HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2018

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:05 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2018-10/

October 2018 in full

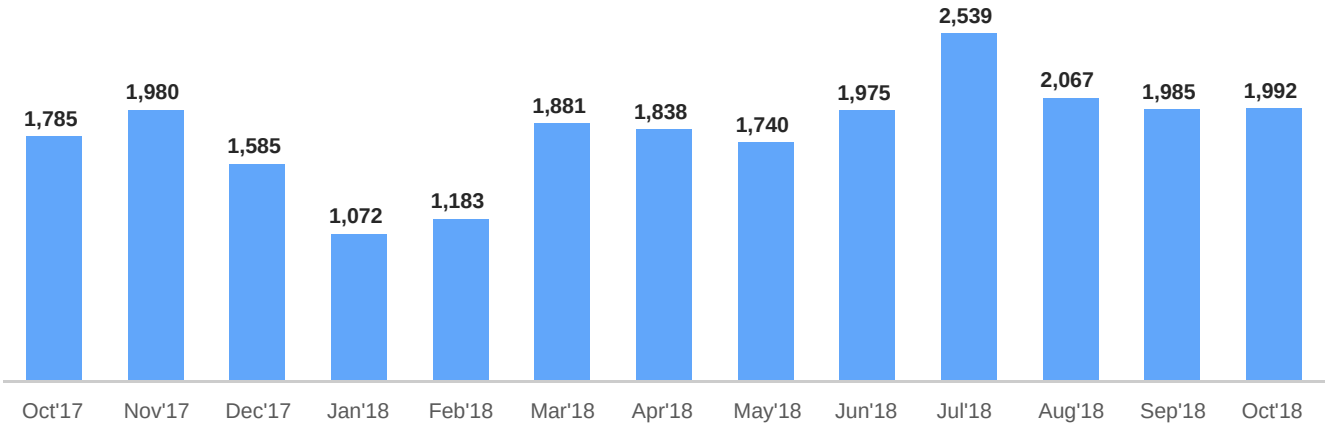
Flats sold: 1,992 Median price: $398,500 Median $psf: $385
Million-dollar flats: 8 (0.4%) Highest price: $1,168,000 (Central Area)

Against the month before: sales +0.4%, median price -0.4%. Against a year ago: sales +11.6%, median price -2.8%.

