HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2017

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

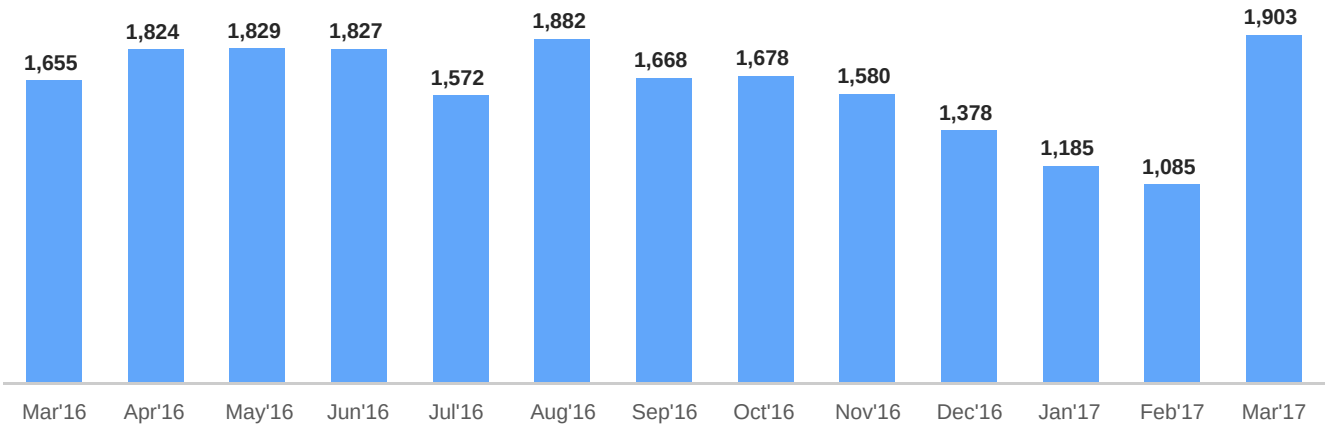
Flats sold: 1,903 Median price: $415,000 Median $psf: $402
Million-dollar flats: 4 (0.2%) Highest price: $1,116,000 (Central Area)

Against the month before: sales +75.4%, median price +0.0%. Against a year ago: sales +15.0%, median price +1.2%.

