HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2016

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:04 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2016-12/

December 2016 in full

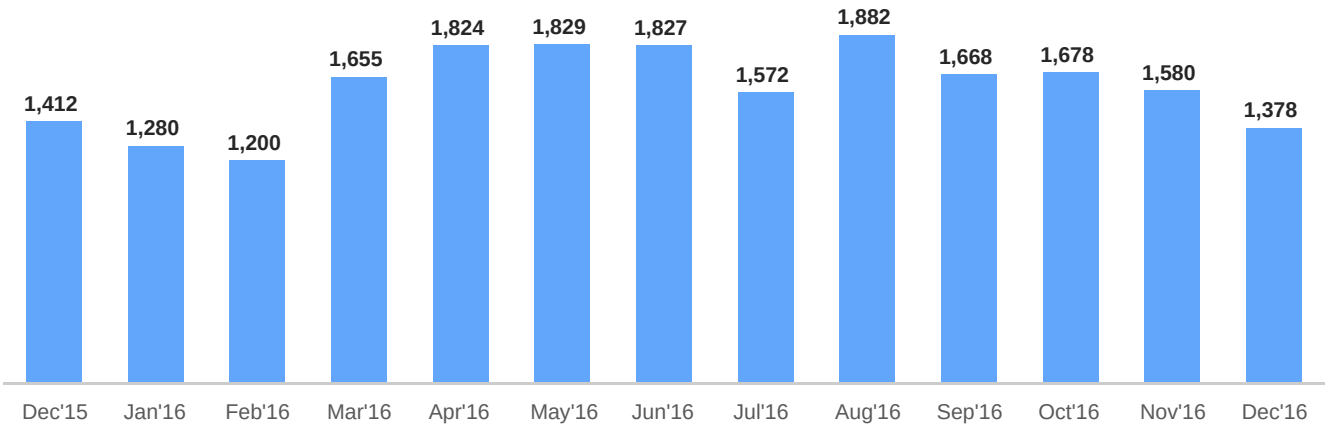
Flats sold: 1,378 Median price: $410,000 Median $psf: $401
Million-dollar flats: 1 (0.1%) Highest price: $1,150,000 (Kallang/Whampoa)

Against the month before: sales -12.8%, median price +0.0%. Against a year ago: sales -2.4%, median price +0.0%.

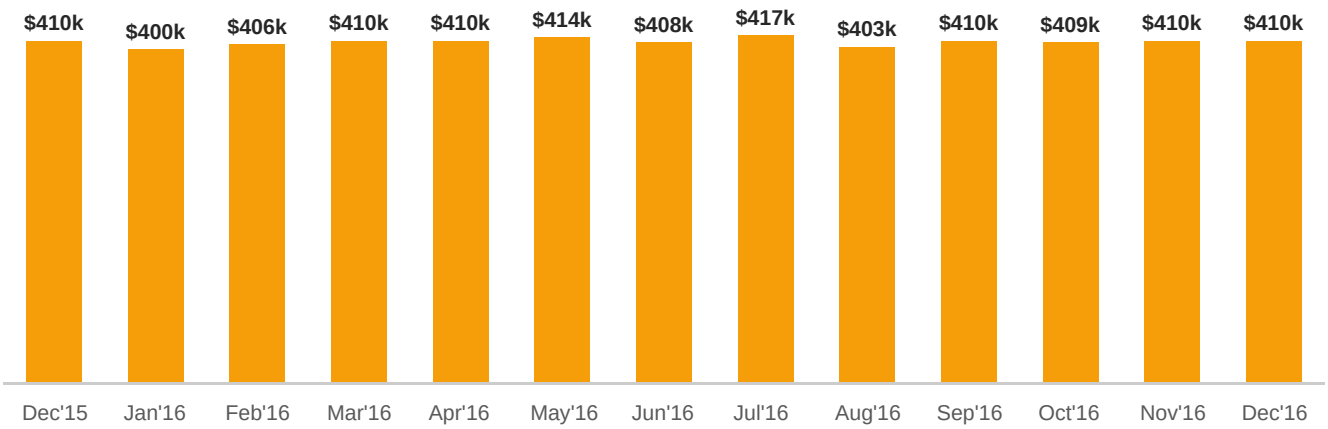
At a glance

- 1,378 HDB resale flats changed hands in December 2016, 12.8% fewer than the month before (1,580).
- 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 $410,000 (561 sales), or about $399 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Kallang/Whampoa.
- The highest price was $1,150,000 for a 3-room flat at Blk 57 Jln Ma'mor, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $345,000) and the dearest was Central Area (median $882,000).
- The busiest town was Woodlands with 106 sales.

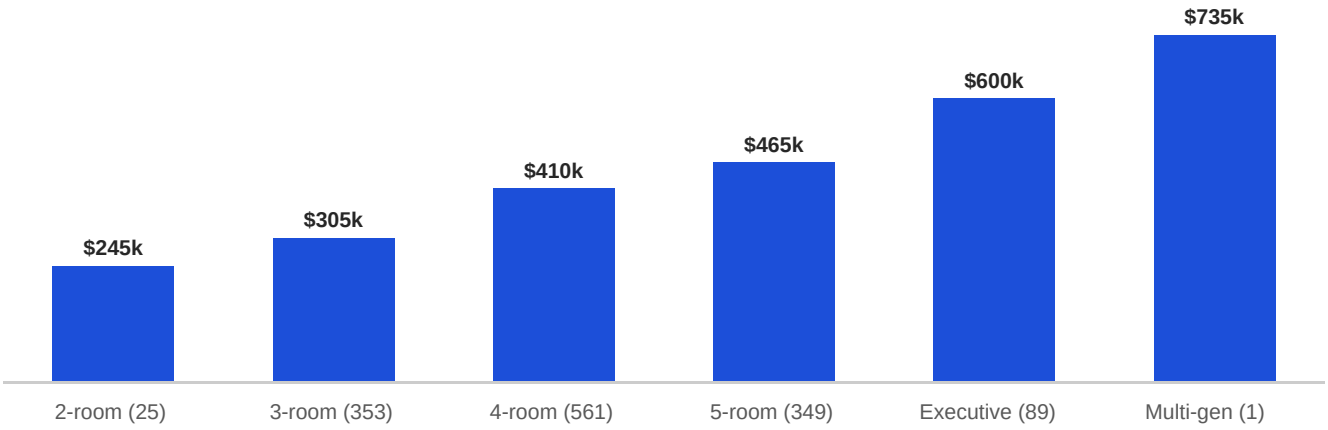
Flats sold each month, last 13 months



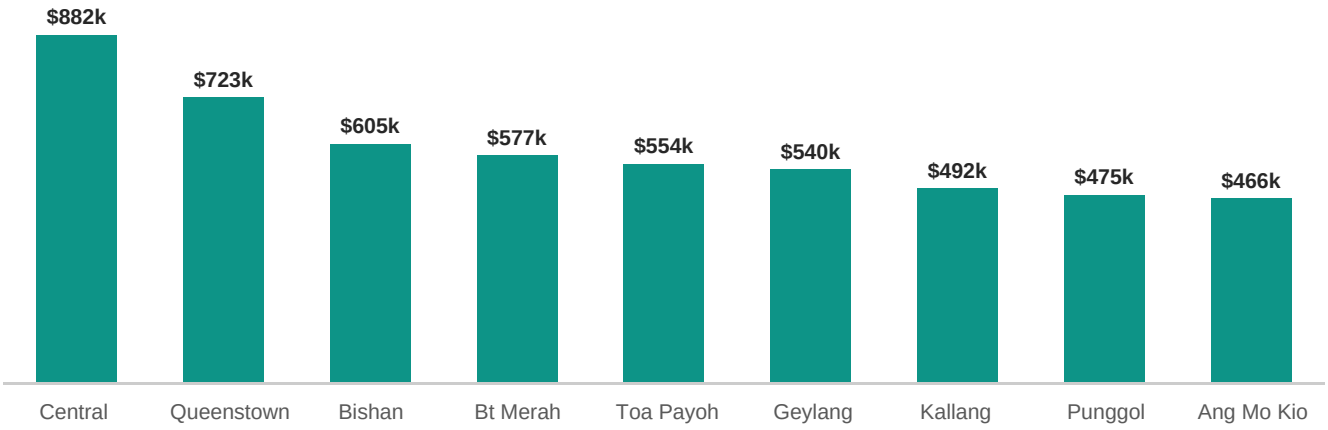
Median price each month, last 13 months



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



