HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: April 2019

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

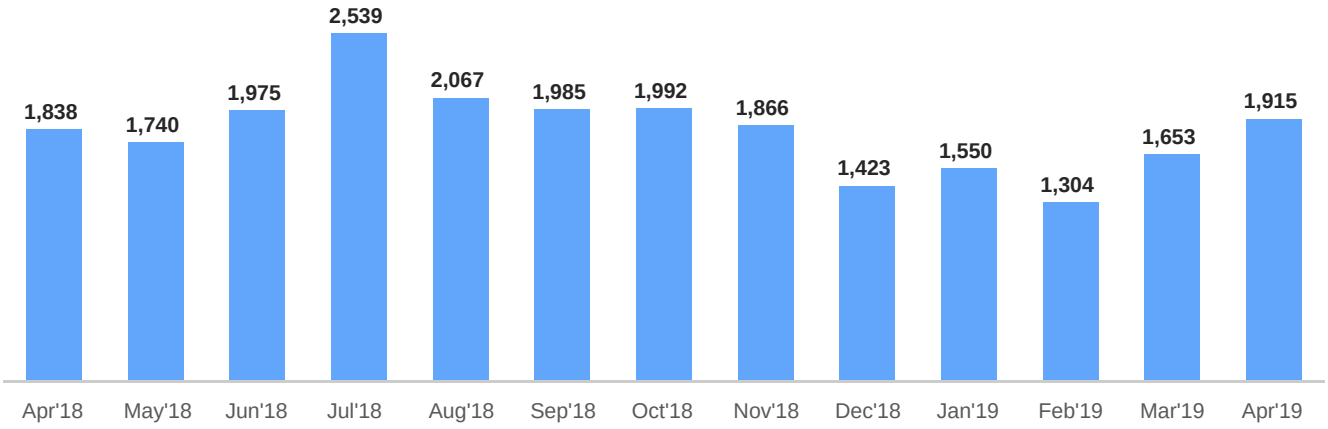
**Flats sold: 1,915** **Median price: $400,000** **Median $psf: $386**
**Million-dollar flats: 5 (0.3%)** **Highest price: $1,200,000 (Bukit Merah)**

Against the month before: sales +15.8%, median price +0.0%. Against a year ago: sales +4.2%, median price -2.4%.

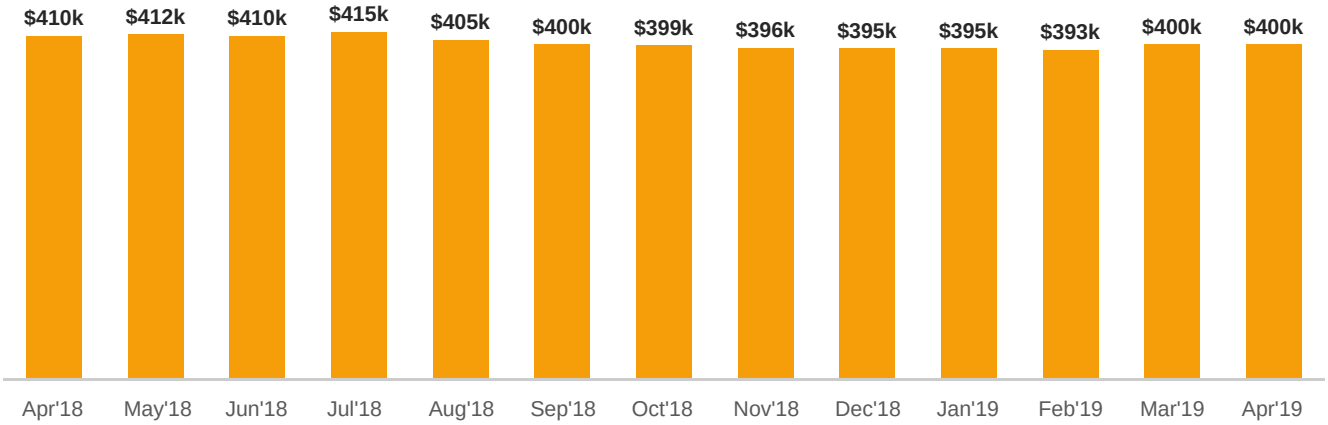
### At a glance

- 1,915 HDB resale flats changed hands in April 2019, 15.8% more than the month before (1,653).
- Half of all flats sold for $400,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $398,500 (828 sales), or about $385 per square foot.
- 5 flats sold for $1 million or more (0.3% of all sales), most of them in Bishan, Central Area, Bukit Merah.
- The highest price was $1,200,000 for a 5-room flat at Blk 9A Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Woodlands (median $320,000) and the dearest was Queenstown (median $723,000).
- The busiest town was Woodlands with 151 sales.

