HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2018

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

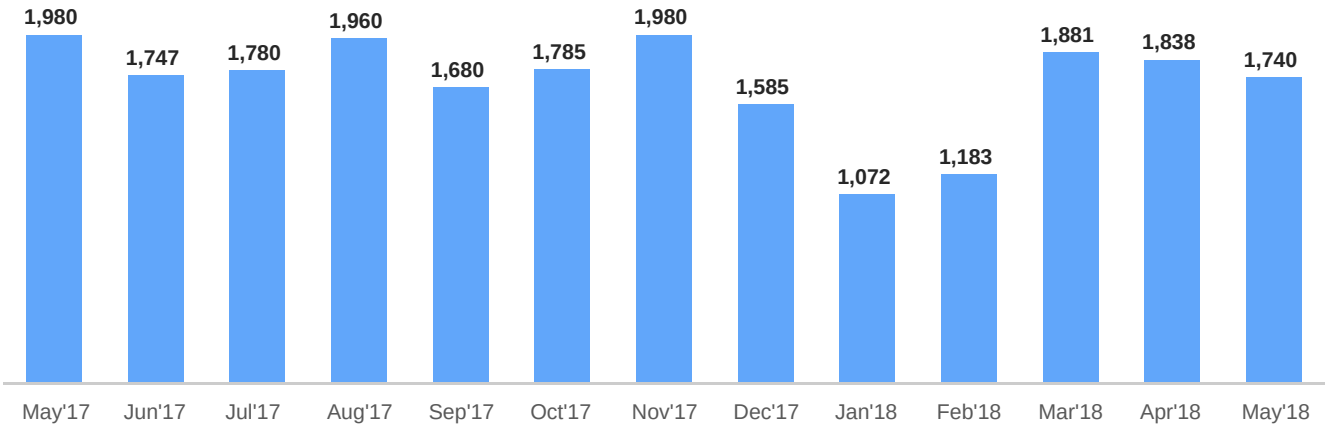
Flats sold: 1,740 Median price: $412,000 Median $psf: $393
Million-dollar flats: 1 (0.1%) Highest price: $1,080,000 (Central Area)

Against the month before: sales -5.3%, median price +0.5%. Against a year ago: sales -12.1%, median price +0.5%.

