



Resale flat prices: Noisy v non-noisy units

Those facing MRT tracks and expressways tend to be cheaper

Facing	Location	Flat type	Noise-facing block	Non-noise-facing blocks			Storey	Year of transaction
Expressway 	Simei Street 1	4-room	\$370,000	\$430,000			04 to 06	2019
			\$360,000	\$435,000	\$440,000		07 to 12	2018
		5-room	\$515,000	\$560,000	\$578,000	\$563,000	04 to 06	2018
			\$550,000	\$580,000	\$588,000		07 to 12	2018
	Marine Terrace	3-room	\$530,000	\$568,000			01 to 06	2017
			\$408,000	\$383,000			04 to 06	2019
		\$370,000	\$375,000			04 to 07	2018	
		\$400,000	\$433,000			04 to 06	2018	
MRT track 	Sembawang Close	4-room	\$322,000	\$353,000	\$321,000		04 to 06	2019
			\$352,000	\$368,888	\$365,000	\$360,000	13 to 15	2019
			\$317,000	\$328,000			04 to 09	2018
			\$396,000	\$420,000			07 to 09	2018
	Pasir Ris Street 51	4-room	\$483,000	\$540,000			07 to 09	2019
			\$409,000	\$420,888			04 to 12	2019
	Tampines Street 41	4-room	\$410,000	\$413,888			04 to 06	2018
			\$400,000	\$395,000			04 to 06	2017

NOTE: The Sunday Times collated a number of transacted prices of HDB flats in the resale market. The focus was on the price difference between flats that face noisy expressways and tracks and those that do not. The flats picked for comparison are in close proximity, built around the same time, of the same size and share the same amenities. This is to minimise the effect of other factors which may affect the price of a flat.