HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2015

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:05 pm.
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November 2015 in full

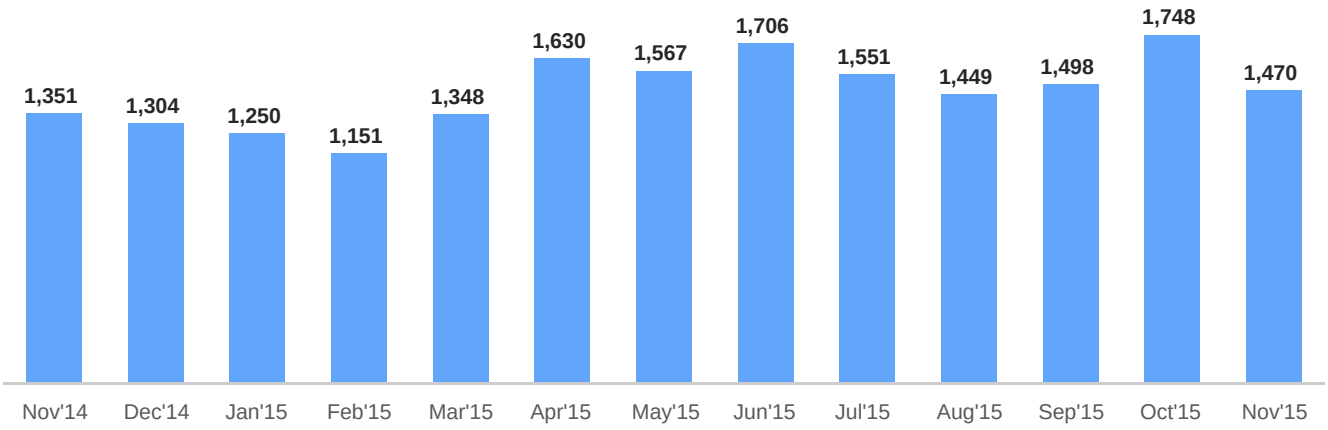
Flats sold: 1,470 Median price: $408,000 Median $psf: $398
Million-dollar flats: 1 (0.1%) Highest price: $1,088,000 (Central Area)

Against the month before: sales -15.9%, median price +2.0%. Against a year ago: sales +8.8%, median price +0.0%.

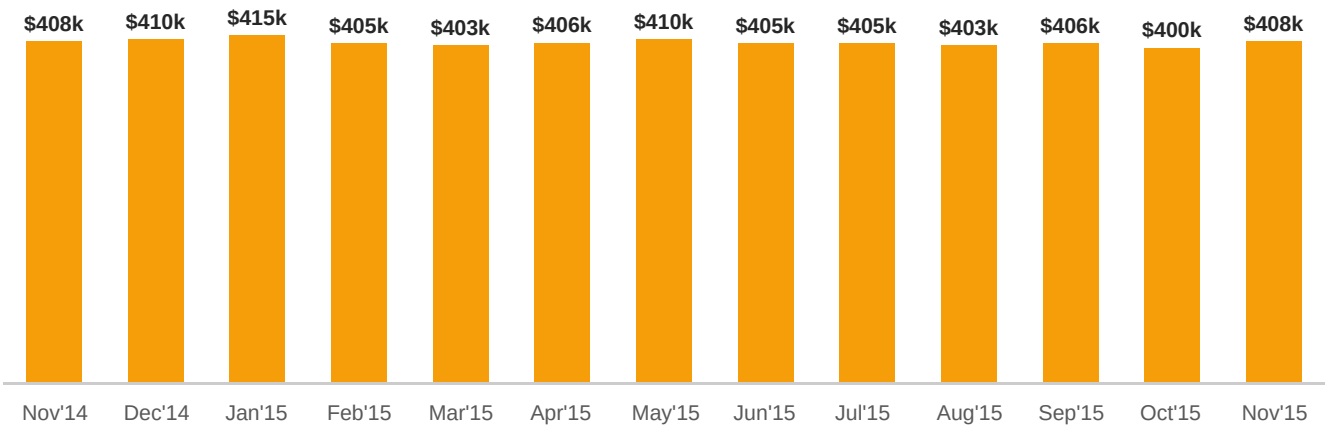
At a glance

- 1,470 HDB resale flats changed hands in November 2015, 15.9% fewer than the month before (1,748).
- Half of all flats sold for $408,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $402,000 (590 sales), or about $392 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 $1,088,000 for a 5-room flat at Blk 1D Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $350,000) and the dearest was Central Area (median $823,000).
- The busiest town was Jurong West with 139 sales.

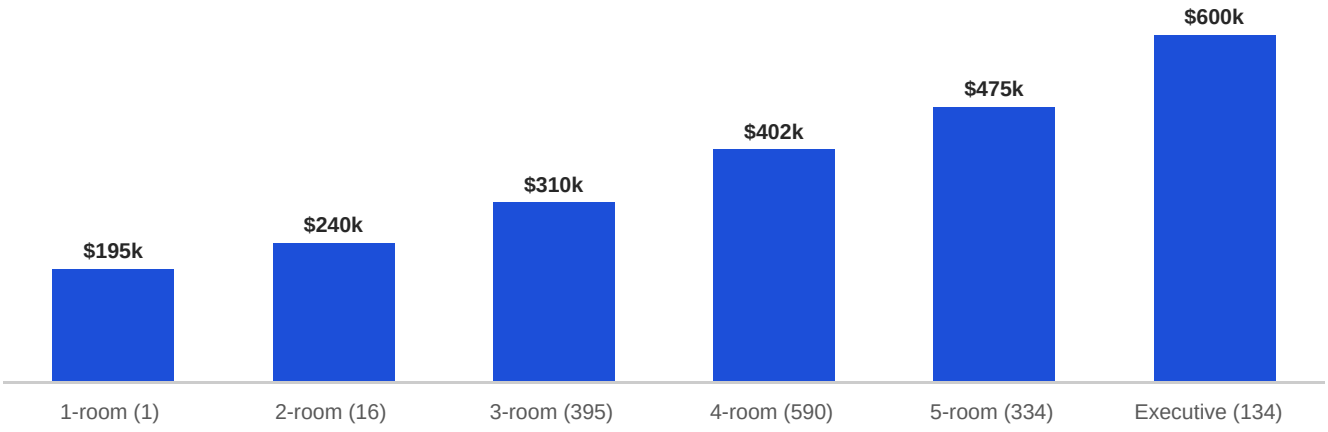
Flats sold each month, last 13 months



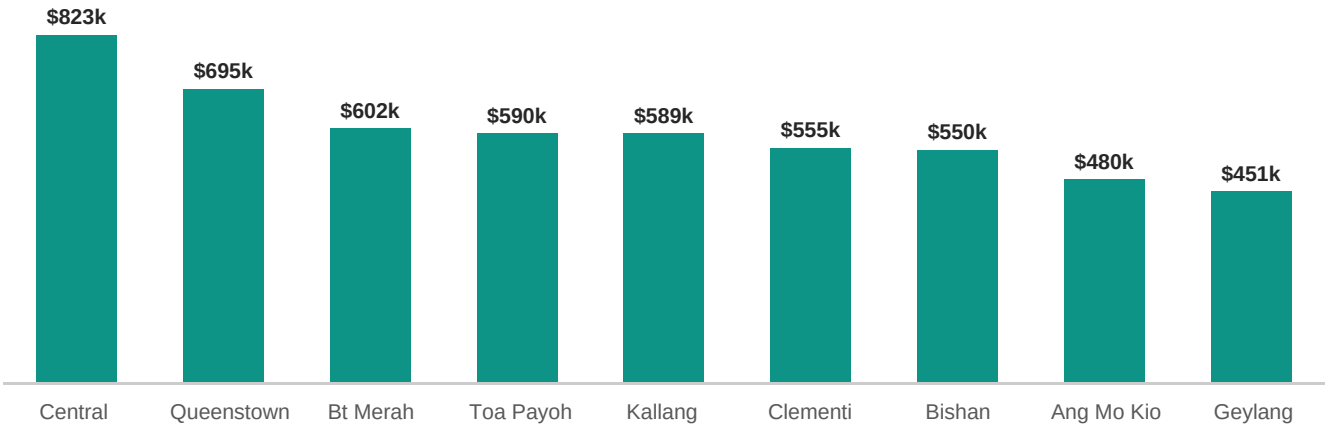
Median price each month, last 13 months



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



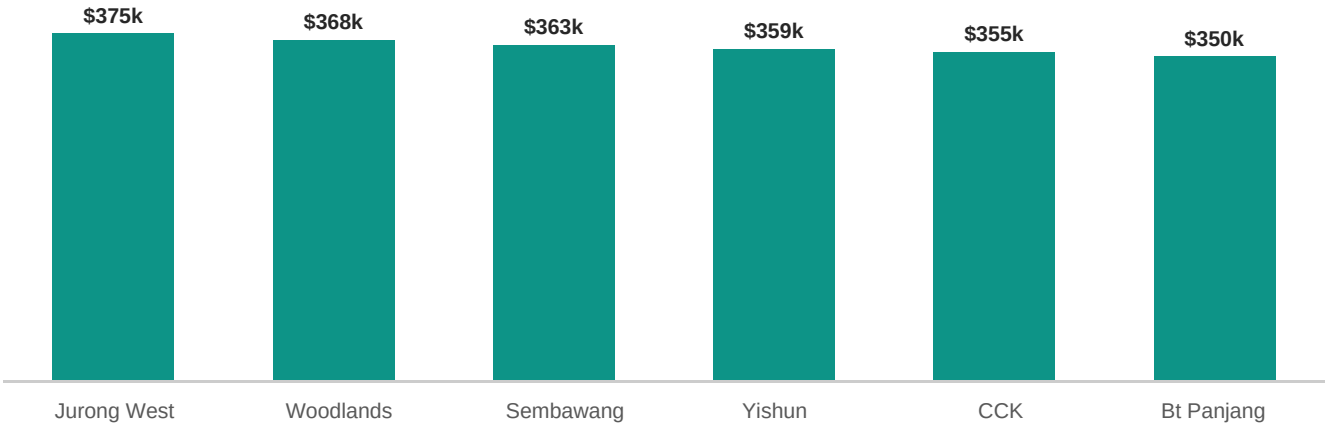
Median 4-room price by town, dearest first



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



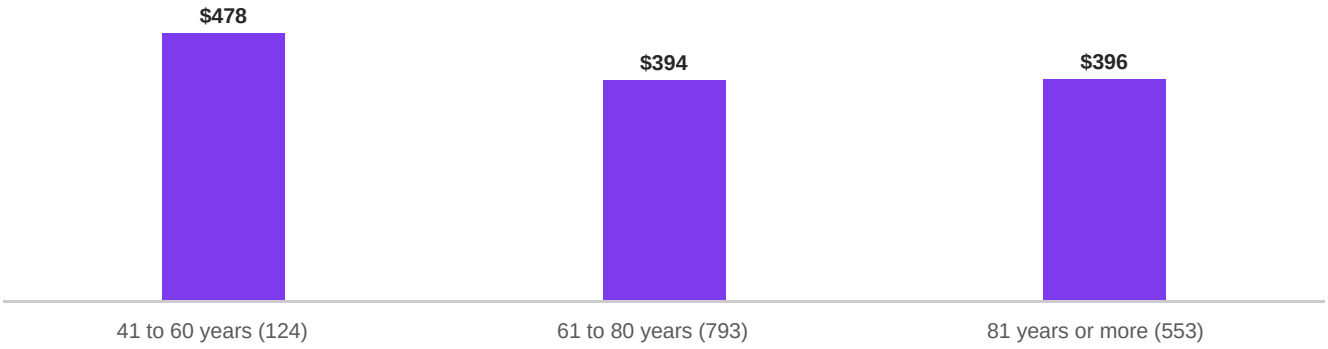
Median 4-room price by town, dearest first (continued)



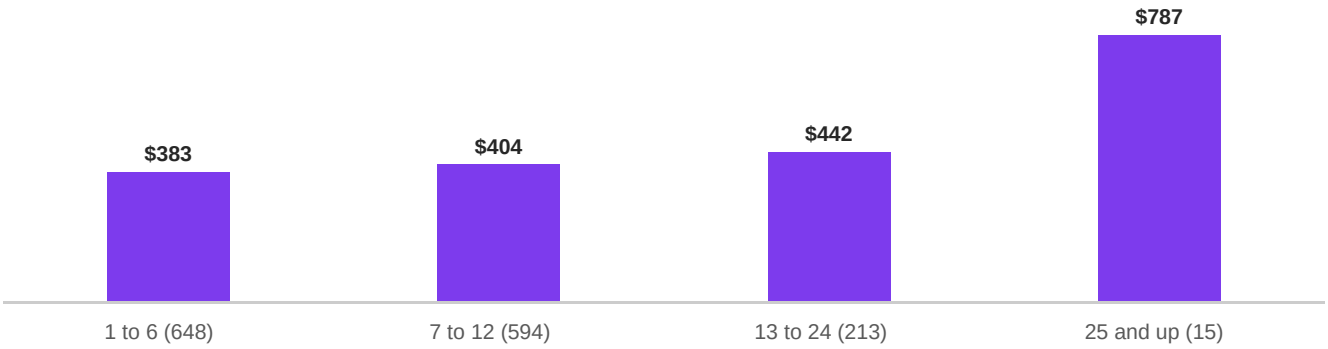
Town by town, November 2015

Ang Mo Kio: 73 sold - median $348,000 - 4-room median $480,000 - $442 psf
Bedok: 91 sold - median $375,000 - 4-room median $415,000 - $419 psf
Bishan: 23 sold - median $600,000 - 4-room median $550,000 - $530 psf
Bukit Batok: 68 sold - median $350,000 - 4-room median $386,000 - $384 psf
Bukit Merah: 68 sold - median $510,000 - 4-room median $601,500 - $554 psf
Bukit Panjang: 60 sold - median $416,500 - 4-room median $350,000 - $354 psf
Bukit Timah: 1 sold - median $715,000 - 4-room median n/a - $523 psf
Central Area: 20 sold - median $690,000 - 4-room median $823,000 - $717 psf - 1 at $1M+
Choa Chu Kang: 67 sold - median $377,000 - 4-room median $355,000 - $325 psf
Clementi: 30 sold - median $401,500 - 4-room median $555,000 - $494 psf
Geylang: 35 sold - median $408,000 - 4-room median $451,000 - $457 psf
Hougang: 60 sold - median $384,000 - 4-room median $388,000 - $393 psf
Jurong East: 34 sold - median $358,000 - 4-room median $414,000 - $405 psf
Jurong West: 139 sold - median $393,000 - 4-room median $375,000 - $377 psf
Kallang/Whampoa: 38 sold - median $412,500 - 4-room median $588,750 - $494 psf
Marine Parade: 7 sold - median $565,000 - 4-room median n/a - $603 psf
Pasir Ris: 59 sold - median $470,000 - 4-room median $394,000 - $355 psf
Punggol: 53 sold - median $430,000 - 4-room median $410,000 - $405 psf
Queenstown: 42 sold - median $409,000 - 4-room median $695,000 - $550 psf
Sembawang: 55 sold - median $398,000 - 4-room median $362,500 - $355 psf
Sengkang: 113 sold - median $450,000 - 4-room median $408,000 - $397 psf
Serangoon: 32 sold - median $435,000 - 4-room median $435,000 - $425 psf
Tampines: 97 sold - median $458,000 - 4-room median $422,500 - $402 psf
Toa Payoh: 44 sold - median $361,000 - 4-room median $590,000 - $482 psf
Woodlands: 107 sold - median $390,000 - 4-room median $368,000 - $348 psf
Yishun: 54 sold - median $325,944 - 4-room median $358,500 - $376 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2015

$1,088,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,152 sqft - $945 psf - 95 yrs lease left

$955,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 13 to 15 - 1,152 sqft - $829 psf - 95 yrs lease left

$950,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $541 psf - 71 yrs lease left

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

$925,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $905 psf - 95 yrs lease left

$915,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $895 psf - 95 yrs lease left

$898,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 19 to 21 - 1,356 sqft - $662 psf - 79 yrs lease left

$888,000 Blk 114 Clementi St 13, Clementi
5-room - storey 04 to 06 - 1,528 sqft - $581 psf - 68 yrs lease left

$888,000 Blk 18C Holland Dr, Queenstown
5-room - storey 07 to 09 - 1,259 sqft - $705 psf - 96 yrs lease left

$875,000 Blk 122 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,324 sqft - $661 psf - 83 yrs lease left

The 5 most affordable 4-room flats, November 2015

$289,300 Blk 314 Hougang Ave 5, Hougang

4-room - storey 01 to 03 - 1,012 sqft - $286 psf - 77 yrs lease left

$304,000 Blk 403 Fajar Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $336 psf - 72 yrs lease left

$305,000 Blk 293 Choa Chu Kang Ave 3, Choa Chu Kang

4-room - storey 01 to 03 - 1,141 sqft - $267 psf - 77 yrs lease left

$310,000 Blk 265 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $343 psf - 70 yrs lease left

$311,000 Blk 25 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $314 psf - 63 yrs lease left

The 10 busiest streets, November 2015

Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Bedok Reservoir Rd, Bedok: 17 sales
Jelapang Rd, Bukit Panjang: 16 sales
Compassvale Link, Sengkang: 16 sales
Admiralty Dr, Sembawang: 15 sales
Yishun Ring Rd, Yishun: 15 sales
Jurong West St 61, Jurong West: 14 sales
Jurong West St 65, Jurong West: 14 sales
Bedok Nth St 3, Bedok: 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