HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2016

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:06 pm.
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April 2016 in full

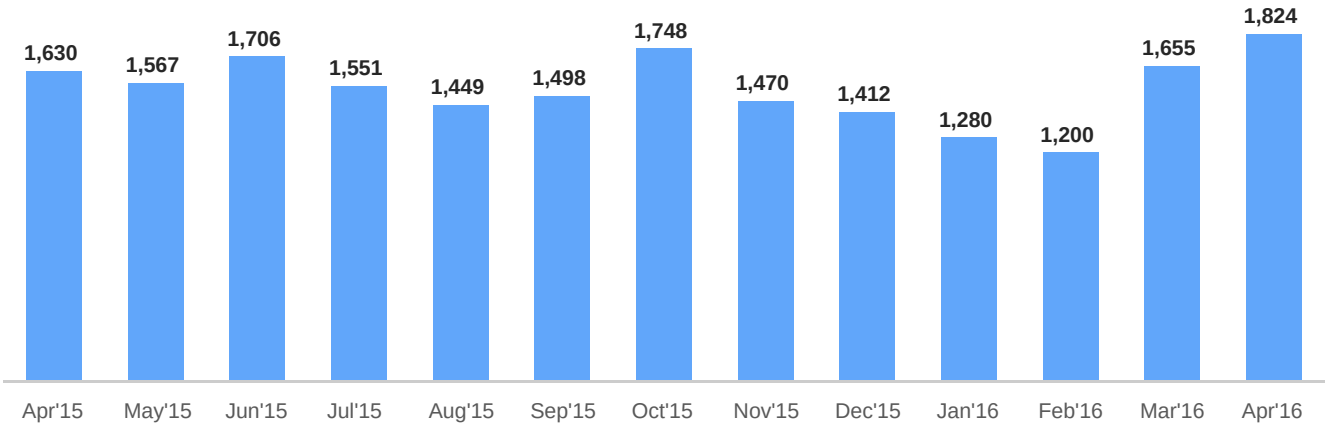
Flats sold: 1,824 Median price: $410,000 Median $psf: $397
Million-dollar flats: 0 (0.0%) Highest price: $980,000 (Kallang/Whampoa)

Against the month before: sales +10.2%, median price +0.0%. Against a year ago: sales +11.9%, median price +1.0%.

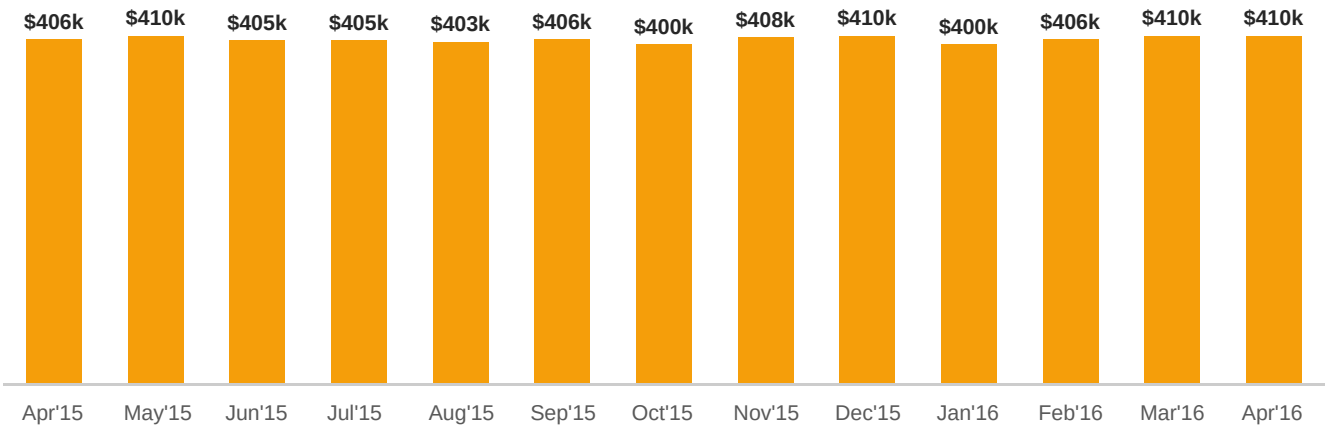
At a glance

- 1,824 HDB resale flats changed hands in April 2016, 10.2% more than the month before (1,655).
- 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 $402,353 (792 sales), or about $390 per square foot.
- The highest price was $980,000 for a 5-room flat at Blk 9 Boon Keng Rd, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $343,000) and the dearest was Central Area (median $749,000).
- The busiest town was Sengkang with 149 sales.

