HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2016

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

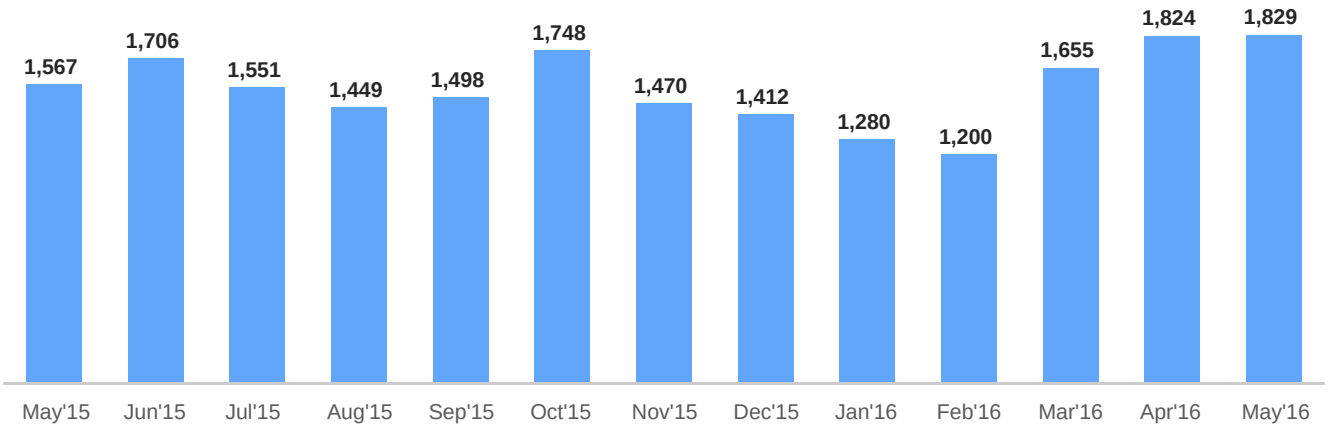
Flats sold: 1,829 **Median price: $414,000** **Median $psf: $397**
Million-dollar flats: 2 (0.1%) **Highest price: $1,063,888 (Central Area)**

Against the month before: sales +0.3%, median price +1.0%. Against a year ago: sales +16.7%, median price +1.0%.

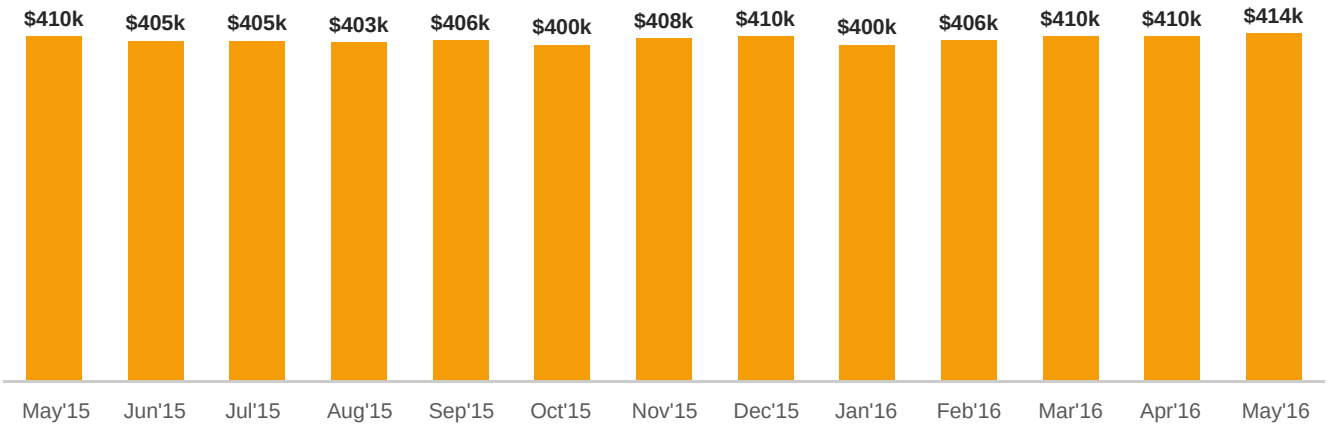
At a glance

- 1,829 HDB resale flats changed hands in May 2016, about the same as the month before (1,824).
- Half of all flats sold for $414,000 or less (the median price), up 1.0% from the month before.
- A typical 4-room flat sold for $406,044 (800 sales), or about $389 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 $1,063,888 for a 5-room flat at Blk 1D Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $359,000) and the dearest was Central Area (median $884,000).
- The busiest town was Jurong West with 150 sales.

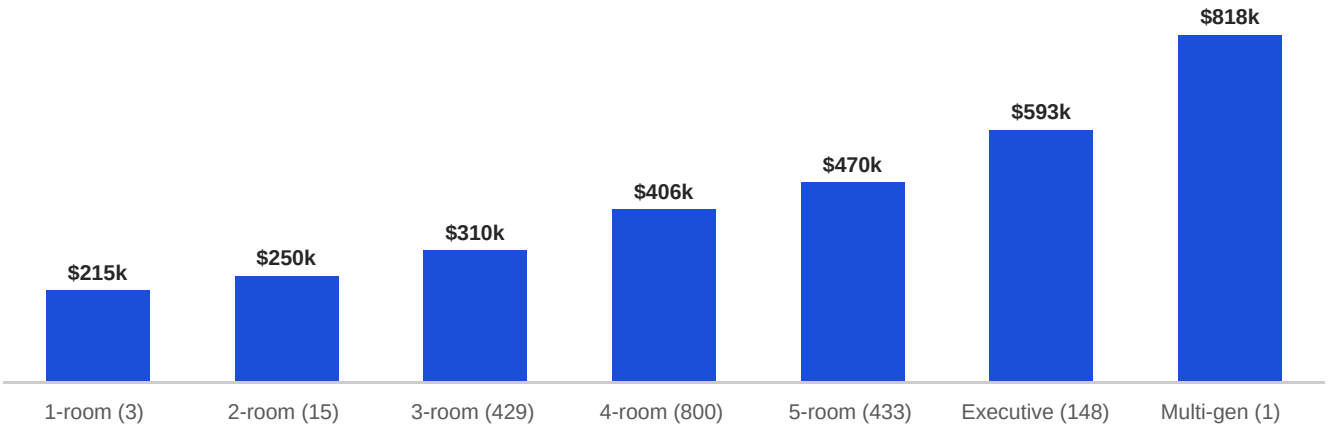
Flats sold each month, last 13 months



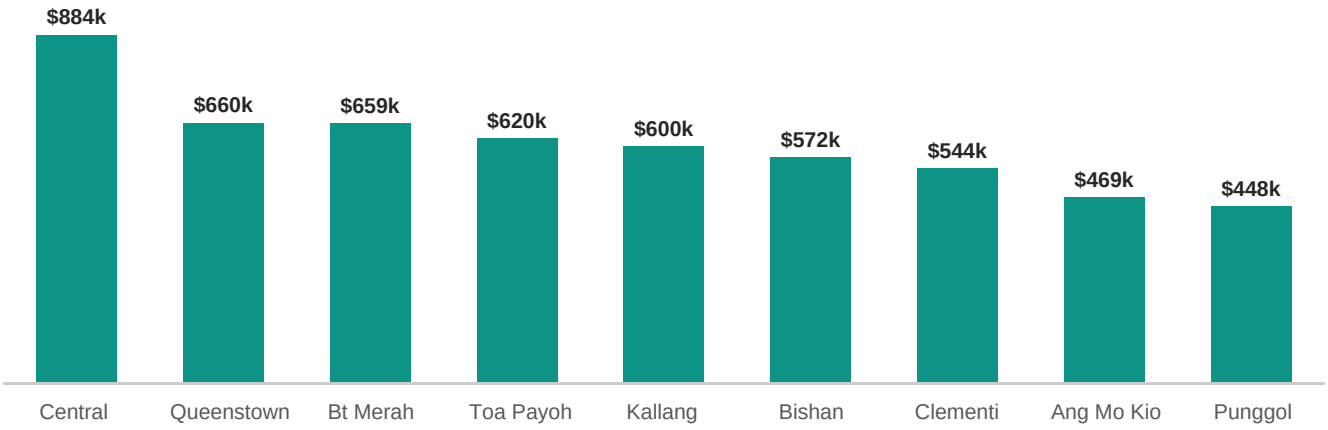
Median price each month, last 13 months



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



