HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2018

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:04 pm.
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April 2018 in full

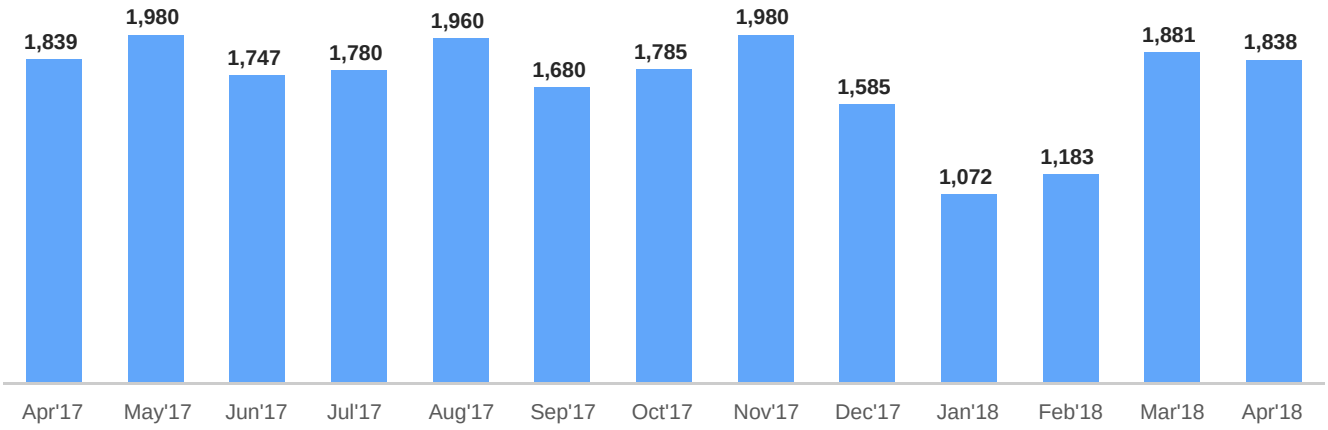
Flats sold: 1,838 Median price: $410,000 Median $psf: $393
Million-dollar flats: 5 (0.3%) Highest price: $1,080,000 (Queenstown)

Against the month before: sales -2.3%, median price -1.9%. Against a year ago: sales -0.1%, median price +0.5%.

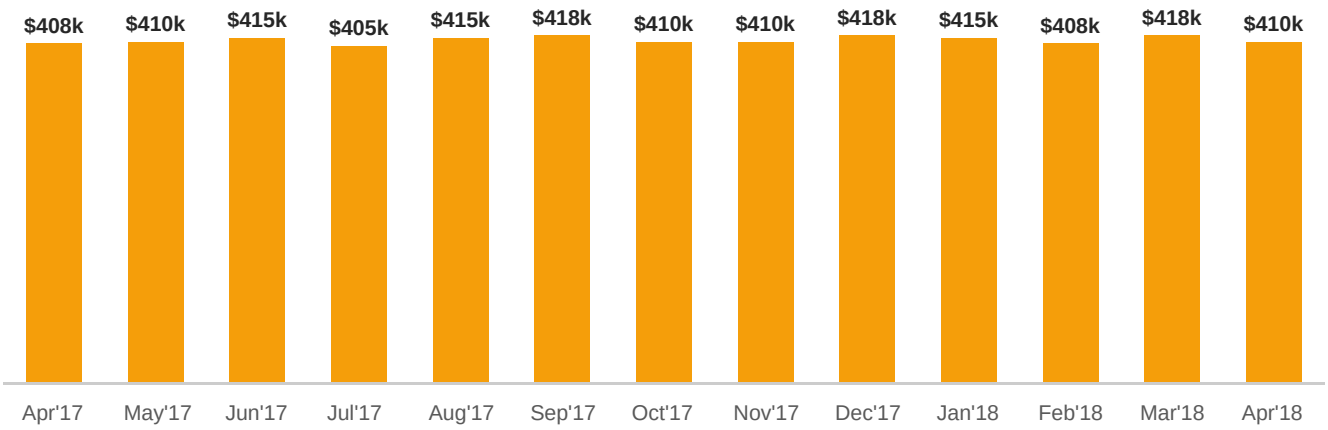
At a glance

- 1,838 HDB resale flats changed hands in April 2018, 2.3% fewer than the month before (1,881).
- Half of all flats sold for $410,000 or less (the median price), down 1.9% from the month before.
- A typical 4-room flat sold for $405,000 (734 sales), or about $389 per square foot.
- 5 flats sold for $1 million or more (0.3% of all sales), most of them in Queenstown, Bishan, Toa Payoh.
- The highest price was $1,080,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Sembawang (median $328,000) and the dearest was Queenstown (median $739,000).
- The busiest town was Jurong West with 133 sales.

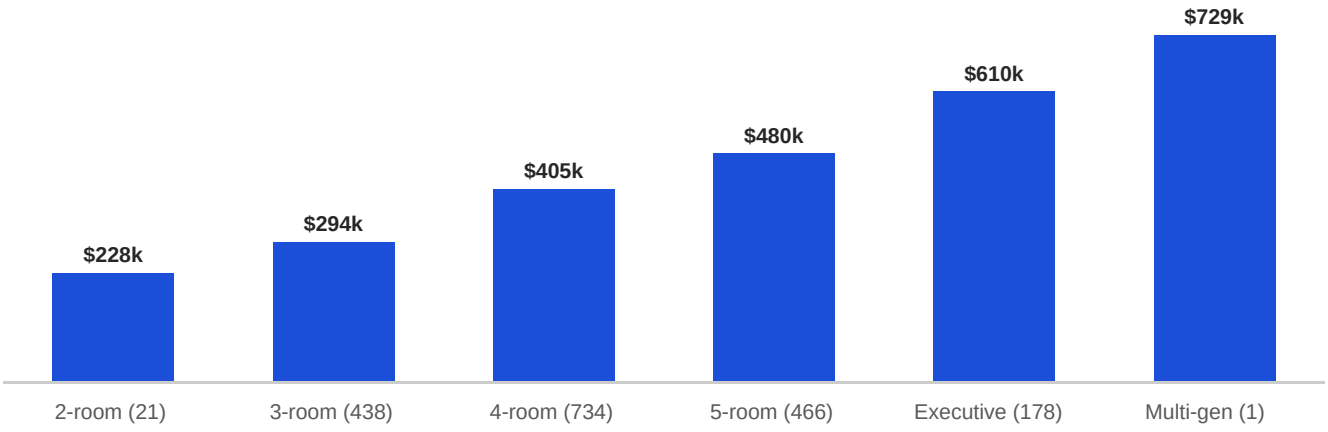
Flats sold each month, last 13 months



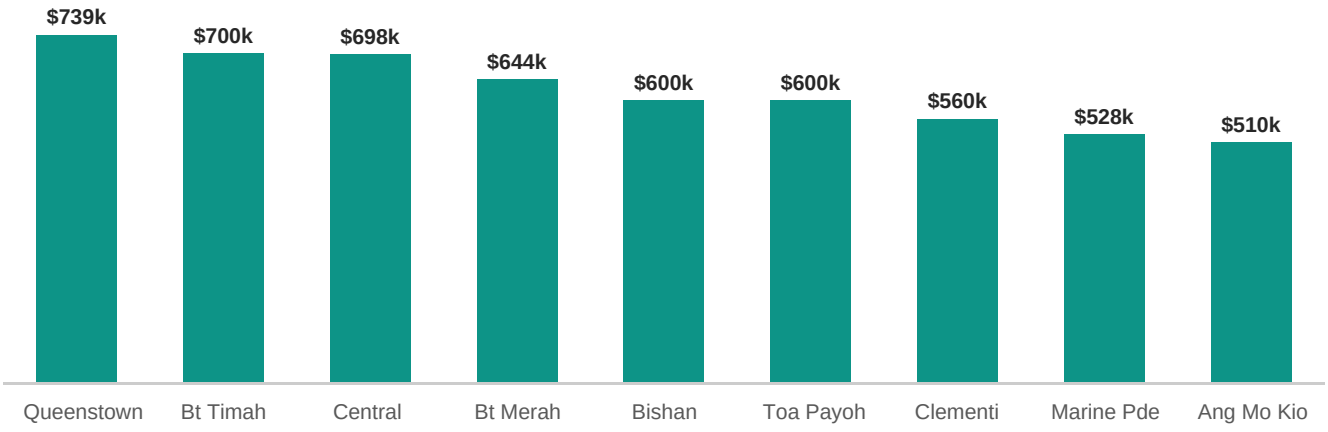
Median price each month, last 13 months



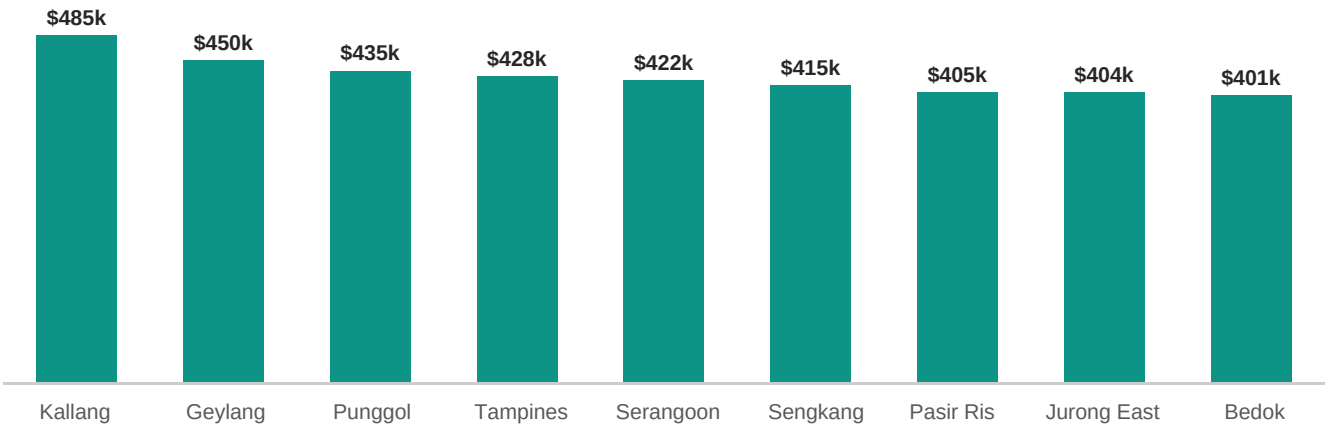
Median price by flat type (number sold), April 2018



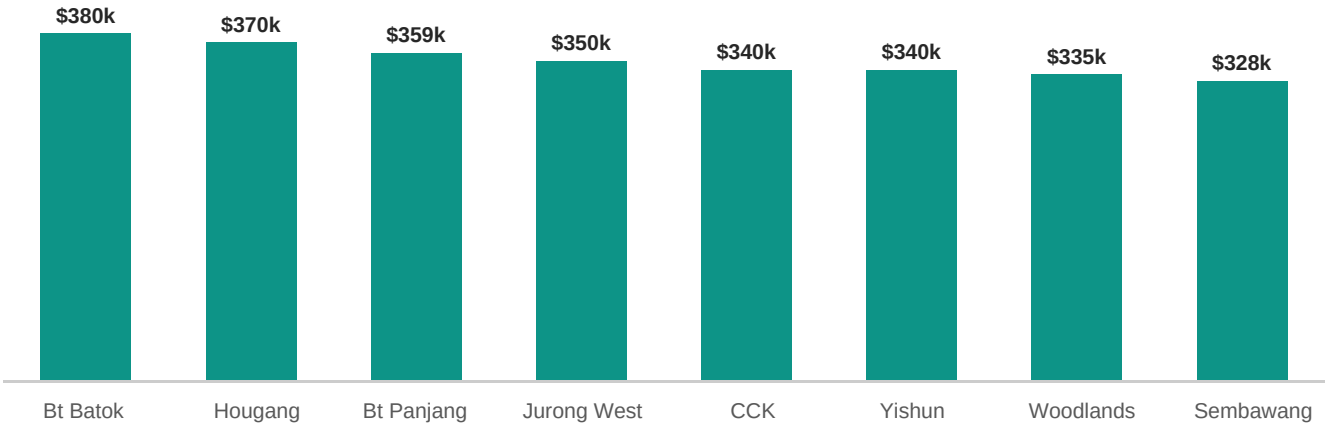
Median 4-room price by town, dearest first



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



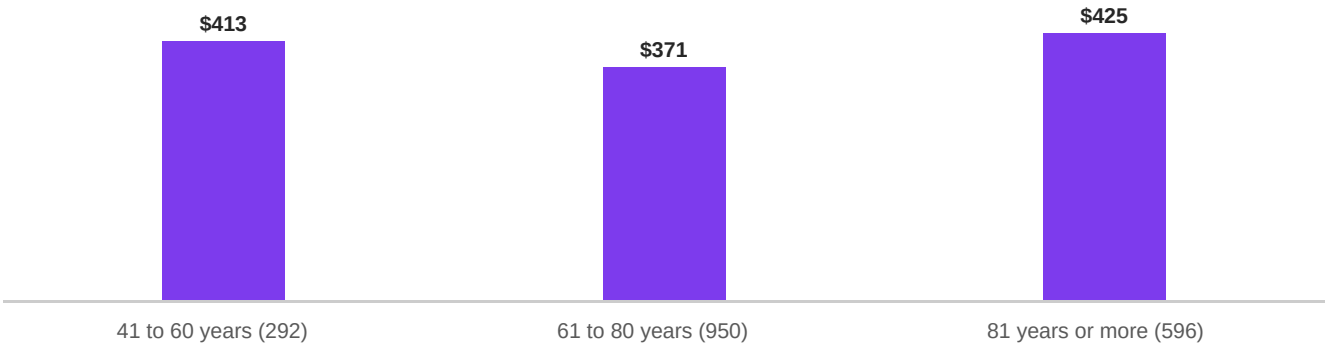
Median 4-room price by town, dearest first (continued)



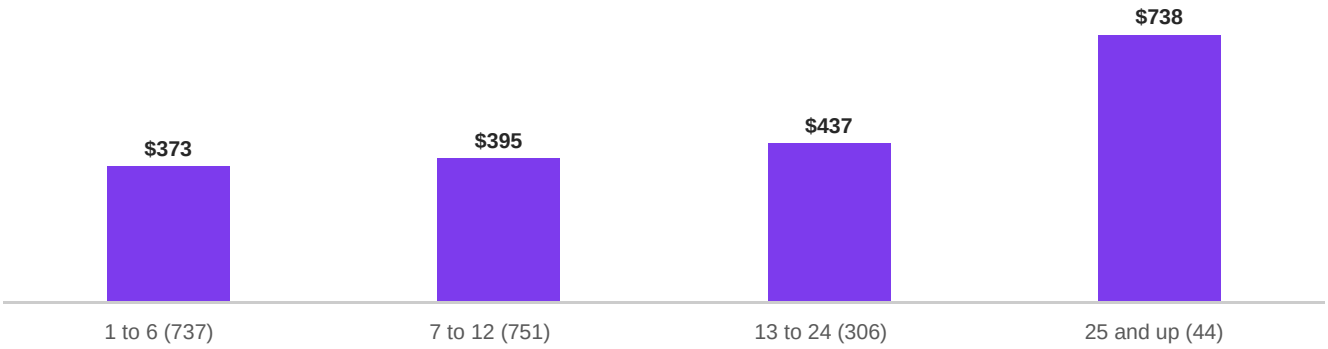
Town by town, April 2018

Ang Mo Kio: 101 sold - median $375,000 - 4-room median $510,000 - $424 psf
Bedok: 103 sold - median $340,000 - 4-room median $400,500 - $406 psf
Bishan: 35 sold - median $702,000 - 4-room median $600,000 - $551 psf - 1 at $1M+
Bukit Batok: 95 sold - median $335,000 - 4-room median $380,000 - $362 psf
Bukit Merah: 79 sold - median $618,000 - 4-room median $644,000 - $590 psf
Bukit Panjang: 63 sold - median $420,000 - 4-room median $358,500 - $362 psf
Bukit Timah: 6 sold - median $728,444 - 4-room median $700,000 - $598 psf
Central Area: 16 sold - median $556,500 - 4-room median $698,000 - $676 psf
Choa Chu Kang: 85 sold - median $380,000 - 4-room median $340,000 - $316 psf
Clementi: 55 sold - median $403,000 - 4-room median $560,000 - $458 psf
Geylang: 46 sold - median $434,444 - 4-room median $450,000 - $436 psf
Hougang: 75 sold - median $385,000 - 4-room median $370,000 - $370 psf
Jurong East: 41 sold - median $405,000 - 4-room median $404,444 - $395 psf
Jurong West: 133 sold - median $380,000 - 4-room median $350,000 - $355 psf
Kallang/Whampoa: 53 sold - median $448,000 - 4-room median $485,000 - $462 psf
Marine Parade: 11 sold - median $525,000 - 4-room median $527,500 - $560 psf
Pasir Ris: 59 sold - median $484,000 - 4-room median $405,000 - $365 psf
Punggol: 124 sold - median $435,900 - 4-room median $435,000 - $425 psf
Queenstown: 57 sold - median $650,000 - 4-room median $739,000 - $604 psf - 3 at $1M+
Sembawang: 40 sold - median $361,444 - 4-room median $328,000 - $325 psf
Sengkang: 113 sold - median $420,000 - 4-room median $415,000 - $404 psf
Serangoon: 34 sold - median $500,000 - 4-room median $421,500 - $429 psf
Tampines: 125 sold - median $478,000 - 4-room median $427,500 - $405 psf
Toa Payoh: 65 sold - median $545,000 - 4-room median $600,000 - $490 psf - 1 at $1M+
Woodlands: 127 sold - median $365,000 - 4-room median $335,000 - $324 psf
Yishun: 97 sold - median $342,000 - 4-room median $340,000 - $352 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2018

$1,080,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,615 sqft - $669 psf - 76 yrs lease left

$1,068,000 Blk 273B Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $827 psf - 92 yrs lease left

$1,050,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,593 sqft - $659 psf - 76 yrs lease left

$1,020,888 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 37 to 39 - 1,216 sqft - $839 psf - 94 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

$995,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $811 psf - 92 yrs lease left

$978,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $857 psf - 91 yrs lease left

$970,000 Blk 273B Bishan St 24, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $751 psf - 92 yrs lease left

$970,000 Blk 275A Bishan St 24, Bishan
5-room - storey 13 to 15 - 1,292 sqft - $751 psf - 92 yrs lease left

$970,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 40 to 42 - 1,184 sqft - $819 psf - 89 yrs lease left

The 5 most affordable 4-room flats, April 2018

$260,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $288 psf - 69 yrs lease left

$270,000 Blk 252 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $299 psf - 65 yrs lease left

$273,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $302 psf - 69 yrs lease left

$275,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $284 psf - 55 yrs lease left

$278,000 Blk 655 Yishun Ave 4, Yishun

4-room - storey 04 to 06 - 904 sqft - $307 psf - 68 yrs lease left

The 10 busiest streets, April 2018

Yishun Ring Rd, Yishun: 36 sales
Bedok Reservoir Rd, Bedok: 24 sales
Punggol Field, Punggol: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Fernvale Rd, Sengkang: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Punggol Ctrl, Punggol: 20 sales
Lor 1a Toa Payoh, Toa Payoh: 19 sales
Punggol Pl, Punggol: 18 sales
Punggol Dr, 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