HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2017

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

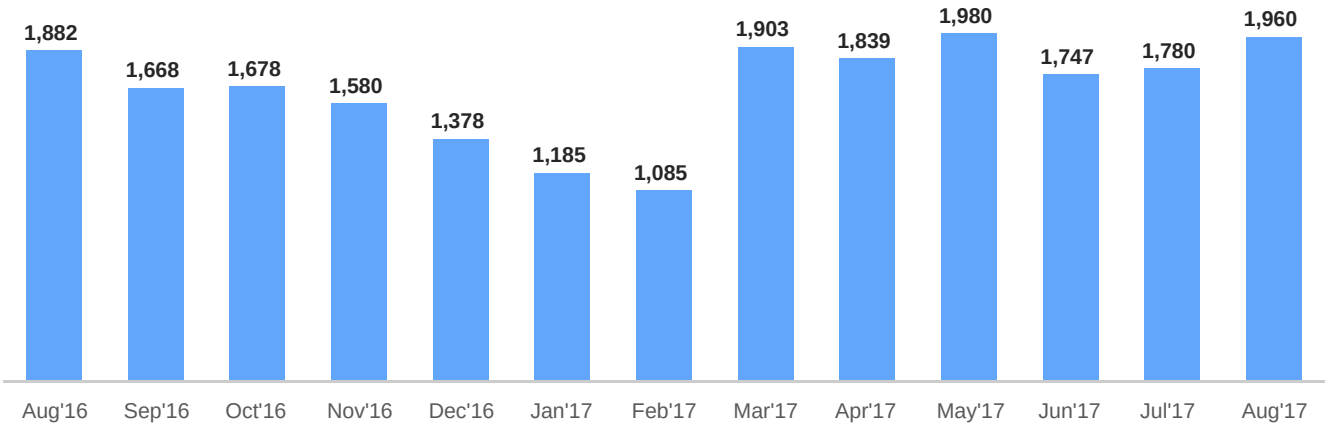
Flats sold: 1,960 **Median price: $415,000** **Median $psf: $398**
Million-dollar flats: 3 (0.2%) **Highest price: $1,028,000 (Queenstown)**

Against the month before: sales +10.1%, median price +2.5%. Against a year ago: sales +4.1%, median price +3.0%.

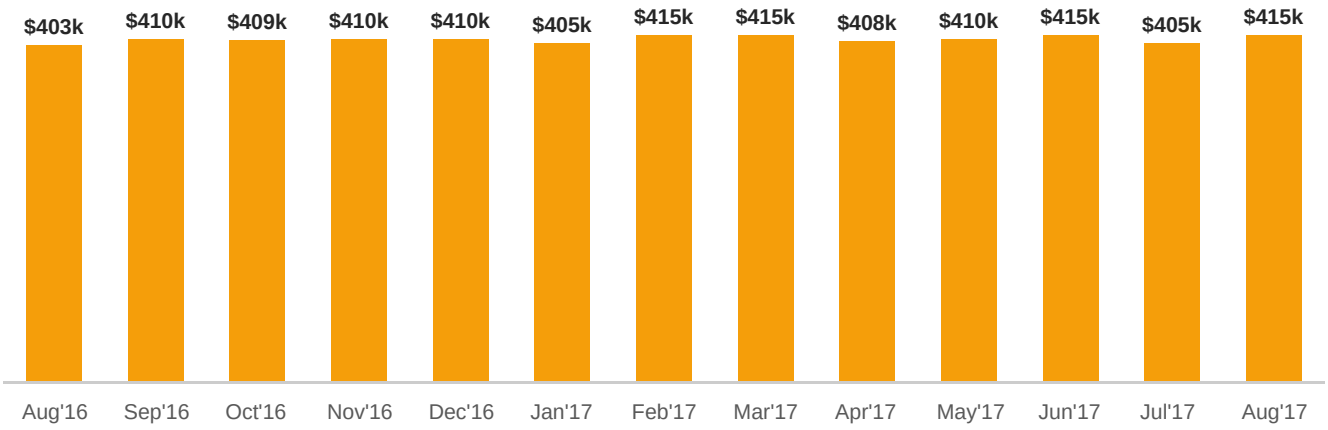
At a glance

- 1,960 HDB resale flats changed hands in August 2017, 10.1% more than the month before (1,780).
- Half of all flats sold for $415,000 or less (the median price), up 2.5% from the month before.
- A typical 4-room flat sold for $414,000 (794 sales), or about $400 per square foot.
- 3 flats sold for $1 million or more (0.2% of all sales), most of them in Bishan, Central Area, Queenstown.
- The highest price was $1,028,000 for a 5-room flat at Blk 50 C'wealth Dr, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $336,000) and the dearest was Central Area (median $767,500).
- The busiest town was Jurong West with 158 sales.

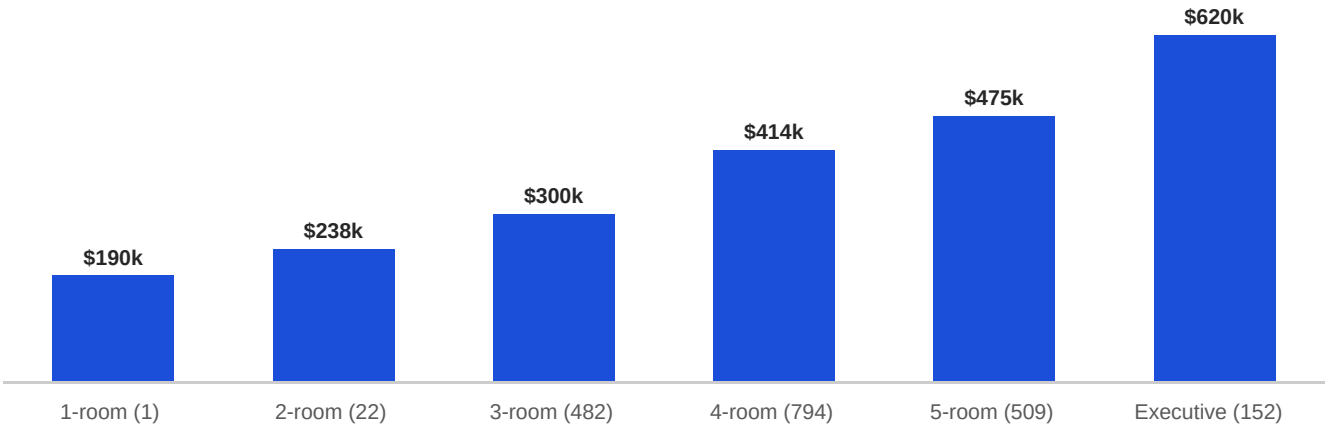
Flats sold each month, last 13 months



Median price each month, last 13 months



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



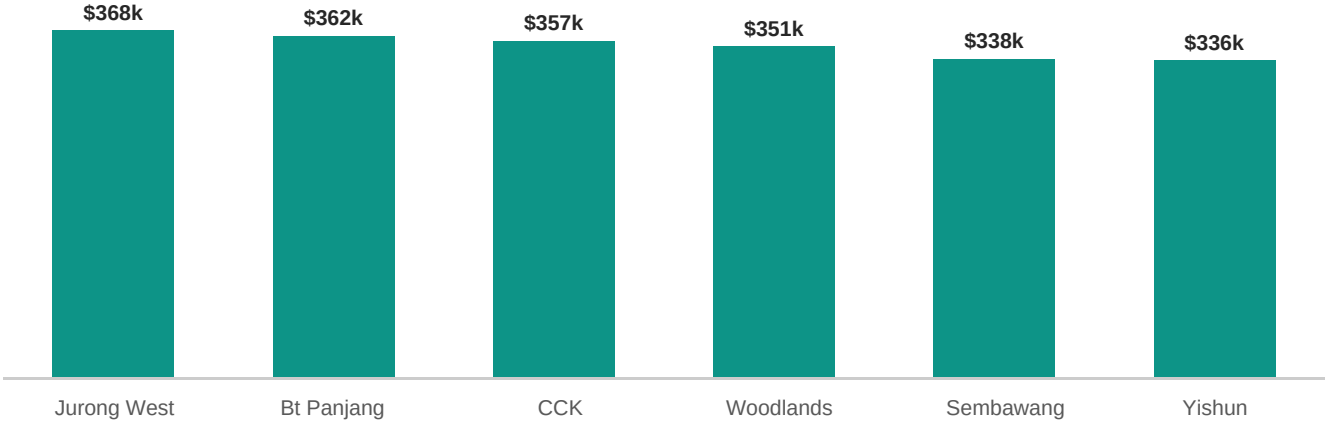
Median 4-room price by town, dearest first



