HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2017

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

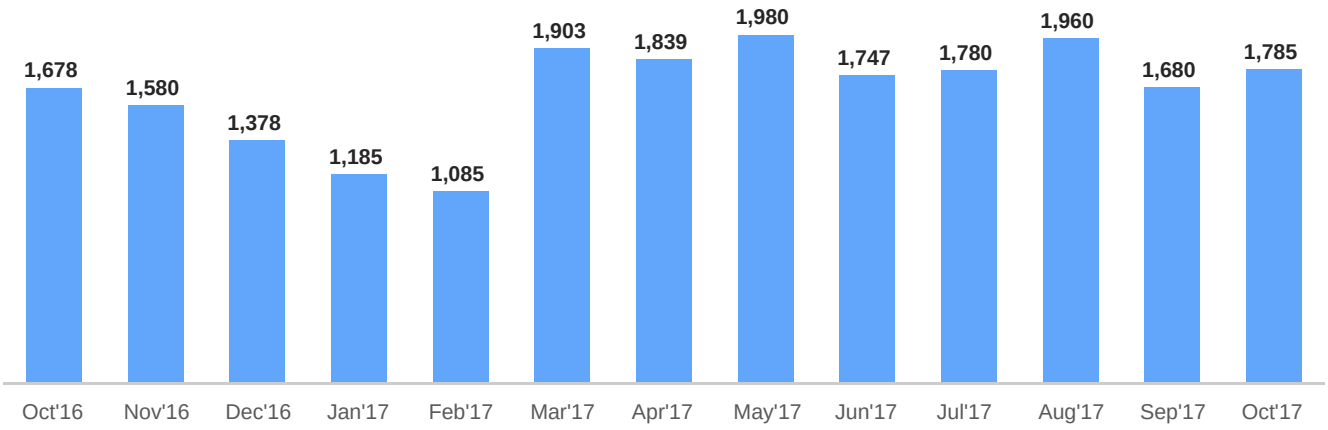
Flats sold: 1,785 Median price: $410,000 Median $psf: $397
Million-dollar flats: 2 (0.1%) Highest price: $1,050,000 (Toa Payoh)

Against the month before: sales +6.3%, median price -1.9%. Against a year ago: sales +6.4%, median price +0.4%.

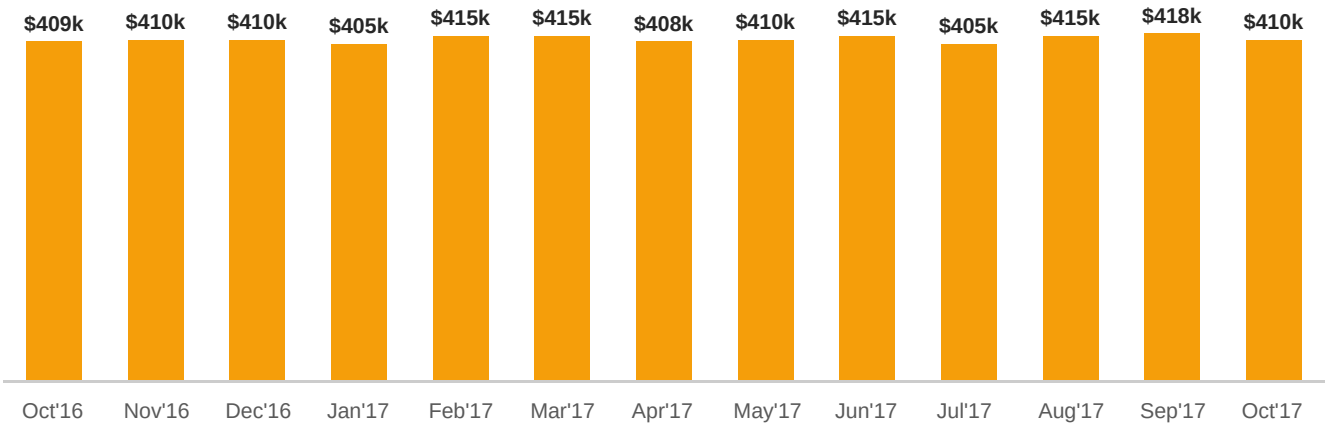
At a glance

- 1,785 HDB resale flats changed hands in October 2017, 6.3% more than the month before (1,680).
- Half of all flats sold for $410,000 or less (the median price), down 1.9% from the month before.
- A typical 4-room flat sold for $400,000 (739 sales), or about $392 per square foot.
- 2 flats sold for $1 million or more (0.1% of all sales), most of them in Queenstown, Toa Payoh.
- The highest price was $1,050,000 for a 5-room flat at Blk 138A Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Woodlands (median $336,500) and the dearest was Central Area (median $838,000).
- The busiest town was Jurong West with 152 sales.

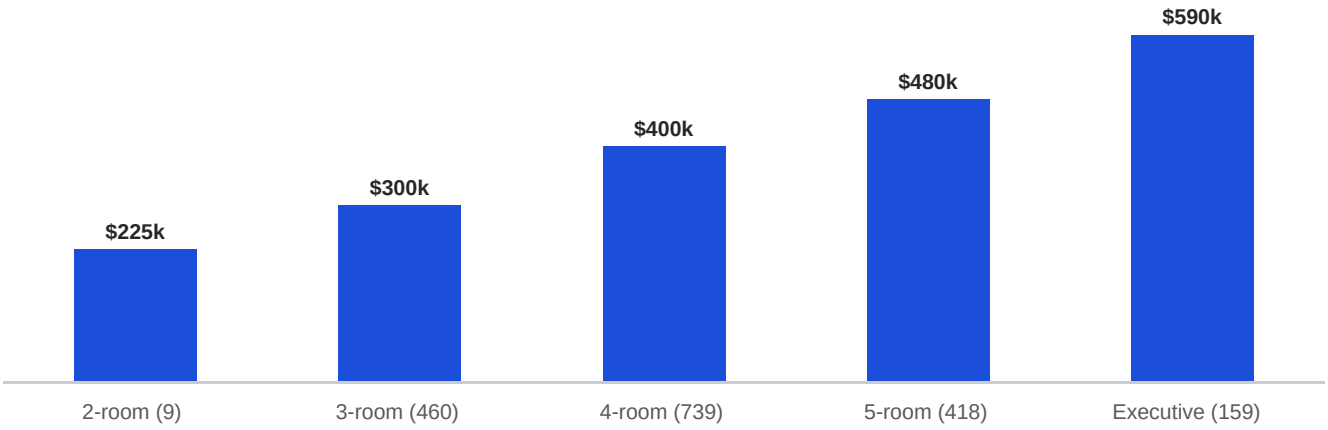
Flats sold each month, last 13 months



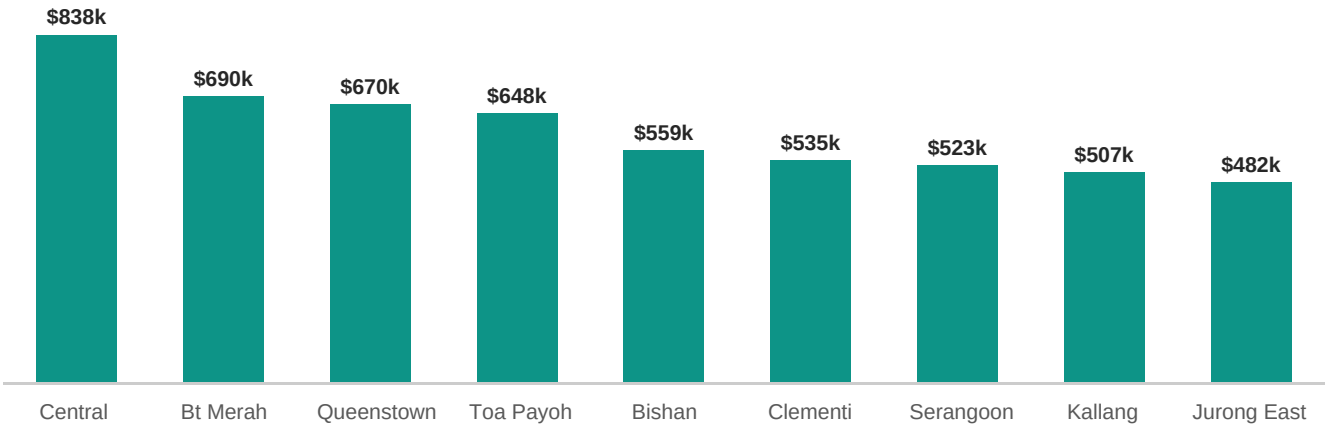
Median price each month, last 13 months



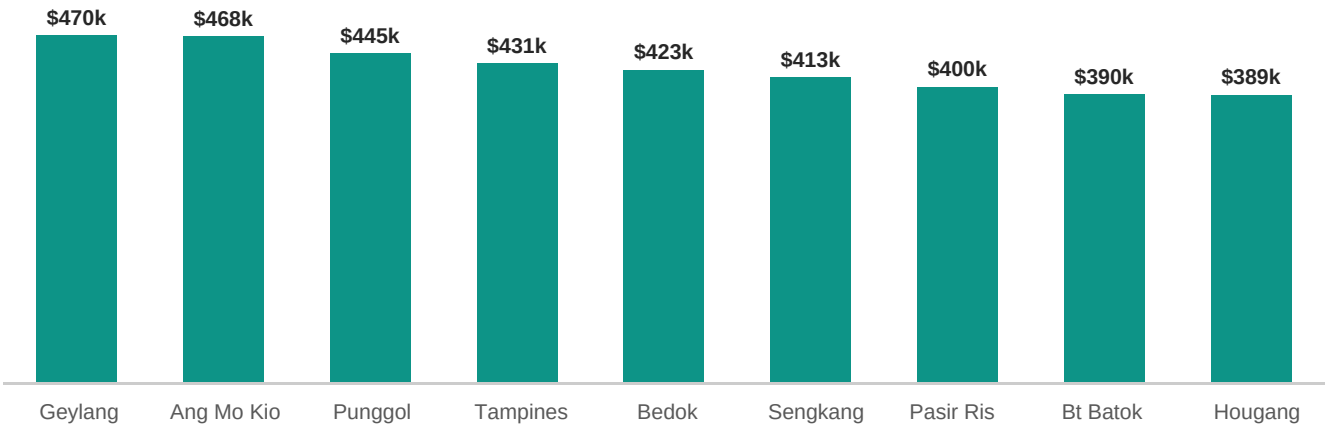
Median price by flat type (number sold), October 2017



Median 4-room price by town, dearest first



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



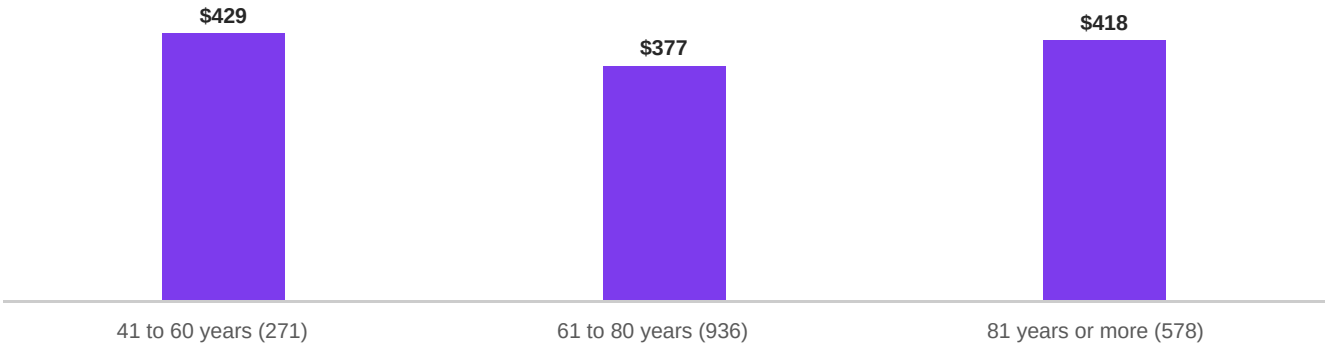
Median 4-room price by town, dearest first (continued)



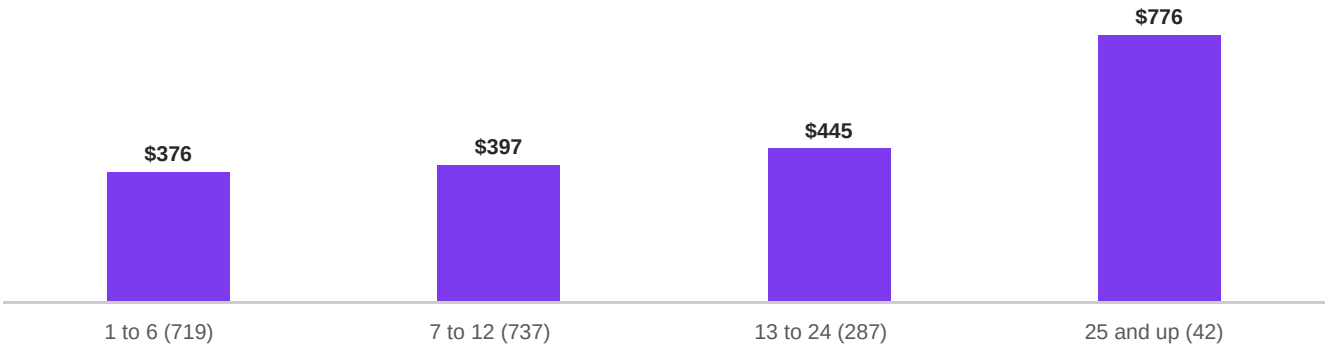
Town by town, October 2017

Ang Mo Kio: 79 sold - median $340,000 - 4-room median $468,000 - $413 psf
Bedok: 103 sold - median $385,000 - 4-room median $423,000 - $418 psf
Bishan: 42 sold - median $610,500 - 4-room median $559,000 - $542 psf
Bukit Batok: 71 sold - median $368,000 - 4-room median $390,000 - $371 psf
Bukit Merah: 80 sold - median $580,000 - 4-room median $690,000 - $573 psf
Bukit Panjang: 65 sold - median $428,000 - 4-room median $365,500 - $359 psf
Bukit Timah: 3 sold - median $437,000 - 4-room median n/a - $545 psf
Central Area: 21 sold - median $468,000 - 4-room median $838,000 - $642 psf
Choa Chu Kang: 61 sold - median $360,000 - 4-room median $339,000 - $313 psf
Clementi: 36 sold - median $434,056 - 4-room median $535,000 - $485 psf
Geylang: 49 sold - median $430,000 - 4-room median $470,000 - $465 psf
Hougang: 81 sold - median $393,000 - 4-room median $389,000 - $382 psf
Jurong East: 47 sold - median $415,000 - 4-room median $482,000 - $421 psf
Jurong West: 152 sold - median $389,000 - 4-room median $359,000 - $355 psf
Kallang/Whampoa: 53 sold - median $495,000 - 4-room median $506,500 - $480 psf
Marine Parade: 11 sold - median $450,000 - 4-room median n/a - $550 psf
Pasir Ris: 54 sold - median $485,000 - 4-room median $400,000 - $359 psf
Punggol: 110 sold - median $441,000 - 4-room median $445,000 - $432 psf
Queenstown: 44 sold - median $482,500 - 4-room median $670,000 - $569 psf - 1 at $1M+
Sembawang: 42 sold - median $367,500 - 4-room median $340,000 - $342 psf
Sengkang: 130 sold - median $428,750 - 4-room median $413,000 - $385 psf
Serangoon: 30 sold - median $511,900 - 4-room median $522,500 - $452 psf
Tampines: 106 sold - median $466,000 - 4-room median $431,444 - $405 psf
Toa Payoh: 78 sold - median $455,000 - 4-room median $648,000 - $455 psf - 1 at $1M+
Woodlands: 137 sold - median $365,000 - 4-room median $336,500 - $326 psf
Yishun: 100 sold - median $315,000 - 4-room median $338,800 - $353 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2017

$1,050,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $834 psf - 93 yrs lease left

$1,035,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 40 to 42 - 1,259 sqft - $822 psf - 96 yrs lease left

$988,888 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 40 to 42 - 1,216 sqft - $813 psf - 94 yrs lease left

$985,000 Blk 273A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $763 psf - 92 yrs lease left

$958,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $610 psf - 77 yrs lease left

$940,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,130 sqft - $832 psf - 92 yrs lease left

$935,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,528 sqft - $612 psf - 74 yrs lease left

$928,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 07 to 09 - 1,152 sqft - $806 psf - 92 yrs lease left

$920,000 Blk 6B Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $743 psf - 87 yrs lease left

$920,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $919 psf - 92 yrs lease left

The 5 most affordable 4-room flats, October 2017

$285,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $291 psf - 58 yrs lease left

$285,000 Blk 208 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $315 psf - 69 yrs lease left

$290,000 Blk 644 Yishun St 61, Yishun

4-room - storey 04 to 06 - 893 sqft - $325 psf - 69 yrs lease left

$290,000 Blk 275 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $321 psf - 67 yrs lease left

$290,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 1,119 sqft - $259 psf - 69 yrs lease left

The 10 busiest streets, October 2017

Yishun Ring Rd, Yishun: 28 sales
Punggol Field, Punggol: 25 sales
Punggol Ctrl, Punggol: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 22 sales
Bedok Reservoir Rd, Bedok: 22 sales
Jurong West St 65, Jurong West: 20 sales
Fernvale Rd, Sengkang: 20 sales
Punggol Dr, Punggol: 18 sales
Lor 1a Toa Payoh, Toa Payoh: 16 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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