HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2016

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

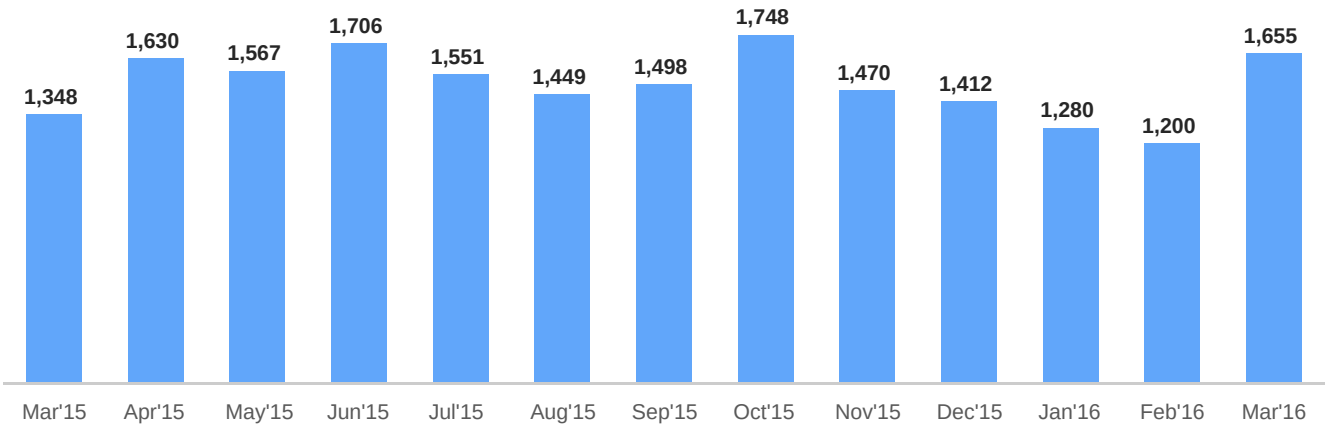
Flats sold: 1,655 Median price: $410,000 Median $psf: $400
Million-dollar flats: 2 (0.1%) Highest price: $1,050,000 (Central Area)

Against the month before: sales +37.9%, median price +1.1%. Against a year ago: sales +22.8%, median price +1.7%.

