HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2017

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:05 pm.
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May 2017 in full

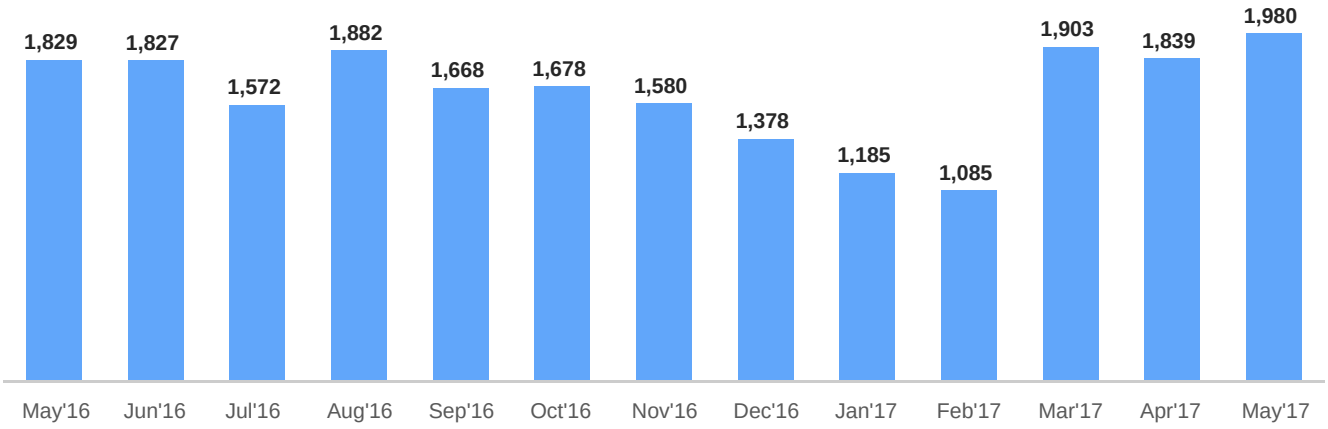
Flats sold: 1,980 Median price: $410,000 Median $psf: $397
Million-dollar flats: 6 (0.3%) Highest price: $1,080,000 (Central Area)

Against the month before: sales +7.7%, median price +0.5%. Against a year ago: sales +8.3%, median price -1.0%.

