HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2019

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

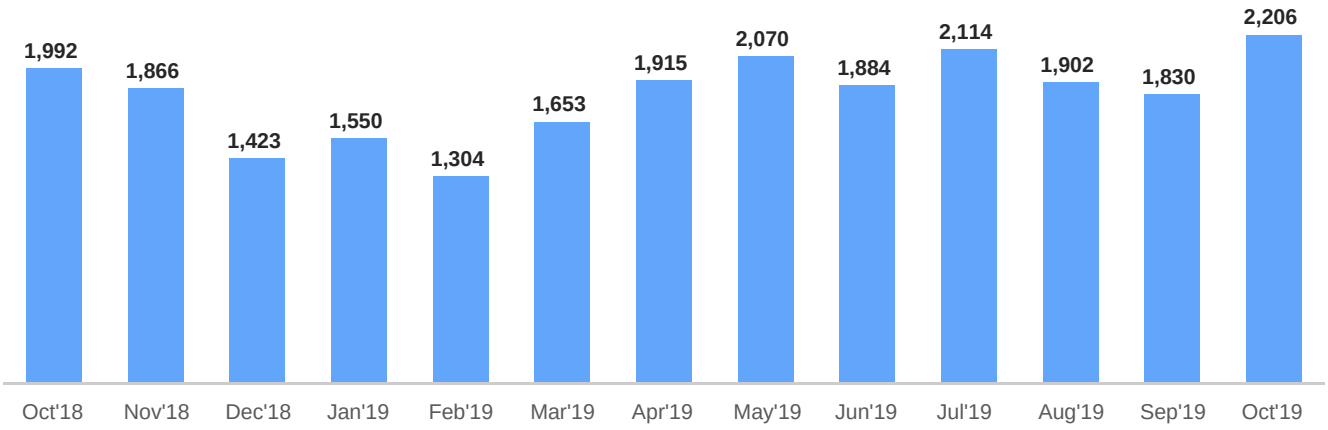
Flats sold: 2,206 **Median price: $400,444** **Median $psf: $390**
Million-dollar flats: 1 (0.0%) **Highest price: $1,100,000 (Central Area)**

Against the month before: sales +20.5%, median price +0.1%. Against a year ago: sales +10.7%, median price +0.5%.

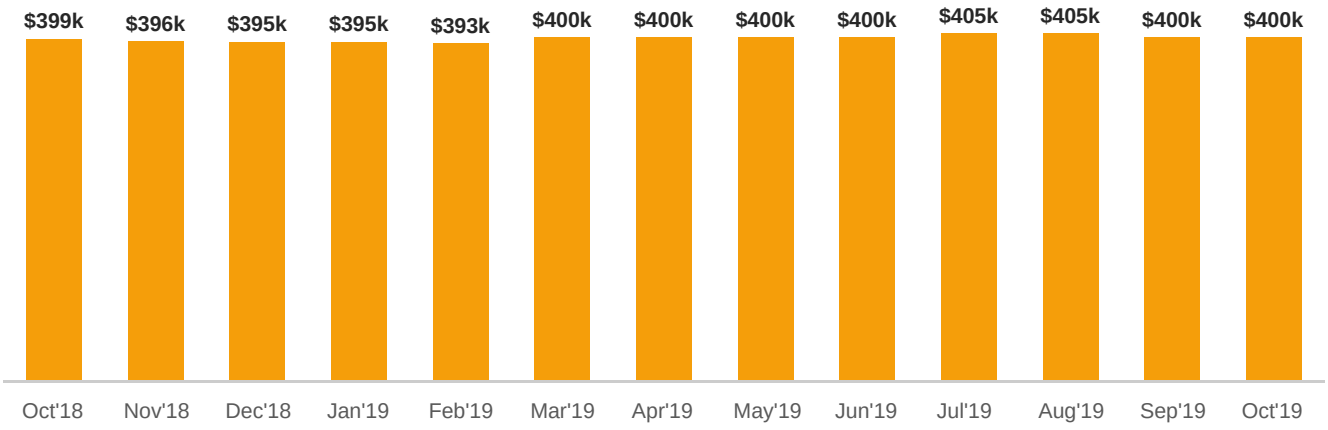
At a glance

- 2,206 HDB resale flats changed hands in October 2019, 20.5% more than the month before (1,830).
- Half of all flats sold for $400,444 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $400,000 (900 sales), or about $396 per square foot.
- 1 flats sold for $1 million or more (0.0% of all sales), most of them in Central Area.
- The highest price was $1,100,000 for a 5-room flat at Blk 1A Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $320,000) and the dearest was Queenstown (median $697,500).
- The busiest town was Yishun with 205 sales.

