HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2016

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

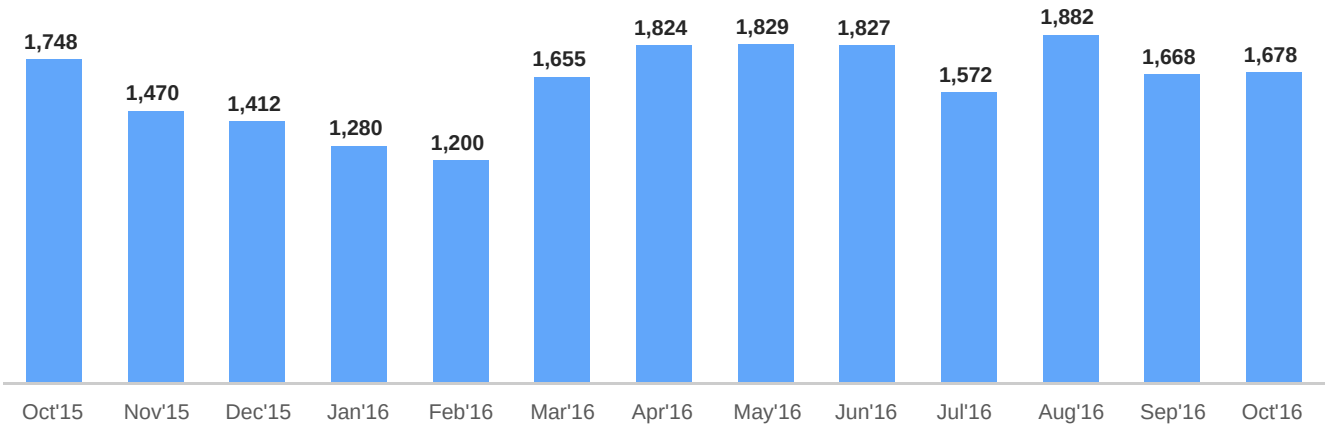
Flats sold: 1,678 Median price: $408,500 Median $psf: $400
Million-dollar flats: 1 (0.1%) Highest price: $1,038,000 (Bishan)

Against the month before: sales +0.6%, median price -0.4%. Against a year ago: sales -4.0%, median price +2.1%.

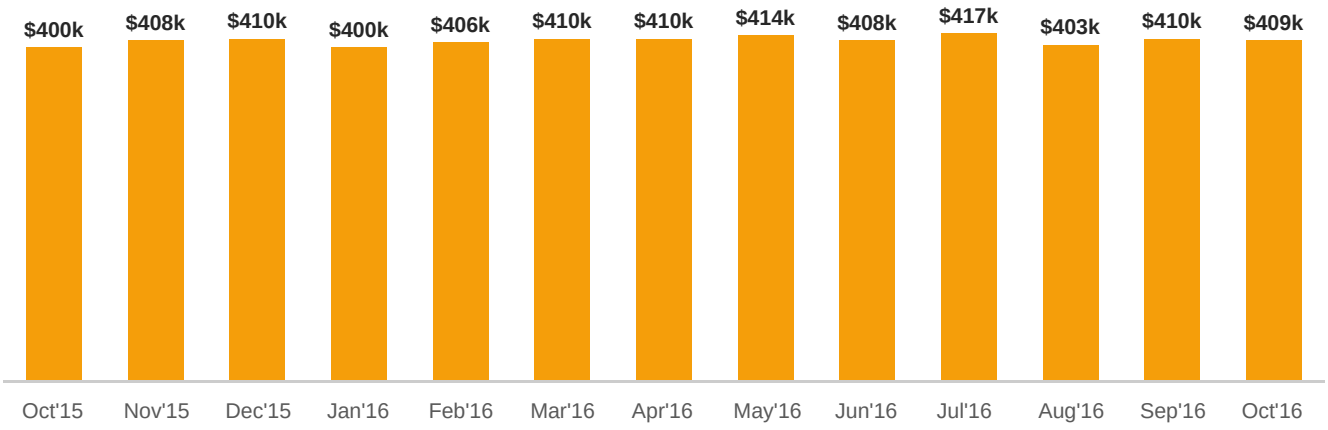
At a glance

- 1,678 HDB resale flats changed hands in October 2016, 0.6% more than the month before (1,668).
- Half of all flats sold for $408,500 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $410,000 (692 sales), or about $398 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Bishan.
- The highest price was $1,038,000 for a 5-room flat at Blk 273B Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $348,888) and the dearest was Queenstown (median $694,944).
- The busiest town was Jurong West with 129 sales.