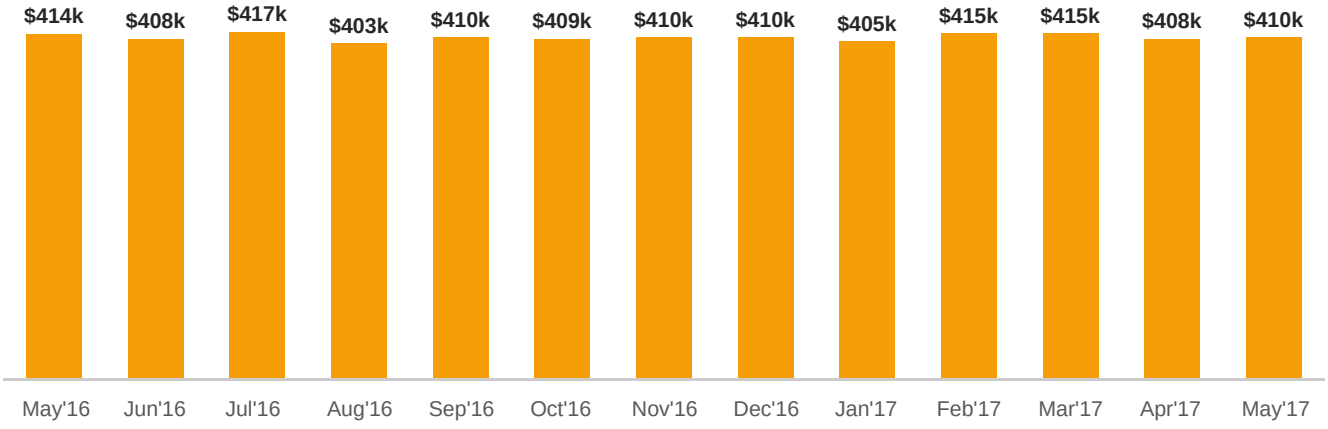
At a glance

- 1,980 HDB resale flats changed hands in May 2017, 7.7% more than the month before (1,839).
- 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 $408,000 (825 sales), or about $394 per square foot.
- 6 flats sold for $1 million or more (0.3% of all sales), most of them in Central Area, Bishan, Bukit Timah.
- The highest price was $1,080,000 for a 5-room flat at Blk 1D Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $340,000) and the dearest was Bukit Merah (median $695,000).
- The busiest town was Jurong West with 162 sales.