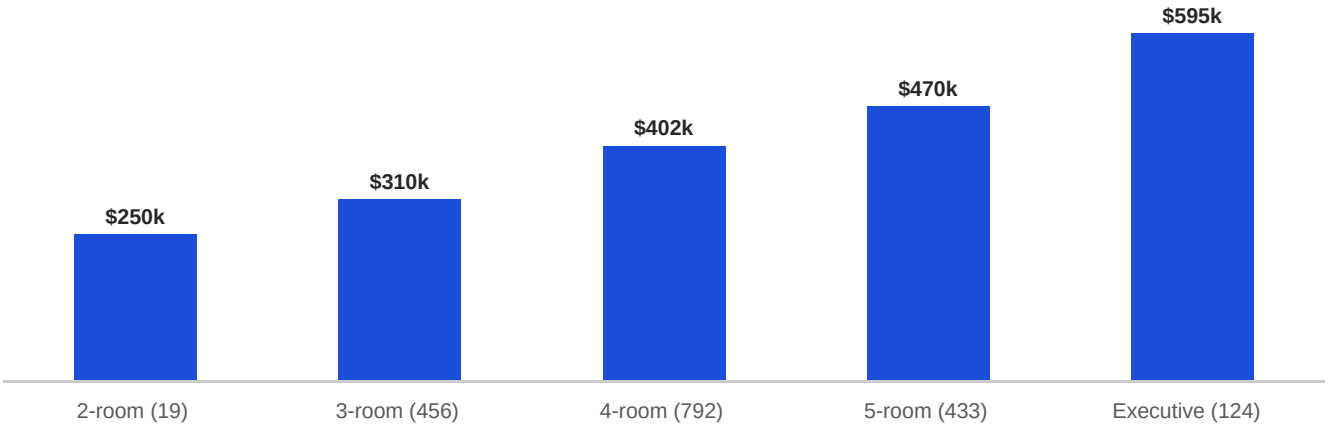
Flats sold each month, last 13 months



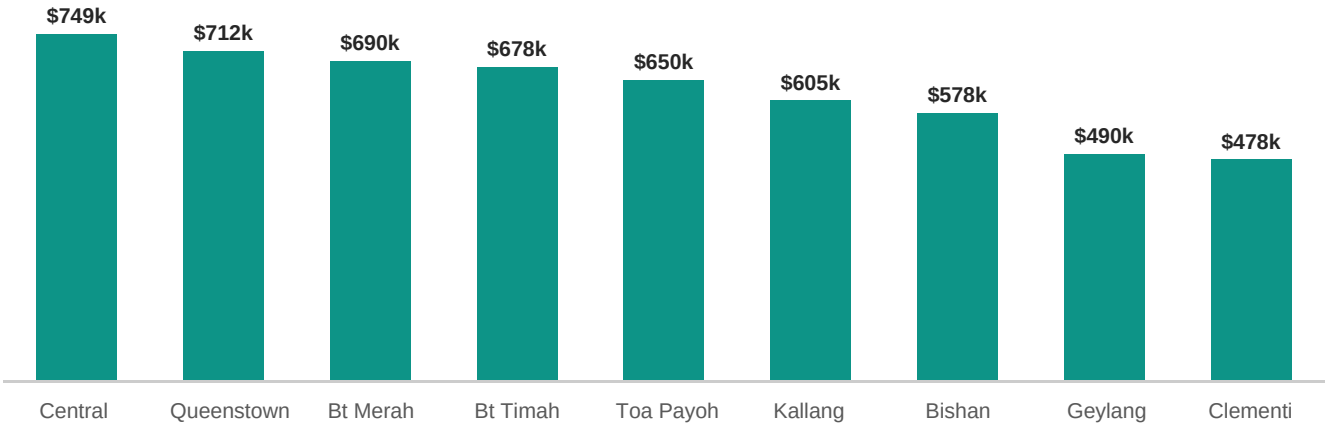
Median price each month, last 13 months



