HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: January 2016

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:05 pm.
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## January 2016 in full

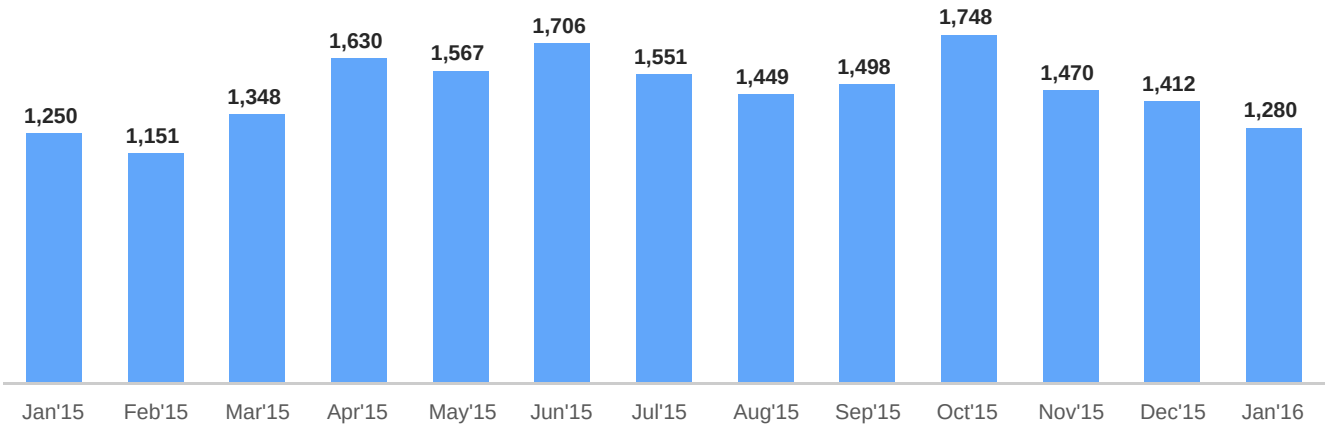
**Flats sold: 1,280  Median price: $400,000  Median $psf: $397**
**Million-dollar flats: 2 (0.2%)  Highest price: $1,068,888 (Central Area)**

Against the month before: sales -9.3%, median price -2.4%.  Against a year ago: sales +2.4%, median price -3.6%.

