HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2016

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

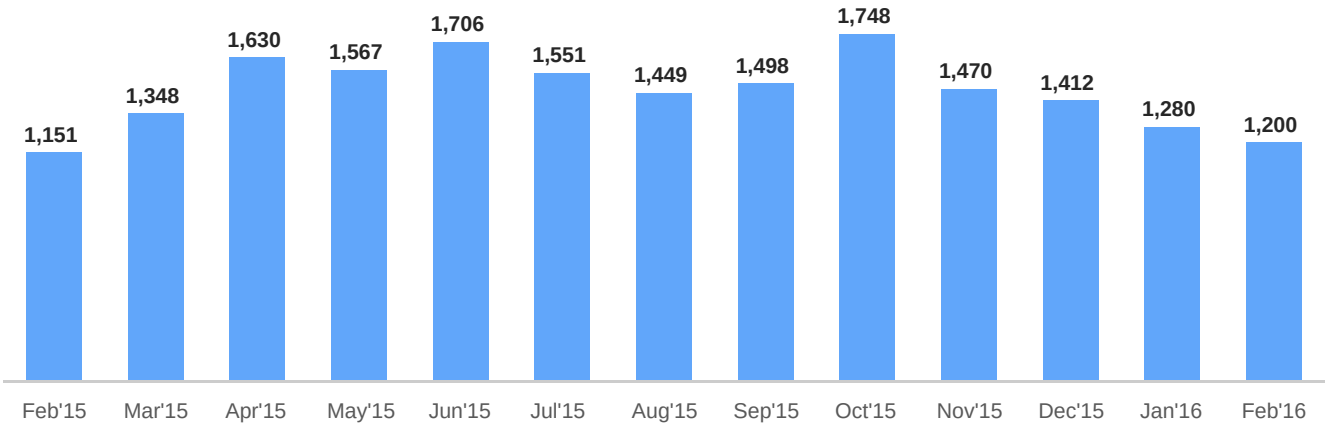
Flats sold: 1,200 Median price: $405,500 Median $psf: $399
Million-dollar flats: 0 (0.0%) Highest price: $988,000 (Central Area)

Against the month before: sales -6.3%, median price +1.4%. Against a year ago: sales +4.3%, median price +0.1%.

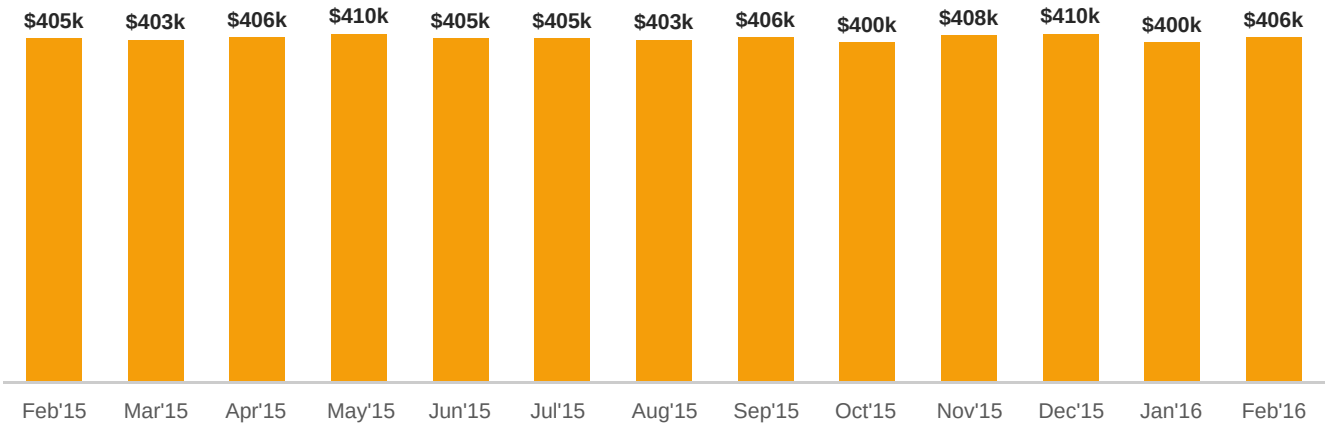
At a glance

- 1,200 HDB resale flats changed hands in February 2016, 6.3% fewer than the month before (1,280).
- Half of all flats sold for $405,500 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $400,000 (494 sales), or about $391 per square foot.
- The highest price was $988,000 for a 4-room flat at Blk 1D Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $349,000) and the dearest was Central Area (median $881,888).
- The busiest town was Woodlands with 110 sales.