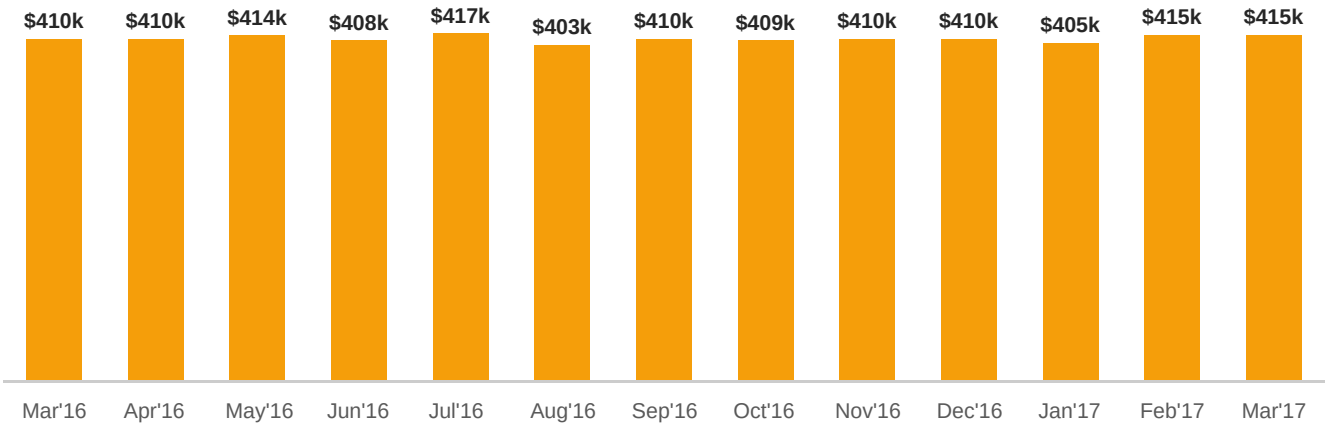
At a glance

- 1,903 HDB resale flats changed hands in March 2017, 75.4% more than the month before (1,085).
- Half of all flats sold for $415,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $418,000 (795 sales), or about $408 per square foot.
- 4 flats sold for $1 million or more (0.2% of all sales), most of them in Bishan, Central Area.
- The highest price was $1,116,000 for a 5-room flat at Blk 1G Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $338,000) and the dearest was Central Area (median $890,000).
- The busiest town was Sengkang with 148 sales.