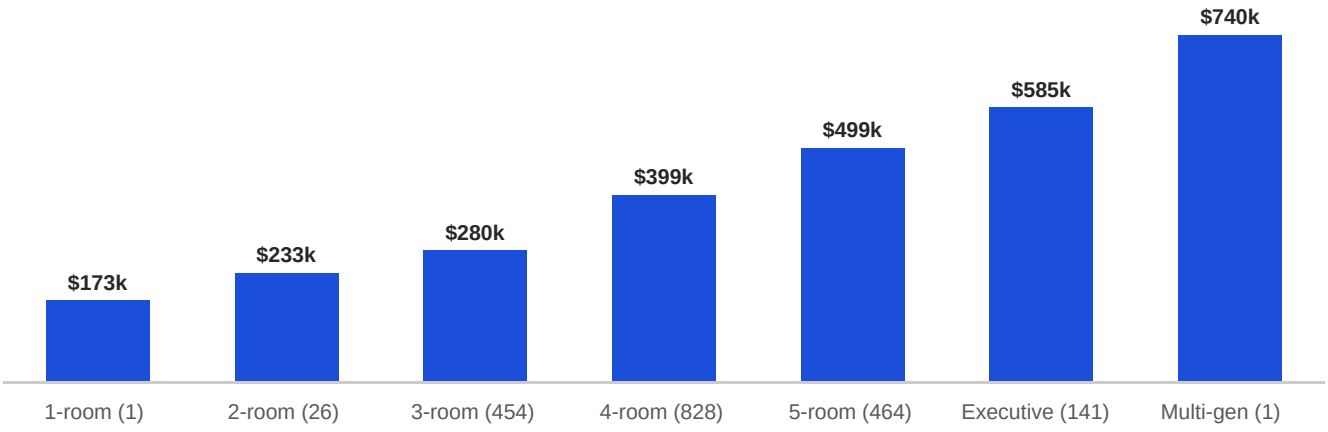
**Flats sold each month, last 13 months**



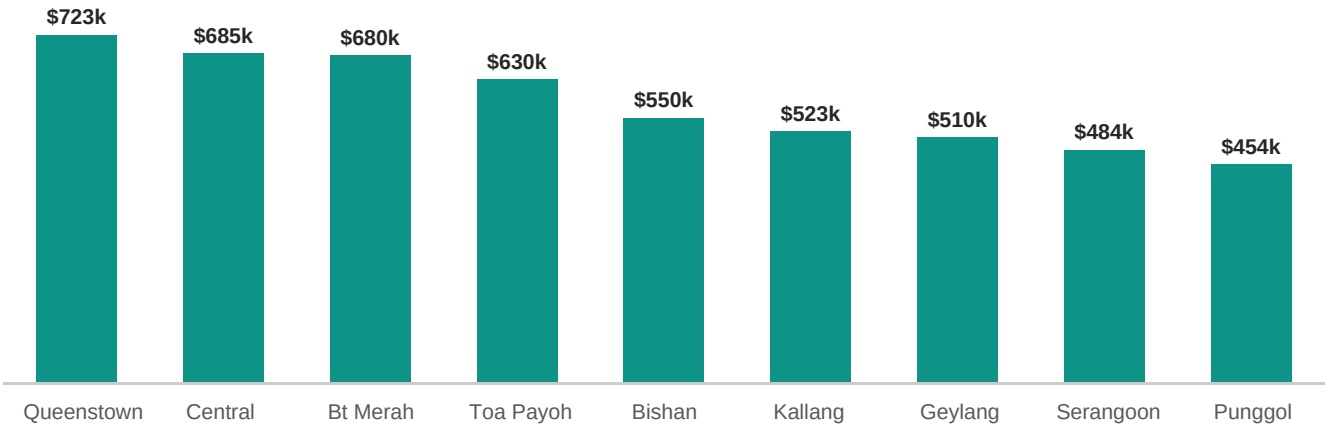

**Median price each month, last 13 months**



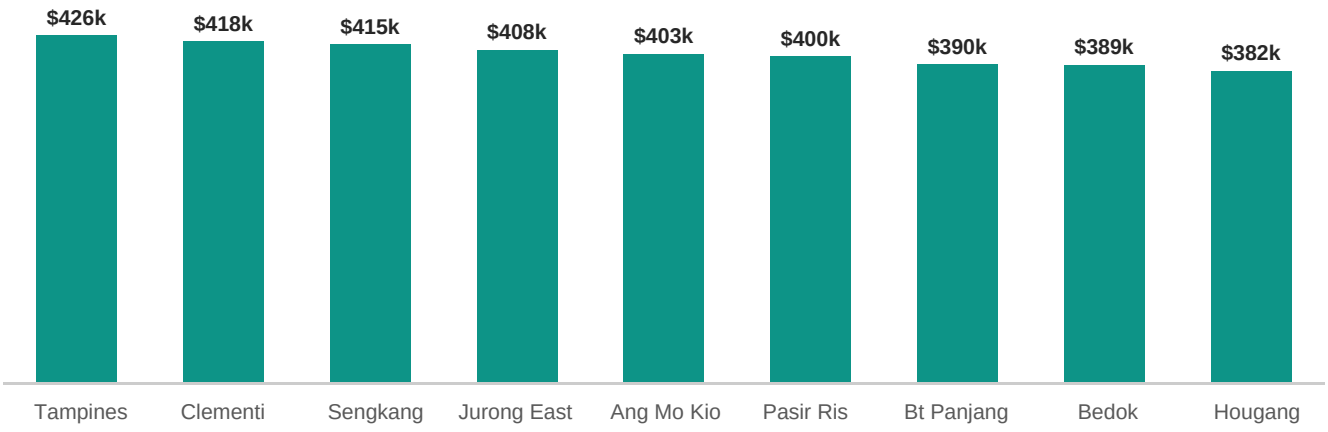
## Median price by flat type (number sold), April 2019



