HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2018

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:03 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2018-01/

January 2018 in full

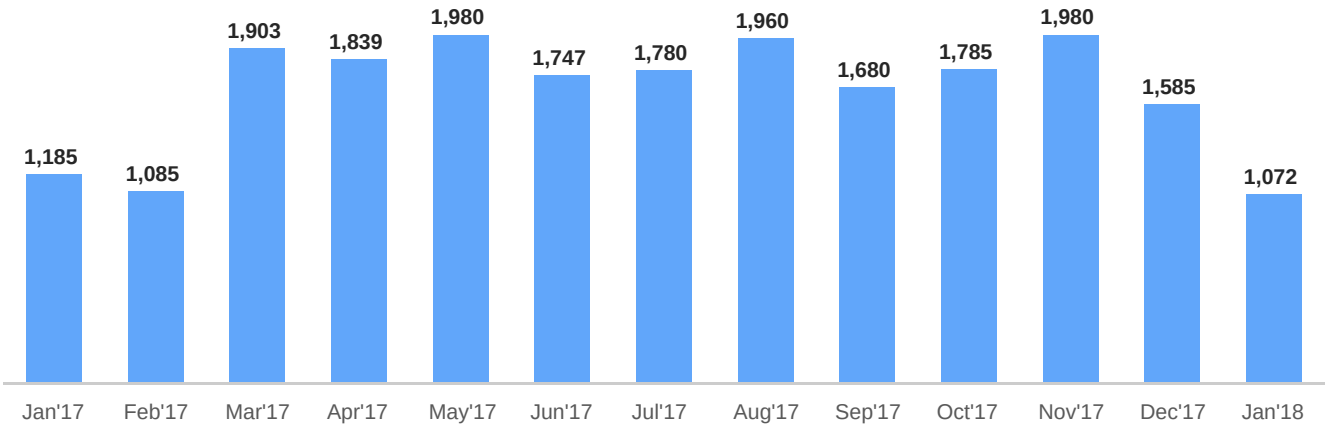
Flats sold: 1,072 Median price: $415,000 Median $psf: $398
Million-dollar flats: 1 (0.1%) Highest price: $1,000,000 (Hougang)

Against the month before: sales -32.4%, median price -0.7%. Against a year ago: sales -9.5%, median price +2.5%.

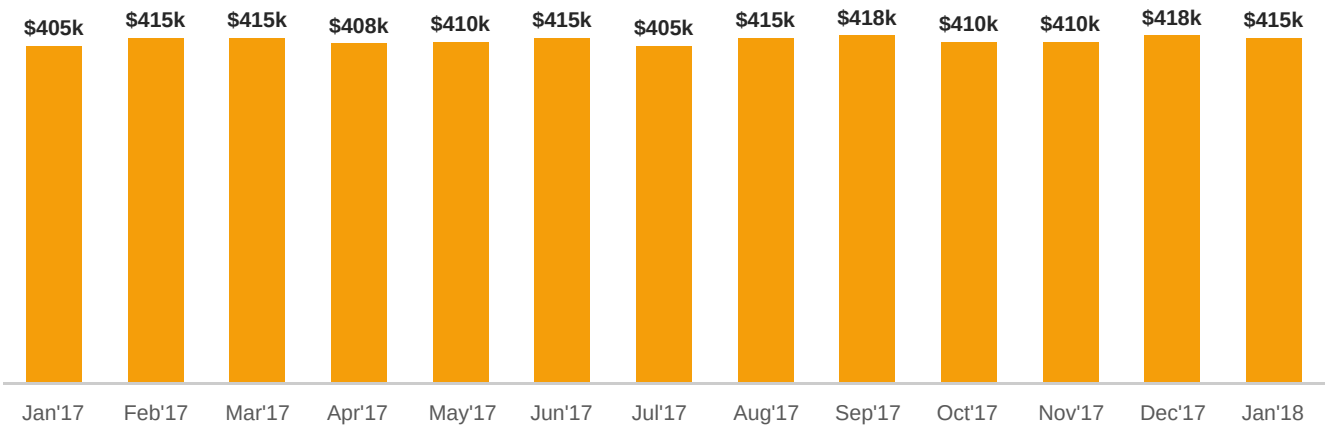
At a glance

- 1,072 HDB resale flats changed hands in January 2018, 32.4% fewer than the month before (1,585).
- Half of all flats sold for $415,000 or less (the median price), down 0.7% from the month before.
- A typical 4-room flat sold for $410,000 (427 sales), or about $398 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Hougang.
- The highest price was $1,000,000 for an executive flat at Blk 851 Hougang Ctrl, Hougang.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $330,000) and the dearest was Central Area (median $830,000).
- The busiest town was Punggol with 82 sales.

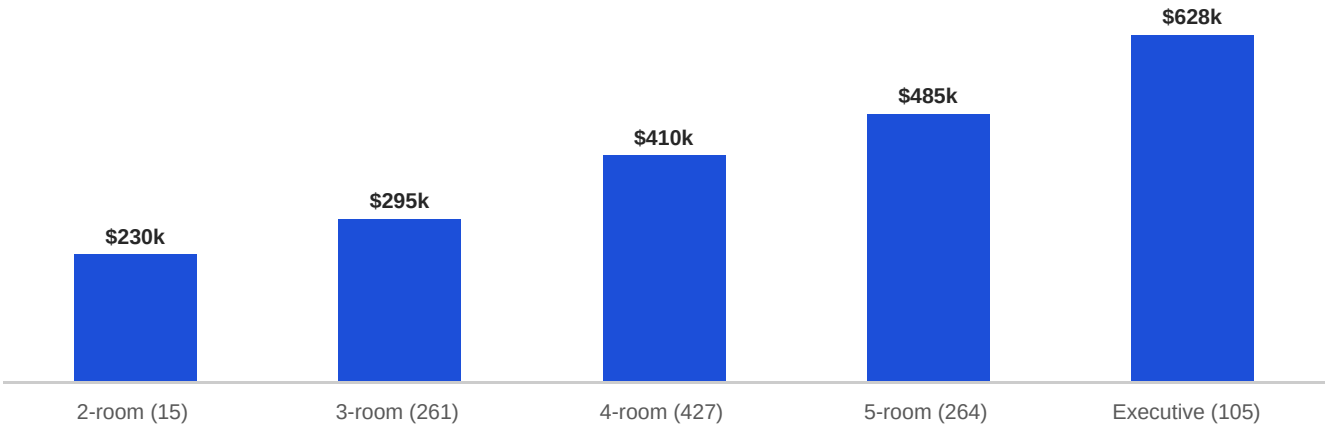
Flats sold each month, last 13 months



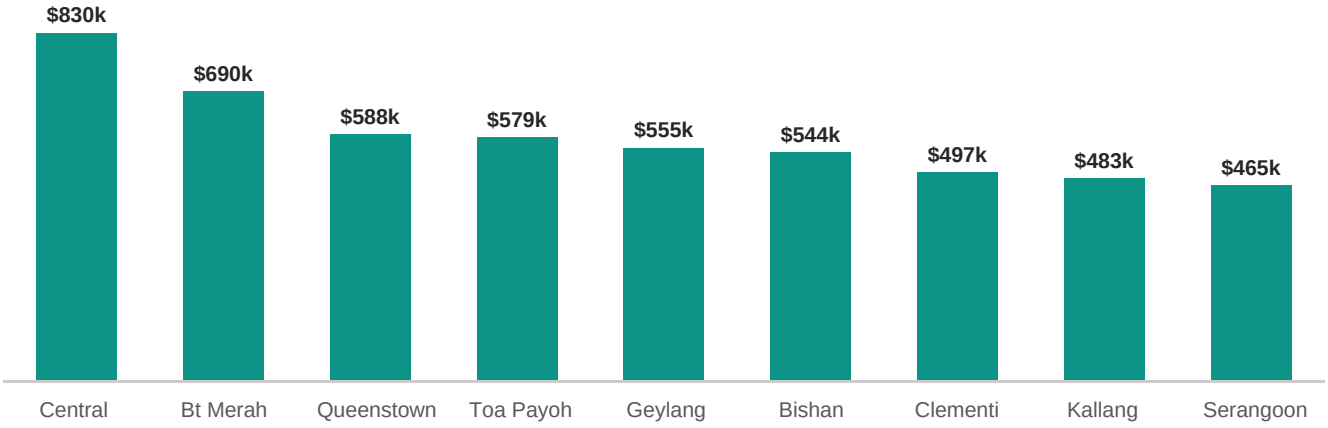
Median price each month, last 13 months



Median price by flat type (number sold), January 2018



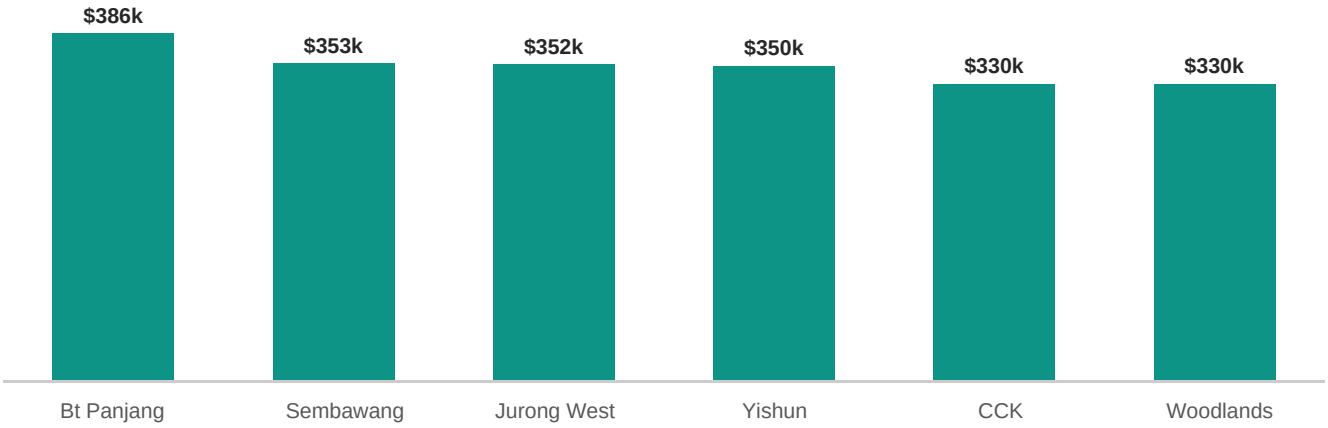
Median 4-room price by town, dearest first



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



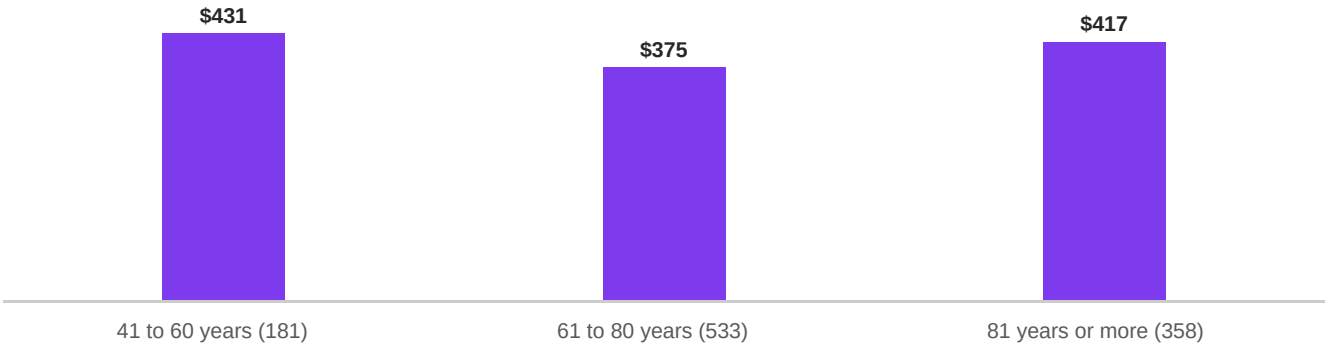
Median 4-room price by town, dearest first (continued)



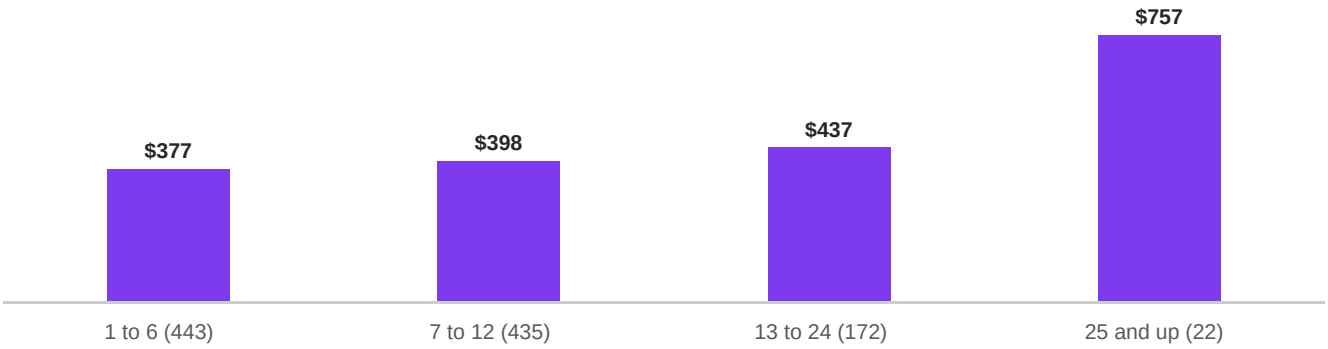
Town by town, January 2018

Ang Mo Kio: 55 sold - median $330,000 - 4-room median $455,000 - $414 psf
Bedok: 59 sold - median $402,000 - 4-room median $420,000 - $417 psf
Bishan: 17 sold - median $550,000 - 4-room median $544,000 - $526 psf
Bukit Batok: 37 sold - median $397,000 - 4-room median $389,000 - $378 psf
Bukit Merah: 48 sold - median $541,500 - 4-room median $690,000 - $568 psf
Bukit Panjang: 35 sold - median $425,000 - 4-room median $386,250 - $375 psf
Bukit Timah: 4 sold - median $805,000 - 4-room median n/a - $620 psf
Central Area: 13 sold - median $474,000 - 4-room median $830,000 - $724 psf
Choa Chu Kang: 52 sold - median $348,000 - 4-room median $330,000 - $312 psf
Clementi: 19 sold - median $438,000 - 4-room median $496,888 - $451 psf
Geylang: 25 sold - median $582,000 - 4-room median $555,000 - $472 psf
Hougang: 48 sold - median $446,500 - 4-room median $400,000 - $374 psf - 1 at $1M+
Jurong East: 20 sold - median $399,000 - 4-room median $415,000 - $402 psf
Jurong West: 71 sold - median $385,000 - 4-room median $351,500 - $356 psf
Kallang/Whampoa: 33 sold - median $460,000 - 4-room median $482,500 - $493 psf
Marine Parade: 8 sold - median $395,000 - 4-room median n/a - $570 psf
Pasir Ris: 29 sold - median $478,000 - 4-room median $420,000 - $354 psf
Punggol: 82 sold - median $440,000 - 4-room median $453,500 - $445 psf
Queenstown: 31 sold - median $445,000 - 4-room median $588,000 - $556 psf
Sembawang: 26 sold - median $395,000 - 4-room median $353,000 - $338 psf
Sengkang: 82 sold - median $416,344 - 4-room median $405,000 - $384 psf
Serangoon: 28 sold - median $482,500 - 4-room median $465,000 - $448 psf
Tampines: 57 sold - median $465,000 - 4-room median $440,000 - $401 psf
Toa Payoh: 48 sold - median $411,944 - 4-room median $579,444 - $451 psf
Woodlands: 73 sold - median $340,000 - 4-room median $330,000 - $334 psf
Yishun: 72 sold - median $332,500 - 4-room median $350,000 - $352 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2018

$1,000,000 Blk 851 Hougang Ctrl, Hougang
Executive - storey 13 to 15 - 1,905 sqft - $525 psf - 78 yrs lease left

$985,000 Blk 273B Bishan St 24, Bishan
5-room - storey 10 to 12 - 1,292 sqft - $763 psf - 92 yrs lease left

$983,500 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $781 psf - 93 yrs lease left

$968,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $616 psf - 76 yrs lease left

$960,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,152 sqft - $834 psf - 92 yrs lease left

$960,000 Blk 133 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $554 psf - 65 yrs lease left

$950,000 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 31 to 33 - 1,216 sqft - $781 psf - 94 yrs lease left

$948,000 Blk 123 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $547 psf - 65 yrs lease left

$940,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,259 sqft - $746 psf - 93 yrs lease left

$930,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $815 psf - 92 yrs lease left

The 5 most affordable 4-room flats, January 2018

$280,000 Blk 772 Woodlands Dr 60, Woodlands

4-room - storey 04 to 06 - 1,087 sqft - $258 psf - 78 yrs lease left

$280,000 Blk 336 Woodlands Ave 1, Woodlands

4-room - storey 01 to 03 - 893 sqft - $313 psf - 66 yrs lease left

$285,000 Blk 167 Yishun Ring Rd, Yishun

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

$285,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $273 psf - 58 yrs lease left

$288,000 Blk 713 Yishun St 71, Yishun

4-room - storey 04 to 06 - 904 sqft - $319 psf - 68 yrs lease left

The 10 busiest streets, January 2018

Yishun Ring Rd, Yishun: 22 sales
Punggol Pl, Punggol: 19 sales
Fernvale Rd, Sengkang: 19 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Bedok Reservoir Rd, Bedok: 17 sales
Punggol Field, Punggol: 16 sales
Punggol Ctrl, Punggol: 15 sales
Senja Rd, Bukit Panjang: 11 sales
Choa Chu Kang Cres, Choa Chu Kang: 11 sales
Punggol Dr, Punggol: 11 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