HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2019

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

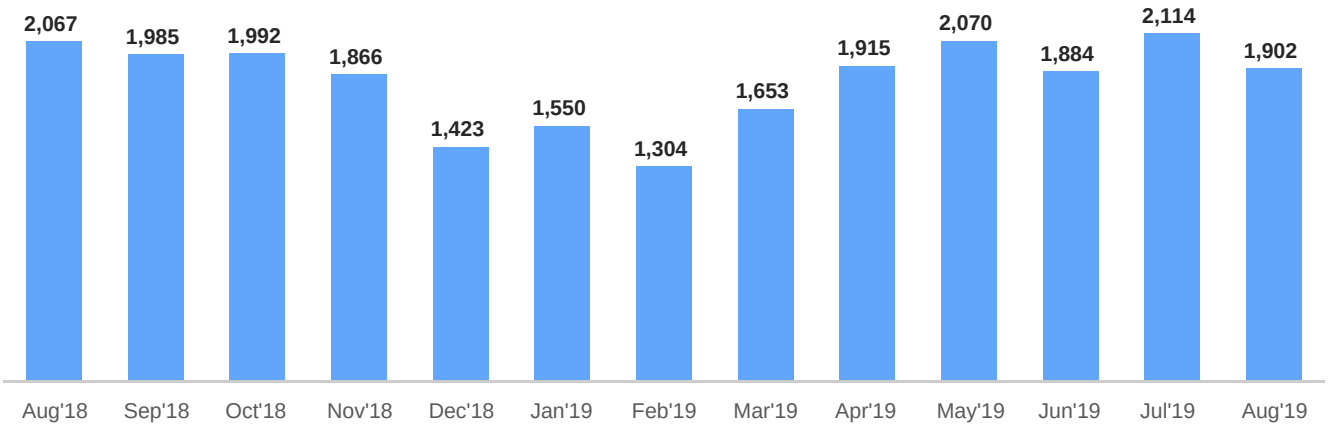
Flats sold: 1,902 **Median price: $405,000** **Median $psf: $391**
Million-dollar flats: 9 (0.5%) **Highest price: $1,200,000 (Central Area)**

Against the month before: sales -10.0%, median price +0.0%. Against a year ago: sales -8.0%, median price +0.0%.

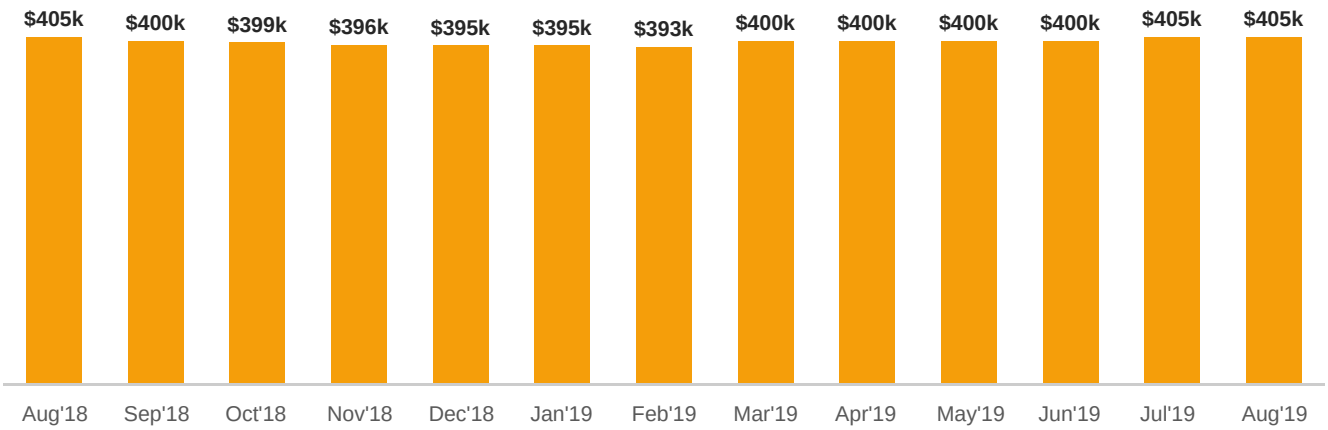
At a glance

- 1,902 HDB resale flats changed hands in August 2019, 10.0% fewer than the month before (2,114).
- Half of all flats sold for $405,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $400,000 (804 sales), or about $394 per square foot.
- 9 flats sold for $1 million or more (0.5% of all sales), most of them in Central Area, Bishan, Toa Payoh.
- The highest price was $1,200,000 for a 5-room flat at Blk 1C Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $332,500) and the dearest was Central Area (median $807,500).
- The busiest town was Woodlands with 179 sales.

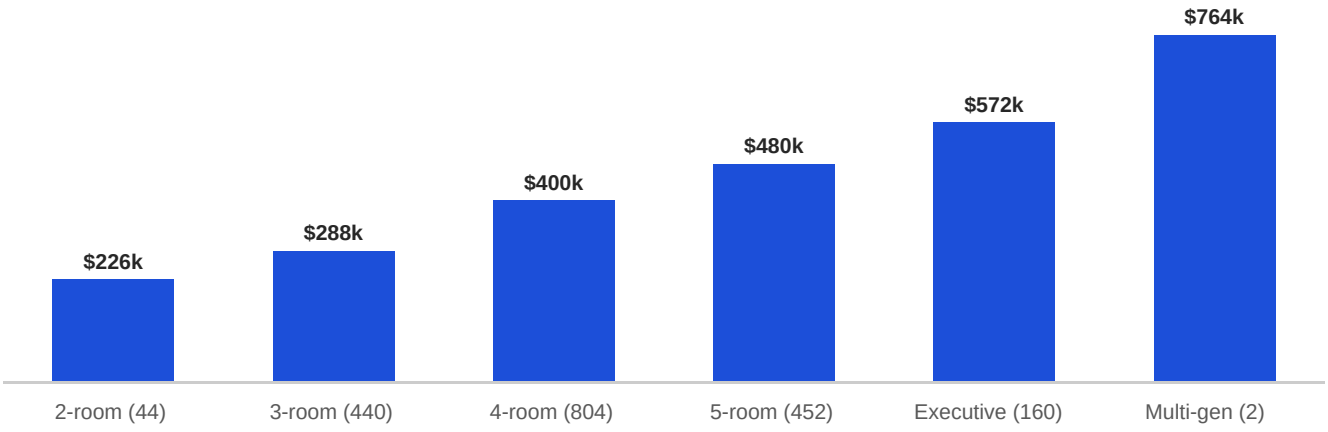
Flats sold each month, last 13 months



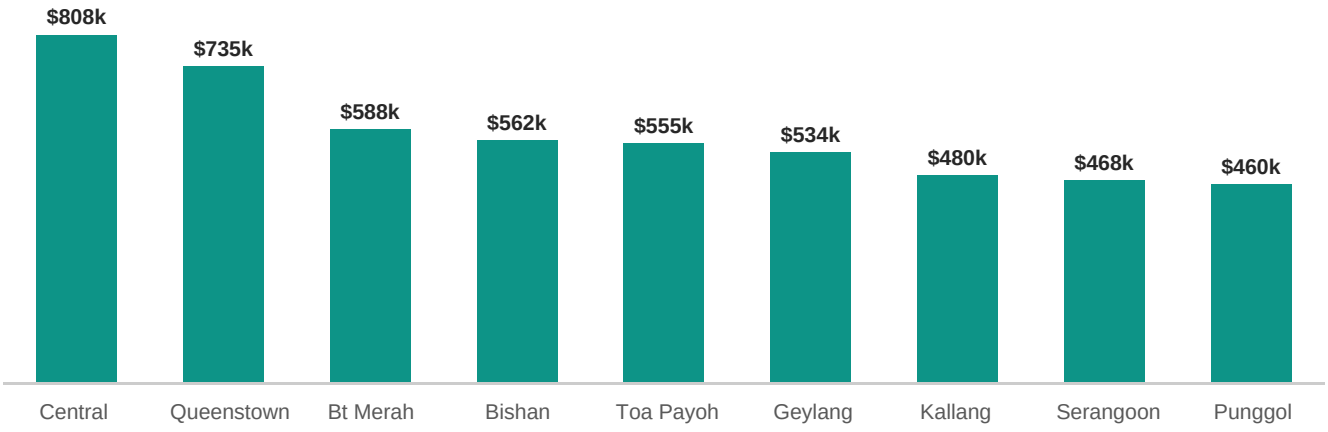
Median price each month, last 13 months



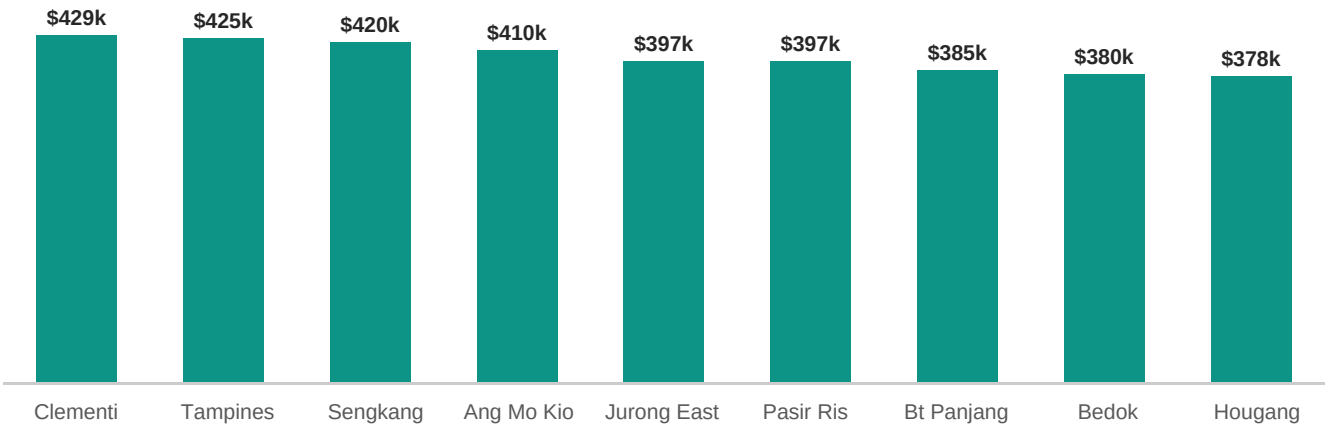
Median price by flat type (number sold), August 2019



Median 4-room price by town, dearest first



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



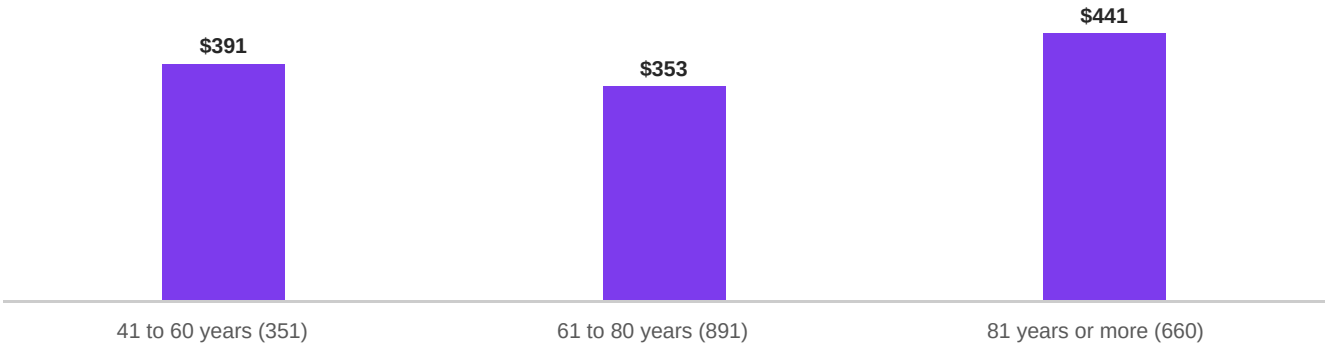
Median 4-room price by town, dearest first (continued)



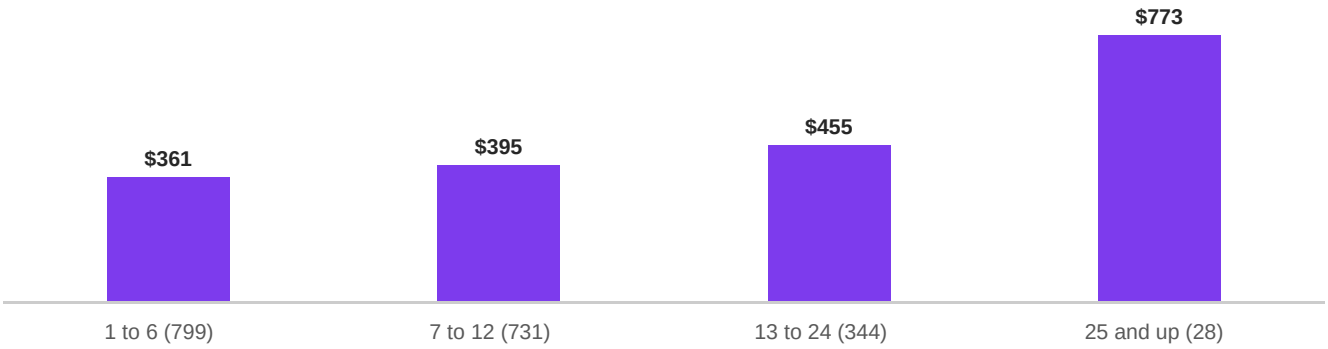
Town by town, August 2019

Ang Mo Kio: 89 sold - median $333,000 - 4-room median $410,000 - $389 psf
Bedok: 78 sold - median $332,500 - 4-room median $380,000 - $381 psf
Bishan: 29 sold - median $680,000 - 4-room median $562,000 - $527 psf - 2 at $1M+
Bukit Batok: 65 sold - median $352,000 - 4-room median $357,500 - $341 psf
Bukit Merah: 87 sold - median $565,000 - 4-room median $588,000 - $535 psf - 1 at $1M+
Bukit Panjang: 74 sold - median $417,444 - 4-room median $385,000 - $376 psf
Bukit Timah: 3 sold - median $900,000 - 4-room median n/a - $599 psf
Central Area: 17 sold - median $590,000 - 4-room median $807,500 - $677 psf - 4 at $1M+
Choa Chu Kang: 84 sold - median $359,000 - 4-room median $340,000 - $312 psf
Clementi: 37 sold - median $393,000 - 4-room median $428,888 - $437 psf
Geylang: 56 sold - median $390,000 - 4-room median $533,888 - $431 psf
Hougang: 60 sold - median $397,500 - 4-room median $378,000 - $386 psf
Jurong East: 43 sold - median $375,000 - 4-room median $396,500 - $370 psf
Jurong West: 142 sold - median $392,500 - 4-room median $357,500 - $343 psf
Kallang/Whampoa: 54 sold - median $442,500 - 4-room median $480,000 - $476 psf
Marine Parade: 11 sold - median $470,000 - 4-room median n/a - $544 psf
Pasir Ris: 41 sold - median $460,000 - 4-room median $396,500 - $360 psf
Punggol: 91 sold - median $458,000 - 4-room median $460,000 - $460 psf
Queenstown: 45 sold - median $488,000 - 4-room median $735,000 - $545 psf
Sembawang: 51 sold - median $365,000 - 4-room median $346,500 - $344 psf
Sengkang: 175 sold - median $435,000 - 4-room median $420,000 - $431 psf
Serangoon: 31 sold - median $468,000 - 4-room median $468,000 - $445 psf
Tampines: 132 sold - median $441,750 - 4-room median $425,000 - $398 psf
Toa Payoh: 50 sold - median $384,444 - 4-room median $555,000 - $409 psf - 2 at $1M+
Woodlands: 179 sold - median $370,000 - 4-room median $332,500 - $322 psf
Yishun: 178 sold - median $380,000 - 4-room median $369,444 - $369 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2019

$1,200,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,052 psf - 90 yrs lease left

$1,065,000 Blk 273B Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $825 psf - 90 yrs lease left

$1,050,000 Blk 9B Boon Tiong Rd, Bukit Merah
4-room - storey 40 to 42 - 990 sqft - $1,060 psf - 95 yrs lease left

$1,050,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $834 psf - 91 yrs lease left

$1,050,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $834 psf - 91 yrs lease left

$1,038,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,130 sqft - $918 psf - 90 yrs lease left

$1,030,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,163 sqft - $886 psf - 90 yrs lease left

$1,023,801 Blk 1A Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,001 psf - 90 yrs lease left

$1,000,000 Blk 275A Bishan St 24, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $774 psf - 90 yrs lease left

$980,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $958 psf - 90 yrs lease left

The 5 most affordable 4-room flats, August 2019

$230,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $243 psf - 55 yrs lease left

$238,888 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $244 psf - 56 yrs lease left

$252,000 Blk 23 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $254 psf - 57 yrs lease left

$253,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $261 psf - 55 yrs lease left

$260,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $265 psf - 60 yrs lease left

The 10 busiest streets, August 2019

Yishun Ave 11, Yishun: 30 sales
Segar Rd, Bukit Panjang: 28 sales
Yishun Ring Rd, Yishun: 26 sales
Fernvale Rd, Sengkang: 24 sales
Woodlands Cres, Woodlands: 24 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Punggol Pl, Punggol: 19 sales
Sengkang East Ave, Sengkang: 19 sales
Yishun Ave 9, Yishun: 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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