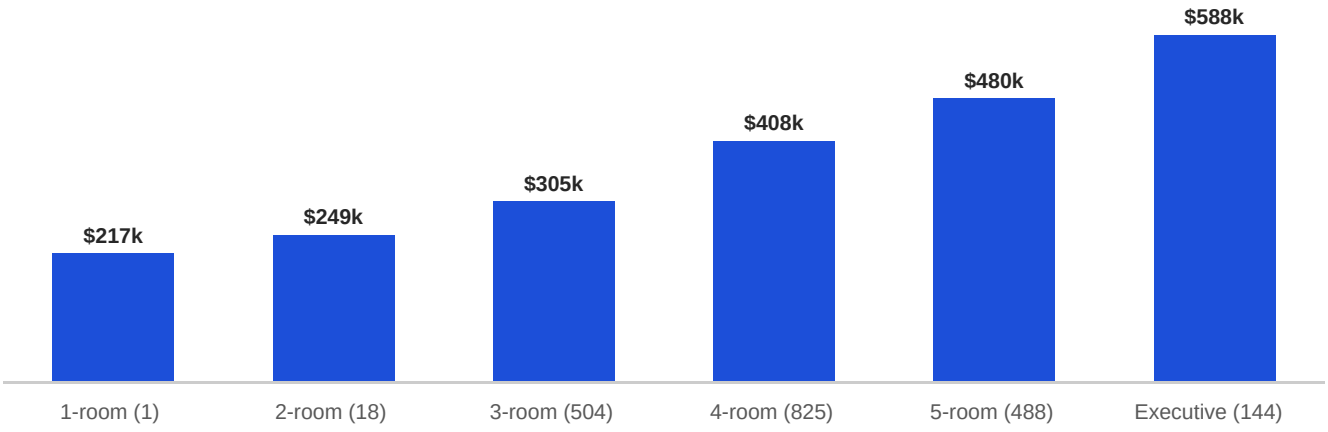
Flats sold each month, last 13 months



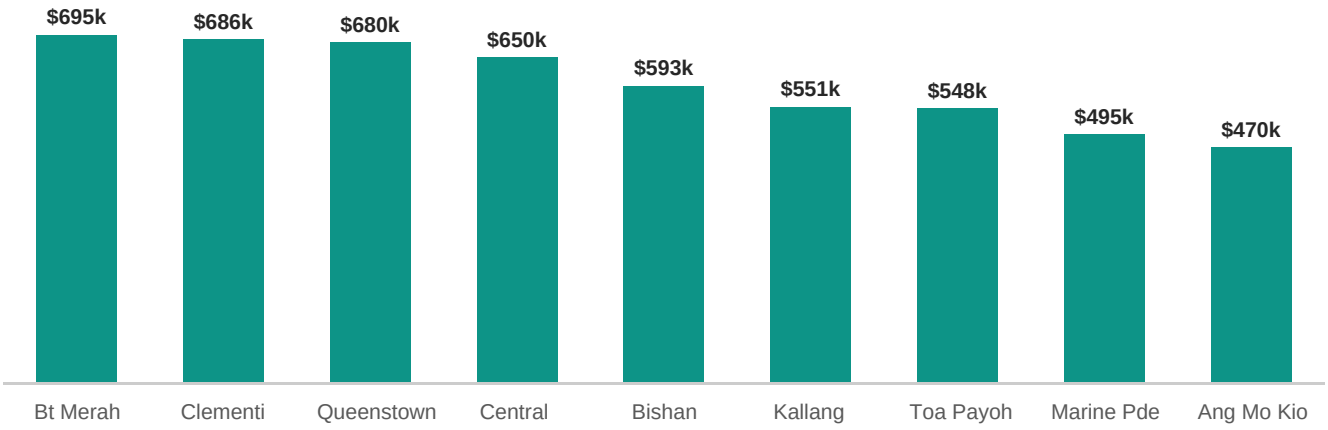
Median price each month, last 13 months



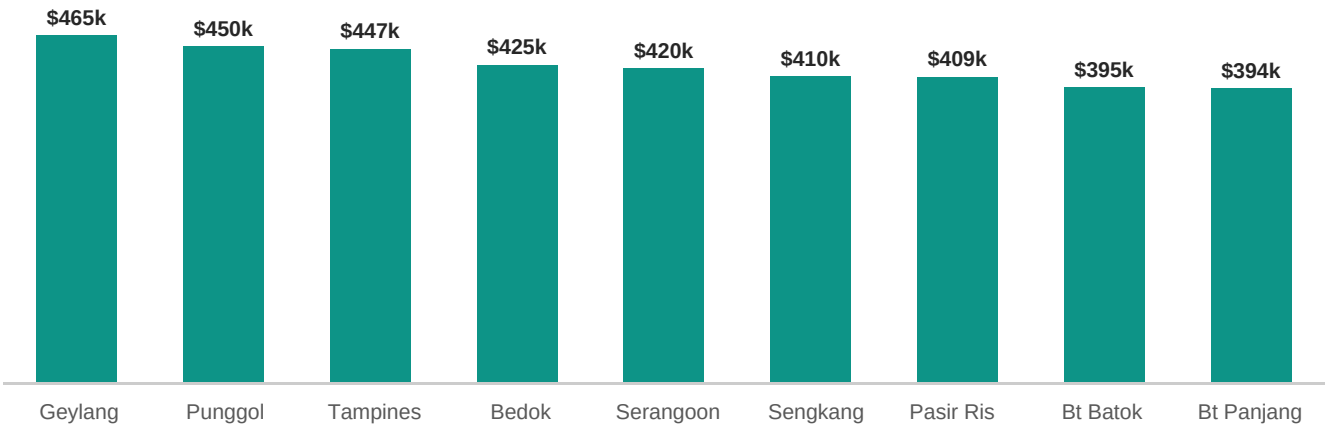
Median price by flat type (number sold), May 2017



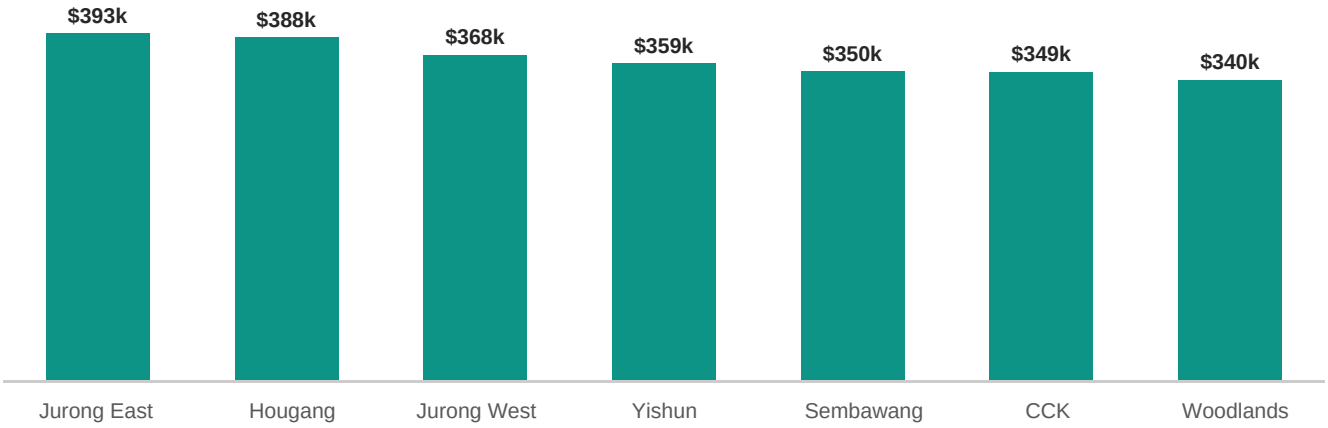
Median 4-room price by town, dearest first



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



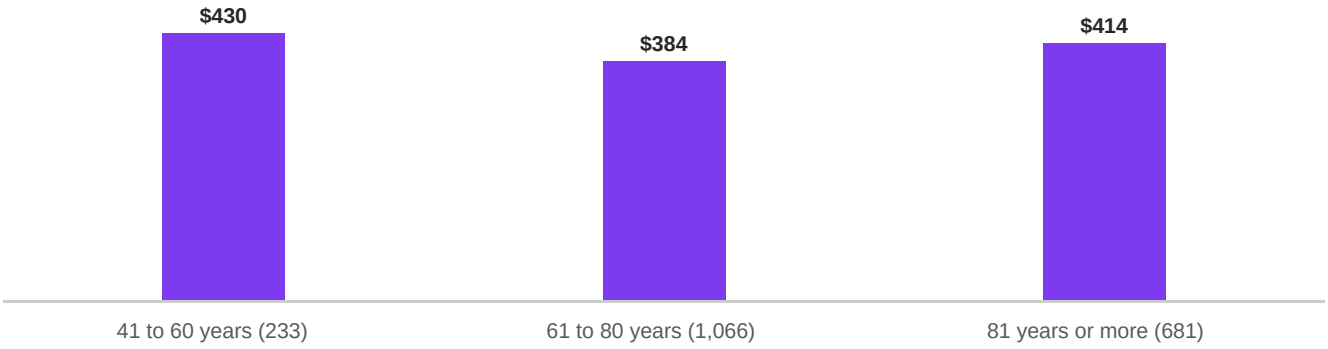
Median 4-room price by town, dearest first (continued)



