HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2018

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

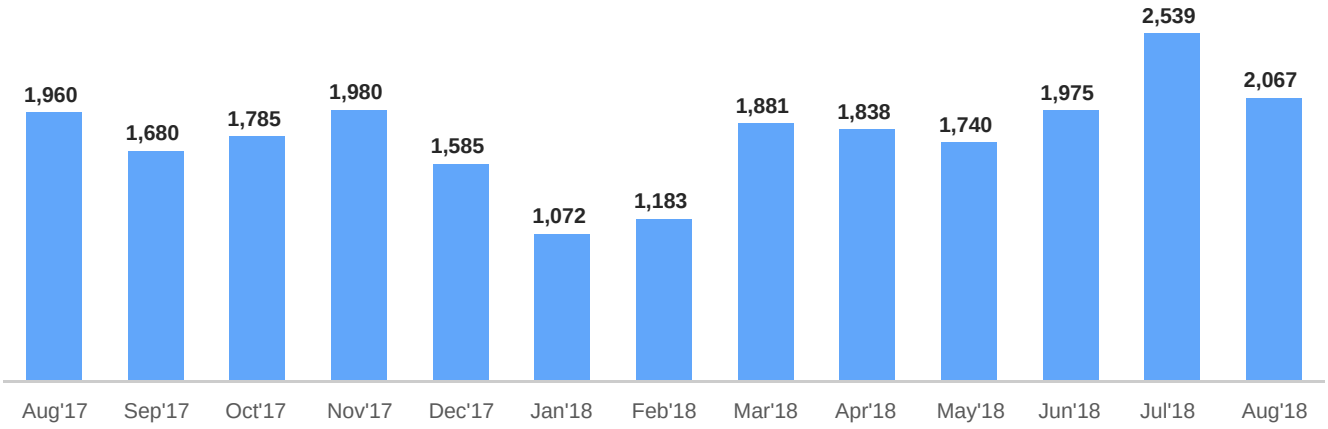
Flats sold: 2,067 Median price: $405,000 Median $psf: $393
Million-dollar flats: 9 (0.4%) Highest price: $1,160,888 (Toa Payoh)

Against the month before: sales -18.6%, median price -2.4%. Against a year ago: sales +5.5%, median price -2.4%.

