HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2019

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

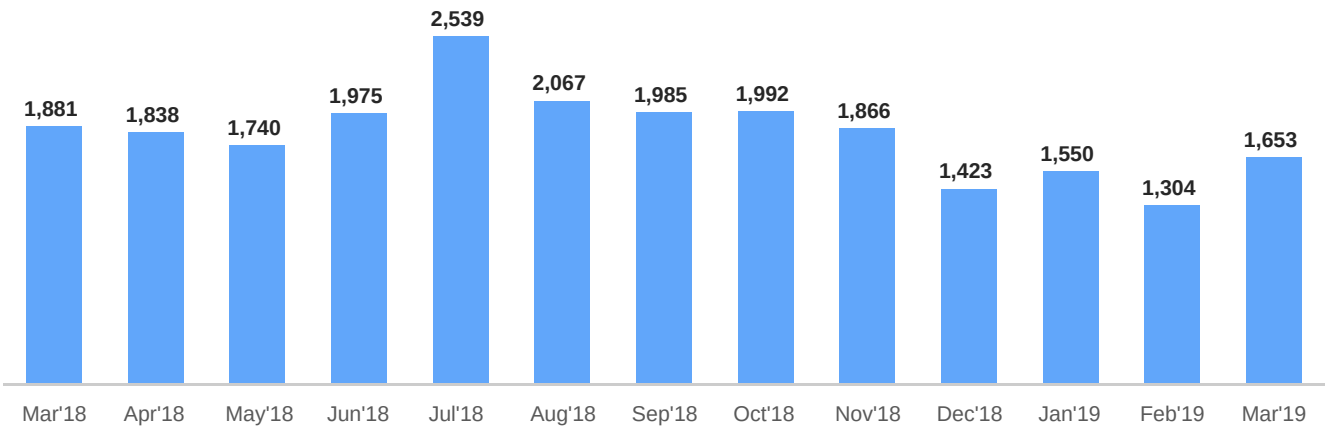
Flats sold: 1,653 Median price: $400,000 Median $psf: $390
Million-dollar flats: 7 (0.4%) Highest price: $1,145,000 (Bishan)

Against the month before: sales +26.8%, median price +1.8%. Against a year ago: sales -12.1%, median price -4.3%.

