HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2019

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

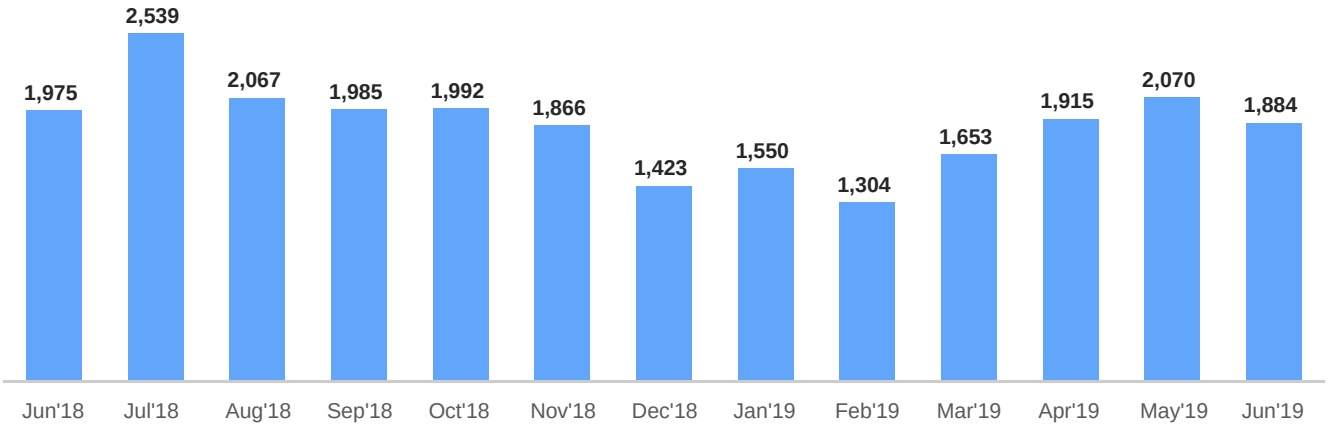
Flats sold: 1,884 Median price: $400,000 Median $psf: $384
Million-dollar flats: 6 (0.3%) Highest price: $1,188,000 (Central Area)

Against the month before: sales -9.0%, median price +0.0%. Against a year ago: sales -4.6%, median price -2.4%.

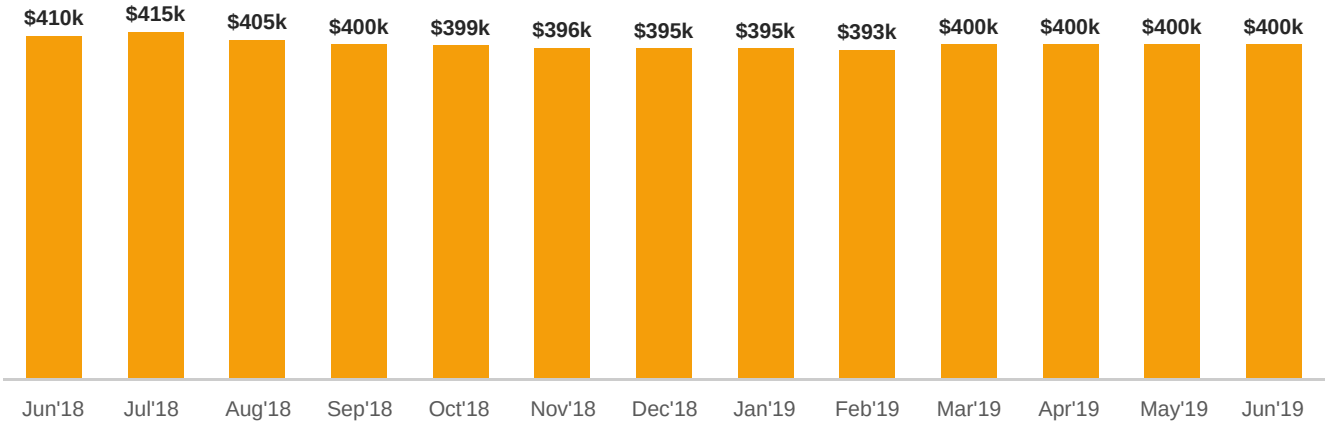
At a glance

- 1,884 HDB resale flats changed hands in June 2019, 9.0% fewer than the month before (2,070).
- 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 $400,000 (791 sales), or about $386 per square foot.
- 6 flats sold for $1 million or more (0.3% of all sales), most of them in Central Area, Bishan, Kallang/Whampoa.
- The highest price was $1,188,000 for a 5-room flat at Blk 1C Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $321,000) and the dearest was Queenstown (median $750,000).
- The busiest town was Jurong West with 167 sales.

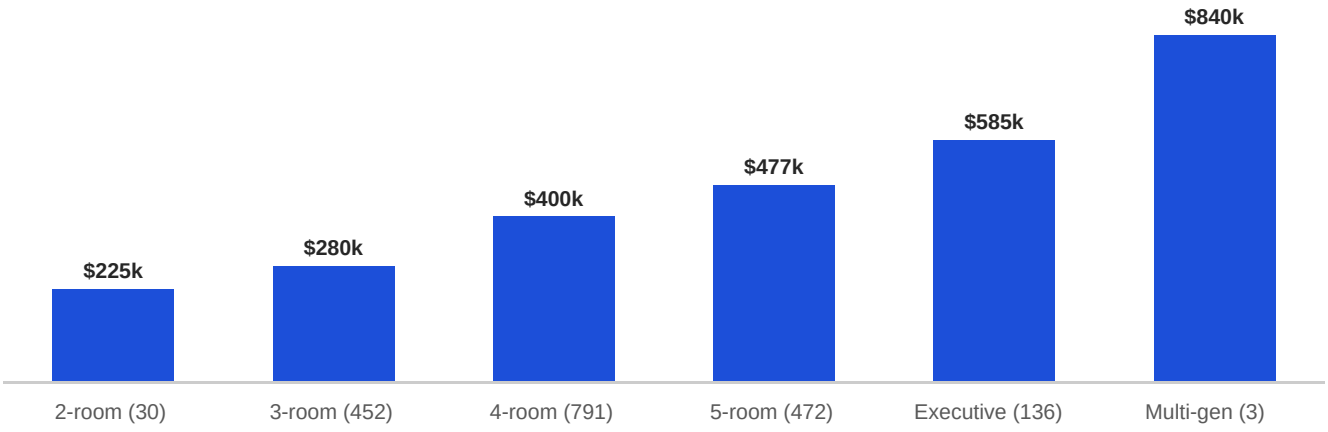
Flats sold each month, last 13 months



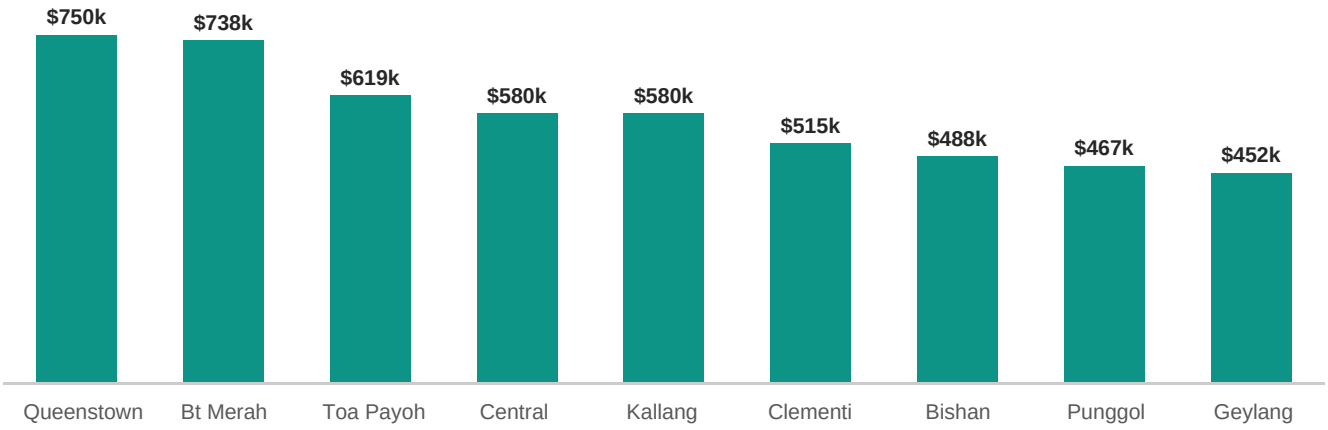
Median price each month, last 13 months



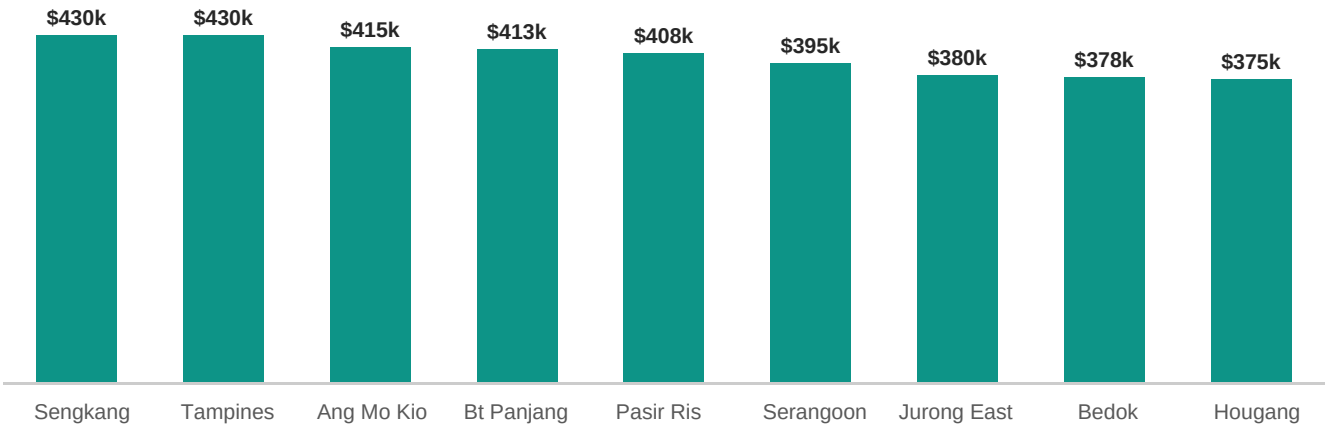
Median price by flat type (number sold), June 2019



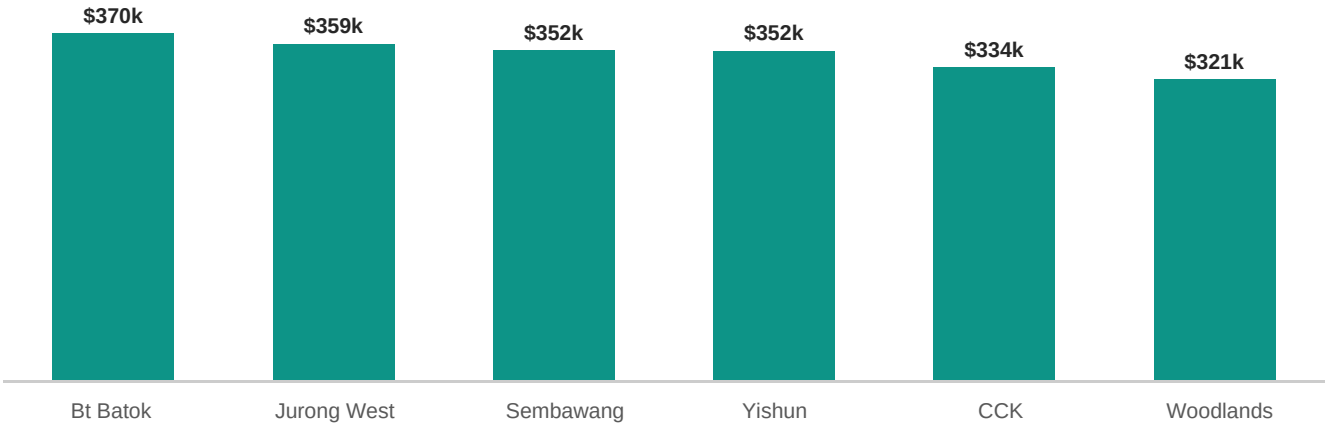
Median 4-room price by town, dearest first



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



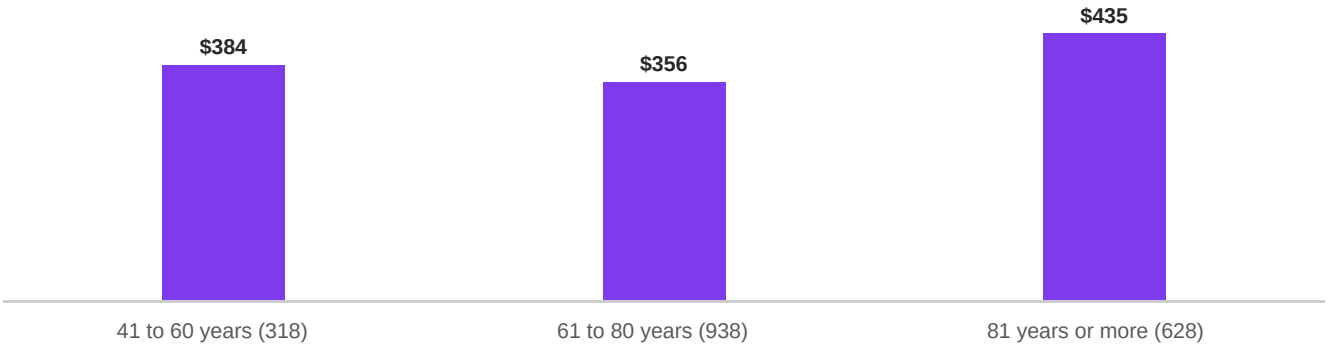
Median 4-room price by town, dearest first (continued)



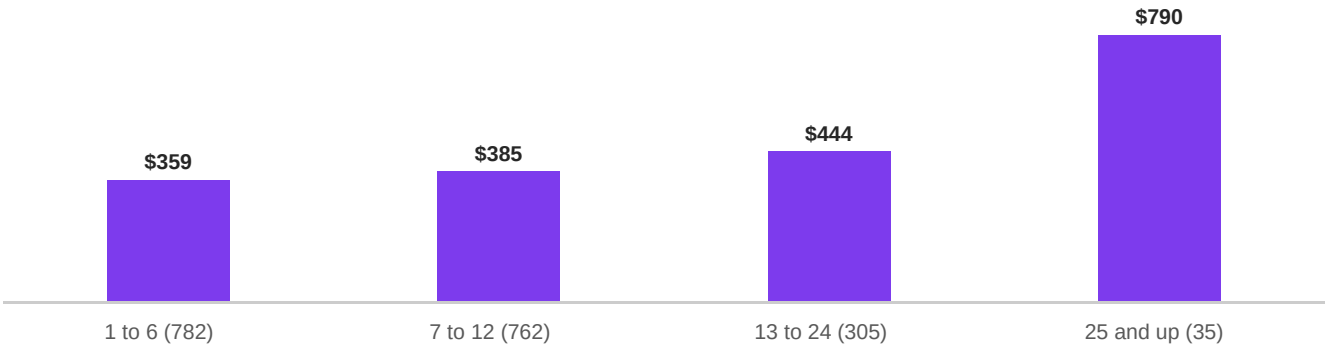
Town by town, June 2019

Ang Mo Kio: 78 sold - median $297,500 - 4-room median $415,000 - $373 psf
Bedok: 98 sold - median $361,944 - 4-room median $377,500 - $389 psf
Bishan: 37 sold - median $630,000 - 4-room median $487,500 - $537 psf - 1 at $1M+
Bukit Batok: 91 sold - median $326,000 - 4-room median $370,000 - $342 psf
Bukit Merah: 62 sold - median $639,000 - 4-room median $737,500 - $593 psf
Bukit Panjang: 62 sold - median $422,500 - 4-room median $412,500 - $393 psf
Bukit Timah: 3 sold - median $665,000 - 4-room median n/a - $573 psf
Central Area: 18 sold - median $538,500 - 4-room median $580,000 - $618 psf - 3 at $1M+
Choa Chu Kang: 73 sold - median $363,000 - 4-room median $333,555 - $318 psf
Clementi: 34 sold - median $370,000 - 4-room median $515,000 - $444 psf
Geylang: 42 sold - median $360,000 - 4-room median $451,500 - $422 psf
Hougang: 77 sold - median $390,000 - 4-room median $375,000 - $372 psf
Jurong East: 56 sold - median $406,500 - 4-room median $380,000 - $361 psf
Jurong West: 167 sold - median $375,000 - 4-room median $359,000 - $341 psf
Kallang/Whampoa: 54 sold - median $517,000 - 4-room median $580,000 - $509 psf - 1 at $1M+
Marine Parade: 8 sold - median $477,500 - 4-room median n/a - $544 psf
Pasir Ris: 40 sold - median $475,000 - 4-room median $407,500 - $364 psf
Punggol: 105 sold - median $460,000 - 4-room median $466,500 - $452 psf
Queenstown: 52 sold - median $654,388 - 4-room median $750,000 - $651 psf
Sembawang: 59 sold - median $368,000 - 4-room median $352,000 - $347 psf
Sengkang: 166 sold - median $430,500 - 4-room median $430,000 - $416 psf
Serangoon: 34 sold - median $401,944 - 4-room median $395,000 - $416 psf
Tampines: 129 sold - median $450,000 - 4-room median $430,000 - $409 psf
Toa Payoh: 56 sold - median $385,000 - 4-room median $618,500 - $419 psf - 1 at $1M+
Woodlands: 153 sold - median $345,000 - 4-room median $321,000 - $314 psf
Yishun: 130 sold - median $345,000 - 4-room median $351,500 - $368 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2019

$1,188,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,041 psf - 90 yrs lease left

$1,108,800 Blk 1B Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $981 psf - 90 yrs lease left

$1,065,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,227 sqft - $868 psf - 91 yrs lease left

$1,038,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,015 psf - 90 yrs lease left

$1,035,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,281 sqft - $808 psf - 90 yrs lease left

$1,000,000 Blk 275A Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $774 psf - 91 yrs lease left

$979,000 Blk 234A Serangoon Ave 2, Serangoon
Executive - storey 13 to 15 - 1,507 sqft - $650 psf - 78 yrs lease left

$970,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $784 psf - 85 yrs lease left

$963,000 Blk 62 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,496 sqft - $644 psf - 64 yrs lease left

$950,000 Blk 453 Sin Ming Ave, Bishan
Executive - storey 13 to 15 - 1,668 sqft - $569 psf - 69 yrs lease left

The 5 most affordable 4-room flats, June 2019

$240,000 Blk 816 Yishun St 81, Yishun

4-room - storey 01 to 03 - 1,119 sqft - $214 psf - 68 yrs lease left

$240,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $248 psf - 54 yrs lease left

$248,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $235 psf - 57 yrs lease left

$250,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $255 psf - 57 yrs lease left

$260,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $246 psf - 56 yrs lease left

The 10 busiest streets, June 2019

Yishun Ave 11, Yishun: 26 sales
Boon Lay Dr, Jurong West: 23 sales
Yishun Ring Rd, Yishun: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Bedok Reservoir Rd, Bedok: 21 sales
Bedok Nth Rd, Bedok: 20 sales
Punggol Field, Punggol: 20 sales
Segar Rd, Bukit Panjang: 18 sales
Fernvale Rd, Sengkang: 18 sales
Rivervale Cres, 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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