HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2016

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

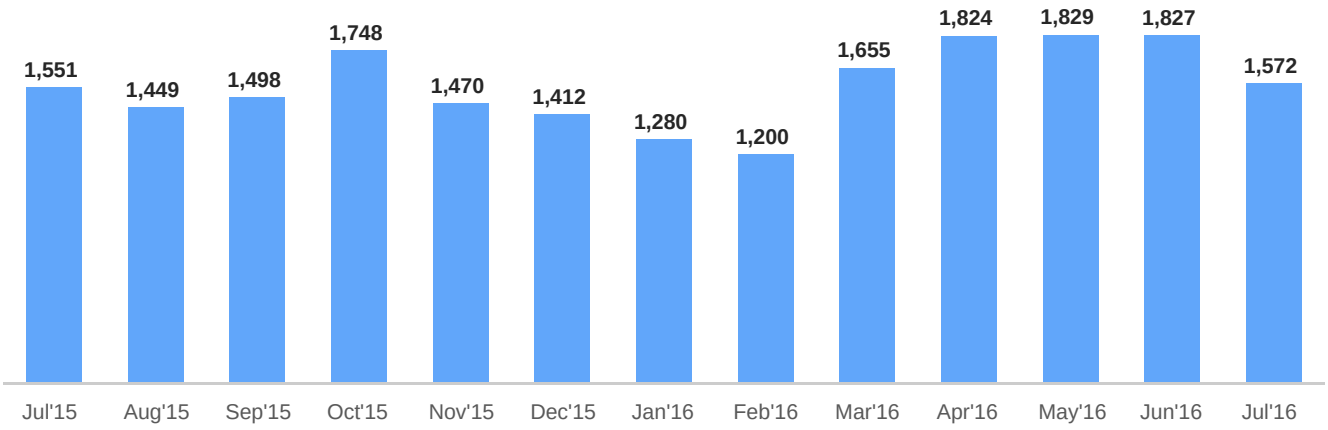
Flats sold: 1,572 Median price: $416,750 Median $psf: $405
Million-dollar flats: 2 (0.1%) Highest price: $1,040,000 (Central Area)

Against the month before: sales -14.0%, median price +2.1%. Against a year ago: sales +1.4%, median price +2.9%.

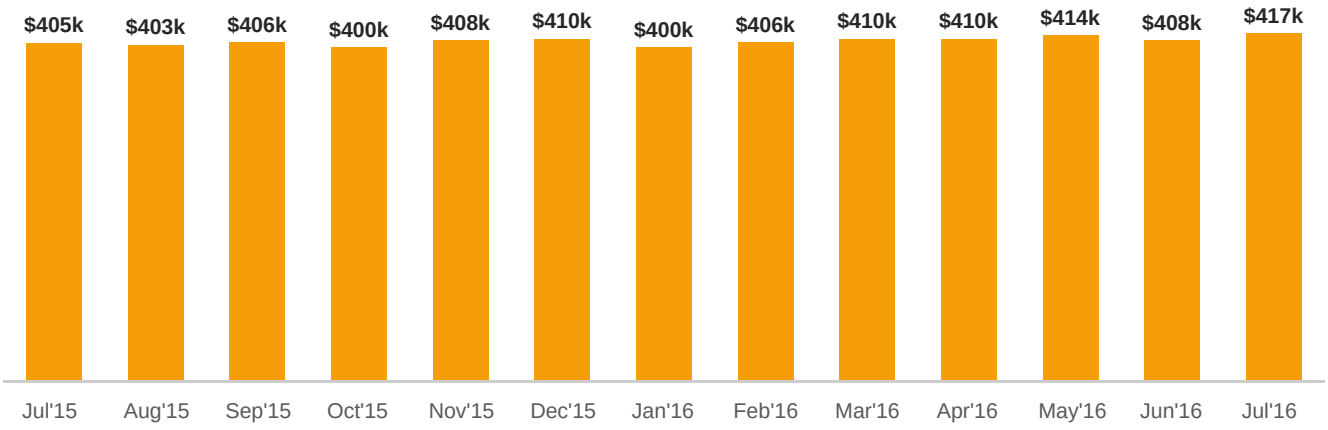
At a glance

- 1,572 HDB resale flats changed hands in July 2016, 14.0% fewer than the month before (1,827).
- Half of all flats sold for $416,750 or less (the median price), up 2.1% from the month before.
- A typical 4-room flat sold for $412,000 (641 sales), or about $401 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 $1,040,000 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 $342,500) and the dearest was Central Area (median $740,000).
- The busiest town was Sengkang with 115 sales.