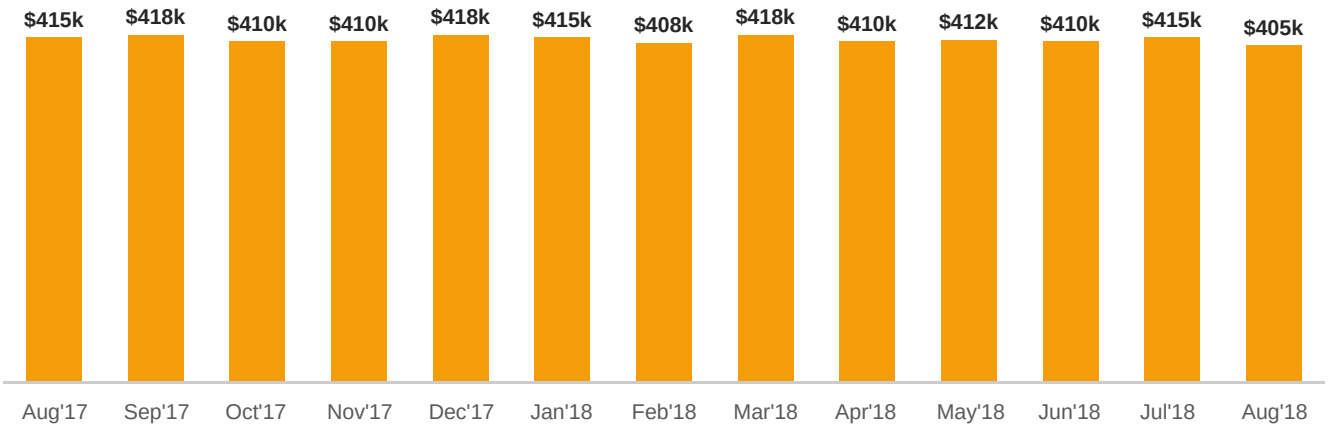
At a glance

- 2,067 HDB resale flats changed hands in August 2018, 18.6% fewer than the month before (2,539).
- Half of all flats sold for $405,000 or less (the median price), down 2.4% from the month before.
- A typical 4-room flat sold for $400,000 (840 sales), or about $391 per square foot.
- 9 flats sold for $1 million or more (0.4% of all sales), most of them in Central Area, Bishan, Bukit Merah.
- The highest price was $1,160,888 for a 5-room flat at Blk 139A Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Woodlands (median $327,500) and the dearest was Toa Payoh (median $670,000).
- The busiest town was Sengkang with 177 sales.