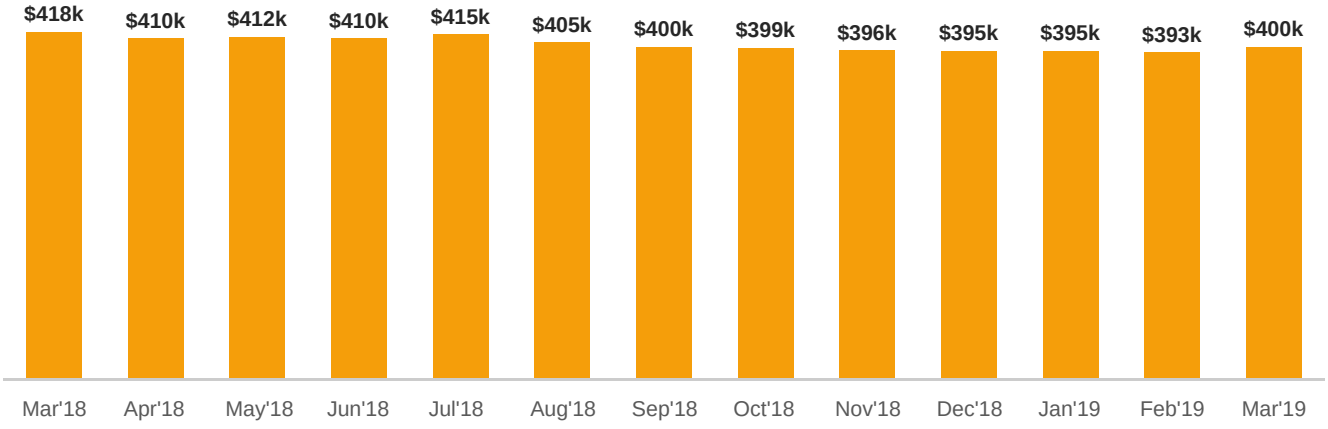
At a glance

- 1,653 HDB resale flats changed hands in March 2019, 26.8% more than the month before (1,304).
- Half of all flats sold for $400,000 or less (the median price), up 1.8% from the month before.
- A typical 4-room flat sold for $400,000 (701 sales), or about $392 per square foot.
- 7 flats sold for $1 million or more (0.4% of all sales), most of them in Central Area, Kallang/Whampoa, Bishan.
- The highest price was $1,145,000 for an executive flat at Blk 173 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $328,000) and the dearest was Queenstown (median $705,000).
- The busiest town was Woodlands with 139 sales.