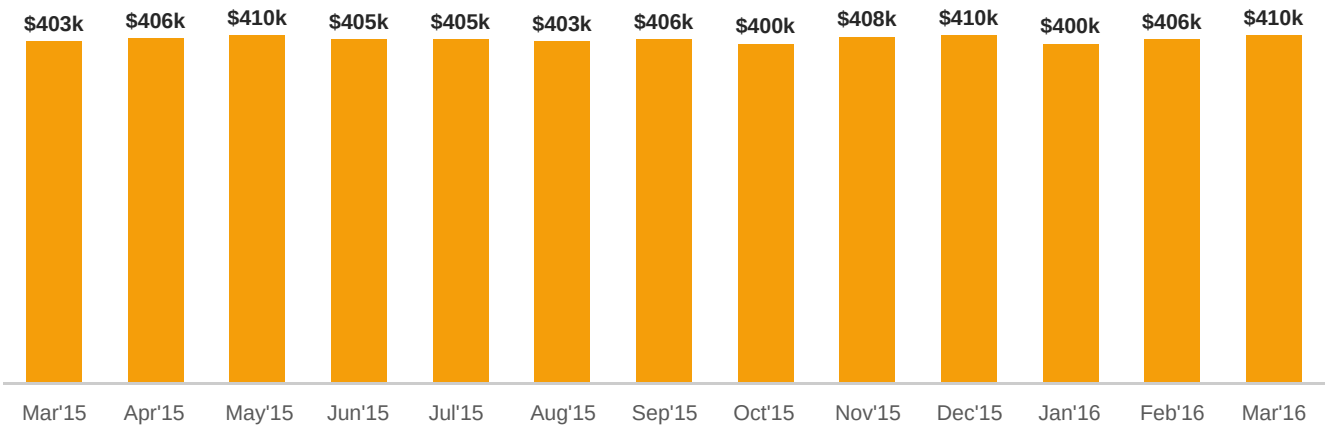
At a glance

- 1,655 HDB resale flats changed hands in March 2016, 37.9% more than the month before (1,200).
- Half of all flats sold for $410,000 or less (the median price), up 1.1% from the month before.
- A typical 4-room flat sold for $405,000 (662 sales), or about $391 per square foot.
- 2 flats sold for $1 million or more (0.1% of all sales), most of them in Central Area, Kallang/Whampoa.
- The highest price was $1,050,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $350,000) and the dearest was Central Area (median $765,000).
- The busiest town was Tampines with 130 sales.

