HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2016

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

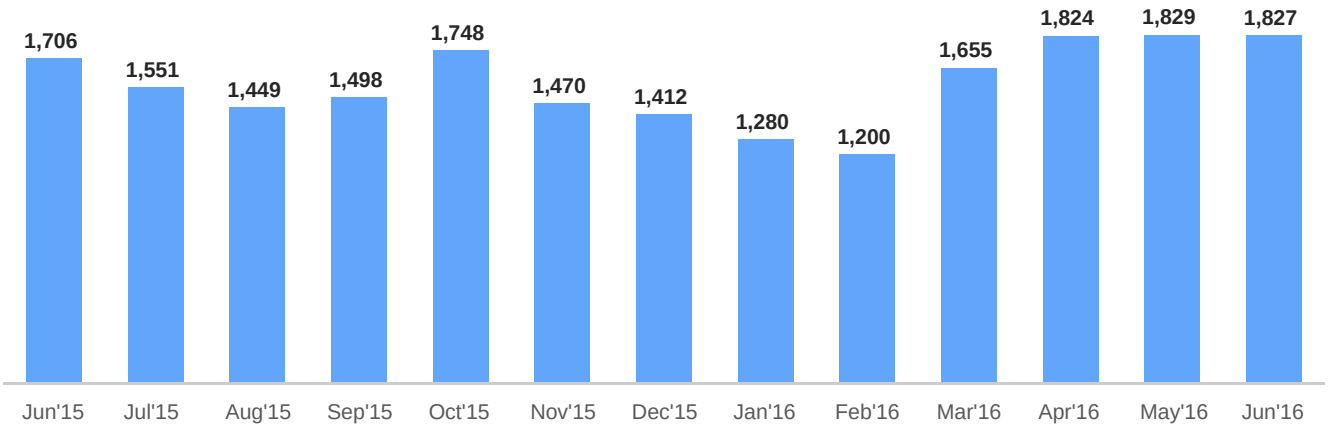
Flats sold: 1,827 Median price: $408,000 Median $psf: $398
Million-dollar flats: 1 (0.1%) Highest price: $1,070,000 (Central Area)

Against the month before: sales -0.1%, median price -1.4%. Against a year ago: sales +7.1%, median price +0.7%.

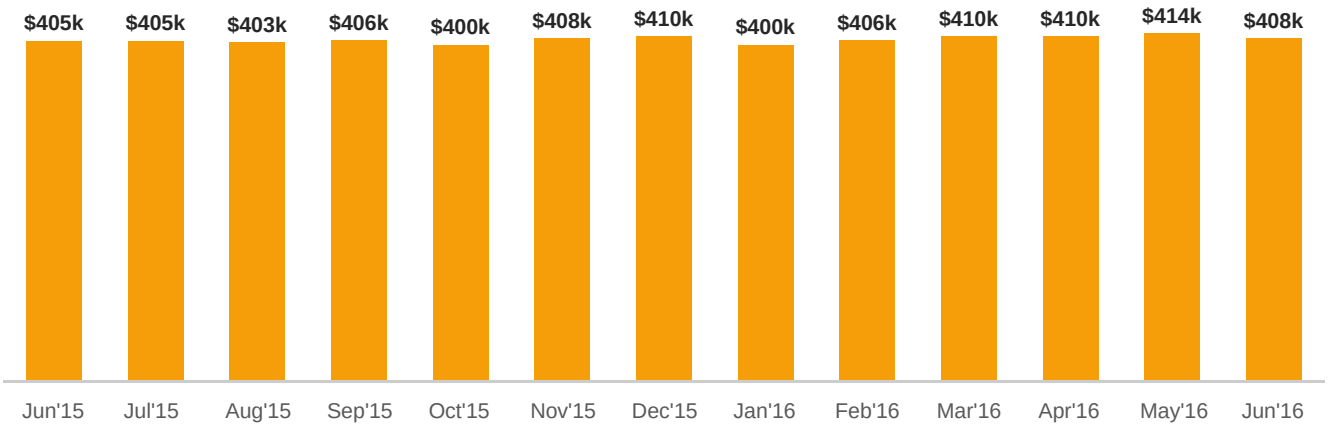
At a glance

- 1,827 HDB resale flats changed hands in June 2016, about the same as the month before (1,829).
- Half of all flats sold for $408,000 or less (the median price), down 1.4% from the month before.
- A typical 4-room flat sold for $402,100 (740 sales), or about $390 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Central Area.
- The highest price was $1,070,000 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 $345,000) and the dearest was Queenstown (median $680,000).
- The busiest town was Tampines with 150 sales.

