HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2017

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:04 pm.
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January 2017 in full

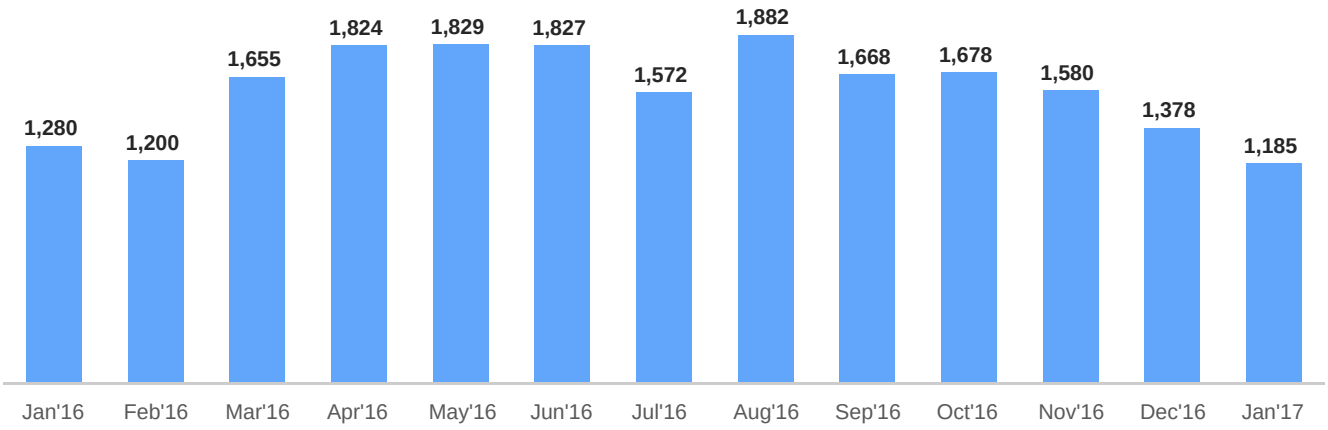
Flats sold: 1,185 Median price: $405,000 Median $psf: $399
Million-dollar flats: 2 (0.2%) Highest price: $1,108,000 (Central Area)

Against the month before: sales -14.0%, median price -1.2%. Against a year ago: sales -7.4%, median price +1.3%.

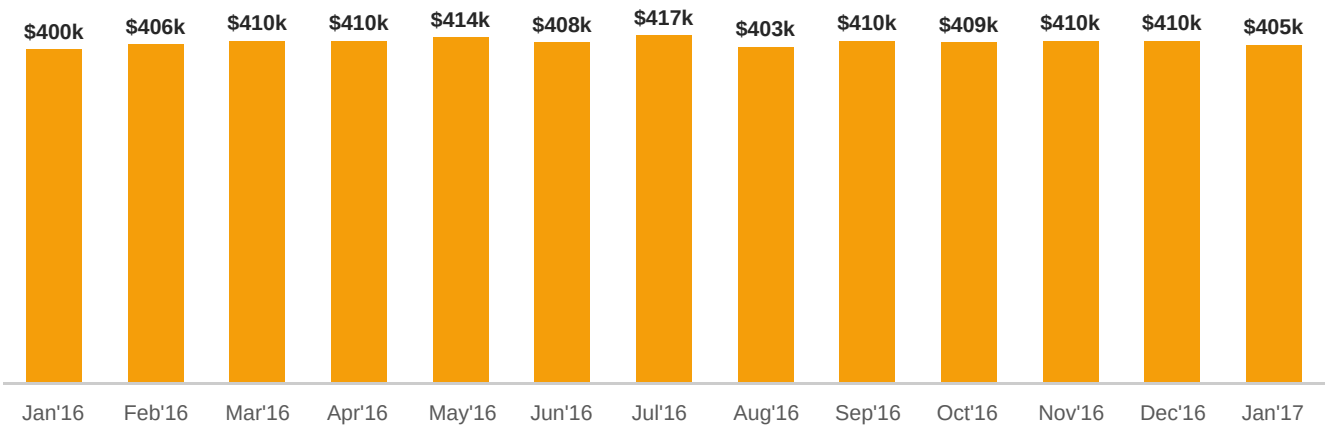
At a glance

- 1,185 HDB resale flats changed hands in January 2017, 14.0% fewer than the month before (1,378).
- Half of all flats sold for $405,000 or less (the median price), down 1.2% from the month before.
- A typical 4-room flat sold for $410,000 (500 sales), or about $388 per square foot.
- 2 flats sold for $1 million or more (0.2% of all sales), most of them in Central Area, Kallang/Whampoa.
- The highest price was $1,108,000 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 $349,500) and the dearest was Central Area (median $803,000).
- The busiest town was Jurong West with 112 sales.

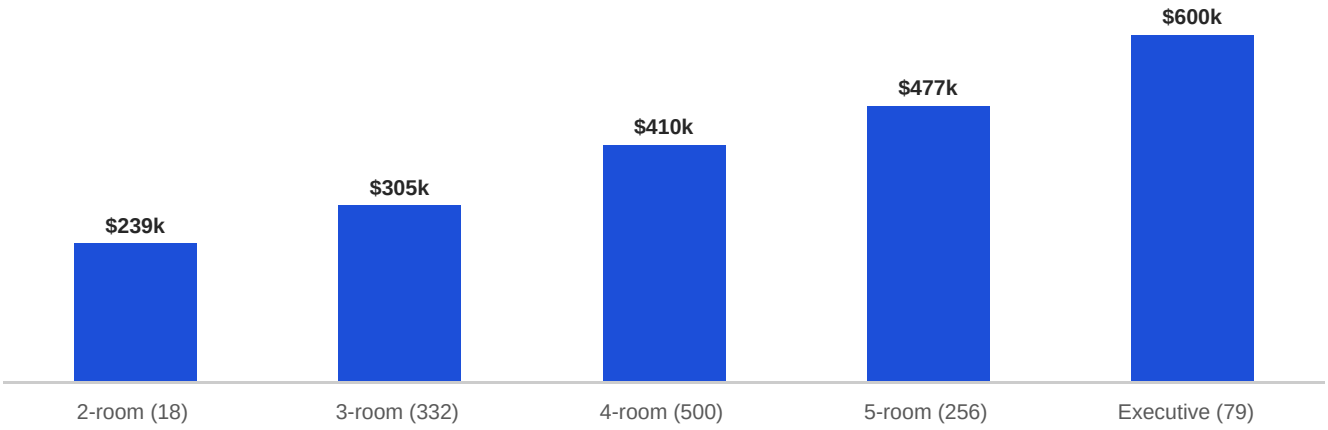
Flats sold each month, last 13 months



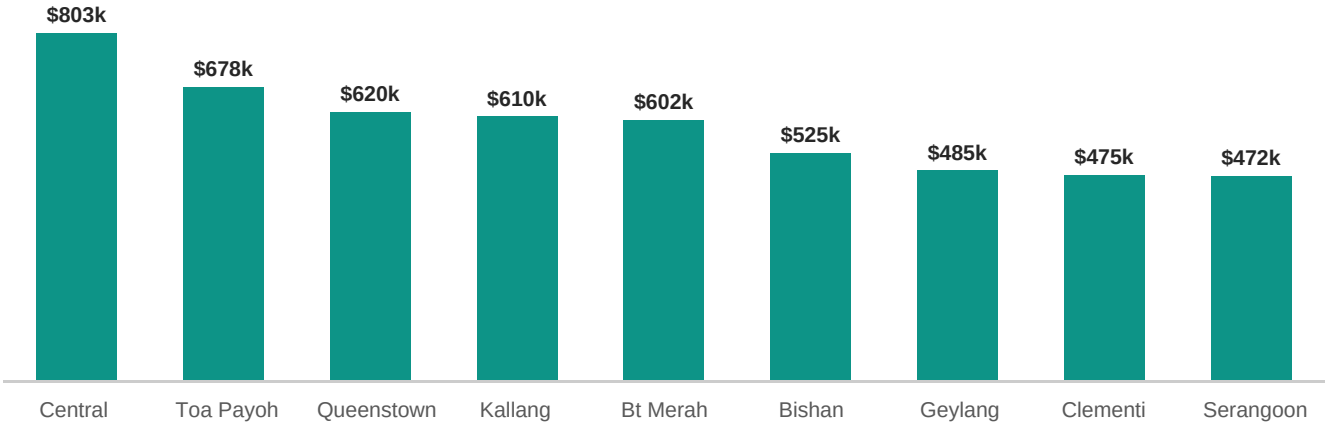
Median price each month, last 13 months



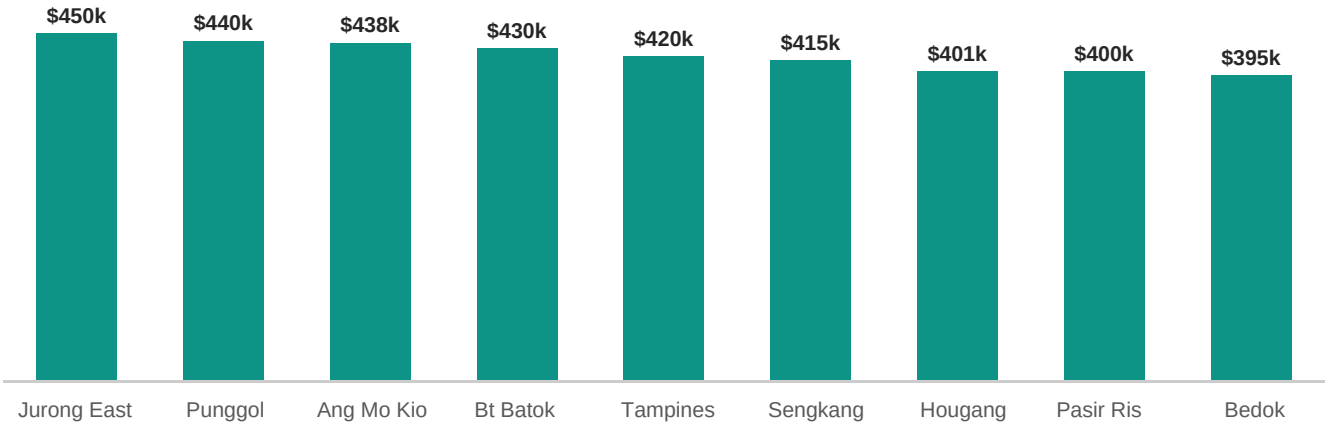
Median price by flat type (number sold), January 2017



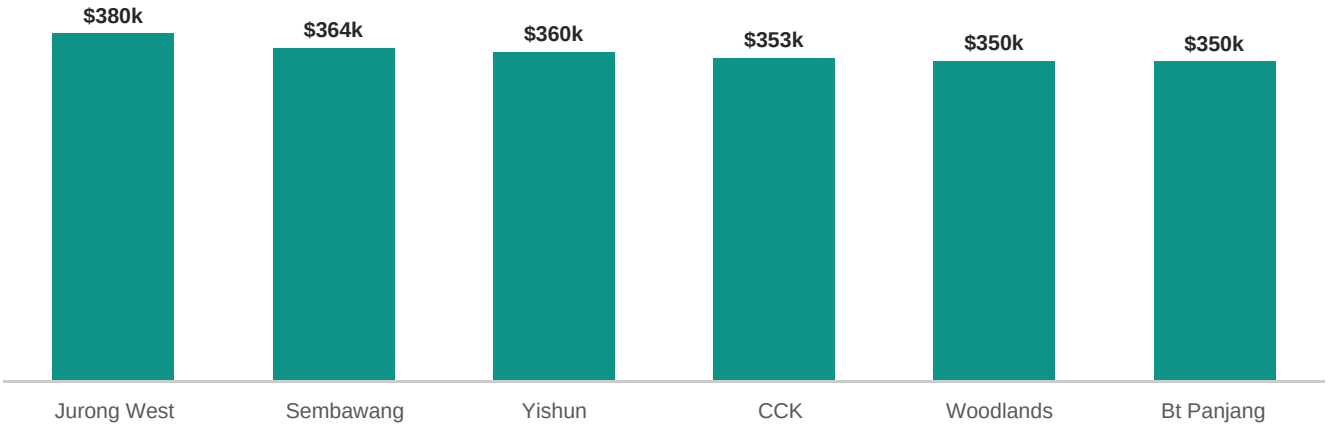
Median 4-room price by town, dearest first



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



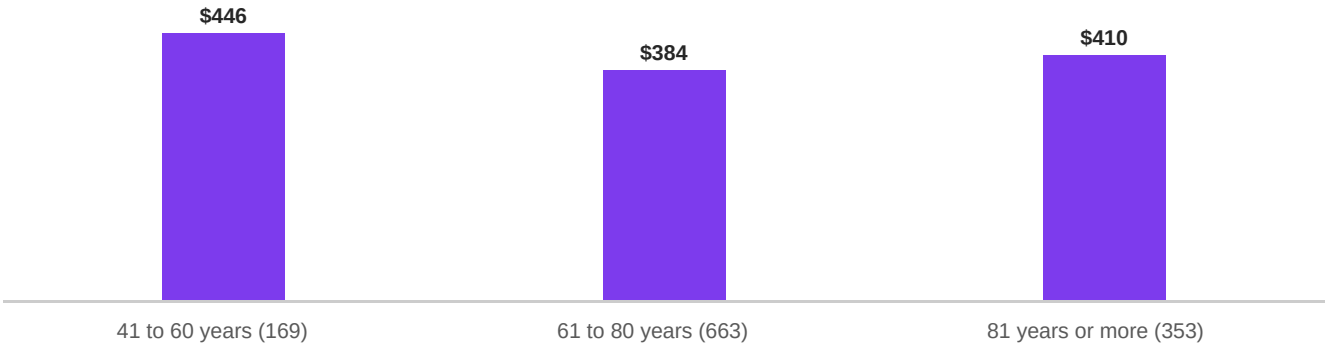
Median 4-room price by town, dearest first (continued)



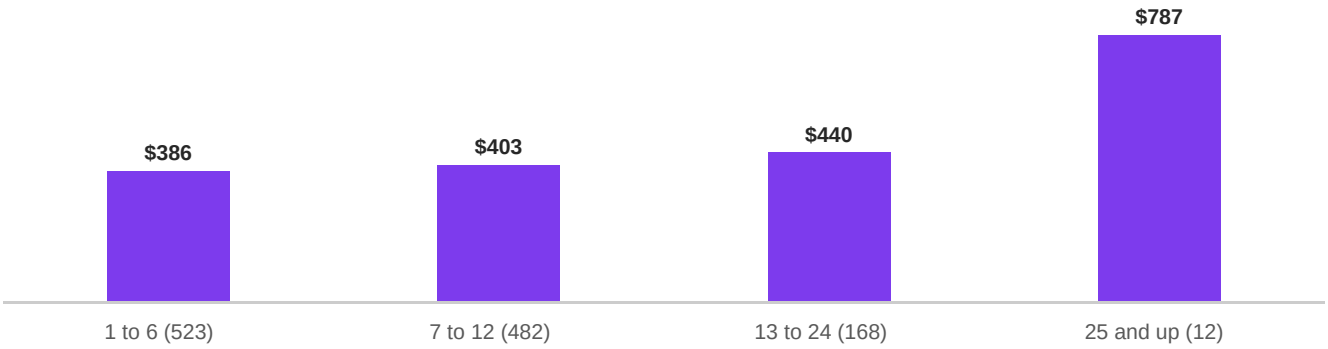
Town by town, January 2017

Ang Mo Kio: 56 sold - median $336,500 - 4-room median $437,500 - $425 psf
Bedok: 70 sold - median $359,000 - 4-room median $395,000 - $425 psf
Bishan: 22 sold - median $604,000 - 4-room median $525,000 - $565 psf
Bukit Batok: 47 sold - median $338,000 - 4-room median $430,000 - $384 psf
Bukit Merah: 56 sold - median $540,000 - 4-room median $601,500 - $542 psf
Bukit Panjang: 45 sold - median $380,000 - 4-room median $349,500 - $348 psf
Bukit Timah: 3 sold - median $876,888 - 4-room median n/a - $599 psf
Central Area: 12 sold - median $470,000 - 4-room median $803,000 - $679 psf - 1 at $1M+
Choa Chu Kang: 44 sold - median $377,500 - 4-room median $353,000 - $329 psf
Clementi: 28 sold - median $406,000 - 4-room median $474,500 - $475 psf
Geylang: 32 sold - median $324,000 - 4-room median $485,000 - $444 psf
Hougang: 66 sold - median $420,000 - 4-room median $400,500 - $378 psf
Jurong East: 36 sold - median $392,500 - 4-room median $450,000 - $404 psf
Jurong West: 112 sold - median $400,000 - 4-room median $380,000 - $370 psf
Kallang/Whampoa: 37 sold - median $405,000 - 4-room median $610,000 - $508 psf - 1 at $1M+
Marine Parade: 4 sold - median $479,000 - 4-room median n/a - $541 psf
Pasir Ris: 38 sold - median $431,000 - 4-room median $400,000 - $354 psf
Punggol: 57 sold - median $466,000 - 4-room median $439,994 - $423 psf
Queenstown: 28 sold - median $361,500 - 4-room median $620,000 - $531 psf
Sembawang: 23 sold - median $398,000 - 4-room median $364,000 - $350 psf
Sengkang: 81 sold - median $422,000 - 4-room median $415,000 - $387 psf
Serangoon: 20 sold - median $405,000 - 4-room median $472,000 - $434 psf
Tampines: 82 sold - median $425,500 - 4-room median $420,000 - $405 psf
Toa Payoh: 33 sold - median $326,500 - 4-room median $677,944 - $437 psf
Woodlands: 83 sold - median $380,000 - 4-room median $350,000 - $338 psf
Yishun: 70 sold - median $352,500 - 4-room median $359,944 - $365 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2017

$1,108,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 49 to 51 - 1,130 sqft - $980 psf - 93 yrs lease left

$1,005,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,281 sqft - $785 psf - 93 yrs lease left

$905,000 Blk 129 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $522 psf - 66 yrs lease left

$903,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $883 psf - 93 yrs lease left

$895,000 Blk 134 Bishan St 12, Bishan
Executive - storey 04 to 06 - 1,539 sqft - $581 psf - 68 yrs lease left

$890,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 10 to 12 - 1,292 sqft - $689 psf - 56 yrs lease left

$888,000 Blk 613 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 07 to 09 - 1,582 sqft - $561 psf - 78 yrs lease left

$888,000 Blk 231 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $565 psf - 74 yrs lease left

$888,000 Blk 81 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,313 sqft - $676 psf - 79 yrs lease left

$876,888 Blk 15 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $558 psf - 70 yrs lease left

The 5 most affordable 4-room flats, January 2017

$288,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $294 psf - 62 yrs lease left

$295,000 Blk 620 Woodlands Dr 52, Woodlands

4-room - storey 04 to 06 - 980 sqft - $301 psf - 80 yrs lease left

$300,000 Blk 646 Yishun St 61, Yishun

4-room - storey 04 to 06 - 904 sqft - $332 psf - 69 yrs lease left

$300,000 Blk 636 Yishun St 61, Yishun

4-room - storey 04 to 06 - 893 sqft - $336 psf - 69 yrs lease left

$300,000 Blk 5A Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $310 psf - 84 yrs lease left

The 10 busiest streets, January 2017

Yishun Ring Rd, Yishun: 22 sales
Bedok Reservoir Rd, Bedok: 18 sales
Punggol Field, Punggol: 18 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 15 sales
Jurong West St 65, Jurong West: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 13 sales
Hougang Ave 8, Hougang: 13 sales
Compassvale Lane, Sengkang: 13 sales
Bedok Nth Rd, Bedok: 12 sales
Fernvale Rd, Sengkang: 12 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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