HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2016

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

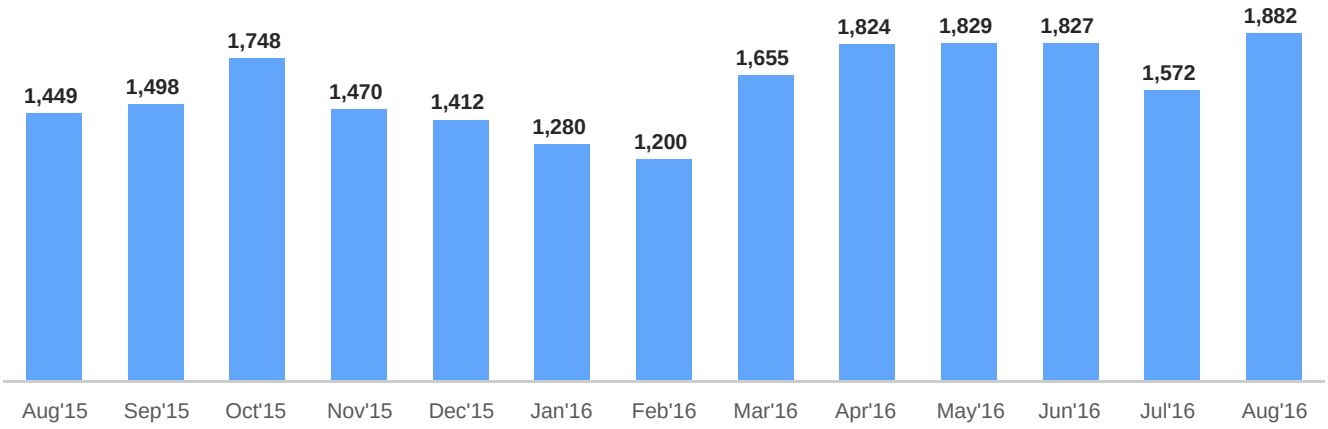
Flats sold: 1,882 Median price: $403,000 Median $psf: $400
Million-dollar flats: 4 (0.2%) Highest price: $1,100,000 (Kallang/Whampoa)

Against the month before: sales +19.7%, median price -3.3%. Against a year ago: sales +29.9%, median price +0.0%.