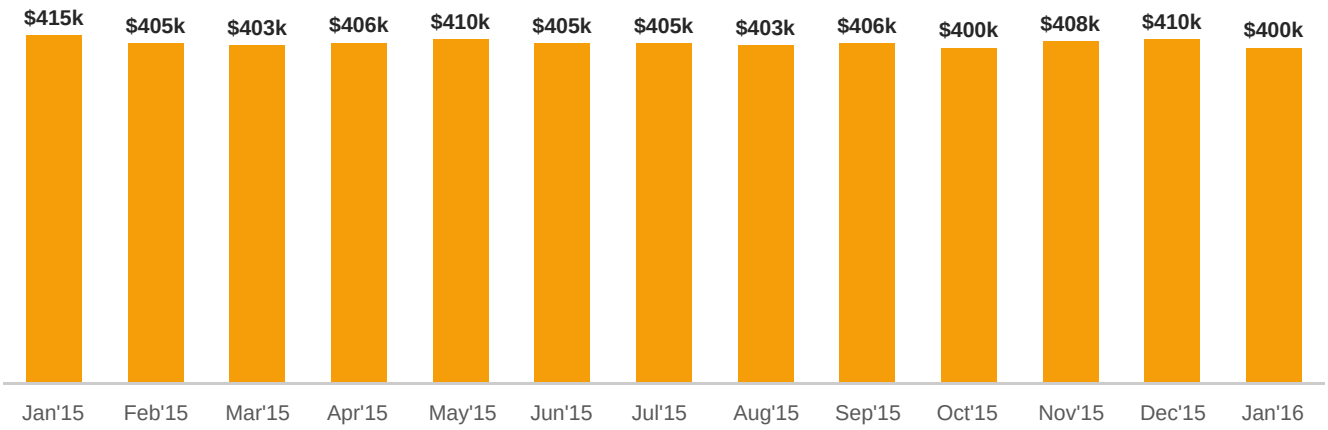
### At a glance

- 1,280 HDB resale flats changed hands in January 2016, 9.3% fewer than the month before (1,412).
- Half of all flats sold for $400,000 or less (the median price), down 2.4% from the month before.
- A typical 4-room flat sold for $400,000 (539 sales), or about $387 per square foot.
- 2 flats sold for $1 million or more (0.2% of all sales), most of them in Central Area.
- The highest price was $1,068,888 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $337,000) and the dearest was Central Area (median $836,444).
- The busiest town was Tampines with 112 sales.

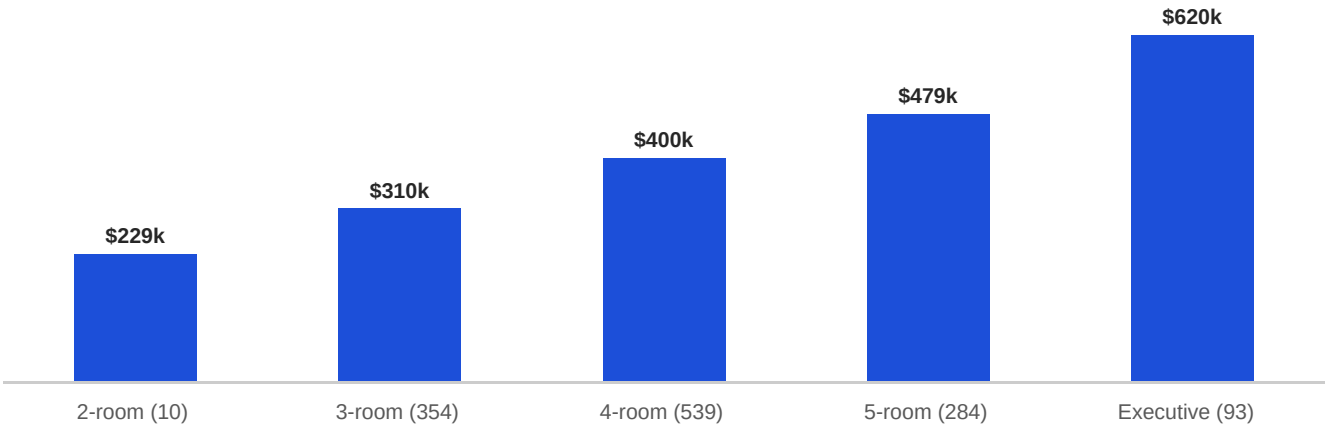
**Flats sold each month, last 13 months**



