HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: July 2018

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

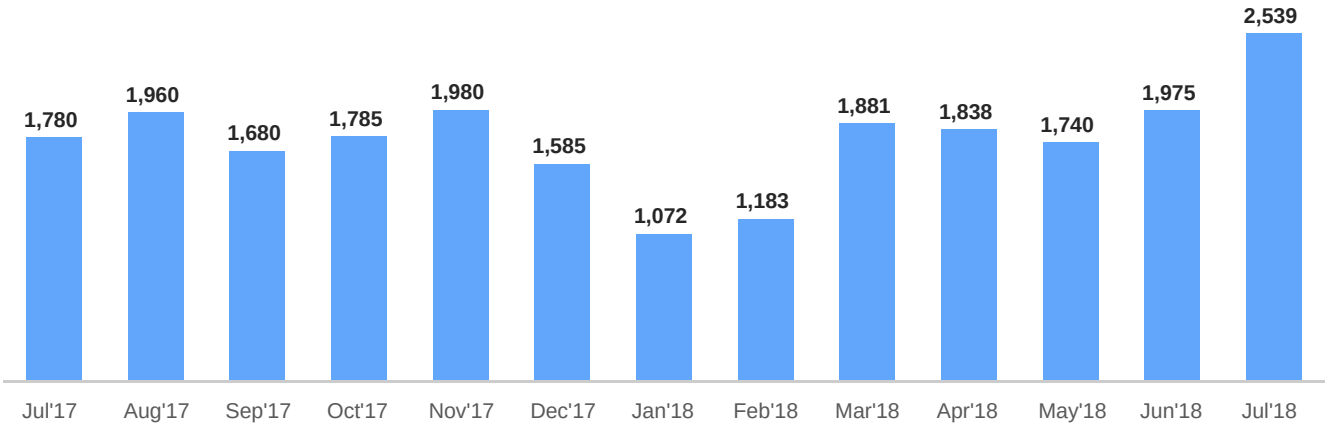
**Flats sold: 2,539  Median price: $415,000  Median $psf: $391**
**Million-dollar flats: 6 (0.2%)  Highest price: $1,150,000 (Queenstown)**

Against the month before: sales +28.6%, median price +1.2%.  Against a year ago: sales +42.6%, median price +2.5%.

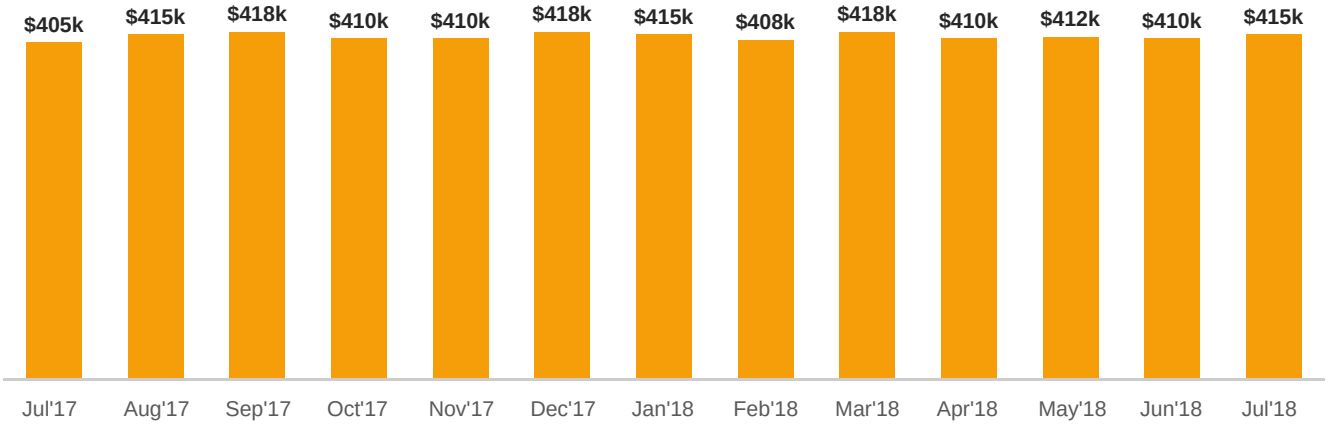
### At a glance

- 2,539 HDB resale flats changed hands in July 2018, 28.6% more than the month before (1,975).
- Half of all flats sold for $415,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $405,000 (1,008 sales), or about $392 per square foot.
- 6 flats sold for $1 million or more (0.2% of all sales), most of them in Central Area, Bishan, Bukit Merah.
- The highest price was $1,150,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Woodlands (median $330,000) and the dearest was Central Area (median $794,000).
- The busiest town was Sengkang with 205 sales.

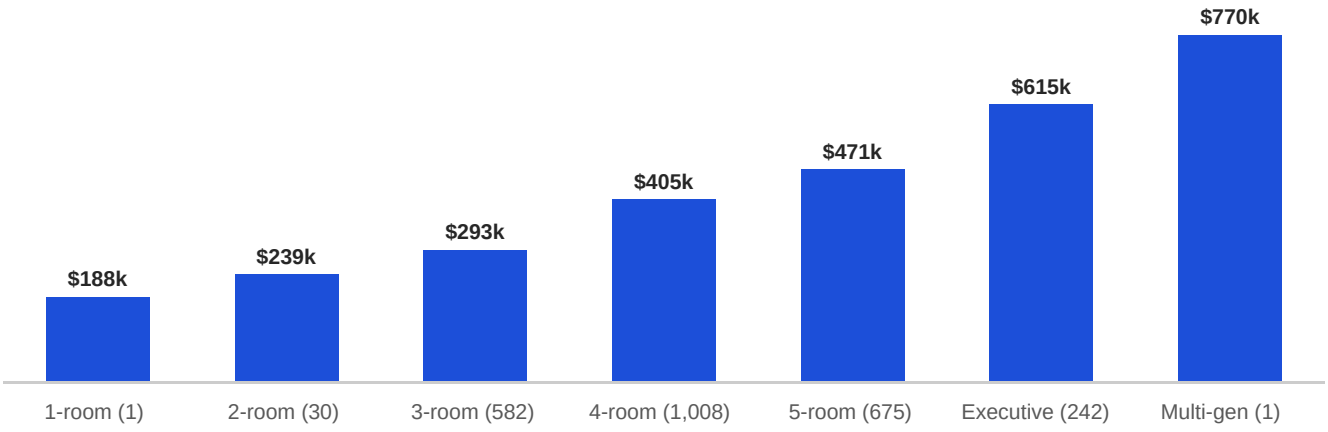
**Flats sold each month, last 13 months**



