HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2018

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:02 pm.
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November 2018 in full

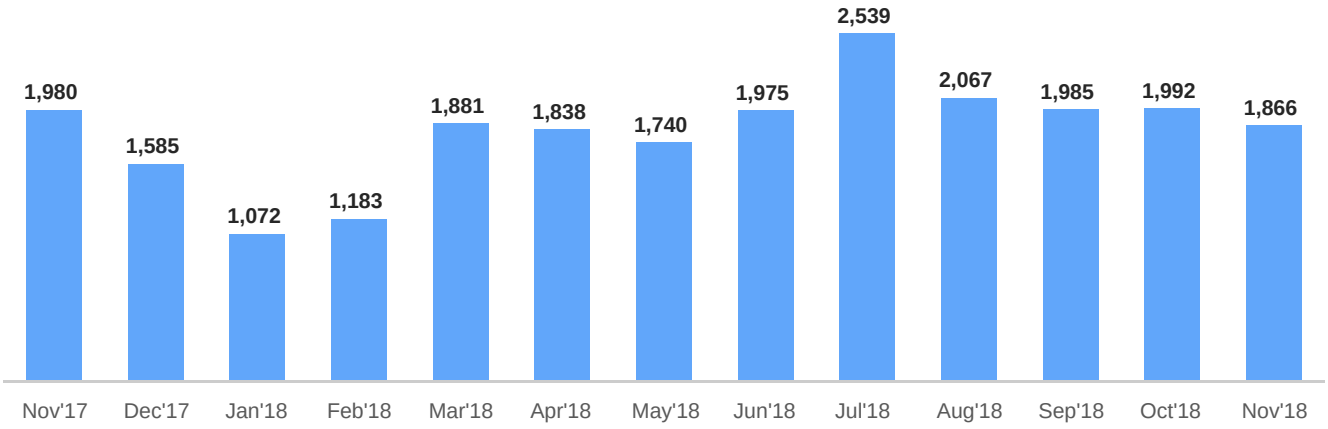
Flats sold: 1,866 Median price: $395,500 Median $psf: $387
Million-dollar flats: 8 (0.4%) Highest price: $1,050,000 (Bishan)

Against the month before: sales -6.3%, median price -0.8%. Against a year ago: sales -5.8%, median price -3.5%.