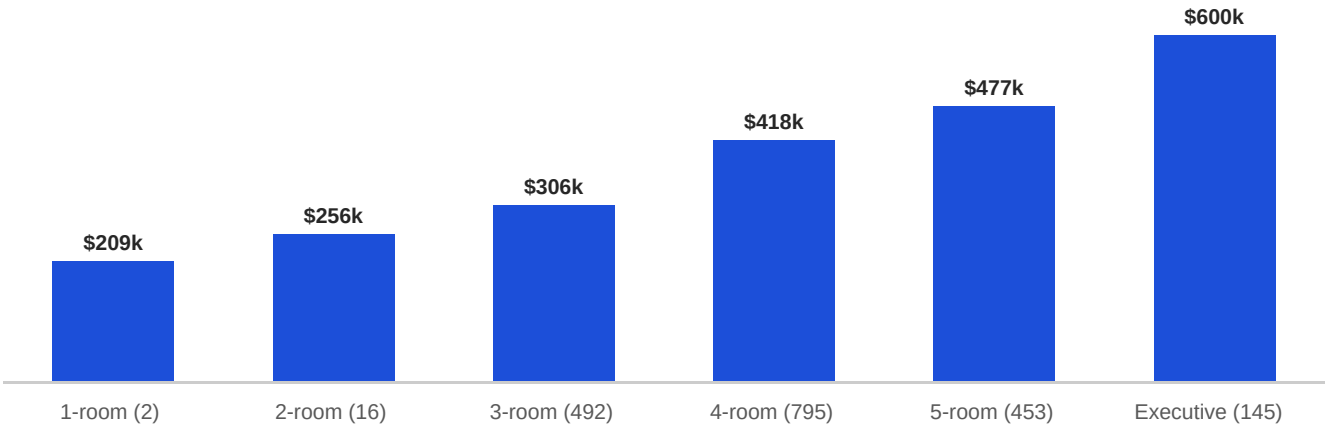
Flats sold each month, last 13 months



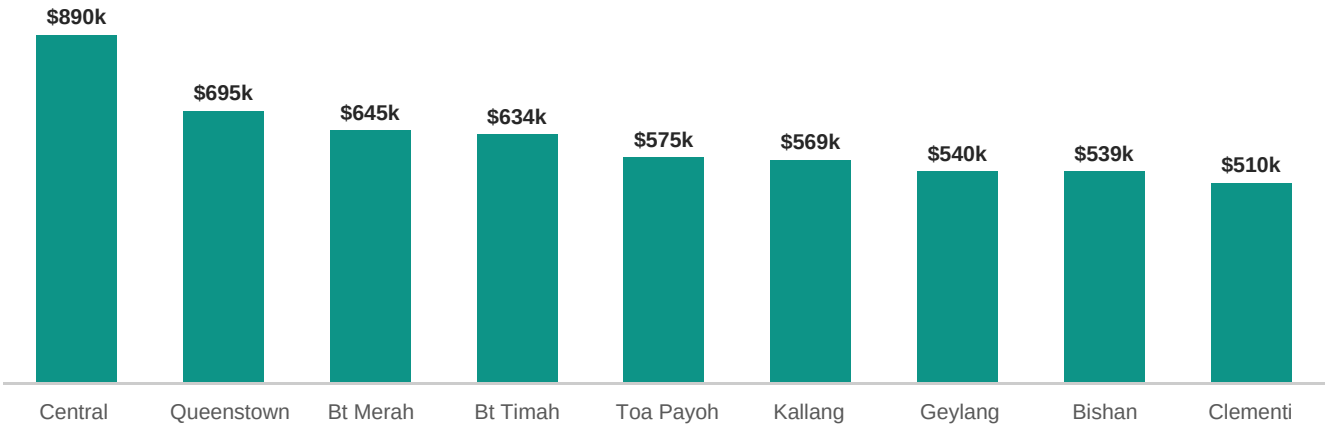
Median price each month, last 13 months



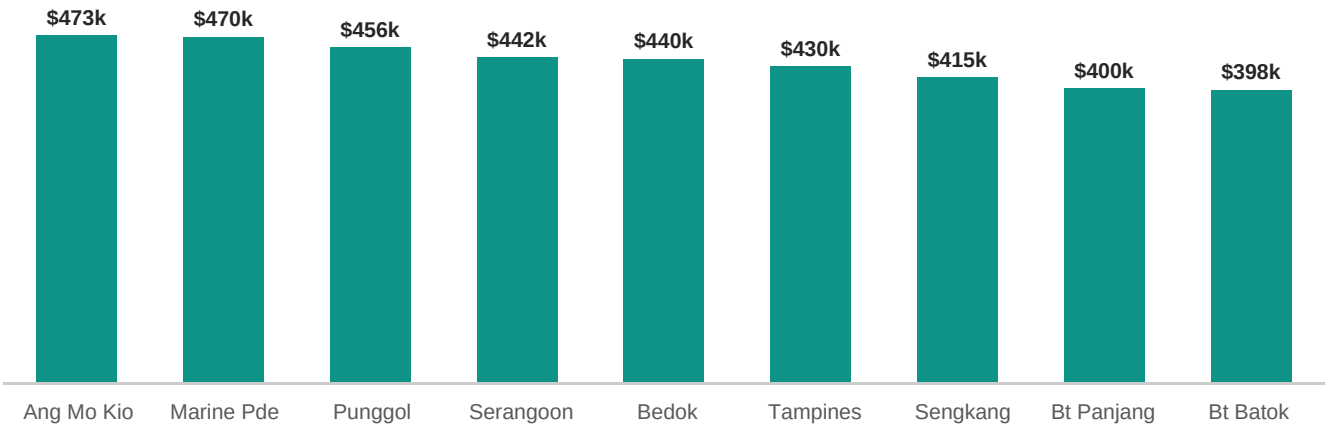
Median price by flat type (number sold), March 2017



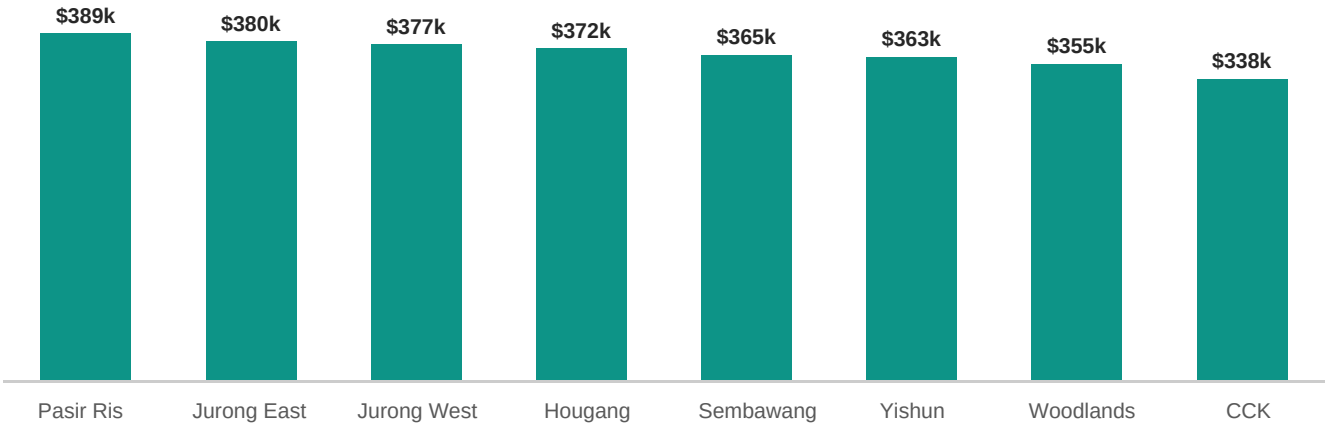
Median 4-room price by town, dearest first



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



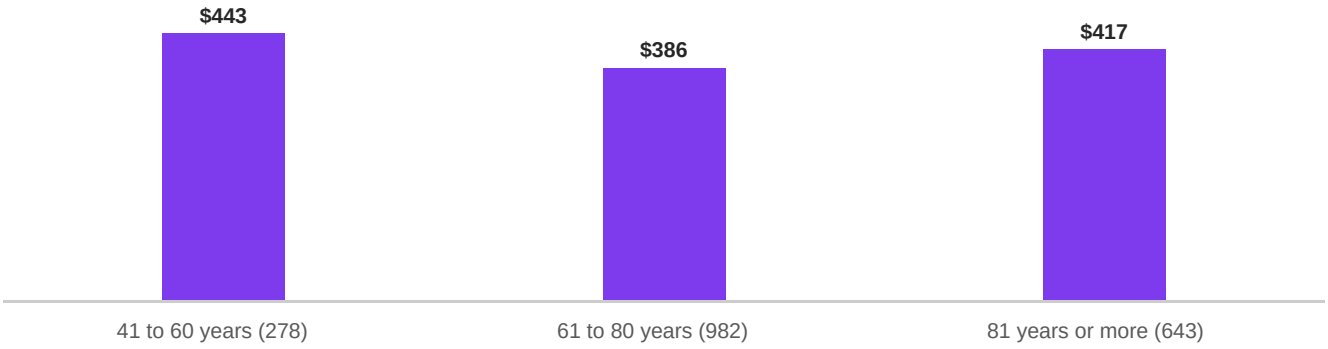
Median 4-room price by town, dearest first (continued)



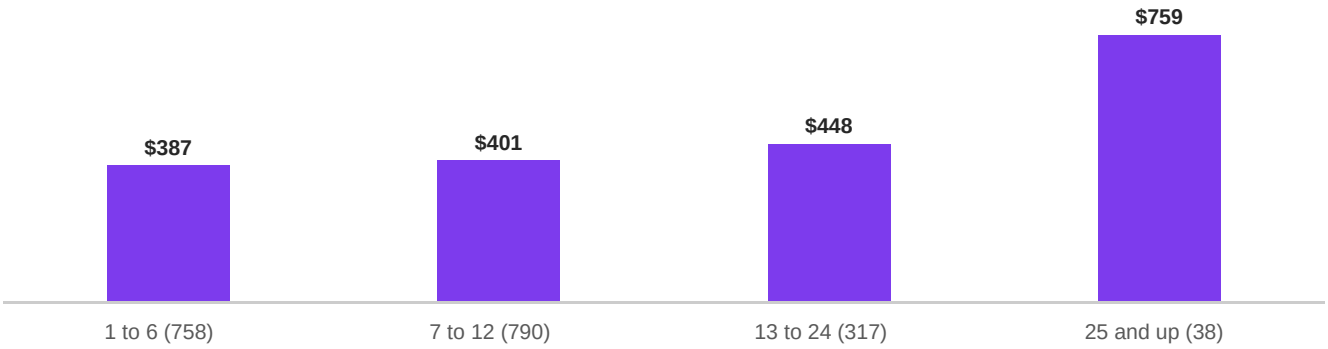
Town by town, March 2017

Ang Mo Kio: 90 sold - median $375,000 - 4-room median $472,500 - $435 psf
Bedok: 102 sold - median $360,000 - 4-room median $440,000 - $427 psf
Bishan: 37 sold - median $590,000 - 4-room median $539,000 - $553 psf - 2 at $1M+
Bukit Batok: 73 sold - median $368,000 - 4-room median $398,000 - $377 psf
Bukit Merah: 72 sold - median $500,000 - 4-room median $645,000 - $554 psf
Bukit Panjang: 48 sold - median $405,000 - 4-room median $400,000 - $371 psf
Bukit Timah: 6 sold - median $610,000 - 4-room median $634,000 - $622 psf
Central Area: 24 sold - median $635,000 - 4-room median $890,000 - $756 psf - 2 at $1M+
Choa Chu Kang: 70 sold - median $383,000 - 4-room median $338,000 - $329 psf
Clementi: 45 sold - median $450,000 - 4-room median $510,000 - $480 psf
Geylang: 43 sold - median $400,000 - 4-room median $540,000 - $458 psf
Hougang: 100 sold - median $390,000 - 4-room median $372,000 - $380 psf
Jurong East: 37 sold - median $357,000 - 4-room median $380,000 - $372 psf
Jurong West: 143 sold - median $389,000 - 4-room median $376,500 - $372 psf
Kallang/Whampoa: 62 sold - median $464,500 - 4-room median $569,000 - $517 psf
Marine Parade: 13 sold - median $470,000 - 4-room median $470,000 - $549 psf
Pasir Ris: 80 sold - median $475,000 - 4-room median $389,000 - $354 psf
Punggol: 121 sold - median $450,000 - 4-room median $455,688 - $435 psf
Queenstown: 59 sold - median $545,000 - 4-room median $695,000 - $581 psf
Sembawang: 48 sold - median $390,500 - 4-room median $365,000 - $349 psf
Sengkang: 148 sold - median $425,000 - 4-room median $415,000 - $394 psf
Serangoon: 51 sold - median $460,000 - 4-room median $441,900 - $448 psf
Tampines: 118 sold - median $438,000 - 4-room median $430,000 - $402 psf
Toa Payoh: 69 sold - median $420,000 - 4-room median $575,000 - $477 psf
Woodlands: 132 sold - median $380,000 - 4-room median $355,000 - $335 psf
Yishun: 112 sold - median $332,500 - 4-room median $362,888 - $370 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2017

$1,116,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $978 psf - 92 yrs lease left

$1,088,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $692 psf - 69 yrs lease left

$1,046,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,152 sqft - $908 psf - 92 yrs lease left

$1,000,000 Blk 275A Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $774 psf - 93 yrs lease left

$985,000 Blk 273A Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $763 psf - 93 yrs lease left

$979,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,259 sqft - $777 psf - 92 yrs lease left

$955,000 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 16 to 18 - 1,216 sqft - $785 psf - 95 yrs lease left

$953,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $942 psf - 92 yrs lease left

$945,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,012 sqft - $934 psf - 92 yrs lease left

$940,000 Blk 134 Bishan St 12, Bishan
Executive - storey 13 to 15 - 1,625 sqft - $578 psf - 68 yrs lease left

The 5 most affordable 4-room flats, March 2017

$282,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $312 psf - 70 yrs lease left

$282,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $288 psf - 62 yrs lease left

$285,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,055 sqft - $270 psf - 59 yrs lease left

$287,000 Blk 646 Yishun St 61, Yishun

4-room - storey 01 to 03 - 904 sqft - $317 psf - 69 yrs lease left

$290,000 Blk 167 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $321 psf - 69 yrs lease left

The 10 busiest streets, March 2017

Punggol Field, Punggol: 30 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Fernvale Rd, Sengkang: 25 sales
Punggol Dr, Punggol: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Yishun Ring Rd, Yishun: 21 sales
Punggol Ctrl, Punggol: 20 sales
Edgefield Plains, Punggol: 20 sales
Bedok Reservoir Rd, Bedok: 18 sales
Punggol Pl, Punggol: 18 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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