HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

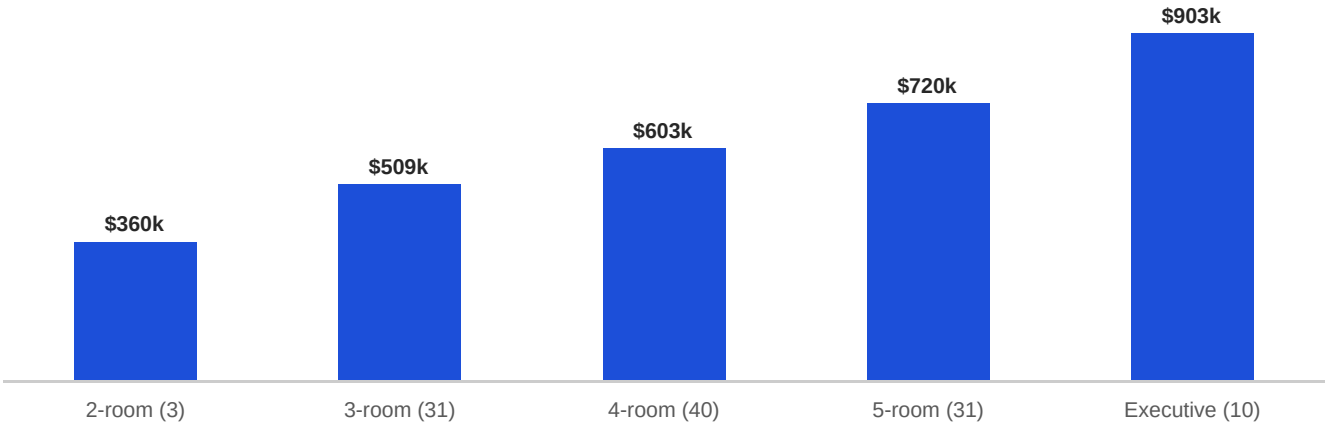
Daily report: Friday, 27 November 2026

Prepared by Samtastic Properties from HDB's published resale records. Generated 28 Nov 2026, 2:27 am.
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Newly published on 27 Nov 2026

Flats sold: 115 **Median price: $638,000** **Median $psf: $596**
Million-dollar flats: 6 (5.2%) **Highest price: $1,698,888 (Bishan)**

Median price by flat type (number sold)



Every transaction, highest price first

$1,698,888 Blk 442 Sin Ming Ave, Bishan
Executive - storey 19 to 21 - 1,668 sqft - $1,018 psf - 62 yrs lease left - registered Nov 2026

$1,320,000 Blk 273B Bishan St 24, Bishan
5-room - storey 04 to 06 - 1,292 sqft - $1,022 psf - 83 yrs lease left - registered Nov 2026

$1,280,000 Blk 805 Woodlands St 81, Woodlands
Executive - storey 10 to 12 - 2,067 sqft - $619 psf - 66 yrs lease left - registered Nov 2026

$1,220,000 Blk 184 Stirling Rd, Queenstown
5-room - storey 07 to 09 - 1,238 sqft - $986 psf - 73 yrs lease left - registered Nov 2026

$1,030,000 Blk 118A Alkaff Cres, Toa Payoh
4-room - storey 10 to 12 - 1,001 sqft - $1,029 psf - 93 yrs lease left - registered Nov 2026

$1,010,000 Blk 893 Tampines Ave 8, Tampines
Executive - storey 07 to 09 - 1,528 sqft - $661 psf - 69 yrs lease left - registered Nov 2026

$985,000 Blk 296C Bt Batok St 22, Bukit Batok
5-room - storey 22 to 24 - 1,216 sqft - $810 psf - 90 yrs lease left - registered Nov 2026

$970,000 Blk 184 Jelebu Rd, Bukit Panjang
5-room - storey 19 to 21 - 1,206 sqft - $805 psf - 75 yrs lease left - registered Nov 2026

$970,000 Blk 63 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,207 sqft - $804 psf - 44 yrs lease left - registered Nov 2026

$950,000 Blk 102 Bishan St 12, Bishan
5-room - storey 10 to 12 - 1,302 sqft - $729 psf - 59 yrs lease left - registered Nov 2026

$950,000 Blk 334 Ubi Ave 1, Geylang

Executive - storey 07 to 09 - 1,572 sqft - $605 psf - 58 yrs lease left - registered Nov 2026

$950,000 Blk 876A Tampines Ave 8, Tampines

5-room - storey 07 to 09 - 1,292 sqft - $735 psf - 94 yrs lease left - registered Nov 2026

$921,888 Blk 3A Upp Boon Keng Rd, Kallang/Whampoa

4-room - storey 16 to 18 - 915 sqft - $1,008 psf - 79 yrs lease left - registered Nov 2026

$915,000 Blk 626A Tampines St 61, Tampines

5-room - storey 04 to 06 - 1,216 sqft - $752 psf - 94 yrs lease left - registered Nov 2026

$907,000 Blk 143 Rivervale Dr, Sengkang

Executive - storey 13 to 15 - 1,507 sqft - $602 psf - 72 yrs lease left - registered Nov 2026

$899,000 Blk 151 Petir Rd, Bukit Panjang

Executive - storey 04 to 06 - 1,572 sqft - $572 psf - 60 yrs lease left - registered Nov 2026

$880,600 Blk 164 Jln Teck Whye, Choa Chu Kang

Executive - storey 16 to 18 - 1,518 sqft - $580 psf - 70 yrs lease left - registered Nov 2026

$868,000 Blk 265C Punggol Way, Punggol

5-room - storey 04 to 06 - 1,206 sqft - $720 psf - 87 yrs lease left - registered Nov 2026