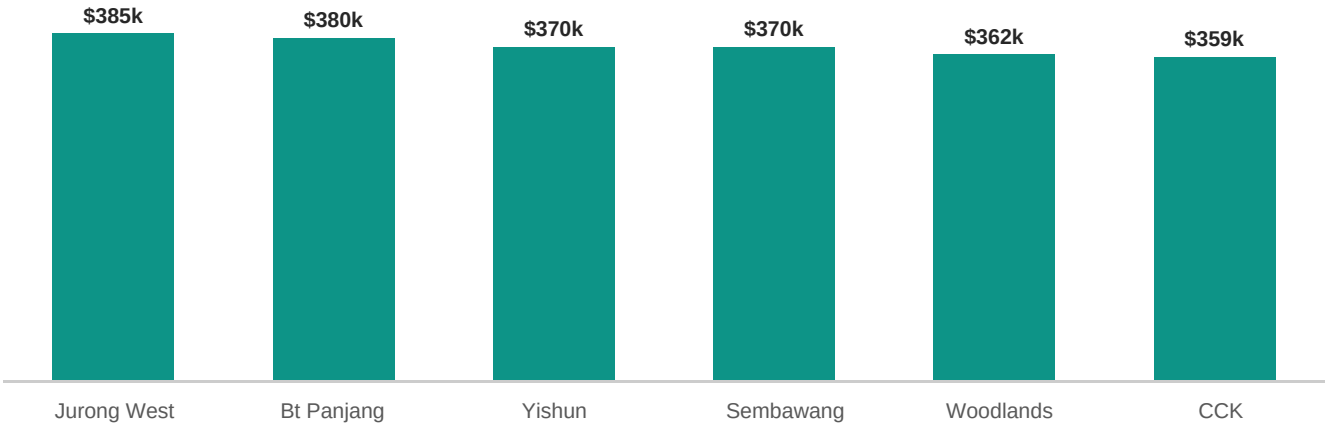
Median 4-room price by town, dearest first



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



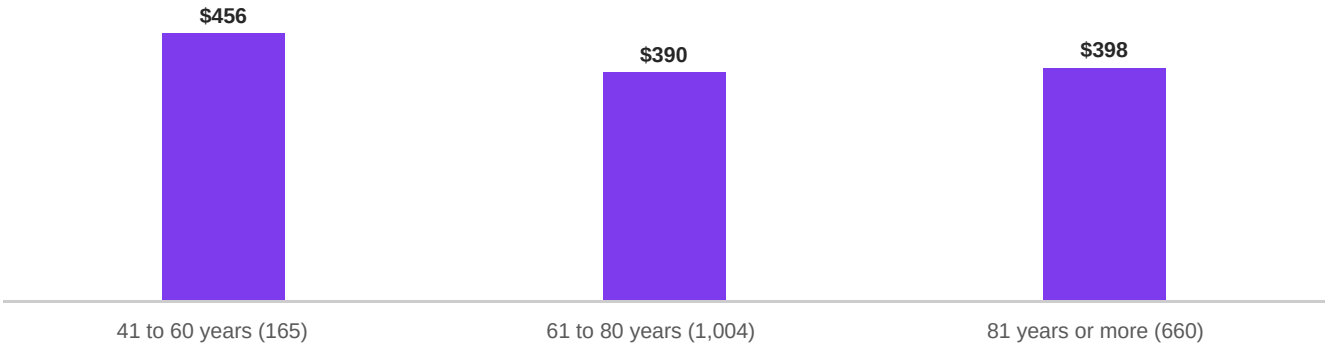
Median 4-room price by town, dearest first (continued)



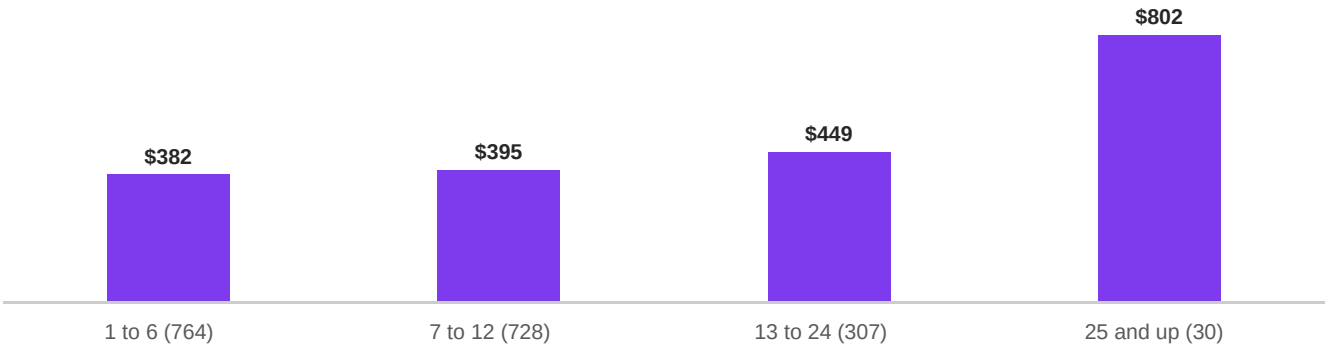
Town by town, May 2016

Ang Mo Kio: 80 sold - median $372,500 - 4-room median $469,000 - $444 psf
Bedok: 112 sold - median $380,000 - 4-room median $393,194 - $414 psf
Bishan: 30 sold - median $602,500 - 4-room median $572,000 - $545 psf
Bukit Batok: 62 sold - median $355,000 - 4-room median $416,944 - $389 psf
Bukit Merah: 78 sold - median $528,500 - 4-room median $659,000 - $572 psf
Bukit Panjang: 80 sold - median $410,500 - 4-room median $380,000 - $373 psf
Bukit Timah: 6 sold - median $736,500 - 4-room median n/a - $587 psf
Central Area: 18 sold - median $502,500 - 4-room median $884,000 - $694 psf - 1 at $1M+
Choa Chu Kang: 99 sold - median $380,000 - 4-room median $359,000 - $329 psf
Clementi: 34 sold - median $385,944 - 4-room median $544,000 - $460 psf
Geylang: 41 sold - median $355,000 - 4-room median $420,000 - $442 psf
Hougang: 104 sold - median $401,444 - 4-room median $388,500 - $380 psf
Jurong East: 34 sold - median $401,500 - 4-room median $418,000 - $399 psf
Jurong West: 150 sold - median $404,500 - 4-room median $385,000 - $372 psf
Kallang/Whampoa: 70 sold - median $513,944 - 4-room median $600,000 - $529 psf - 1 at $1M+
Marine Parade: 10 sold - median $500,000 - 4-room median n/a - $585 psf
Pasir Ris: 52 sold - median $430,000 - 4-room median $407,000 - $358 psf
Punggol: 90 sold - median $450,000 - 4-room median $447,500 - $430 psf
Queenstown: 49 sold - median $501,000 - 4-room median $660,000 - $607 psf
Sembawang: 57 sold - median $395,000 - 4-room median $370,000 - $351 psf
Sengkang: 134 sold - median $432,000 - 4-room median $420,000 - $396 psf
Serangoon: 36 sold - median $451,500 - 4-room median $433,000 - $442 psf
Tampines: 123 sold - median $420,000 - 4-room median $420,000 - $404 psf
Toa Payoh: 36 sold - median $324,000 - 4-room median $620,000 - $446 psf
Woodlands: 142 sold - median $394,000 - 4-room median $362,000 - $341 psf
Yishun: 102 sold - median $361,500 - 4-room median $370,094 - $366 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2016

$1,063,888 Blk 1D Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $932 psf - 94 yrs lease left

$1,028,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 40 to 42 - 1,281 sqft - $803 psf - 94 yrs lease left

$990,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $630 psf - 71 yrs lease left

$979,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $623 psf - 70 yrs lease left

$968,000 Blk 18C Holland Dr, Queenstown
5-room - storey 31 to 33 - 1,259 sqft - $769 psf - 95 yrs lease left

$955,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,647 sqft - $580 psf - 70 yrs lease left

$950,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 19 to 21 - 1,496 sqft - $635 psf - 79 yrs lease left

$950,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $929 psf - 94 yrs lease left

$940,000 Blk 43 Stirling Rd, Queenstown
4-room - storey 01 to 03 - 1,195 sqft - $787 psf - 51 yrs lease left

$928,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 13 to 15 - 1,345 sqft - $690 psf - 57 yrs lease left

The 5 most affordable 4-room flats, May 2016

$278,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $293 psf - 59 yrs lease left

$285,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $294 psf - 59 yrs lease left

$300,000 Blk 433 Yishun Ave 6, Yishun

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

$300,000 Blk 43 Bedok Sth Rd, Bedok

4-room - storey 04 to 06 - 904 sqft - $332 psf - 60 yrs lease left

$302,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 04 to 06 - 883 sqft - $342 psf - 58 yrs lease left

The 10 busiest streets, May 2016

Bedok Reservoir Rd, Bedok: 25 sales
Punggol Ctrl, Punggol: 25 sales
Fernvale Rd, Sengkang: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Choa Chu Kang Cres, Choa Chu Kang: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Admiralty Dr, Sembawang: 18 sales
Yishun Ring Rd, Yishun: 18 sales
Segar Rd, Bukit Panjang: 16 sales
Edgefield Plains, Punggol: 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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