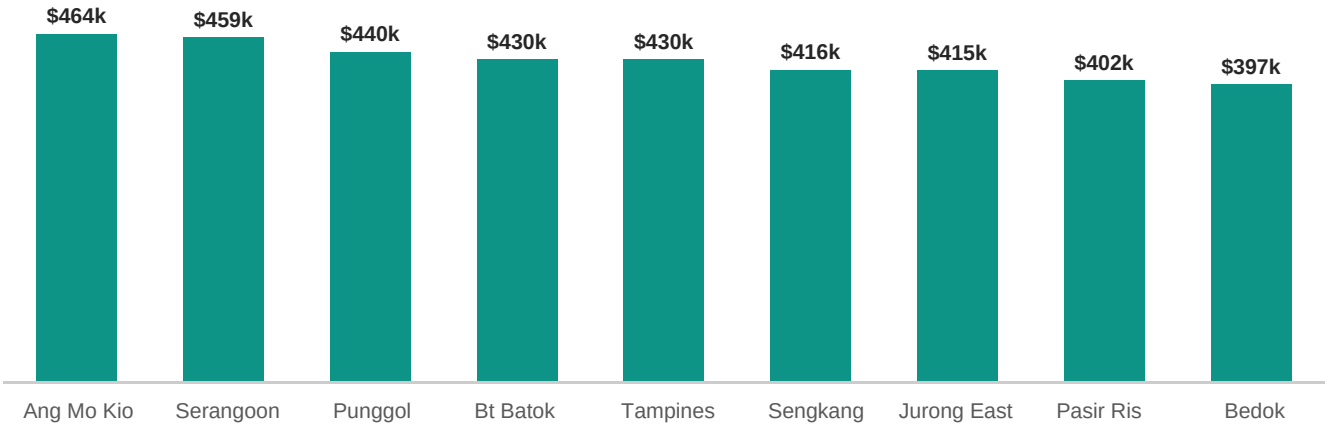
Median price by flat type (number sold), April 2016



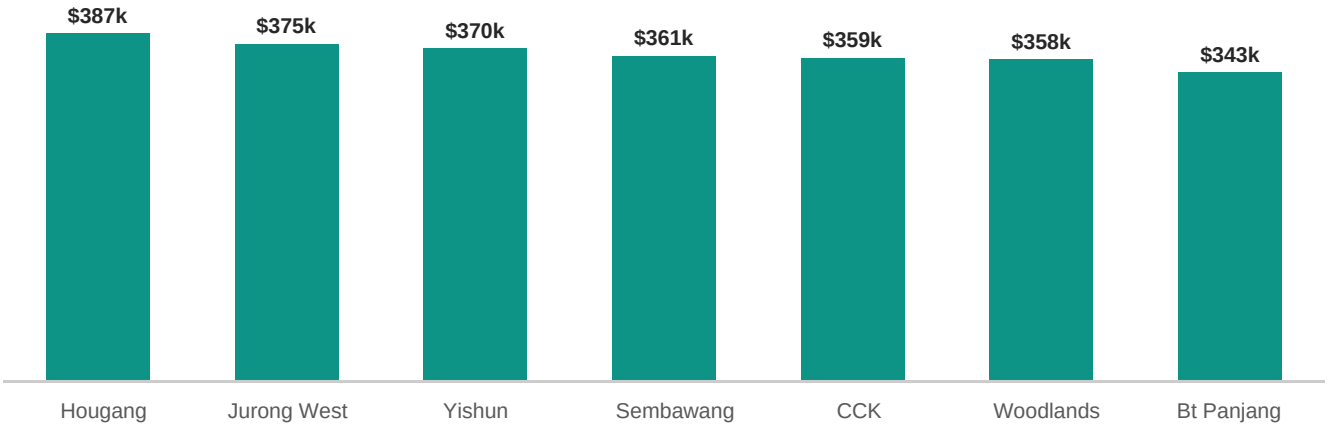
Median 4-room price by town, dearest first



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



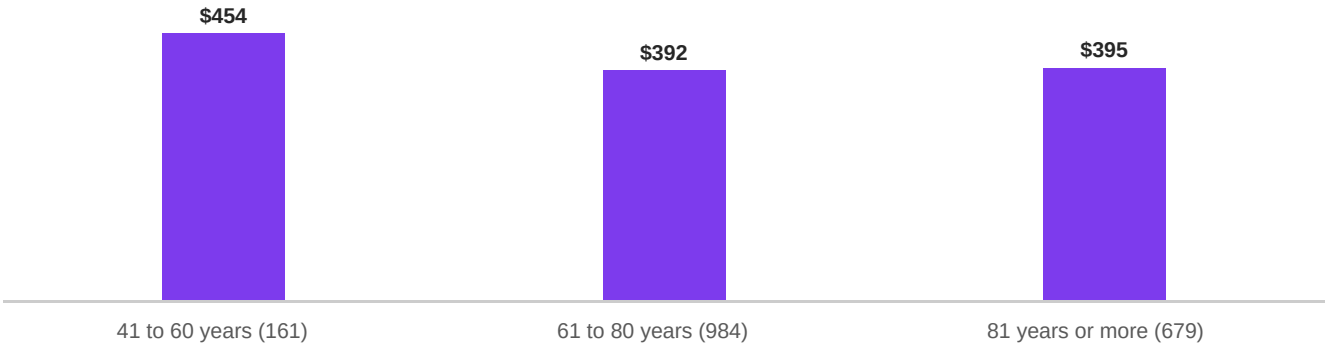
Median 4-room price by town, dearest first (continued)



