HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2017

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:03 pm.
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December 2017 in full

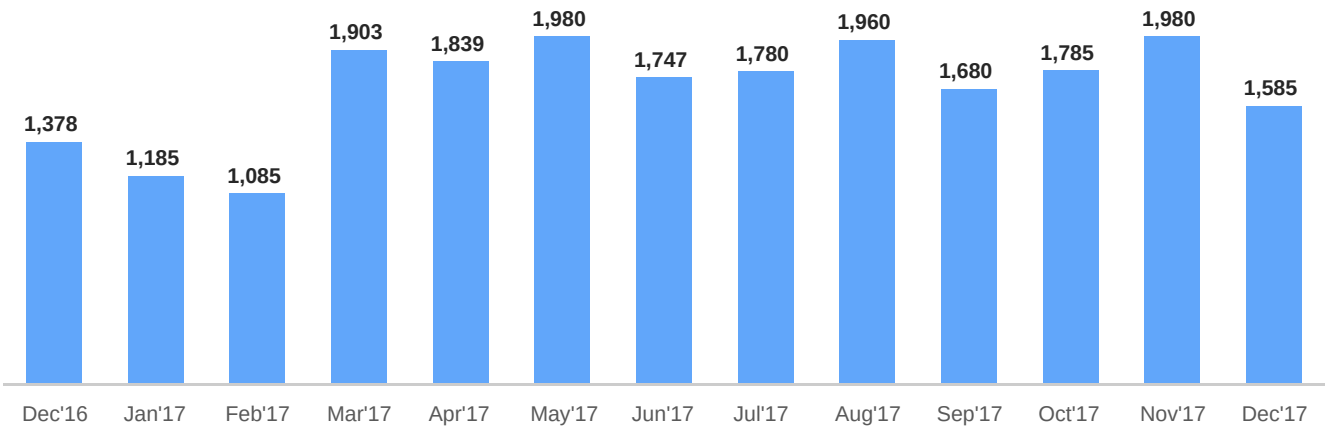
Flats sold: 1,585 Median price: $418,000 Median $psf: $395
Million-dollar flats: 4 (0.3%) Highest price: $1,053,888 (Kallang/Whampoa)

Against the month before: sales -19.9%, median price +2.0%. Against a year ago: sales +15.0%, median price +2.0%.

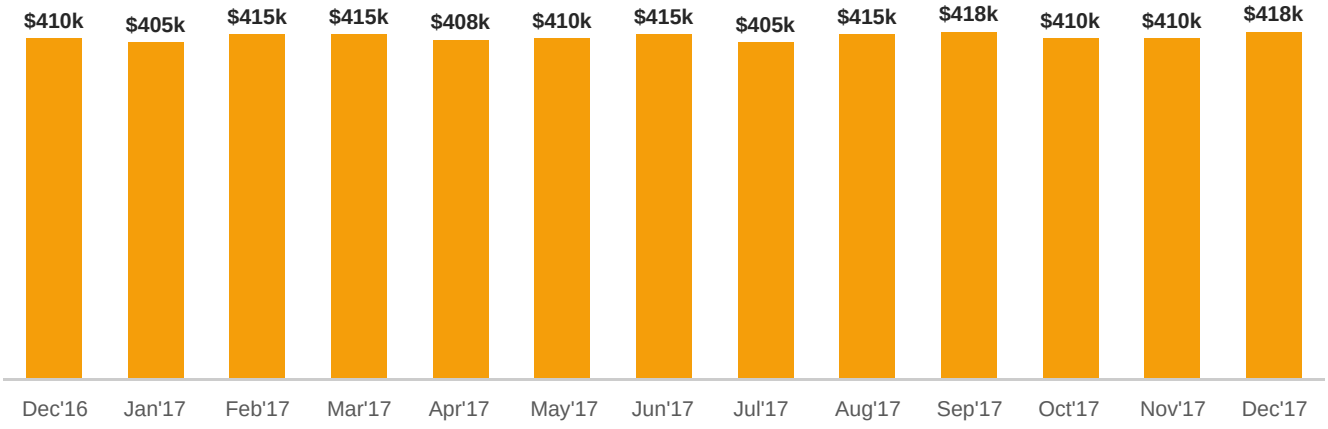
At a glance

- 1,585 HDB resale flats changed hands in December 2017, 19.9% fewer than the month before (1,980).
- Half of all flats sold for $418,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $405,000 (643 sales), or about $393 per square foot.
- 4 flats sold for $1 million or more (0.3% of all sales), most of them in Bishan, Kallang/Whampoa, Serangoon.
- The highest price was $1,053,888 for a 3-room flat at Blk 65 Jln Ma'mor, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Woodlands (median $328,000) and the dearest was Bukit Merah (median $725,000).
- The busiest town was Sengkang with 131 sales.

