HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2018

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:03 pm.
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March 2018 in full

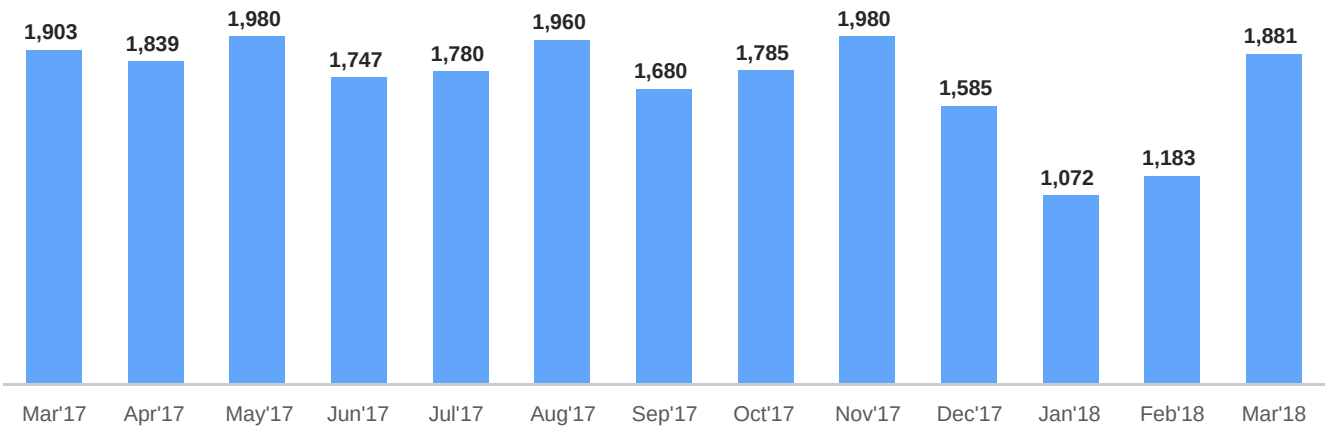
Flats sold: 1,881 Median price: $418,000 Median $psf: $394
Million-dollar flats: 8 (0.4%) Highest price: $1,150,000 (Kallang/Whampoa)

Against the month before: sales +59.0%, median price +2.5%. Against a year ago: sales -1.2%, median price +0.7%.

