HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2016

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:04 pm.
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November 2016 in full

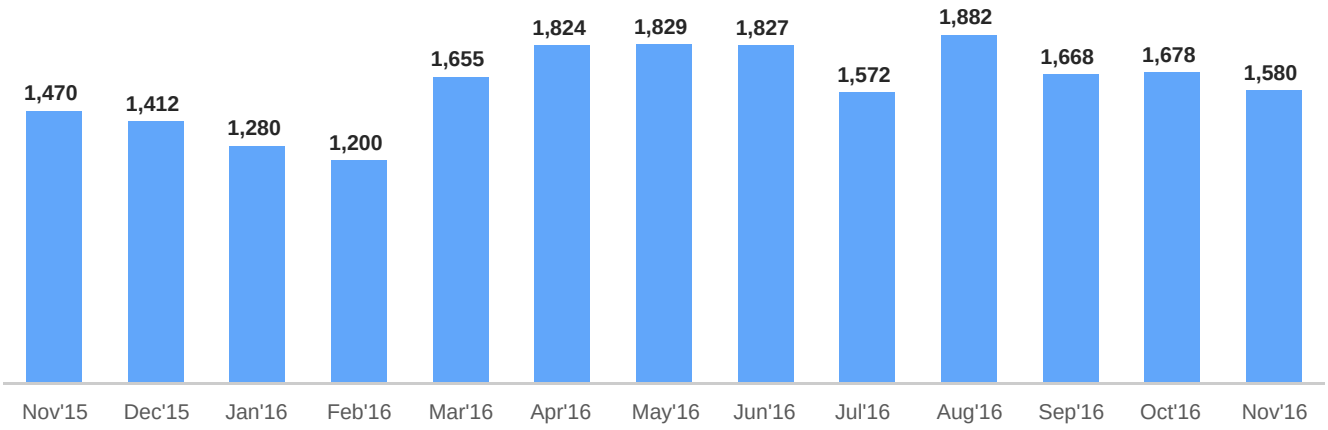
Flats sold: 1,580 Median price: $410,000 Median $psf: $398
Million-dollar flats: 3 (0.2%) Highest price: $1,100,000 (Central Area)

Against the month before: sales -5.8%, median price +0.4%. Against a year ago: sales +7.5%, median price +0.5%.

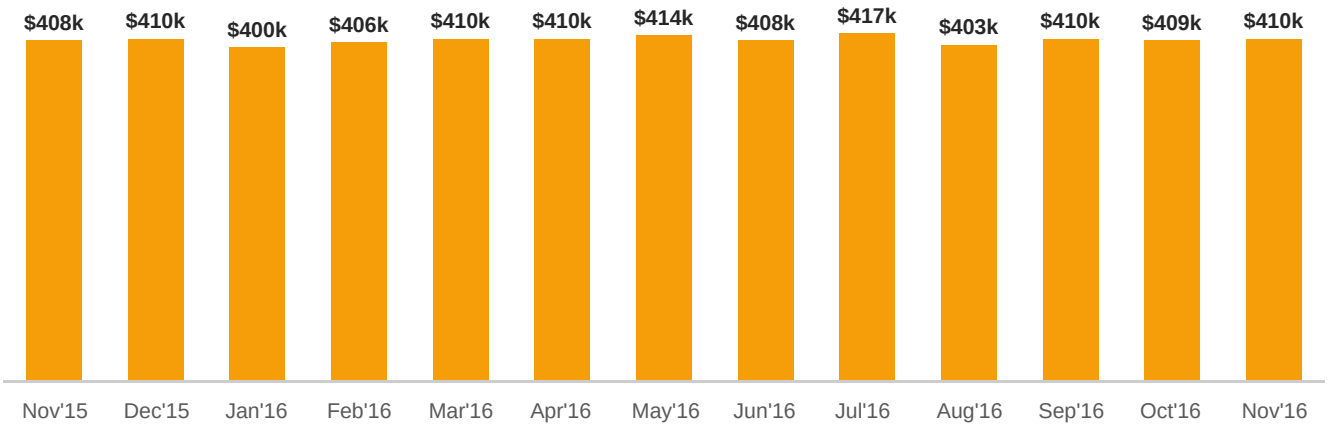
At a glance

- 1,580 HDB resale flats changed hands in November 2016, 5.8% fewer than the month before (1,678).
- Half of all flats sold for $410,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $405,000 (666 sales), or about $391 per square foot.
- 3 flats sold for $1 million or more (0.2% of all sales), most of them in Central Area, Kallang/Whampoa.
- The highest price was $1,100,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $342,000) and the dearest was Central Area (median $842,500).
- The busiest town was Woodlands with 122 sales.