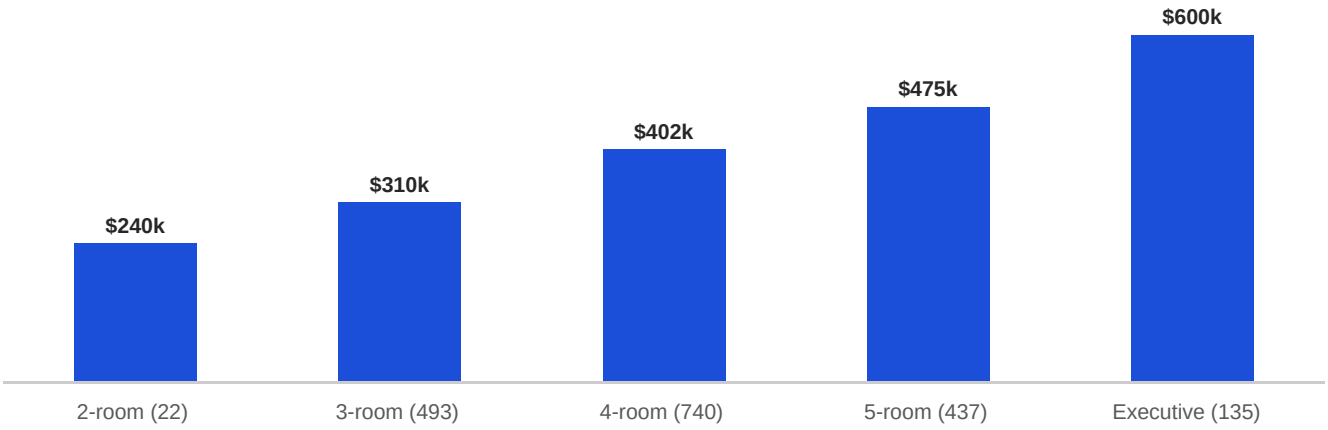
Flats sold each month, last 13 months



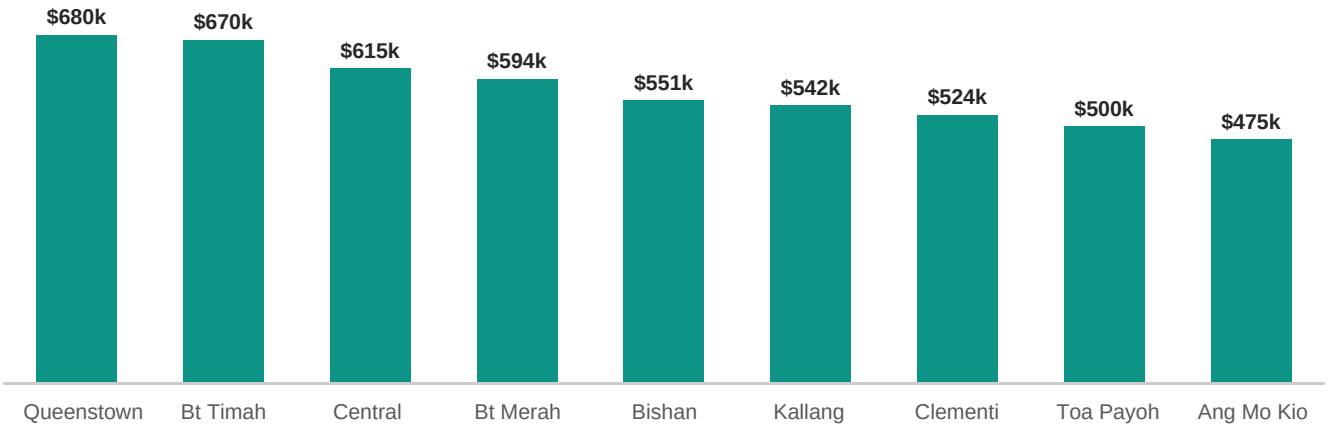
Median price each month, last 13 months



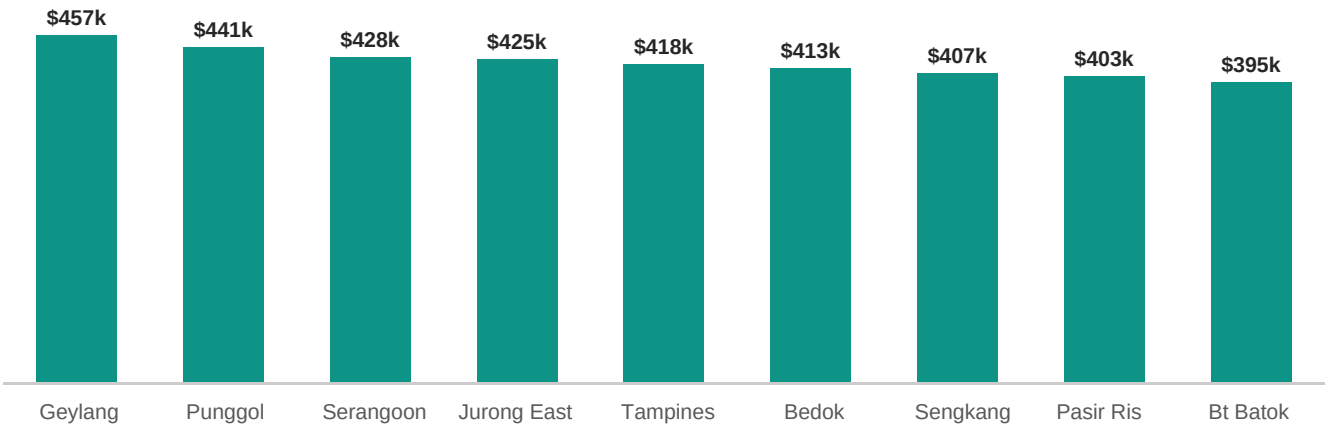
Median price by flat type (number sold), June 2016



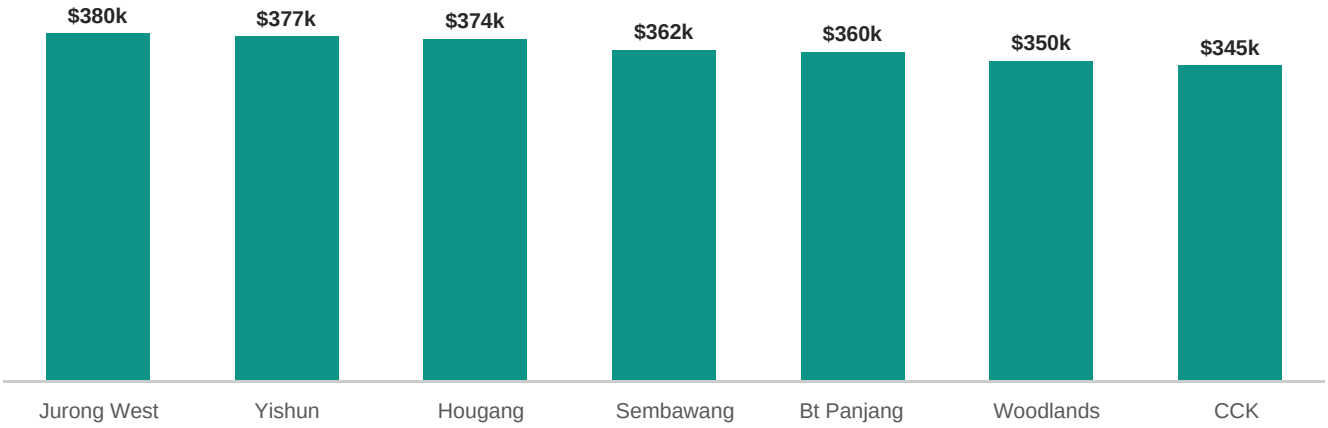
Median 4-room price by town, dearest first



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



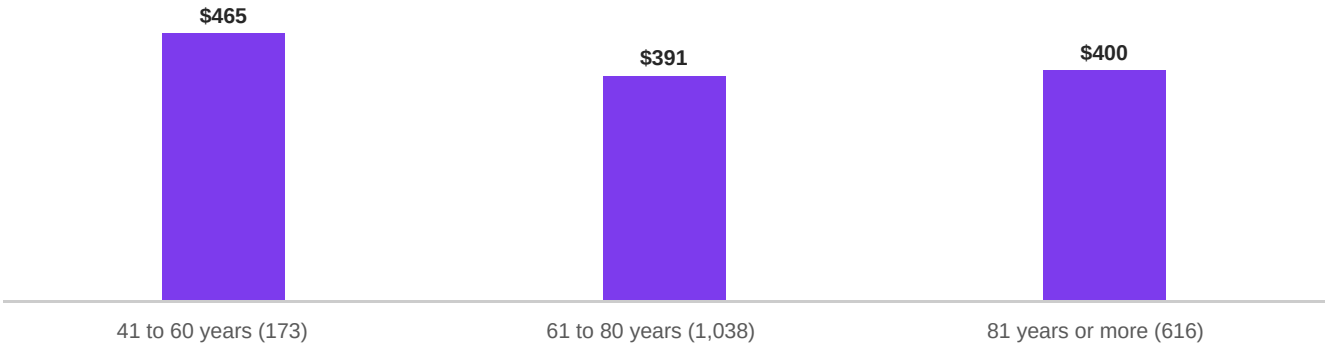
Median 4-room price by town, dearest first (continued)