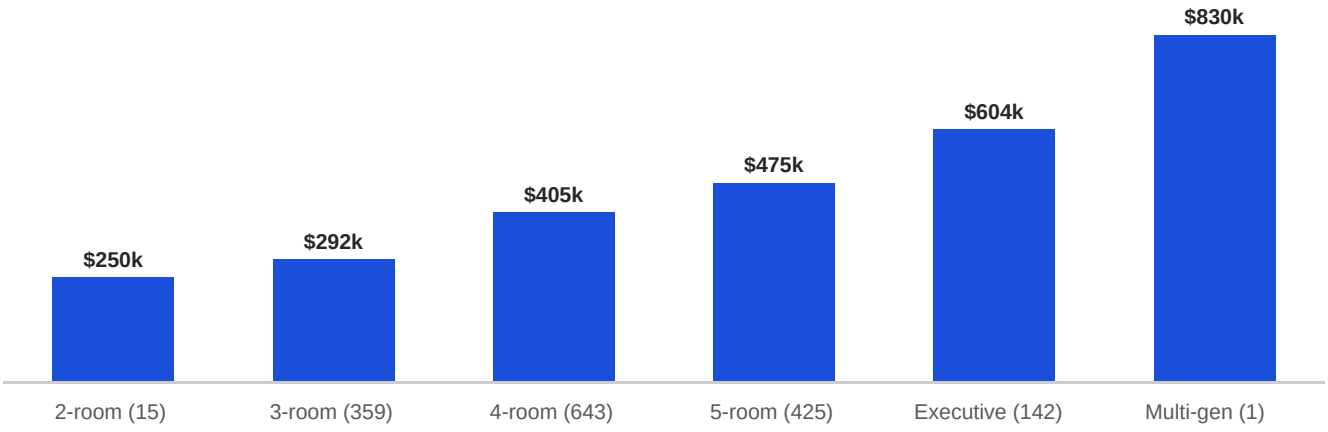
Flats sold each month, last 13 months



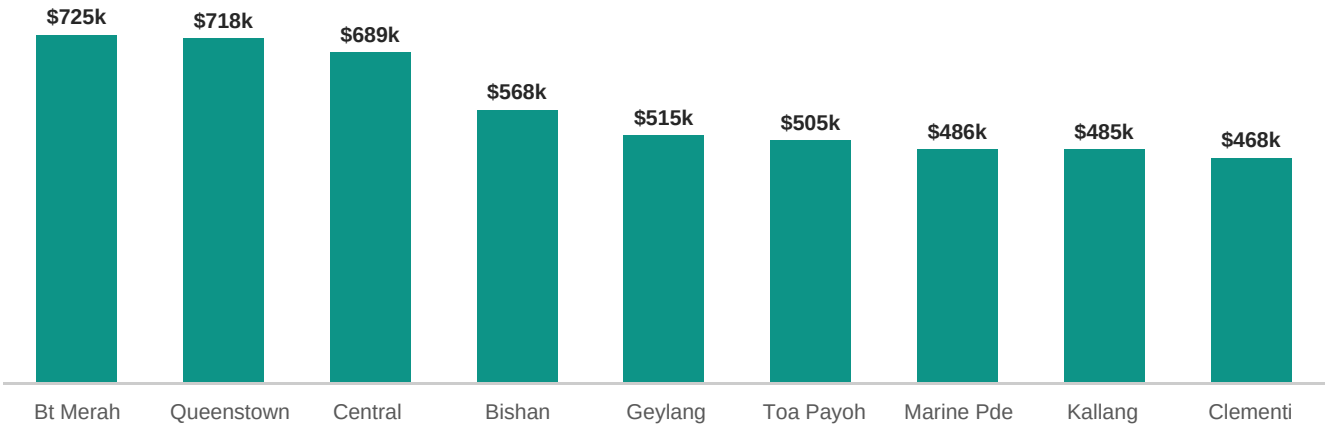
Median price each month, last 13 months



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



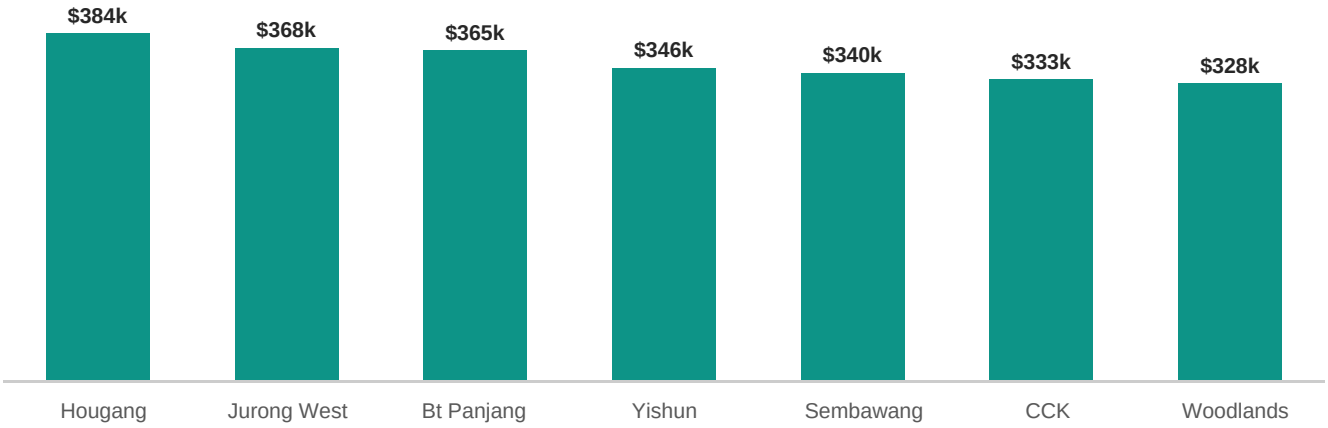
Median 4-room price by town, dearest first



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



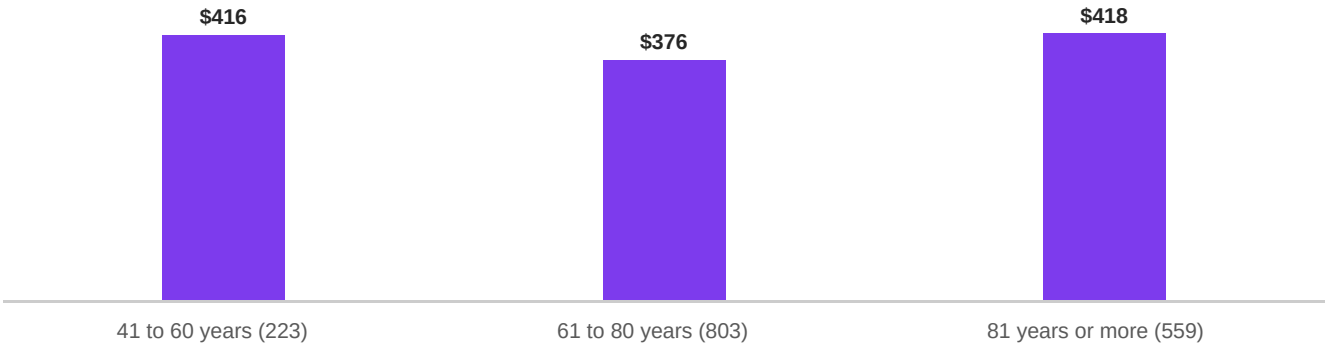
Median 4-room price by town, dearest first (continued)



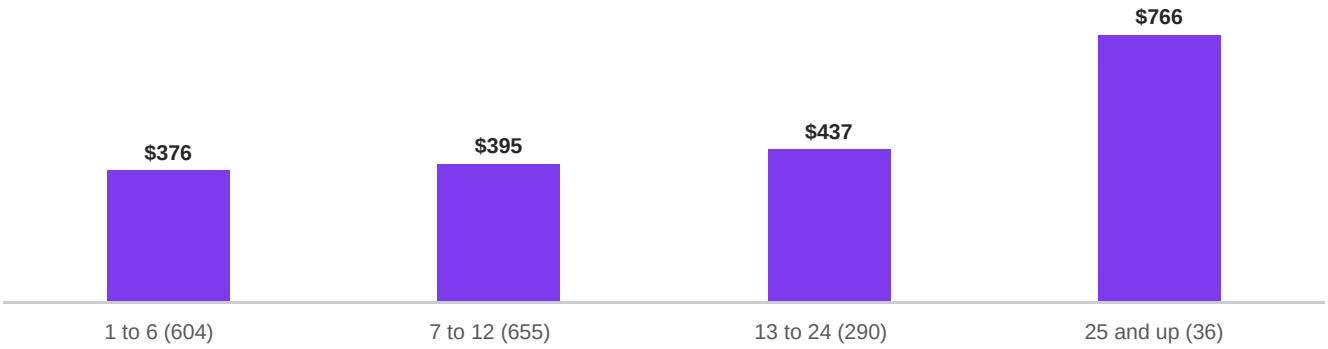
Town by town, December 2017

Ang Mo Kio: 64 sold - median $315,500 - 4-room median $440,000 - $407 psf
Bedok: 90 sold - median $400,000 - 4-room median $414,500 - $418 psf
Bishan: 36 sold - median $711,000 - 4-room median $568,000 - $577 psf - 1 at $1M+
Bukit Batok: 55 sold - median $368,000 - 4-room median $388,000 - $374 psf
Bukit Merah: 58 sold - median $612,500 - 4-room median $725,000 - $654 psf
Bukit Panjang: 61 sold - median $428,000 - 4-room median $365,000 - $367 psf
Bukit Timah: 6 sold - median $704,000 - 4-room median n/a - $589 psf
Central Area: 6 sold - median $450,000 - 4-room median $689,000 - $580 psf
Choa Chu Kang: 73 sold - median $368,000 - 4-room median $332,500 - $318 psf
Clementi: 27 sold - median $425,000 - 4-room median $468,000 - $485 psf
Geylang: 52 sold - median $426,500 - 4-room median $515,000 - $446 psf
Hougang: 73 sold - median $408,000 - 4-room median $383,500 - $362 psf
Jurong East: 37 sold - median $365,000 - 4-room median $412,000 - $384 psf
Jurong West: 119 sold - median $390,000 - 4-room median $367,500 - $352 psf
Kallang/Whampoa: 67 sold - median $448,000 - 4-room median $485,000 - $490 psf - 1 at $1M+
Marine Parade: 8 sold - median $472,500 - 4-room median $485,500 - $549 psf
Pasir Ris: 44 sold - median $461,000 - 4-room median $405,000 - $355 psf
Punggol: 126 sold - median $442,444 - 4-room median $444,888 - $431 psf
Queenstown: 36 sold - median $565,500 - 4-room median $718,000 - $645 psf
Sembawang: 43 sold - median $370,000 - 4-room median $340,000 - $333 psf
Sengkang: 131 sold - median $440,888 - 4-room median $410,000 - $389 psf
Serangoon: 27 sold - median $423,888 - 4-room median $412,500 - $430 psf - 1 at $1M+
Tampines: 108 sold - median $465,000 - 4-room median $427,500 - $412 psf
Toa Payoh: 42 sold - median $584,500 - 4-room median $505,000 - $530 psf - 1 at $1M+
Woodlands: 103 sold - median $350,000 - 4-room median $328,000 - $327 psf
Yishun: 93 sold - median $335,000 - 4-room median $345,500 - $359 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2017

$1,053,888 Blk 65 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,680 sqft - $393 psf - 53 yrs lease left

$1,030,000 Blk 275A Bishan St 24, Bishan
5-room - storey 37 to 39 - 1,292 sqft - $797 psf - 92 yrs lease left

$1,000,000 Blk 317 Serangoon Ave 2, Serangoon
Executive - storey 10 to 12 - 1,776 sqft - $563 psf - 66 yrs lease left

$1,000,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,227 sqft - $815 psf - 93 yrs lease left

$990,000 Blk 273B Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $766 psf - 92 yrs lease left

$988,000 Blk 11 Holland Dr, Queenstown
5-room - storey 22 to 24 - 1,582 sqft - $624 psf - 56 yrs lease left

$978,000 Blk 275A Bishan St 24, Bishan
5-room - storey 13 to 15 - 1,292 sqft - $757 psf - 92 yrs lease left

$958,888 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,561 sqft - $614 psf - 74 yrs lease left

$955,000 Blk 273A Bishan St 24, Bishan
5-room - storey 10 to 12 - 1,292 sqft - $739 psf - 92 yrs lease left

$955,000 Blk 846 Sims Ave, Geylang
Executive - storey 07 to 09 - 1,528 sqft - $625 psf - 66 yrs lease left

The 5 most affordable 4-room flats, December 2017

$263,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $269 psf - 61 yrs lease left

$263,000 Blk 23 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $266 psf - 58 yrs lease left

$275,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $261 psf - 60 yrs lease left

$275,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $281 psf - 58 yrs lease left

$280,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $310 psf - 69 yrs lease left

The 10 busiest streets, December 2017

Punggol Ctrl, Punggol: 29 sales
Punggol Field, Punggol: 25 sales
Bedok Reservoir Rd, Bedok: 21 sales
Yishun Ring Rd, Yishun: 21 sales
Bedok Nth Rd, Bedok: 18 sales
Punggol Pl, Punggol: 18 sales
Jurong West St 64, Jurong West: 17 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 16 sales
Senja Rd, Bukit Panjang: 16 sales
Punggol Dr, Punggol: 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.

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