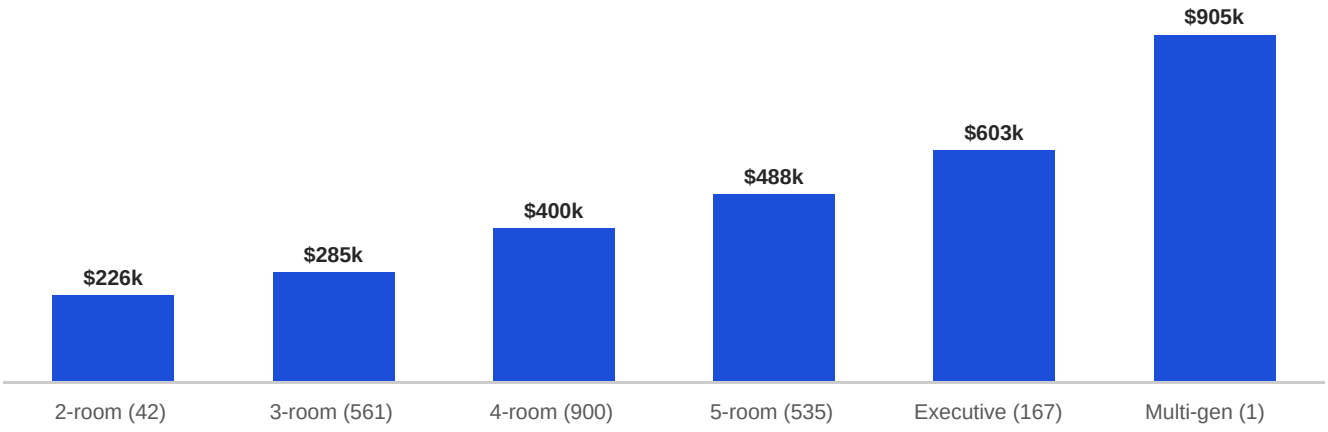
Flats sold each month, last 13 months



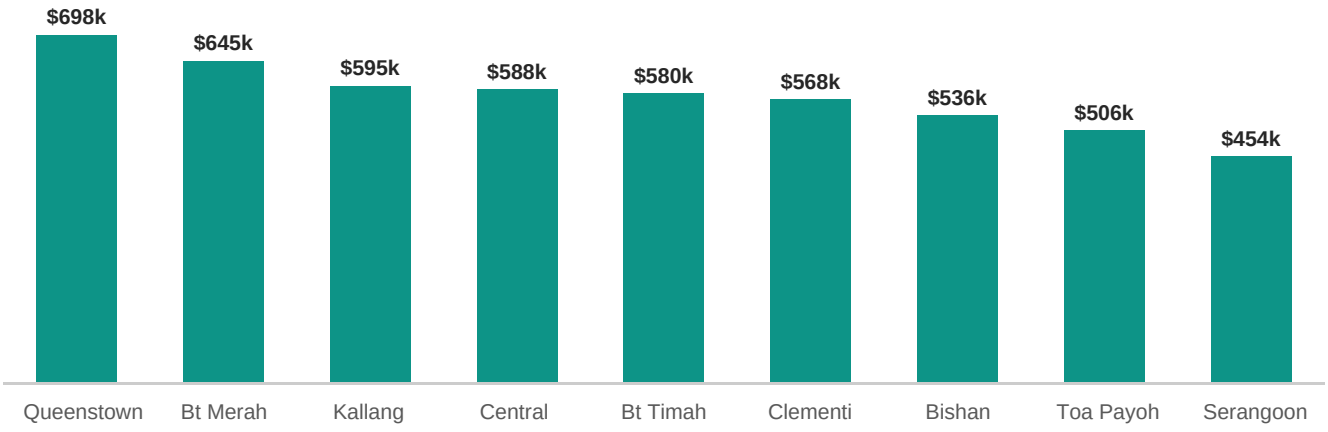
Median price each month, last 13 months



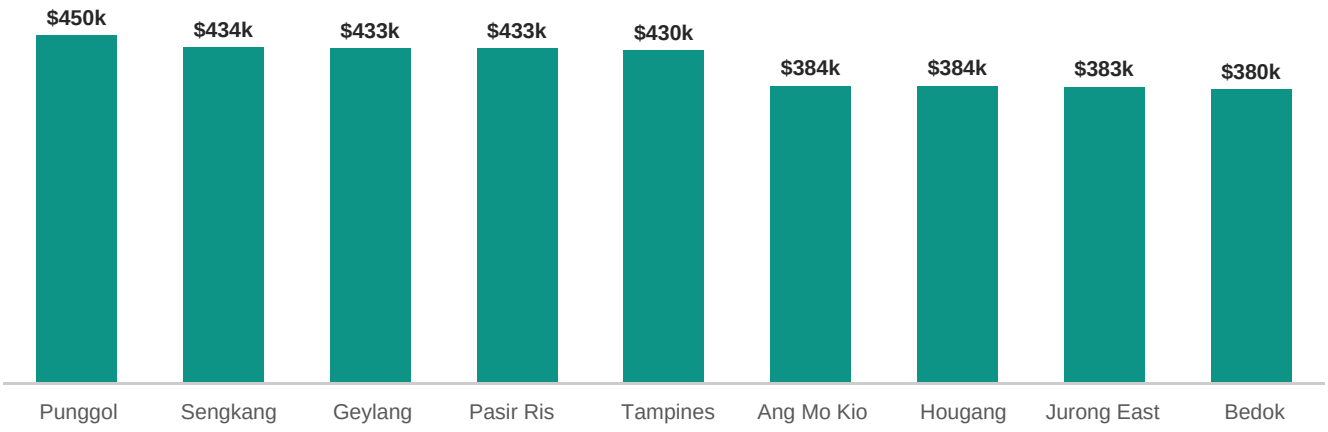
Median price by flat type (number sold), October 2019



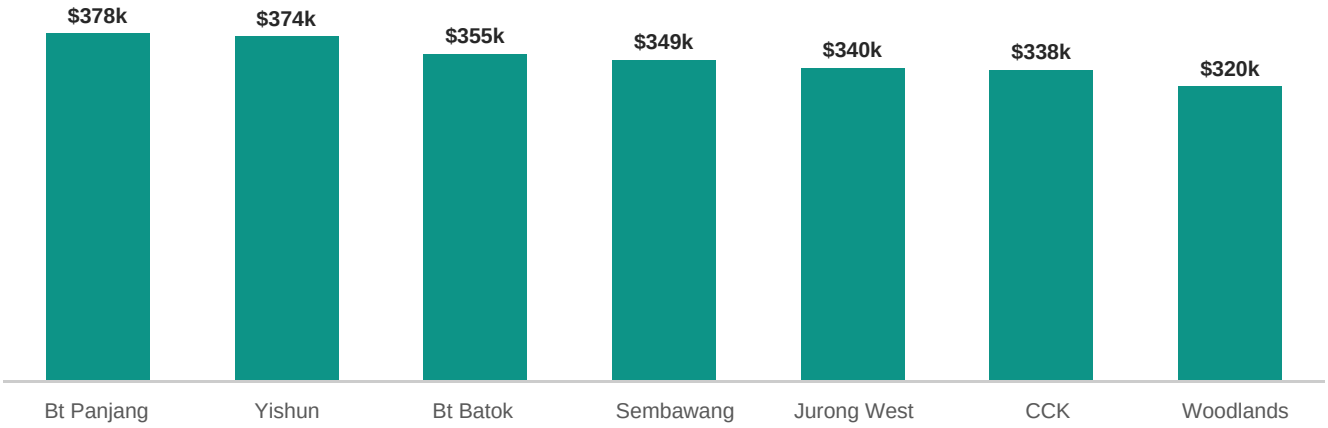
Median 4-room price by town, dearest first