$860,000 Blk 32 Margaret Dr, Queenstown

3-room - storey 37 to 39 - 667 sqft - $1,289 psf - 94 yrs lease left - registered Nov 2026

$860,000 Blk 215A Compassvale Dr, Sengkang

4-room - storey 13 to 15 - 990 sqft - $868 psf - 89 yrs lease left - registered Nov 2026

$855,000 Blk 216B Compassvale Dr, Sengkang

4-room - storey 13 to 15 - 990 sqft - $863 psf - 89 yrs lease left - registered Nov 2026

$850,000 Blk 17B Circuit Rd, Geylang

4-room - storey 01 to 03 - 1,001 sqft - $849 psf - 89 yrs lease left - registered Nov 2026

$848,000 Blk 58 Havelock Rd, Bukit Merah

3-room - storey 10 to 12 - 743 sqft - $1,142 psf - 85 yrs lease left - registered Nov 2026

$843,888 Blk 461C Bt Batok West Ave 8, Bukit Batok

5-room - storey 13 to 15 - 1,227 sqft - $688 psf - 91 yrs lease left - registered Nov 2026

$830,000 Blk 228A Punggol Field, Punggol

5-room - storey 07 to 09 - 1,216 sqft - $682 psf - 94 yrs lease left - registered Nov 2026

$825,000 Blk 103A Bidadari Pk Dr, Toa Payoh

3-room - storey 13 to 15 - 732 sqft - $1,127 psf - 93 yrs lease left - registered Nov 2026

$820,888 Blk 221 Bt Batok East Ave 3, Bukit Batok

Executive - storey 04 to 06 - 1,572 sqft - $522 psf - 57 yrs lease left - registered Nov 2026

$818,888 Blk 626A Tampines St 61, Tampines

4-room - storey 10 to 12 - 1,001 sqft - $818 psf - 94 yrs lease left - registered Nov 2026

$800,000 Blk 467B Bt Batok West Ave 9, Bukit Batok

5-room - storey 07 to 09 - 1,216 sqft - $658 psf - 93 yrs lease left - registered Nov 2026

$790,000 Blk 122B Sengkang East Way, Sengkang

Executive - storey 04 to 06 - 1,410 sqft - $560 psf - 72 yrs lease left - registered Nov 2026

$788,000 Blk 463A Bt Batok St 41, Bukit Batok

5-room - storey 07 to 09 - 1,216 sqft - $648 psf - 93 yrs lease left - registered Nov 2026

$770,000 Blk 114B Alkaff Cres, Toa Payoh

3-room - storey 01 to 03 - 732 sqft - $1,052 psf - 94 yrs lease left - registered Nov 2026

$763,000 Blk 92A Telok Blangah St 31, Bukit Merah

3-room - storey 28 to 30 - 732 sqft - $1,042 psf - 91 yrs lease left - registered Nov 2026

$750,000 Blk 272C Punggol Walk, Punggol

4-room - storey 07 to 09 - 1,012 sqft - $741 psf - 86 yrs lease left - registered Nov 2026

$747,000 Blk 140 Lor Ah Soo, Hougang

5-room - storey 07 to 09 - 1,410 sqft - $530 psf - 57 yrs lease left - registered Nov 2026

$745,000 Blk 63 Sims Pl, Geylang

3-room - storey 10 to 12 - 732 sqft - $1,018 psf - 89 yrs lease left - registered Nov 2026

$743,000 Blk 370 Woodlands Ave 1, Woodlands

5-room - storey 07 to 09 - 1,324 sqft - $561 psf - 69 yrs lease left - registered Nov 2026

$737,000 Blk 305 Ang Mo Kio Ave 1, Ang Mo Kio

5-room - storey 01 to 03 - 1,324 sqft - $557 psf - 49 yrs lease left - registered Nov 2026

$720,000 Blk 649 Hougang Ave 8, Hougang

5-room - storey 10 to 12 - 1,292 sqft - $557 psf - 59 yrs lease left - registered Nov 2026

$710,000 Blk 504A Montreal Dr, Sembawang

Executive - storey 04 to 06 - 1,399 sqft - $507 psf - 73 yrs lease left - registered Nov 2026

$708,000 Blk 933A Hougang Ave 9, Hougang

4-room - storey 07 to 09 - 990 sqft - $715 psf - 90 yrs lease left - registered Nov 2026

$700,000 Blk 561 Pasir Ris St 51, Pasir Ris

5-room - storey 01 to 03 - 1,324 sqft - $529 psf - 65 yrs lease left - registered Nov 2026

$690,000 Blk 270 Toh Guan Rd, Jurong East

5-room - storey 01 to 03 - 1,292 sqft - $534 psf - 71 yrs lease left - registered Nov 2026

$688,000 Blk 408 Woodlands St 41, Woodlands

5-room - storey 13 to 15 - 1,345 sqft - $511 psf - 68 yrs lease left - registered Nov 2026

$685,000 Blk 530A Pasir Ris Dr 1, Pasir Ris

3-room - storey 10 to 12 - 700 sqft - $979 psf - 87 yrs lease left - registered Nov 2026

$680,888 Blk 540 Choa Chu Kang St 52, Choa Chu Kang

5-room - storey 04 to 06 - 1,421 sqft - $479 psf - 66 yrs lease left - registered Nov 2026

$675,000 Blk 109B Canberra Walk, Sembawang

4-room - storey 07 to 09 - 1,012 sqft - $667 psf - 94 yrs lease left - registered Nov 2026

$670,000 Blk 55 Geylang Bahru, Kallang/Whampoa

5-room - storey 19 to 21 - 1,259 sqft - $532 psf - 46 yrs lease left - registered Nov 2026

$670,000 Blk 256C Sumang Walk, Punggol

4-room - storey 10 to 12 - 1,001 sqft - $669 psf - 89 yrs lease left - registered Nov 2026

$670,000 Blk 533 Woodlands Dr 14, Woodlands

5-room - storey 04 to 06 - 1,345 sqft - $498 psf - 71 yrs lease left - registered Nov 2026

$666,000 Blk 706 Woodlands Dr 40, Woodlands

5-room - storey 07 to 09 - 1,270 sqft - $524 psf - 69 yrs lease left - registered Nov 2026

$660,000 Blk 229B Sumang Lane, Punggol

4-room - storey 04 to 06 - 1,001 sqft - $659 psf - 94 yrs lease left - registered Nov 2026

$655,000 Blk 733 Yishun Ave 5, Yishun

5-room - storey 04 to 06 - 1,302 sqft - $503 psf - 56 yrs lease left - registered Nov 2026

$654,000 Blk 229A Sumang Lane, Punggol

4-room - storey 13 to 15 - 1,001 sqft - $653 psf - 94 yrs lease left - registered Nov 2026

$650,000 Blk 639 Pasir Ris Dr 1, Pasir Ris

4-room - storey 10 to 12 - 1,119 sqft - $581 psf - 67 yrs lease left - registered Nov 2026

$650,000 Blk 691A Woodlands Dr 73, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $649 psf - 90 yrs lease left - registered Nov 2026

$638,999 Blk 656 Choa Chu Kang Cres, Choa Chu Kang

5-room - storey 10 to 12 - 1,313 sqft - $487 psf - 71 yrs lease left - registered Nov 2026

$638,000 Blk 109A Canberra Walk, Sembawang

4-room - storey 01 to 03 - 1,012 sqft - $631 psf - 94 yrs lease left - registered Nov 2026

$638,000 Blk 513 Woodlands Dr 14, Woodlands

4-room - storey 10 to 12 - 1,152 sqft - $554 psf - 71 yrs lease left - registered Nov 2026

$632,000 Blk 122 Sengkang East Way, Sengkang

5-room - storey 16 to 18 - 1,184 sqft - $534 psf - 72 yrs lease left - registered Nov 2026

$626,000 Blk 802A Keat Hong Cl, Choa Chu Kang

4-room - storey 07 to 09 - 990 sqft - $632 psf - 90 yrs lease left - registered Nov 2026

$625,888 Blk 122B Edgedale Plains, Punggol

4-room - storey 13 to 15 - 1,001 sqft - $625 psf - 89 yrs lease left - registered Nov 2026

$625,888 Blk 552 Woodlands Dr 44, Woodlands

5-room - storey 04 to 06 - 1,238 sqft - $506 psf - 72 yrs lease left - registered Nov 2026

$615,000 Blk 158B Rivervale Cres, Sengkang

5-room - storey 04 to 06 - 1,184 sqft - $519 psf - 76 yrs lease left - registered Nov 2026

$610,000 Blk 305B Anchorvale Link, Sengkang

5-room - storey 04 to 06 - 1,184 sqft - $515 psf - 74 yrs lease left - registered Nov 2026

$605,888 Blk 168D Punggol Field, Punggol

4-room - storey 04 to 06 - 990 sqft - $612 psf - 86 yrs lease left - registered Nov 2026

$605,000 Blk 105 Aljunied Cres, Geylang

4-room - storey 04 to 06 - 1,066 sqft - $568 psf - 51 yrs lease left - registered Nov 2026

$605,000 Blk 291B Compassvale St, Sengkang

5-room - storey 04 to 06 - 1,184 sqft - $511 psf - 74 yrs lease left - registered Nov 2026

$600,888 Blk 658 Hougang Ave 8, Hougang

4-room - storey 10 to 12 - 1,109 sqft - $542 psf - 59 yrs lease left - registered Nov 2026

$600,888 Blk 310A Punggol Walk, Punggol

3-room - storey 16 to 18 - 721 sqft - $833 psf - 88 yrs lease left - registered Nov 2026

$595,000 Blk 808D Choa Chu Kang Ave 1, Choa Chu Kang

4-room - storey 13 to 15 - 990 sqft - $601 psf - 89 yrs lease left - registered Nov 2026

$588,000 Blk 222 Serangoon Ave 4, Serangoon

4-room - storey 07 to 09 - 1,066 sqft - $552 psf - 57 yrs lease left - registered Nov 2026

$582,000 Blk 117A Jln Tenteram, Kallang/Whampoa

3-room - storey 04 to 06 - 721 sqft - $807 psf - 90 yrs lease left - registered Nov 2026

$578,888 Blk 895B Woodlands Dr 50, Woodlands

4-room - storey 10 to 12 - 1,066 sqft - $543 psf - 69 yrs lease left - registered Nov 2026

$570,000 Blk 308B Punggol Walk, Punggol

3-room - storey 04 to 06 - 721 sqft - $790 psf - 88 yrs lease left - registered Nov 2026

$570,000 Blk 322C Sumang Walk, Punggol

3-room - storey 19 to 21 - 732 sqft - $779 psf - 91 yrs lease left - registered Nov 2026

$570,000 Blk 355A Anchorvale Lane, Sengkang

3-room - storey 13 to 15 - 732 sqft - $779 psf - 93 yrs lease left - registered Nov 2026

$560,000 Blk 784A Woodlands Rise, Woodlands

4-room - storey 01 to 03 - 1,001 sqft - $559 psf - 90 yrs lease left - registered Nov 2026