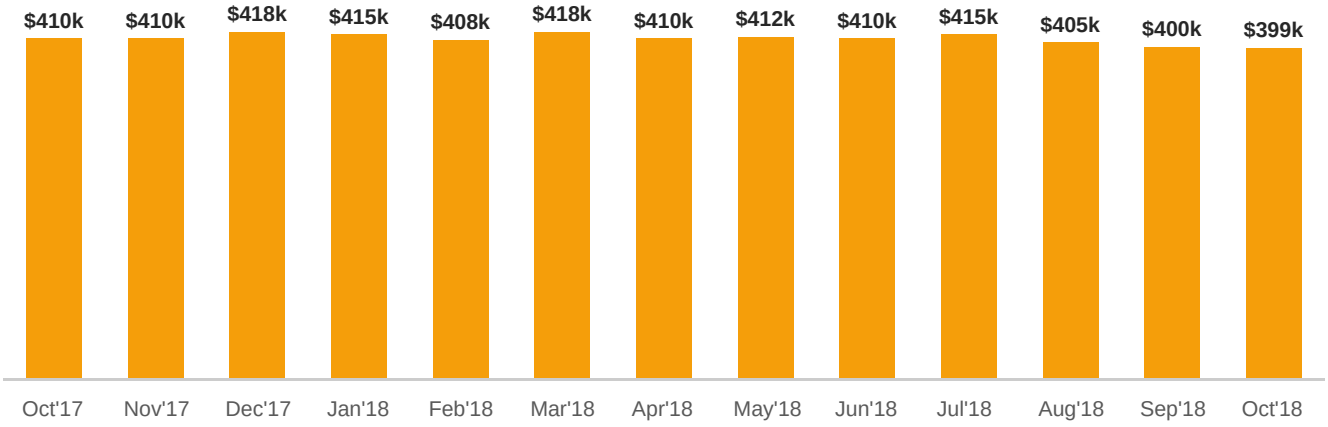
At a glance

- 1,992 HDB resale flats changed hands in October 2018, about the same as the month before (1,985).
- Half of all flats sold for $398,500 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $396,000 (840 sales), or about $383 per square foot.
- 8 flats sold for $1 million or more (0.4% of all sales), most of them in Bishan, Toa Payoh, Central Area.
- The highest price was $1,168,000 for a 5-room flat at Blk 1D Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $320,000) and the dearest was Central Area (median $850,000).
- The busiest town was Woodlands with 179 sales.