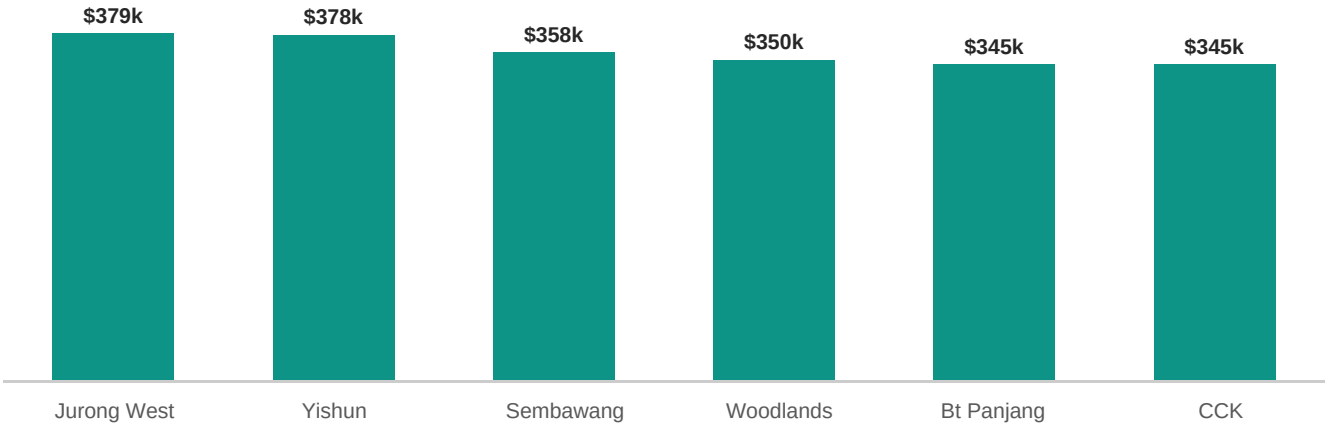
Median 4-room price by town, dearest first



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



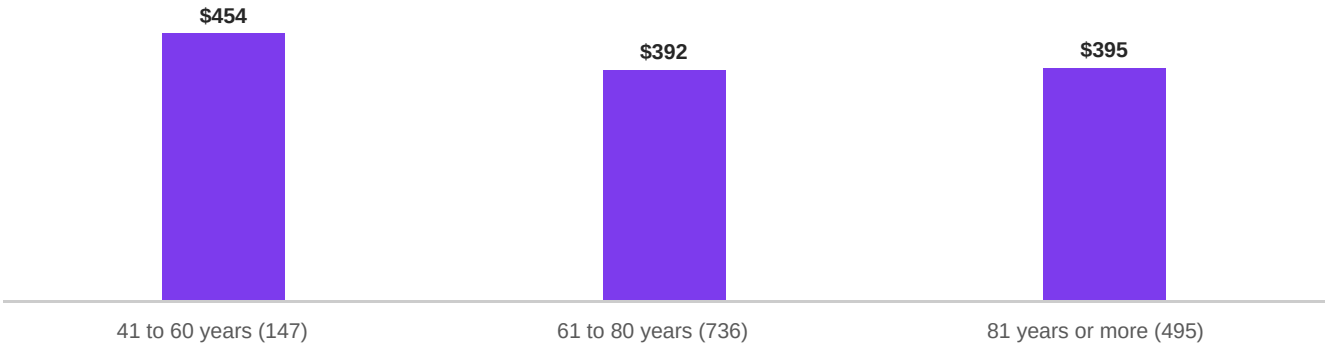
Median 4-room price by town, dearest first (continued)



