HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2019

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:02 pm.
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January 2019 in full

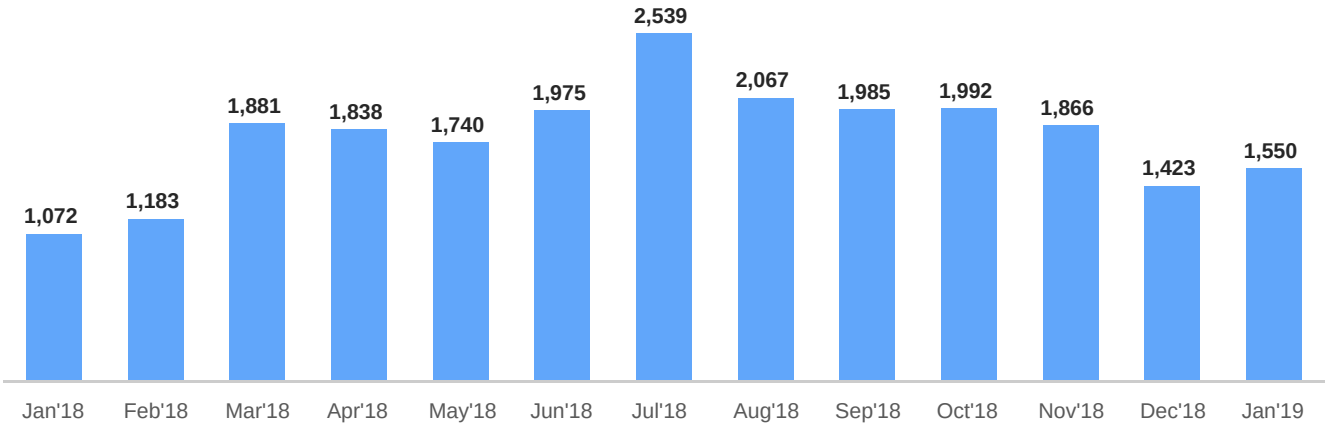
Flats sold: 1,550 Median price: $395,000 Median $psf: $384
Million-dollar flats: 6 (0.4%) Highest price: $1,185,000 (Kallang/Whampoa)

Against the month before: sales +8.9%, median price +0.0%. Against a year ago: sales +44.6%, median price -4.8%.

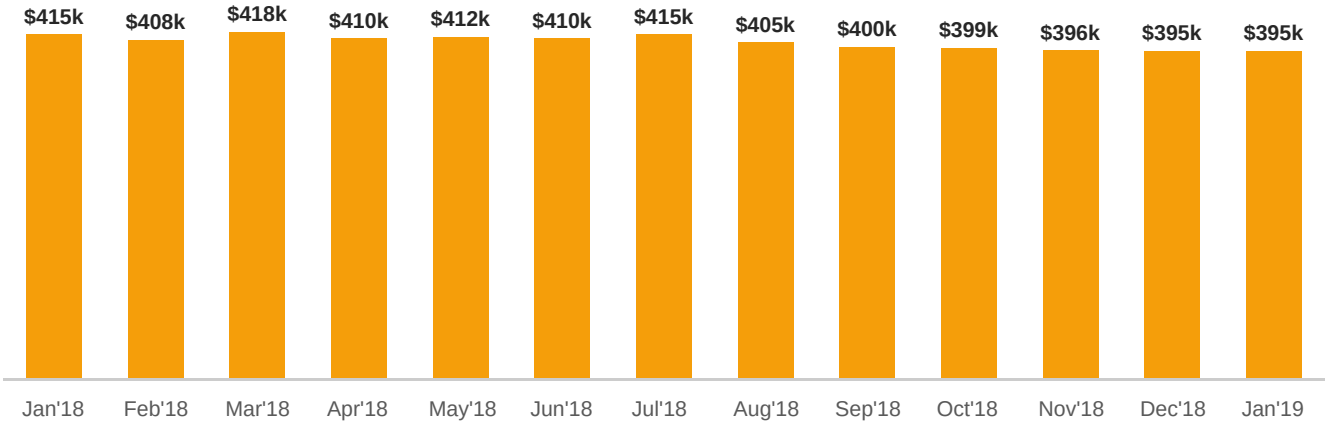
At a glance

- 1,550 HDB resale flats changed hands in January 2019, 8.9% more than the month before (1,423).
- 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 (650 sales), or about $384 per square foot.
- 6 flats sold for $1 million or more (0.4% of all sales), most of them in Central Area, Kallang/Whampoa, Queenstown.
- The highest price was $1,185,000 for a 5-room flat at Blk 9 Boon Keng Rd, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Woodlands (median $320,000) and the dearest was Queenstown (median $741,000).
- The busiest town was Woodlands with 146 sales.

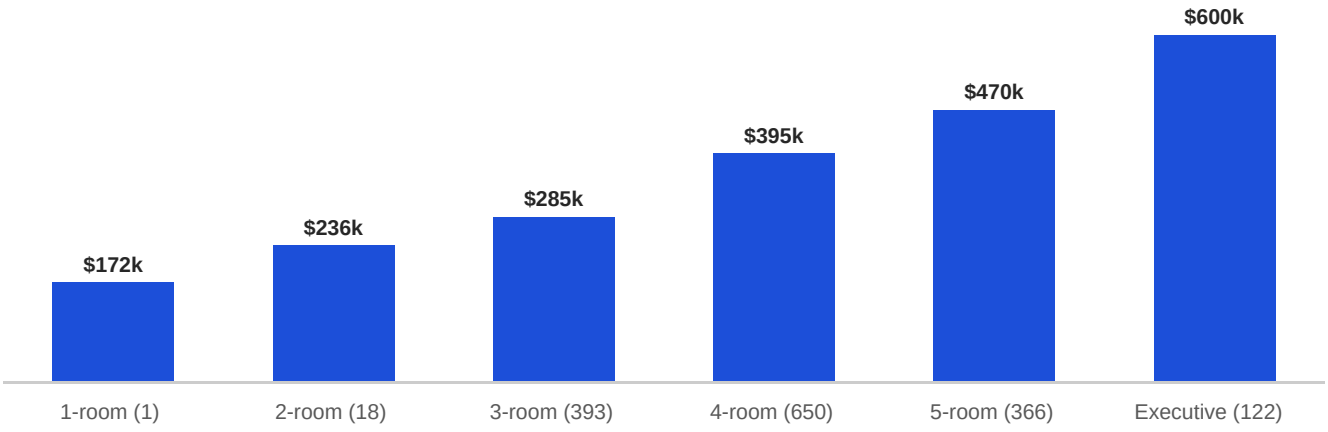
Flats sold each month, last 13 months



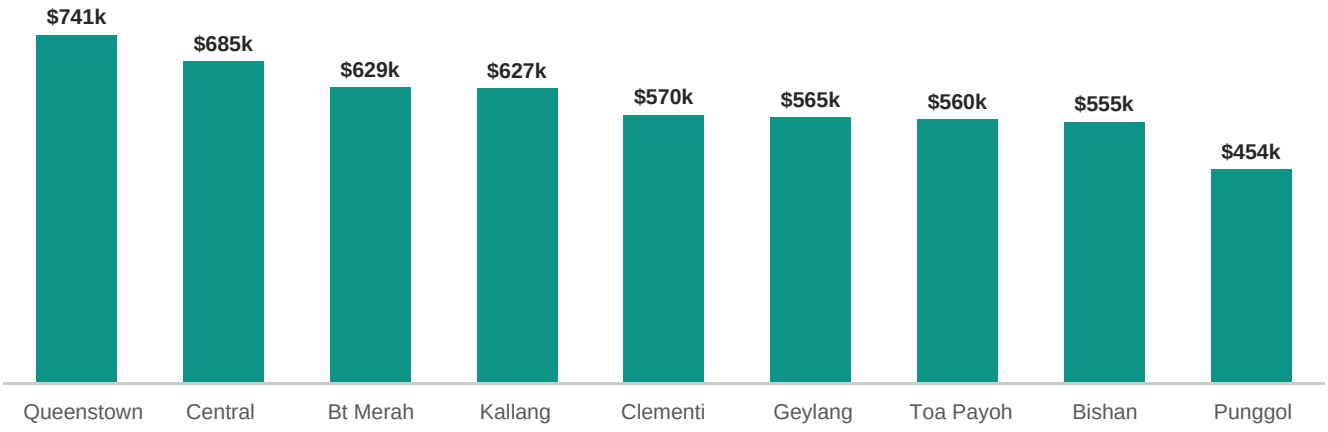
Median price each month, last 13 months



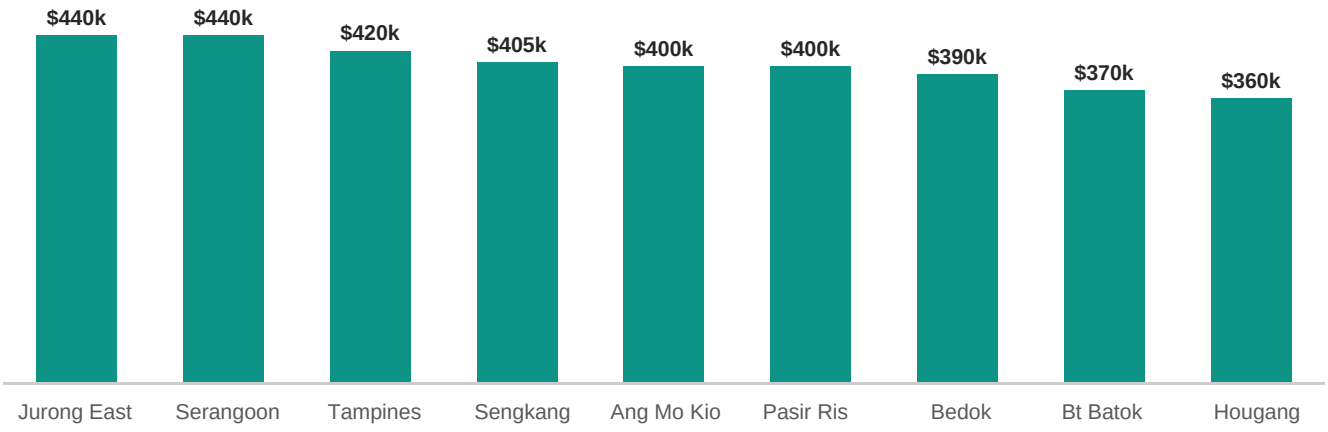
Median price by flat type (number sold), January 2019



Median 4-room price by town, dearest first



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



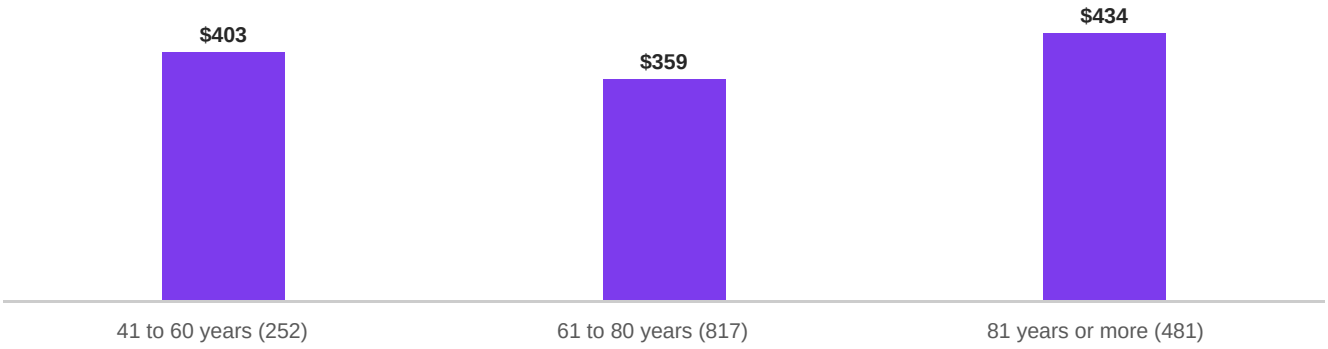
Median 4-room price by town, dearest first (continued)



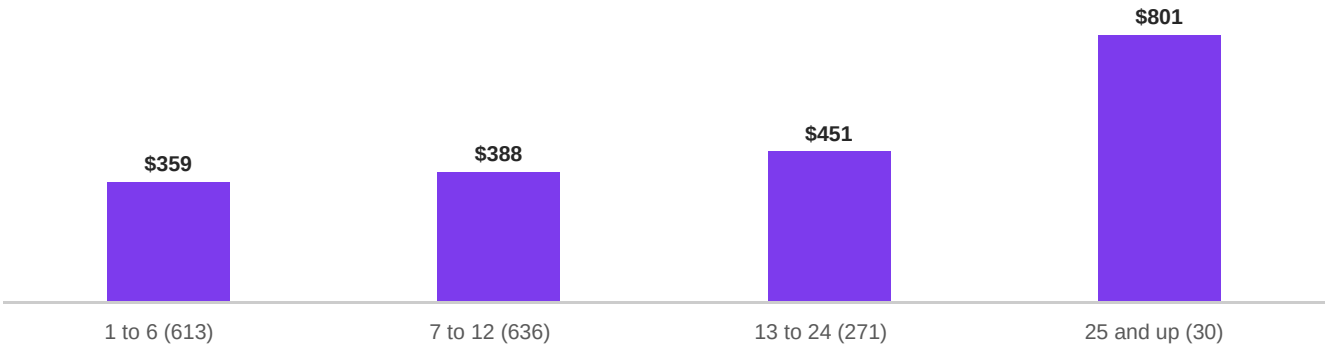
Town by town, January 2019

Ang Mo Kio: 74 sold - median $332,500 - 4-room median $400,000 - $387 psf
Bedok: 82 sold - median $355,500 - 4-room median $390,000 - $396 psf
Bishan: 39 sold - median $568,000 - 4-room median $555,000 - $529 psf
Bukit Batok: 68 sold - median $367,500 - 4-room median $370,000 - $346 psf
Bukit Merah: 47 sold - median $590,000 - 4-room median $628,500 - $530 psf
Bukit Panjang: 48 sold - median $411,000 - 4-room median $358,000 - $359 psf
Bukit Timah: 4 sold - median $665,000 - 4-room median n/a - $577 psf
Central Area: 14 sold - median $560,000 - 4-room median $685,000 - $734 psf - 3 at $1M+
Choa Chu Kang: 79 sold - median $365,000 - 4-room median $340,000 - $316 psf
Clementi: 58 sold - median $374,000 - 4-room median $570,000 - $460 psf
Geylang: 35 sold - median $370,000 - 4-room median $565,000 - $449 psf
Hougang: 53 sold - median $353,000 - 4-room median $360,000 - $371 psf
Jurong East: 35 sold - median $385,000 - 4-room median $440,000 - $406 psf
Jurong West: 113 sold - median $385,000 - 4-room median $355,000 - $343 psf
Kallang/Whampoa: 40 sold - median $517,500 - 4-room median $626,500 - $516 psf - 1 at $1M+
Marine Parade: 13 sold - median $355,000 - 4-room median n/a - $500 psf
Pasir Ris: 43 sold - median $480,000 - 4-room median $400,000 - $364 psf
Punggol: 90 sold - median $450,000 - 4-room median $453,944 - $451 psf
Queenstown: 31 sold - median $655,000 - 4-room median $741,000 - $703 psf - 1 at $1M+
Sembawang: 51 sold - median $355,000 - 4-room median $335,000 - $336 psf
Sengkang: 117 sold - median $417,000 - 4-room median $405,000 - $408 psf
Serangoon: 36 sold - median $490,500 - 4-room median $440,000 - $412 psf
Tampines: 70 sold - median $418,000 - 4-room median $420,000 - $393 psf
Toa Payoh: 47 sold - median $438,000 - 4-room median $560,000 - $453 psf - 1 at $1M+
Woodlands: 146 sold - median $335,000 - 4-room median $320,000 - $319 psf
Yishun: 117 sold - median $330,000 - 4-room median $331,444 - $350 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2019

$1,185,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,259 sqft - $941 psf - 90 yrs lease left

$1,150,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $913 psf - 92 yrs lease left

$1,148,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,152 sqft - $997 psf - 91 yrs lease left

$1,100,000 Blk 18D Holland Dr, Queenstown
5-room - storey 25 to 27 - 1,259 sqft - $873 psf - 92 yrs lease left

$1,050,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,152 sqft - $912 psf - 91 yrs lease left

$1,000,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 13 to 15 - 1,130 sqft - $885 psf - 91 yrs lease left

$970,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,206 sqft - $805 psf - 96 yrs lease left

$955,000 Blk 46 Bendemeer Rd, Kallang/Whampoa
Executive - storey 16 to 18 - 1,572 sqft - $608 psf - 74 yrs lease left

$950,000 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $605 psf - 67 yrs lease left

$940,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,615 sqft - $582 psf - 68 yrs lease left

The 5 most affordable 4-room flats, January 2019

$235,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $248 psf - 56 yrs lease left

$236,500 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $241 psf - 57 yrs lease left

$245,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $250 psf - 57 yrs lease left

$250,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $255 psf - 60 yrs lease left

$260,000 Blk 428 Woodlands St 41, Woodlands

4-room - storey 01 to 03 - 904 sqft - $288 psf - 76 yrs lease left

The 10 busiest streets, January 2019

Yishun Ring Rd, Yishun: 24 sales
Yishun Ave 11, Yishun: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Bedok Reservoir Rd, Bedok: 21 sales
Punggol Pl, Punggol: 21 sales
Choa Chu Kang Cres, Choa Chu Kang: 19 sales
Rivervale Cres, Sengkang: 19 sales
Punggol Dr, Punggol: 17 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 14 sales
Sembawang Dr, Sembawang: 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.

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