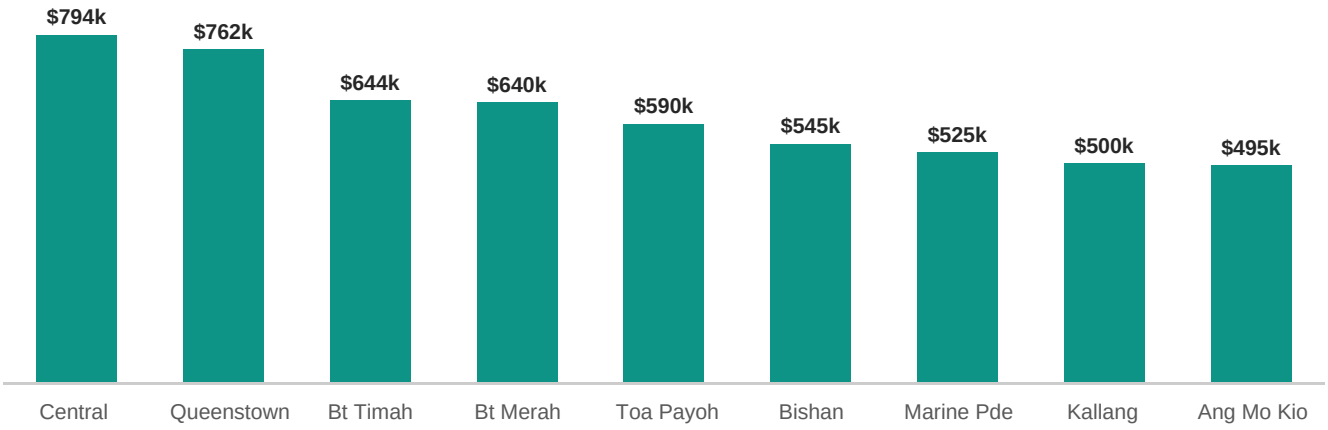

**Median price each month, last 13 months**



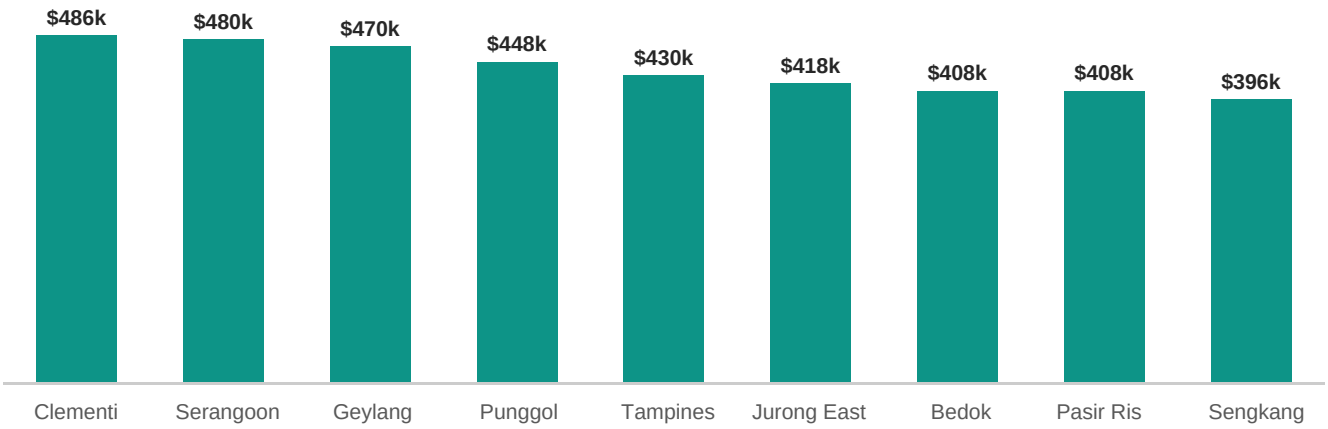
## Median price by flat type (number sold), July 2018