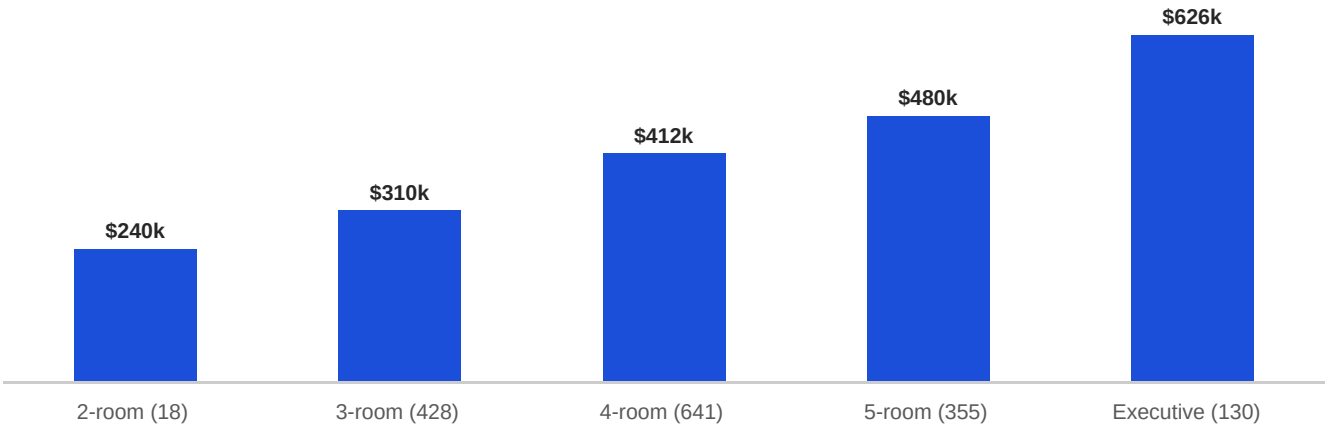
Flats sold each month, last 13 months



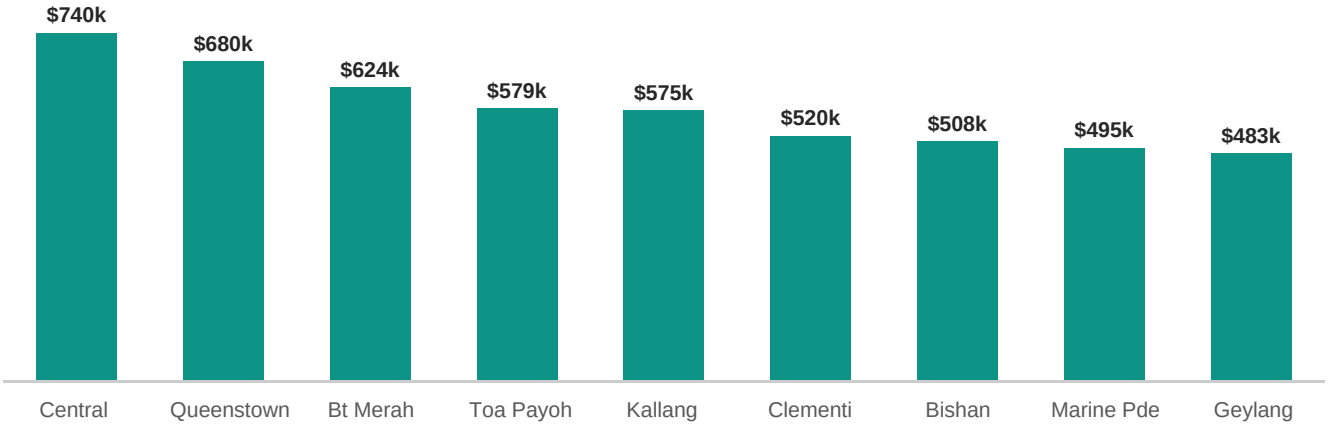
Median price each month, last 13 months



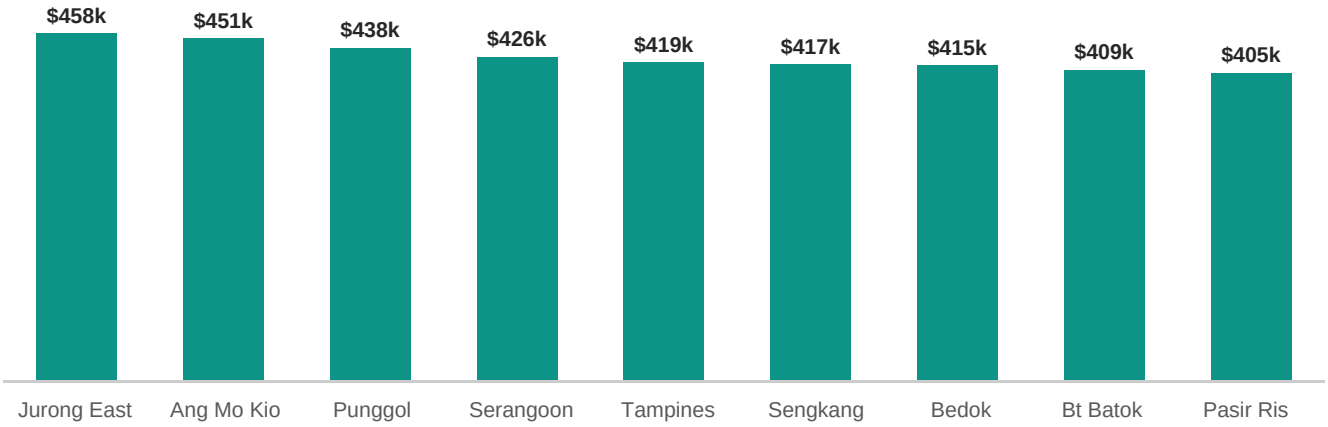
Median price by flat type (number sold), July 2016



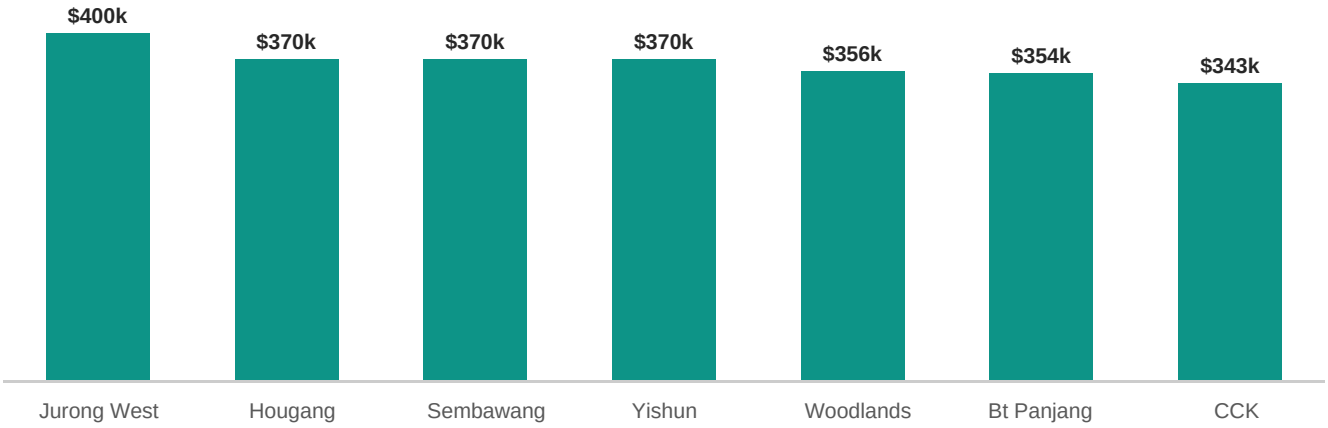
Median 4-room price by town, dearest first



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



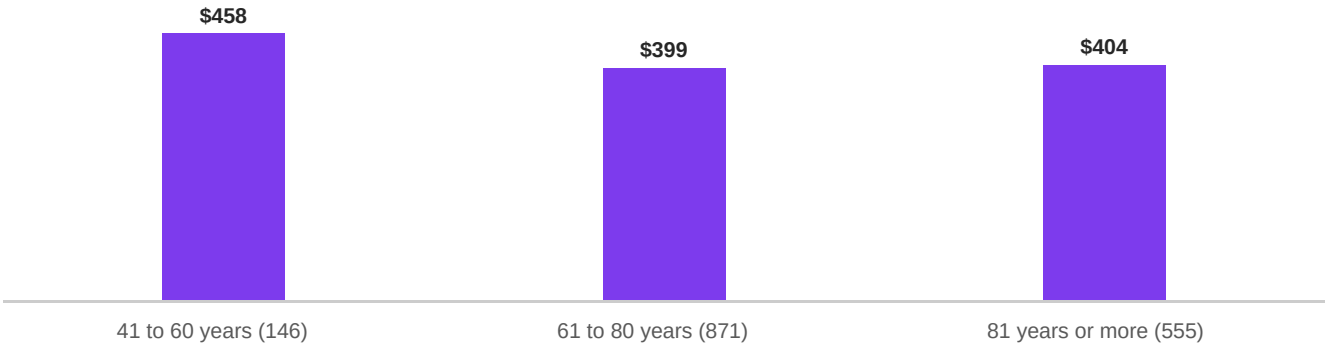
Median 4-room price by town, dearest first (continued)



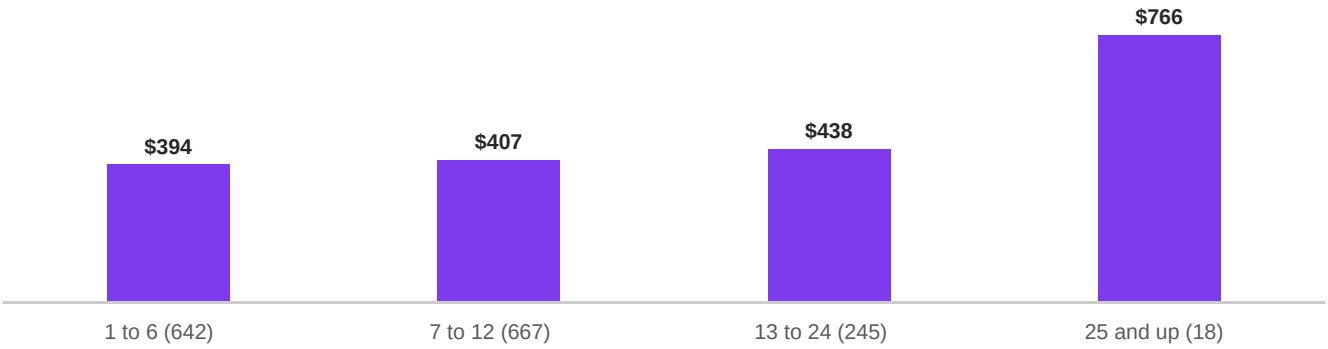
Town by town, July 2016

Ang Mo Kio: 77 sold - median $345,000 - 4-room median $451,000 - $433 psf
Bedok: 92 sold - median $365,000 - 4-room median $415,000 - $420 psf
Bishan: 26 sold - median $600,000 - 4-room median $508,000 - $522 psf
Bukit Batok: 75 sold - median $400,000 - 4-room median $408,888 - $391 psf
Bukit Merah: 68 sold - median $516,500 - 4-room median $624,000 - $546 psf
Bukit Panjang: 55 sold - median $383,000 - 4-room median $354,000 - $363 psf
Bukit Timah: 2 sold - median $721,500 - 4-room median n/a - $620 psf
Central Area: 16 sold - median $503,000 - 4-room median $740,000 - $710 psf - 1 at $1M+
Choa Chu Kang: 58 sold - median $389,000 - 4-room median $342,500 - $326 psf
Clementi: 39 sold - median $415,000 - 4-room median $520,000 - $485 psf
Geylang: 49 sold - median $408,000 - 4-room median $482,500 - $457 psf
Hougang: 82 sold - median $391,400 - 4-room median $370,000 - $398 psf
Jurong East: 32 sold - median $390,500 - 4-room median $457,500 - $420 psf
Jurong West: 105 sold - median $405,888 - 4-room median $400,000 - $379 psf
Kallang/Whampoa: 59 sold - median $486,000 - 4-room median $575,000 - $514 psf - 1 at $1M+
Marine Parade: 6 sold - median $475,000 - 4-room median $495,000 - $613 psf
Pasir Ris: 51 sold - median $445,000 - 4-room median $405,000 - $356 psf
Punggol: 68 sold - median $447,000 - 4-room median $438,000 - $410 psf
Queenstown: 46 sold - median $598,444 - 4-room median $680,000 - $619 psf
Sembawang: 61 sold - median $398,000 - 4-room median $370,000 - $358 psf
Sengkang: 115 sold - median $440,000 - 4-room median $416,500 - $405 psf
Serangoon: 46 sold - median $432,500 - 4-room median $426,000 - $433 psf
Tampines: 103 sold - median $429,999 - 4-room median $419,000 - $400 psf
Toa Payoh: 54 sold - median $427,500 - 4-room median $579,000 - $474 psf
Woodlands: 92 sold - median $371,500 - 4-room median $356,000 - $349 psf
Yishun: 95 sold - median $345,000 - 4-room median $370,000 - $377 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2016

$1,040,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 25 to 27 - 1,130 sqft - $920 psf - 94 yrs lease left

$1,025,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,259 sqft - $814 psf - 94 yrs lease left

$990,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,259 sqft - $786 psf - 94 yrs lease left

$980,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 07 to 09 - 1,152 sqft - $851 psf - 94 yrs lease left

$960,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $611 psf - 78 yrs lease left

$955,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 40 to 42 - 1,184 sqft - $807 psf - 89 yrs lease left

$940,000 Blk 4B Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $759 psf - 88 yrs lease left

$928,888 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,152 sqft - $807 psf - 94 yrs lease left

$920,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 16 to 18 - 1,410 sqft - $652 psf - 67 yrs lease left

$915,000 Blk 145 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,184 sqft - $773 psf - 89 yrs lease left

The 5 most affordable 4-room flats, July 2016

$295,000 Blk 276 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $326 psf - 68 yrs lease left

$300,000 Blk 288E Bt Batok St 25, Bukit Batok

4-room - storey 04 to 06 - 1,087 sqft - $276 psf - 81 yrs lease left

$308,000 Blk 768 Yishun Ave 3, Yishun

4-room - storey 04 to 06 - 904 sqft - $341 psf - 68 yrs lease left

$308,000 Blk 498 Jurong West St 41, Jurong West

4-room - storey 01 to 03 - 904 sqft - $341 psf - 69 yrs lease left

$310,000 Blk 311 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $343 psf - 70 yrs lease left

The 10 busiest streets, July 2016

Yishun Ring Rd, Yishun: 29 sales
Bedok Reservoir Rd, Bedok: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 18 sales
Fernvale Rd, Sengkang: 16 sales
Compassvale Dr, Sengkang: 15 sales
Serangoon Nth Ave 4, Serangoon: 15 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 14 sales
Senja Rd, Bukit Panjang: 14 sales
Hougang Ave 8, Hougang: 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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