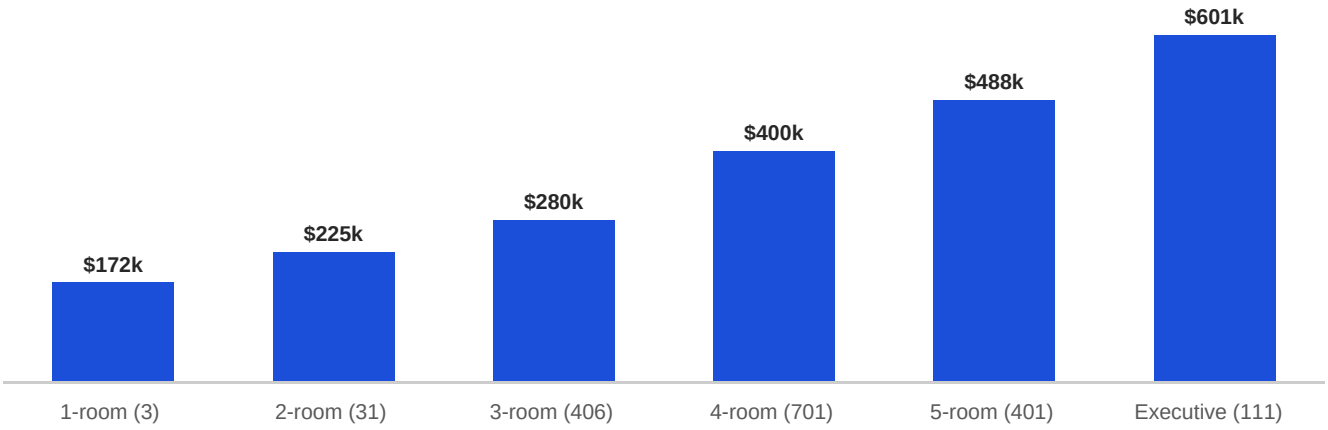
Flats sold each month, last 13 months



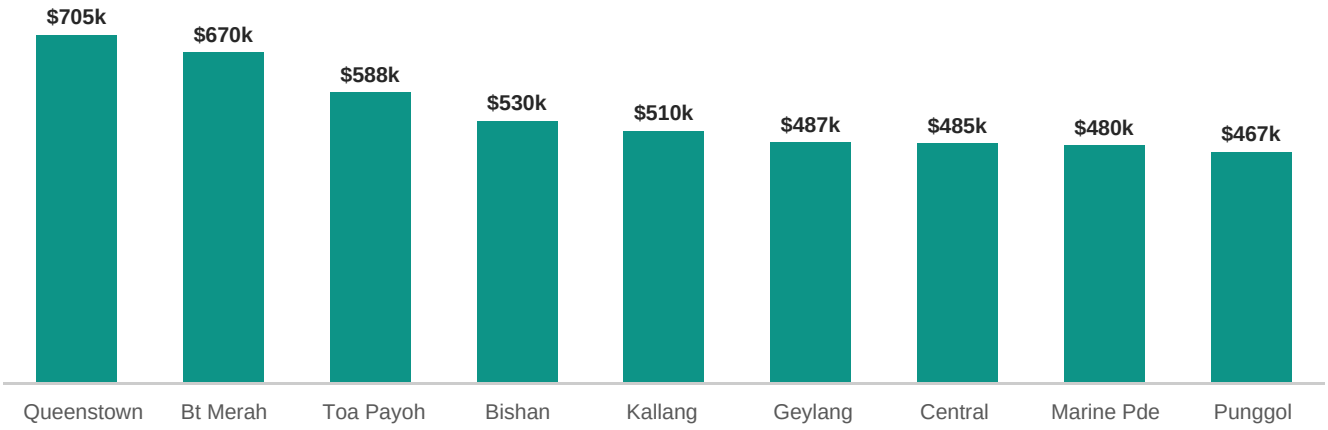
Median price each month, last 13 months



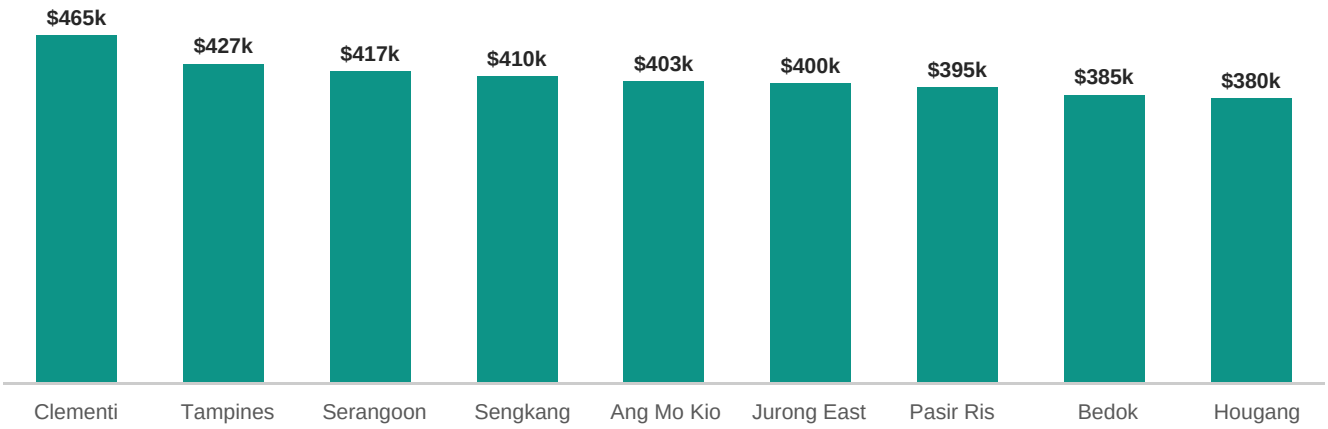
Median price by flat type (number sold), March 2019



Median 4-room price by town, dearest first

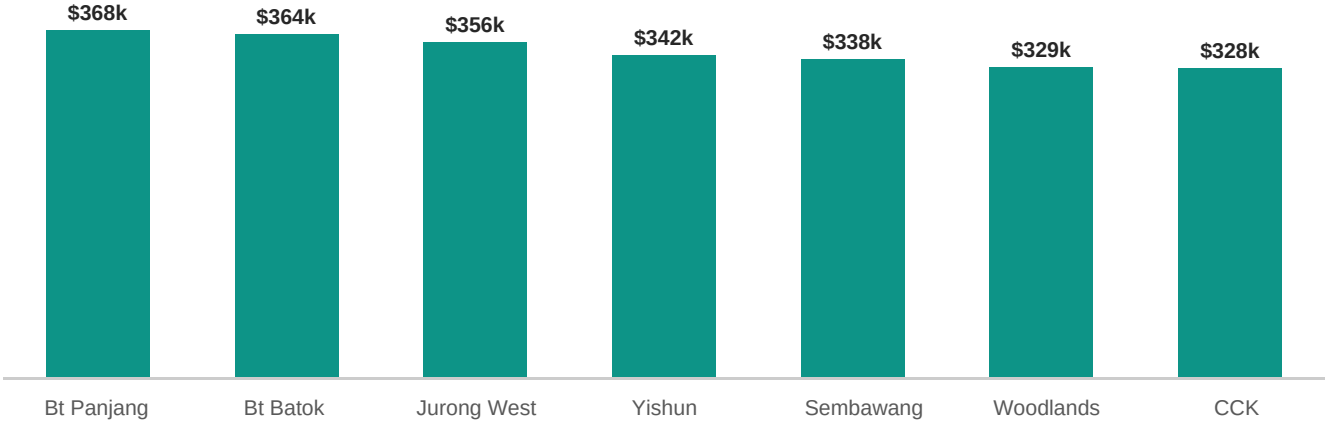


Median 4-room price by town, dearest first (continued)