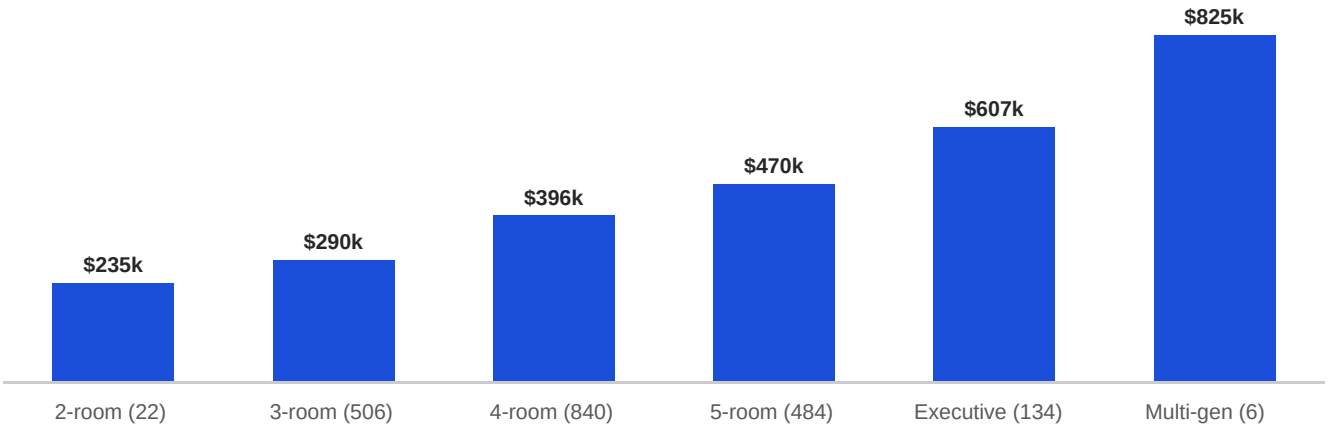
Flats sold each month, last 13 months



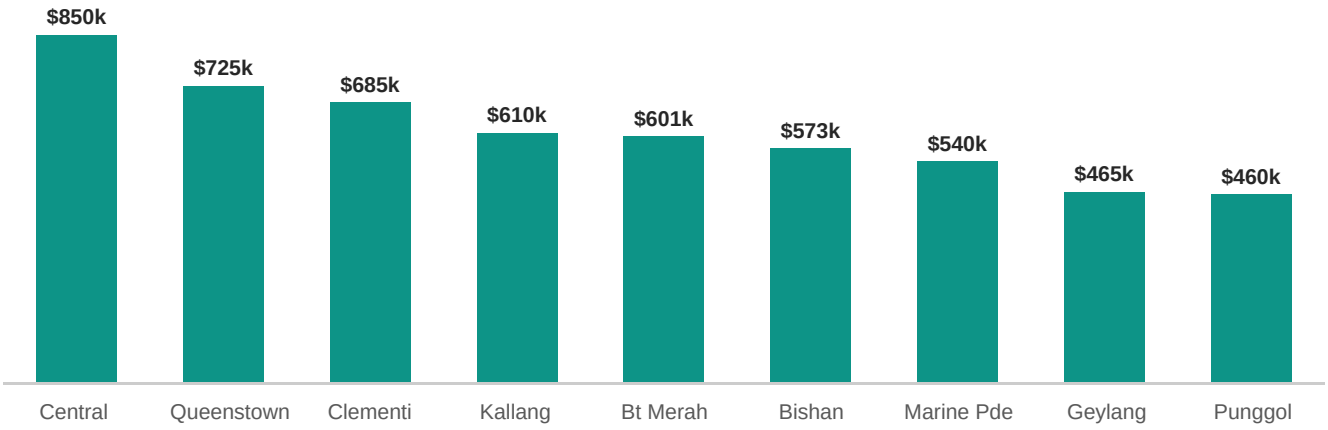
Median price each month, last 13 months



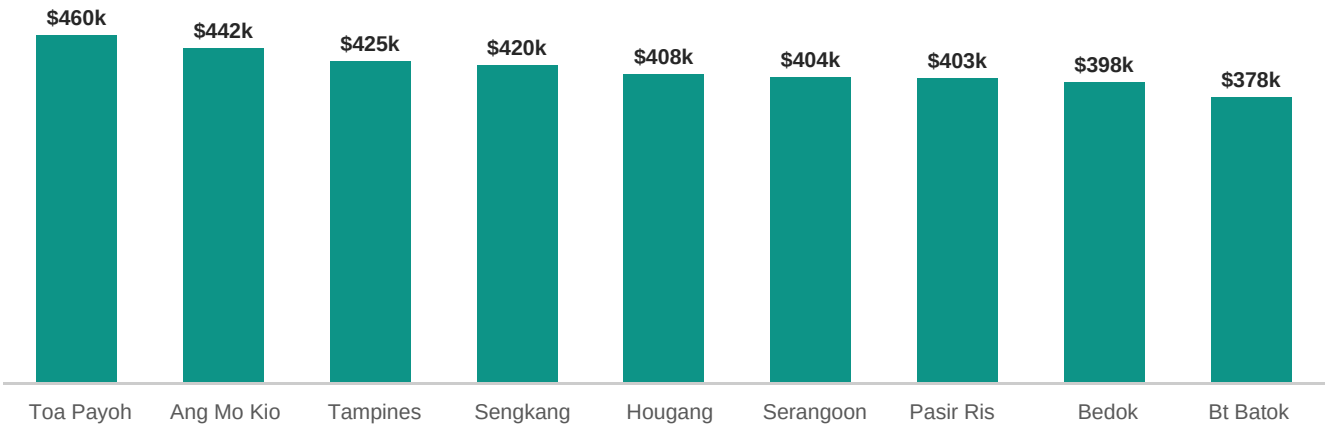
Median price by flat type (number sold), October 2018



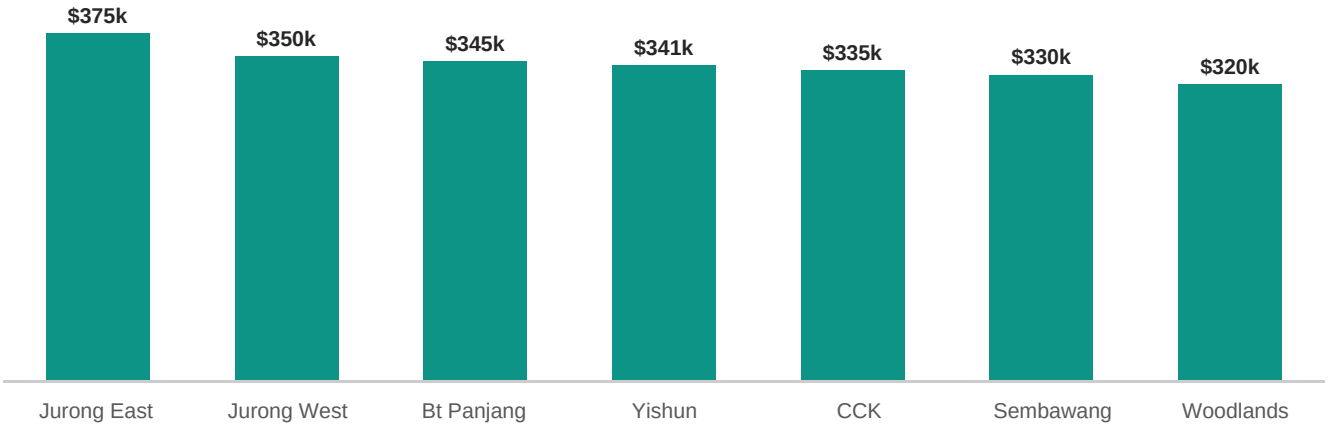
Median 4-room price by town, dearest first