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



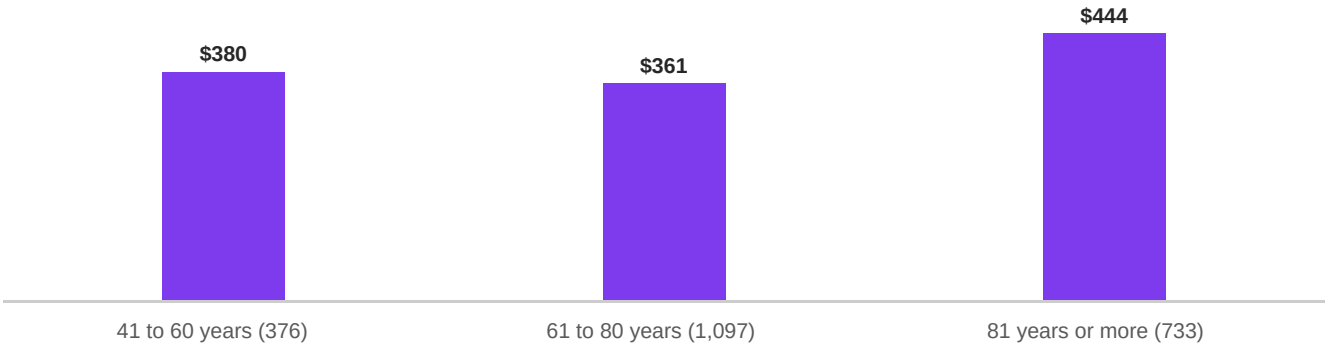
Median 4-room price by town, dearest first (continued)