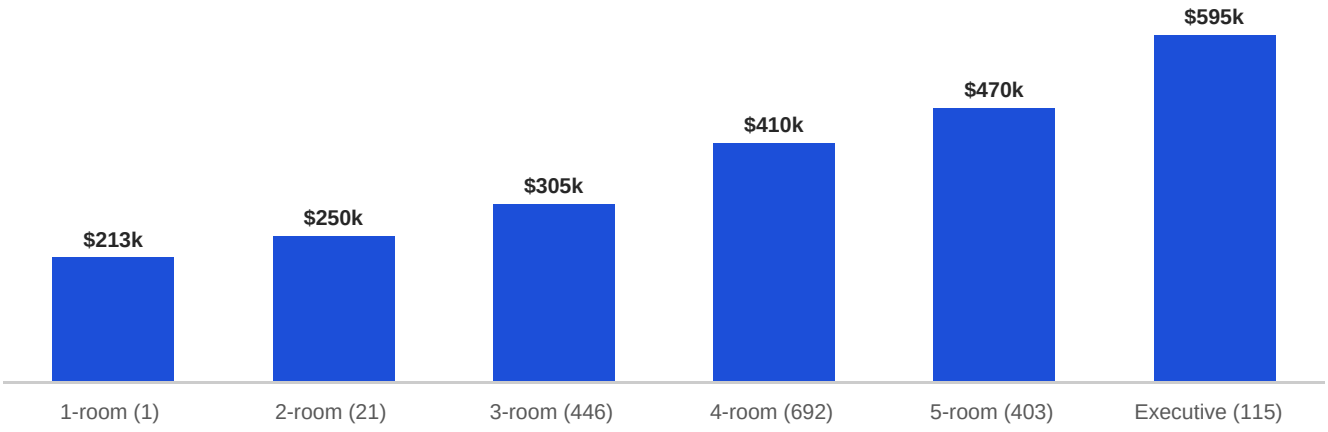
Flats sold each month, last 13 months



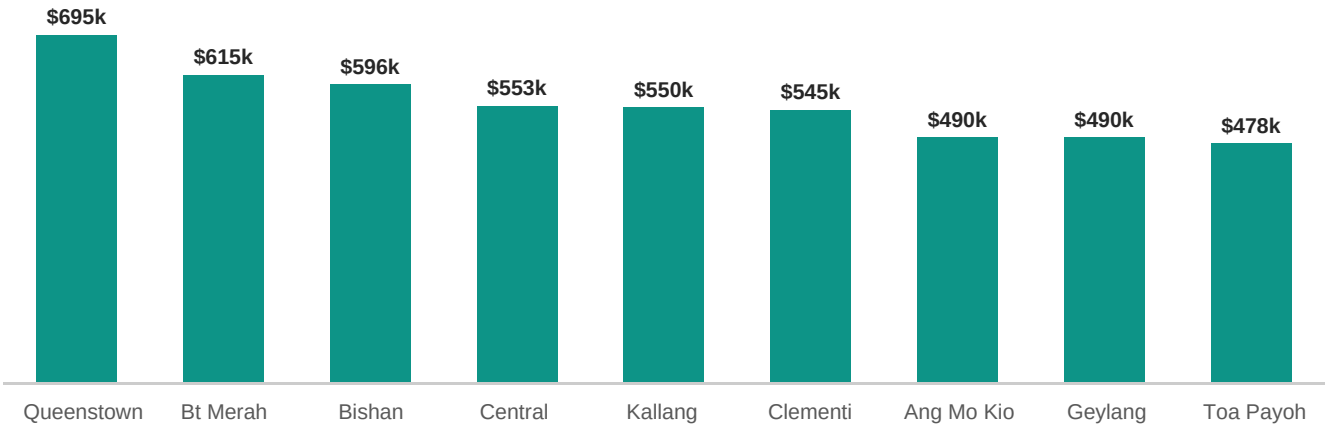
Median price each month, last 13 months



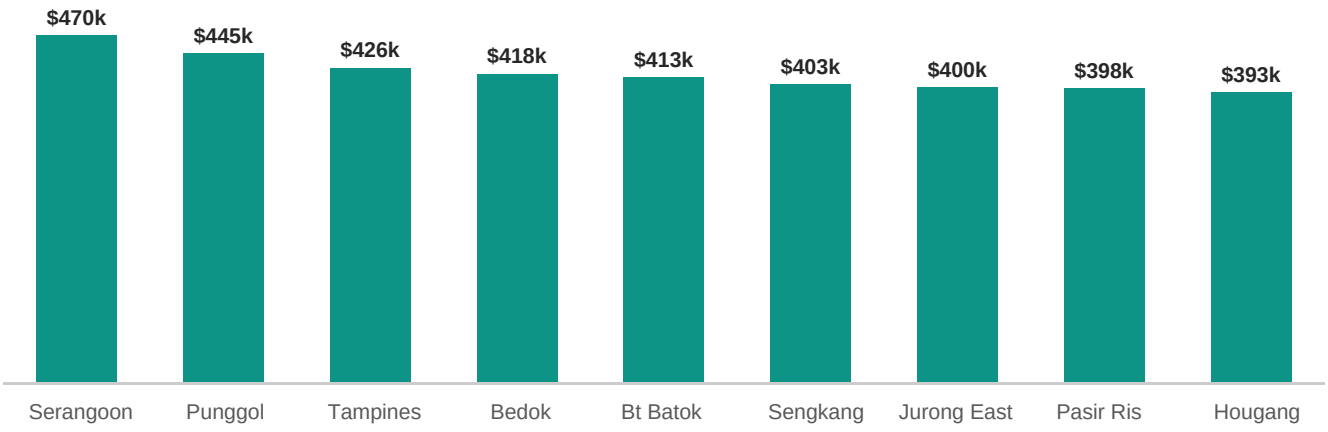
Median price by flat type (number sold), October 2016



Median 4-room price by town, dearest first



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



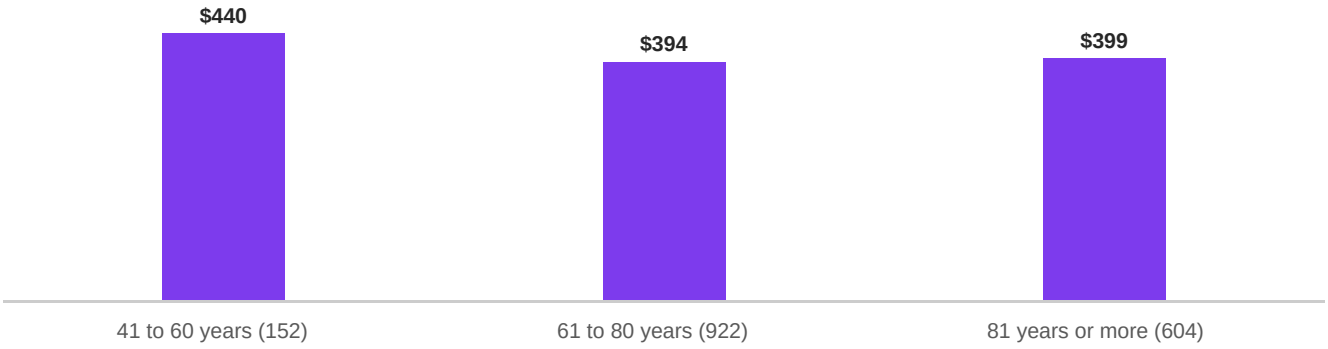
Median 4-room price by town, dearest first (continued)



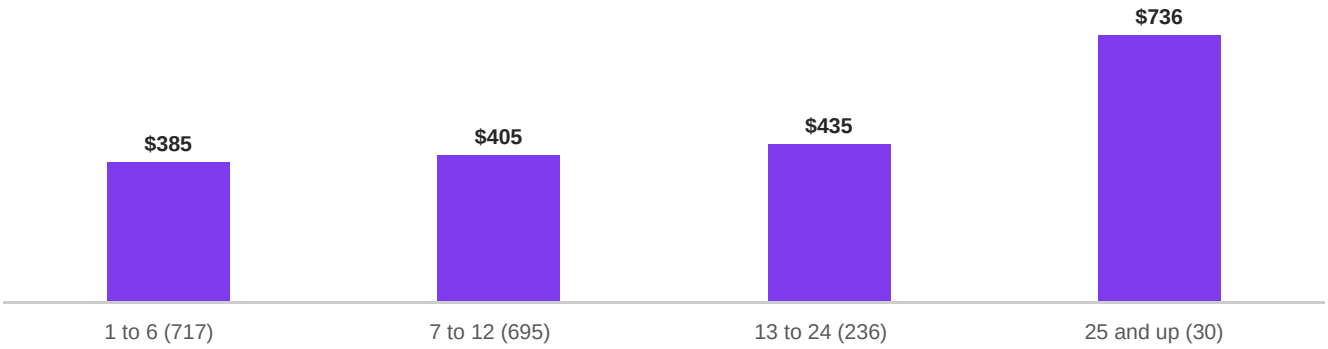
Town by town, October 2016

Ang Mo Kio: 93 sold - median $357,000 - 4-room median $490,000 - $444 psf
Bedok: 114 sold - median $368,000 - 4-room median $417,500 - $421 psf
Bishan: 44 sold - median $687,500 - 4-room median $596,000 - $565 psf - 1 at $1M+
Bukit Batok: 64 sold - median $392,500 - 4-room median $413,000 - $377 psf
Bukit Merah: 56 sold - median $536,500 - 4-room median $615,000 - $552 psf
Bukit Panjang: 63 sold - median $390,000 - 4-room median $360,000 - $356 psf
Bukit Timah: 3 sold - median $670,000 - 4-room median n/a - $599 psf
Central Area: 19 sold - median $470,000 - 4-room median $552,500 - $575 psf
Choa Chu Kang: 86 sold - median $381,500 - 4-room median $348,888 - $323 psf
Clementi: 46 sold - median $382,500 - 4-room median $545,000 - $478 psf
Geylang: 39 sold - median $410,000 - 4-room median $490,000 - $468 psf
Hougang: 82 sold - median $389,500 - 4-room median $392,500 - $386 psf
Jurong East: 37 sold - median $395,000 - 4-room median $399,500 - $403 psf
Jurong West: 129 sold - median $406,000 - 4-room median $375,000 - $377 psf
Kallang/Whampoa: 57 sold - median $420,000 - 4-room median $550,000 - $496 psf
Marine Parade: 6 sold - median $403,500 - 4-room median n/a - $577 psf
Pasir Ris: 37 sold - median $440,000 - 4-room median $398,000 - $354 psf
Punggol: 96 sold - median $445,500 - 4-room median $445,000 - $422 psf
Queenstown: 32 sold - median $571,900 - 4-room median $694,944 - $653 psf
Sembawang: 37 sold - median $400,000 - 4-room median $363,000 - $352 psf
Sengkang: 128 sold - median $420,000 - 4-room median $403,000 - $393 psf
Serangoon: 35 sold - median $460,000 - 4-room median $470,000 - $450 psf
Tampines: 105 sold - median $440,000 - 4-room median $425,500 - $402 psf
Toa Payoh: 53 sold - median $325,000 - 4-room median $477,500 - $441 psf
Woodlands: 109 sold - median $390,000 - 4-room median $350,000 - $334 psf
Yishun: 108 sold - median $357,000 - 4-room median $378,000 - $370 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2016

$1,038,000 Blk 273B Bishan St 24, Bishan
5-room - storey 40 to 42 - 1,292 sqft - $804 psf - 94 yrs lease left

$988,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,281 sqft - $771 psf - 94 yrs lease left

$968,888 Blk 60 Dakota Cres, Geylang
5-room - storey 10 to 12 - 1,636 sqft - $592 psf - 66 yrs lease left

$960,000 Blk 275A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $743 psf - 94 yrs lease left

$958,000 Blk 447 Bright Hill Dr, Bishan
Executive - storey 22 to 24 - 1,819 sqft - $527 psf - 73 yrs lease left

$950,000 Blk 273A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $735 psf - 94 yrs lease left

$935,000 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 34 to 36 - 1,184 sqft - $790 psf - 91 yrs lease left

$935,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $595 psf - 78 yrs lease left

$930,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 22 to 24 - 1,345 sqft - $691 psf - 57 yrs lease left

$930,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 07 to 09 - 1,130 sqft - $823 psf - 94 yrs lease left

The 5 most affordable 4-room flats, October 2016

$268,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $277 psf - 57 yrs lease left

$269,500 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $278 psf - 59 yrs lease left

$288,000 Blk 403 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $319 psf - 71 yrs lease left

$290,000 Blk 204 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $290 psf - 64 yrs lease left

$292,000 Blk 619 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 915 sqft - $319 psf - 70 yrs lease left

The 10 busiest streets, October 2016

Yishun Ring Rd, Yishun: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 24 sales
Edgefield Plains, Punggol: 24 sales
Bedok Reservoir Rd, Bedok: 23 sales
Bedok Nth Rd, Bedok: 19 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 18 sales
Punggol Field, Punggol: 18 sales
Fernvale Rd, Sengkang: 17 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 15 sales
Jurong West St 61, Jurong West: 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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