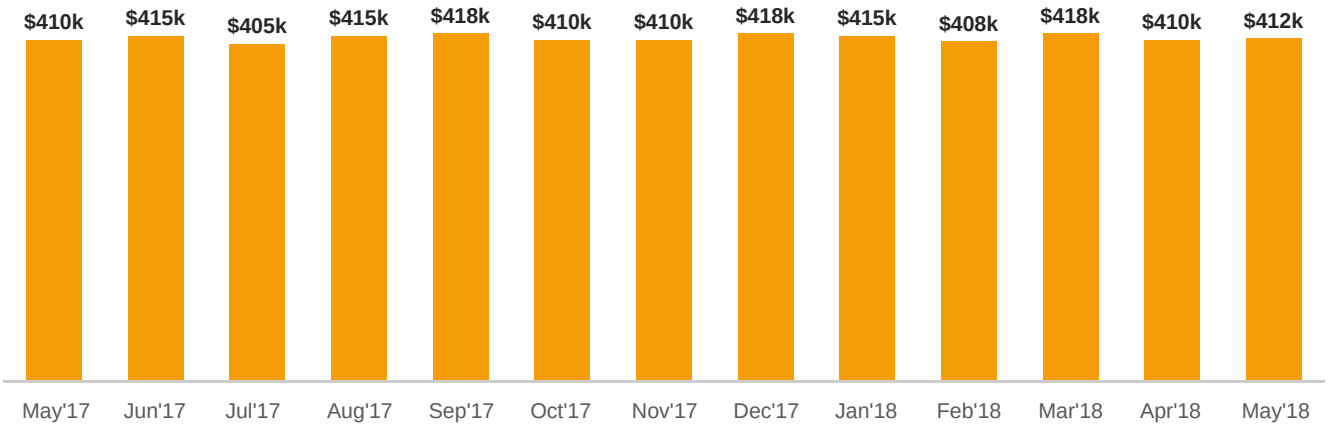
At a glance

- 1,740 HDB resale flats changed hands in May 2018, 5.3% fewer than the month before (1,838).
- Half of all flats sold for $412,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $400,000 (695 sales), or about $391 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Central Area.
- The highest price was $1,080,000 for a 5-room flat at Blk 1E Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $323,500) and the dearest was Toa Payoh (median $724,000).
- The busiest town was Tampines with 153 sales.

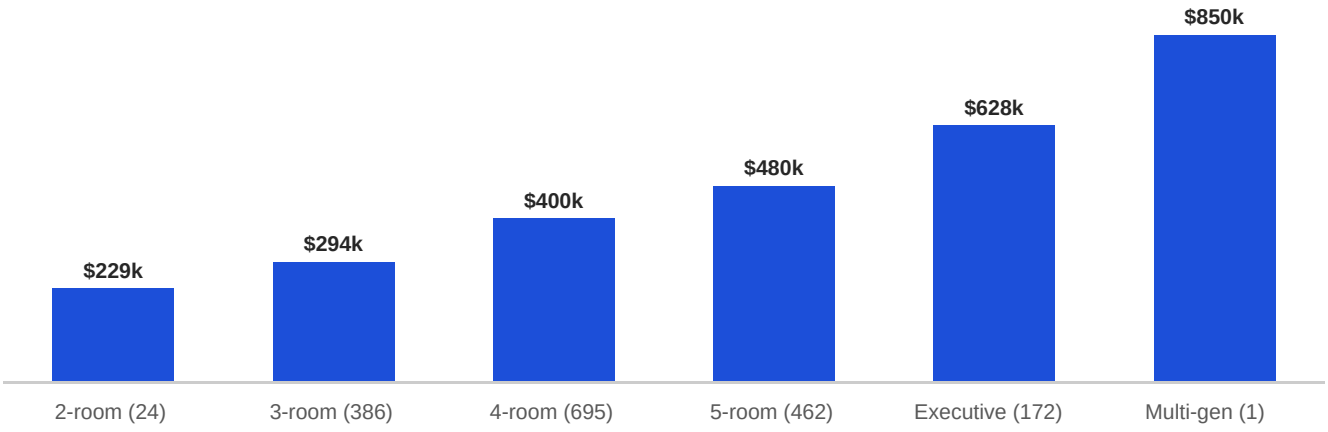
Flats sold each month, last 13 months



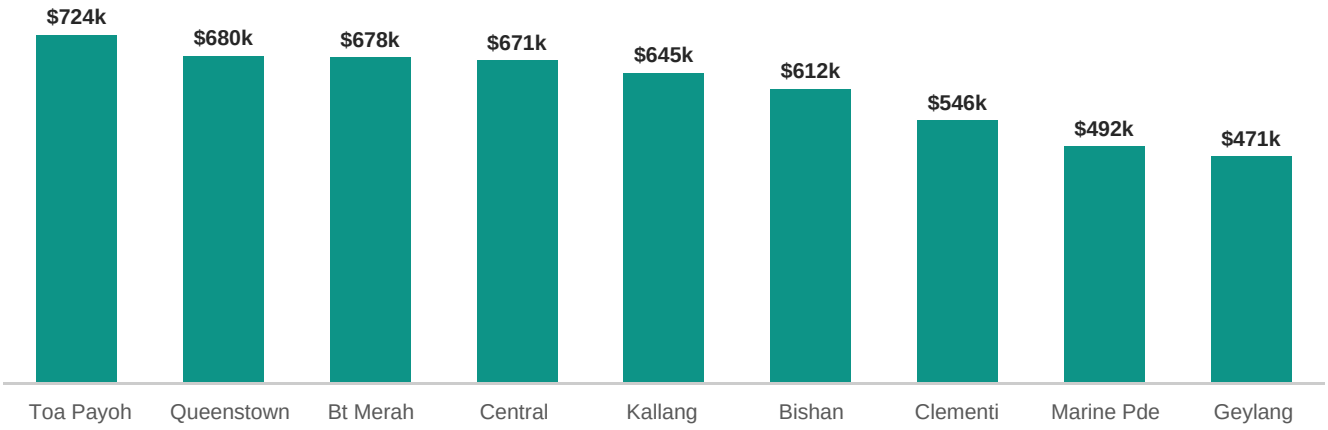
Median price each month, last 13 months



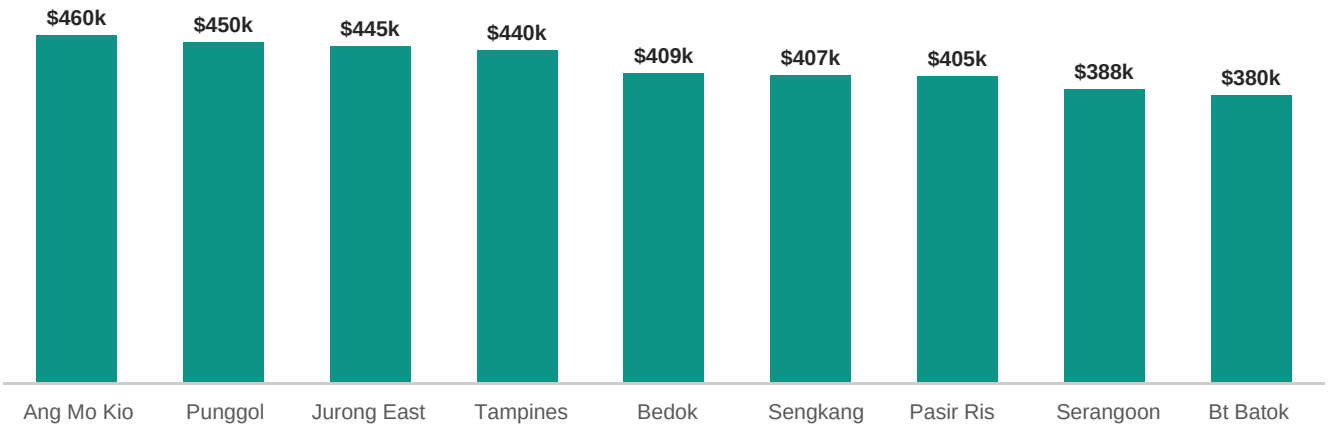
Median price by flat type (number sold), May 2018



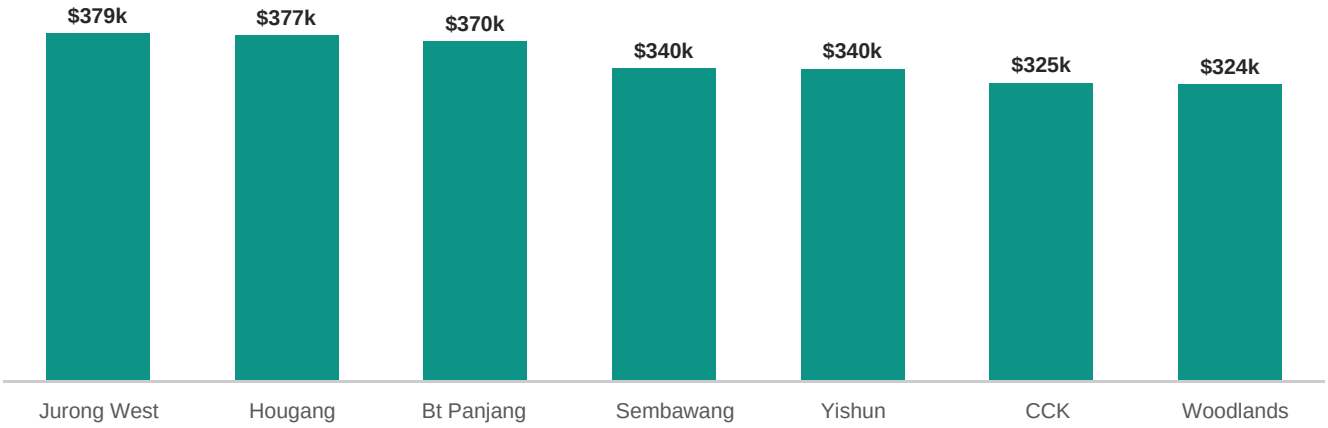
Median 4-room price by town, dearest first



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



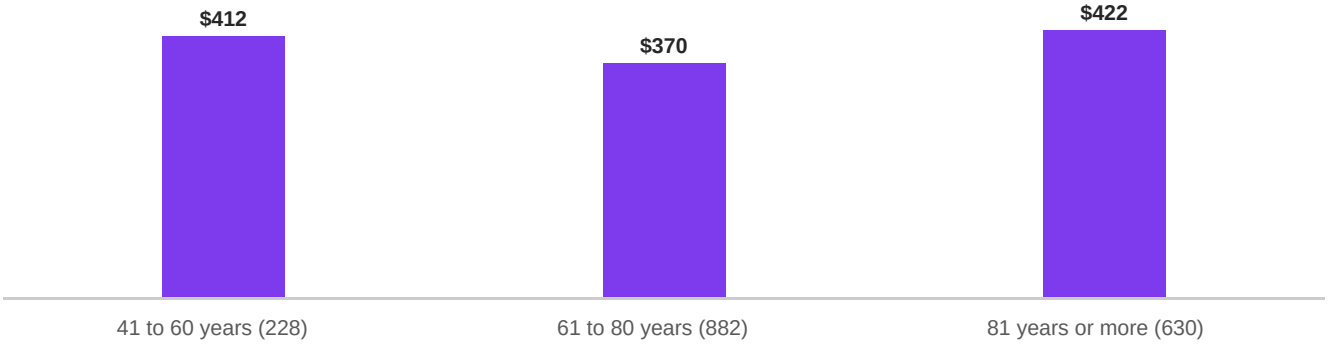
Median 4-room price by town, dearest first (continued)



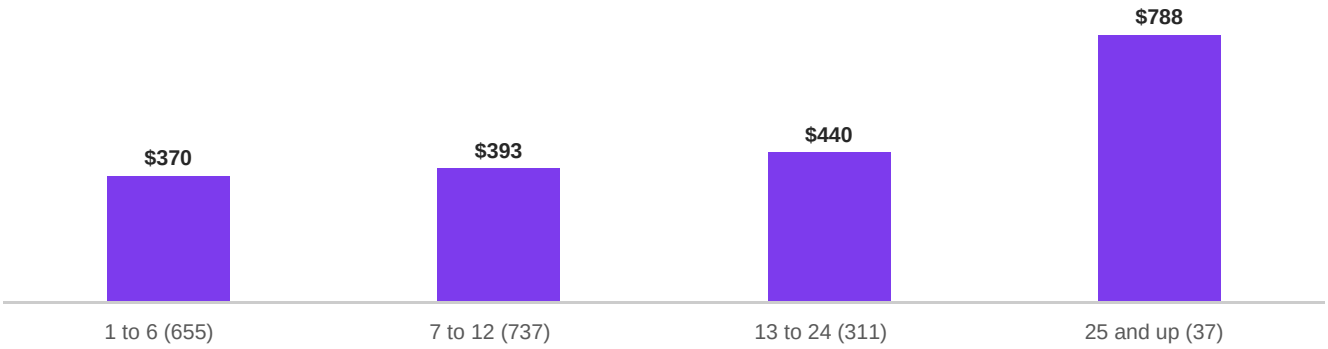
Town by town, May 2018

Ang Mo Kio: 67 sold - median $380,000 - 4-room median $460,000 - $402 psf
Bedok: 89 sold - median $400,000 - 4-room median $409,000 - $413 psf
Bishan: 33 sold - median $662,000 - 4-room median $611,500 - $548 psf
Bukit Batok: 63 sold - median $370,000 - 4-room median $380,000 - $358 psf
Bukit Merah: 61 sold - median $600,000 - 4-room median $677,500 - $598 psf
Bukit Panjang: 77 sold - median $395,000 - 4-room median $370,000 - $369 psf
Bukit Timah: 2 sold - median $550,000 - 4-room median n/a - $537 psf
Central Area: 16 sold - median $563,000 - 4-room median $671,000 - $672 psf - 1 at $1M+
Choa Chu Kang: 70 sold - median $363,000 - 4-room median $325,000 - $317 psf
Clementi: 39 sold - median $418,000 - 4-room median $546,000 - $474 psf
Geylang: 33 sold - median $370,000 - 4-room median $470,500 - $425 psf
Hougang: 85 sold - median $388,000 - 4-room median $376,500 - $371 psf
Jurong East: 37 sold - median $370,000 - 4-room median $445,000 - $395 psf
Jurong West: 116 sold - median $392,500 - 4-room median $378,888 - $362 psf
Kallang/Whampoa: 49 sold - median $543,500 - 4-room median $645,000 - $514 psf
Marine Parade: 7 sold - median $492,000 - 4-room median $492,000 - $519 psf
Pasir Ris: 60 sold - median $488,000 - 4-room median $405,000 - $365 psf
Punggol: 139 sold - median $438,000 - 4-room median $450,000 - $439 psf
Queenstown: 45 sold - median $598,000 - 4-room median $680,000 - $671 psf
Sembawang: 54 sold - median $370,000 - 4-room median $340,444 - $333 psf
Sengkang: 145 sold - median $415,000 - 4-room median $407,000 - $387 psf
Serangoon: 35 sold - median $450,000 - 4-room median $388,000 - $424 psf
Tampines: 153 sold - median $505,000 - 4-room median $440,000 - $417 psf
Toa Payoh: 48 sold - median $337,500 - 4-room median $724,000 - $445 psf
Woodlands: 124 sold - median $343,500 - 4-room median $323,500 - $319 psf
Yishun: 93 sold - median $320,000 - 4-room median $340,000 - $350 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2018

$1,080,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,163 sqft - $929 psf - 91 yrs lease left

$998,000 Blk 62 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,496 sqft - $667 psf - 65 yrs lease left

$986,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,152 sqft - $856 psf - 91 yrs lease left

$985,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $796 psf - 81 yrs lease left

$975,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 34 to 36 - 1,216 sqft - $802 psf - 93 yrs lease left

$973,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $972 psf - 91 yrs lease left

$968,000 Blk 44 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,991 sqft - $486 psf - 53 yrs lease left

$966,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $787 psf - 93 yrs lease left

$960,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,227 sqft - $782 psf - 93 yrs lease left

$960,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,227 sqft - $782 psf - 93 yrs lease left

The 5 most affordable 4-room flats, May 2018

$250,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $258 psf - 55 yrs lease left

$253,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $258 psf - 58 yrs lease left

$256,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $264 psf - 55 yrs lease left

$269,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $275 psf - 61 yrs lease left

$280,000 Blk 207 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $310 psf - 68 yrs lease left

The 10 busiest streets, May 2018

Punggol Ctrl, Punggol: 27 sales
Punggol Field, Punggol: 27 sales
Punggol Dr, Punggol: 26 sales
Punggol Pl, Punggol: 25 sales
Yishun Ring Rd, Yishun: 25 sales
Hougang Ave 8, Hougang: 23 sales
Bedok Reservoir Rd, Bedok: 20 sales
Senja Rd, Bukit Panjang: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Choa Chu Kang Cres, Choa Chu Kang: 16 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.

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