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

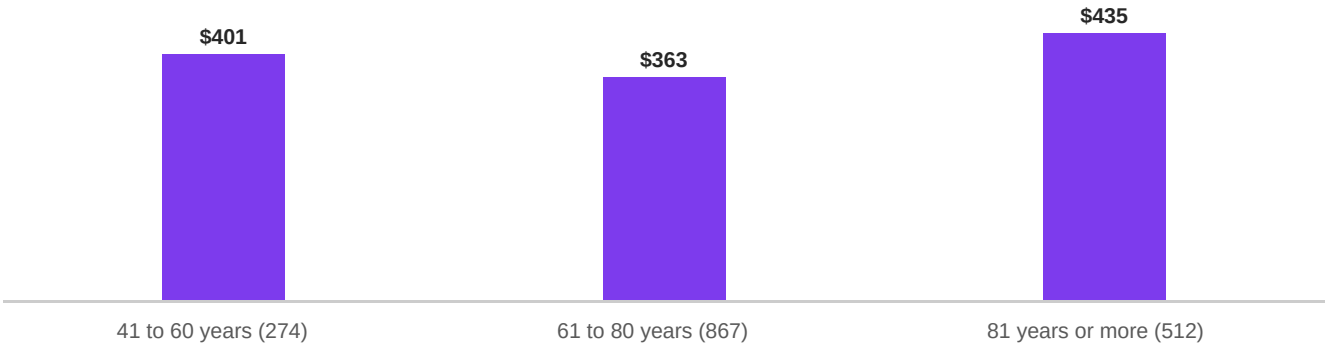
Source: HDB resale flat prices, data.gov.sg. Read online and share: https://www.anything.sg/hdb-resale-report/monthly/2019-03/