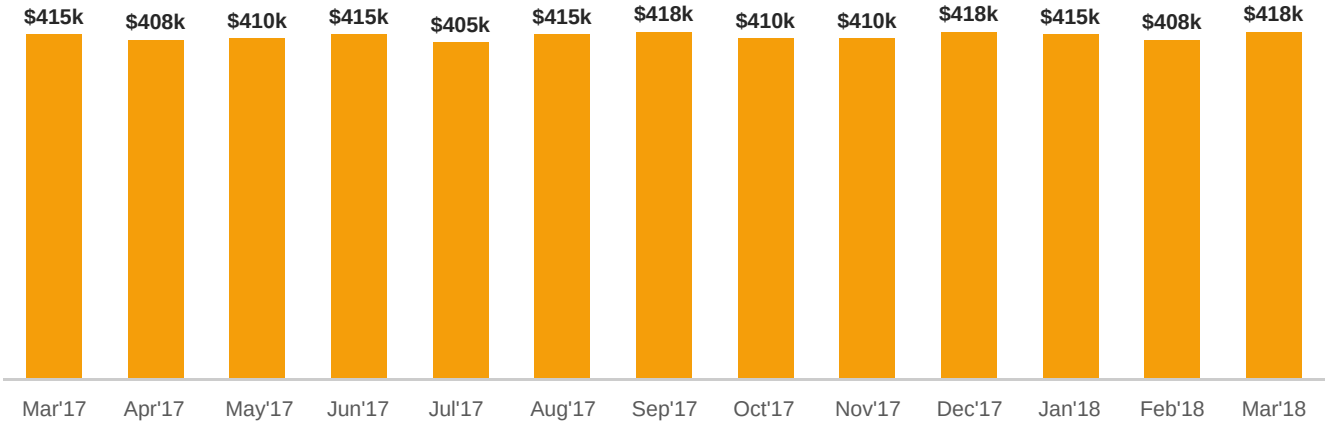
At a glance

- 1,881 HDB resale flats changed hands in March 2018, 59.0% more than the month before (1,183).
- Half of all flats sold for $418,000 or less (the median price), up 2.5% from the month before.
- A typical 4-room flat sold for $410,000 (763 sales), or about $403 per square foot.
- 8 flats sold for $1 million or more (0.4% of all sales), most of them in Central Area, Bishan, Kallang/Whampoa.
- The highest price was $1,150,000 for a 5-room flat at Blk 7 Boon Keng Rd, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Woodlands (median $330,000) and the dearest was Central Area (median $898,500).
- The busiest town was Jurong West with 152 sales.

