HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2017

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

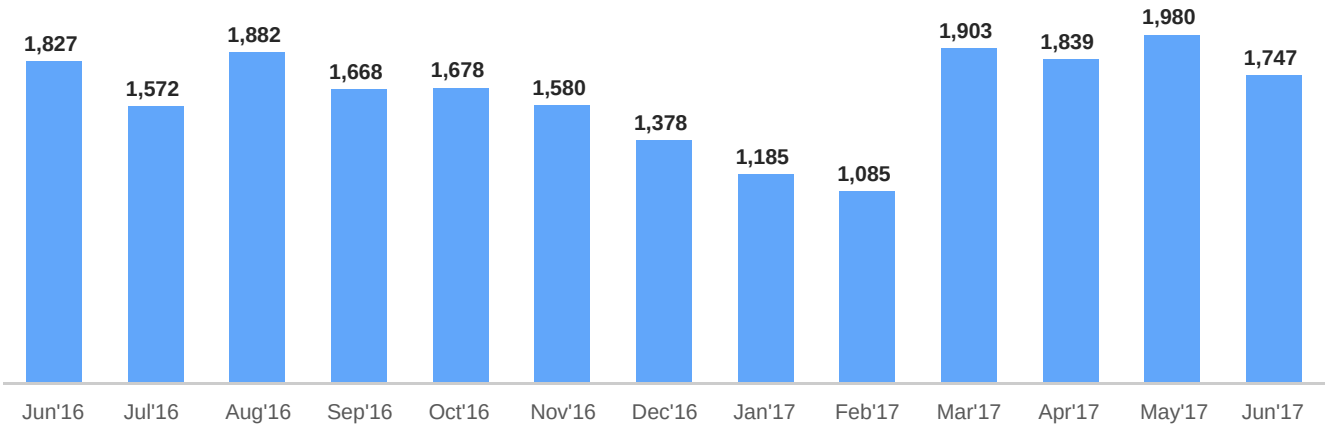
Flats sold: 1,747 Median price: $415,000 Median $psf: $399
Million-dollar flats: 5 (0.3%) Highest price: $1,080,000 (Central Area)

Against the month before: sales -11.8%, median price +1.2%. Against a year ago: sales -4.4%, median price +1.7%.

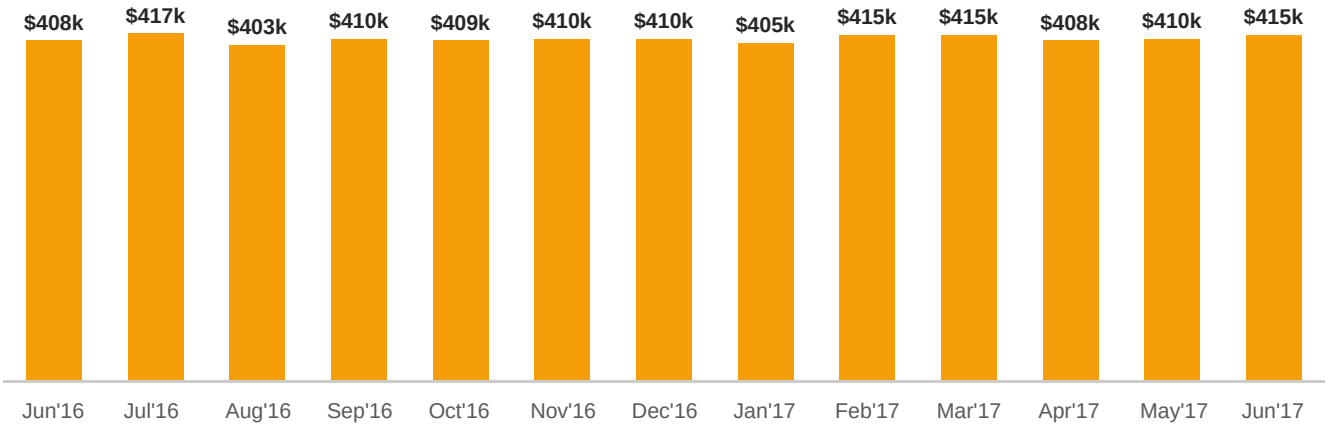
At a glance

- 1,747 HDB resale flats changed hands in June 2017, 11.8% fewer than the month before (1,980).
- Half of all flats sold for $415,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $408,000 (737 sales), or about $399 per square foot.
- 5 flats sold for $1 million or more (0.3% of all sales), most of them in Bishan, Central Area.
- 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 Choa Chu Kang (median $340,000) and the dearest was Central Area (median $840,000).
- The busiest town was Sengkang with 142 sales.

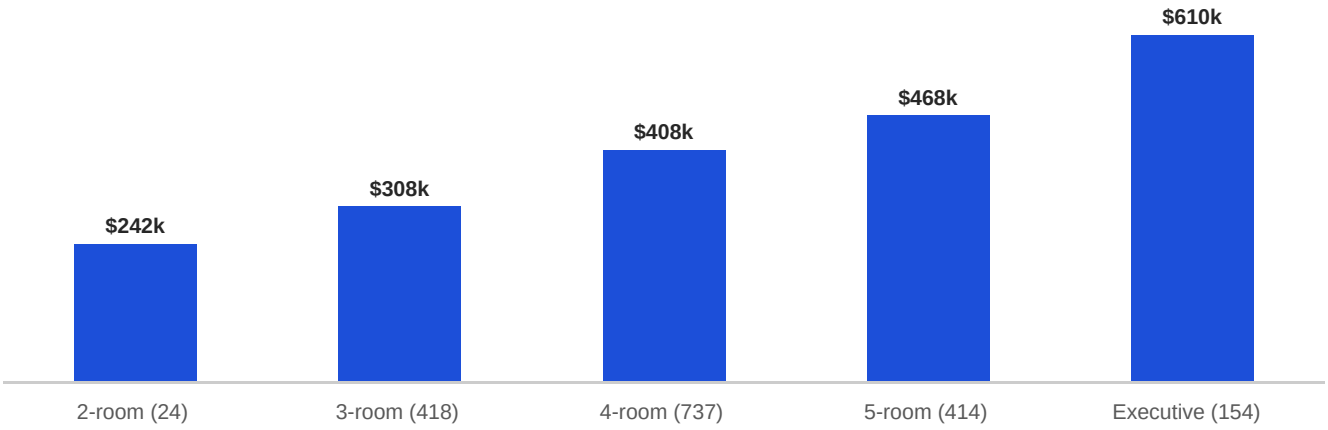
Flats sold each month, last 13 months



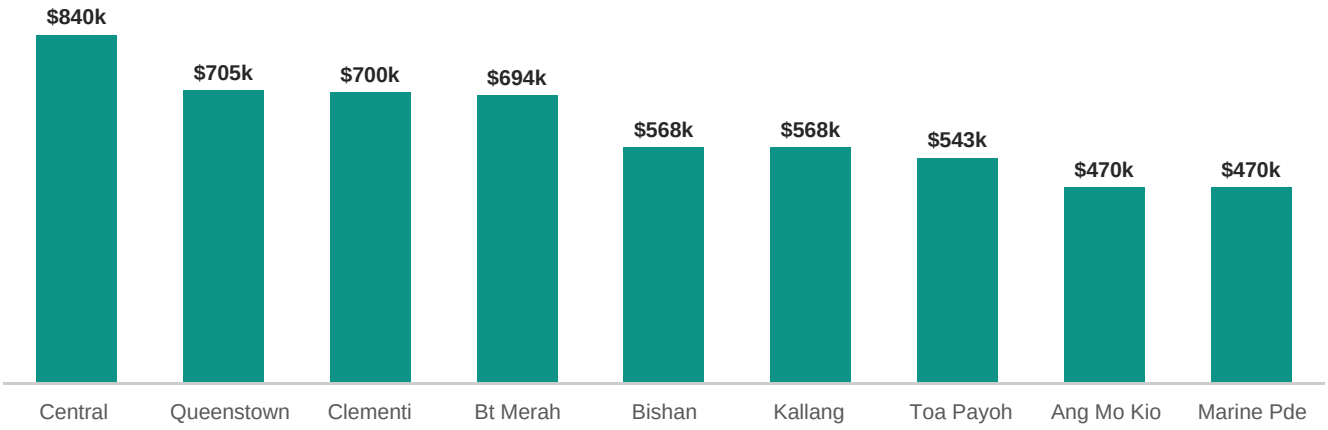
Median price each month, last 13 months



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



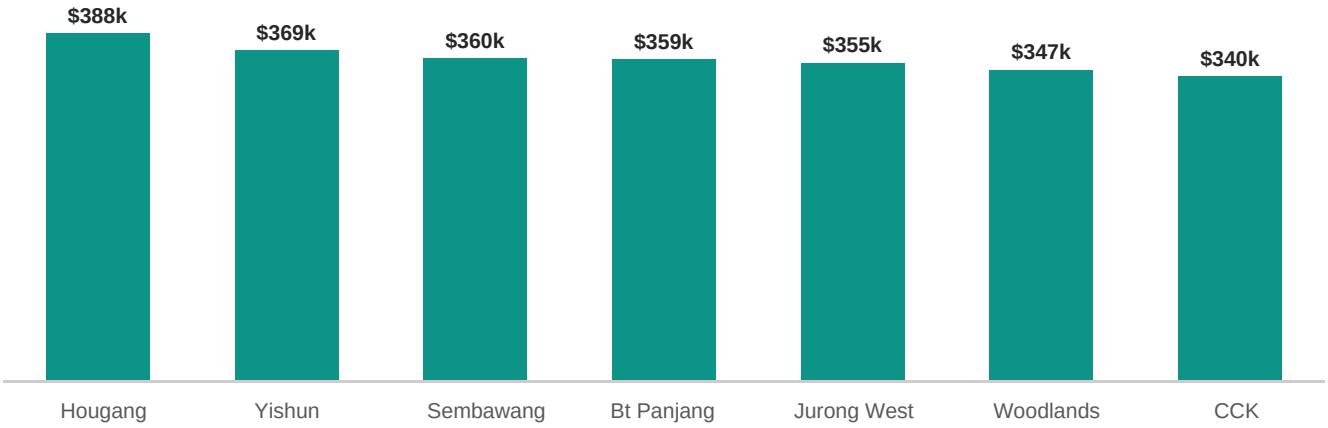
Median 4-room price by town, dearest first



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



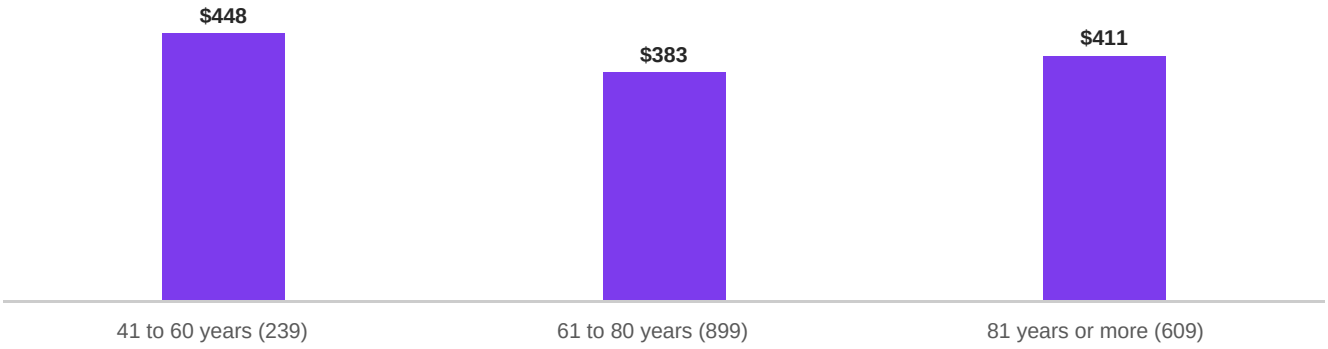
Median 4-room price by town, dearest first (continued)



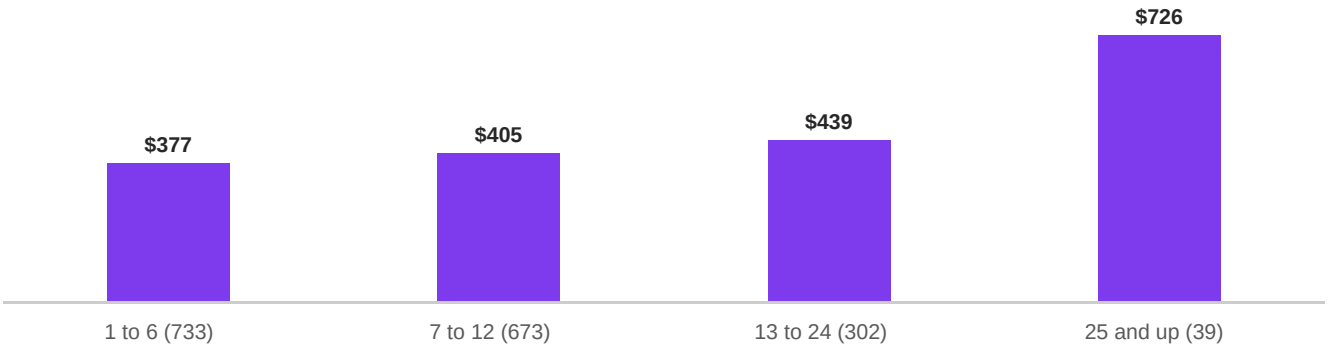
Town by town, June 2017

Ang Mo Kio: 99 sold - median $383,000 - 4-room median $470,000 - $444 psf
Bedok: 75 sold - median $390,000 - 4-room median $403,500 - $418 psf
Bishan: 53 sold - median $695,000 - 4-room median $568,000 - $560 psf - 3 at $1M+
Bukit Batok: 65 sold - median $370,000 - 4-room median $395,000 - $379 psf
Bukit Merah: 66 sold - median $610,000 - 4-room median $694,000 - $570 psf
Bukit Panjang: 47 sold - median $380,000 - 4-room median $359,000 - $356 psf
Bukit Timah: 5 sold - median $813,000 - 4-room median n/a - $607 psf
Central Area: 14 sold - median $675,000 - 4-room median $840,000 - $729 psf - 2 at $1M+
Choa Chu Kang: 80 sold - median $365,000 - 4-room median $340,000 - $320 psf
Clementi: 36 sold - median $537,500 - 4-room median $700,000 - $590 psf
Geylang: 57 sold - median $360,000 - 4-room median $457,500 - $437 psf
Hougang: 81 sold - median $402,000 - 4-room median $388,000 - $387 psf
Jurong East: 41 sold - median $423,000 - 4-room median $419,000 - $392 psf
Jurong West: 131 sold - median $380,000 - 4-room median $355,000 - $352 psf
Kallang/Whampoa: 56 sold - median $470,000 - 4-room median $567,500 - $509 psf
Marine Parade: 13 sold - median $420,000 - 4-room median $470,000 - $572 psf
Pasir Ris: 48 sold - median $452,500 - 4-room median $402,500 - $362 psf
Punggol: 110 sold - median $435,500 - 4-room median $439,888 - $412 psf
Queenstown: 44 sold - median $523,000 - 4-room median $705,000 - $590 psf
Sembawang: 42 sold - median $401,000 - 4-room median $360,000 - $345 psf
Sengkang: 142 sold - median $420,000 - 4-room median $413,000 - $388 psf
Serangoon: 32 sold - median $478,000 - 4-room median $451,500 - $442 psf
Tampines: 113 sold - median $440,000 - 4-room median $431,500 - $408 psf
Toa Payoh: 67 sold - median $436,000 - 4-room median $542,500 - $473 psf
Woodlands: 128 sold - median $380,000 - 4-room median $347,000 - $340 psf
Yishun: 102 sold - median $330,000 - 4-room median $369,000 - $362 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2017

$1,080,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $938 psf - 92 yrs lease left

$1,028,888 Blk 275A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $797 psf - 93 yrs lease left

$1,010,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,647 sqft - $613 psf - 69 yrs lease left

$1,000,000 Blk 275A Bishan St 24, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $774 psf - 93 yrs lease left

$1,000,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,130 sqft - $885 psf - 92 yrs lease left

$997,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,647 sqft - $605 psf - 77 yrs lease left

$978,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $967 psf - 92 yrs lease left

$970,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,259 sqft - $770 psf - 93 yrs lease left

$968,000 Blk 132 Clarence Lane, Queenstown
5-room - storey 07 to 09 - 1,345 sqft - $719 psf - 78 yrs lease left

$963,888 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,259 sqft - $765 psf - 93 yrs lease left

The 5 most affordable 4-room flats, June 2017

$265,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $271 psf - 62 yrs lease left

$277,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $306 psf - 70 yrs lease left

$285,000 Blk 440 Yishun Ave 11, Yishun

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

$295,000 Blk 208 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $326 psf - 69 yrs lease left

$299,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 10 to 12 - 904 sqft - $331 psf - 70 yrs lease left

The 10 busiest streets, June 2017

Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Punggol Ctrl, Punggol: 28 sales
Choa Chu Kang Cres, Choa Chu Kang: 25 sales
Yishun Ring Rd, Yishun: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Fernvale Rd, Sengkang: 21 sales
Bedok Reservoir Rd, Bedok: 20 sales
Punggol Dr, Punggol: 20 sales
Punggol Pl, Punggol: 17 sales
Punggol Field, Punggol: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg