HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2018

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

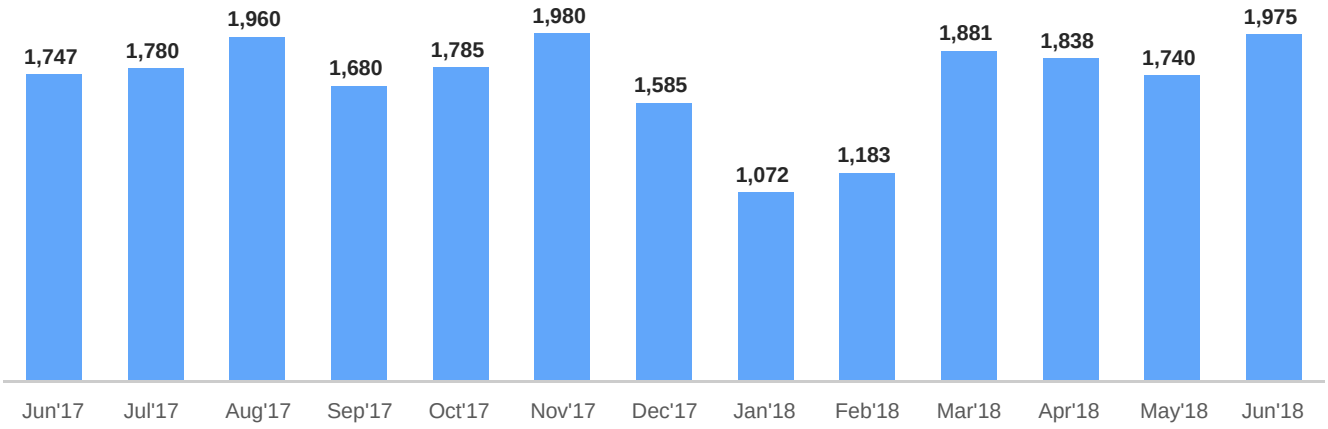
Flats sold: 1,975 Median price: $410,000 Median $psf: $391
Million-dollar flats: 11 (0.6%) Highest price: $1,120,088 (Kallang/Whampoa)

Against the month before: sales +13.5%, median price -0.5%. Against a year ago: sales +13.1%, median price -1.2%.

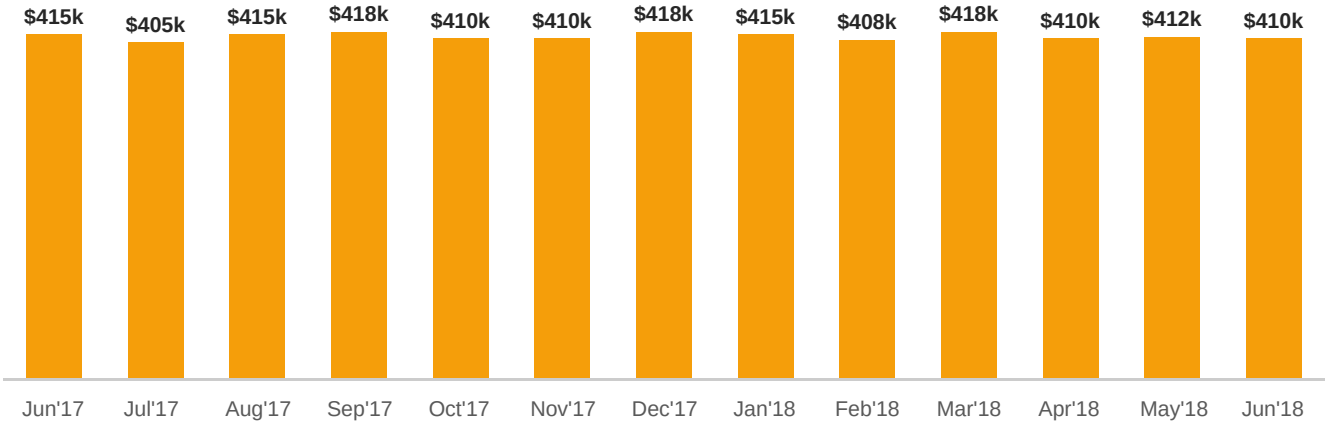
At a glance

- 1,975 HDB resale flats changed hands in June 2018, 13.5% more than the month before (1,740).
- Half of all flats sold for $410,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $405,000 (779 sales), or about $390 per square foot.
- 11 flats sold for $1 million or more (0.6% of all sales), most of them in Central Area, Kallang/Whampoa, Queenstown.
- The highest price was $1,120,088 for a 5-room flat at Blk 7 Boon Keng Rd, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $321,999) and the dearest was Central Area (median $967,500).
- The busiest town was Jurong West with 158 sales.