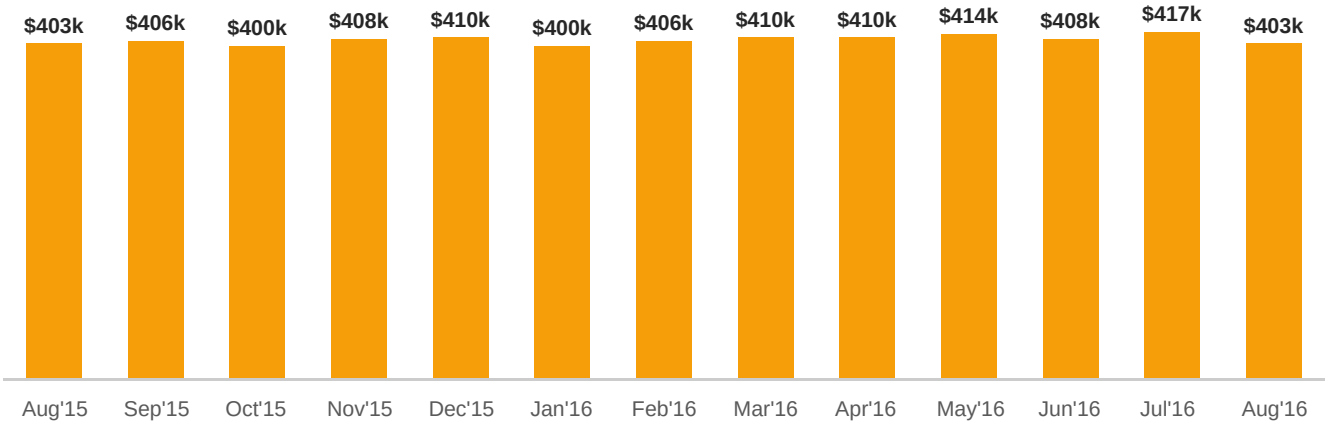
At a glance

- 1,882 HDB resale flats changed hands in August 2016, 19.7% more than the month before (1,572).
- Half of all flats sold for $403,000 or less (the median price), down 3.3% from the month before.
- A typical 4-room flat sold for $405,000 (781 sales), or about $395 per square foot.
- 4 flats sold for $1 million or more (0.2% of all sales), most of them in Bishan, Central Area, Clementi.
- The highest price was $1,100,000 for a 5-room flat at Blk 8 Boon Keng Rd, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $345,000) and the dearest was Central Area (median $831,000).
- The busiest town was Jurong West with 149 sales.