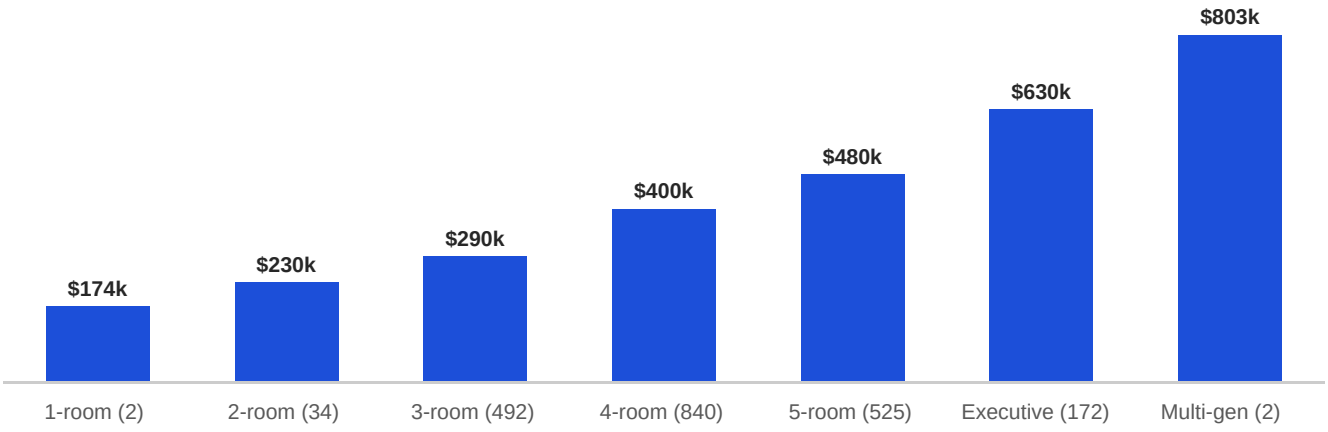
Flats sold each month, last 13 months



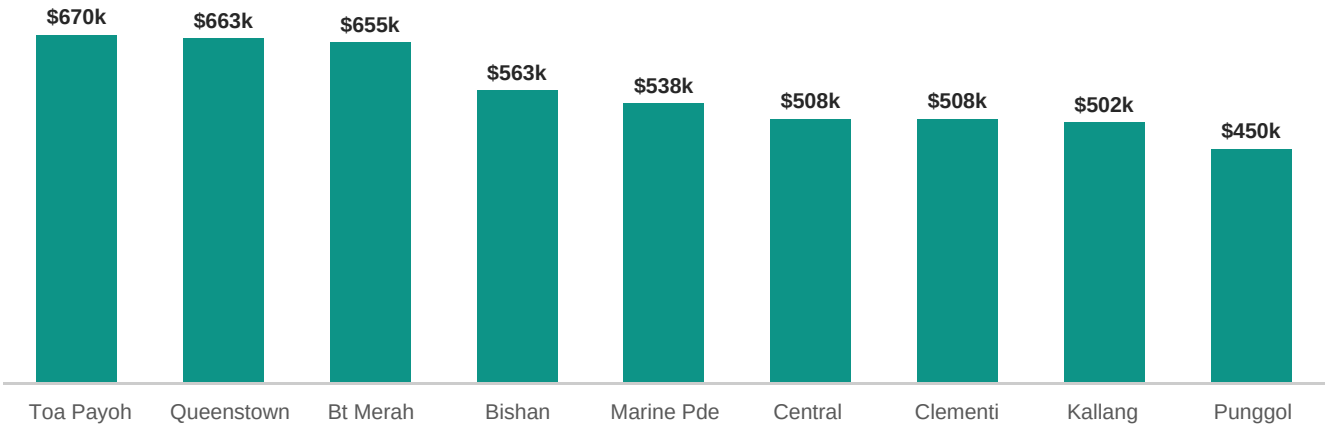
Median price each month, last 13 months



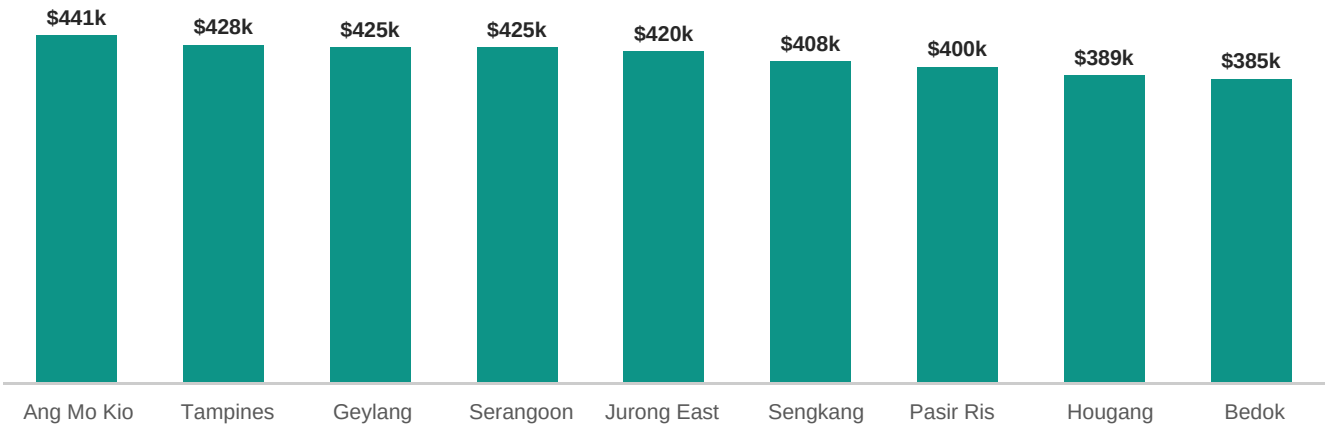
Median price by flat type (number sold), August 2018



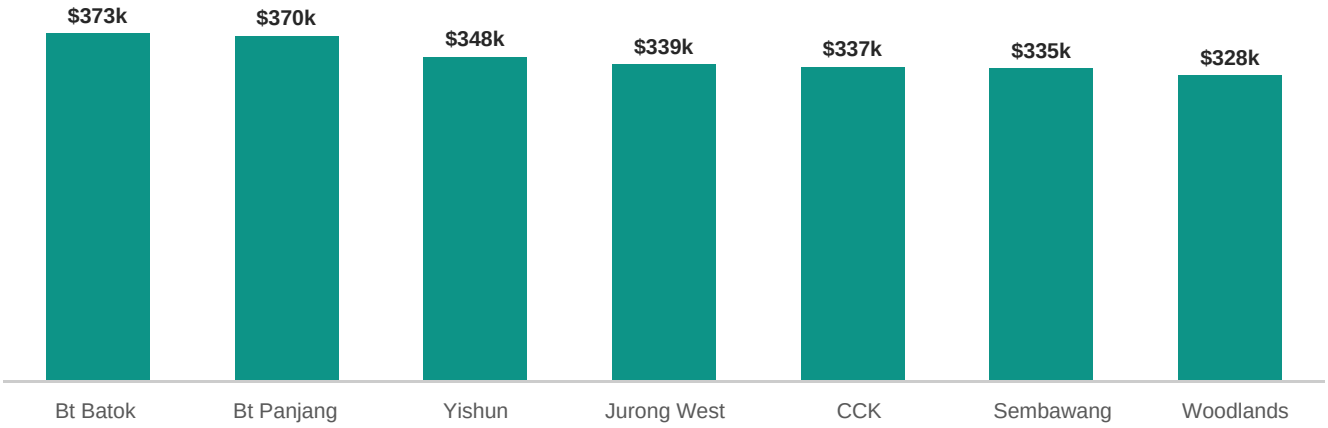
Median 4-room price by town, dearest first



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



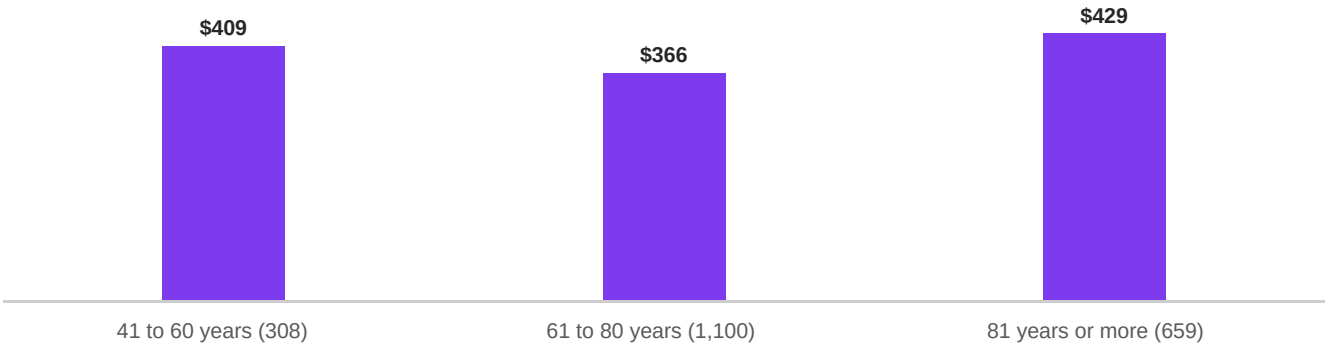
Median 4-room price by town, dearest first (continued)



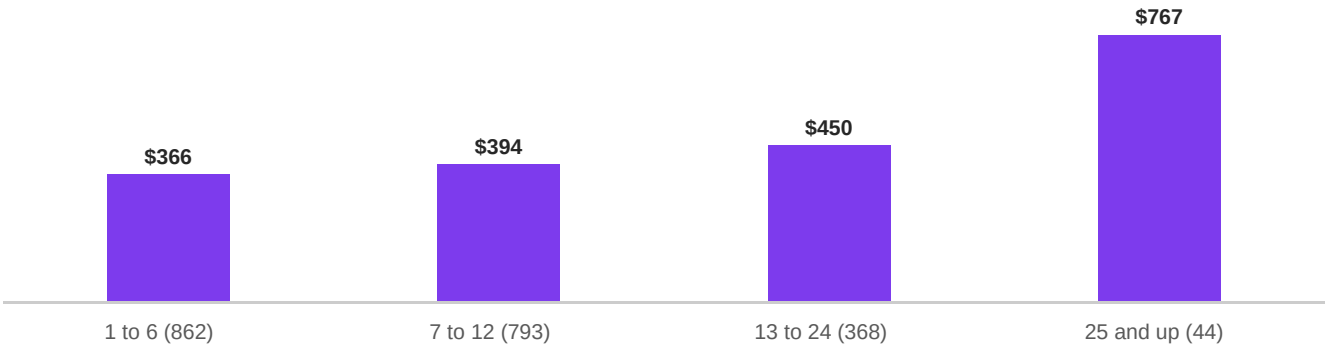
Town by town, August 2018

Ang Mo Kio: 97 sold - median $350,000 - 4-room median $440,500 - $402 psf
Bedok: 106 sold - median $360,000 - 4-room median $385,000 - $409 psf
Bishan: 40 sold - median $610,944 - 4-room median $563,000 - $544 psf - 1 at $1M+
Bukit Batok: 75 sold - median $360,000 - 4-room median $372,500 - $358 psf
Bukit Merah: 81 sold - median $600,000 - 4-room median $655,000 - $576 psf - 1 at $1M+
Bukit Panjang: 66 sold - median $410,000 - 4-room median $370,000 - $363 psf
Bukit Timah: 3 sold - median $938,000 - 4-room median n/a - $597 psf - 1 at $1M+
Central Area: 17 sold - median $435,000 - 4-room median $508,000 - $604 psf - 3 at $1M+
Choa Chu Kang: 82 sold - median $365,000 - 4-room median $336,500 - $318 psf
Clementi: 42 sold - median $504,000 - 4-room median $508,000 - $480 psf
Geylang: 46 sold - median $392,500 - 4-room median $425,000 - $433 psf
Hougang: 97 sold - median $420,000 - 4-room median $389,000 - $378 psf
Jurong East: 39 sold - median $443,888 - 4-room median $420,000 - $395 psf
Jurong West: 162 sold - median $360,000 - 4-room median $339,000 - $329 psf
Kallang/Whampoa: 64 sold - median $445,000 - 4-room median $501,500 - $463 psf - 1 at $1M+
Marine Parade: 15 sold - median $525,000 - 4-room median $537,500 - $590 psf
Pasir Ris: 65 sold - median $465,000 - 4-room median $400,000 - $364 psf
Punggol: 138 sold - median $441,000 - 4-room median $450,000 - $444 psf
Queenstown: 65 sold - median $585,000 - 4-room median $663,000 - $636 psf - 1 at $1M+
Sembawang: 51 sold - median $360,000 - 4-room median $335,000 - $338 psf
Sengkang: 177 sold - median $420,000 - 4-room median $407,500 - $393 psf
Serangoon: 40 sold - median $470,500 - 4-room median $425,000 - $427 psf
Tampines: 134 sold - median $441,500 - 4-room median $428,000 - $411 psf
Toa Payoh: 69 sold - median $585,000 - 4-room median $670,000 - $465 psf - 1 at $1M+
Woodlands: 152 sold - median $355,000 - 4-room median $327,500 - $326 psf
Yishun: 144 sold - median $320,000 - 4-room median $347,500 - $341 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2018

$1,160,888 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $922 psf - 92 yrs lease left

$1,120,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 31 to 33 - 1,206 sqft - $929 psf - 96 yrs lease left

$1,120,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,281 sqft - $874 psf - 91 yrs lease left

$1,080,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $938 psf - 91 yrs lease left

$1,058,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $673 psf - 69 yrs lease left

$1,032,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $896 psf - 91 yrs lease left

$1,020,000 Blk 273B Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $790 psf - 92 yrs lease left

$1,020,000 Blk 3 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $764 psf - 79 yrs lease left

$1,010,888 Blk 1B Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $886 psf - 91 yrs lease left

$985,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $803 psf - 92 yrs lease left

The 5 most affordable 4-room flats, August 2018

$245,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $259 psf - 56 yrs lease left

$265,000 Blk 775 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 893 sqft - $297 psf - 66 yrs lease left

$270,000 Blk 843 Woodlands St 82, Woodlands

4-room - storey 01 to 03 - 904 sqft - $299 psf - 74 yrs lease left

$273,000 Blk 32 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $259 psf - 60 yrs lease left

$275,000 Blk 266 Bt Batok East Ave 4, Bukit Batok

4-room - storey 07 to 09 - 904 sqft - $304 psf - 66 yrs lease left

The 10 busiest streets, August 2018

Punggol Pl, Punggol: 37 sales
Yishun Ring Rd, Yishun: 35 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 31 sales
Punggol Field, Punggol: 25 sales
Bedok Reservoir Rd, Bedok: 24 sales
Woodlands Dr 50, Woodlands: 24 sales
Rivervale Cres, Sengkang: 20 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Hougang Ave 8, Hougang: 19 sales
Punggol Walk, Punggol: 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