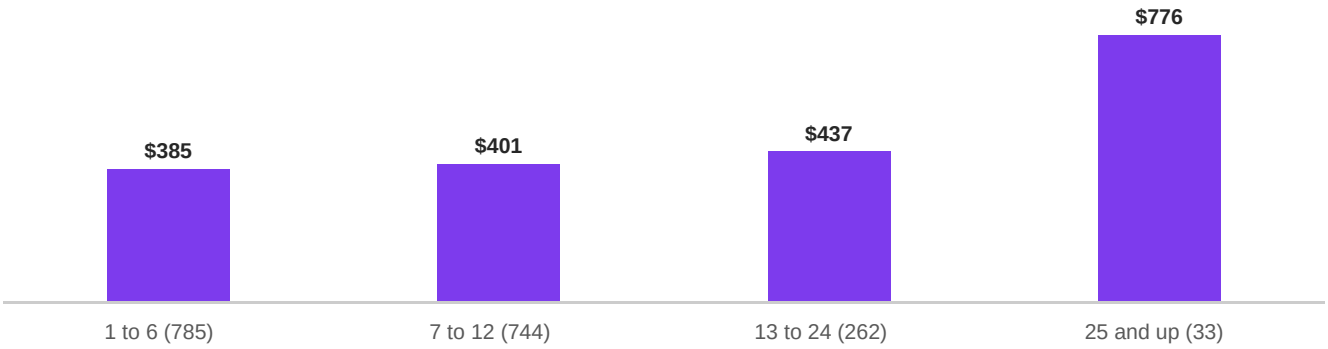
Town by town, April 2016

Ang Mo Kio: 90 sold - median $386,000 - 4-room median $464,000 - $444 psf
Bedok: 113 sold - median $370,000 - 4-room median $396,500 - $406 psf
Bishan: 33 sold - median $610,000 - 4-room median $577,500 - $556 psf
Bukit Batok: 62 sold - median $352,000 - 4-room median $430,000 - $389 psf
Bukit Merah: 61 sold - median $563,000 - 4-room median $690,000 - $561 psf
Bukit Panjang: 68 sold - median $352,500 - 4-room median $343,000 - $349 psf
Bukit Timah: 7 sold - median $700,000 - 4-room median $677,500 - $586 psf
Central Area: 12 sold - median $434,000 - 4-room median $749,000 - $640 psf
Choa Chu Kang: 98 sold - median $375,000 - 4-room median $359,000 - $329 psf
Clementi: 47 sold - median $370,000 - 4-room median $478,000 - $488 psf
Geylang: 43 sold - median $460,000 - 4-room median $490,000 - $472 psf
Hougang: 77 sold - median $398,000 - 4-room median $386,500 - $379 psf
Jurong East: 46 sold - median $374,500 - 4-room median $415,000 - $402 psf
Jurong West: 142 sold - median $394,000 - 4-room median $375,000 - $376 psf
Kallang/Whampoa: 62 sold - median $519,500 - 4-room median $605,000 - $530 psf
Marine Parade: 10 sold - median $500,000 - 4-room median n/a - $558 psf
Pasir Ris: 51 sold - median $435,000 - 4-room median $401,500 - $353 psf
Punggol: 90 sold - median $445,500 - 4-room median $440,000 - $416 psf
Queenstown: 49 sold - median $410,000 - 4-room median $712,000 - $565 psf
Sembawang: 41 sold - median $410,000 - 4-room median $361,250 - $351 psf
Sengkang: 149 sold - median $440,000 - 4-room median $416,000 - $397 psf
Serangoon: 34 sold - median $429,500 - 4-room median $459,000 - $435 psf
Tampines: 131 sold - median $437,000 - 4-room median $430,000 - $410 psf
Toa Payoh: 61 sold - median $415,000 - 4-room median $650,000 - $470 psf
Woodlands: 149 sold - median $380,888 - 4-room median $357,500 - $343 psf
Yishun: 98 sold - median $361,444 - 4-room median $370,000 - $371 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2016

$980,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,259 sqft - $778 psf - 94 yrs lease left

$980,000 Blk 43 Stirling Rd, Queenstown
4-room - storey 01 to 03 - 1,163 sqft - $843 psf - 51 yrs lease left

$950,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,281 sqft - $742 psf - 94 yrs lease left

$945,000 Blk 18C Holland Dr, Queenstown
5-room - storey 19 to 21 - 1,259 sqft - $750 psf - 95 yrs lease left

$935,000 Blk 60 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,507 sqft - $620 psf - 66 yrs lease left

$925,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,281 sqft - $722 psf - 94 yrs lease left

$915,000 Blk 346 Ang Mo Kio Ave 3, Ang Mo Kio
Executive - storey 04 to 06 - 1,873 sqft - $489 psf - 61 yrs lease left

$900,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,012 sqft - $889 psf - 94 yrs lease left

$890,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,173 sqft - $759 psf - 94 yrs lease left

$888,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,001 sqft - $887 psf - 94 yrs lease left

The 5 most affordable 4-room flats, April 2016

$300,000 Blk 276 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $332 psf - 68 yrs lease left

$300,000 Blk 208 Petir Rd, Bukit Panjang

4-room - storey 07 to 09 - 904 sqft - $332 psf - 71 yrs lease left

$300,000 Blk 270 Bangkit Rd, Bukit Panjang

4-room - storey 10 to 12 - 926 sqft - $324 psf - 71 yrs lease left

$305,000 Blk 260 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $337 psf - 68 yrs lease left

$305,000 Blk 439 Yishun Ave 11, Yishun

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

The 10 busiest streets, April 2016

Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Bedok Reservoir Rd, Bedok: 24 sales
Punggol Ctrl, Punggol: 24 sales
Fernvale Rd, Sengkang: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Tampines St 21, Tampines: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 19 sales
Bedok Nth Rd, Bedok: 15 sales
Jurong East St 21, Jurong East: 15 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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