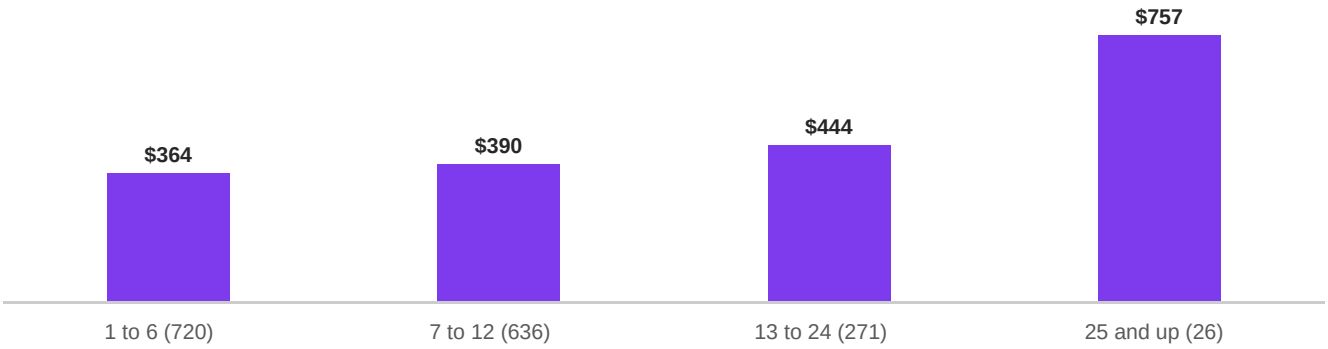
Town by town, March 2019

Ang Mo Kio: 81 sold - median $290,000 - 4-room median $402,500 - $383 psf
Bedok: 82 sold - median $347,500 - 4-room median $385,000 - $385 psf
Bishan: 38 sold - median $572,750 - 4-room median $530,000 - $518 psf - 1 at $1M+
Bukit Batok: 67 sold - median $355,000 - 4-room median $364,000 - $354 psf
Bukit Merah: 93 sold - median $615,000 - 4-room median $670,000 - $535 psf
Bukit Panjang: 65 sold - median $395,000 - 4-room median $368,400 - $392 psf
Bukit Timah: 7 sold - median $805,000 - 4-room median n/a - $613 psf - 1 at $1M+
Central Area: 16 sold - median $476,500 - 4-room median $485,000 - $613 psf - 2 at $1M+
Choa Chu Kang: 76 sold - median $350,000 - 4-room median $328,000 - $307 psf
Clementi: 40 sold - median $406,500 - 4-room median $465,000 - $439 psf
Geylang: 43 sold - median $390,000 - 4-room median $486,500 - $420 psf
Hougang: 84 sold - median $380,000 - 4-room median $380,000 - $376 psf
Jurong East: 36 sold - median $405,000 - 4-room median $400,000 - $400 psf
Jurong West: 112 sold - median $380,000 - 4-room median $355,944 - $339 psf
Kallang/Whampoa: 48 sold - median $495,000 - 4-room median $510,000 - $482 psf - 2 at $1M+
Marine Parade: 8 sold - median $484,000 - 4-room median $480,000 - $524 psf
Pasir Ris: 43 sold - median $483,000 - 4-room median $395,000 - $359 psf
Punggol: 86 sold - median $460,000 - 4-room median $467,000 - $465 psf
Queenstown: 38 sold - median $520,000 - 4-room median $705,000 - $670 psf
Sembawang: 34 sold - median $352,500 - 4-room median $337,500 - $338 psf
Sengkang: 113 sold - median $428,000 - 4-room median $410,000 - $413 psf
Serangoon: 38 sold - median $416,500 - 4-room median $416,500 - $423 psf
Tampines: 92 sold - median $435,000 - 4-room median $426,500 - $405 psf
Toa Payoh: 57 sold - median $445,000 - 4-room median $588,000 - $436 psf - 1 at $1M+
Woodlands: 139 sold - median $360,000 - 4-room median $328,944 - $320 psf
Yishun: 117 sold - median $325,000 - 4-room median $342,000 - $347 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2019

$1,145,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $653 psf - 67 yrs lease left

$1,133,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,152 sqft - $984 psf - 90 yrs lease left

$1,110,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,281 sqft - $867 psf - 90 yrs lease left

$1,068,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $848 psf - 92 yrs lease left

$1,038,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,615 sqft - $643 psf - 68 yrs lease left

$1,020,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $894 psf - 90 yrs lease left

$1,010,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,173 sqft - $861 psf - 90 yrs lease left

$996,000 Blk 275A Bishan St 24, Bishan
5-room - storey 13 to 15 - 1,292 sqft - $771 psf - 91 yrs lease left

$978,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 16 to 18 - 1,023 sqft - $956 psf - 90 yrs lease left

$938,888 Blk 62A Strathmore Ave, Queenstown
5-room - storey 22 to 24 - 1,259 sqft - $746 psf - 91 yrs lease left

The 5 most affordable 4-room flats, March 2019

$240,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $248 psf - 54 yrs lease left

$258,000 Blk 244 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $285 psf - 65 yrs lease left

$268,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $296 psf - 68 yrs lease left

$270,000 Blk 716 Yishun St 71, Yishun

4-room - storey 04 to 06 - 893 sqft - $302 psf - 67 yrs lease left

$273,500 Blk 435 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $302 psf - 68 yrs lease left

The 10 busiest streets, March 2019

Yishun Ring Rd, Yishun: 26 sales
Yishun Ave 11, Yishun: 21 sales
Hougang Ave 8, Hougang: 20 sales
Woodlands Cres, Woodlands: 19 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 18 sales
Punggol Field, Punggol: 18 sales
Segar Rd, Bukit Panjang: 17 sales
Choa Chu Kang Cres, Choa Chu Kang: 17 sales
Bedok Reservoir Rd, Bedok: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg