HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2017

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

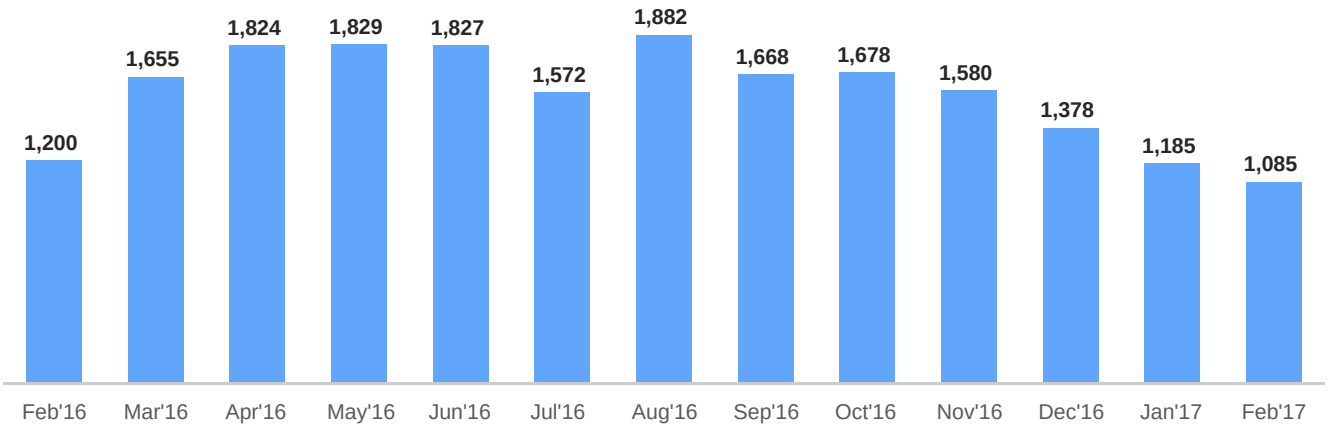
Flats sold: 1,085 Median price: $415,000 Median $psf: $401
Million-dollar flats: 1 (0.1%) Highest price: $1,180,000 (Bishan)

Against the month before: sales -8.4%, median price +2.5%. Against a year ago: sales -9.6%, median price +2.3%.

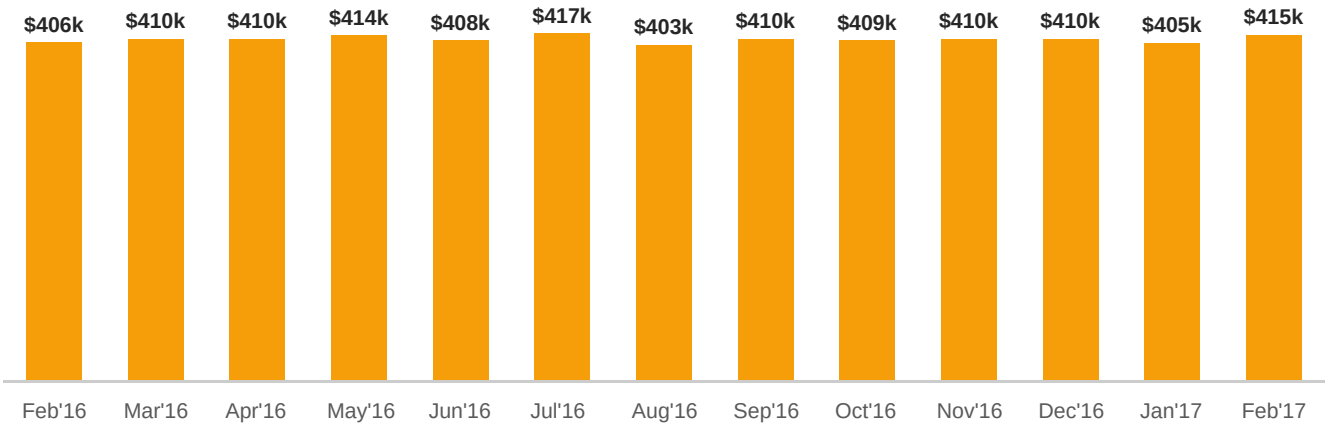
At a glance

- 1,085 HDB resale flats changed hands in February 2017, 8.4% fewer than the month before (1,185).
- Half of all flats sold for $415,000 or less (the median price), up 2.5% from the month before.
- A typical 4-room flat sold for $408,000 (430 sales), or about $400 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 $1,180,000 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 $340,000) and the dearest was Central Area (median $799,000).
- The busiest town was Sengkang with 83 sales.

