HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2017

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

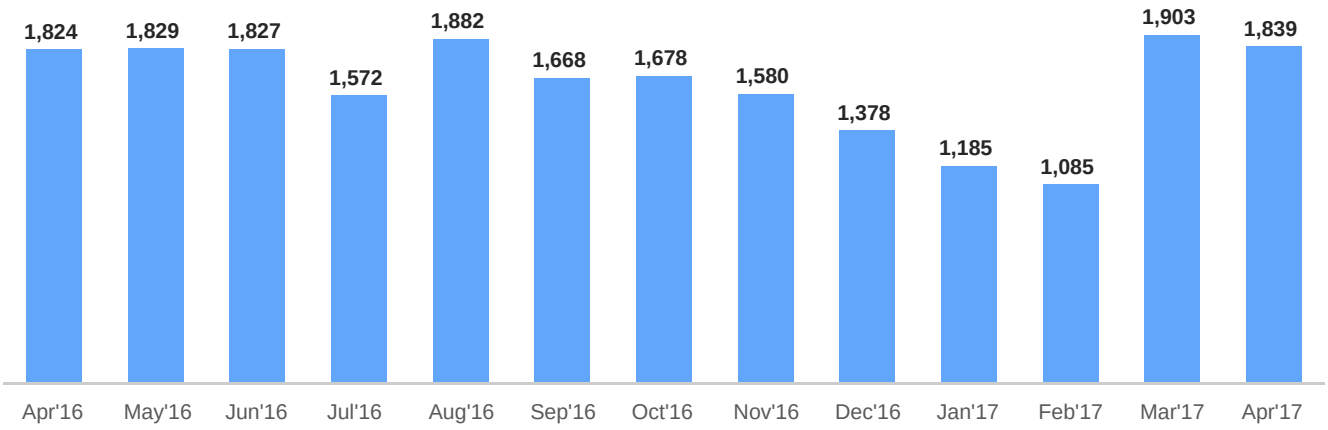
Flats sold: 1,839 Median price: $408,000 Median $psf: $399
Million-dollar flats: 2 (0.1%) Highest price: $1,040,000 (Clementi)

Against the month before: sales -3.4%, median price -1.7%. Against a year ago: sales +0.8%, median price -0.5%.

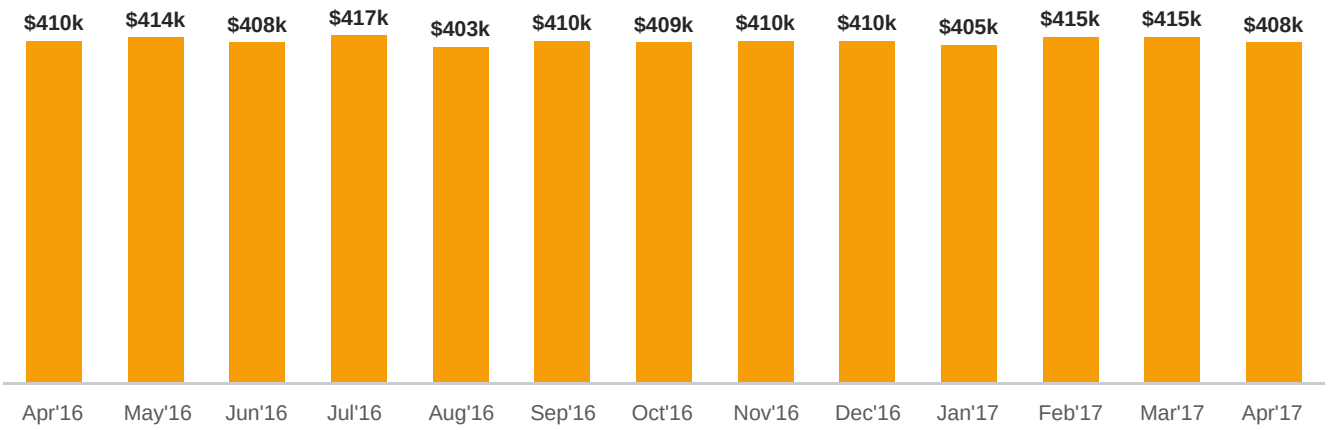
At a glance

- 1,839 HDB resale flats changed hands in April 2017, 3.4% fewer than the month before (1,903).
- Half of all flats sold for $408,000 or less (the median price), down 1.7% from the month before.
- A typical 4-room flat sold for $400,000 (804 sales), or about $391 per square foot.
- 2 flats sold for $1 million or more (0.1% of all sales), most of them in Clementi.
- The highest price was $1,040,000 for a 5-room flat at Blk 441A Clementi Ave 3, Clementi.
- For a 4-room flat, the most affordable town was Sembawang (median $346,000) and the dearest was Central Area (median $850,000).
- The busiest town was Jurong West with 142 sales.