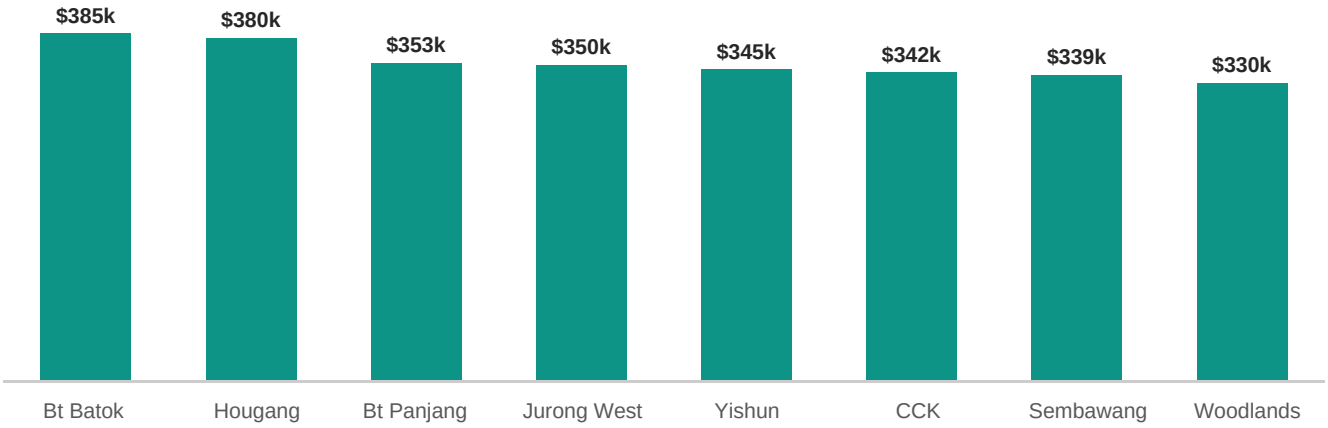

## Median 4-room price by town, dearest first




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



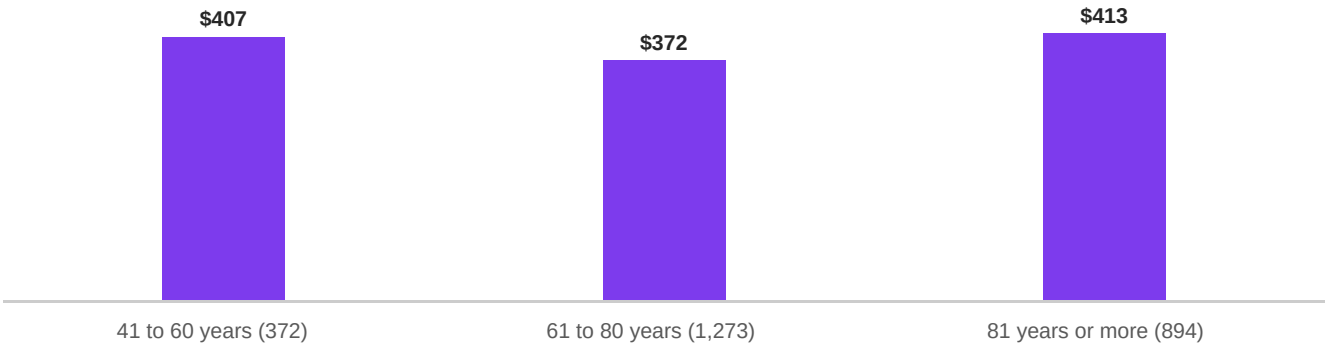

## Median 4-room price by town, dearest first (continued)



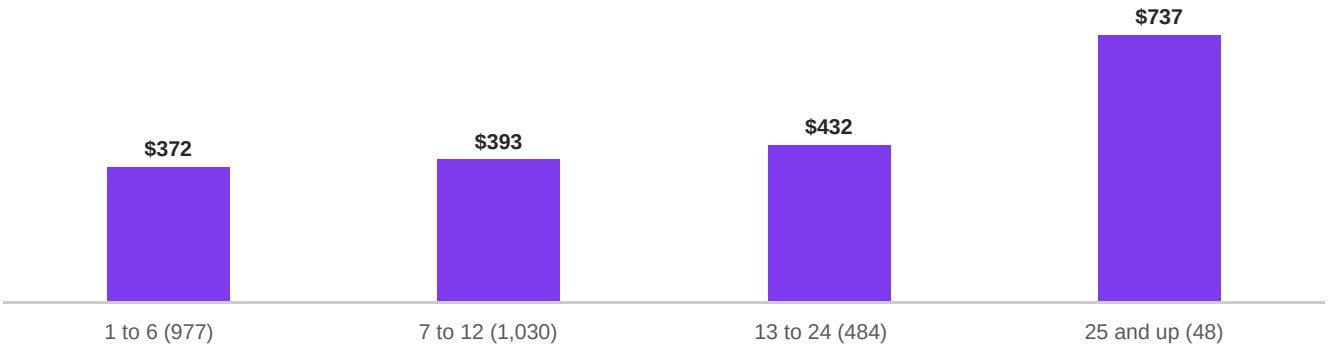

## Town by town, July 2018

Ang Mo Kio: 118 sold - median $345,000 - 4-room median $495,000 - $405 psf
Bedok: 133 sold - median $376,500 - 4-room median $408,000 - $407 psf
Bishan: 43 sold - median $548,000 - 4-room median $544,500 - $537 psf - 1 at $1M+
Bukit Batok: 90 sold - median $385,000 - 4-room median $385,000 - $361 psf
Bukit Merah: 99 sold - median $599,000 - 4-room median $640,000 - $585 psf - 1 at $1M+
Bukit Panjang: 88 sold - median $415,500 - 4-room median $352,500 - $362 psf
Bukit Timah: 13 sold - median $650,000 - 4-room median $644,000 - $602 psf
Central Area: 26 sold - median $463,000 - 4-room median $794,000 - $645 psf - 2 at $1M+
Choa Chu Kang: 99 sold - median $375,000 - 4-room median $341,500 - $320 psf
Clementi: 60 sold - median $421,500 - 4-room median $486,000 - $440 psf
Geylang: 42 sold - median $318,500 - 4-room median $470,000 - $420 psf
Hougang: 148 sold - median $416,500 - 4-room median $380,000 - $377 psf
Jurong East: 61 sold - median $446,000 - 4-room median $418,000 - $406 psf
Jurong West: 192 sold - median $380,000 - 4-room median $350,000 - $353 psf
Kallang/Whampoa: 81 sold - median $462,000 - 4-room median $500,000 - $478 psf - 1 at $1M+
Marine Parade: 15 sold - median $455,000 - 4-room median $525,000 - $542 psf
Pasir Ris: 65 sold - median $470,000 - 4-room median $408,000 - $365 psf
Punggol: 189 sold - median $438,000 - 4-room median $448,444 - $431 psf
Queenstown: 68 sold - median $490,500 - 4-room median $761,500 - $606 psf - 1 at $1M+
Sembawang: 81 sold - median $365,000 - 4-room median $339,000 - $328 psf
Sengkang: 205 sold - median $420,000 - 4-room median $396,000 - $393 psf
Serangoon: 50 sold - median $471,000 - 4-room median $480,000 - $427 psf
Tampines: 164 sold - median $492,500 - 4-room median $430,000 - $411 psf
Toa Payoh: 83 sold - median $565,000 - 4-room median $590,000 - $527 psf
Woodlands: 197 sold - median $355,000 - 4-room median $330,000 - $322 psf
Yishun: 129 sold - median $330,000 - 4-room median $345,000 - $348 psf

### Median $psf by remaining lease (number sold)




**Median $psf by storey (number sold)**




## The 10 highest prices, July 2018

**$1,150,000 Blk 148 Mei Ling St, Queenstown**
Executive - storey 19 to 21 - 1,604 sqft - $717 psf - 76 yrs lease left

**$1,088,000 Blk 9B Boon Tiong Rd, Bukit Merah**
5-room - storey 25 to 27 - 1,206 sqft - $902 psf - 96 yrs lease left

**$1,038,000 Blk 301 Shunfu Rd, Bishan**
Executive - storey 10 to 12 - 1,593 sqft - $652 psf - 66 yrs lease left

**$1,020,000 Blk 1F Cantonment Rd, Central Area**
4-room - storey 37 to 39 - 1,023 sqft - $997 psf - 91 yrs lease left

**$1,000,000 Blk 1B Cantonment Rd, Central Area**
4-room - storey 34 to 36 - 1,001 sqft - $999 psf - 91 yrs lease left

**$1,000,000 Blk 7 Boon Keng Rd, Kallang/Whampoa**
5-room - storey 40 to 42 - 1,173 sqft - $852 psf - 91 yrs lease left

**$970,888 Blk 139A Lor 1a Toa Payoh, Toa Payoh**
5-room - storey 25 to 27 - 1,259 sqft - $771 psf - 92 yrs lease left

**$960,000 Blk 301 Shunfu Rd, Bishan**
Executive - storey 10 to 12 - 1,615 sqft - $595 psf - 66 yrs lease left

**$957,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh**
5-room - storey 31 to 33 - 1,227 sqft - $780 psf - 92 yrs lease left

**$950,000 Blk 119 Bishan St 12, Bishan**
Executive - storey 10 to 12 - 1,625 sqft - $584 psf - 67 yrs lease left

## The 5 most affordable 4-room flats, July 2018

**$225,000 Blk 5 Marsiling Dr, Woodlands**

4-room - storey 01 to 03 - 969 sqft - $232 psf - 55 yrs lease left

**$235,000 Blk 5 Marsiling Dr, Woodlands**

4-room - storey 07 to 09 - 969 sqft - $243 psf - 55 yrs lease left

**$240,000 Blk 33 Marsiling Dr, Woodlands**

4-room - storey 13 to 15 - 1,055 sqft - $228 psf - 58 yrs lease left

**$253,000 Blk 205 Marsiling Dr, Woodlands**

4-room - storey 01 to 03 - 980 sqft - $258 psf - 61 yrs lease left

**$255,000 Blk 249 Yishun Ave 9, Yishun**

4-room - storey 04 to 06 - 904 sqft - $282 psf - 66 yrs lease left

## The 10 busiest streets, July 2018

Punggol Pl, Punggol: 38 sales
Punggol Field, Punggol: 35 sales
Yishun Ring Rd, Yishun: 34 sales
Punggol Ctrl, Punggol: 32 sales
Bedok Reservoir Rd, Bedok: 29 sales
Punggol Dr, Punggol: 26 sales
Fernvale Rd, Sengkang: 25 sales
Jurong West St 65, Jurong West: 24 sales
Edgefield Plains, Punggol: 24 sales
Choa Chu Kang Cres, Choa Chu Kang: 23 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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