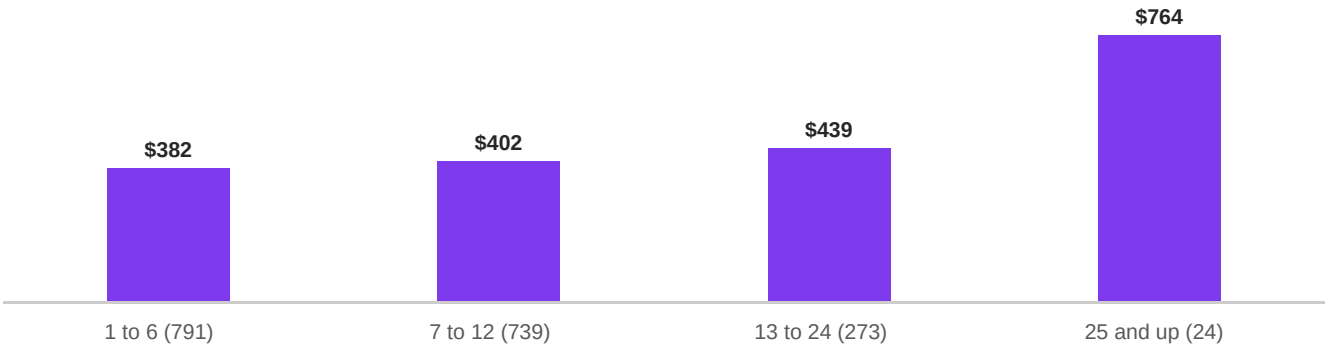
Town by town, June 2016

Ang Mo Kio: 90 sold - median $339,000 - 4-room median $475,000 - $437 psf
Bedok: 104 sold - median $365,000 - 4-room median $412,888 - $425 psf
Bishan: 25 sold - median $560,000 - 4-room median $551,000 - $538 psf
Bukit Batok: 64 sold - median $383,000 - 4-room median $395,000 - $386 psf
Bukit Merah: 62 sold - median $542,500 - 4-room median $594,000 - $549 psf
Bukit Panjang: 68 sold - median $389,944 - 4-room median $360,000 - $364 psf
Bukit Timah: 7 sold - median $670,000 - 4-room median $670,000 - $585 psf
Central Area: 14 sold - median $540,000 - 4-room median $615,000 - $566 psf - 1 at $1M+
Choa Chu Kang: 90 sold - median $377,500 - 4-room median $345,000 - $324 psf
Clementi: 54 sold - median $380,500 - 4-room median $523,500 - $454 psf
Geylang: 64 sold - median $382,500 - 4-room median $456,944 - $442 psf
Hougang: 101 sold - median $378,888 - 4-room median $374,000 - $377 psf
Jurong East: 32 sold - median $369,000 - 4-room median $425,000 - $409 psf
Jurong West: 134 sold - median $393,000 - 4-room median $380,000 - $370 psf
Kallang/Whampoa: 53 sold - median $503,000 - 4-room median $541,944 - $533 psf
Marine Parade: 12 sold - median $431,500 - 4-room median n/a - $564 psf
Pasir Ris: 54 sold - median $472,500 - 4-room median $402,500 - $358 psf
Punggol: 89 sold - median $443,000 - 4-room median $440,500 - $412 psf
Queenstown: 54 sold - median $582,500 - 4-room median $680,000 - $626 psf
Sembawang: 42 sold - median $395,000 - 4-room median $362,000 - $361 psf
Sengkang: 136 sold - median $435,000 - 4-room median $406,944 - $393 psf
Serangoon: 45 sold - median $428,000 - 4-room median $428,000 - $426 psf
Tampines: 150 sold - median $450,000 - 4-room median $418,000 - $400 psf
Toa Payoh: 60 sold - median $356,500 - 4-room median $500,000 - $465 psf
Woodlands: 126 sold - median $380,000 - 4-room median $350,000 - $344 psf
Yishun: 97 sold - median $355,000 - 4-room median $376,944 - $383 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2016

$1,070,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,152 sqft - $929 psf - 94 yrs lease left

$980,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,259 sqft - $778 psf - 94 yrs lease left

$980,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $628 psf - 76 yrs lease left

$968,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $616 psf - 72 yrs lease left

$963,888 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 19 to 21 - 1,216 sqft - $792 psf - 96 yrs lease left

$960,000 Blk 425 Clementi Ave 1, Clementi
5-room - storey 28 to 30 - 1,259 sqft - $762 psf - 96 yrs lease left

$945,000 Blk 212 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,604 sqft - $589 psf - 75 yrs lease left

$940,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,023 sqft - $919 psf - 94 yrs lease left

$933,000 Blk 90 Tanglin Halt Rd, Queenstown
5-room - storey 34 to 36 - 1,184 sqft - $788 psf - 91 yrs lease left

$925,000 Blk 60 Dakota Cres, Geylang
5-room - storey 04 to 06 - 1,636 sqft - $565 psf - 66 yrs lease left

The 5 most affordable 4-room flats, June 2016

$290,000 Blk 213 Petir Rd, Bukit Panjang

4-room - storey 10 to 12 - 1,119 sqft - $259 psf - 71 yrs lease left

$292,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $298 psf - 63 yrs lease left

$295,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $311 psf - 59 yrs lease left

$300,000 Blk 265 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $332 psf - 69 yrs lease left

$307,000 Blk 484A Choa Chu Kang Ave 5, Choa Chu Kang

4-room - storey 01 to 03 - 969 sqft - $317 psf - 82 yrs lease left

The 10 busiest streets, June 2016

Yishun Ring Rd, Yishun: 30 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Fernvale Rd, Sengkang: 26 sales
Bedok Reservoir Rd, Bedok: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Hougang Ave 8, Hougang: 20 sales
Punggol Dr, Punggol: 19 sales
Punggol Ctrl, Punggol: 18 sales
Choa Chu Kang Cres, Choa Chu Kang: 17 sales
Edgefield Plains, Punggol: 17 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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