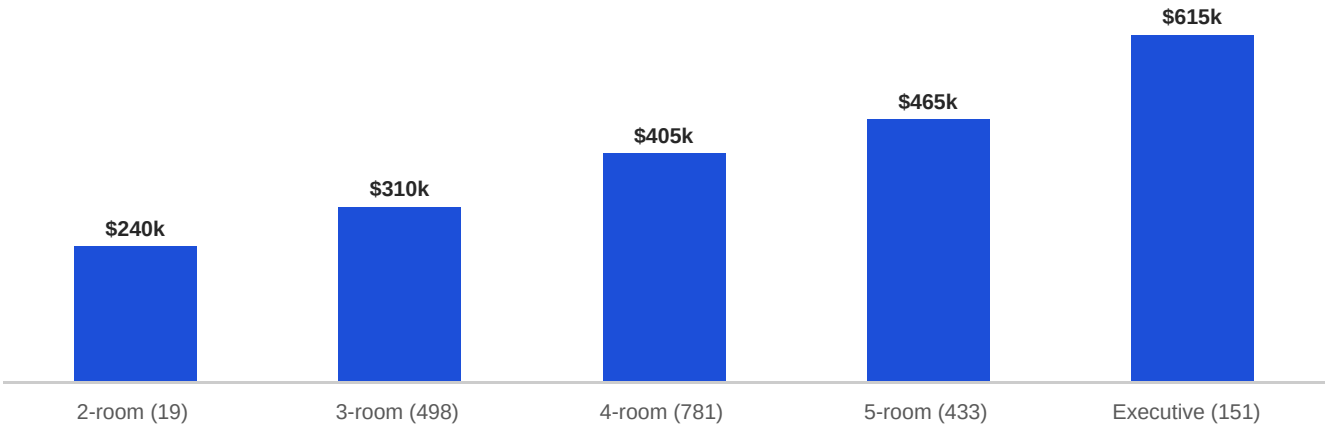
Flats sold each month, last 13 months



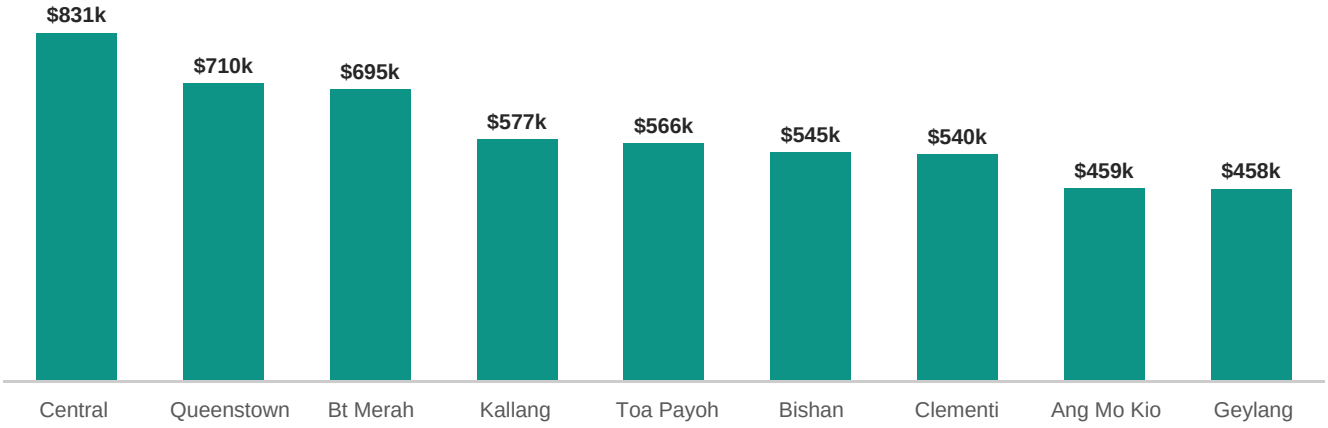
Median price each month, last 13 months



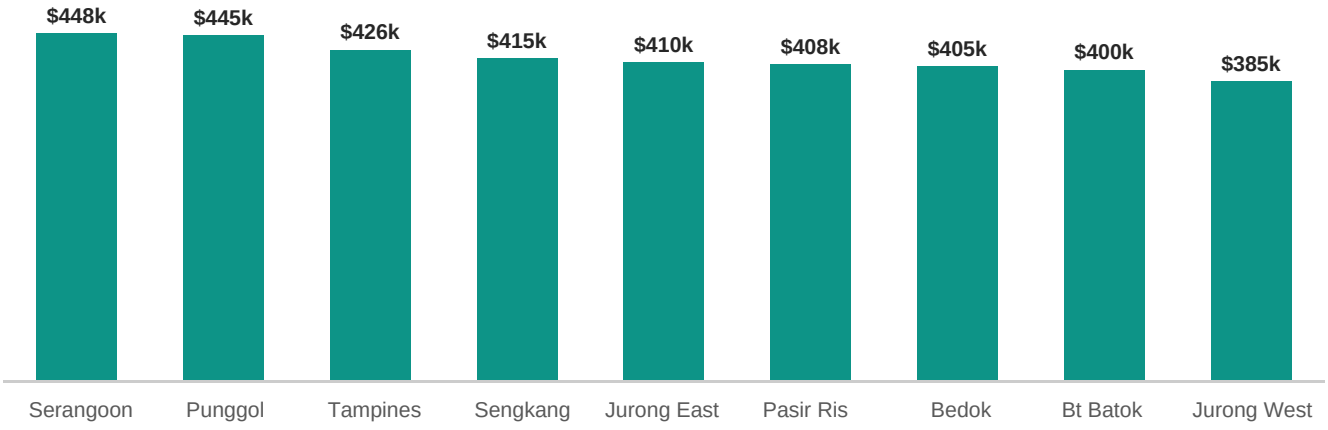
Median price by flat type (number sold), August 2016



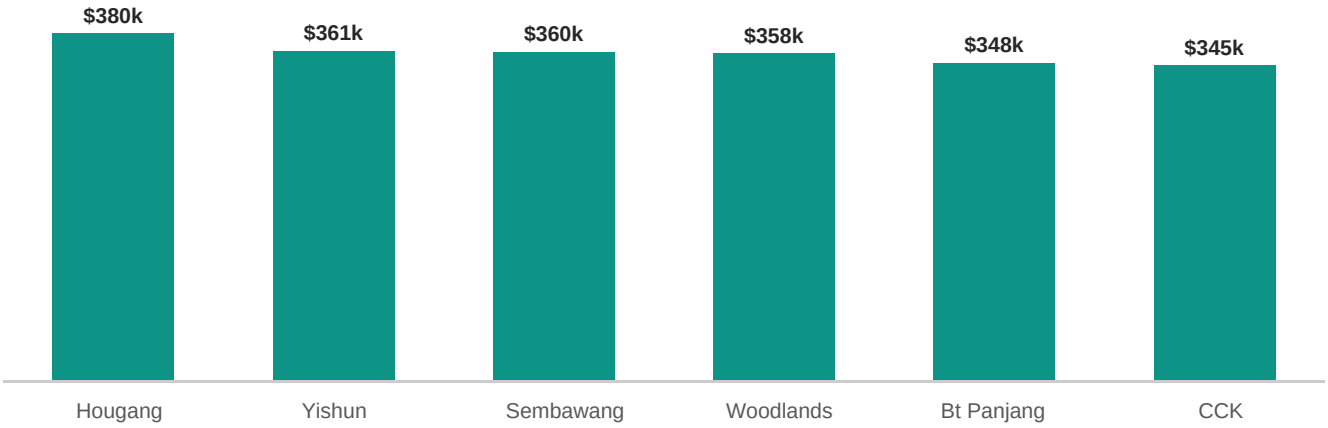
Median 4-room price by town, dearest first



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



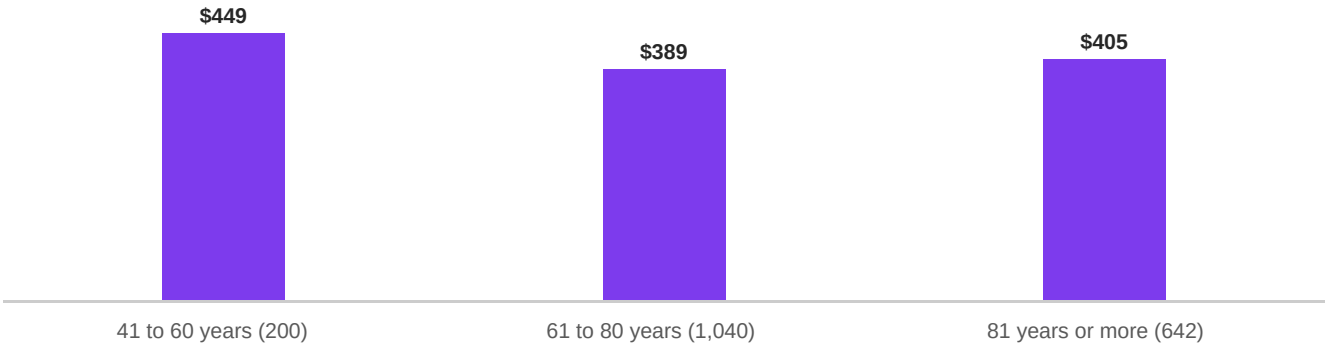
Median 4-room price by town, dearest first (continued)



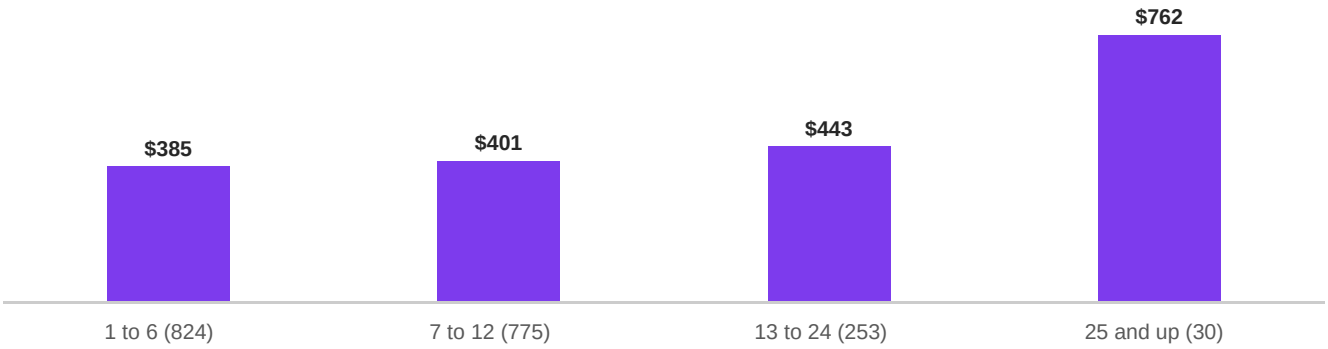
Town by town, August 2016

Ang Mo Kio: 84 sold - median $365,000 - 4-room median $459,000 - $443 psf
Bedok: 125 sold - median $380,000 - 4-room median $405,000 - $416 psf
Bishan: 37 sold - median $572,000 - 4-room median $545,000 - $520 psf - 1 at $1M+
Bukit Batok: 69 sold - median $390,000 - 4-room median $400,000 - $382 psf
Bukit Merah: 61 sold - median $610,000 - 4-room median $695,000 - $552 psf
Bukit Panjang: 64 sold - median $409,444 - 4-room median $347,500 - $369 psf
Bukit Timah: 7 sold - median $720,000 - 4-room median n/a - $599 psf
Central Area: 14 sold - median $739,000 - 4-room median $831,000 - $777 psf - 1 at $1M+
Choa Chu Kang: 113 sold - median $370,000 - 4-room median $345,000 - $317 psf
Clementi: 43 sold - median $402,888 - 4-room median $540,000 - $476 psf - 1 at $1M+
Geylang: 58 sold - median $345,000 - 4-room median $457,500 - $447 psf
Hougang: 111 sold - median $380,000 - 4-room median $380,000 - $382 psf
Jurong East: 43 sold - median $390,000 - 4-room median $410,000 - $416 psf
Jurong West: 149 sold - median $400,000 - 4-room median $385,000 - $372 psf
Kallang/Whampoa: 68 sold - median $447,500 - 4-room median $576,500 - $501 psf - 1 at $1M+
Marine Parade: 12 sold - median $394,000 - 4-room median n/a - $560 psf
Pasir Ris: 59 sold - median $445,000 - 4-room median $407,500 - $362 psf
Punggol: 95 sold - median $445,000 - 4-room median $445,000 - $424 psf
Queenstown: 54 sold - median $433,000 - 4-room median $710,000 - $550 psf
Sembawang: 53 sold - median $398,000 - 4-room median $360,000 - $348 psf
Sengkang: 141 sold - median $430,000 - 4-room median $415,000 - $392 psf
Serangoon: 45 sold - median $410,000 - 4-room median $447,500 - $455 psf
Tampines: 110 sold - median $430,000 - 4-room median $425,800 - $408 psf
Toa Payoh: 52 sold - median $361,500 - 4-room median $566,000 - $435 psf
Woodlands: 110 sold - median $384,900 - 4-room median $358,000 - $335 psf
Yishun: 105 sold - median $335,000 - 4-room median $361,000 - $376 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2016

$1,100,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,281 sqft - $859 psf - 94 yrs lease left

$1,070,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,130 sqft - $947 psf - 94 yrs lease left

$1,050,000 Blk 187 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,647 sqft - $638 psf - 70 yrs lease left

$1,005,000 Blk 441A Clementi Ave 3, Clementi
5-room - storey 16 to 18 - 1,249 sqft - $805 psf - 95 yrs lease left

$995,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,561 sqft - $638 psf - 72 yrs lease left

$986,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,281 sqft - $770 psf - 94 yrs lease left

$968,000 Blk 126A Kim Tian Rd, Bukit Merah
5-room - storey 37 to 39 - 1,216 sqft - $796 psf - 96 yrs lease left

$965,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,152 sqft - $838 psf - 94 yrs lease left

$960,000 Blk 60 Dakota Cres, Geylang
5-room - storey 04 to 06 - 1,507 sqft - $637 psf - 66 yrs lease left

$958,000 Blk 453 Sin Ming Ave, Bishan
Executive - storey 16 to 18 - 1,744 sqft - $549 psf - 73 yrs lease left

The 5 most affordable 4-room flats, August 2016

$295,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $326 psf - 71 yrs lease left

$296,888 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $303 psf - 63 yrs lease left

$300,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $306 psf - 60 yrs lease left

$305,000 Blk 25 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $308 psf - 62 yrs lease left

$306,000 Blk 120 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $338 psf - 69 yrs lease left

The 10 busiest streets, August 2016

Yishun Ring Rd, Yishun: 37 sales
Bedok Reservoir Rd, Bedok: 34 sales
Hougang Ave 8, Hougang: 26 sales
Edgefield Plains, Punggol: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Fernvale Rd, Sengkang: 21 sales
Punggol Ctrl, Punggol: 20 sales
Punggol Dr, Punggol: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 18 sales
Jurong West St 65, Jurong West: 18 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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