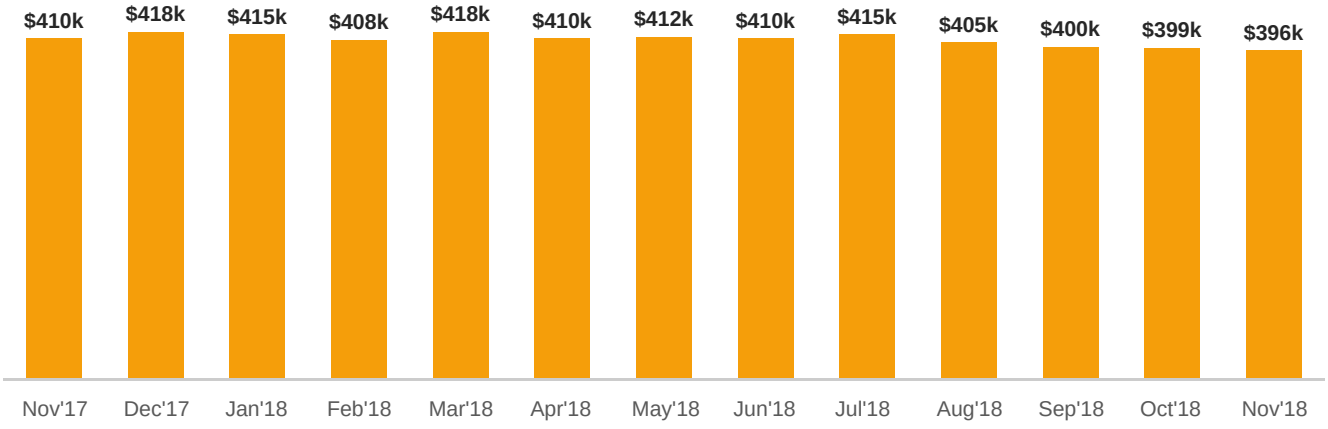
At a glance

- 1,866 HDB resale flats changed hands in November 2018, 6.3% fewer than the month before (1,992).
- Half of all flats sold for $395,500 or less (the median price), down 0.8% from the month before.
- A typical 4-room flat sold for $395,000 (794 sales), or about $388 per square foot.
- 8 flats sold for $1 million or more (0.4% of all sales), most of them in Bishan, Bukit Merah, Central Area.
- The highest price was $1,050,000 for an executive flat at Blk 301 Shunfu Rd, Bishan.
- For a 4-room flat, the most affordable town was Sembawang (median $326,888) and the dearest was Central Area (median $895,000).
- The busiest town was Woodlands with 168 sales.

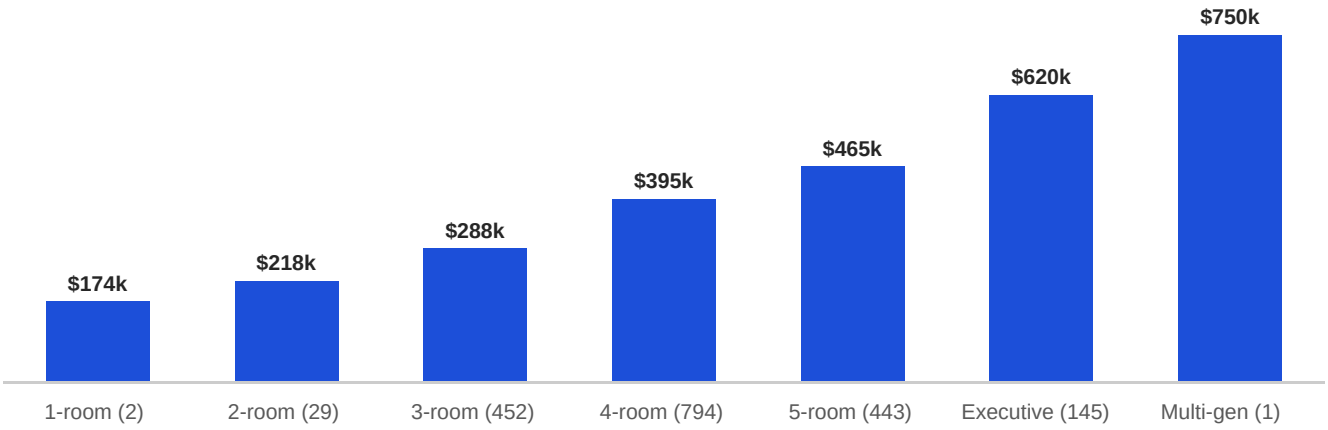
Flats sold each month, last 13 months



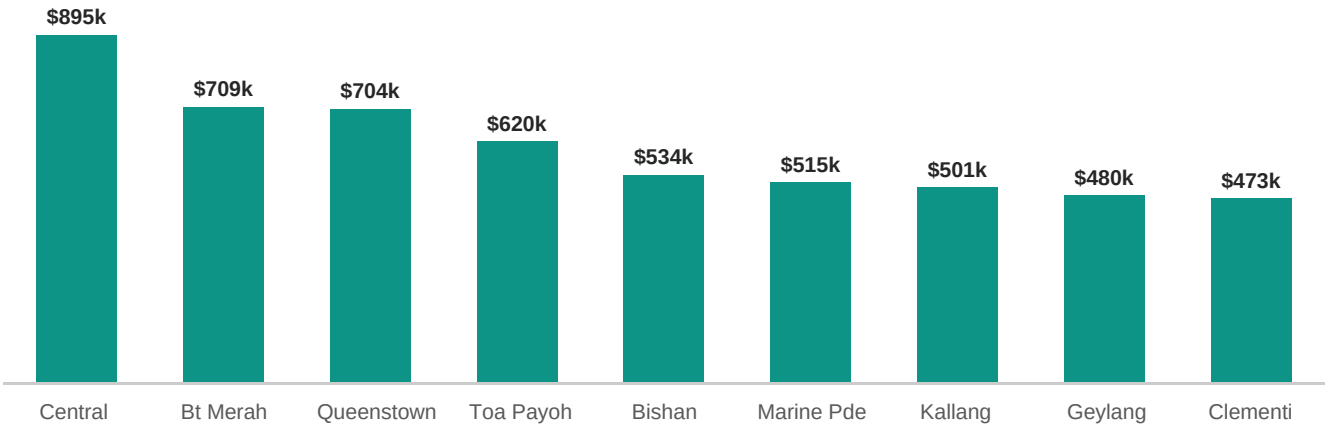
Median price each month, last 13 months



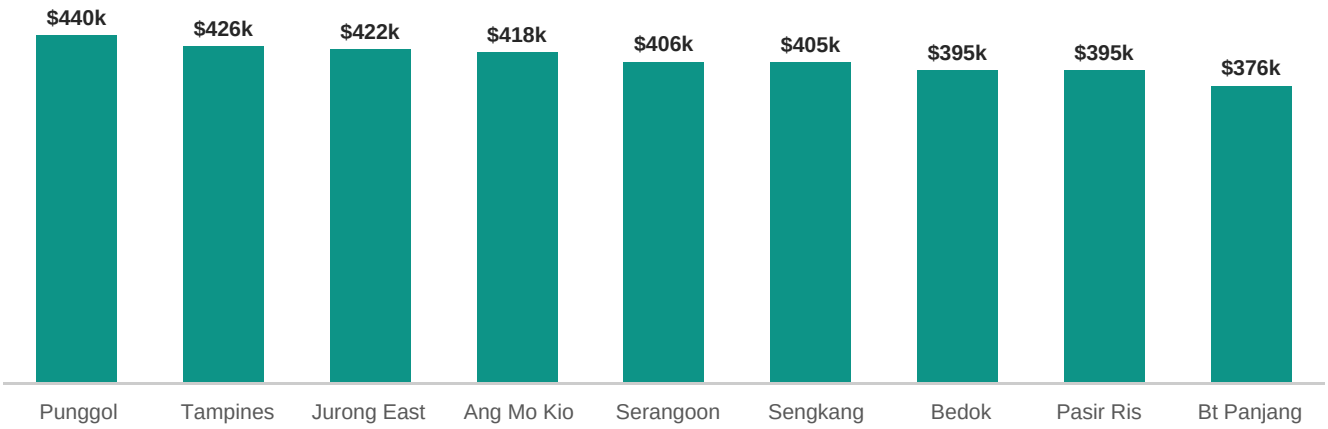
Median price by flat type (number sold), November 2018



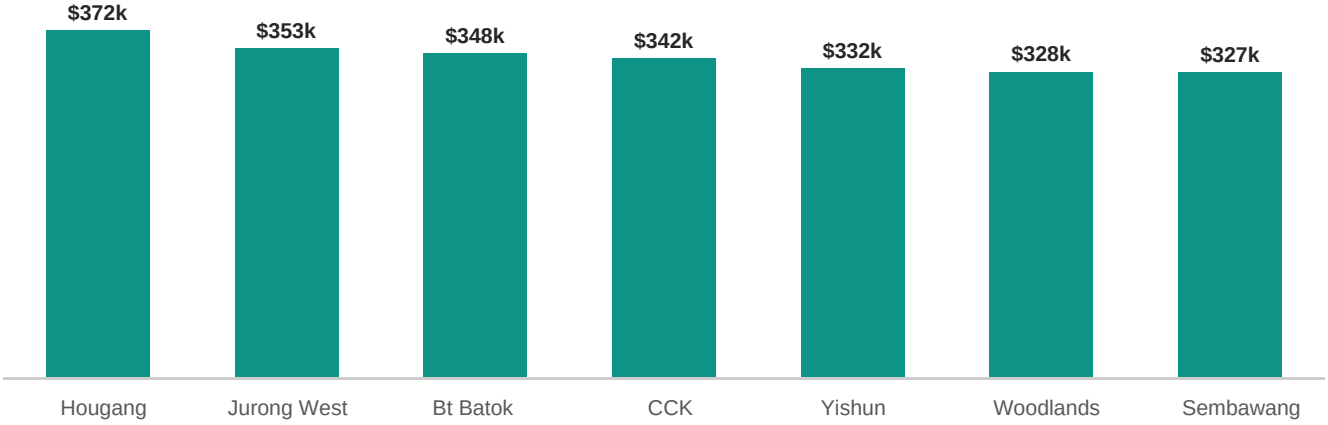
Median 4-room price by town, dearest first



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



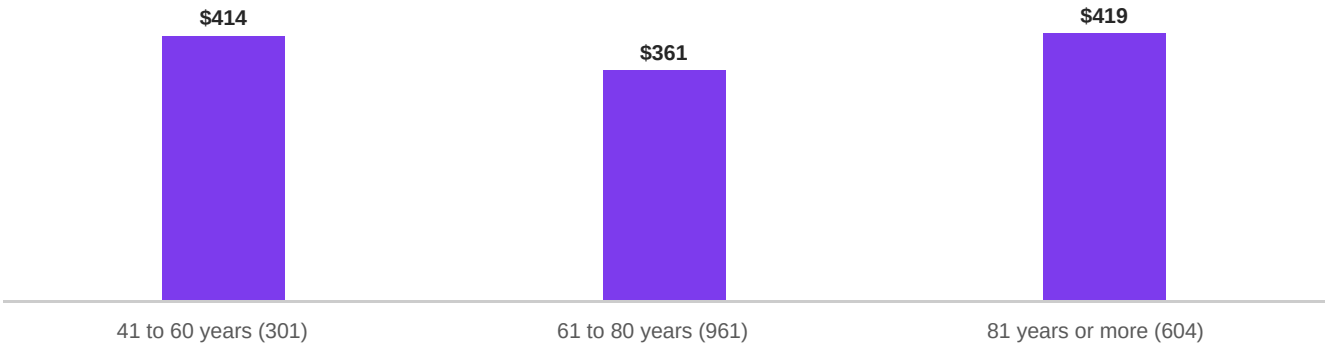
Median 4-room price by town, dearest first (continued)



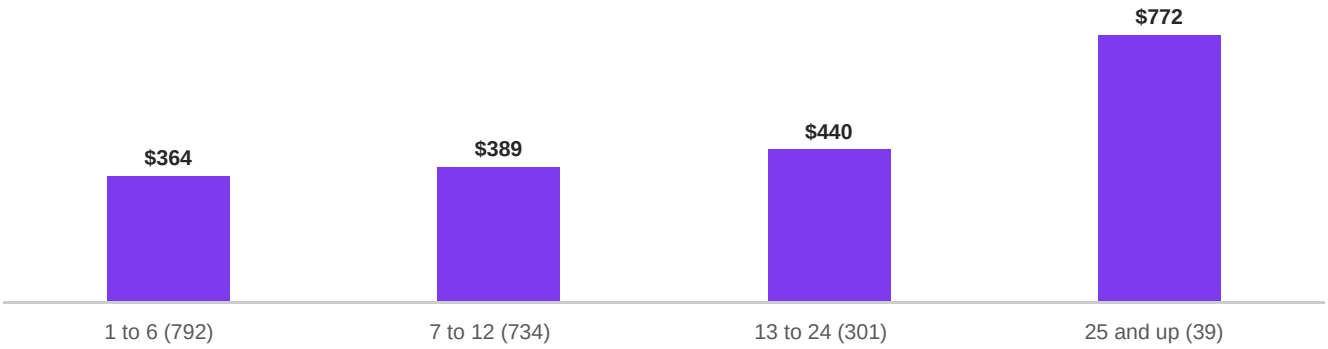
Town by town, November 2018

Ang Mo Kio: 88 sold - median $360,000 - 4-room median $418,000 - $402 psf
Bedok: 90 sold - median $358,000 - 4-room median $395,000 - $399 psf
Bishan: 33 sold - median $618,000 - 4-room median $534,000 - $531 psf - 2 at $1M+
Bukit Batok: 63 sold - median $318,000 - 4-room median $347,500 - $345 psf
Bukit Merah: 77 sold - median $618,000 - 4-room median $709,000 - $539 psf - 2 at $1M+
Bukit Panjang: 77 sold - median $422,000 - 4-room median $375,500 - $365 psf
Bukit Timah: 4 sold - median $604,444 - 4-room median n/a - $584 psf - 1 at $1M+
Central Area: 12 sold - median $475,000 - 4-room median $895,000 - $675 psf - 2 at $1M+
Choa Chu Kang: 88 sold - median $365,500 - 4-room median $342,000 - $312 psf
Clementi: 41 sold - median $415,000 - 4-room median $472,500 - $475 psf
Geylang: 34 sold - median $411,500 - 4-room median $480,000 - $472 psf
Hougang: 81 sold - median $400,000 - 4-room median $372,000 - $383 psf
Jurong East: 38 sold - median $349,000 - 4-room median $422,000 - $368 psf
Jurong West: 134 sold - median $385,000 - 4-room median $352,500 - $357 psf
Kallang/Whampoa: 53 sold - median $447,500 - 4-room median $501,000 - $483 psf
Marine Parade: 18 sold - median $409,000 - 4-room median $515,000 - $547 psf
Pasir Ris: 52 sold - median $440,000 - 4-room median $395,000 - $358 psf
Punggol: 116 sold - median $428,000 - 4-room median $440,000 - $428 psf
Queenstown: 46 sold - median $408,119 - 4-room median $704,444 - $562 psf - 1 at $1M+
Sembawang: 59 sold - median $353,000 - 4-room median $326,888 - $332 psf
Sengkang: 156 sold - median $416,000 - 4-room median $405,000 - $392 psf
Serangoon: 37 sold - median $440,000 - 4-room median $406,000 - $417 psf
Tampines: 123 sold - median $448,000 - 4-room median $425,500 - $410 psf
Toa Payoh: 57 sold - median $413,000 - 4-room median $620,000 - $469 psf
Woodlands: 168 sold - median $337,500 - 4-room median $327,500 - $316 psf
Yishun: 121 sold - median $315,000 - 4-room median $331,500 - $343 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2018

$1,050,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 07 to 09 - 1,701 sqft - $617 psf - 65 yrs lease left

$1,015,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,012 sqft - $1,003 psf - 91 yrs lease left

$1,012,888 Blk 1B Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,033 sqft - $980 psf - 91 yrs lease left

$1,010,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $626 psf - 67 yrs lease left

$1,008,888 Blk 9B Boon Tiong Rd, Bukit Merah
4-room - storey 37 to 39 - 990 sqft - $1,019 psf - 96 yrs lease left

$1,008,000 Blk 10A Boon Tiong Rd, Bukit Merah
4-room - storey 34 to 36 - 1,001 sqft - $1,007 psf - 96 yrs lease left

$1,000,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $636 psf - 69 yrs lease left

$1,000,000 Blk 3 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $749 psf - 79 yrs lease left

$980,000 Blk 62 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,496 sqft - $655 psf - 65 yrs lease left

$948,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 01 to 03 - 1,701 sqft - $557 psf - 65 yrs lease left

The 5 most affordable 4-room flats, November 2018

$250,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $255 psf - 57 yrs lease left

$252,000 Blk 436 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 904 sqft - $279 psf - 76 yrs lease left

$265,000 Blk 1 Teck Whye Ave, Choa Chu Kang

4-room - storey 04 to 06 - 1,109 sqft - $239 psf - 65 yrs lease left

$266,000 Blk 249 Yishun Ave 9, Yishun

4-room - storey 07 to 09 - 904 sqft - $294 psf - 65 yrs lease left

$270,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $299 psf - 68 yrs lease left

The 10 busiest streets, November 2018

Punggol Field, Punggol: 26 sales
Yishun Ring Rd, Yishun: 26 sales
Rivervale Cres, Sengkang: 24 sales
Punggol Dr, Punggol: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Fernvale Rd, Sengkang: 21 sales
Bt Panjang Ring Rd, Bukit Panjang: 18 sales
Choa Chu Kang Cres, Choa Chu Kang: 18 sales
Jurong West St 65, Jurong West: 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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