$550,000 Blk 173 Ang Mo Kio Ave 4, Ang Mo Kio

4-room - storey 13 to 15 - 980 sqft - $562 psf - 54 yrs lease left - registered Nov 2026

$550,000 Blk 677A Jurong West St 64, Jurong West

5-room - storey 01 to 03 - 1,184 sqft - $465 psf - 80 yrs lease left - registered Nov 2026

$550,000 Blk 183D Rivervale Cres, Sengkang

4-room - storey 13 to 15 - 915 sqft - $601 psf - 75 yrs lease left - registered Nov 2026

$545,000 Blk 155 Hougang St 11, Hougang

4-room - storey 07 to 09 - 990 sqft - $550 psf - 57 yrs lease left - registered Nov 2026

$538,000 Blk 109D Canberra Walk, Sembawang

3-room - storey 10 to 12 - 743 sqft - $724 psf - 94 yrs lease left - registered Nov 2026

$533,000 Blk 492G Tampines St 45, Tampines

3-room - storey 07 to 09 - 721 sqft - $739 psf - 91 yrs lease left - registered Nov 2026

$525,000 Blk 124 Simei St 1, Tampines

4-room - storey 01 to 03 - 904 sqft - $581 psf - 60 yrs lease left - registered Nov 2026

$510,000 Blk 824 Jurong West St 81, Jurong West

4-room - storey 10 to 12 - 1,119 sqft - $456 psf - 62 yrs lease left - registered Nov 2026

$508,888 Blk 523 Ang Mo Kio Ave 5, Ang Mo Kio

3-room - storey 04 to 06 - 883 sqft - $577 psf - 52 yrs lease left - registered Nov 2026

$502,000 Blk 523 Bedok Nth St 3, Bedok

4-room - storey 01 to 03 - 990 sqft - $507 psf - 51 yrs lease left - registered Nov 2026

$493,000 Blk 840 Jurong West St 81, Jurong West

4-room - storey 07 to 09 - 1,141 sqft - $432 psf - 65 yrs lease left - registered Nov 2026

$490,000 Blk 129 Ang Mo Kio Ave 3, Ang Mo Kio

3-room - storey 07 to 09 - 947 sqft - $517 psf - 51 yrs lease left - registered Nov 2026

$485,000 Blk 545 Jurong West St 42, Jurong West

4-room - storey 04 to 06 - 1,119 sqft - $433 psf - 57 yrs lease left - registered Nov 2026

$485,000 Blk 424B Yishun Ave 11, Yishun

3-room - storey 07 to 09 - 721 sqft - $673 psf - 88 yrs lease left - registered Nov 2026

$480,000 Blk 180A Marsiling Rd, Woodlands

3-room - storey 16 to 18 - 721 sqft - $666 psf - 87 yrs lease left - registered Nov 2026

$480,000 Blk 802 Woodlands St 81, Woodlands

4-room - storey 01 to 03 - 904 sqft - $531 psf - 61 yrs lease left - registered Nov 2026

$475,000 Blk 727 Jurong West Ave 5, Jurong West

4-room - storey 01 to 03 - 1,119 sqft - $424 psf - 62 yrs lease left - registered Nov 2026

$475,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $525 psf - 60 yrs lease left - registered Nov 2026

$465,000 Blk 236 Jurong East St 21, Jurong East

4-room - storey 04 to 06 - 980 sqft - $475 psf - 54 yrs lease left - registered Nov 2026

$460,000 Blk 123 Marsiling Rise, Woodlands

4-room - storey 07 to 09 - 1,033 sqft - $445 psf - 58 yrs lease left - registered Nov 2026

$458,888 Blk 134 Bedok Nth St 2, Bedok

3-room - storey 04 to 06 - 883 sqft - $520 psf - 50 yrs lease left - registered Nov 2026

$440,000 Blk 11 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 1,066 sqft - $413 psf - 50 yrs lease left - registered Nov 2026

$436,000 Blk 8 Teck Whye Ave, Choa Chu Kang

4-room - storey 10 to 12 - 990 sqft - $440 psf - 50 yrs lease left - registered Nov 2026

$435,000 Blk 335A Smith St, Central Area

3-room - storey 07 to 09 - 646 sqft - $674 psf - 56 yrs lease left - registered Nov 2026

$430,000 Blk 705 Ang Mo Kio Ave 8, Ang Mo Kio

3-room - storey 01 to 03 - 732 sqft - $587 psf - 53 yrs lease left - registered Nov 2026

$430,000 Blk 154 Hougang St 11, Hougang

3-room - storey 07 to 09 - 721 sqft - $596 psf - 57 yrs lease left - registered Nov 2026

$420,000 Blk 619 Bedok Reservoir Rd, Bedok

3-room - storey 01 to 03 - 732 sqft - $574 psf - 53 yrs lease left - registered Nov 2026

$420,000 Blk 309 Clementi Ave 4, Clementi

3-room - storey 10 to 12 - 721 sqft - $582 psf - 52 yrs lease left - registered Nov 2026

$420,000 Blk 17 Marsiling Lane, Woodlands

3-room - storey 07 to 09 - 807 sqft - $520 psf - 57 yrs lease left - registered Nov 2026

$395,000 Blk 68 Geylang Bahru, Kallang/Whampoa

3-room - storey 04 to 06 - 700 sqft - $565 psf - 46 yrs lease left - registered Nov 2026

$390,000 Blk 16 Upp Boon Keng Rd, Kallang/Whampoa

3-room - storey 04 to 06 - 700 sqft - $557 psf - 47 yrs lease left - registered Nov 2026

$390,000 Blk 233A Sumang Lane, Punggol

2-room - storey 10 to 12 - 506 sqft - $771 psf - 91 yrs lease left - registered Nov 2026

$365,888 Blk 247 Jurong East St 24, Jurong East

3-room - storey 04 to 06 - 732 sqft - $500 psf - 55 yrs lease left - registered Nov 2026

$365,000 Blk 117 Lor 1 Toa Payoh, Toa Payoh

3-room - storey 07 to 09 - 700 sqft - $522 psf - 40 yrs lease left - registered Nov 2026

$360,000 Blk 180A Boon Lay Dr, Jurong West

2-room - storey 13 to 15 - 506 sqft - $712 psf - 86 yrs lease left - registered Nov 2026

$320,000 Blk 166B Teck Whye Cres, Choa Chu Kang

2-room - storey 04 to 06 - 506 sqft - $633 psf - 87 yrs lease left - registered Nov 2026

$310,000 Blk 15 Marsiling Lane, Woodlands

3-room - storey 01 to 03 - 700 sqft - $443 psf - 48 yrs lease left - registered Nov 2026

November 2026 so far

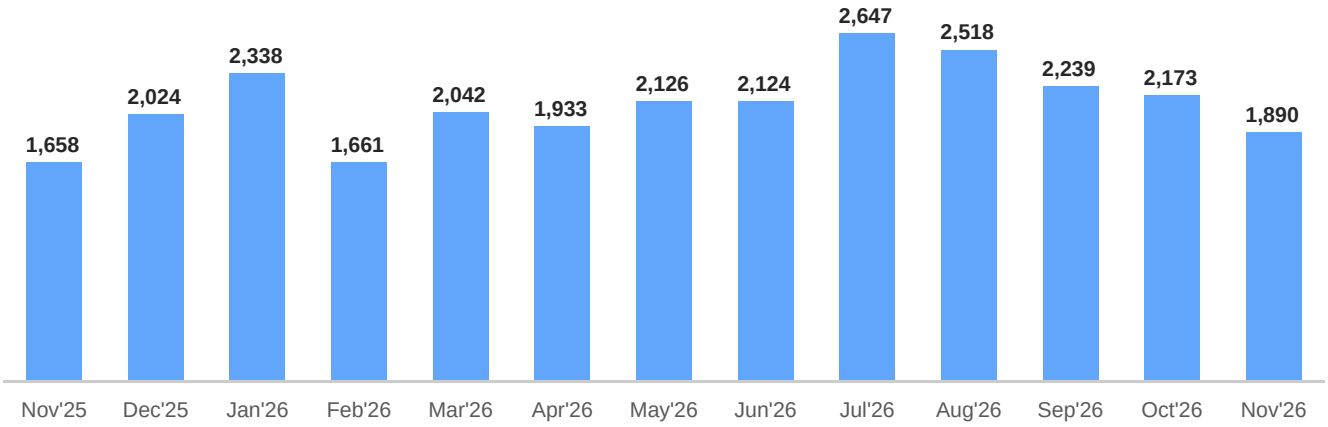
Flats sold: 1,890 Median price: $645,000 Median $psf: $600
Million-dollar flats: 184 (9.7%) Highest price: $1,720,000 (Central Area)

At a glance

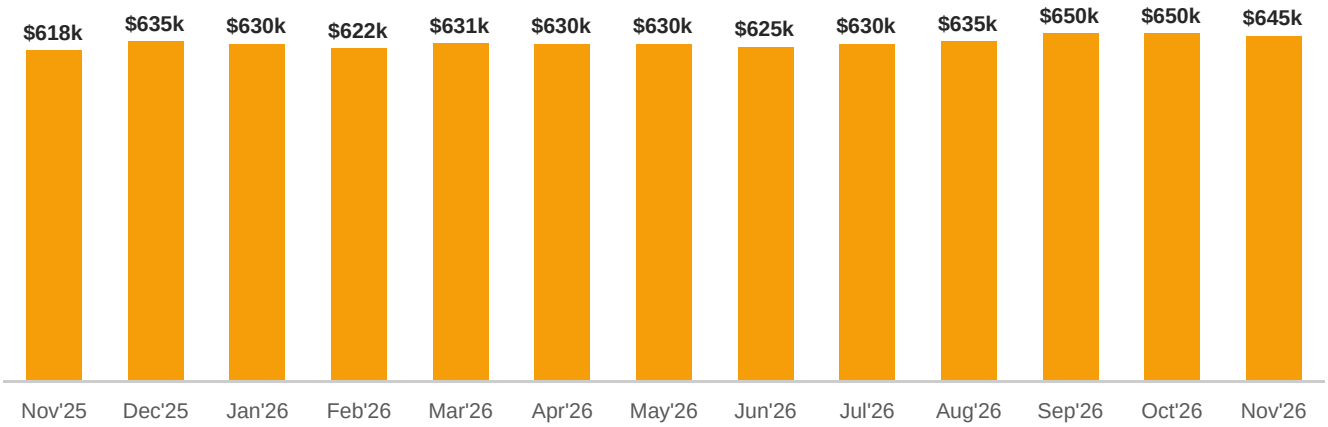
- 1,890 HDB resale flats have been registered for November 2026 so far.
- Half of all flats sold for $645,000 or less (the median price), down 0.8% from the month before.
- A typical 4-room flat sold for $628,000 (776 sales), or about $619 per square foot.
- 184 flats sold for $1 million or more (9.7% of all sales), most of them in Toa Payoh, Queenstown, Bedok.
- The highest price was $1,720,000 for a 5-room flat at Blk 1D Cantonment Rd, Central Area.

- For a 4-room flat, the most affordable town was Jurong West (median $520,000) and the dearest was Central Area (median $1,360,000).
- The busiest town was Tampines with 171 sales.

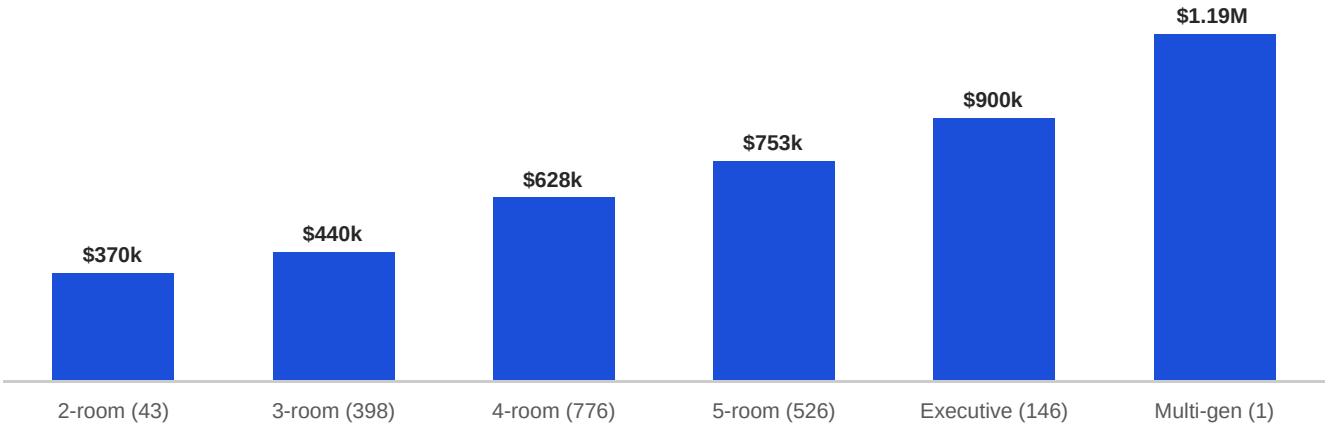
Flats sold each month, last 13 months



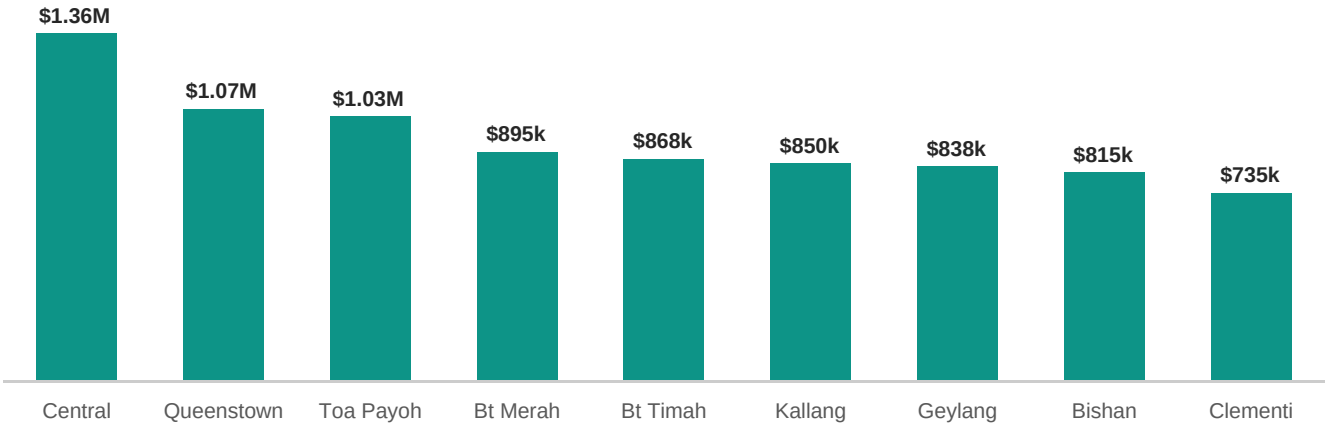
Median price each month, last 13 months



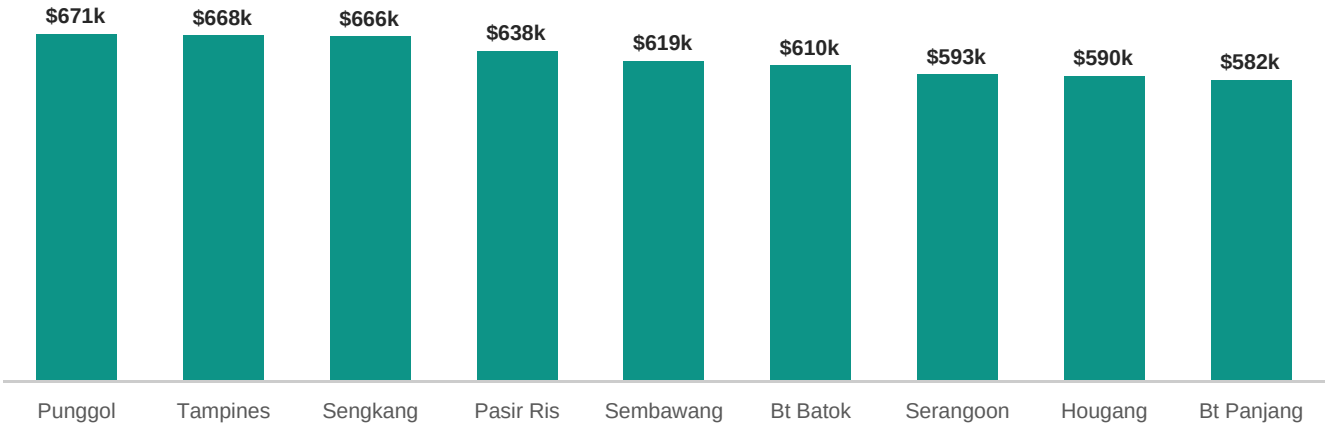
Median price by flat type (number sold), November 2026



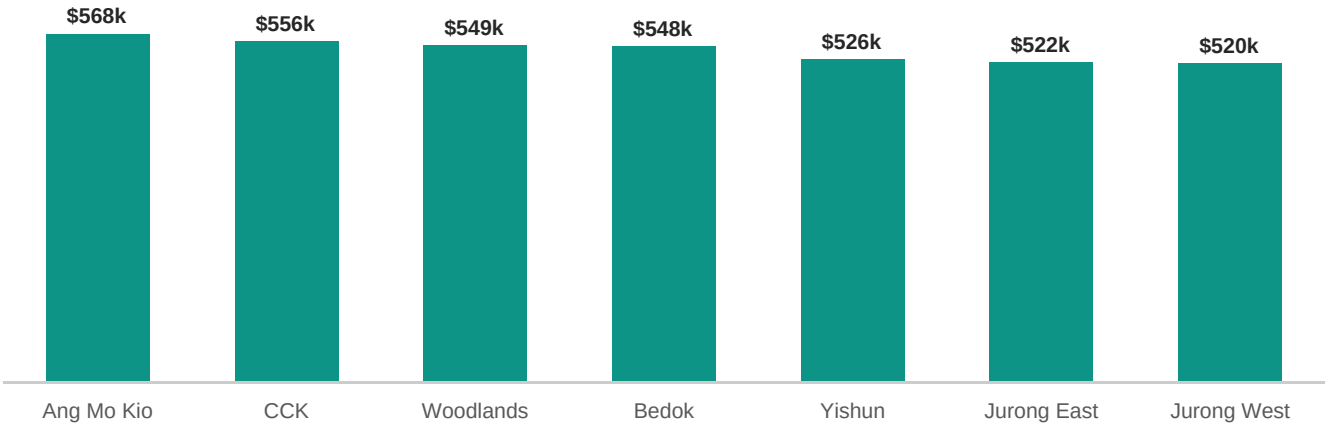
Median 4-room price by town, dearest first



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



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

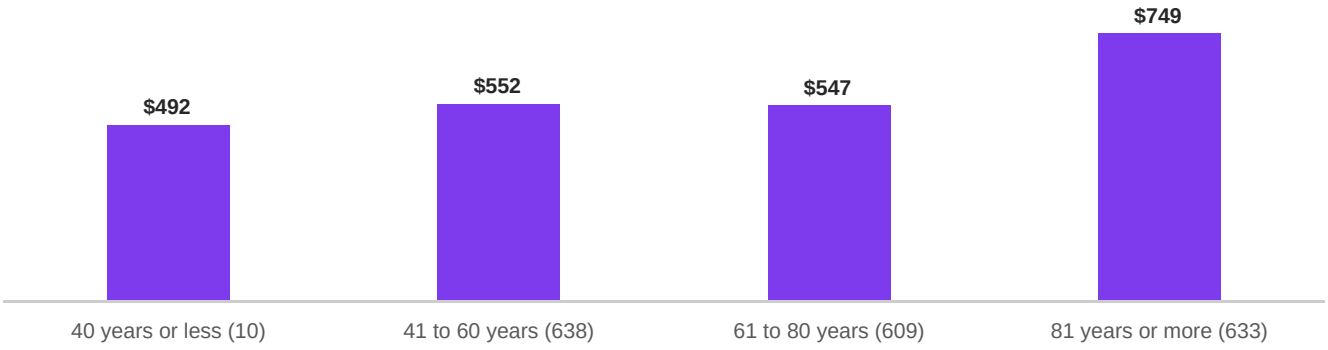


Town by town, November 2026

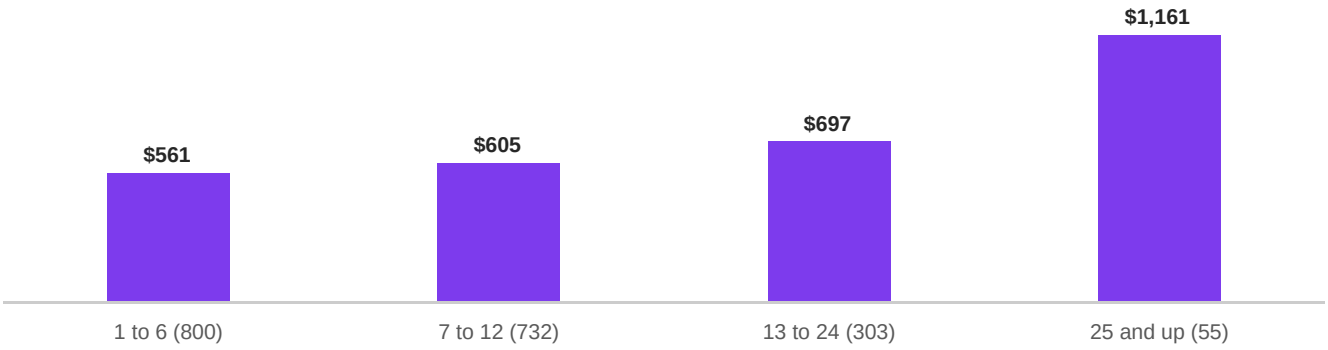
Ang Mo Kio: 67 sold - median $528,000 - 4-room median $568,000 - $572 psf - 7 at $1M+
Bedok: 102 sold - median $550,000 - 4-room median $547,500 - $571 psf - 17 at $1M+
Bishan: 41 sold - median $872,000 - 4-room median $815,000 - $743 psf - 10 at $1M+
Bukit Batok: 83 sold - median $640,000 - 4-room median $610,000 - $639 psf
Bukit Merah: 73 sold - median $778,000 - 4-room median $895,000 - $724 psf - 13 at $1M+

Bukit Panjang: 63 sold - median $625,000 - 4-room median $581,500 - $572 psf
Bukit Timah: 8 sold - median $904,444 - 4-room median $868,000 - $806 psf - 3 at $1M+
Central Area: 17 sold - median $1,200,000 - 4-room median $1,360,000 - $1,199 psf - 11 at $1M+
Choa Chu Kang: 77 sold - median $620,000 - 4-room median $556,000 - $502 psf
Clementi: 48 sold - median $609,000 - 4-room median $735,000 - $616 psf - 10 at $1M+
Geylang: 40 sold - median $645,000 - 4-room median $838,000 - $620 psf - 7 at $1M+
Hougang: 90 sold - median $669,000 - 4-room median $590,000 - $596 psf - 4 at $1M+
Jurong East: 35 sold - median $500,000 - 4-room median $521,500 - $520 psf
Jurong West: 120 sold - median $550,000 - 4-room median $520,000 - $500 psf
Kallang/Whampoa: 62 sold - median $655,000 - 4-room median $850,000 - $675 psf - 7 at $1M+
Marine Parade: 16 sold - median $491,500 - 4-room median n/a - $638 psf - 3 at $1M+
Pasir Ris: 43 sold - median $758,000 - 4-room median $637,500 - $556 psf - 3 at $1M+
Punggol: 126 sold - median $683,500 - 4-room median $671,000 - $690 psf - 3 at $1M+
Queenstown: 56 sold - median $884,000 - 4-room median $1,065,000 - $1,051 psf - 24 at $1M+
Sembawang: 86 sold - median $621,944 - 4-room median $618,800 - $585 psf
Sengkang: 106 sold - median $664,000 - 4-room median $665,944 - $632 psf - 1 at $1M+
Serangoon: 33 sold - median $643,000 - 4-room median $592,500 - $602 psf - 3 at $1M+
Tampines: 171 sold - median $755,000 - 4-room median $668,000 - $621 psf - 12 at $1M+
Toa Payoh: 88 sold - median $936,500 - 4-room median $1,034,000 - $1,027 psf - 38 at $1M+
Woodlands: 135 sold - median $575,000 - 4-room median $549,000 - $516 psf - 3 at $1M+
Yishun: 104 sold - median $535,500 - 4-room median $526,000 - $560 psf - 5 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2026

$1,720,000 Blk 1D Cantonment Rd, Central Area

5-room - storey 46 to 48 - 1,152 sqft - $1,493 psf - 83 yrs lease left

$1,698,888 Blk 442 Sin Ming Ave, Bishan

Executive - storey 19 to 21 - 1,668 sqft - $1,018 psf - 62 yrs lease left

$1,600,000 Blk 261 Bishan St 22, Bishan

Executive - storey 10 to 12 - 1,625 sqft - $984 psf - 64 yrs lease left

$1,588,000 Blk 152B Bedok Sth Rd, Bedok

5-room - storey 16 to 18 - 1,216 sqft - $1,306 psf - 94 yrs lease left

$1,580,000 Blk 109B Bidadari Pk Dr, Toa Payoh

5-room - storey 10 to 12 - 1,216 sqft - $1,299 psf - 94 yrs lease left

$1,570,000 Blk 1D Cantonment Rd, Central Area

4-room - storey 28 to 30 - 1,044 sqft - $1,504 psf - 83 yrs lease left

$1,568,000 Blk 89 Dawson Rd, Queenstown

5-room - storey 25 to 27 - 1,066 sqft - $1,471 psf - 88 yrs lease left

$1,566,000 Blk 39A Margaret Dr, Queenstown

5-room - storey 13 to 15 - 1,163 sqft - $1,347 psf - 94 yrs lease left

$1,560,000 Blk 152A Bedok Sth Rd, Bedok

5-room - storey 13 to 15 - 1,216 sqft - $1,283 psf - 94 yrs lease left

$1,560,000 Blk 23 Ghim Moh Link, Queenstown

5-room - storey 25 to 27 - 1,216 sqft - $1,283 psf - 85 yrs lease left

The 5 most affordable 4-room flats, November 2026

$390,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $403 psf - 46 yrs lease left

$395,000 Blk 112 Ho Ching Rd, Jurong West

4-room - storey 10 to 12 - 1,163 sqft - $340 psf - 42 yrs lease left

$400,000 Blk 329 Bt Batok St 33, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $442 psf - 59 yrs lease left

$410,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,033 sqft - $397 psf - 53 yrs lease left

$430,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $476 psf - 59 yrs lease left

The 10 busiest streets, November 2026

Northshore Dr, Punggol: 30 sales
Tampines St 61, Tampines: 30 sales
Bidadari Pk Dr, Toa Payoh: 24 sales
Bedok Reservoir Rd, Bedok: 22 sales
Bt Batok West Ave 8, Bukit Batok: 22 sales
Yishun Ring Rd, Yishun: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Bedok Sth Rd, Bedok: 17 sales
Segar Rd, Bukit Panjang: 17 sales
Punggol Walk, Punggol: 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.

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