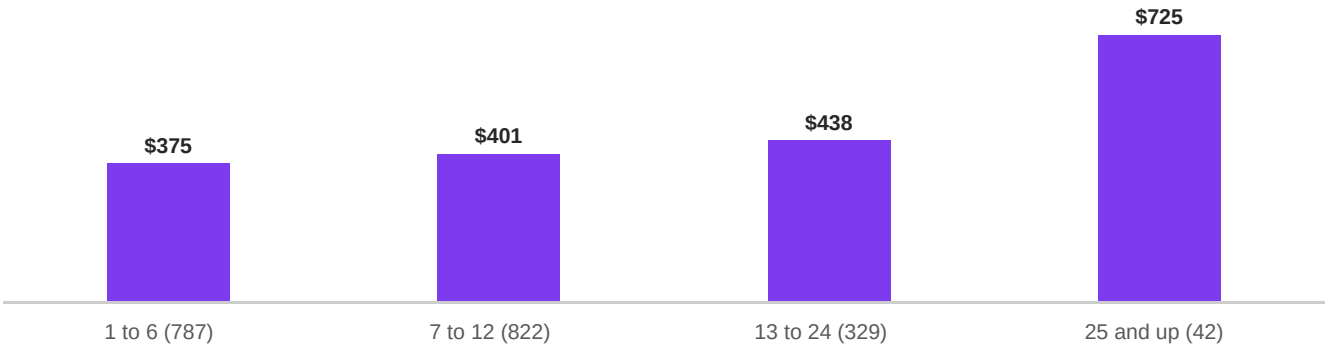
Town by town, May 2017

Ang Mo Kio: 96 sold - median $364,500 - 4-room median $470,000 - $434 psf
Bedok: 104 sold - median $371,500 - 4-room median $425,000 - $413 psf
Bishan: 41 sold - median $750,000 - 4-room median $593,000 - $573 psf - 2 at $1M+
Bukit Batok: 71 sold - median $330,000 - 4-room median $395,000 - $378 psf
Bukit Merah: 82 sold - median $627,500 - 4-room median $695,000 - $601 psf
Bukit Panjang: 82 sold - median $447,000 - 4-room median $394,000 - $380 psf
Bukit Timah: 3 sold - median $915,000 - 4-room median n/a - $646 psf - 1 at $1M+
Central Area: 15 sold - median $530,000 - 4-room median $650,000 - $728 psf - 3 at $1M+
Choa Chu Kang: 68 sold - median $366,000 - 4-room median $349,000 - $326 psf
Clementi: 49 sold - median $388,000 - 4-room median $686,000 - $495 psf
Geylang: 53 sold - median $330,000 - 4-room median $465,000 - $430 psf
Hougang: 101 sold - median $398,000 - 4-room median $388,000 - $388 psf
Jurong East: 31 sold - median $380,000 - 4-room median $392,500 - $384 psf
Jurong West: 162 sold - median $407,500 - 4-room median $368,000 - $364 psf
Kallang/Whampoa: 71 sold - median $495,000 - 4-room median $550,500 - $510 psf
Marine Parade: 7 sold - median $495,000 - 4-room median $495,000 - $569 psf
Pasir Ris: 59 sold - median $465,000 - 4-room median $408,888 - $357 psf
Punggol: 103 sold - median $444,888 - 4-room median $450,000 - $432 psf
Queenstown: 51 sold - median $580,000 - 4-room median $680,000 - $666 psf
Sembawang: 58 sold - median $386,500 - 4-room median $349,600 - $342 psf
Sengkang: 154 sold - median $427,000 - 4-room median $410,000 - $391 psf
Serangoon: 33 sold - median $420,000 - 4-room median $420,000 - $437 psf
Tampines: 131 sold - median $480,000 - 4-room median $446,500 - $417 psf
Toa Payoh: 64 sold - median $354,000 - 4-room median $547,500 - $457 psf
Woodlands: 154 sold - median $360,444 - 4-room median $340,000 - $333 psf
Yishun: 137 sold - median $330,000 - 4-room median $358,500 - $363 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2017

$1,080,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $956 psf - 92 yrs lease left

$1,058,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,152 sqft - $919 psf - 92 yrs lease left

$1,028,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $893 psf - 92 yrs lease left

$1,015,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,572 sqft - $646 psf - 70 yrs lease left

$1,006,000 Blk 273B Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $779 psf - 93 yrs lease left

$1,000,000 Blk 273A Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $774 psf - 93 yrs lease left

$980,000 Blk 273A Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $759 psf - 93 yrs lease left

$980,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $607 psf - 69 yrs lease left

$978,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,259 sqft - $777 psf - 92 yrs lease left

$970,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,259 sqft - $770 psf - 92 yrs lease left

The 5 most affordable 4-room flats, May 2017

$270,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $299 psf - 70 yrs lease left

$273,500 Blk 203 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,001 sqft - $273 psf - 63 yrs lease left

$275,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $290 psf - 57 yrs lease left

$281,888 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $298 psf - 57 yrs lease left

$285,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $315 psf - 70 yrs lease left

The 10 busiest streets, May 2017

Yishun Ring Rd, Yishun: 35 sales
Fernvale Rd, Sengkang: 28 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Punggol Field, Punggol: 23 sales
Bedok Reservoir Rd, Bedok: 21 sales
Punggol Ctrl, Punggol: 20 sales
Bedok Nth St 3, Bedok: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 19 sales
Punggol Dr, Punggol: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 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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