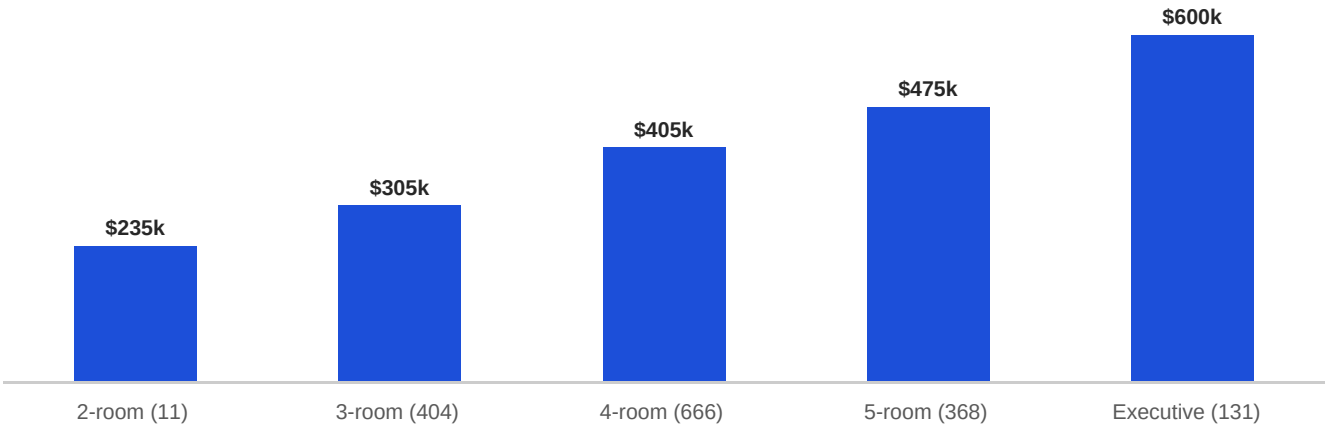
Flats sold each month, last 13 months



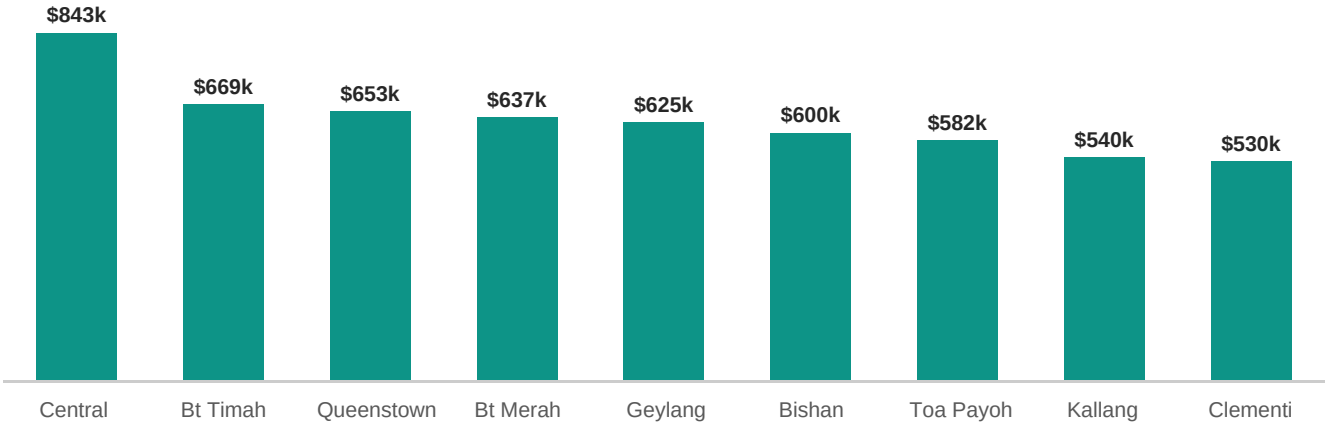
Median price each month, last 13 months



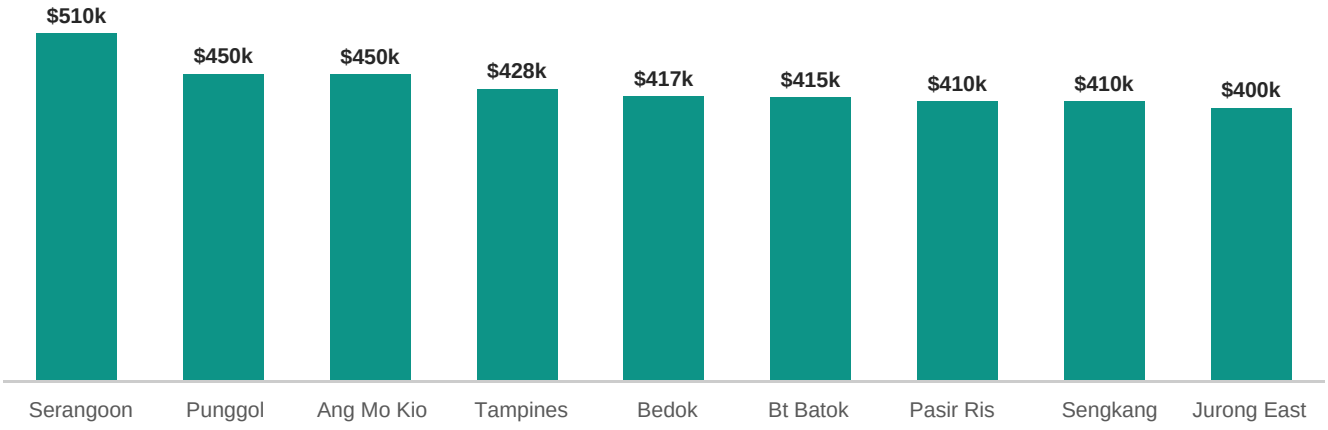
Median price by flat type (number sold), November 2016



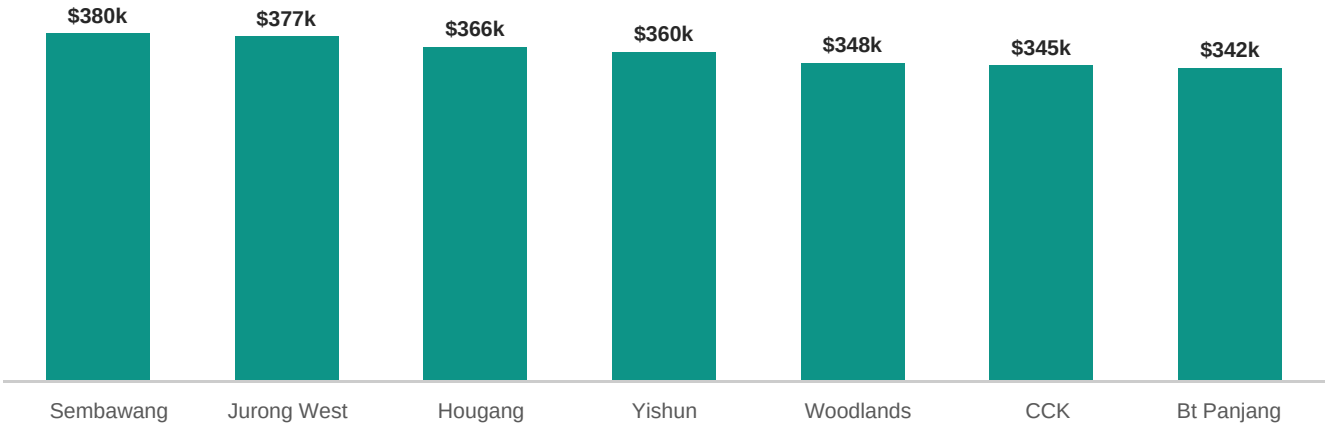
Median 4-room price by town, dearest first