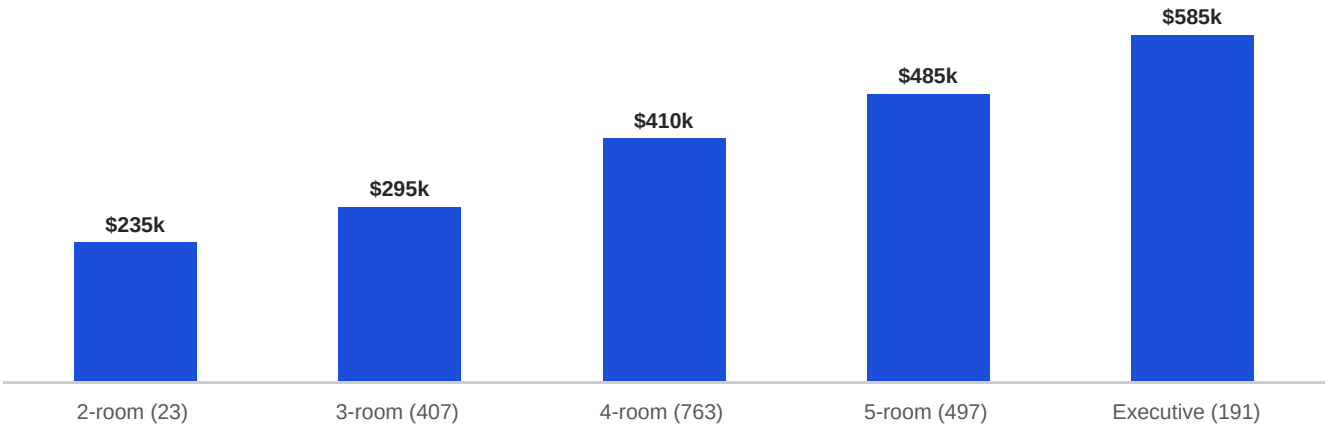
Flats sold each month, last 13 months



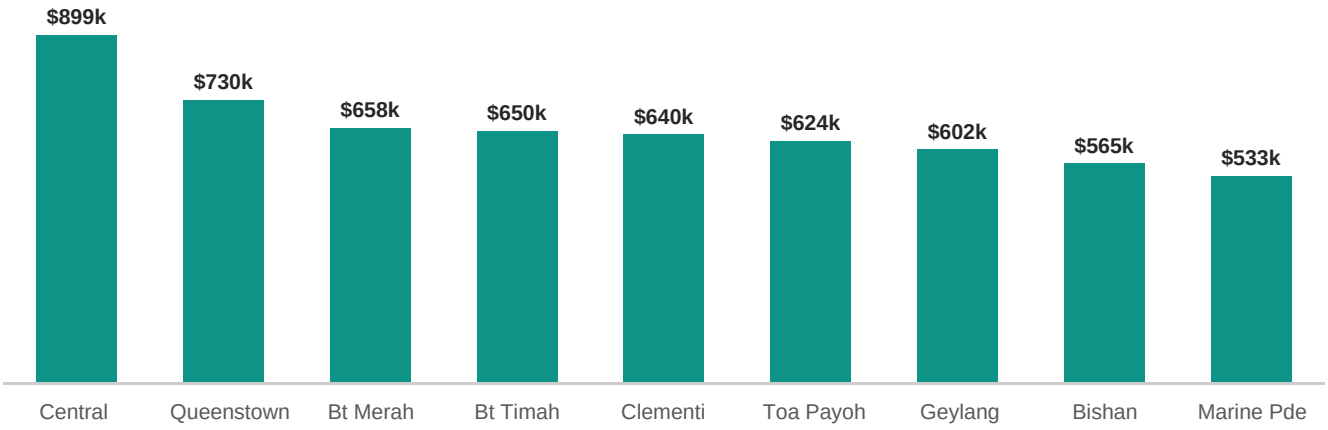
Median price each month, last 13 months



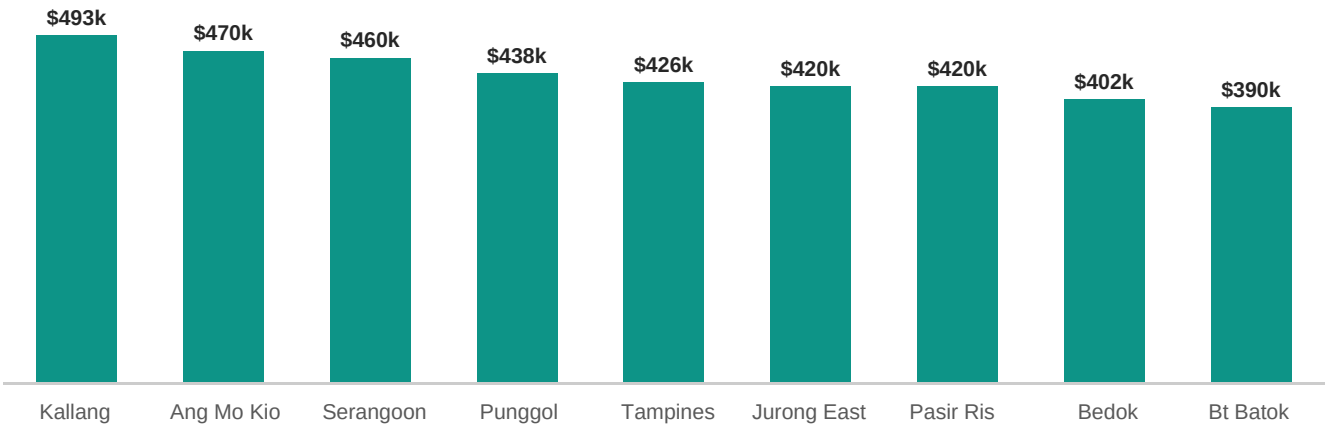
Median price by flat type (number sold), March 2018



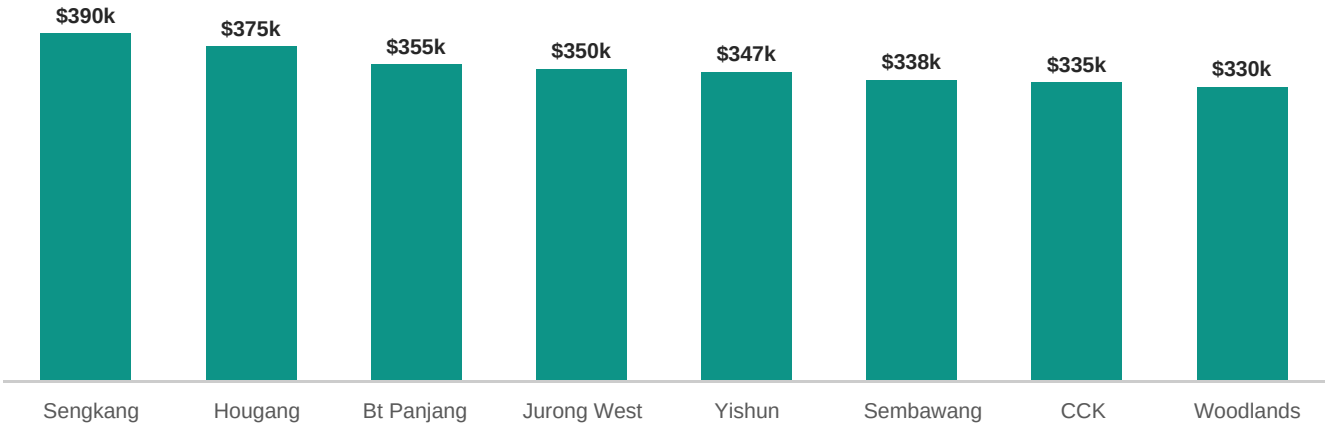
Median 4-room price by town, dearest first



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



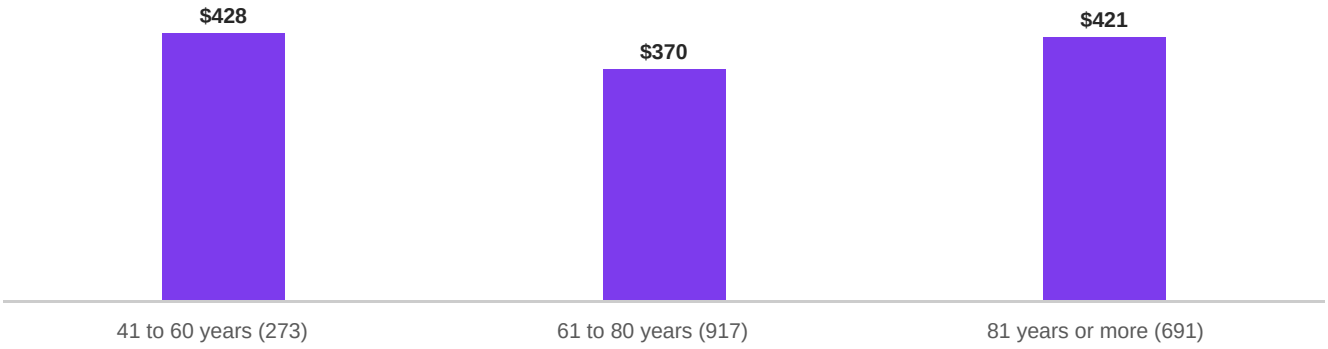
Median 4-room price by town, dearest first (continued)



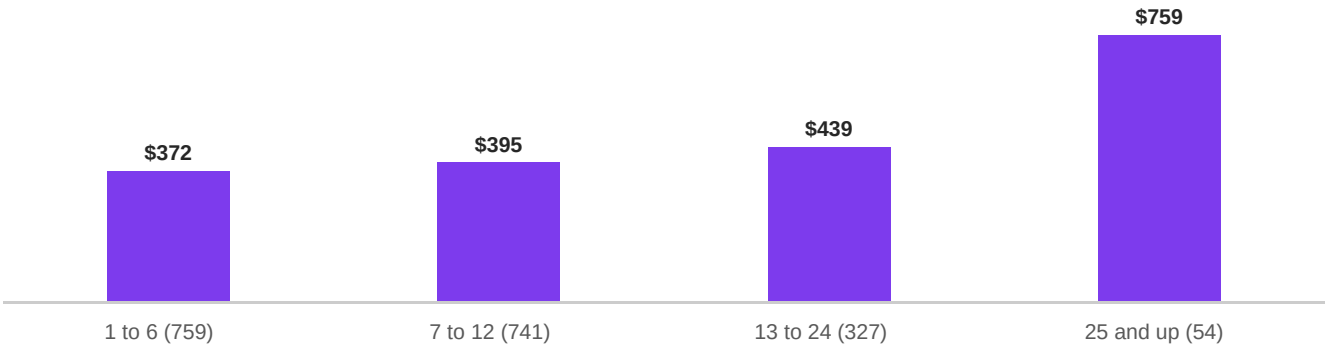
Town by town, March 2018

Ang Mo Kio: 104 sold - median $355,000 - 4-room median $470,000 - $412 psf
Bedok: 93 sold - median $385,888 - 4-room median $401,500 - $429 psf
Bishan: 38 sold - median $665,000 - 4-room median $565,000 - $557 psf - 1 at $1M+
Bukit Batok: 77 sold - median $383,000 - 4-room median $390,000 - $372 psf
Bukit Merah: 72 sold - median $582,500 - 4-room median $658,000 - $576 psf
Bukit Panjang: 70 sold - median $420,000 - 4-room median $355,000 - $373 psf
Bukit Timah: 5 sold - median $696,000 - 4-room median $650,000 - $622 psf
Central Area: 21 sold - median $850,000 - 4-room median $898,500 - $849 psf - 4 at $1M+
Choa Chu Kang: 67 sold - median $360,000 - 4-room median $335,000 - $316 psf
Clementi: 40 sold - median $497,500 - 4-room median $640,000 - $487 psf
Geylang: 41 sold - median $472,000 - 4-room median $601,500 - $477 psf
Hougang: 85 sold - median $420,000 - 4-room median $375,250 - $377 psf
Jurong East: 45 sold - median $440,000 - 4-room median $420,000 - $398 psf
Jurong West: 152 sold - median $394,000 - 4-room median $350,000 - $349 psf
Kallang/Whampoa: 58 sold - median $412,500 - 4-room median $492,500 - $481 psf - 1 at $1M+
Marine Parade: 15 sold - median $528,888 - 4-room median $533,444 - $568 psf
Pasir Ris: 52 sold - median $484,444 - 4-room median $420,000 - $359 psf
Punggol: 152 sold - median $427,000 - 4-room median $438,444 - $420 psf
Queenstown: 59 sold - median $708,000 - 4-room median $730,000 - $641 psf - 1 at $1M+
Sembawang: 42 sold - median $363,000 - 4-room median $337,644 - $321 psf
Sengkang: 139 sold - median $420,000 - 4-room median $390,000 - $380 psf
Serangoon: 58 sold - median $473,500 - 4-room median $460,000 - $409 psf
Tampines: 105 sold - median $465,000 - 4-room median $425,500 - $411 psf
Toa Payoh: 73 sold - median $568,000 - 4-room median $624,000 - $536 psf - 1 at $1M+
Woodlands: 124 sold - median $355,000 - 4-room median $330,000 - $323 psf
Yishun: 94 sold - median $335,444 - 4-room median $346,500 - $349 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2018

$1,150,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 40 to 42 - 1,259 sqft - $913 psf - 91 yrs lease left

$1,145,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $994 psf - 91 yrs lease left

$1,100,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,141 sqft - $964 psf - 91 yrs lease left

$1,100,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,130 sqft - $973 psf - 91 yrs lease left

$1,040,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $826 psf - 93 yrs lease left

$1,038,288 Blk 50 C'wealth Dr, Queenstown
5-room - storey 19 to 21 - 1,259 sqft - $824 psf - 95 yrs lease left

$1,028,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $910 psf - 91 yrs lease left

$1,018,000 Blk 451 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 1,959 sqft - $520 psf - 70 yrs lease left

$986,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,572 sqft - $627 psf - 76 yrs lease left

$985,000 Blk 273B Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,292 sqft - $763 psf - 92 yrs lease left

The 5 most affordable 4-room flats, March 2018

$265,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $293 psf - 69 yrs lease left

$270,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $273 psf - 58 yrs lease left

$275,000 Blk 735 Woodlands Circle, Woodlands

4-room - storey 04 to 06 - 1,098 sqft - $250 psf - 78 yrs lease left

$275,500 Blk 144 Serangoon Nth Ave 1, Serangoon

4-room - storey 01 to 03 - 893 sqft - $308 psf - 68 yrs lease left

$280,000 Blk 743 Woodlands Circle, Woodlands

4-room - storey 07 to 09 - 1,109 sqft - $253 psf - 78 yrs lease left

The 10 busiest streets, March 2018

Punggol Ctrl, Punggol: 35 sales
Punggol Field, Punggol: 30 sales
Punggol Pl, Punggol: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Bedok Reservoir Rd, Bedok: 20 sales
Senja Rd, Bukit Panjang: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 20 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Yishun Ring Rd, Yishun: 19 sales
Jurong West St 64, Jurong West: 18 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