Flats sold each month, last 13 months



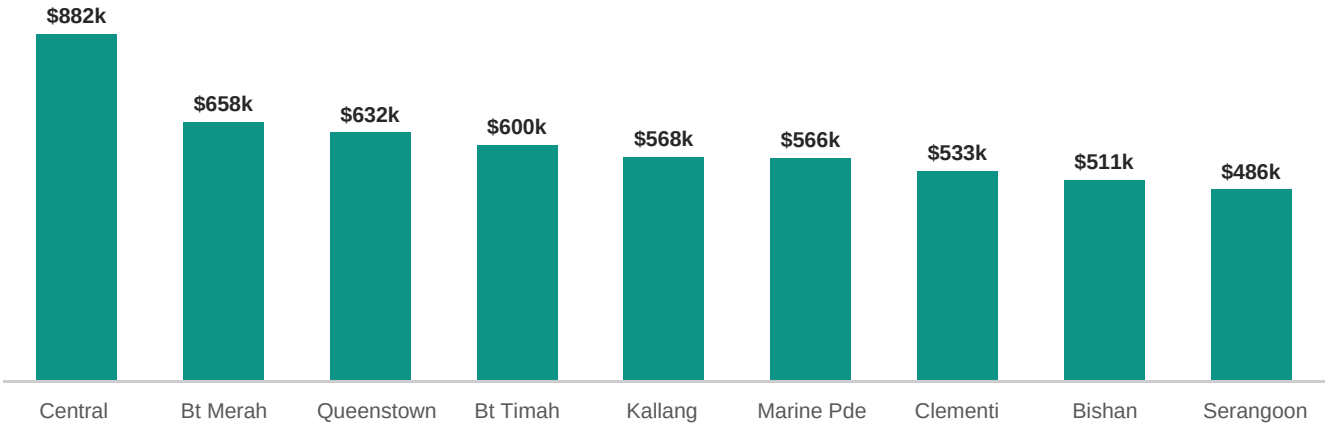
Median price each month, last 13 months



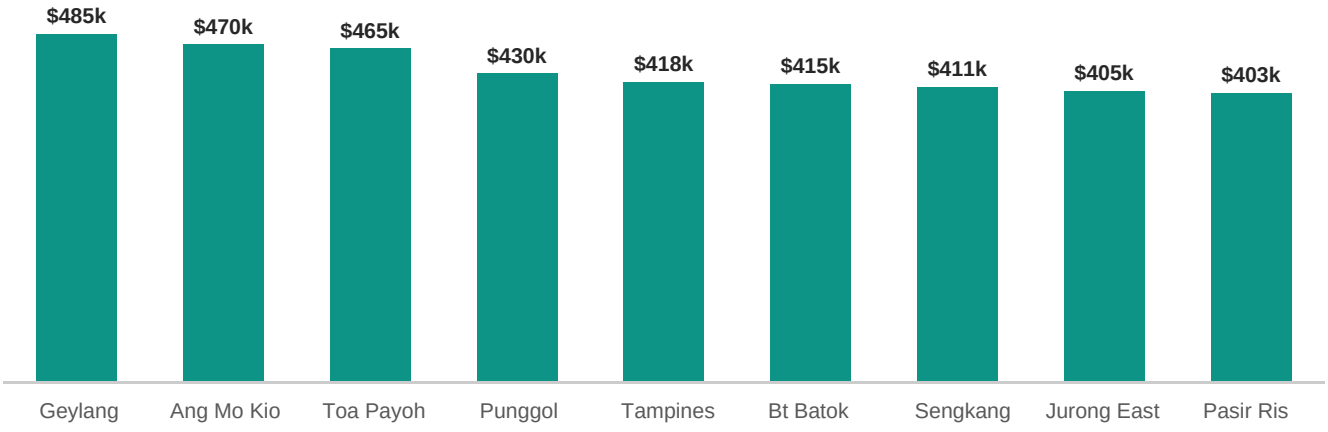
Median price by flat type (number sold), February 2016



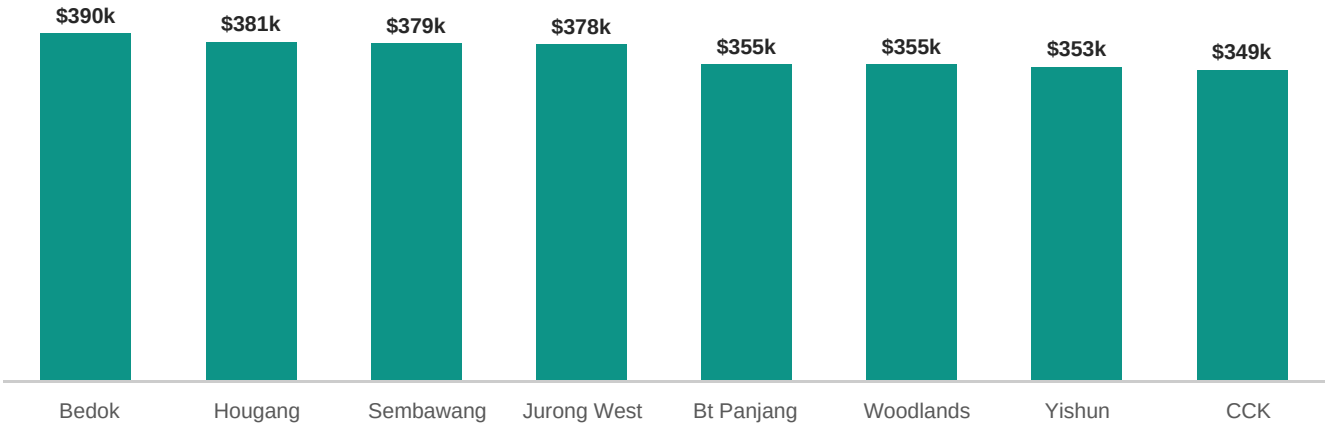
Median 4-room price by town, dearest first



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



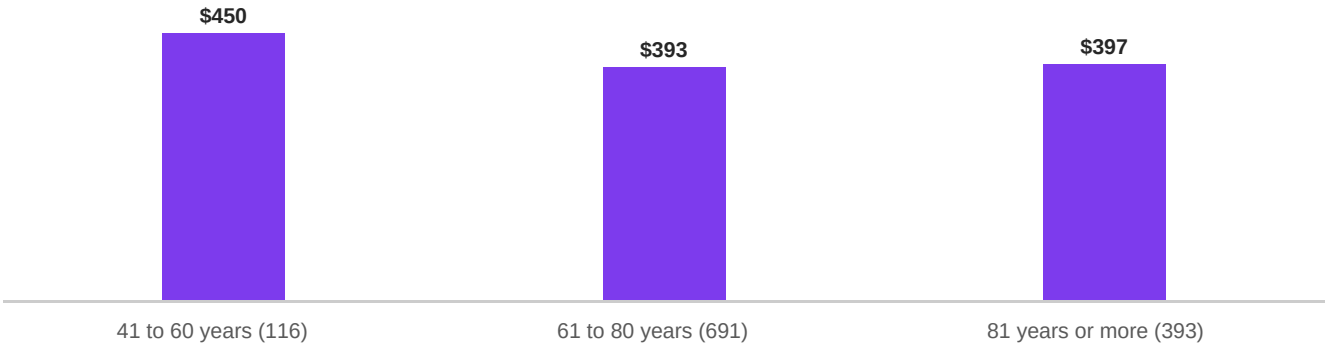
Median 4-room price by town, dearest first (continued)



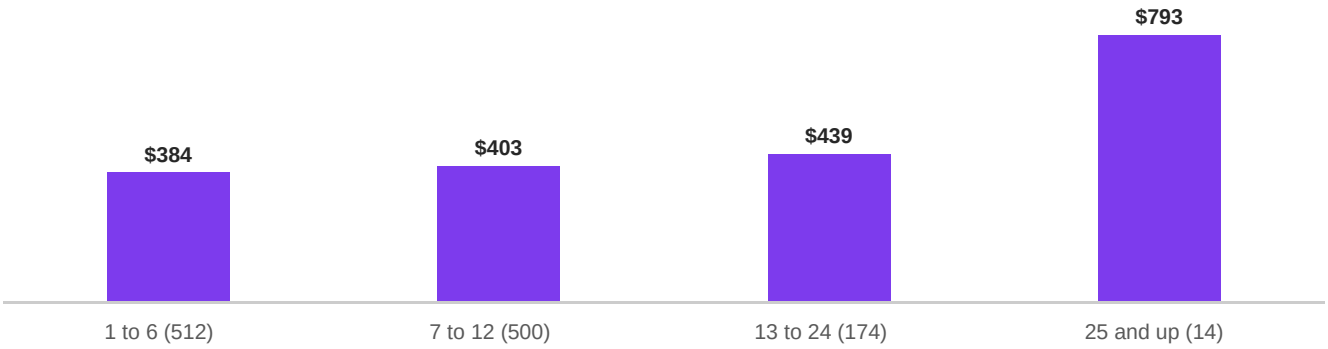
Town by town, February 2016

Ang Mo Kio: 59 sold - median $370,000 - 4-room median $470,000 - $441 psf
Bedok: 88 sold - median $384,000 - 4-room median $390,000 - $416 psf
Bishan: 23 sold - median $518,000 - 4-room median $510,500 - $537 psf
Bukit Batok: 49 sold - median $350,000 - 4-room median $415,000 - $388 psf
Bukit Merah: 48 sold - median $608,444 - 4-room median $658,000 - $578 psf
Bukit Panjang: 46 sold - median $380,000 - 4-room median $355,000 - $354 psf
Bukit Timah: 4 sold - median $626,500 - 4-room median $600,000 - $598 psf
Central Area: 14 sold - median $500,000 - 4-room median $881,888 - $730 psf
Choa Chu Kang: 65 sold - median $375,000 - 4-room median $349,000 - $325 psf
Clementi: 24 sold - median $366,500 - 4-room median $533,000 - $467 psf
Geylang: 29 sold - median $310,000 - 4-room median $485,000 - $443 psf
Hougang: 45 sold - median $376,000 - 4-room median $380,500 - $387 psf
Jurong East: 38 sold - median $359,000 - 4-room median $405,000 - $398 psf
Jurong West: 85 sold - median $422,000 - 4-room median $377,500 - $385 psf
Kallang/Whampoa: 38 sold - median $437,500 - 4-room median $568,000 - $510 psf
Marine Parade: 7 sold - median $566,000 - 4-room median $566,000 - $591 psf
Pasir Ris: 29 sold - median $440,000 - 4-room median $402,500 - $359 psf
Punggol: 47 sold - median $440,000 - 4-room median $430,000 - $401 psf
Queenstown: 19 sold - median $568,000 - 4-room median $631,500 - $600 psf
Sembawang: 28 sold - median $406,000 - 4-room median $378,888 - $349 psf
Sengkang: 82 sold - median $450,000 - 4-room median $411,000 - $401 psf
Serangoon: 33 sold - median $483,000 - 4-room median $486,000 - $460 psf
Tampines: 83 sold - median $427,000 - 4-room median $418,000 - $402 psf
Toa Payoh: 43 sold - median $420,000 - 4-room median $465,000 - $437 psf
Woodlands: 110 sold - median $380,500 - 4-room median $355,000 - $345 psf
Yishun: 64 sold - median $320,944 - 4-room median $352,500 - $362 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2016

$988,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,033 sqft - $956 psf - 94 yrs lease left

$970,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,572 sqft - $617 psf - 71 yrs lease left

$948,888 Blk 28 Ghim Moh Link, Queenstown
5-room - storey 34 to 36 - 1,216 sqft - $780 psf - 96 yrs lease left

$938,880 Blk 1B Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $928 psf - 94 yrs lease left

$935,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 07 to 09 - 1,572 sqft - $595 psf - 72 yrs lease left

$930,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,012 sqft - $919 psf - 94 yrs lease left

$928,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,259 sqft - $737 psf - 94 yrs lease left

$925,000 Blk 222 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $589 psf - 75 yrs lease left

$900,000 Blk 118B Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $760 psf - 86 yrs lease left

$888,000 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $554 psf - 75 yrs lease left

The 5 most affordable 4-room flats, February 2016

$285,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $301 psf - 59 yrs lease left

$300,000 Blk 25 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $303 psf - 62 yrs lease left

$300,000 Blk 683A Choa Chu Kang Cres, Choa Chu Kang

4-room - storey 04 to 06 - 980 sqft - $306 psf - 85 yrs lease left

$300,000 Blk 217 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $332 psf - 70 yrs lease left

$303,000 Blk 5A Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $313 psf - 85 yrs lease left

The 10 busiest streets, February 2016

Bedok Reservoir Rd, Bedok: 21 sales
Yishun Ring Rd, Yishun: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 14 sales
Jurong West St 64, Jurong West: 14 sales
Punggol Field, Punggol: 13 sales
Choa Chu Kang Cres, Choa Chu Kang: 11 sales
Punggol Ctrl, Punggol: 11 sales
Woodlands Dr 14, Woodlands: 11 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 10 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 9 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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