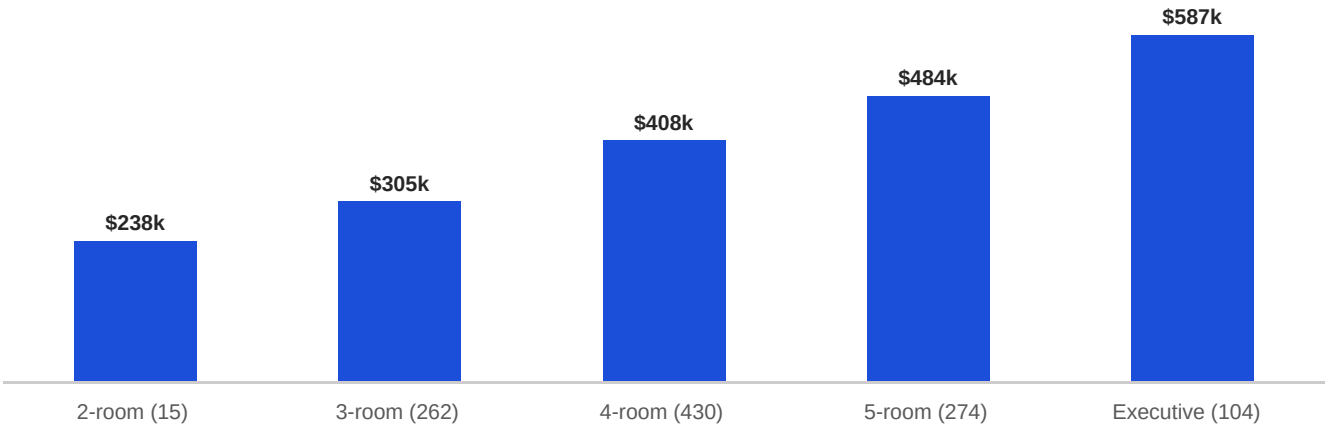
Flats sold each month, last 13 months



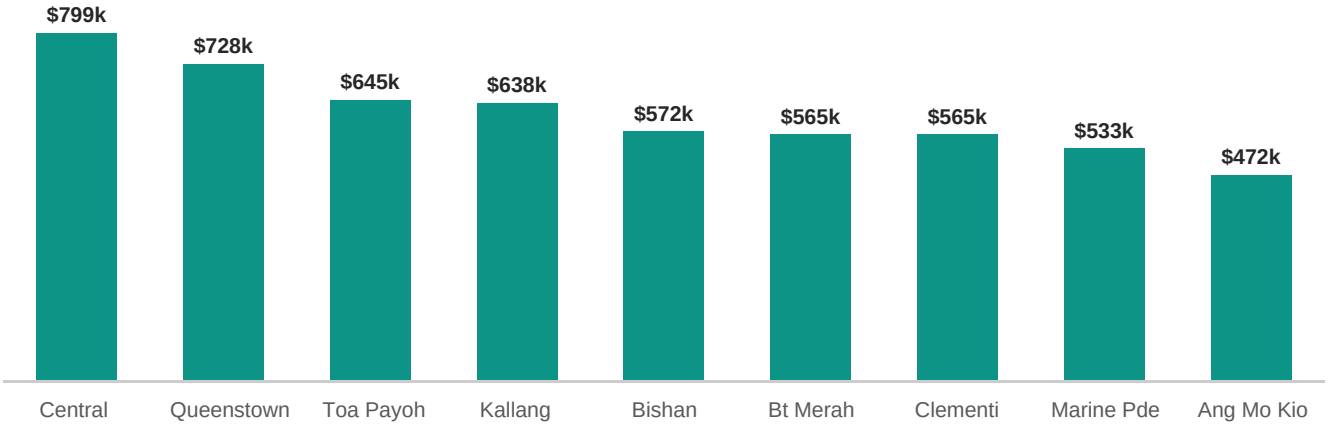
Median price each month, last 13 months



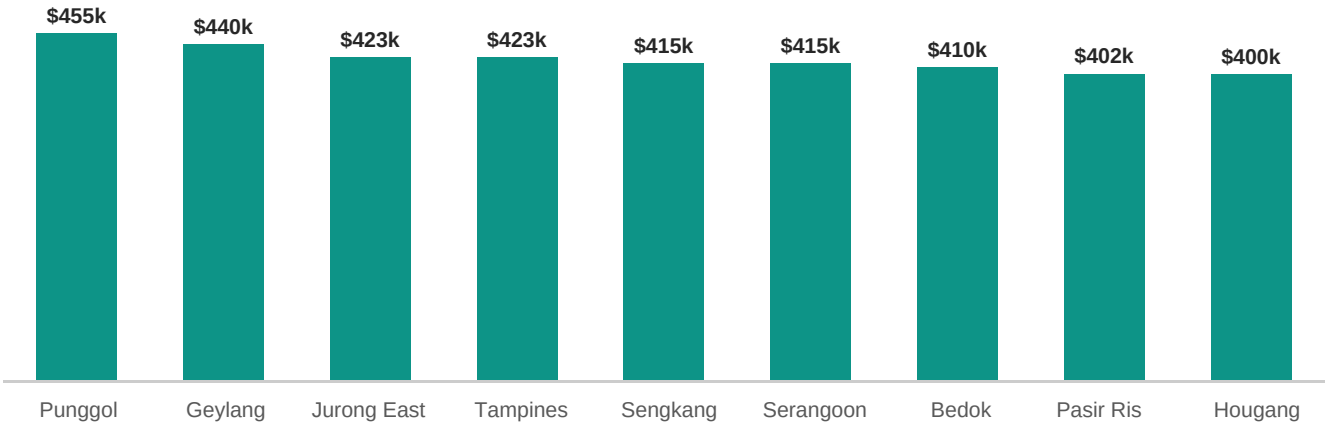
Median price by flat type (number sold), February 2017



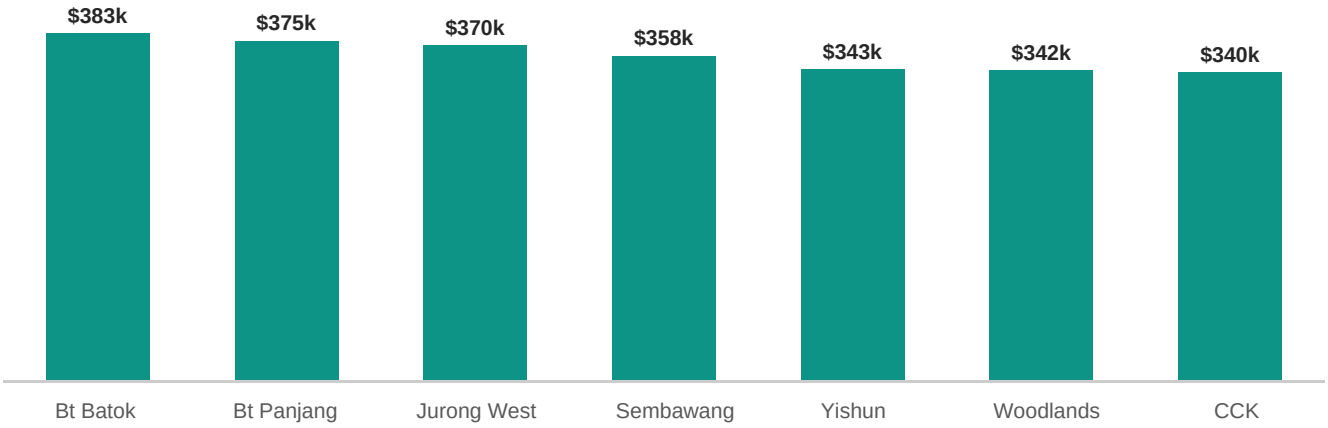
Median 4-room price by town, dearest first