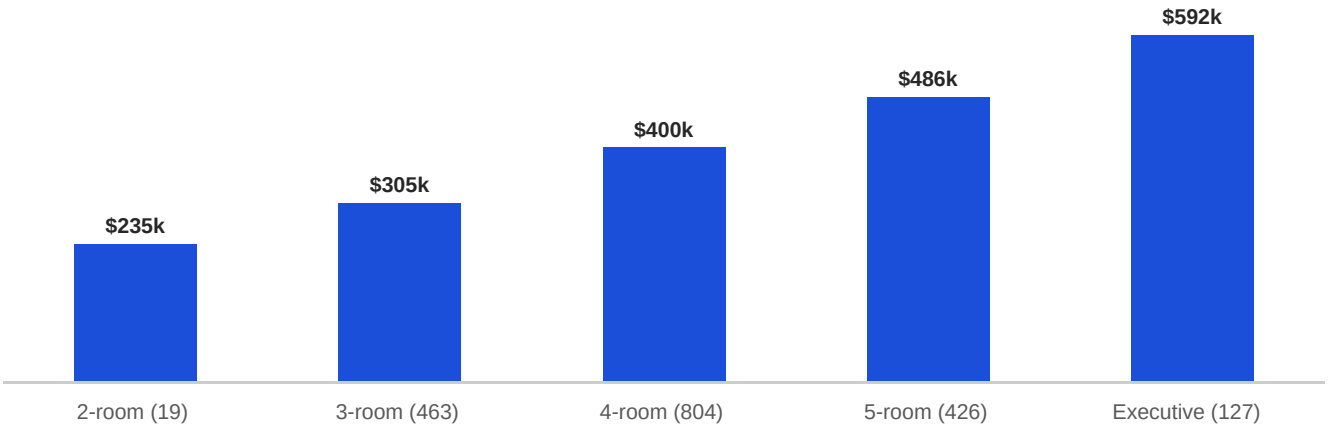
Flats sold each month, last 13 months



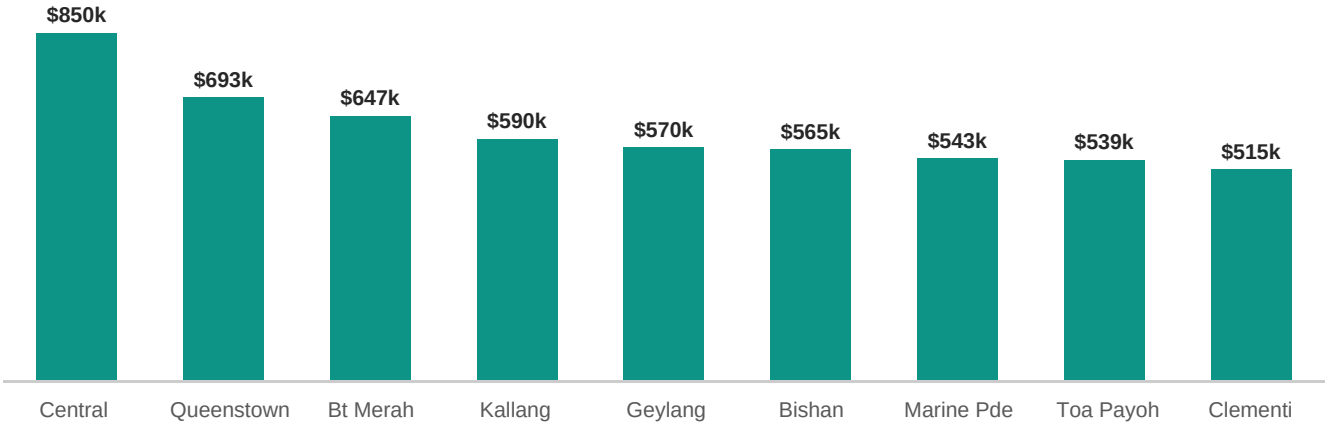
Median price each month, last 13 months



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



