HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2019

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:01 pm.
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November 2019 in full

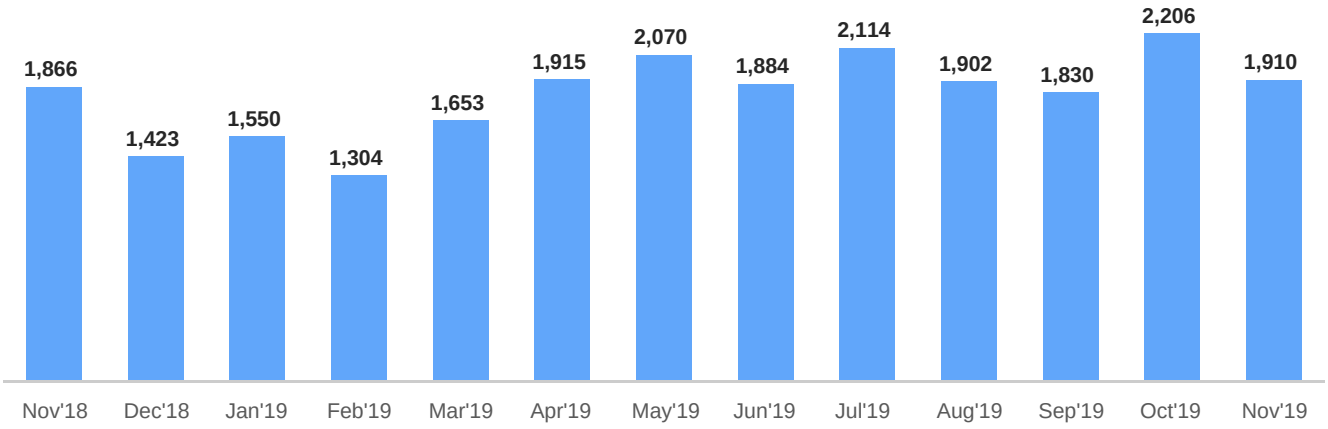
Flats sold: 1,910 **Median price: $405,000** **Median $psf: $391**
Million-dollar flats: 4 (0.2%) **Highest price: $1,080,000 (Queenstown)**

Against the month before: sales -13.4%, median price +1.1%. Against a year ago: sales +2.4%, median price +2.4%.

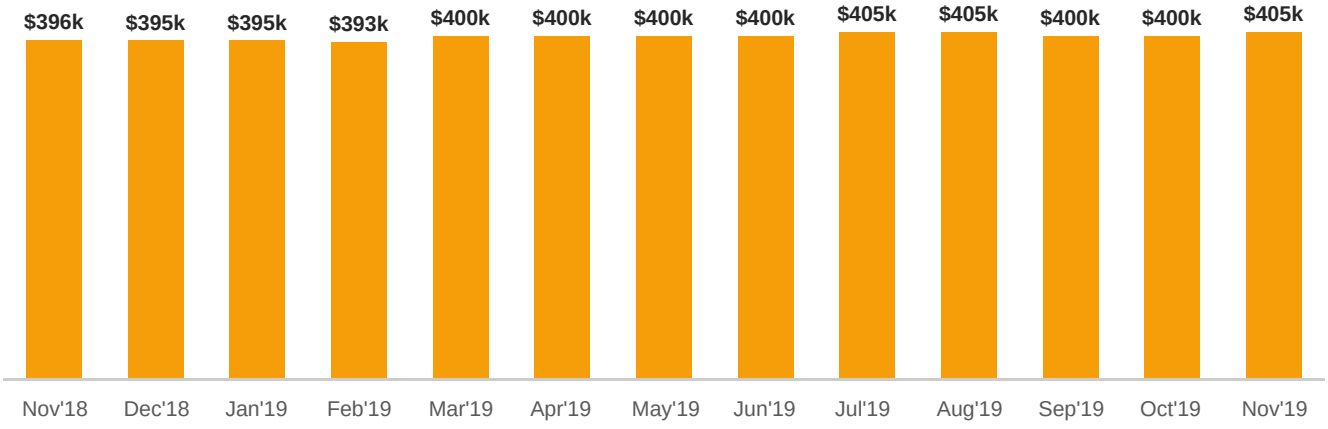
At a glance

- 1,910 HDB resale flats changed hands in November 2019, 13.4% fewer than the month before (2,206).
- Half of all flats sold for $405,000 or less (the median price), up 1.1% from the month before.
- A typical 4-room flat sold for $405,000 (814 sales), or about $393 per square foot.
- 4 flats sold for $1 million or more (0.2% of all sales), most of them in Bukit Timah, Central Area, Queenstown.
- The highest price was $1,080,000 for a 5-room flat at Blk 50 C'wealth Dr, Queenstown.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $328,000) and the dearest was Central Area (median $920,000).
- The busiest town was Sengkang with 177 sales.

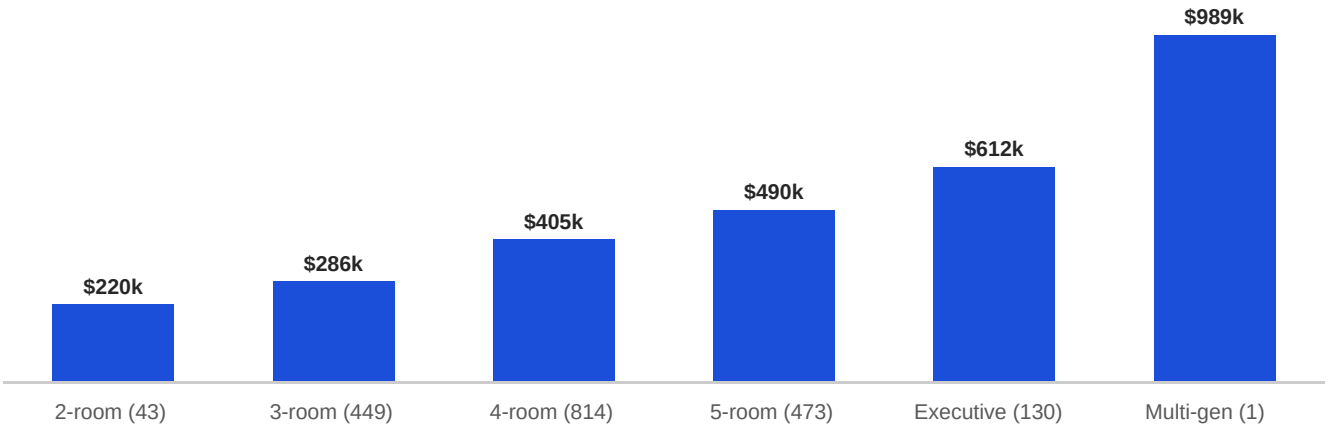
Flats sold each month, last 13 months



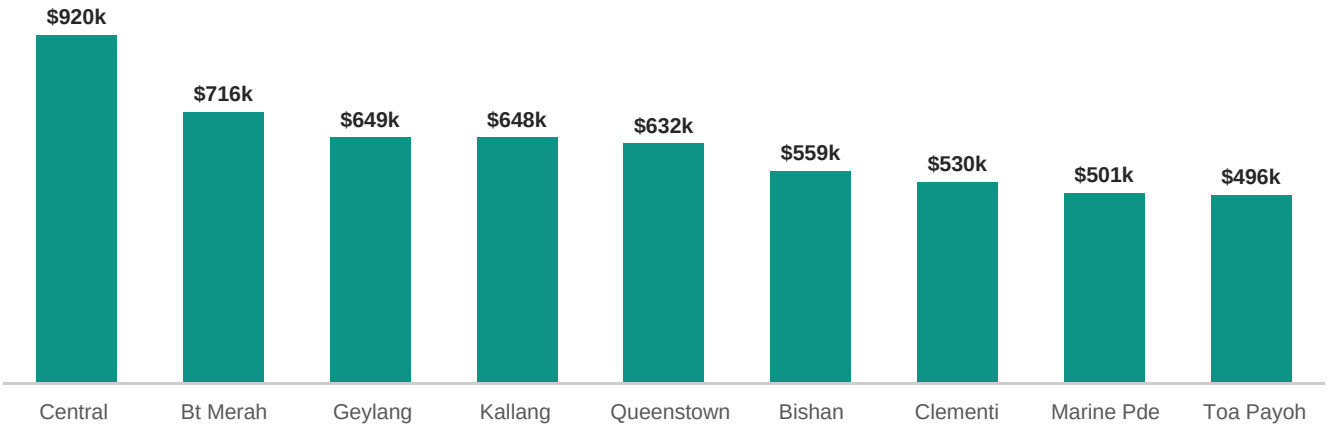
Median price each month, last 13 months



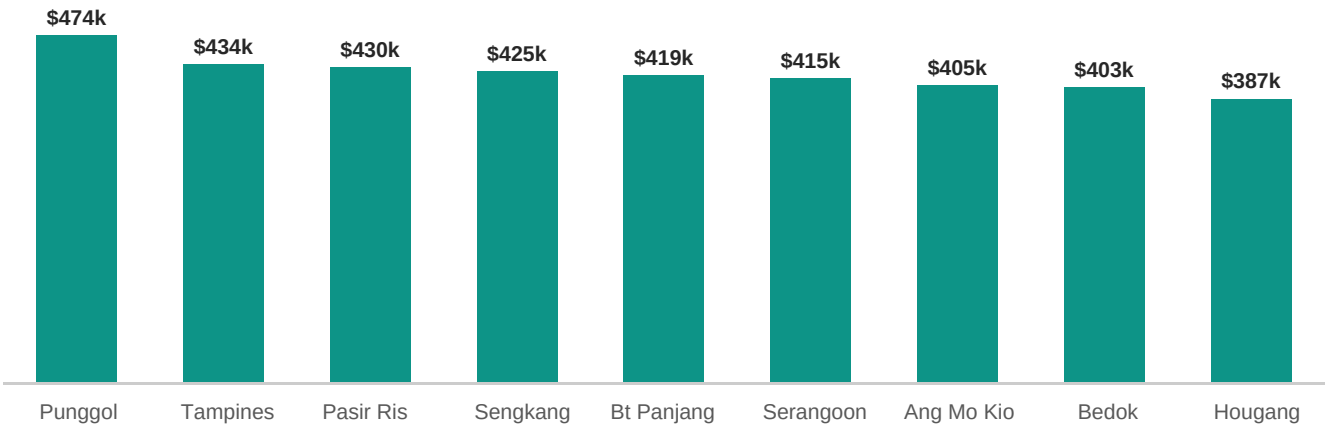
Median price by flat type (number sold), November 2019



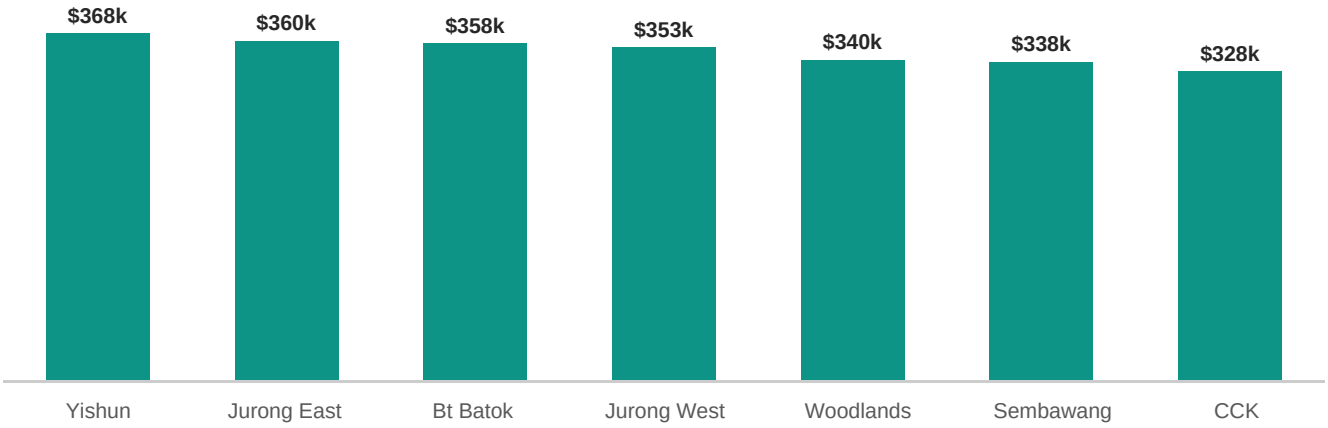
Median 4-room price by town, dearest first



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



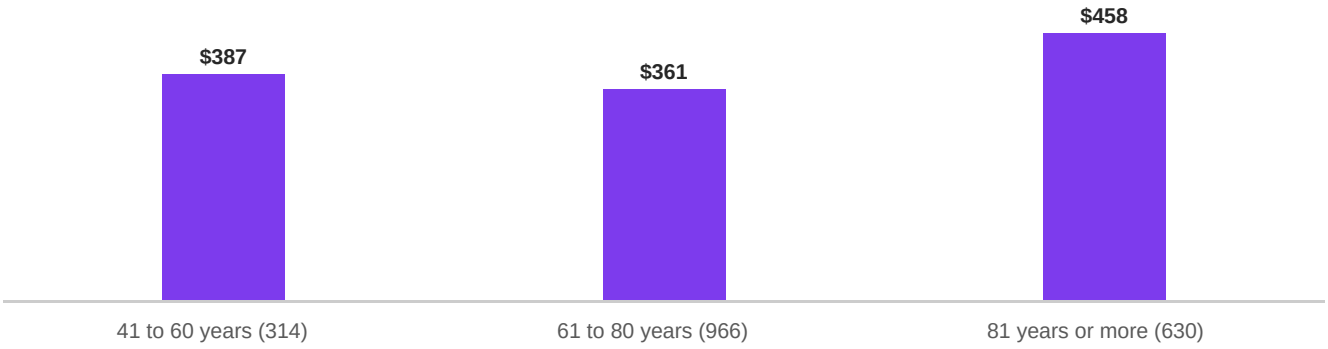
Median 4-room price by town, dearest first (continued)



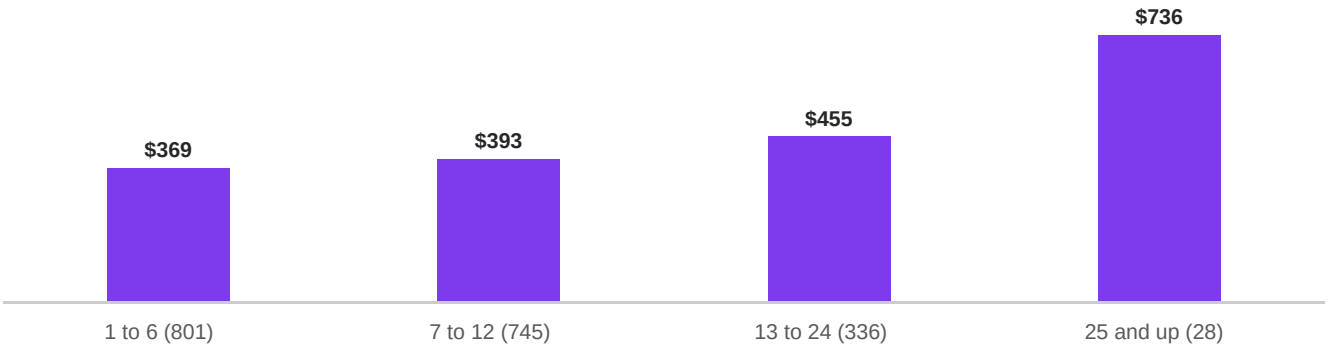
Town by town, November 2019

Ang Mo Kio: 58 sold - median $379,000 - 4-room median $405,000 - $389 psf
Bedok: 119 sold - median $340,000 - 4-room median $402,500 - $392 psf
Bishan: 36 sold - median $592,500 - 4-room median $559,000 - $522 psf
Bukit Batok: 51 sold - median $350,000 - 4-room median $357,500 - $338 psf
Bukit Merah: 59 sold - median $590,000 - 4-room median $715,888 - $544 psf
Bukit Panjang: 88 sold - median $428,000 - 4-room median $418,888 - $415 psf
Bukit Timah: 5 sold - median $820,000 - 4-room median n/a - $624 psf - 1 at $1M+
Central Area: 12 sold - median $665,000 - 4-room median $920,000 - $630 psf - 1 at $1M+
Choa Chu Kang: 64 sold - median $390,000 - 4-room median $328,000 - $317 psf
Clementi: 33 sold - median $383,000 - 4-room median $530,000 - $431 psf
Geylang: 48 sold - median $361,000 - 4-room median $648,888 - $415 psf
Hougang: 89 sold - median $405,000 - 4-room median $387,000 - $377 psf
Jurong East: 43 sold - median $378,000 - 4-room median $360,000 - $377 psf
Jurong West: 132 sold - median $390,000 - 4-room median $353,000 - $346 psf
Kallang/Whampoa: 48 sold - median $559,000 - 4-room median $648,000 - $495 psf
Marine Parade: 11 sold - median $445,000 - 4-room median $500,888 - $517 psf
Pasir Ris: 57 sold - median $500,000 - 4-room median $430,000 - $382 psf
Punggol: 102 sold - median $455,000 - 4-room median $474,000 - $479 psf
Queenstown: 48 sold - median $405,000 - 4-room median $632,000 - $568 psf - 1 at $1M+
Sembawang: 54 sold - median $363,500 - 4-room median $338,000 - $344 psf
Sengkang: 177 sold - median $439,880 - 4-room median $424,750 - $429 psf
Serangoon: 38 sold - median $473,000 - 4-room median $415,000 - $404 psf
Tampines: 148 sold - median $450,000 - 4-room median $434,000 - $406 psf
Toa Payoh: 69 sold - median $350,000 - 4-room median $496,000 - $395 psf - 1 at $1M+
Woodlands: 163 sold - median $373,000 - 4-room median $339,888 - $321 psf
Yishun: 158 sold - median $360,000 - 4-room median $368,000 - $359 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2019

$1,080,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 31 to 33 - 1,259 sqft - $858 psf - 94 yrs lease left

$1,068,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,023 sqft - $1,044 psf - 90 yrs lease left

$1,020,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,615 sqft - $632 psf - 68 yrs lease left

$1,016,888 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $807 psf - 91 yrs lease left

$993,888 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $810 psf - 91 yrs lease left

$988,888 Blk 137 Bishan St 12, Bishan
Multi-gen - storey 10 to 12 - 1,819 sqft - $544 psf - 66 yrs lease left

$988,000 Blk 275A Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,292 sqft - $765 psf - 90 yrs lease left

$984,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,259 sqft - $781 psf - 91 yrs lease left

$975,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $795 psf - 91 yrs lease left

$968,888 Blk 1F Cantonment Rd, Central Area
4-room - storey 19 to 21 - 1,001 sqft - $968 psf - 90 yrs lease left

The 5 most affordable 4-room flats, November 2019

$230,888 Blk 22 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $233 psf - 56 yrs lease left

$250,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $264 psf - 55 yrs lease left

$254,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $259 psf - 56 yrs lease left

$255,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $282 psf - 67 yrs lease left

$255,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $282 psf - 67 yrs lease left

The 10 busiest streets, November 2019

Yishun Ring Rd, Yishun: 35 sales
Bedok Reservoir Rd, Bedok: 29 sales
Yishun Ave 11, Yishun: 29 sales
Segar Rd, Bukit Panjang: 25 sales
Woodlands Cres, Woodlands: 23 sales
Punggol Pl, Punggol: 22 sales
Tampines Ctrl 7, Tampines: 22 sales
Pasir Ris St 51, Pasir Ris: 19 sales
Fernvale Link, Sengkang: 18 sales
Punggol Field, Punggol: 16 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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