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



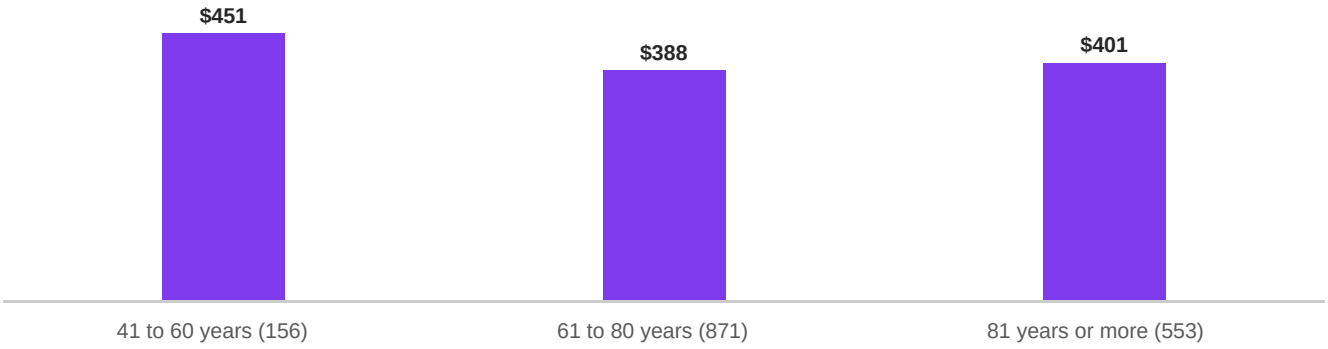
Median 4-room price by town, dearest first (continued)



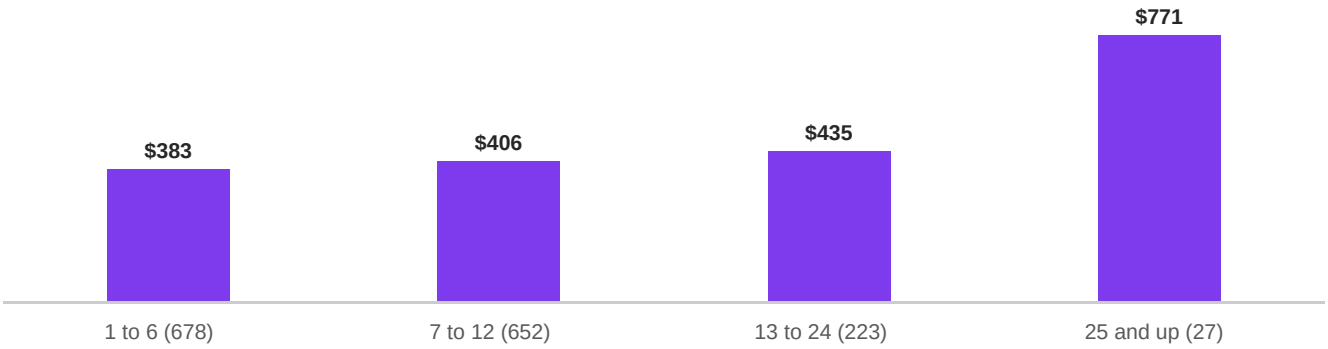
Town by town, November 2016

Ang Mo Kio: 69 sold - median $370,000 - 4-room median $449,500 - $437 psf
Bedok: 88 sold - median $380,000 - 4-room median $417,250 - $418 psf
Bishan: 38 sold - median $694,004 - 4-room median $600,000 - $574 psf
Bukit Batok: 69 sold - median $330,000 - 4-room median $415,000 - $383 psf
Bukit Merah: 60 sold - median $567,500 - 4-room median $636,500 - $561 psf
Bukit Panjang: 58 sold - median $359,000 - 4-room median $342,000 - $349 psf
Bukit Timah: 4 sold - median $669,000 - 4-room median $669,000 - $625 psf
Central Area: 18 sold - median $644,000 - 4-room median $842,500 - $794 psf - 2 at $1M+
Choa Chu Kang: 71 sold - median $363,000 - 4-room median $345,000 - $314 psf
Clementi: 40 sold - median $387,500 - 4-room median $530,000 - $488 psf
Geylang: 30 sold - median $369,444 - 4-room median $625,000 - $447 psf
Hougang: 91 sold - median $363,000 - 4-room median $365,500 - $378 psf
Jurong East: 43 sold - median $371,000 - 4-room median $400,000 - $398 psf
Jurong West: 116 sold - median $407,500 - 4-room median $376,500 - $377 psf
Kallang/Whampoa: 50 sold - median $429,000 - 4-room median $540,000 - $516 psf - 1 at $1M+
Marine Parade: 4 sold - median $415,944 - 4-room median n/a - $594 psf
Pasir Ris: 53 sold - median $478,000 - 4-room median $410,000 - $363 psf
Punggol: 84 sold - median $450,000 - 4-room median $450,000 - $434 psf
Queenstown: 44 sold - median $409,444 - 4-room median $652,500 - $553 psf
Sembawang: 39 sold - median $405,000 - 4-room median $380,000 - $357 psf
Sengkang: 110 sold - median $431,000 - 4-room median $410,000 - $391 psf
Serangoon: 23 sold - median $520,000 - 4-room median $510,000 - $518 psf
Tampines: 113 sold - median $438,000 - 4-room median $428,000 - $402 psf
Toa Payoh: 46 sold - median $340,000 - 4-room median $581,888 - $477 psf
Woodlands: 122 sold - median $390,000 - 4-room median $347,500 - $343 psf
Yishun: 97 sold - median $337,000 - 4-room median $360,000 - $368 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2016

$1,100,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,141 sqft - $964 psf - 94 yrs lease left

$1,100,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,152 sqft - $955 psf - 94 yrs lease left

$1,000,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,259 sqft - $794 psf - 94 yrs lease left

$995,000 Blk 273B Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $770 psf - 94 yrs lease left

$980,000 Blk 275A Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $759 psf - 94 yrs lease left

$975,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $855 psf - 94 yrs lease left

$950,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 40 to 42 - 1,152 sqft - $825 psf - 94 yrs lease left

$940,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $824 psf - 94 yrs lease left

$938,000 Blk 3 Holland Cl, Queenstown
5-room - storey 19 to 21 - 1,335 sqft - $703 psf - 81 yrs lease left

$920,000 Blk 62A Strathmore Ave, Queenstown
5-room - storey 13 to 15 - 1,259 sqft - $731 psf - 94 yrs lease left

The 5 most affordable 4-room flats, November 2016

$258,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $266 psf - 57 yrs lease left

$270,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $279 psf - 57 yrs lease left

$278,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $287 psf - 57 yrs lease left

$285,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $301 psf - 59 yrs lease left

$286,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $316 psf - 71 yrs lease left

The 10 busiest streets, November 2016

Bedok Reservoir Rd, Bedok: 22 sales
Punggol Field, Punggol: 19 sales
Yishun Ring Rd, Yishun: 18 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Punggol Dr, Punggol: 17 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 16 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 15 sales
Jurong West St 64, Jurong West: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 13 sales
Bishan St 24, Bishan: 13 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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