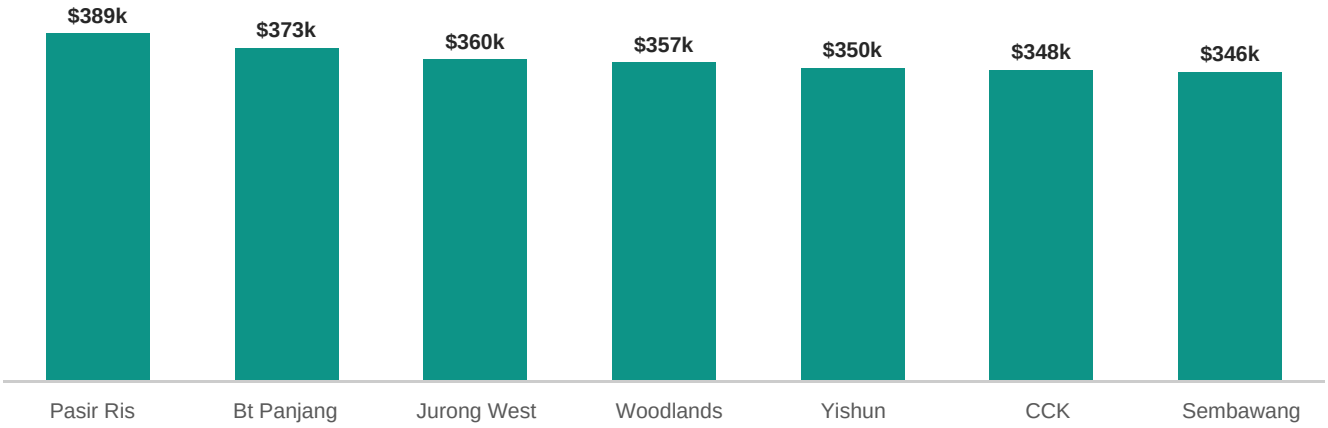
Median 4-room price by town, dearest first



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



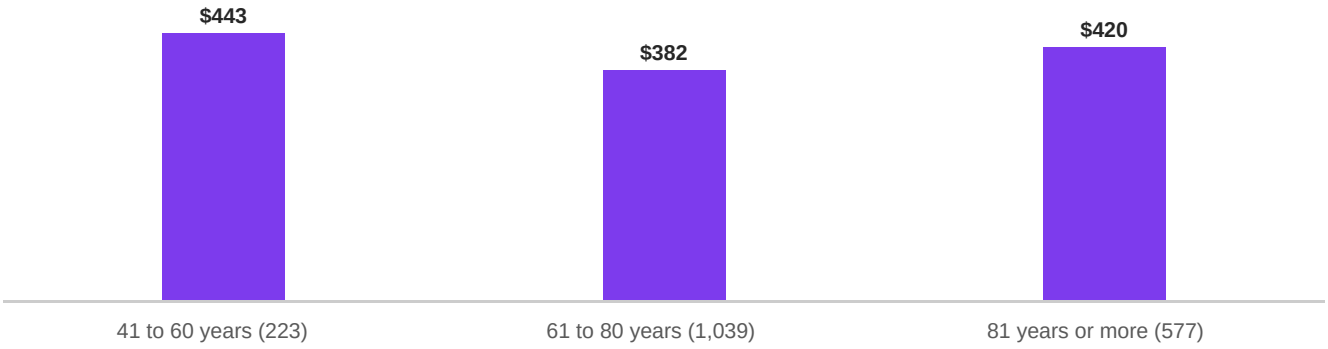
Median 4-room price by town, dearest first (continued)



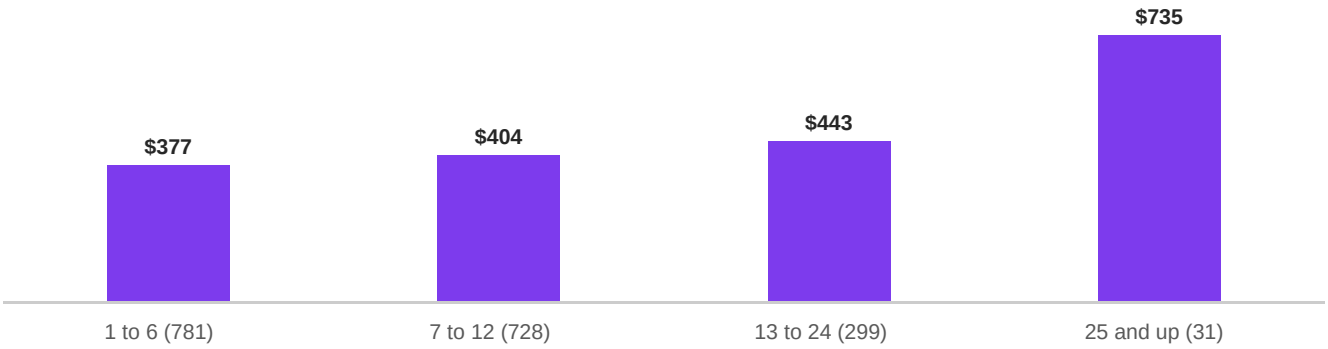
Town by town, April 2017

Ang Mo Kio: 87 sold - median $400,000 - 4-room median $445,000 - $434 psf
Bedok: 108 sold - median $377,500 - 4-room median $413,500 - $417 psf
Bishan: 35 sold - median $603,888 - 4-room median $565,000 - $561 psf
Bukit Batok: 69 sold - median $330,000 - 4-room median $398,944 - $377 psf
Bukit Merah: 70 sold - median $570,000 - 4-room median $647,000 - $605 psf
Bukit Panjang: 71 sold - median $415,088 - 4-room median $372,500 - $370 psf
Bukit Timah: 5 sold - median $785,000 - 4-room median n/a - $598 psf
Central Area: 22 sold - median $458,750 - 4-room median $850,000 - $687 psf
Choa Chu Kang: 66 sold - median $364,000 - 4-room median $348,000 - $322 psf
Clementi: 47 sold - median $390,000 - 4-room median $515,000 - $476 psf - 2 at $1M+
Geylang: 38 sold - median $357,500 - 4-room median $570,000 - $447 psf
Hougang: 102 sold - median $416,500 - 4-room median $395,000 - $384 psf
Jurong East: 39 sold - median $380,000 - 4-room median $400,000 - $388 psf
Jurong West: 142 sold - median $380,000 - 4-room median $360,000 - $357 psf
Kallang/Whampoa: 65 sold - median $525,000 - 4-room median $590,000 - $506 psf
Marine Parade: 20 sold - median $442,500 - 4-room median $542,500 - $573 psf
Pasir Ris: 63 sold - median $465,000 - 4-room median $388,888 - $351 psf
Punggol: 99 sold - median $445,000 - 4-room median $440,000 - $436 psf
Queenstown: 44 sold - median $560,000 - 4-room median $692,500 - $600 psf
Sembawang: 49 sold - median $368,000 - 4-room median $346,000 - $340 psf
Sengkang: 132 sold - median $431,000 - 4-room median $420,000 - $398 psf
Serangoon: 39 sold - median $455,000 - 4-room median $430,750 - $449 psf
Tampines: 128 sold - median $449,000 - 4-room median $435,000 - $407 psf
Toa Payoh: 40 sold - median $358,500 - 4-room median $539,000 - $438 psf
Woodlands: 137 sold - median $380,000 - 4-room median $356,500 - $334 psf
Yishun: 122 sold - median $330,000 - 4-room median $350,000 - $357 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2017

$1,040,000 Blk 441A Clementi Ave 3, Clementi
5-room - storey 37 to 39 - 1,281 sqft - $812 psf - 94 yrs lease left

$1,020,000 Blk 441A Clementi Ave 3, Clementi
5-room - storey 34 to 36 - 1,281 sqft - $796 psf - 94 yrs lease left

$995,000 Blk 273B Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $770 psf - 93 yrs lease left

$968,888 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $617 psf - 71 yrs lease left

$968,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,281 sqft - $756 psf - 92 yrs lease left

$960,000 Blk 275A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $743 psf - 93 yrs lease left

$960,000 Blk 28 Ghim Moh Link, Queenstown
5-room - storey 25 to 27 - 1,216 sqft - $789 psf - 95 yrs lease left

$955,000 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 13 to 15 - 1,227 sqft - $778 psf - 95 yrs lease left

$955,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 13 to 15 - 1,216 sqft - $785 psf - 95 yrs lease left

$950,000 Blk 273B Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $735 psf - 93 yrs lease left

The 5 most affordable 4-room flats, April 2017

$268,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $296 psf - 70 yrs lease left

$275,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $304 psf - 70 yrs lease left

$285,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $315 psf - 70 yrs lease left

$285,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $315 psf - 70 yrs lease left

$290,000 Blk 312 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $321 psf - 69 yrs lease left

The 10 busiest streets, April 2017

Yishun Ring Rd, Yishun: 34 sales
Fernvale Rd, Sengkang: 25 sales
Bedok Reservoir Rd, Bedok: 23 sales
Punggol Dr, Punggol: 22 sales
Punggol Pl, Punggol: 21 sales
Punggol Field, Punggol: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Senja Rd, Bukit Panjang: 18 sales
Bedok Nth St 3, Bedok: 17 sales
Hougang Ave 8, Hougang: 17 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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