HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2017

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

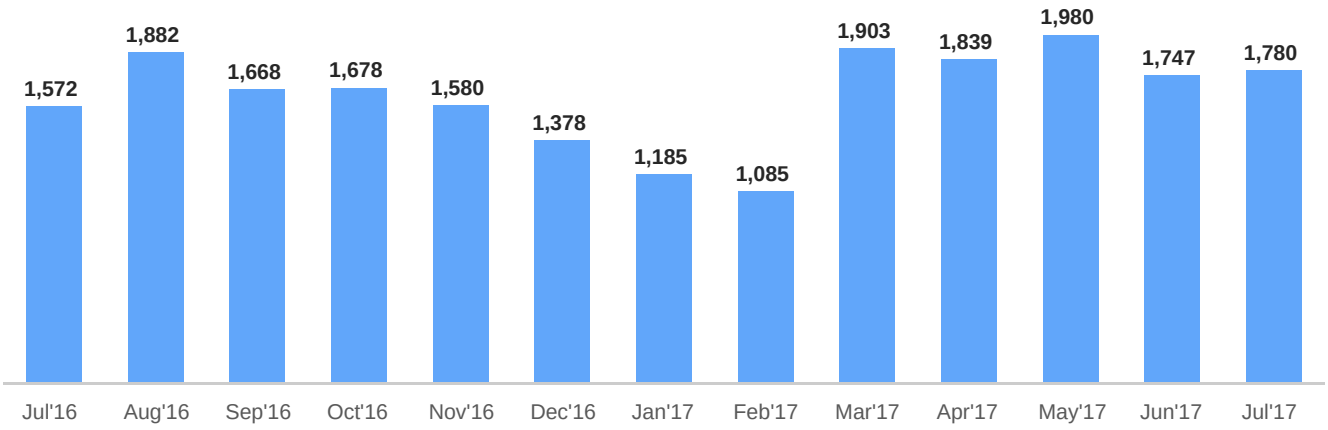
Flats sold: 1,780 **Median price: $405,000** **Median $psf: $394**
Million-dollar flats: 9 (0.5%) **Highest price: $1,160,000 (Queenstown)**

Against the month before: sales +1.9%, median price -2.4%. Against a year ago: sales +13.2%, median price -2.8%.

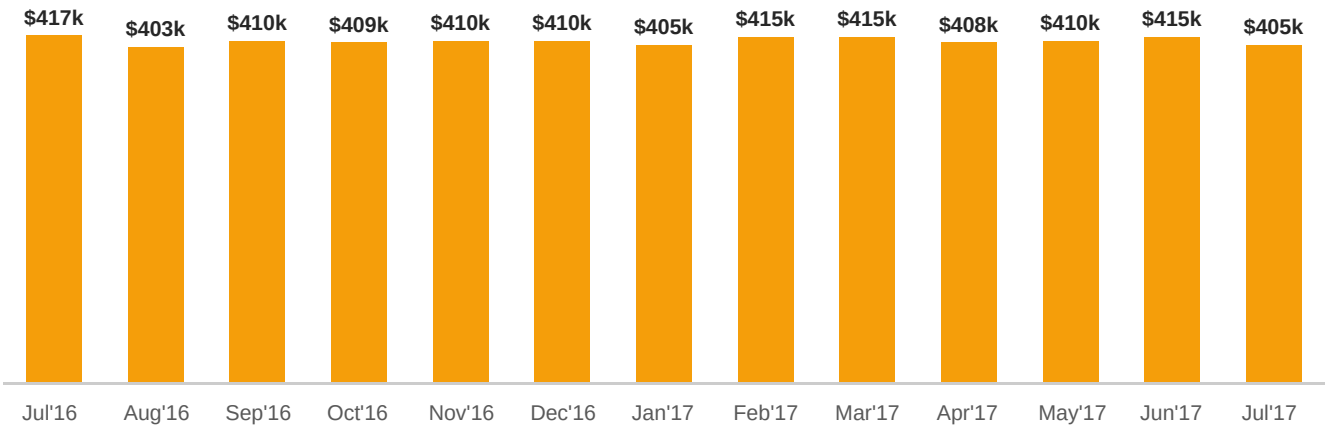
At a glance

- 1,780 HDB resale flats changed hands in July 2017, 1.9% more than the month before (1,747).
- Half of all flats sold for $405,000 or less (the median price), down 2.4% from the month before.
- A typical 4-room flat sold for $400,004 (764 sales), or about $389 per square foot.
- 9 flats sold for $1 million or more (0.5% of all sales), most of them in Bishan, Queenstown, Toa Payoh.
- The highest price was $1,160,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Sembawang (median $339,000) and the dearest was Central Area (median $761,500).
- The busiest town was Woodlands with 143 sales.

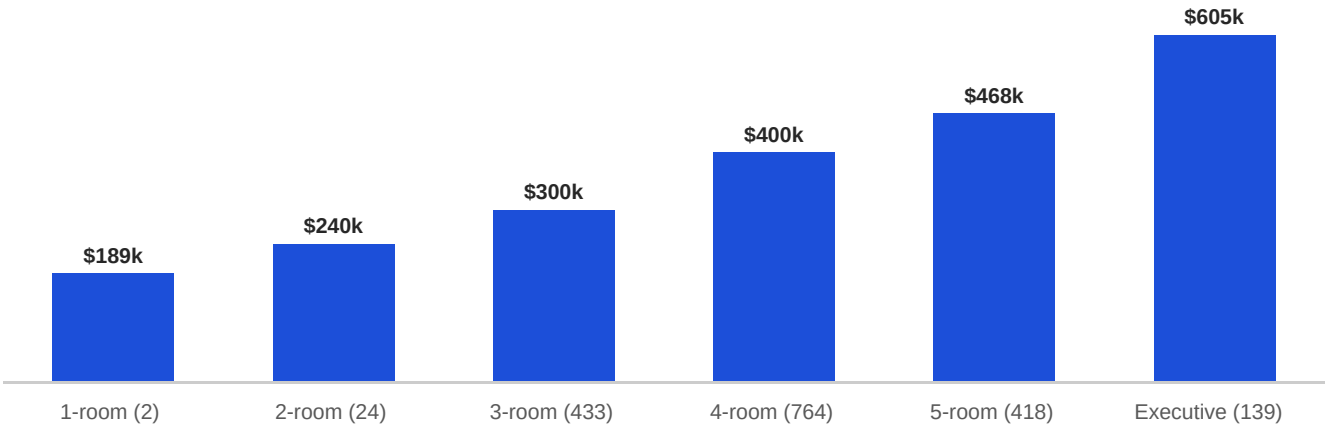
Flats sold each month, last 13 months



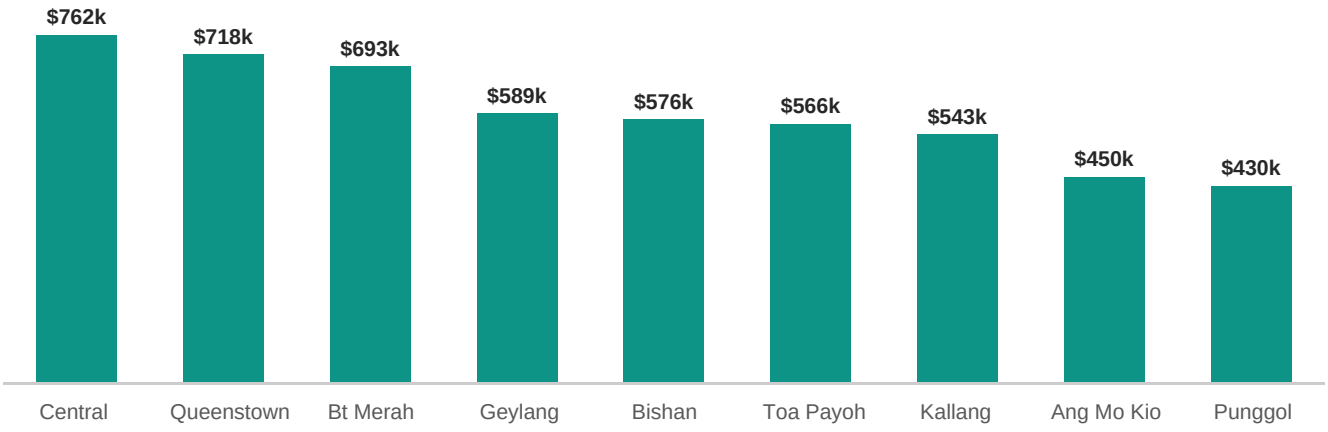
Median price each month, last 13 months



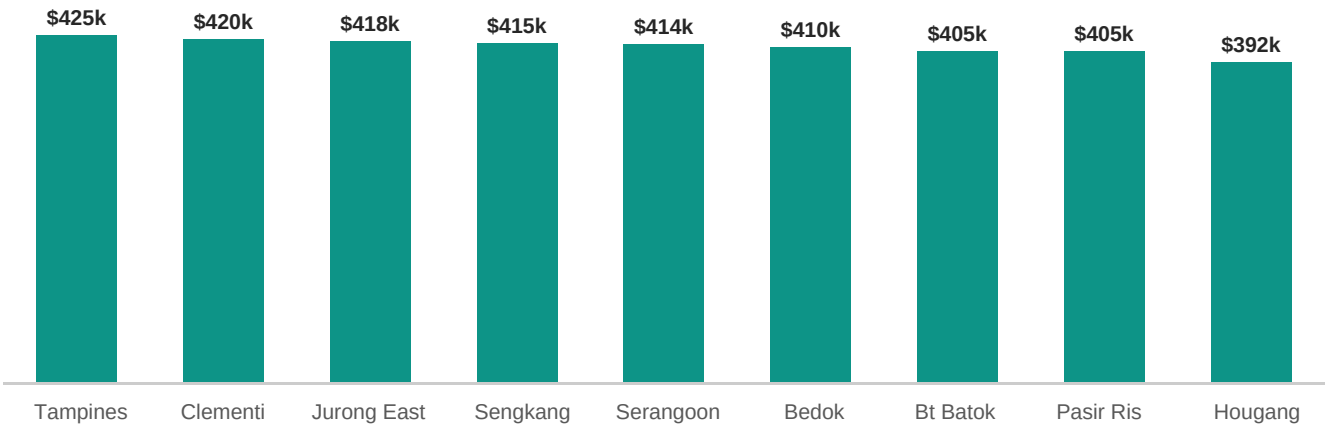
Median price by flat type (number sold), July 2017



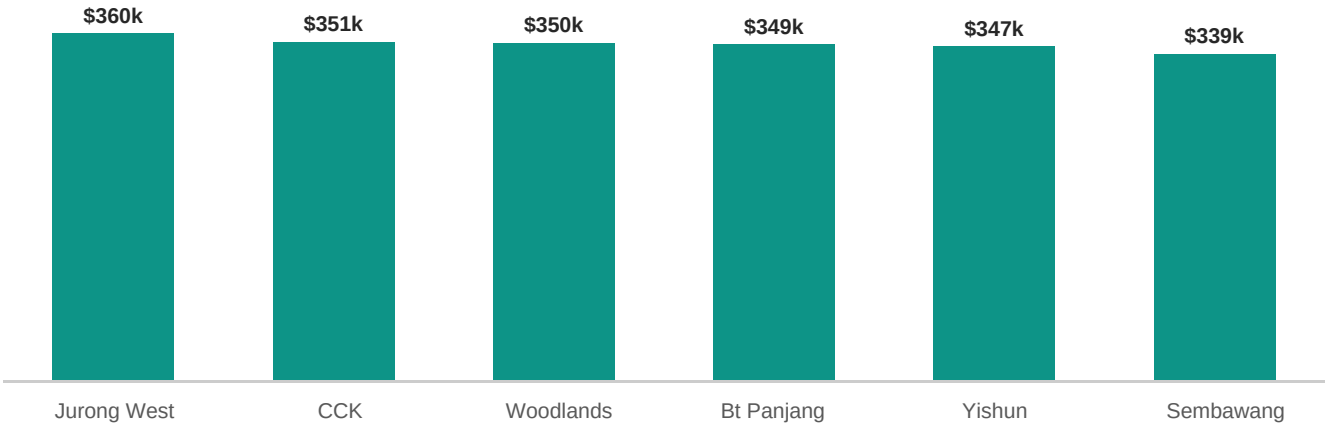
Median 4-room price by town, dearest first



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



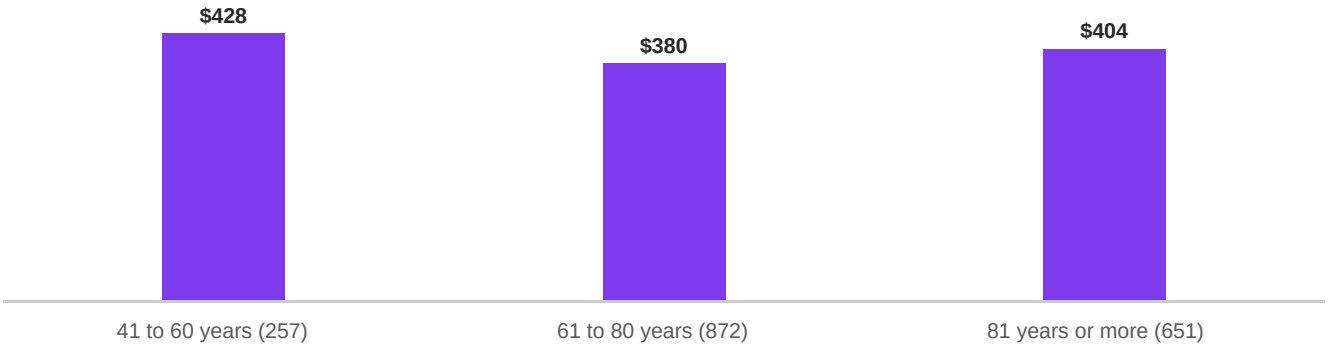
Median 4-room price by town, dearest first (continued)



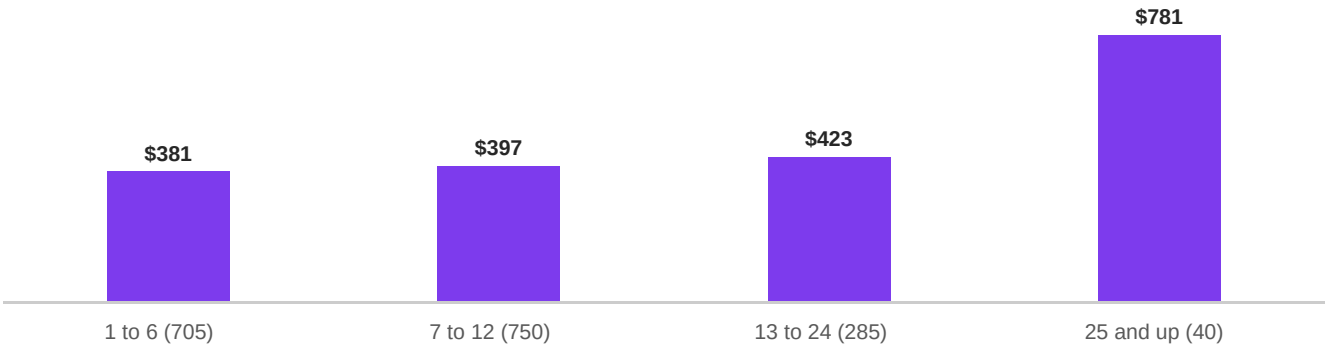
Town by town, July 2017

Ang Mo Kio: 86 sold - median $370,944 - 4-room median $450,000 - $428 psf
Bedok: 93 sold - median $375,000 - 4-room median $410,000 - $422 psf
Bishan: 33 sold - median $725,000 - 4-room median $575,500 - $561 psf - 5 at $1M+
Bukit Batok: 67 sold - median $330,000 - 4-room median $405,000 - $377 psf
Bukit Merah: 88 sold - median $549,000 - 4-room median $692,500 - $545 psf
Bukit Panjang: 65 sold - median $443,000 - 4-room median $348,844 - $375 psf
Bukit Timah: 4 sold - median $615,000 - 4-room median n/a - $590 psf
Central Area: 11 sold - median $475,000 - 4-room median $761,500 - $705 psf
Choa Chu Kang: 74 sold - median $377,500 - 4-room median $351,000 - $323 psf
Clementi: 35 sold - median $360,000 - 4-room median $420,000 - $451 psf
Geylang: 48 sold - median $320,000 - 4-room median $589,000 - $461 psf
Hougang: 66 sold - median $395,000 - 4-room median $391,944 - $377 psf
Jurong East: 30 sold - median $417,500 - 4-room median $417,500 - $381 psf
Jurong West: 136 sold - median $390,000 - 4-room median $360,000 - $367 psf
Kallang/Whampoa: 45 sold - median $495,000 - 4-room median $543,000 - $504 psf
Marine Parade: 9 sold - median $435,000 - 4-room median n/a - $536 psf
Pasir Ris: 50 sold - median $452,500 - 4-room median $405,000 - $364 psf
Punggol: 128 sold - median $430,000 - 4-room median $430,000 - $405 psf
Queenstown: 48 sold - median $520,000 - 4-room median $718,000 - $600 psf - 2 at $1M+
Sembawang: 60 sold - median $380,000 - 4-room median $339,000 - $343 psf
Sengkang: 139 sold - median $430,000 - 4-room median $415,000 - $395 psf
Serangoon: 41 sold - median $430,000 - 4-room median $413,500 - $418 psf
Tampines: 108 sold - median $447,500 - 4-room median $425,000 - $408 psf
Toa Payoh: 72 sold - median $450,000 - 4-room median $566,000 - $464 psf - 2 at $1M+
Woodlands: 143 sold - median $365,888 - 4-room median $350,000 - $339 psf
Yishun: 101 sold - median $316,888 - 4-room median $346,500 - $361 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2017

$1,160,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,679 sqft - $691 psf - 77 yrs lease left

$1,120,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $889 psf - 93 yrs lease left

$1,080,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $616 psf - 68 yrs lease left

$1,050,000 Blk 275A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $813 psf - 93 yrs lease left

$1,038,000 Blk 273A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $804 psf - 93 yrs lease left

$1,030,000 Blk 18D Holland Dr, Queenstown
5-room - storey 34 to 36 - 1,259 sqft - $818 psf - 94 yrs lease left

$1,028,888 Blk 275A Bishan St 24, Bishan
5-room - storey 37 to 39 - 1,292 sqft - $797 psf - 93 yrs lease left

$1,010,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $802 psf - 93 yrs lease left

$1,000,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,528 sqft - $654 psf - 69 yrs lease left

$980,000 Blk 30 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $734 psf - 79 yrs lease left

The 5 most affordable 4-room flats, July 2017

$270,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $276 psf - 59 yrs lease left

$275,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $304 psf - 70 yrs lease left

$275,000 Blk 22 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $278 psf - 58 yrs lease left

$287,000 Blk 173 Yishun Ave 7, Yishun

4-room - storey 01 to 03 - 893 sqft - $321 psf - 69 yrs lease left

$287,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $317 psf - 70 yrs lease left

The 10 busiest streets, July 2017

Punggol Field, Punggol: 31 sales
Fernvale Rd, Sengkang: 27 sales
Yishun Ring Rd, Yishun: 26 sales
Punggol Ctrl, Punggol: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Senja Rd, Bukit Panjang: 19 sales
Punggol Pl, Punggol: 19 sales
Jurong West St 65, Jurong West: 17 sales
Jurong West St 64, Jurong West: 17 sales
Compassvale Link, Sengkang: 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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