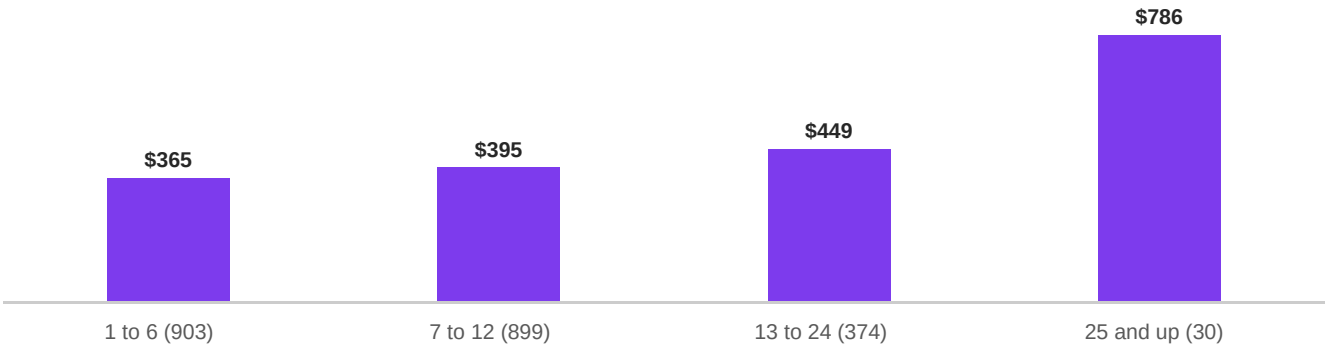
Town by town, October 2019

Ang Mo Kio: 82 sold - median $329,400 - 4-room median $384,000 - $383 psf
Bedok: 112 sold - median $344,000 - 4-room median $380,000 - $388 psf
Bishan: 39 sold - median $566,000 - 4-room median $535,888 - $513 psf
Bukit Batok: 79 sold - median $355,000 - 4-room median $355,000 - $355 psf
Bukit Merah: 100 sold - median $492,500 - 4-room median $645,000 - $484 psf
Bukit Panjang: 96 sold - median $407,944 - 4-room median $377,500 - $392 psf
Bukit Timah: 8 sold - median $696,500 - 4-room median $580,000 - $561 psf
Central Area: 16 sold - median $513,000 - 4-room median $588,000 - $635 psf - 1 at $1M+
Choa Chu Kang: 86 sold - median $369,000 - 4-room median $338,000 - $312 psf
Clementi: 47 sold - median $343,000 - 4-room median $568,000 - $427 psf
Geylang: 57 sold - median $387,000 - 4-room median $433,250 - $418 psf
Hougang: 102 sold - median $416,500 - 4-room median $384,000 - $372 psf
Jurong East: 52 sold - median $386,500 - 4-room median $383,000 - $375 psf
Jurong West: 174 sold - median $384,000 - 4-room median $340,000 - $343 psf
Kallang/Whampoa: 44 sold - median $455,000 - 4-room median $595,000 - $543 psf
Marine Parade: 8 sold - median $539,000 - 4-room median n/a - $593 psf
Pasir Ris: 62 sold - median $502,500 - 4-room median $433,000 - $382 psf
Punggol: 98 sold - median $445,000 - 4-room median $450,000 - $440 psf
Queenstown: 50 sold - median $504,000 - 4-room median $697,500 - $548 psf
Sembawang: 65 sold - median $360,000 - 4-room median $348,500 - $348 psf
Sengkang: 193 sold - median $435,000 - 4-room median $434,000 - $433 psf
Serangoon: 50 sold - median $461,250 - 4-room median $453,500 - $458 psf
Tampines: 147 sold - median $458,000 - 4-room median $430,000 - $412 psf
Toa Payoh: 75 sold - median $416,000 - 4-room median $505,666 - $422 psf
Woodlands: 159 sold - median $365,000 - 4-room median $320,000 - $319 psf
Yishun: 205 sold - median $368,000 - 4-room median $374,444 - $366 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2019

$1,100,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,130 sqft - $973 psf - 90 yrs lease left

$985,000 Blk 127D Kim Tian Rd, Bukit Merah
5-room - storey 31 to 33 - 1,216 sqft - $810 psf - 92 yrs lease left

$980,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $799 psf - 91 yrs lease left

$970,000 Blk 60 Dakota Cres, Geylang
5-room - storey 13 to 15 - 1,475 sqft - $658 psf - 63 yrs lease left

$960,000 Blk 62 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,496 sqft - $642 psf - 64 yrs lease left

$950,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,173 sqft - $810 psf - 90 yrs lease left

$946,888 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,152 sqft - $822 psf - 90 yrs lease left

$945,500 Blk 10B Boon Tiong Rd, Bukit Merah
4-room - storey 22 to 24 - 936 sqft - $1,010 psf - 95 yrs lease left

$935,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 07 to 09 - 1,044 sqft - $896 psf - 90 yrs lease left

$930,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 37 to 39 - 1,184 sqft - $785 psf - 87 yrs lease left

The 5 most affordable 4-room flats, October 2019

$242,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $247 psf - 56 yrs lease left

$245,000 Blk 7 Marsiling Dr, Woodlands

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

$250,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,044 sqft - $239 psf - 59 yrs lease left

$255,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $260 psf - 56 yrs lease left

$260,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $265 psf - 60 yrs lease left

The 10 busiest streets, October 2019

Segar Rd, Bukit Panjang: 40 sales
Yishun Ave 11, Yishun: 36 sales
Yishun Ring Rd, Yishun: 35 sales
Fernvale Rd, Sengkang: 25 sales
Bedok Reservoir Rd, Bedok: 24 sales
Hougang Ave 8, Hougang: 23 sales
Yishun Ave 9, Yishun: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Boon Lay Dr, Jurong West: 19 sales
Pasir Ris St 51, Pasir Ris: 19 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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