HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2019

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

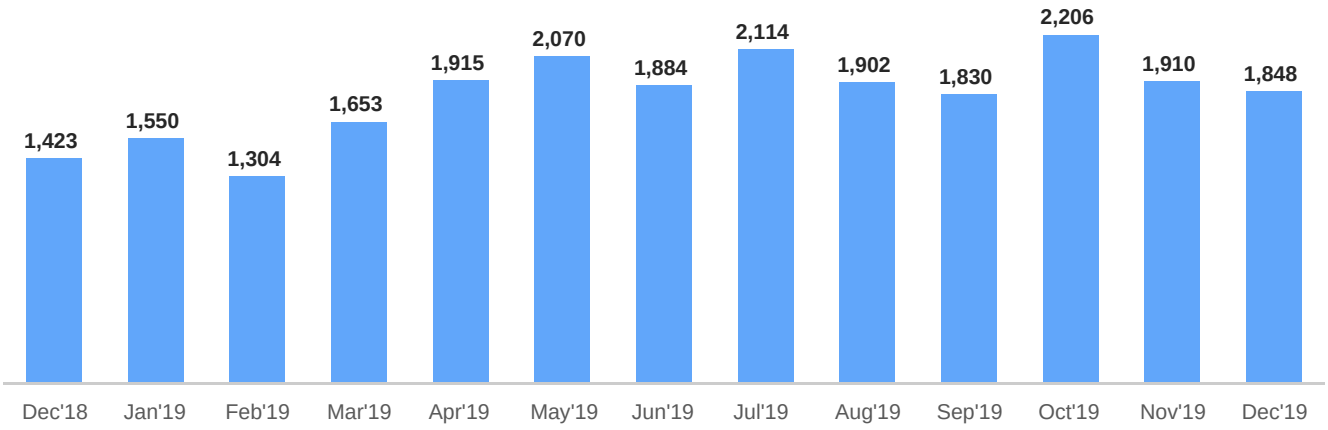
Flats sold: 1,848 **Median price: $405,000** **Median $psf: $390**
Million-dollar flats: 2 (0.1%) **Highest price: $1,056,800 (Central Area)**

Against the month before: sales -3.2%, median price +0.0%. Against a year ago: sales +29.9%, median price +2.5%.

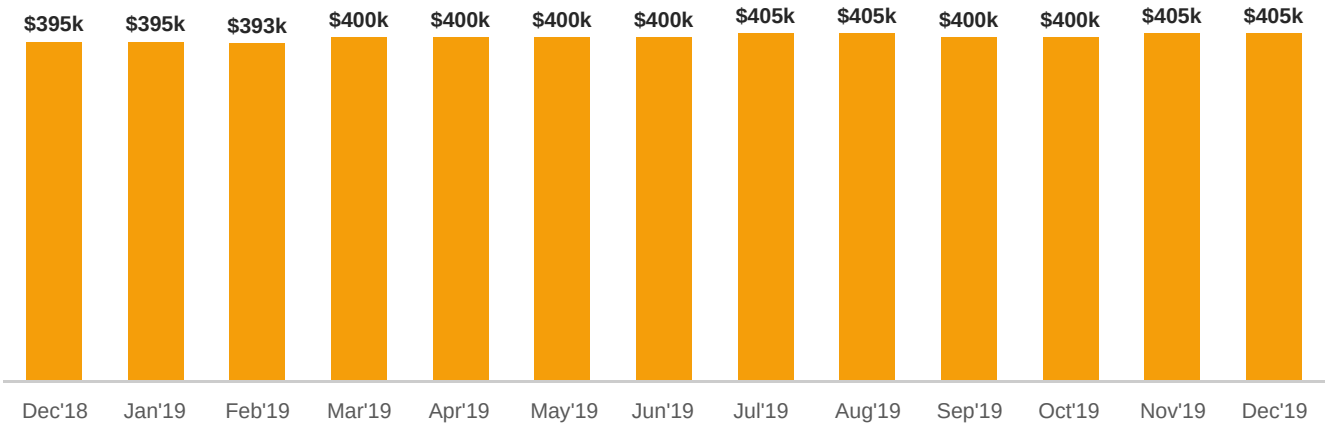
At a glance

- 1,848 HDB resale flats changed hands in December 2019, 3.2% fewer than the month before (1,910).
- 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 $405,000 (765 sales), or about $396 per square foot.
- 2 flats sold for $1 million or more (0.1% of all sales), most of them in Bishan, Central Area.
- The highest price was $1,056,800 for a 4-room flat at Blk 1F Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $330,000) and the dearest was Central Area (median $775,000).
- The busiest town was Yishun with 183 sales.

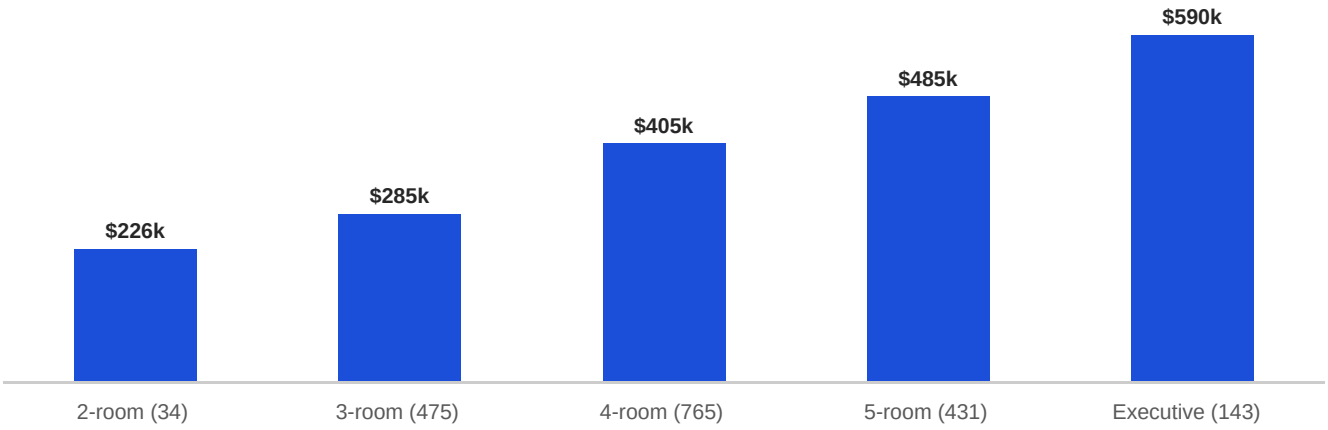
Flats sold each month, last 13 months



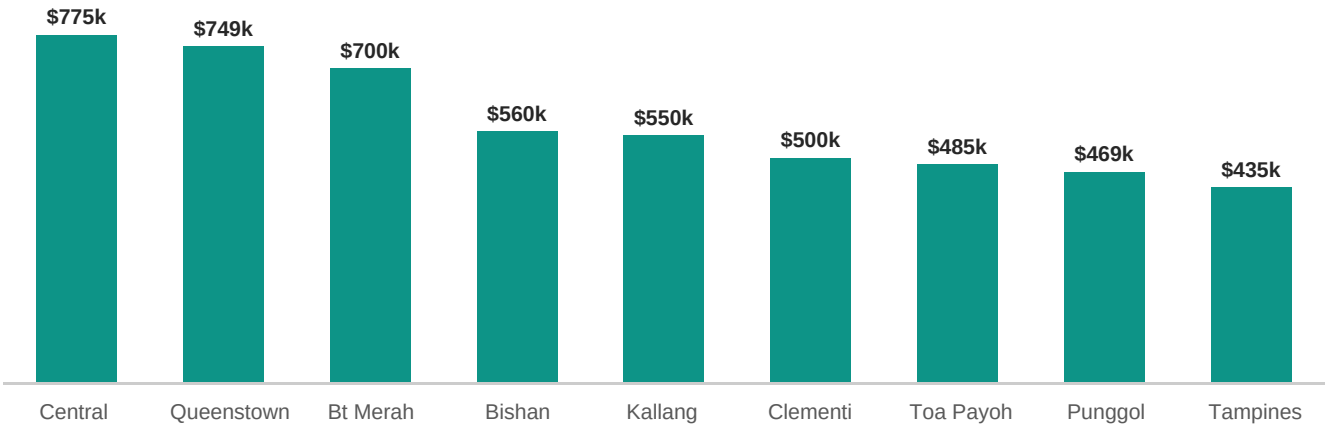
Median price each month, last 13 months



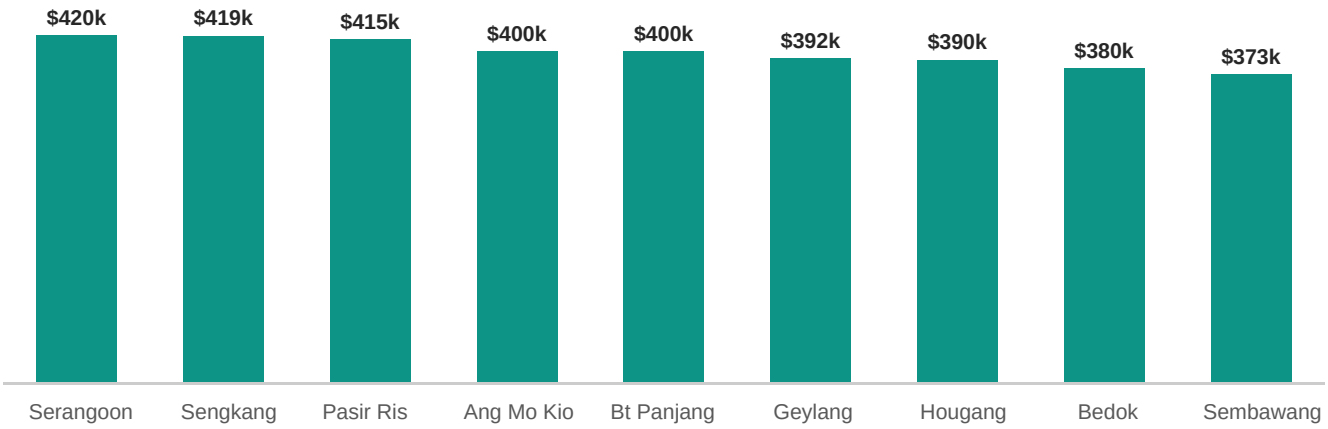
Median price by flat type (number sold), December 2019



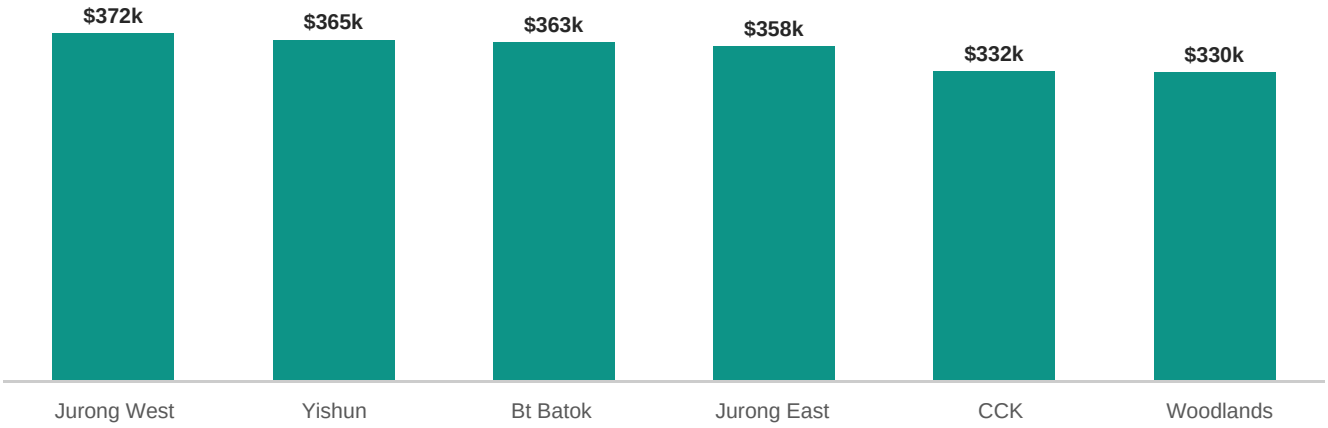
Median 4-room price by town, dearest first