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



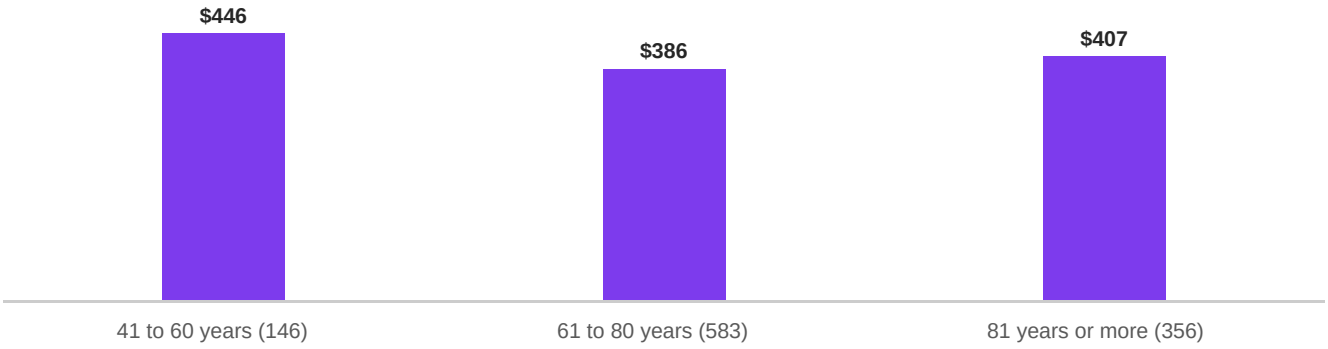
Median 4-room price by town, dearest first (continued)



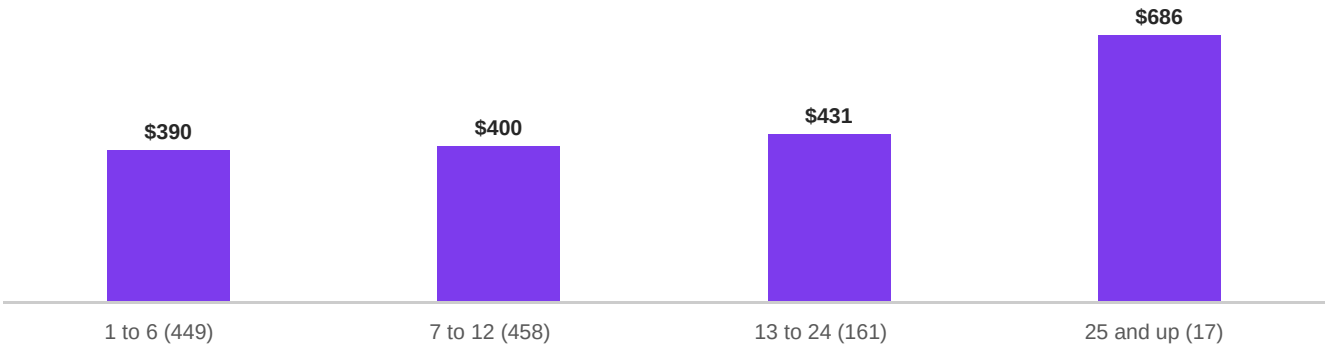
Town by town, February 2017

Ang Mo Kio: 41 sold - median $355,000 - 4-room median $472,000 - $444 psf
Bedok: 71 sold - median $365,000 - 4-room median $410,000 - $419 psf
Bishan: 35 sold - median $685,000 - 4-room median $572,000 - $552 psf - 1 at $1M+
Bukit Batok: 28 sold - median $303,000 - 4-room median $383,000 - $376 psf
Bukit Merah: 39 sold - median $545,000 - 4-room median $565,000 - $563 psf
Bukit Panjang: 28 sold - median $391,500 - 4-room median $375,000 - $366 psf
Bukit Timah: 5 sold - median $790,000 - 4-room median n/a - $579 psf
Central Area: 11 sold - median $480,000 - 4-room median $799,000 - $677 psf
Choa Chu Kang: 46 sold - median $384,000 - 4-room median $340,000 - $314 psf
Clementi: 24 sold - median $395,000 - 4-room median $565,000 - $465 psf
Geylang: 31 sold - median $355,000 - 4-room median $440,000 - $445 psf
Hougang: 66 sold - median $409,400 - 4-room median $400,444 - $383 psf
Jurong East: 29 sold - median $320,000 - 4-room median $423,000 - $395 psf
Jurong West: 60 sold - median $397,500 - 4-room median $370,000 - $367 psf
Kallang/Whampoa: 44 sold - median $379,000 - 4-room median $638,000 - $489 psf
Marine Parade: 10 sold - median $581,500 - 4-room median $532,500 - $593 psf
Pasir Ris: 30 sold - median $470,000 - 4-room median $401,500 - $352 psf
Punggol: 57 sold - median $455,000 - 4-room median $455,000 - $427 psf
Queenstown: 17 sold - median $728,000 - 4-room median $728,000 - $628 psf
Sembawang: 32 sold - median $402,500 - 4-room median $358,000 - $342 psf
Sengkang: 83 sold - median $426,000 - 4-room median $415,000 - $397 psf
Serangoon: 31 sold - median $415,000 - 4-room median $415,000 - $418 psf
Tampines: 70 sold - median $490,500 - 4-room median $423,000 - $401 psf
Toa Payoh: 41 sold - median $380,000 - 4-room median $645,000 - $477 psf
Woodlands: 74 sold - median $369,000 - 4-room median $342,000 - $336 psf
Yishun: 82 sold - median $359,000 - 4-room median $343,000 - $360 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2017

$1,180,000 Blk 273B Bishan St 24, Bishan
5-room - storey 40 to 42 - 1,292 sqft - $914 psf - 93 yrs lease left

$980,000 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 34 to 36 - 1,227 sqft - $799 psf - 95 yrs lease left

$955,000 Blk 56 Havelock Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $771 psf - 95 yrs lease left

$938,888 Blk 423 Serangoon Ctrl, Serangoon
Executive - storey 10 to 12 - 1,658 sqft - $566 psf - 70 yrs lease left

$935,000 Blk 7 C'wealth Ave, Queenstown
5-room - storey 22 to 24 - 1,464 sqft - $639 psf - 78 yrs lease left

$930,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,615 sqft - $576 psf - 77 yrs lease left

$925,000 Blk 132 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $534 psf - 66 yrs lease left

$910,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $579 psf - 71 yrs lease left

$910,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 40 to 42 - 1,152 sqft - $790 psf - 92 yrs lease left

$900,000 Blk 81 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,313 sqft - $685 psf - 79 yrs lease left

The 5 most affordable 4-room flats, February 2017

$275,000 Blk 720 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $304 psf - 67 yrs lease left

$280,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $296 psf - 57 yrs lease left

$290,000 Blk 634 Yishun St 61, Yishun

4-room - storey 04 to 06 - 904 sqft - $321 psf - 69 yrs lease left

$295,000 Blk 437 Woodlands St 41, Woodlands

4-room - storey 01 to 03 - 904 sqft - $326 psf - 78 yrs lease left

$298,000 Blk 642 Yishun St 61, Yishun

4-room - storey 04 to 06 - 904 sqft - $330 psf - 68 yrs lease left

The 10 busiest streets, February 2017

Yishun Ring Rd, Yishun: 24 sales
Punggol Field, Punggol: 19 sales
Bedok Reservoir Rd, Bedok: 16 sales
Fernvale Rd, Sengkang: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 14 sales
Bedok Nth St 3, Bedok: 13 sales
Hougang Ave 8, Hougang: 13 sales
Lor 1 Toa Payoh, Toa Payoh: 10 sales
Yishun St 61, Yishun: 10 sales
Bishan St 24, Bishan: 9 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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