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



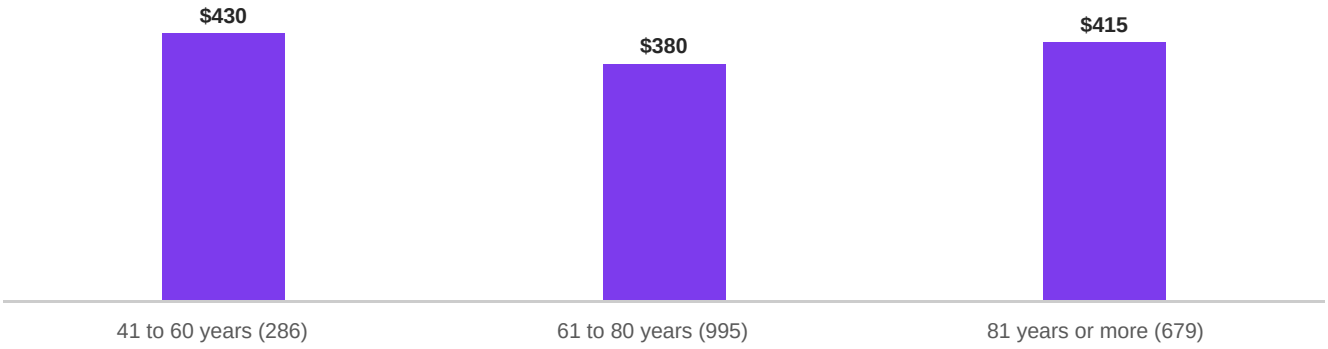
Median 4-room price by town, dearest first (continued)



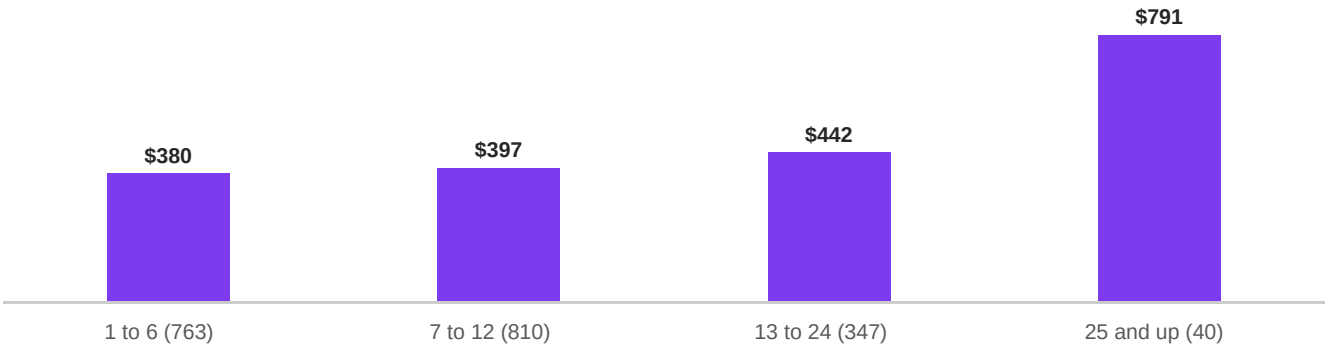
Town by town, August 2017

Ang Mo Kio: 87 sold - median $360,000 - 4-room median $458,000 - $437 psf
Bedok: 116 sold - median $420,000 - 4-room median $423,000 - $420 psf
Bishan: 40 sold - median $622,900 - 4-room median $580,000 - $547 psf - 1 at $1M+
Bukit Batok: 59 sold - median $340,000 - 4-room median $408,000 - $372 psf
Bukit Merah: 70 sold - median $542,500 - 4-room median $615,000 - $535 psf
Bukit Panjang: 63 sold - median $400,000 - 4-room median $362,000 - $368 psf
Bukit Timah: 3 sold - median $610,000 - 4-room median n/a - $575 psf
Central Area: 18 sold - median $650,000 - 4-room median $767,500 - $748 psf - 1 at $1M+
Choa Chu Kang: 75 sold - median $376,000 - 4-room median $357,000 - $329 psf
Clementi: 44 sold - median $460,444 - 4-room median $580,000 - $488 psf
Geylang: 63 sold - median $370,000 - 4-room median $460,000 - $419 psf
Hougang: 100 sold - median $416,900 - 4-room median $369,500 - $381 psf
Jurong East: 44 sold - median $417,500 - 4-room median $440,000 - $401 psf
Jurong West: 158 sold - median $400,000 - 4-room median $368,000 - $370 psf
Kallang/Whampoa: 67 sold - median $400,000 - 4-room median $535,000 - $484 psf
Marine Parade: 9 sold - median $530,000 - 4-room median n/a - $597 psf
Pasir Ris: 51 sold - median $445,000 - 4-room median $400,000 - $358 psf
Punggol: 134 sold - median $439,000 - 4-room median $445,000 - $423 psf
Queenstown: 50 sold - median $586,500 - 4-room median $700,444 - $595 psf - 1 at $1M+
Sembawang: 50 sold - median $375,000 - 4-room median $338,000 - $337 psf
Sengkang: 141 sold - median $432,000 - 4-room median $423,999 - $382 psf
Serangoon: 41 sold - median $500,000 - 4-room median $550,000 - $422 psf
Tampines: 111 sold - median $455,000 - 4-room median $430,000 - $406 psf
Toa Payoh: 93 sold - median $508,000 - 4-room median $605,000 - $469 psf
Woodlands: 146 sold - median $380,000 - 4-room median $351,000 - $331 psf
Yishun: 127 sold - median $315,000 - 4-room median $336,000 - $363 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2017

$1,028,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 28 to 30 - 1,227 sqft - $838 psf - 96 yrs lease left

$1,005,000 Blk 273B Bishan St 24, Bishan
5-room - storey 13 to 15 - 1,292 sqft - $778 psf - 93 yrs lease left

$1,000,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,152 sqft - $868 psf - 92 yrs lease left

$990,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,259 sqft - $786 psf - 93 yrs lease left

$986,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $783 psf - 93 yrs lease left

$985,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,259 sqft - $782 psf - 93 yrs lease left

$985,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $803 psf - 93 yrs lease left

$976,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,130 sqft - $864 psf - 92 yrs lease left

$975,000 Blk 18C Holland Dr, Queenstown
5-room - storey 22 to 24 - 1,259 sqft - $774 psf - 94 yrs lease left

$975,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,259 sqft - $774 psf - 93 yrs lease left

The 5 most affordable 4-room flats, August 2017

$270,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 01 to 03 - 904 sqft - $299 psf - 69 yrs lease left

$278,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $307 psf - 69 yrs lease left

$285,088 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $288 psf - 62 yrs lease left

$290,000 Blk 713 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $321 psf - 68 yrs lease left

$300,000 Blk 255 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $332 psf - 67 yrs lease left

The 10 busiest streets, August 2017

Yishun Ring Rd, Yishun: 37 sales
Punggol Field, Punggol: 36 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 24 sales
Punggol Dr, Punggol: 24 sales
Fernvale Rd, Sengkang: 22 sales
Punggol Ctrl, Punggol: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Bedok Reservoir Rd, Bedok: 18 sales
Jurong West St 65, Jurong West: 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.

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