HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2019

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:03 pm.
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July 2019 in full

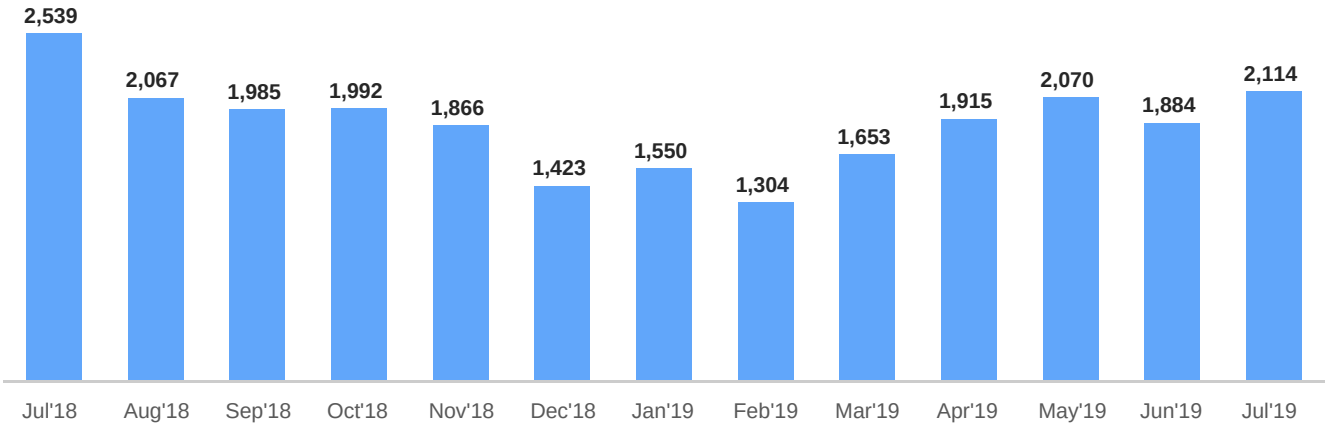
Flats sold: 2,114 Median price: $405,000 Median $psf: $387
Million-dollar flats: 8 (0.4%) Highest price: $1,205,000 (Kallang/Whampoa)

Against the month before: sales +12.2%, median price +1.3%. Against a year ago: sales -16.7%, median price -2.4%.

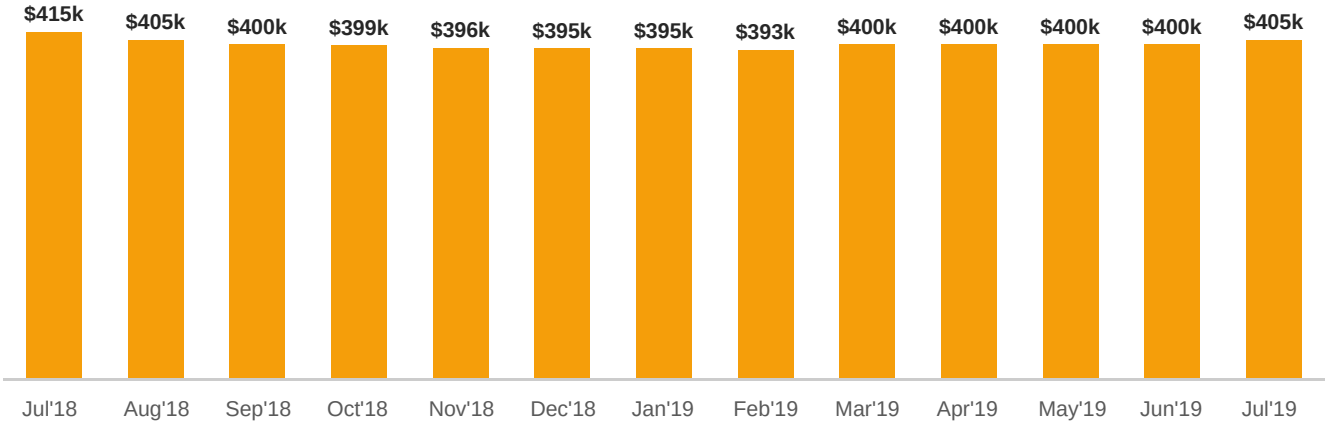
At a glance

- 2,114 HDB resale flats changed hands in July 2019, 12.2% more than the month before (1,884).
- Half of all flats sold for $405,000 or less (the median price), up 1.3% from the month before.
- A typical 4-room flat sold for $400,000 (848 sales), or about $389 per square foot.
- 8 flats sold for $1 million or more (0.4% of all sales), most of them in Central Area, Queenstown, Bishan.
- The highest price was $1,205,000 for a 5-room flat at Blk 8 Boon Keng Rd, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Sembawang (median $325,000) and the dearest was Queenstown (median $743,500).
- The busiest town was Jurong West with 199 sales.

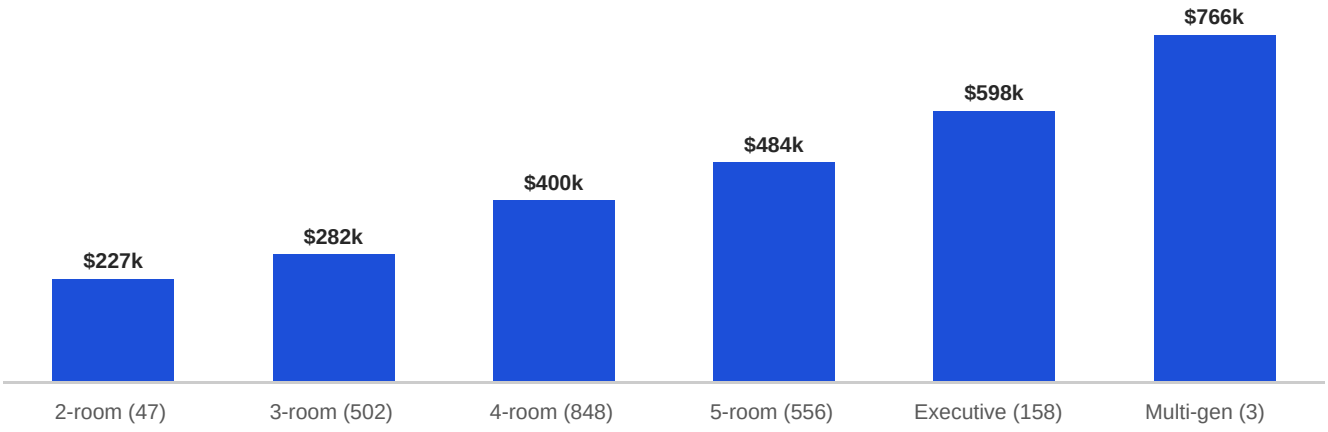
Flats sold each month, last 13 months



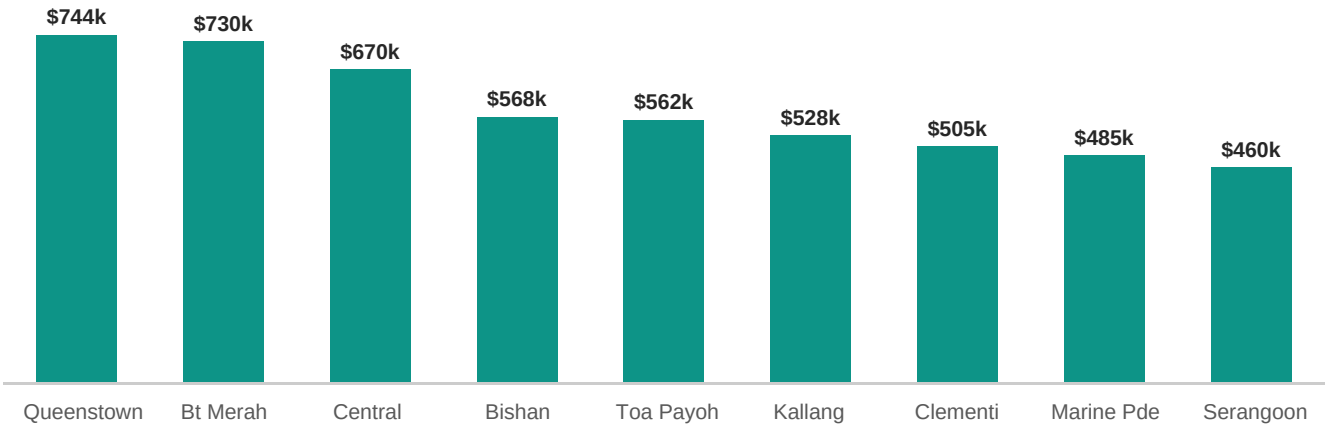
Median price each month, last 13 months



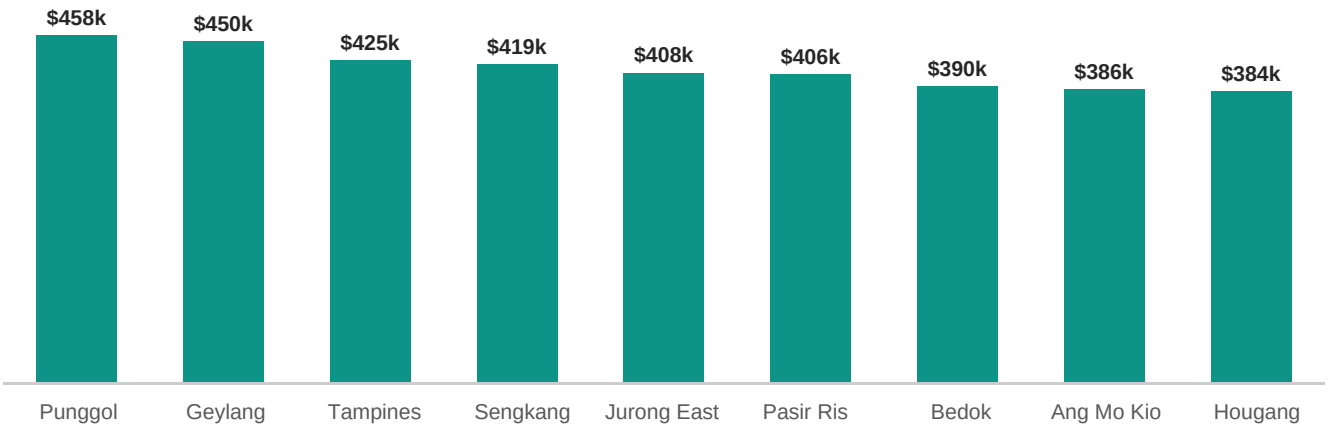
Median price by flat type (number sold), July 2019



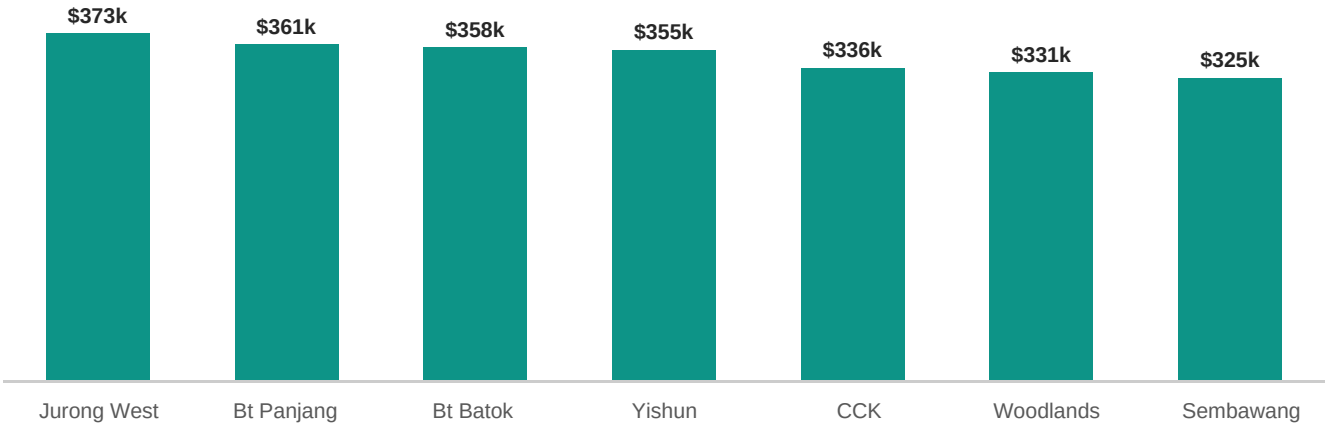
Median 4-room price by town, dearest first



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



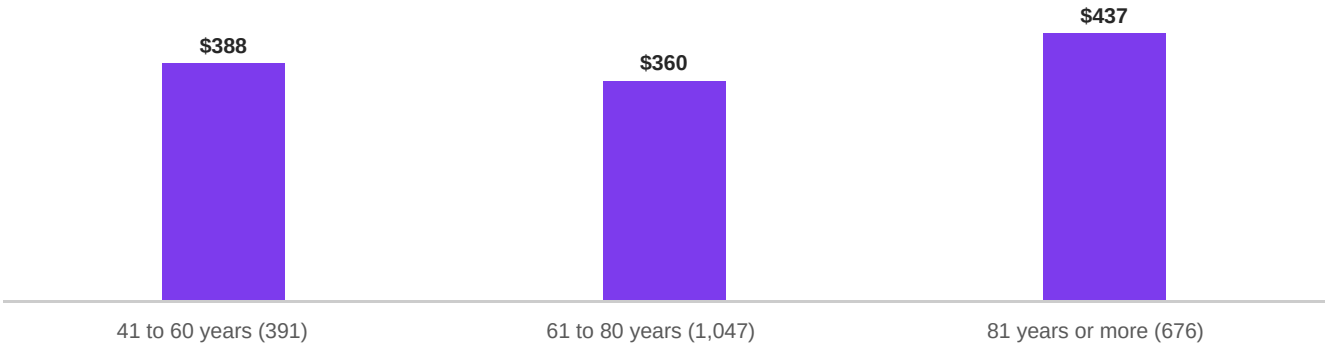
Median 4-room price by town, dearest first (continued)



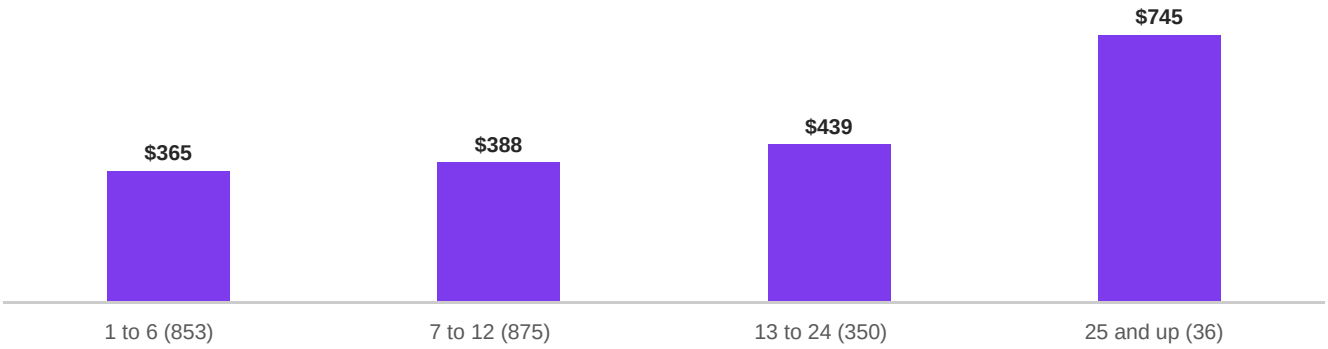
Town by town, July 2019

Ang Mo Kio: 88 sold - median $315,000 - 4-room median $385,888 - $375 psf
Bedok: 110 sold - median $340,500 - 4-room median $390,000 - $390 psf
Bishan: 42 sold - median $689,444 - 4-room median $568,000 - $558 psf - 1 at $1M+
Bukit Batok: 86 sold - median $322,500 - 4-room median $358,000 - $346 psf
Bukit Merah: 77 sold - median $650,000 - 4-room median $730,000 - $601 psf - 1 at $1M+
Bukit Panjang: 84 sold - median $392,500 - 4-room median $361,000 - $366 psf
Bukit Timah: 4 sold - median $889,000 - 4-room median n/a - $607 psf
Central Area: 17 sold - median $650,000 - 4-room median $670,000 - $669 psf - 2 at $1M+
Choa Chu Kang: 87 sold - median $370,000 - 4-room median $336,000 - $308 psf
Clementi: 48 sold - median $381,000 - 4-room median $505,000 - $445 psf - 1 at $1M+
Geylang: 48 sold - median $357,500 - 4-room median $450,000 - $419 psf
Hougang: 96 sold - median $393,944 - 4-room median $383,500 - $383 psf
Jurong East: 38 sold - median $392,500 - 4-room median $408,000 - $361 psf
Jurong West: 199 sold - median $385,000 - 4-room median $372,944 - $351 psf
Kallang/Whampoa: 56 sold - median $520,000 - 4-room median $528,000 - $485 psf - 1 at $1M+
Marine Parade: 16 sold - median $459,000 - 4-room median $485,240 - $543 psf
Pasir Ris: 57 sold - median $470,000 - 4-room median $406,000 - $360 psf
Punggol: 104 sold - median $453,500 - 4-room median $458,000 - $465 psf
Queenstown: 63 sold - median $588,000 - 4-room median $743,500 - $632 psf - 2 at $1M+
Sembawang: 66 sold - median $358,000 - 4-room median $325,000 - $331 psf
Sengkang: 175 sold - median $430,000 - 4-room median $419,000 - $416 psf
Serangoon: 48 sold - median $462,500 - 4-room median $460,000 - $438 psf
Tampines: 138 sold - median $447,694 - 4-room median $425,000 - $400 psf
Toa Payoh: 56 sold - median $280,000 - 4-room median $561,500 - $387 psf
Woodlands: 142 sold - median $370,000 - 4-room median $331,000 - $323 psf
Yishun: 169 sold - median $360,000 - 4-room median $355,444 - $359 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2019

$1,205,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,281 sqft - $941 psf - 90 yrs lease left

$1,150,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,582 sqft - $727 psf - 75 yrs lease left

$1,110,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,097 psf - 90 yrs lease left

$1,065,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,582 sqft - $673 psf - 75 yrs lease left

$1,050,000 Blk 273B Bishan St 24, Bishan
5-room - storey 10 to 12 - 1,292 sqft - $813 psf - 91 yrs lease left

$1,050,000 Blk 126A Kim Tian Rd, Bukit Merah
5-room - storey 13 to 15 - 1,216 sqft - $863 psf - 92 yrs lease left

$1,038,000 Blk 441A Clementi Ave 3, Clementi
5-room - storey 28 to 30 - 1,281 sqft - $810 psf - 92 yrs lease left

$1,010,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,009 psf - 90 yrs lease left

$975,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $620 psf - 69 yrs lease left

$975,000 Blk 42 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,819 sqft - $536 psf - 52 yrs lease left

The 5 most affordable 4-room flats, July 2019

$262,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $290 psf - 68 yrs lease left

$265,000 Blk 260 Yishun St 22, Yishun

4-room - storey 10 to 12 - 904 sqft - $293 psf - 65 yrs lease left

$265,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $271 psf - 60 yrs lease left

$268,000 Blk 639 Yishun St 61, Yishun

4-room - storey 01 to 03 - 904 sqft - $296 psf - 67 yrs lease left

$270,000 Blk 429 Woodlands St 41, Woodlands

4-room - storey 01 to 03 - 904 sqft - $299 psf - 76 yrs lease left

The 10 busiest streets, July 2019

Yishun Ave 11, Yishun: 35 sales
Fernvale Rd, Sengkang: 32 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Boon Lay Dr, Jurong West: 28 sales
Yishun Ring Rd, Yishun: 28 sales
Anchorvale Link, Sengkang: 26 sales
Segar Rd, Bukit Panjang: 25 sales
Punggol Pl, Punggol: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 22 sales
Bedok Reservoir Rd, Bedok: 21 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