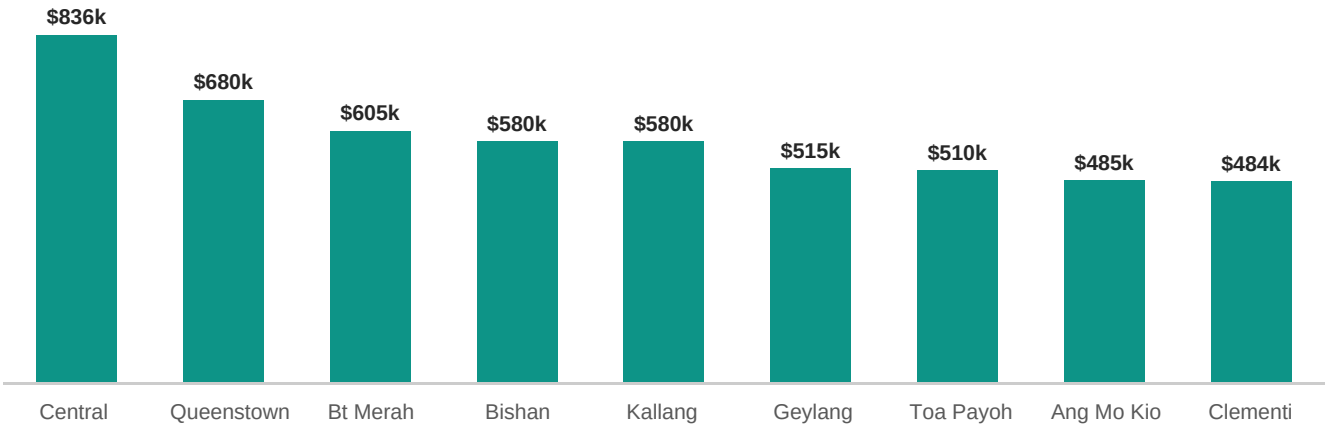

**Median price each month, last 13 months**



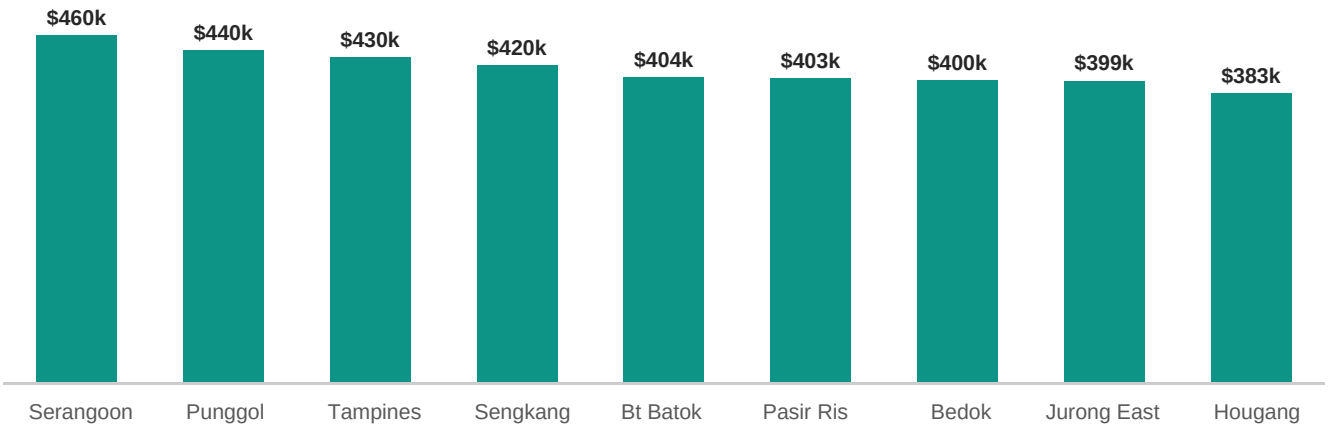
## Median price by flat type (number sold), January 2016




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




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



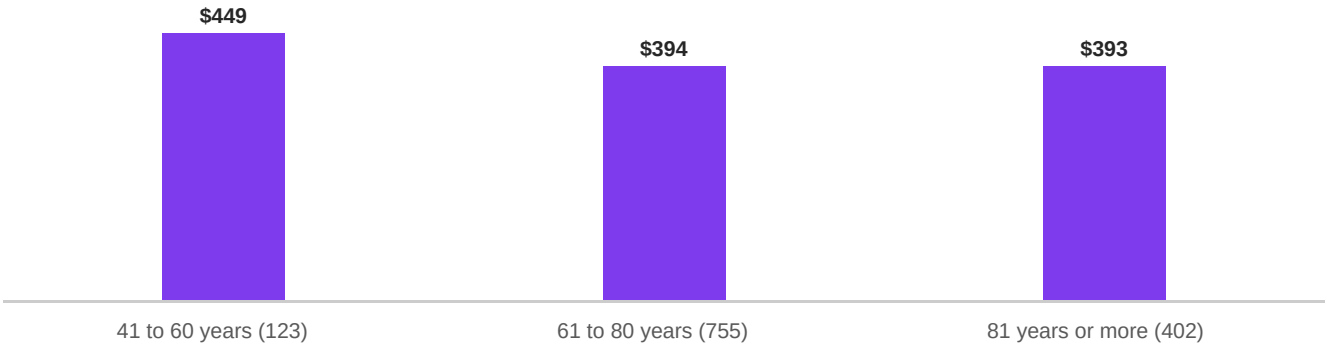

## Median 4-room price by town, dearest first (continued)



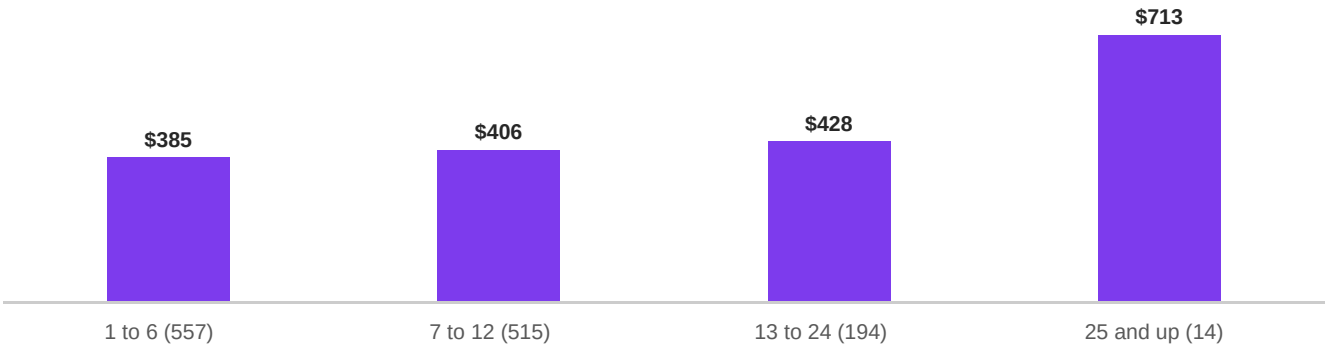

## Town by town, January 2016

Ang Mo Kio: 63 sold - median $358,000 - 4-room median $485,000 - $445 psf
Bedok: 82 sold - median $388,444 - 4-room median $400,000 - $423 psf
Bishan: 23 sold - median $610,000 - 4-room median $580,000 - $513 psf
Bukit Batok: 51 sold - median $371,000 - 4-room median $403,800 - $387 psf
Bukit Merah: 43 sold - median $539,000 - 4-room median $605,000 - $526 psf
Bukit Panjang: 48 sold - median $349,500 - 4-room median $337,000 - $347 psf
Bukit Timah: 2 sold - median $745,000 - 4-room median n/a - $629 psf
Central Area: 11 sold - median $760,000 - 4-room median $836,444 - $747 psf - 2 at $1M+
Choa Chu Kang: 68 sold - median $371,000 - 4-room median $359,000 - $333 psf
Clementi: 40 sold - median $375,000 - 4-room median $483,888 - $459 psf
Geylang: 48 sold - median $319,000 - 4-room median $515,000 - $446 psf
Hougang: 59 sold - median $388,000 - 4-room median $383,000 - $382 psf
Jurong East: 25 sold - median $320,000 - 4-room median $399,444 - $402 psf
Jurong West: 101 sold - median $390,000 - 4-room median $375,000 - $377 psf
Kallang/Whampoa: 33 sold - median $480,000 - 4-room median $580,000 - $505 psf
Marine Parade: 14 sold - median $436,500 - 4-room median n/a - $570 psf
Pasir Ris: 32 sold - median $445,000 - 4-room median $403,000 - $359 psf
Punggol: 51 sold - median $450,000 - 4-room median $440,000 - $401 psf
Queenstown: 25 sold - median $650,000 - 4-room median $680,000 - $612 psf
Sembawang: 33 sold - median $395,000 - 4-room median $365,000 - $355 psf
Sengkang: 94 sold - median $442,000 - 4-room median $420,000 - $395 psf
Serangoon: 26 sold - median $490,000 - 4-room median $460,000 - $448 psf
Tampines: 112 sold - median $450,000 - 4-room median $430,000 - $406 psf
Toa Payoh: 24 sold - median $416,000 - 4-room median $510,000 - $439 psf
Woodlands: 84 sold - median $374,500 - 4-room median $359,000 - $337 psf
Yishun: 88 sold - median $348,500 - 4-room median $365,000 - $369 psf

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




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




## The 10 highest prices, January 2016

**$1,068,888 Blk 1B Cantonment Rd, Central Area**
5-room - storey 28 to 30 - 1,163 sqft - $919 psf - 94 yrs lease left

**$1,020,000 Blk 1F Cantonment Rd, Central Area**
5-room - storey 28 to 30 - 1,152 sqft - $886 psf - 94 yrs lease left

**$950,000 Blk 1 Queen's Rd, Bukit Timah**
5-room - storey 22 to 24 - 1,345 sqft - $706 psf - 57 yrs lease left

**$918,000 Blk 78 Marine Dr, Marine Parade**
5-room - storey 22 to 24 - 1,292 sqft - $711 psf - 60 yrs lease left

**$900,000 Blk 446 Bright Hill Dr, Bishan**
Executive - storey 07 to 09 - 2,142 sqft - $420 psf - 73 yrs lease left

**$900,000 Blk 1B Cantonment Rd, Central Area**
4-room - storey 34 to 36 - 1,023 sqft - $880 psf - 94 yrs lease left

**$900,000 Blk 1B Cantonment Rd, Central Area**
4-room - storey 37 to 39 - 1,012 sqft - $889 psf - 94 yrs lease left

**$882,000 Blk 245 Bishan St 22, Bishan**
Executive - storey 10 to 12 - 1,582 sqft - $557 psf - 75 yrs lease left

**$880,000 Blk 259 Ang Mo Kio Ave 2, Ang Mo Kio**
5-room - storey 22 to 24 - 1,453 sqft - $606 psf - 65 yrs lease left

**$880,000 Blk 50 Stirling Rd, Queenstown**
3-room - storey 01 to 03 - 1,098 sqft - $802 psf - 51 yrs lease left

## The 5 most affordable 4-room flats, January 2016

**$285,000 Blk 7 Marsiling Dr, Woodlands**

4-room - storey 10 to 12 - 947 sqft - $301 psf - 59 yrs lease left

**$299,000 Blk 201 Marsiling Dr, Woodlands**

4-room - storey 07 to 09 - 980 sqft - $305 psf - 63 yrs lease left

**$300,000 Blk 278 Yishun St 22, Yishun**

4-room - storey 01 to 03 - 904 sqft - $332 psf - 68 yrs lease left

**$300,000 Blk 466 Segar Rd, Bukit Panjang**

4-room - storey 01 to 03 - 969 sqft - $310 psf - 85 yrs lease left

**$307,000 Blk 244 Bt Panjang Ring Rd, Bukit Panjang**

4-room - storey 01 to 03 - 1,119 sqft - $274 psf - 71 yrs lease left

## The 10 busiest streets, January 2016

Yishun Ring Rd, Yishun: 25 sales
Bedok Reservoir Rd, Bedok: 18 sales
Bedok Nth Rd, Bedok: 16 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 15 sales
Choa Chu Kang Cres, Choa Chu Kang: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 14 sales
Jurong West St 65, Jurong West: 13 sales
Fernvale Rd, Sengkang: 13 sales
Circuit Rd, Geylang: 12 sales
Tampines St 21, Tampines: 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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