HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2019

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

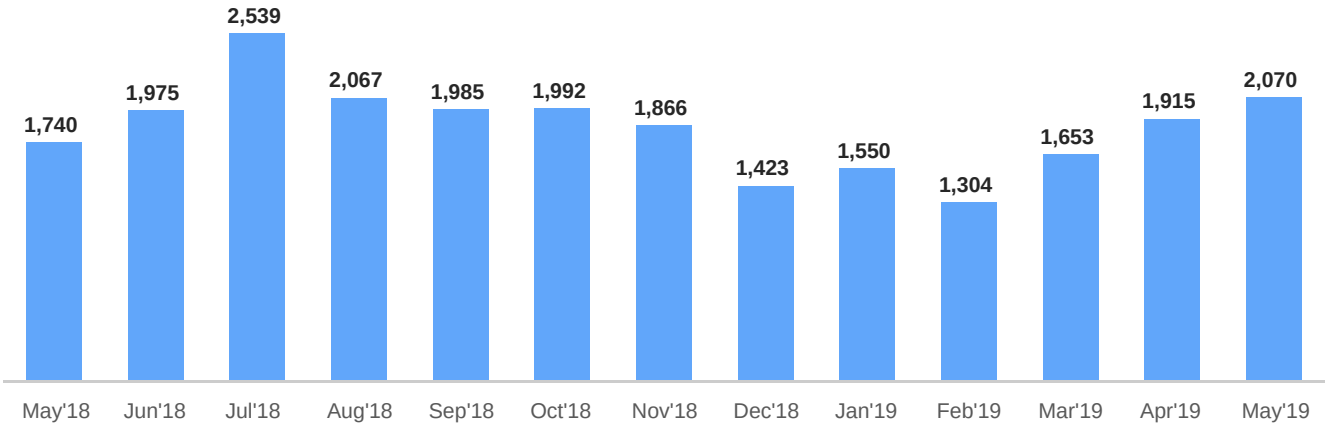
Flats sold: 2,070 Median price: $400,000 Median $psf: $387
Million-dollar flats: 8 (0.4%) Highest price: $1,170,000 (Queenstown)

Against the month before: sales +8.1%, median price +0.0%. Against a year ago: sales +19.0%, median price -2.9%.

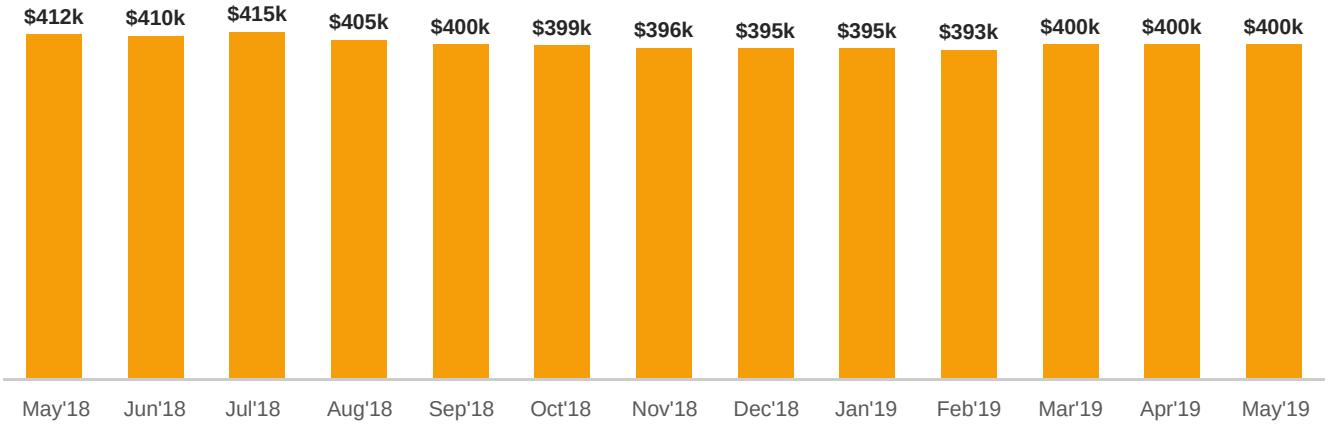
At a glance

- 2,070 HDB resale flats changed hands in May 2019, 8.1% more than the month before (1,915).
- 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 $395,000 (865 sales), or about $385 per square foot.
- 8 flats sold for $1 million or more (0.4% of all sales), most of them in Bukit Merah, Central Area, Queenstown.
- The highest price was $1,170,000 for a 5-room flat at Blk 18C Holland Dr, Queenstown.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $330,000) and the dearest was Central Area (median $890,000).
- The busiest town was Sengkang with 180 sales.

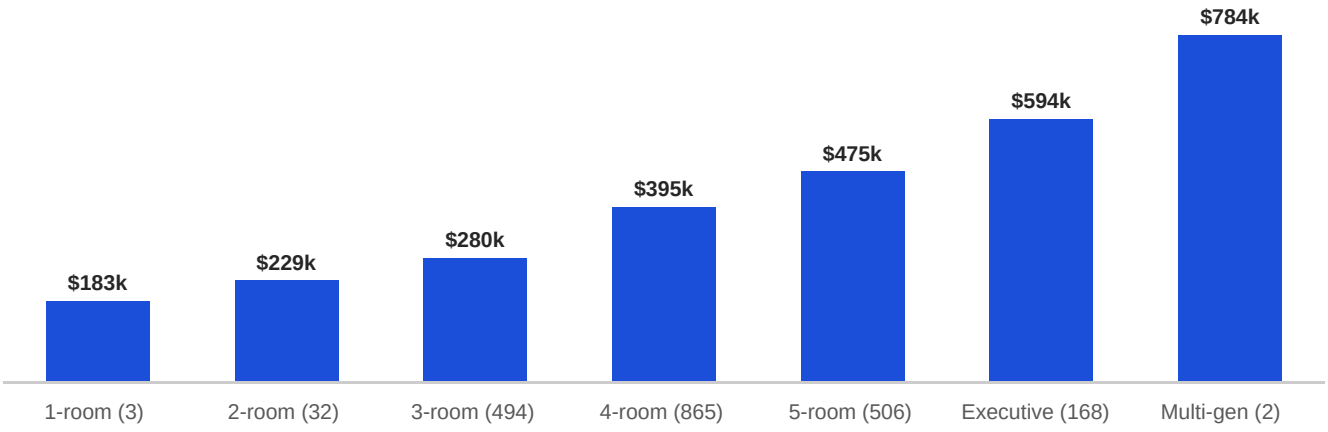
Flats sold each month, last 13 months



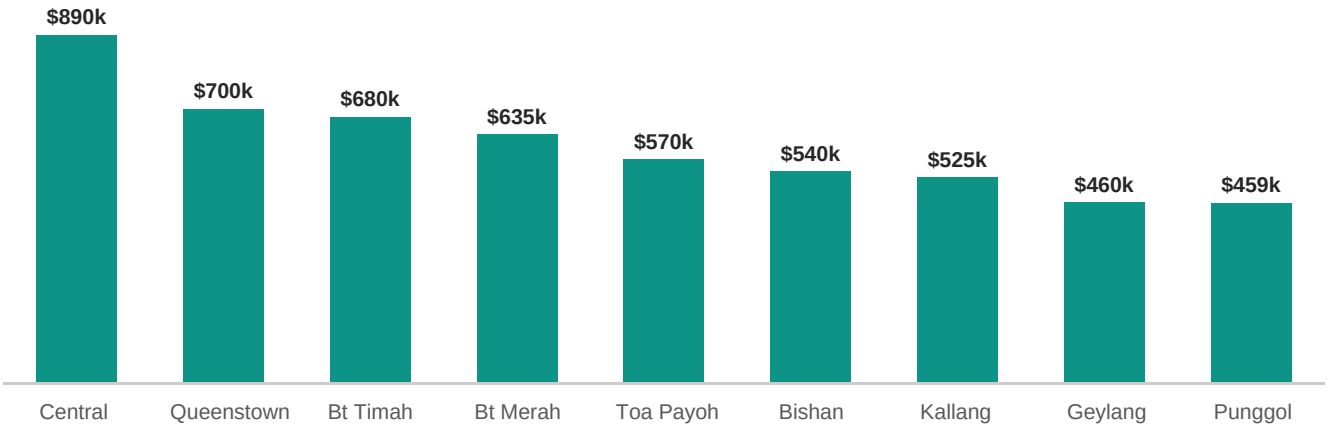
Median price each month, last 13 months



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



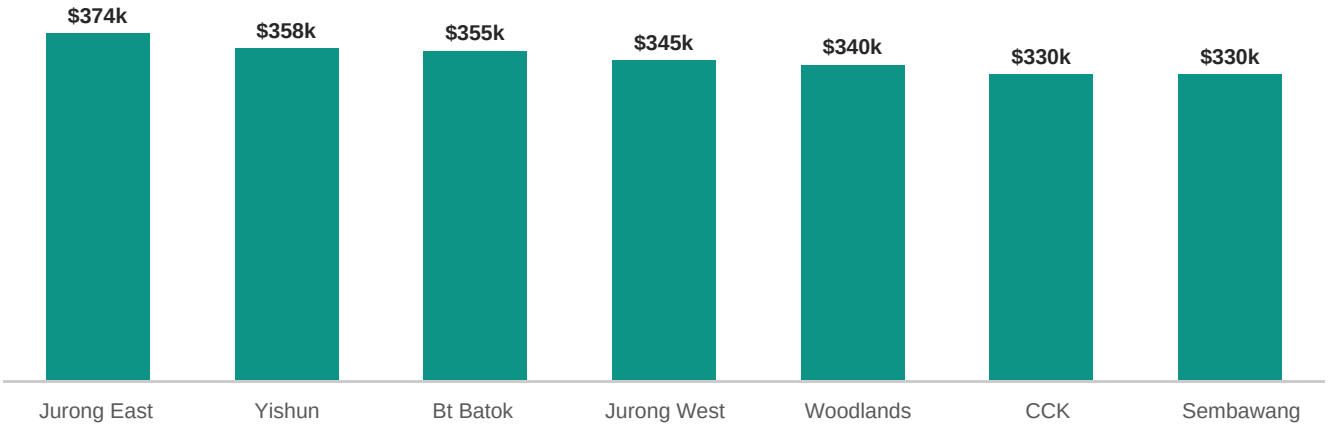
Median 4-room price by town, dearest first



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



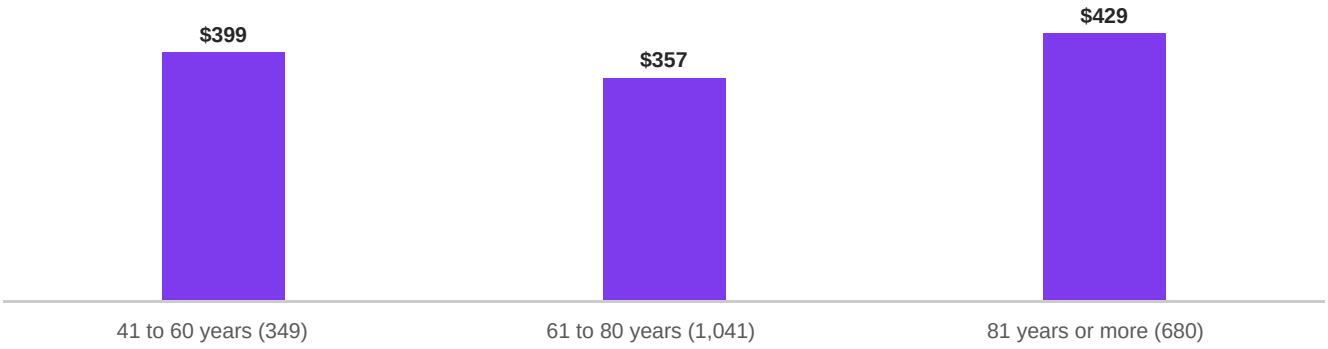
Median 4-room price by town, dearest first (continued)



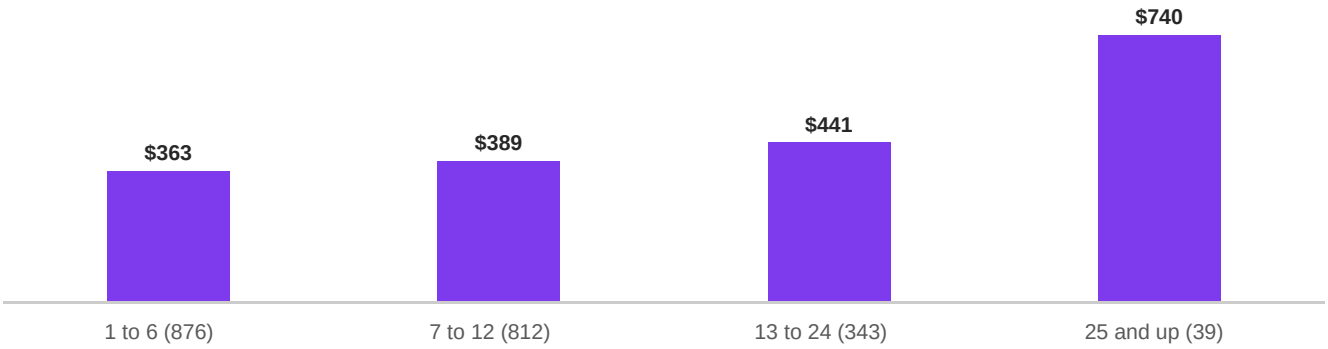
Town by town, May 2019

Ang Mo Kio: 83 sold - median $346,000 - 4-room median $430,000 - $382 psf
Bedok: 101 sold - median $320,000 - 4-room median $384,500 - $388 psf
Bishan: 28 sold - median $656,500 - 4-room median $540,000 - $522 psf - 1 at $1M+
Bukit Batok: 91 sold - median $350,000 - 4-room median $355,000 - $350 psf
Bukit Merah: 82 sold - median $555,000 - 4-room median $635,000 - $534 psf - 2 at $1M+
Bukit Panjang: 85 sold - median $420,000 - 4-room median $399,000 - $397 psf
Bukit Timah: 20 sold - median $699,500 - 4-room median $680,000 - $606 psf - 1 at $1M+
Central Area: 18 sold - median $441,500 - 4-room median $890,000 - $636 psf - 2 at $1M+
Choa Chu Kang: 72 sold - median $359,000 - 4-room median $330,000 - $312 psf
Clementi: 47 sold - median $402,000 - 4-room median $450,000 - $442 psf
Geylang: 60 sold - median $390,900 - 4-room median $460,000 - $446 psf
Hougang: 104 sold - median $389,000 - 4-room median $377,500 - $374 psf
Jurong East: 42 sold - median $367,500 - 4-room median $374,000 - $365 psf
Jurong West: 172 sold - median $375,000 - 4-room median $345,000 - $339 psf
Kallang/Whampoa: 55 sold - median $488,000 - 4-room median $525,000 - $503 psf
Marine Parade: 14 sold - median $395,000 - 4-room median n/a - $544 psf
Pasir Ris: 51 sold - median $465,000 - 4-room median $412,500 - $363 psf
Punggol: 109 sold - median $450,000 - 4-room median $459,000 - $451 psf
Queenstown: 68 sold - median $627,500 - 4-room median $700,000 - $614 psf - 2 at $1M+
Sembawang: 60 sold - median $369,000 - 4-room median $330,000 - $341 psf
Sengkang: 180 sold - median $425,000 - 4-room median $420,000 - $405 psf
Serangoon: 31 sold - median $418,888 - 4-room median $413,500 - $422 psf
Tampines: 122 sold - median $426,500 - 4-room median $416,000 - $405 psf
Toa Payoh: 58 sold - median $392,000 - 4-room median $570,000 - $424 psf
Woodlands: 171 sold - median $373,500 - 4-room median $340,000 - $323 psf
Yishun: 146 sold - median $338,000 - 4-room median $358,000 - $350 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2019

$1,170,000 Blk 18C Holland Dr, Queenstown
5-room - storey 37 to 39 - 1,259 sqft - $929 psf - 92 yrs lease left

$1,080,000 Blk 275A Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $836 psf - 91 yrs lease left

$1,068,000 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $863 psf - 93 yrs lease left

$1,042,888 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 40 to 42 - 1,216 sqft - $857 psf - 92 yrs lease left

$1,030,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,001 sqft - $1,029 psf - 90 yrs lease left

$1,003,888 Blk 56 Havelock Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $811 psf - 93 yrs lease left

$1,000,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $636 psf - 69 yrs lease left

$1,000,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 22 to 24 - 1,023 sqft - $978 psf - 90 yrs lease left

$988,000 Blk 28D Dover Cres, Queenstown
5-room - storey 34 to 36 - 1,335 sqft - $740 psf - 91 yrs lease left

$975,000 Blk 28A Dover Cres, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $730 psf - 91 yrs lease left

The 5 most affordable 4-room flats, May 2019

$240,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $245 psf - 57 yrs lease left

$240,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $248 psf - 54 yrs lease left

$240,000 Blk 24 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $242 psf - 57 yrs lease left

$245,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $259 psf - 55 yrs lease left

$258,000 Blk 637 Yishun St 61, Yishun

4-room - storey 07 to 09 - 893 sqft - $289 psf - 67 yrs lease left

The 10 busiest streets, May 2019

Segar Rd, Bukit Panjang: 27 sales
Rivervale Cres, Sengkang: 23 sales
Yishun Ring Rd, Yishun: 23 sales
Woodlands Cres, Woodlands: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Yishun Ave 11, Yishun: 21 sales
Jurong West St 65, Jurong West: 18 sales
Bedok Reservoir Rd, Bedok: 17 sales
Punggol Dr, Punggol: 17 sales
Fernvale Rd, Sengkang: 17 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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