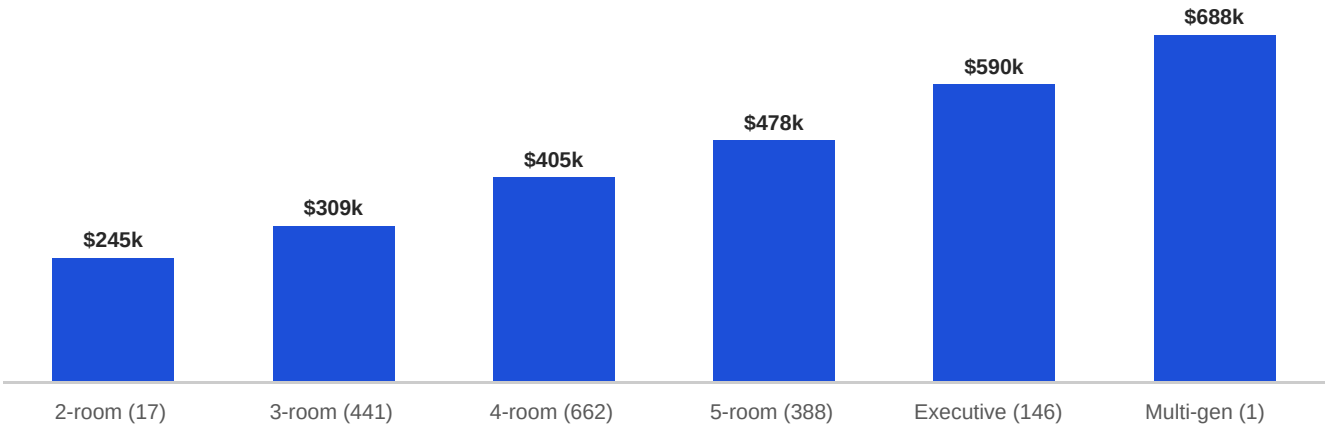
Flats sold each month, last 13 months



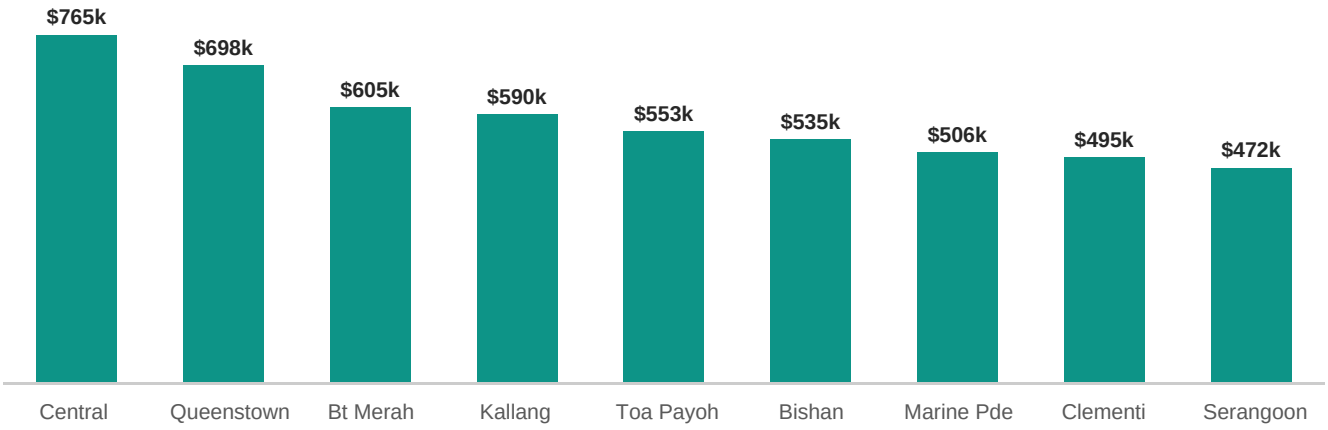
Median price each month, last 13 months



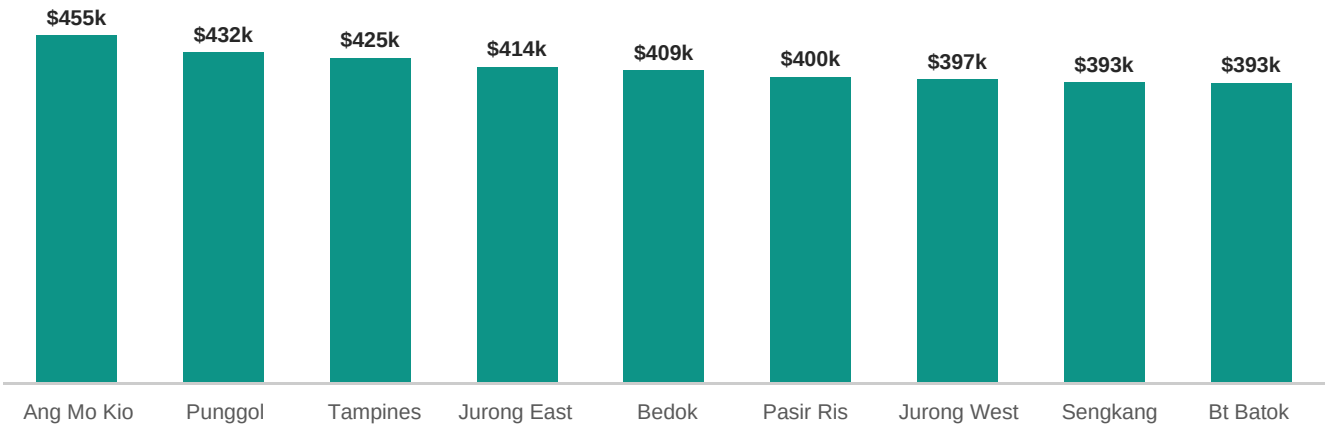
Median price by flat type (number sold), March 2016



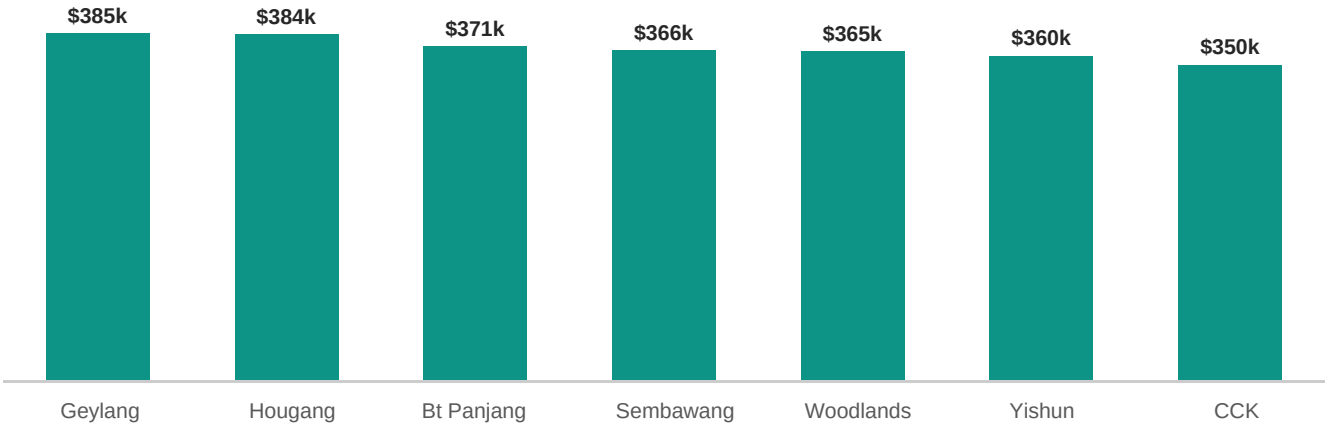
Median 4-room price by town, dearest first



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



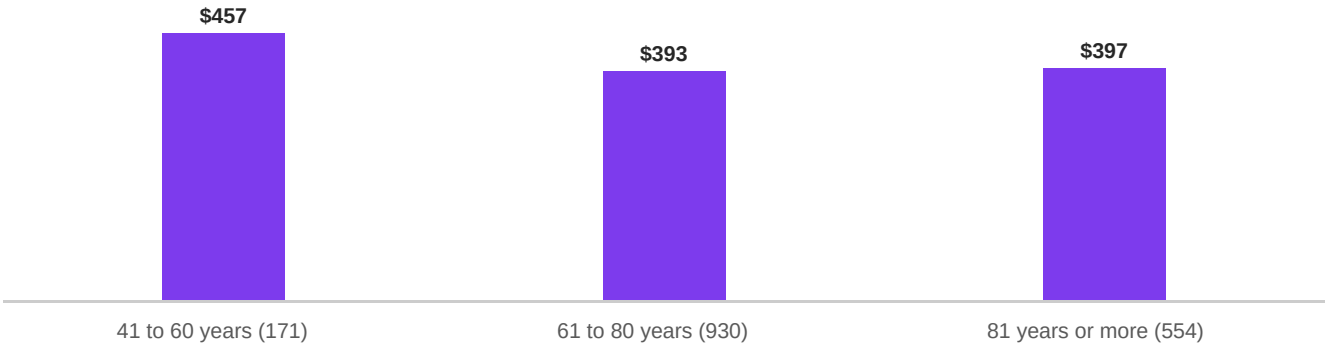
Median 4-room price by town, dearest first (continued)



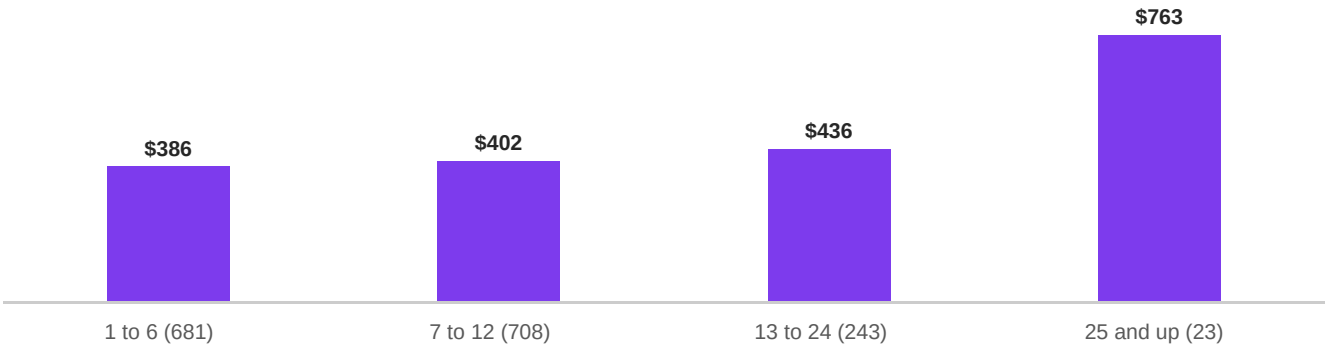
Town by town, March 2016

Ang Mo Kio: 81 sold - median $350,000 - 4-room median $455,000 - $433 psf
Bedok: 89 sold - median $366,000 - 4-room median $409,000 - $424 psf
Bishan: 34 sold - median $597,944 - 4-room median $535,000 - $537 psf
Bukit Batok: 61 sold - median $335,000 - 4-room median $392,500 - $396 psf
Bukit Merah: 66 sold - median $515,000 - 4-room median $605,000 - $542 psf
Bukit Panjang: 80 sold - median $400,000 - 4-room median $370,500 - $363 psf
Bukit Timah: 4 sold - median $774,000 - 4-room median n/a - $600 psf
Central Area: 23 sold - median $525,000 - 4-room median $765,000 - $709 psf - 1 at $1M+
Choa Chu Kang: 92 sold - median $389,000 - 4-room median $350,000 - $328 psf
Clementi: 36 sold - median $367,500 - 4-room median $495,000 - $461 psf
Geylang: 48 sold - median $337,500 - 4-room median $385,000 - $437 psf
Hougang: 89 sold - median $395,000 - 4-room median $383,888 - $379 psf
Jurong East: 31 sold - median $451,000 - 4-room median $413,500 - $388 psf
Jurong West: 120 sold - median $411,000 - 4-room median $396,500 - $391 psf
Kallang/Whampoa: 43 sold - median $560,000 - 4-room median $590,000 - $557 psf - 1 at $1M+
Marine Parade: 16 sold - median $503,000 - 4-room median $506,000 - $574 psf
Pasir Ris: 59 sold - median $490,000 - 4-room median $400,250 - $359 psf
Punggol: 70 sold - median $432,500 - 4-room median $432,000 - $421 psf
Queenstown: 41 sold - median $550,000 - 4-room median $698,000 - $640 psf
Sembawang: 42 sold - median $418,000 - 4-room median $366,000 - $353 psf
Sengkang: 120 sold - median $424,000 - 4-room median $393,000 - $390 psf
Serangoon: 35 sold - median $455,888 - 4-room median $471,500 - $465 psf
Tampines: 130 sold - median $429,000 - 4-room median $425,000 - $397 psf
Toa Payoh: 43 sold - median $318,000 - 4-room median $552,500 - $437 psf
Woodlands: 107 sold - median $396,000 - 4-room median $365,000 - $345 psf
Yishun: 95 sold - median $355,000 - 4-room median $360,000 - $370 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2016

$1,050,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 25 to 27 - 1,130 sqft - $929 psf - 94 yrs lease left

$1,004,888 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 40 to 42 - 1,281 sqft - $785 psf - 94 yrs lease left

$988,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,259 sqft - $785 psf - 94 yrs lease left

$955,000 Blk 18D Holland Dr, Queenstown
5-room - storey 28 to 30 - 1,259 sqft - $758 psf - 95 yrs lease left

$950,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,001 sqft - $949 psf - 94 yrs lease left

$950,000 Blk 62 Dakota Cres, Geylang
5-room - storey 04 to 06 - 1,647 sqft - $577 psf - 67 yrs lease left

$930,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,152 sqft - $807 psf - 94 yrs lease left

$930,000 Blk 424 Serangoon Ctrl, Serangoon
Executive - storey 10 to 12 - 1,604 sqft - $580 psf - 72 yrs lease left

$918,000 Blk 133 Clarence Lane, Queenstown
5-room - storey 07 to 09 - 1,432 sqft - $641 psf - 79 yrs lease left

$910,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $583 psf - 76 yrs lease left

The 5 most affordable 4-room flats, March 2016

$280,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $296 psf - 59 yrs lease left

$300,000 Blk 773 Woodlands Dr 60, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $300 psf - 80 yrs lease left

$300,000 Blk 684B Choa Chu Kang Cres, Choa Chu Kang

4-room - storey 01 to 03 - 980 sqft - $306 psf - 85 yrs lease left

$303,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $335 psf - 71 yrs lease left

$305,000 Blk 662 Yishun Ave 4, Yishun

4-room - storey 04 to 06 - 904 sqft - $337 psf - 70 yrs lease left

The 10 busiest streets, March 2016

Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Yishun Ring Rd, Yishun: 23 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 19 sales
Fernvale Rd, Sengkang: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 16 sales
Hougang Ave 8, Hougang: 16 sales
Punggol Ctrl, Punggol: 16 sales
Teck Whye Lane, Choa Chu Kang: 14 sales
Punggol Rd, Punggol: 14 sales
Tampines St 21, Tampines: 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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