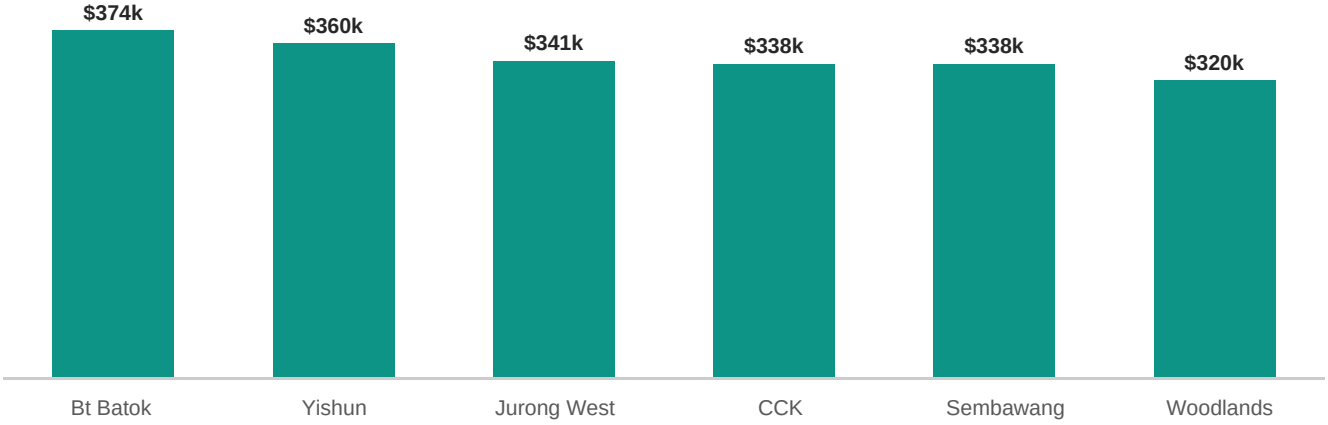

## Median 4-room price by town, dearest first




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



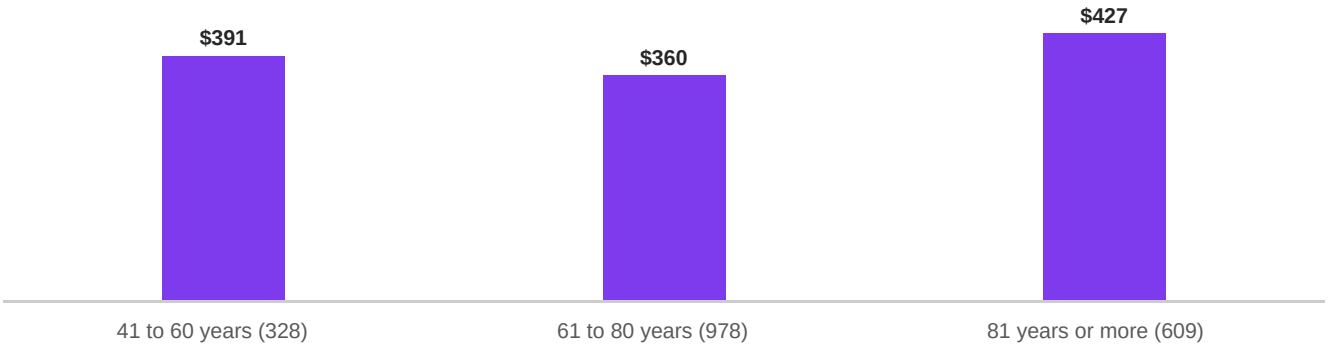

## Median 4-room price by town, dearest first (continued)



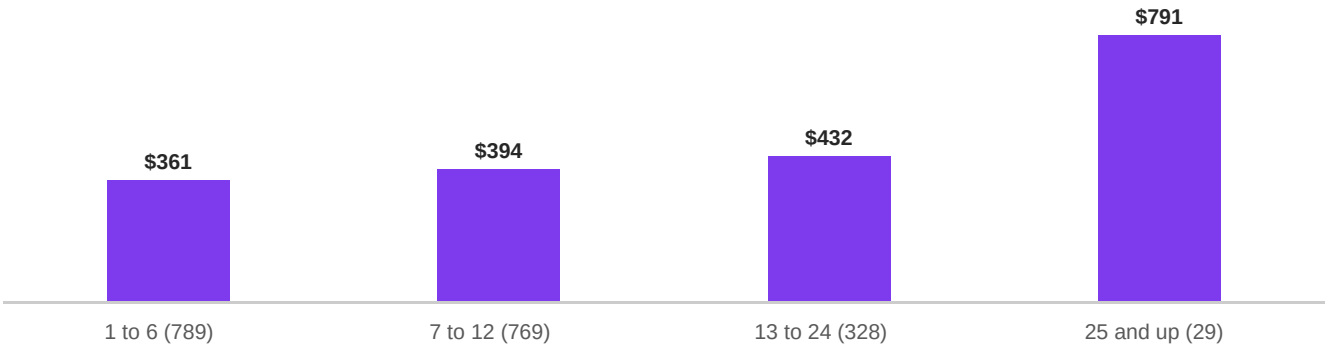

## Town by town, April 2019

Ang Mo Kio: 90 sold - median $312,500 - 4-room median $403,000 - $380 psf
Bedok: 97 sold - median $378,000 - 4-room median $389,400 - $392 psf
Bishan: 32 sold - median $662,500 - 4-room median $550,000 - $532 psf - 2 at $1M+
Bukit Batok: 100 sold - median $384,000 - 4-room median $374,000 - $353 psf
Bukit Merah: 83 sold - median $610,000 - 4-room median $680,000 - $536 psf - 1 at $1M+
Bukit Panjang: 96 sold - median $422,500 - 4-room median $390,000 - $405 psf
Bukit Timah: 3 sold - median $665,000 - 4-room median n/a - $594 psf
Central Area: 16 sold - median $665,000 - 4-room median $685,000 - $706 psf - 2 at $1M+
Choa Chu Kang: 80 sold - median $362,500 - 4-room median $338,000 - $312 psf
Clementi: 34 sold - median $380,000 - 4-room median $418,000 - $432 psf
Geylang: 48 sold - median $366,500 - 4-room median $510,000 - $425 psf
Hougang: 76 sold - median $410,000 - 4-room median $382,000 - $375 psf
Jurong East: 40 sold - median $338,000 - 4-room median $408,000 - $388 psf
Jurong West: 126 sold - median $368,000 - 4-room median $341,000 - $343 psf
Kallang/Whampoa: 53 sold - median $385,000 - 4-room median $522,500 - $489 psf
Marine Parade: 10 sold - median $370,000 - 4-room median n/a - $528 psf
Pasir Ris: 49 sold - median $465,000 - 4-room median $400,000 - $355 psf
Punggol: 116 sold - median $442,500 - 4-room median $453,500 - $453 psf
Queenstown: 47 sold - median $480,000 - 4-room median $723,000 - $580 psf
Sembawang: 64 sold - median $355,000 - 4-room median $338,000 - $335 psf
Sengkang: 135 sold - median $428,000 - 4-room median $415,000 - $400 psf
Serangoon: 40 sold - median $476,944 - 4-room median $483,500 - $438 psf
Tampines: 134 sold - median $452,500 - 4-room median $426,000 - $400 psf
Toa Payoh: 61 sold - median $350,000 - 4-room median $630,000 - $401 psf
Woodlands: 151 sold - median $340,000 - 4-room median $320,000 - $311 psf
Yishun: 134 sold - median $359,000 - 4-room median $360,000 - $354 psf

### Median $psf by remaining lease (number sold)




**Median $psf by storey (number sold)**




## The 10 highest prices, April 2019

**$1,200,000 Blk 9A Boon Tiong Rd, Bukit Merah**
5-room - storey 34 to 36 - 1,206 sqft - $995 psf - 95 yrs lease left

**$1,056,000 Blk 273B Bishan St 24, Bishan**
5-room - storey 34 to 36 - 1,292 sqft - $818 psf - 91 yrs lease left

**$1,050,000 Blk 1F Cantonment Rd, Central Area**
5-room - storey 37 to 39 - 1,152 sqft - $912 psf - 90 yrs lease left

**$1,008,000 Blk 168 Bishan St 13, Bishan**
Executive - storey 19 to 21 - 1,755 sqft - $575 psf - 66 yrs lease left

**$1,000,000 Blk 1G Cantonment Rd, Central Area**
5-room - storey 16 to 18 - 1,152 sqft - $868 psf - 90 yrs lease left

**$977,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh**
5-room - storey 31 to 33 - 1,227 sqft - $796 psf - 92 yrs lease left

**$975,000 Blk 8 Boon Keng Rd, Kallang/Whampoa**
5-room - storey 25 to 27 - 1,173 sqft - $831 psf - 90 yrs lease left

**$968,000 Blk 1E Cantonment Rd, Central Area**
4-room - storey 31 to 33 - 1,023 sqft - $947 psf - 90 yrs lease left

**$965,000 Blk 301 Shunfu Rd, Bishan**
Executive - storey 01 to 03 - 1,615 sqft - $598 psf - 65 yrs lease left

**$962,888 Blk 1F Cantonment Rd, Central Area**
4-room - storey 25 to 27 - 1,012 sqft - $952 psf - 90 yrs lease left

## The 5 most affordable 4-room flats, April 2019

**$250,000 Blk 329 Woodlands St 32, Woodlands**

4-room - storey 04 to 06 - 904 sqft - $276 psf - 69 yrs lease left

**$255,000 Blk 26 Marsiling Dr, Woodlands**

4-room - storey 10 to 12 - 980 sqft - $260 psf - 57 yrs lease left

**$258,000 Blk 202 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 1,033 sqft - $250 psf - 61 yrs lease left

**$260,000 Blk 408 Yishun Ave 6, Yishun**

4-room - storey 07 to 09 - 904 sqft - $288 psf - 68 yrs lease left

**$265,000 Blk 205 Marsiling Dr, Woodlands**

4-room - storey 07 to 09 - 980 sqft - $271 psf - 60 yrs lease left

## The 10 busiest streets, April 2019

Segar Rd, Bukit Panjang: 30 sales
Yishun Ave 11, Yishun: 25 sales
Bedok Reservoir Rd, Bedok: 23 sales
Yishun Ring Rd, Yishun: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 22 sales
Punggol Pl, Punggol: 22 sales
Senja Rd, Bukit Panjang: 19 sales
Punggol Field, Punggol: 18 sales
Woodlands Cres, Woodlands: 18 sales
Woodlands Dr 50, Woodlands: 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.

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