HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2015

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

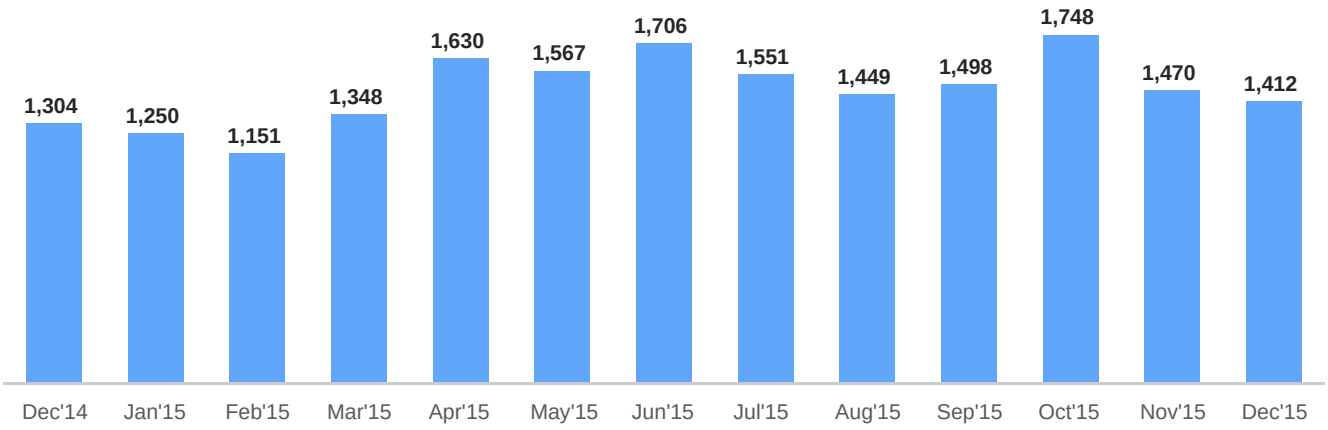
Flats sold: 1,412 Median price: $410,000 Median $psf: $399
Million-dollar flats: 1 (0.1%) Highest price: $1,018,000 (Central Area)

Against the month before: sales -3.9%, median price +0.5%. Against a year ago: sales +8.3%, median price +0.0%.

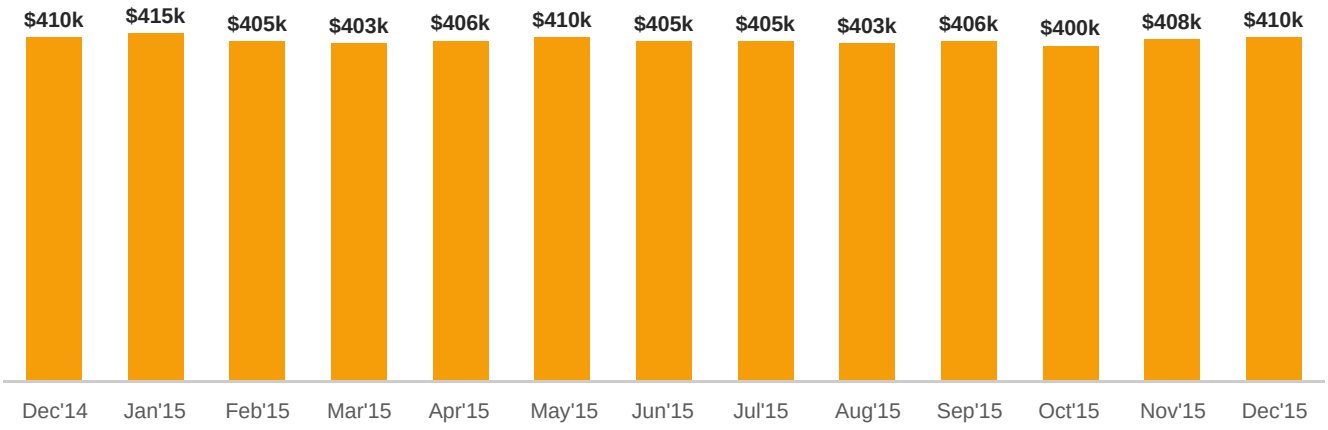
At a glance

- 1,412 HDB resale flats changed hands in December 2015, 3.9% fewer than the month before (1,470).
- Half of all flats sold for $410,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $402,000 (541 sales), or about $388 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 $1,018,000 for a 5-room flat at Blk 1F Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $347,500) and the dearest was Central Area (median $835,000).
- The busiest town was Tampines with 114 sales.

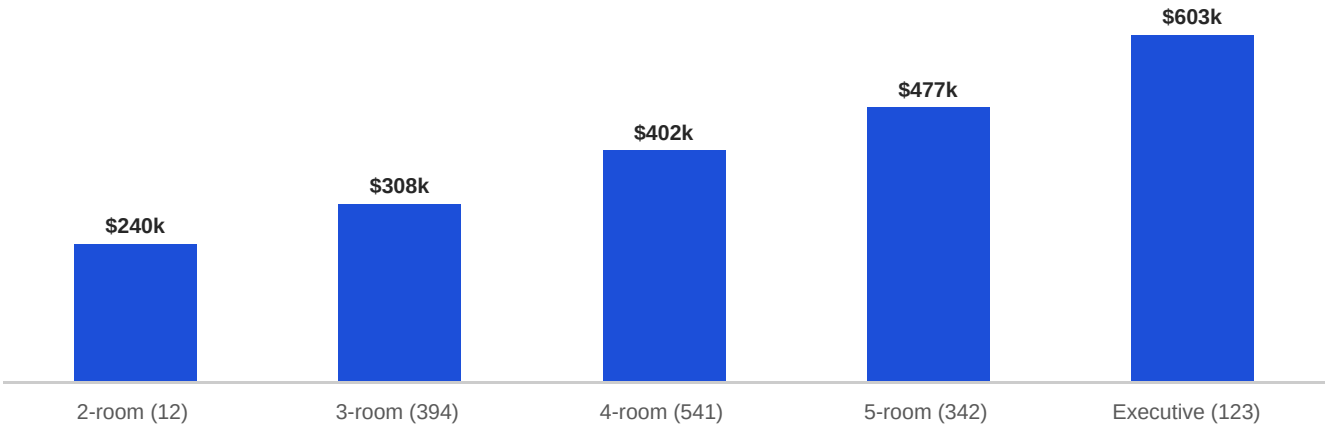
Flats sold each month, last 13 months



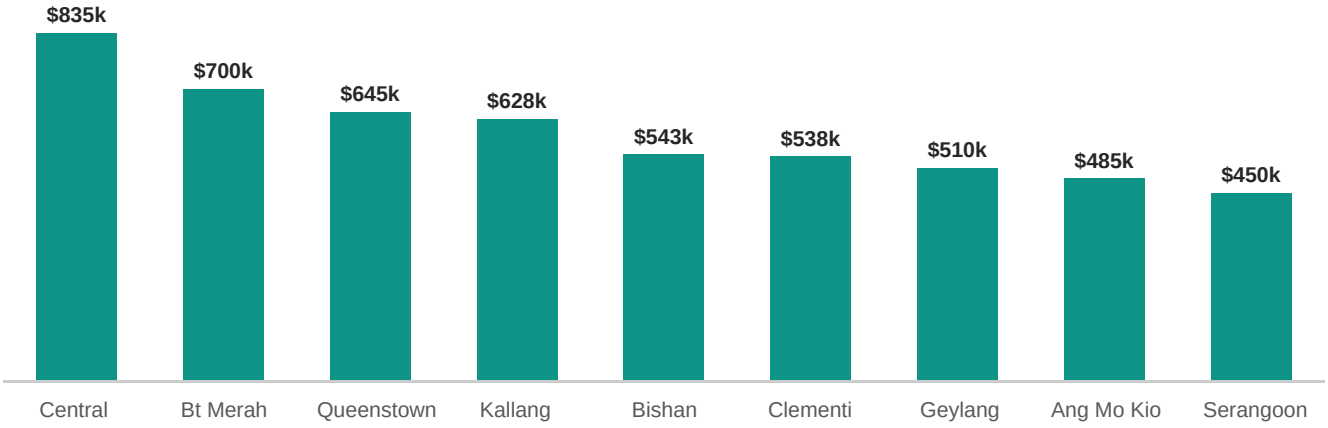
Median price each month, last 13 months



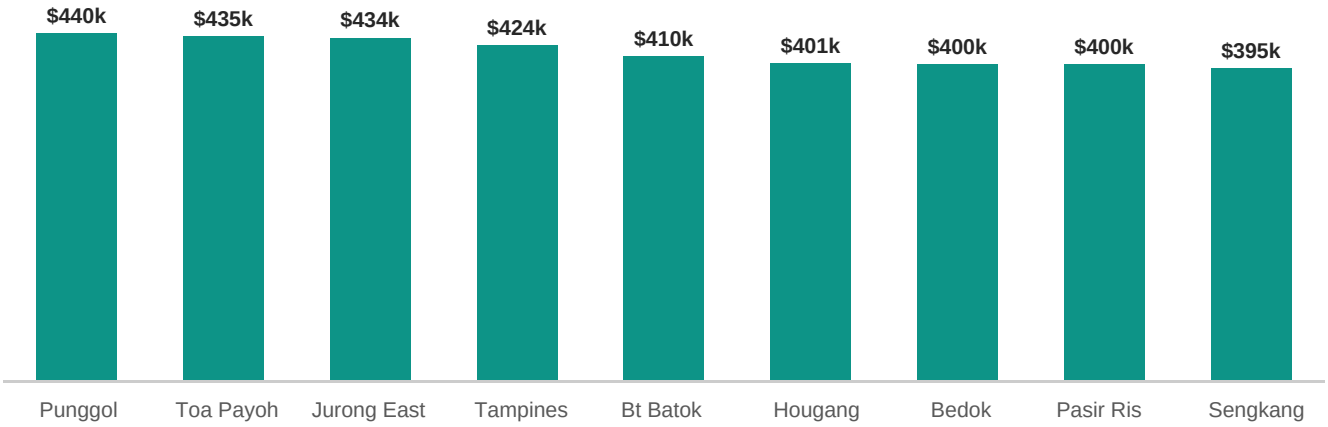
Median price by flat type (number sold), December 2015



Median 4-room price by town, dearest first



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



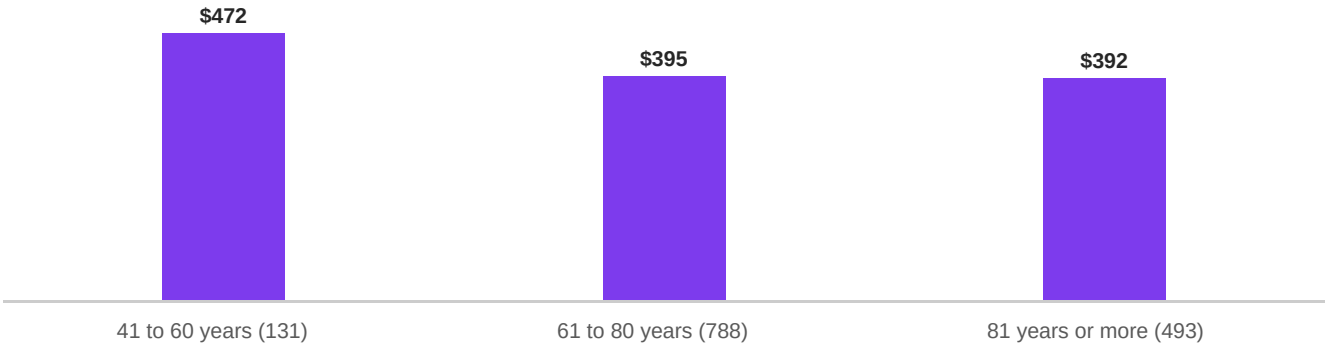
Median 4-room price by town, dearest first (continued)



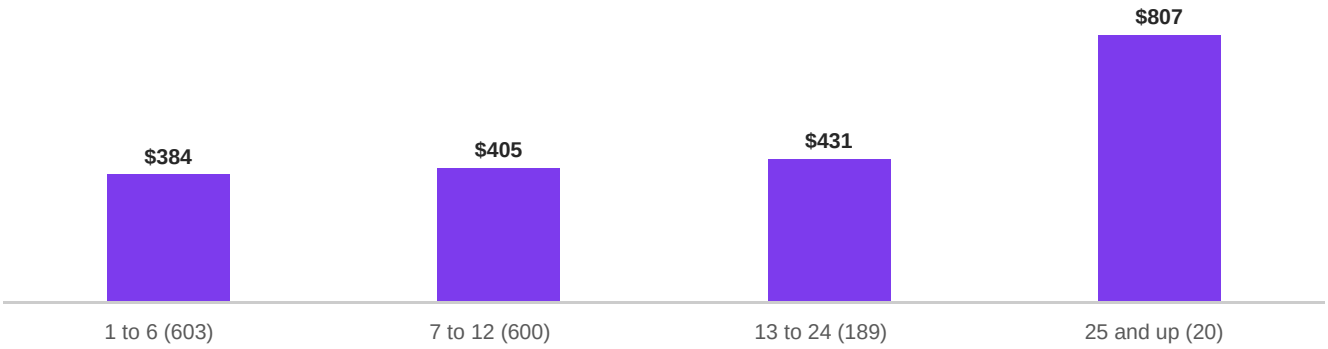
Town by town, December 2015

Ang Mo Kio: 68 sold - median $361,500 - 4-room median $485,000 - $446 psf
Bedok: 101 sold - median $380,000 - 4-room median $400,000 - $420 psf
Bishan: 31 sold - median $648,000 - 4-room median $542,500 - $522 psf
Bukit Batok: 53 sold - median $390,000 - 4-room median $410,000 - $385 psf
Bukit Merah: 48 sold - median $530,000 - 4-room median $700,000 - $575 psf
Bukit Panjang: 47 sold - median $388,000 - 4-room median $347,500 - $350 psf
Bukit Timah: 2 sold - median $614,000 - 4-room median n/a - $604 psf
Central Area: 19 sold - median $440,888 - 4-room median $835,000 - $681 psf - 1 at $1M+
Choa Chu Kang: 70 sold - median $369,000 - 4-room median $358,000 - $329 psf
Clementi: 37 sold - median $365,000 - 4-room median $538,000 - $462 psf
Geylang: 35 sold - median $467,000 - 4-room median $510,000 - $477 psf
Hougang: 64 sold - median $406,900 - 4-room median $401,001 - $390 psf
Jurong East: 26 sold - median $393,000 - 4-room median $433,500 - $397 psf
Jurong West: 111 sold - median $405,000 - 4-room median $380,000 - $381 psf
Kallang/Whampoa: 43 sold - median $365,500 - 4-room median $628,000 - $508 psf
Marine Parade: 10 sold - median $780,000 - 4-room median n/a - $612 psf
Pasir Ris: 51 sold - median $440,000 - 4-room median $400,000 - $357 psf
Punggol: 69 sold - median $445,000 - 4-room median $439,500 - $397 psf
Queenstown: 40 sold - median $450,000 - 4-room median $645,000 - $603 psf
Sembawang: 30 sold - median $436,500 - 4-room median $356,000 - $361 psf
Sengkang: 83 sold - median $434,500 - 4-room median $395,000 - $390 psf
Serangoon: 26 sold - median $502,500 - 4-room median $450,000 - $429 psf
Tampines: 114 sold - median $438,000 - 4-room median $424,000 - $398 psf
Toa Payoh: 45 sold - median $313,000 - 4-room median $435,000 - $441 psf
Woodlands: 102 sold - median $381,250 - 4-room median $361,000 - $342 psf
Yishun: 87 sold - median $340,000 - 4-room median $352,500 - $365 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2015

$1,018,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,141 sqft - $892 psf - 95 yrs lease left

$998,888 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,647 sqft - $607 psf - 79 yrs lease left

$960,000 Blk 90 Tanglin Halt Rd, Queenstown
5-room - storey 37 to 39 - 1,184 sqft - $811 psf - 92 yrs lease left

$955,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 22 to 24 - 1,216 sqft - $785 psf - 97 yrs lease left

$930,000 Blk 28 Ghim Moh Link, Queenstown
5-room - storey 16 to 18 - 1,216 sqft - $765 psf - 97 yrs lease left

$920,000 Blk 44 Marine Cres, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $712 psf - 59 yrs lease left

$916,800 Blk 1B Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,001 sqft - $916 psf - 95 yrs lease left

$908,000 Blk 3D Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,184 sqft - $767 psf - 90 yrs lease left

$902,500 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,636 sqft - $552 psf - 76 yrs lease left

$900,000 Blk 441A Clementi Ave 3, Clementi
4-room - storey 34 to 36 - 1,001 sqft - $899 psf - 96 yrs lease left

The 5 most affordable 4-room flats, December 2015

$295,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $326 psf - 72 yrs lease left

$295,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $326 psf - 72 yrs lease left

$305,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $337 psf - 72 yrs lease left

$305,000 Blk 226 Pending Rd, Bukit Panjang

4-room - storey 10 to 12 - 904 sqft - $337 psf - 71 yrs lease left

$310,000 Blk 265 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $343 psf - 70 yrs lease left

The 10 busiest streets, December 2015

Yishun Ring Rd, Yishun: 30 sales
Bedok Reservoir Rd, Bedok: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Punggol Ctrl, Punggol: 18 sales
Bedok Nth Rd, Bedok: 17 sales
Punggol Field, Punggol: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 14 sales
Jurong West St 64, Jurong West: 14 sales
Choa Chu Kang Cres, Choa Chu Kang: 13 sales
Hougang Ave 8, Hougang: 11 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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