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



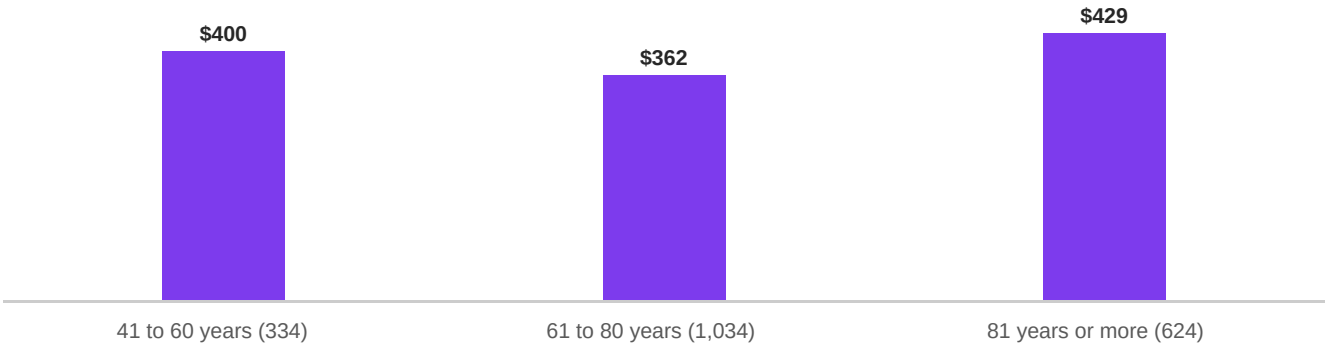
Median 4-room price by town, dearest first (continued)



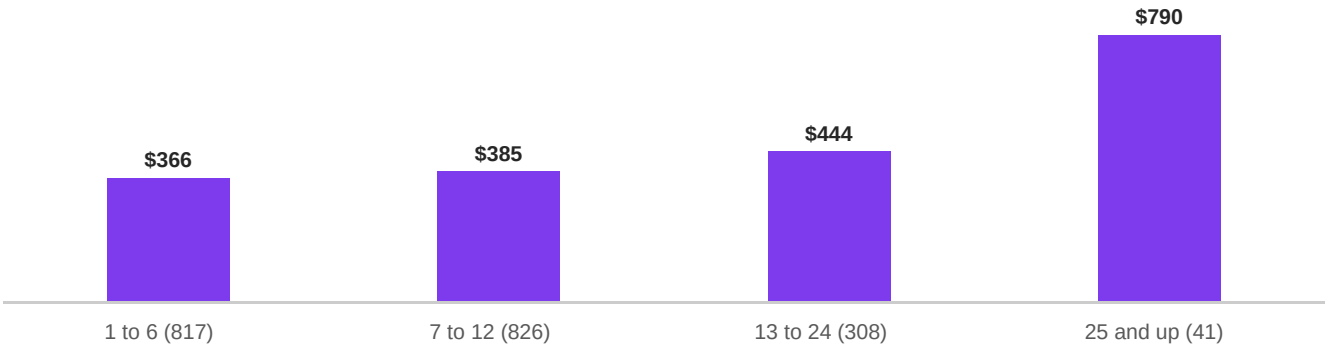
Town by town, October 2018

Ang Mo Kio: 87 sold - median $310,000 - 4-room median $442,000 - $393 psf
Bedok: 112 sold - median $375,000 - 4-room median $397,500 - $403 psf
Bishan: 36 sold - median $639,000 - 4-room median $572,500 - $534 psf - 3 at $1M+
Bukit Batok: 77 sold - median $340,000 - 4-room median $377,500 - $351 psf
Bukit Merah: 82 sold - median $549,000 - 4-room median $601,000 - $541 psf
Bukit Panjang: 59 sold - median $400,000 - 4-room median $345,000 - $360 psf
Bukit Timah: 6 sold - median $817,500 - 4-room median n/a - $604 psf
Central Area: 13 sold - median $430,000 - 4-room median $850,000 - $546 psf - 1 at $1M+
Choa Chu Kang: 95 sold - median $350,000 - 4-room median $335,000 - $307 psf
Clementi: 44 sold - median $369,000 - 4-room median $685,000 - $469 psf
Geylang: 37 sold - median $380,000 - 4-room median $465,000 - $439 psf
Hougang: 99 sold - median $420,000 - 4-room median $407,500 - $384 psf
Jurong East: 41 sold - median $375,000 - 4-room median $375,000 - $390 psf
Jurong West: 159 sold - median $375,000 - 4-room median $350,000 - $339 psf
Kallang/Whampoa: 65 sold - median $510,000 - 4-room median $610,000 - $510 psf - 1 at $1M+
Marine Parade: 8 sold - median $510,000 - 4-room median $540,000 - $571 psf
Pasir Ris: 44 sold - median $477,500 - 4-room median $402,500 - $361 psf
Punggol: 122 sold - median $445,000 - 4-room median $460,000 - $448 psf
Queenstown: 67 sold - median $503,000 - 4-room median $725,000 - $613 psf
Sembawang: 52 sold - median $367,000 - 4-room median $330,000 - $322 psf
Sengkang: 133 sold - median $425,000 - 4-room median $420,000 - $400 psf
Serangoon: 45 sold - median $490,000 - 4-room median $403,500 - $422 psf
Tampines: 118 sold - median $431,500 - 4-room median $425,400 - $406 psf
Toa Payoh: 67 sold - median $380,000 - 4-room median $460,000 - $427 psf - 3 at $1M+
Woodlands: 179 sold - median $342,500 - 4-room median $320,000 - $315 psf
Yishun: 145 sold - median $325,000 - 4-room median $340,500 - $348 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2018

$1,168,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,024 psf - 91 yrs lease left

$1,138,000 Blk 179 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $649 psf - 67 yrs lease left

$1,098,888 Blk 179 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $681 psf - 67 yrs lease left

$1,078,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $879 psf - 92 yrs lease left

$1,076,000 Blk 275A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $833 psf - 91 yrs lease left

$1,030,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $818 psf - 92 yrs lease left

$1,000,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,173 sqft - $852 psf - 91 yrs lease left

$1,000,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,259 sqft - $794 psf - 92 yrs lease left

$996,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $568 psf - 67 yrs lease left

$990,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,561 sqft - $634 psf - 69 yrs lease left

The 5 most affordable 4-room flats, October 2018

$245,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $259 psf - 56 yrs lease left

$253,888 Blk 34 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,055 sqft - $241 psf - 59 yrs lease left

$255,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $260 psf - 61 yrs lease left

$260,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,044 sqft - $249 psf - 57 yrs lease left

$264,888 Blk 435 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $293 psf - 69 yrs lease left

The 10 busiest streets, October 2018

Yishun Ring Rd, Yishun: 37 sales
Bedok Reservoir Rd, Bedok: 29 sales
Punggol Pl, Punggol: 29 sales
Rivervale Cres, Sengkang: 23 sales
Punggol Field, Punggol: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Punggol Ctrl, Punggol: 20 sales
Woodlands Dr 14, Woodlands: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 18 sales
Sengkang West Way, Sengkang: 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