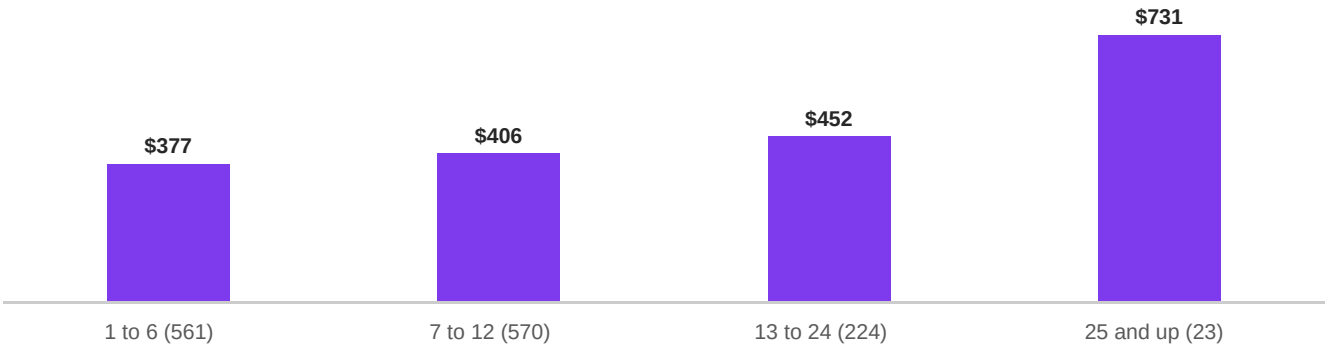
Town by town, December 2016

Ang Mo Kio: 80 sold - median $371,500 - 4-room median $466,000 - $451 psf
Bedok: 93 sold - median $355,000 - 4-room median $430,000 - $430 psf
Bishan: 31 sold - median $633,000 - 4-room median $605,000 - $538 psf
Bukit Batok: 55 sold - median $375,000 - 4-room median $391,000 - $371 psf
Bukit Merah: 57 sold - median $530,000 - 4-room median $576,500 - $537 psf
Bukit Panjang: 51 sold - median $375,000 - 4-room median $345,000 - $348 psf
Bukit Timah: 5 sold - median $690,000 - 4-room median n/a - $616 psf
Central Area: 17 sold - median $475,000 - 4-room median $882,000 - $712 psf
Choa Chu Kang: 65 sold - median $377,000 - 4-room median $345,000 - $321 psf
Clementi: 25 sold - median $448,000 - 4-room median $460,000 - $492 psf
Geylang: 37 sold - median $415,000 - 4-room median $540,000 - $454 psf
Hougang: 67 sold - median $388,888 - 4-room median $379,000 - $380 psf
Jurong East: 31 sold - median $430,000 - 4-room median $426,000 - $396 psf
Jurong West: 92 sold - median $387,500 - 4-room median $379,000 - $366 psf
Kallang/Whampoa: 48 sold - median $418,944 - 4-room median $492,000 - $486 psf - 1 at $1M+
Marine Parade: 9 sold - median $406,000 - 4-room median n/a - $562 psf
Pasir Ris: 36 sold - median $438,000 - 4-room median $386,000 - $342 psf
Punggol: 77 sold - median $456,000 - 4-room median $475,000 - $441 psf
Queenstown: 24 sold - median $510,694 - 4-room median $722,500 - $644 psf
Sembawang: 42 sold - median $390,000 - 4-room median $358,000 - $341 psf
Sengkang: 101 sold - median $425,000 - 4-room median $410,000 - $380 psf
Serangoon: 29 sold - median $415,000 - 4-room median $424,444 - $437 psf
Tampines: 87 sold - median $448,000 - 4-room median $432,500 - $410 psf
Toa Payoh: 33 sold - median $333,000 - 4-room median $554,000 - $441 psf
Woodlands: 106 sold - median $389,444 - 4-room median $350,000 - $334 psf
Yishun: 80 sold - median $347,500 - 4-room median $377,500 - $375 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2016

$1,150,000 Blk 57 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,788 sqft - $413 psf - 55 yrs lease left

$980,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $624 psf - 71 yrs lease left

$938,888 Blk 1G Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,044 sqft - $899 psf - 94 yrs lease left

$928,888 Blk 1F Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $908 psf - 94 yrs lease left

$928,000 Blk 273B Bishan St 24, Bishan
5-room - storey 13 to 15 - 1,292 sqft - $718 psf - 94 yrs lease left

$920,000 Blk 275A Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,292 sqft - $712 psf - 94 yrs lease left

$910,000 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $579 psf - 75 yrs lease left

$910,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,259 sqft - $723 psf - 94 yrs lease left

$908,000 Blk 30 Holland Cl, Queenstown
5-room - storey 10 to 12 - 1,345 sqft - $675 psf - 80 yrs lease left

$900,000 Blk 454 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 2,013 sqft - $447 psf - 72 yrs lease left

The 5 most affordable 4-room flats, December 2016

$290,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $306 psf - 59 yrs lease left

$301,688 Blk 145 Serangoon Nth Ave 1, Serangoon

4-room - storey 04 to 06 - 893 sqft - $338 psf - 69 yrs lease left

$305,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,001 sqft - $305 psf - 64 yrs lease left

$305,888 Blk 840 Woodlands St 82, Woodlands

4-room - storey 10 to 12 - 904 sqft - $338 psf - 77 yrs lease left

$309,000 Blk 127 Marsiling Rise, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $296 psf - 68 yrs lease left

The 10 busiest streets, December 2016

Punggol Field, Punggol: 27 sales
Yishun Ring Rd, Yishun: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Bedok Reservoir Rd, Bedok: 17 sales
Fernvale Rd, Sengkang: 16 sales
Bedok Nth Rd, Bedok: 14 sales
Choa Chu Kang Cres, Choa Chu Kang: 14 sales
Punggol Pl, Punggol: 14 sales
Marsiling Dr, Woodlands: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg