HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2018

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

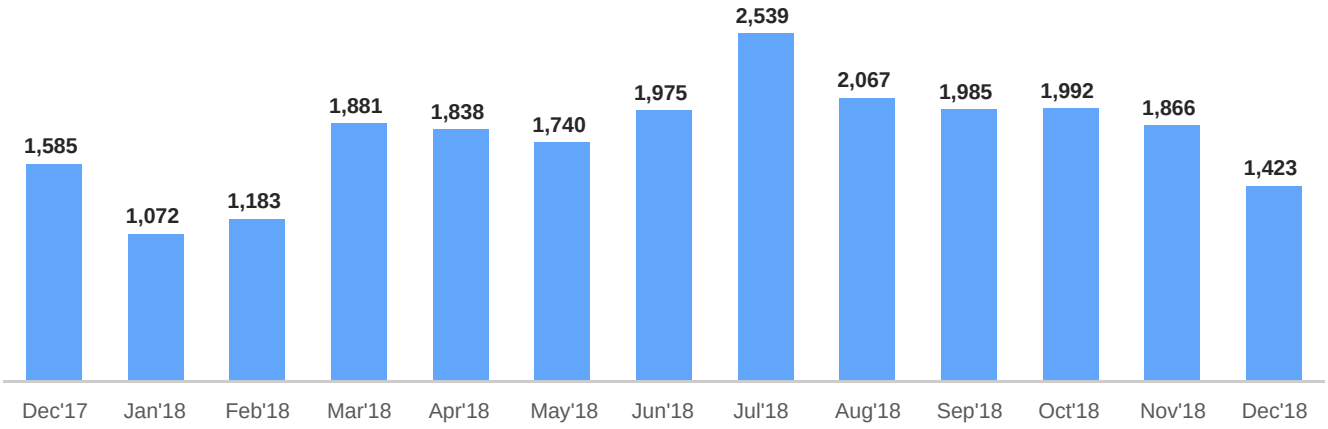
Flats sold: 1,423 Median price: $395,000 Median $psf: $388
Million-dollar flats: 4 (0.3%) Highest price: $1,150,000 (Bukit Merah)

Against the month before: sales -23.7%, median price -0.1%. Against a year ago: sales -10.2%, median price -5.5%.

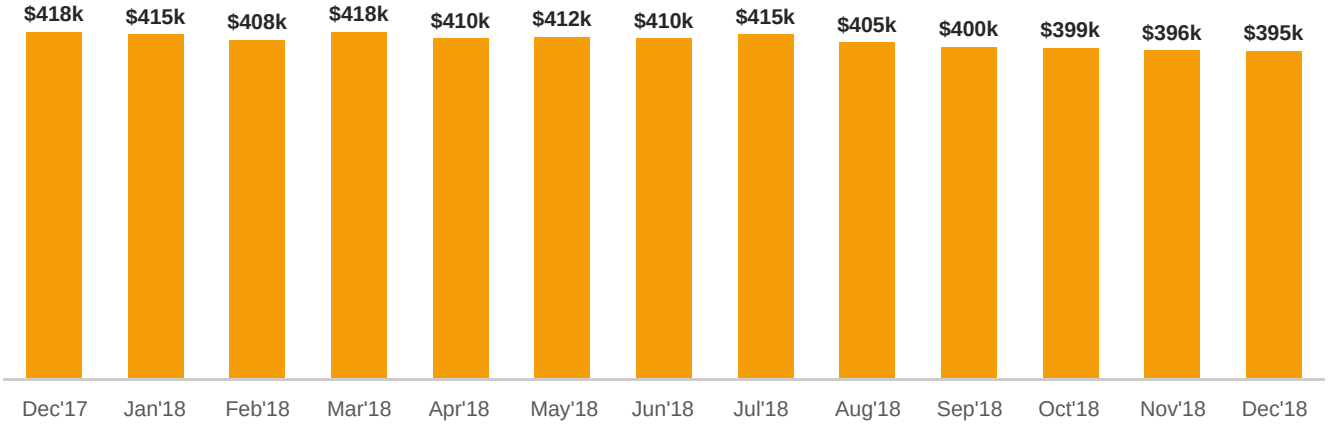
At a glance

- 1,423 HDB resale flats changed hands in December 2018, 23.7% fewer than the month before (1,866).
- Half of all flats sold for $395,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $395,000 (597 sales), or about $385 per square foot.
- 4 flats sold for $1 million or more (0.3% of all sales), most of them in Bukit Merah, Queenstown, Toa Payoh.
- The highest price was $1,150,000 for a 5-room flat at Blk 9A Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $329,444) and the dearest was Queenstown (median $680,000).
- The busiest town was Woodlands with 125 sales.

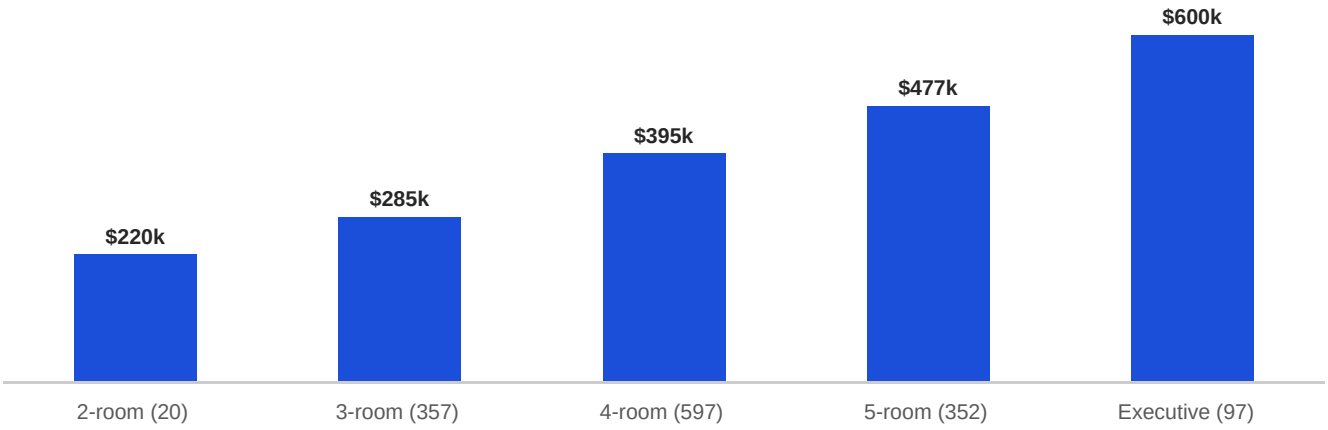
Flats sold each month, last 13 months



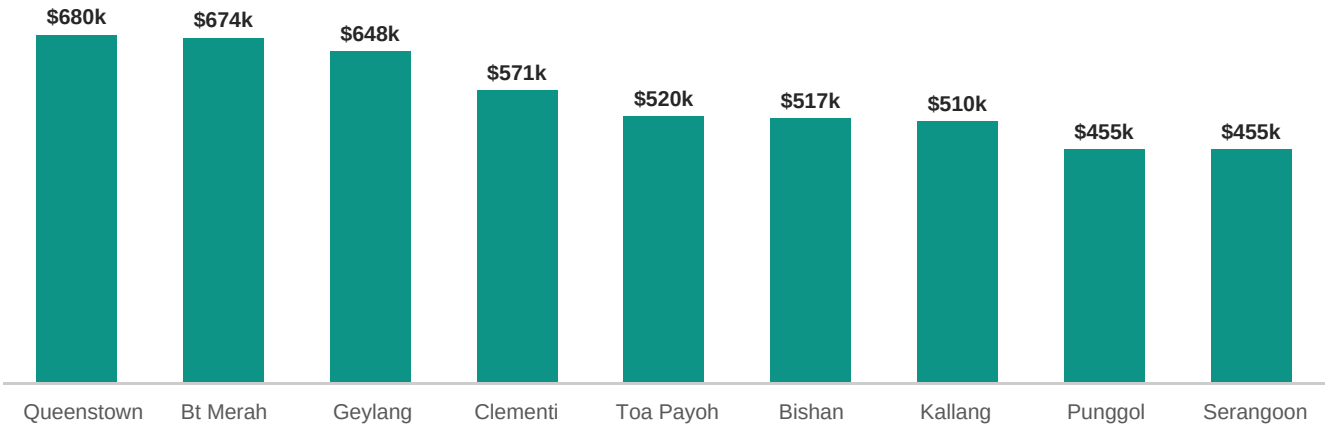
Median price each month, last 13 months



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



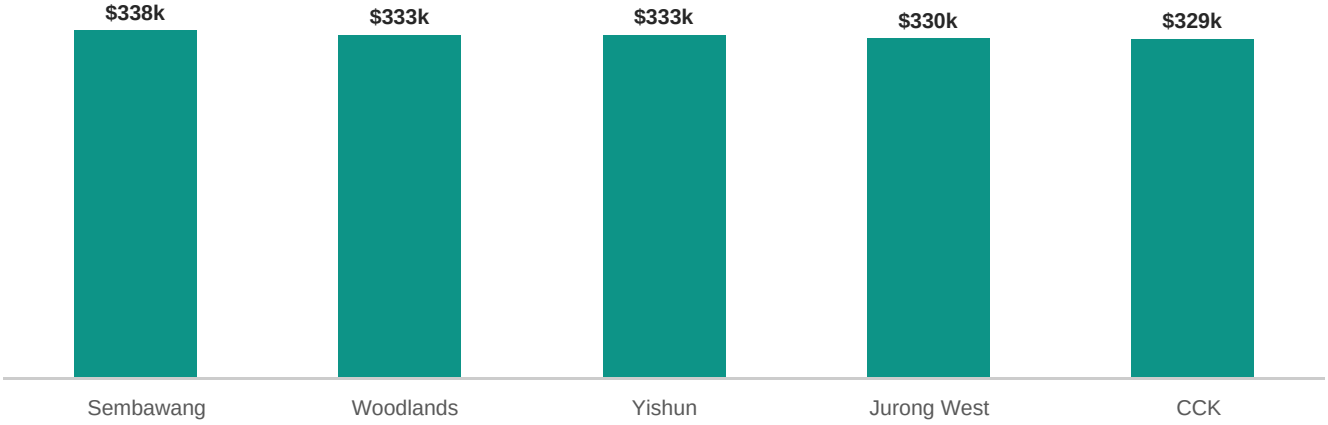
Median 4-room price by town, dearest first



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



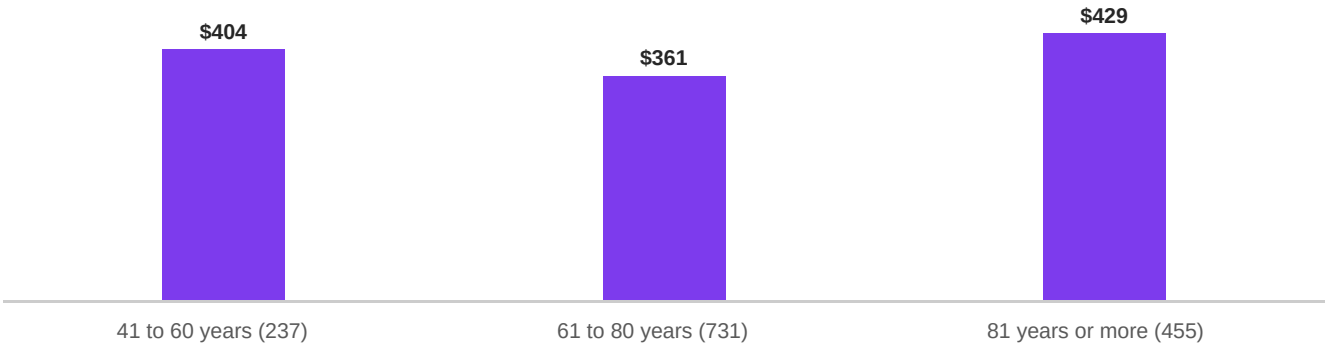
Median 4-room price by town, dearest first (continued)



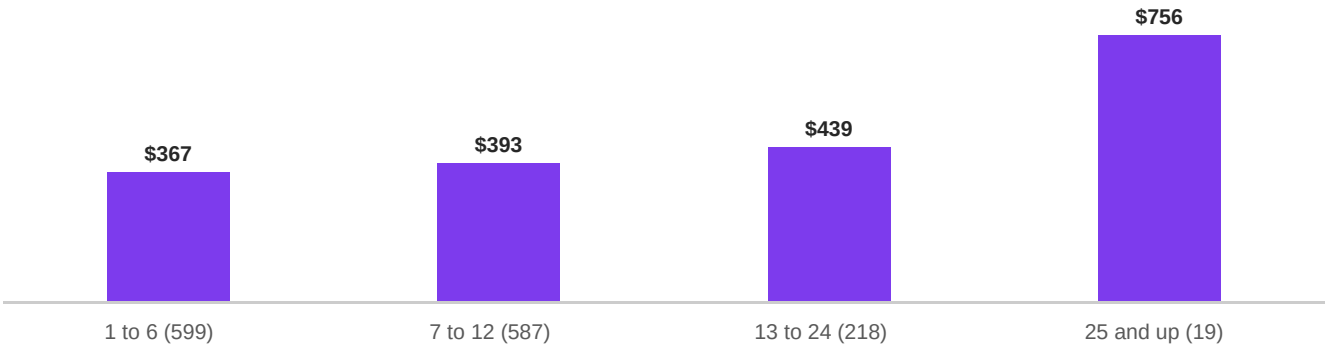
Town by town, December 2018

Ang Mo Kio: 68 sold - median $338,000 - 4-room median $425,000 - $412 psf
Bedok: 90 sold - median $379,000 - 4-room median $414,000 - $408 psf
Bishan: 19 sold - median $518,888 - 4-room median $516,944 - $522 psf
Bukit Batok: 51 sold - median $308,000 - 4-room median $370,000 - $353 psf
Bukit Merah: 70 sold - median $600,000 - 4-room median $674,000 - $565 psf - 2 at $1M+
Bukit Panjang: 50 sold - median $355,500 - 4-room median $352,000 - $361 psf
Bukit Timah: 4 sold - median $837,500 - 4-room median n/a - $611 psf
Central Area: 7 sold - median $510,000 - 4-room median n/a - $677 psf
Choa Chu Kang: 65 sold - median $370,000 - 4-room median $329,444 - $311 psf
Clementi: 29 sold - median $330,000 - 4-room median $571,444 - $442 psf
Geylang: 30 sold - median $297,500 - 4-room median $648,000 - $429 psf
Hougang: 59 sold - median $380,000 - 4-room median $378,000 - $387 psf
Jurong East: 27 sold - median $425,000 - 4-room median $410,000 - $395 psf
Jurong West: 100 sold - median $359,000 - 4-room median $330,000 - $332 psf
Kallang/Whampoa: 39 sold - median $410,000 - 4-room median $510,000 - $494 psf
Marine Parade: 4 sold - median $517,500 - 4-room median n/a - $593 psf
Pasir Ris: 42 sold - median $451,500 - 4-room median $410,000 - $362 psf
Punggol: 103 sold - median $455,000 - 4-room median $455,000 - $452 psf
Queenstown: 40 sold - median $557,500 - 4-room median $680,000 - $614 psf - 1 at $1M+
Sembawang: 51 sold - median $365,000 - 4-room median $337,500 - $329 psf
Sengkang: 108 sold - median $420,000 - 4-room median $403,000 - $397 psf
Serangoon: 30 sold - median $455,000 - 4-room median $455,000 - $415 psf
Tampines: 81 sold - median $443,000 - 4-room median $428,000 - $404 psf
Toa Payoh: 36 sold - median $294,000 - 4-room median $520,000 - $410 psf - 1 at $1M+
Woodlands: 125 sold - median $360,000 - 4-room median $333,000 - $315 psf
Yishun: 95 sold - median $320,000 - 4-room median $333,000 - $343 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2018

$1,150,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 37 to 39 - 1,206 sqft - $954 psf - 96 yrs lease left

$1,150,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $937 psf - 92 yrs lease left

$1,038,000 Blk 53 C'wealth Dr, Queenstown
5-room - storey 31 to 33 - 1,259 sqft - $824 psf - 95 yrs lease left

$1,000,000 Blk 9A Boon Tiong Rd, Bukit Merah
4-room - storey 34 to 36 - 990 sqft - $1,010 psf - 96 yrs lease left

$993,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $809 psf - 92 yrs lease left

$990,000 Blk 441 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 1,884 sqft - $526 psf - 70 yrs lease left

$988,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 07 to 09 - 1,152 sqft - $858 psf - 91 yrs lease left

$980,000 Blk 273A Bishan St 24, Bishan
5-room - storey 10 to 12 - 1,292 sqft - $759 psf - 91 yrs lease left

$980,000 Blk 18D Holland Dr, Queenstown
5-room - storey 04 to 06 - 1,259 sqft - $778 psf - 92 yrs lease left

$970,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,561 sqft - $621 psf - 75 yrs lease left

The 5 most affordable 4-room flats, December 2018

$225,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $232 psf - 54 yrs lease left

$230,000 Blk 8 Marsiling Dr, Woodlands

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

$246,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $251 psf - 60 yrs lease left

$250,000 Blk 265 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $276 psf - 66 yrs lease left

$255,000 Blk 30 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,044 sqft - $244 psf - 57 yrs lease left

The 10 busiest streets, December 2018

Yishun Ring Rd, Yishun: 23 sales
Bedok Reservoir Rd, Bedok: 22 sales
Punggol Walk, Punggol: 20 sales
Punggol Pl, Punggol: 19 sales
Hougang Ave 8, Hougang: 18 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 16 sales
Sengkang West Way, Sengkang: 16 sales
Punggol Field, Punggol: 15 sales
Choa Chu Kang Cres, Choa Chu Kang: 14 sales
Punggol Ctrl, Punggol: 14 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