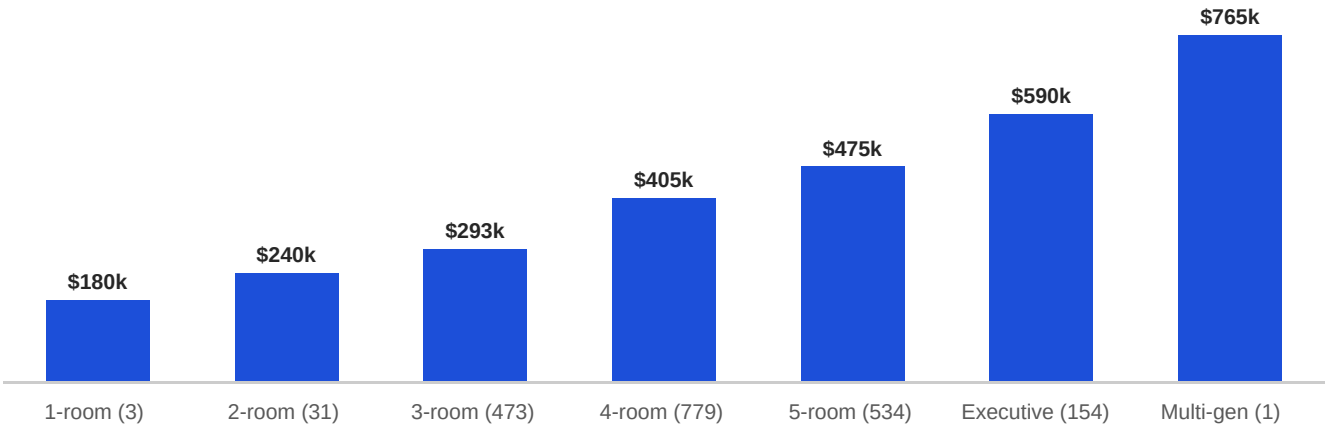
Flats sold each month, last 13 months



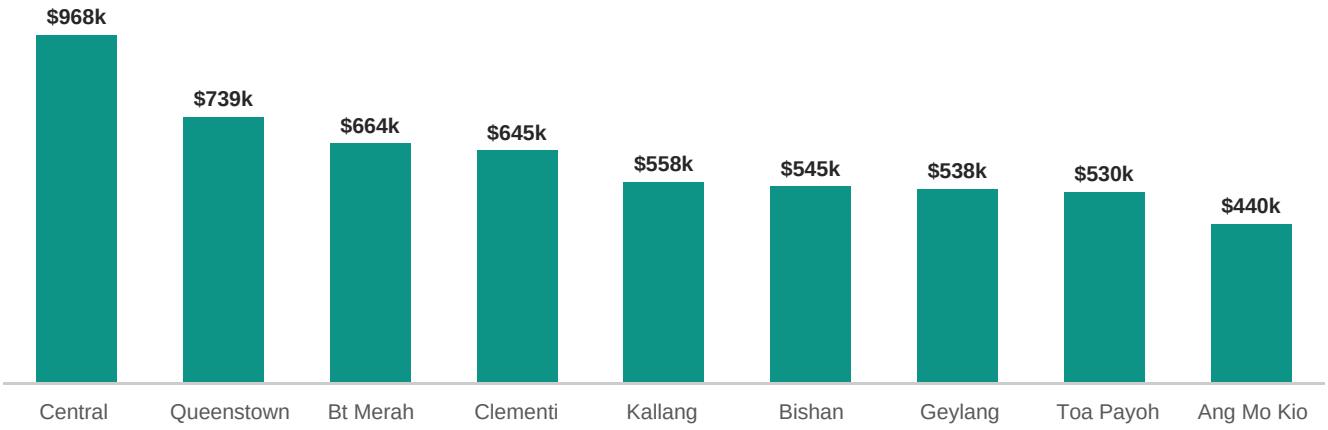
Median price each month, last 13 months



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



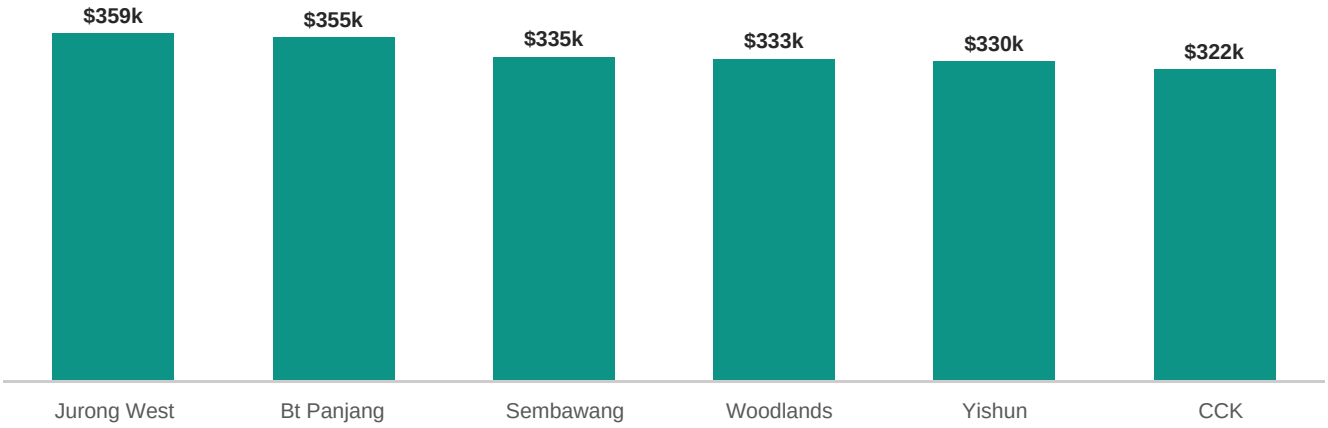
Median 4-room price by town, dearest first



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



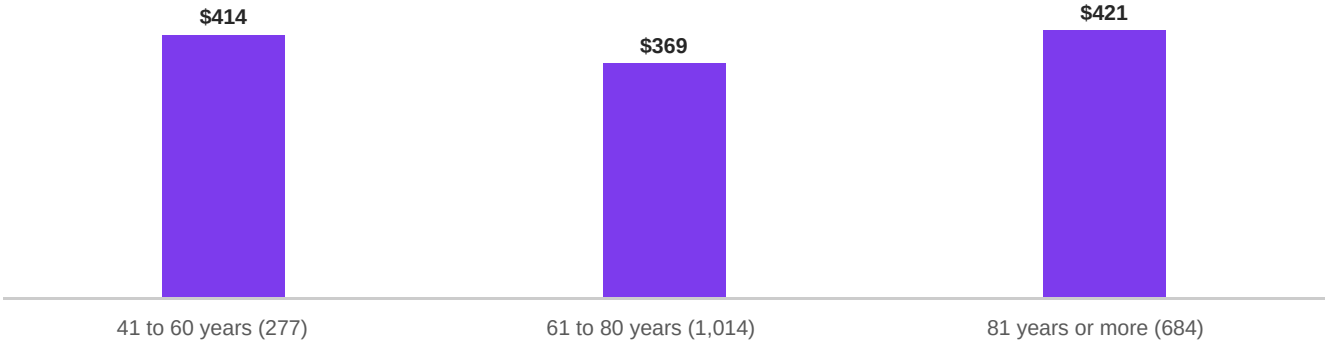
Median 4-room price by town, dearest first (continued)



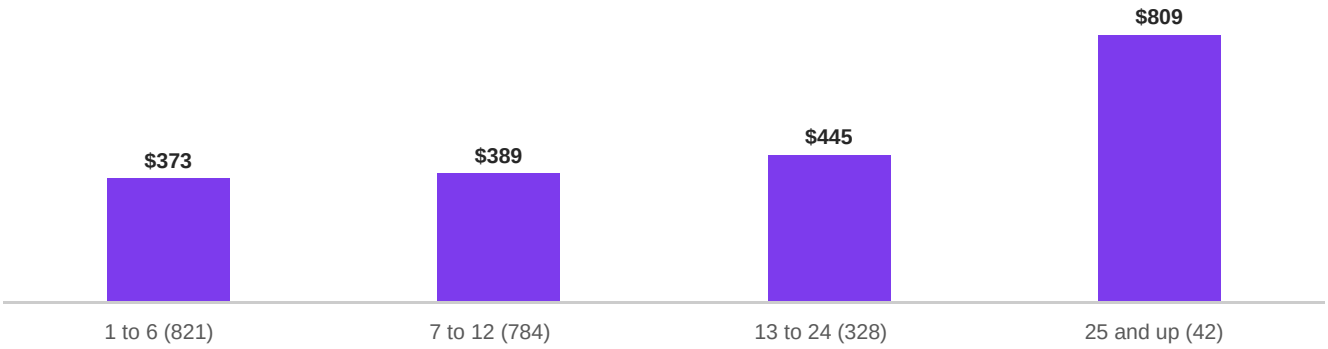
Town by town, June 2018

Ang Mo Kio: 102 sold - median $340,000 - 4-room median $440,000 - $417 psf
Bedok: 93 sold - median $350,000 - 4-room median $409,000 - $403 psf
Bishan: 49 sold - median $670,000 - 4-room median $545,000 - $546 psf - 1 at $1M+
Bukit Batok: 74 sold - median $359,000 - 4-room median $390,500 - $370 psf
Bukit Merah: 88 sold - median $590,000 - 4-room median $664,000 - $564 psf
Bukit Panjang: 68 sold - median $414,000 - 4-room median $355,000 - $352 psf
Bukit Timah: 7 sold - median $760,000 - 4-room median n/a - $578 psf - 1 at $1M+
Central Area: 16 sold - median $760,000 - 4-room median $967,500 - $781 psf - 2 at $1M+
Choa Chu Kang: 98 sold - median $373,000 - 4-room median $321,999 - $318 psf
Clementi: 38 sold - median $447,500 - 4-room median $645,000 - $491 psf - 1 at $1M+
Geylang: 41 sold - median $415,000 - 4-room median $538,000 - $495 psf
Hougang: 90 sold - median $372,000 - 4-room median $371,000 - $377 psf
Jurong East: 63 sold - median $360,000 - 4-room median $400,000 - $388 psf
Jurong West: 158 sold - median $387,000 - 4-room median $359,000 - $351 psf
Kallang/Whampoa: 55 sold - median $480,000 - 4-room median $557,500 - $496 psf - 2 at $1M+
Marine Parade: 14 sold - median $483,000 - 4-room median n/a - $582 psf
Pasir Ris: 62 sold - median $475,000 - 4-room median $406,888 - $359 psf
Punggol: 141 sold - median $425,000 - 4-room median $437,888 - $430 psf
Queenstown: 43 sold - median $635,000 - 4-room median $739,000 - $693 psf - 2 at $1M+
Sembawang: 47 sold - median $385,000 - 4-room median $334,888 - $329 psf
Sengkang: 148 sold - median $416,000 - 4-room median $400,000 - $387 psf
Serangoon: 32 sold - median $413,638 - 4-room median $413,638 - $430 psf
Tampines: 128 sold - median $461,000 - 4-room median $430,000 - $408 psf
Toa Payoh: 71 sold - median $470,000 - 4-room median $530,000 - $445 psf - 2 at $1M+
Woodlands: 144 sold - median $368,000 - 4-room median $332,500 - $322 psf
Yishun: 105 sold - median $319,000 - 4-room median $330,000 - $350 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2018

$1,120,088 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,259 sqft - $889 psf - 91 yrs lease left

$1,100,000 Blk 18C Holland Dr, Queenstown
5-room - storey 37 to 39 - 1,259 sqft - $873 psf - 93 yrs lease left

$1,068,888 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,259 sqft - $849 psf - 91 yrs lease left

$1,068,000 Blk 441A Clementi Ave 3, Clementi
5-room - storey 31 to 33 - 1,281 sqft - $834 psf - 93 yrs lease left

$1,065,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $868 psf - 92 yrs lease left

$1,055,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $933 psf - 91 yrs lease left

$1,048,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 16 to 18 - 1,227 sqft - $854 psf - 95 yrs lease left

$1,038,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $661 psf - 70 yrs lease left

$1,030,000 Blk 273A Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $797 psf - 92 yrs lease left

$1,028,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,033 sqft - $995 psf - 91 yrs lease left

The 5 most affordable 4-room flats, June 2018

$230,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $243 psf - 56 yrs lease left

$275,000 Blk 329 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $304 psf - 68 yrs lease left

$277,888 Blk 425 Yishun Ave 11, Yishun

4-room - storey 07 to 09 - 904 sqft - $307 psf - 69 yrs lease left

$280,000 Blk 245 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $310 psf - 66 yrs lease left

$280,000 Blk 823 Jurong West St 81, Jurong West

4-room - storey 01 to 03 - 1,119 sqft - $250 psf - 70 yrs lease left

The 10 busiest streets, June 2018

Punggol Ctrl, Punggol: 31 sales
Yishun Ring Rd, Yishun: 28 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Punggol Pl, Punggol: 25 sales
Choa Chu Kang Cres, Choa Chu Kang: 24 sales
Punggol Field, Punggol: 24 sales
Jurong West St 64, Jurong West: 21 sales
Pasir Ris St 11, Pasir Ris: 20 sales
Bedok Reservoir Rd, Bedok: 19 sales
Jurong West St 65, Jurong West: 19 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