

**$300,000 Blk 280 Yishun St 22, Yishun**

4-room - storey 01 to 03 - 904 sqft - $332 psf - 69 yrs lease left

**$300,000 Blk 218 Petir Rd, Bukit Panjang**

4-room - storey 07 to 09 - 904 sqft - $332 psf - 71 yrs lease left

**$305,000 Blk 404 Yishun Ave 6, Yishun**

4-room - storey 10 to 12 - 904 sqft - $337 psf - 72 yrs lease left

**$308,000 Blk 25 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 990 sqft - $311 psf - 61 yrs lease left

## The 10 busiest streets, October 2015

Bedok Reservoir Rd, Bedok: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Hougang Ave 8, Hougang: 21 sales
Bedok Nth St 3, Bedok: 20 sales
Yishun Ring Rd, Yishun: 20 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Bedok Nth Rd, Bedok: 16 sales
Choa Chu Kang Cres, Choa Chu Kang: 16 sales
Punggol Field, Punggol: 16 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 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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