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



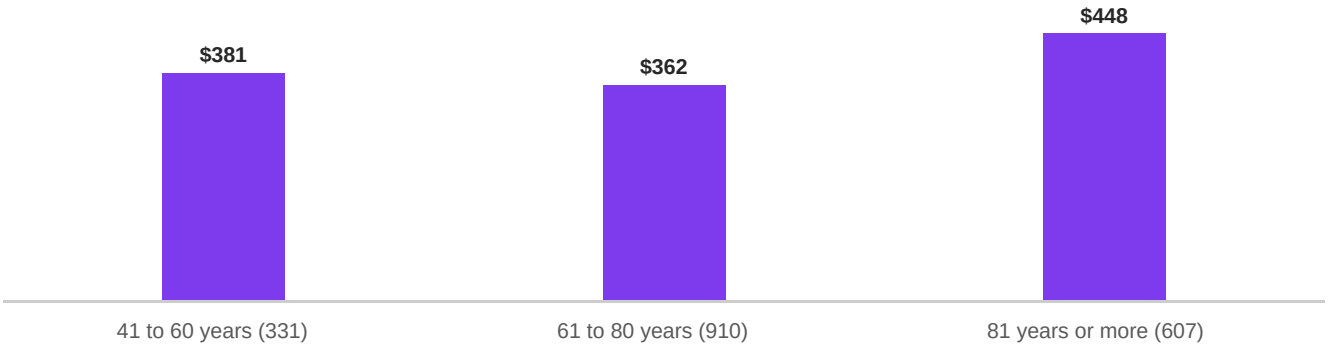
Median 4-room price by town, dearest first (continued)



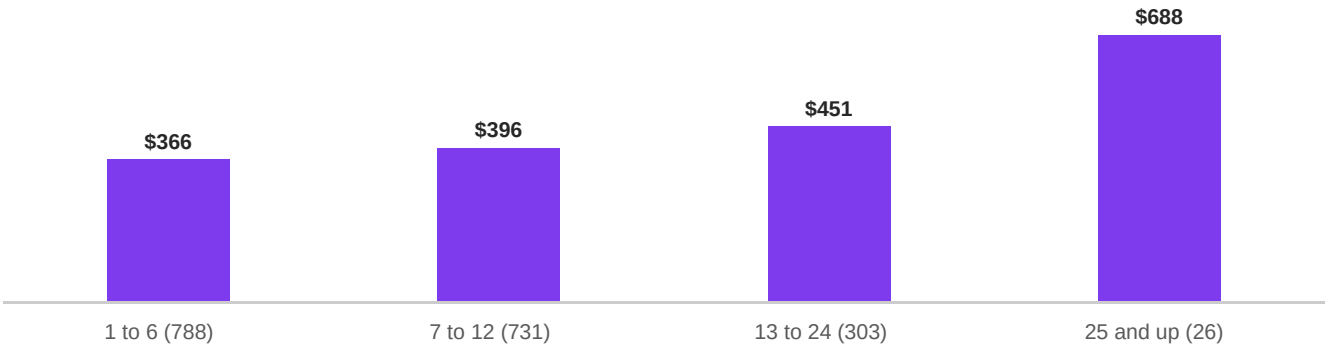
Town by town, December 2019

Ang Mo Kio: 91 sold - median $325,000 - 4-room median $400,000 - $372 psf
Bedok: 77 sold - median $360,000 - 4-room median $380,000 - $379 psf
Bishan: 34 sold - median $594,000 - 4-room median $560,000 - $532 psf - 1 at $1M+
Bukit Batok: 54 sold - median $340,000 - 4-room median $362,500 - $356 psf
Bukit Merah: 62 sold - median $572,500 - 4-room median $700,000 - $601 psf
Bukit Panjang: 109 sold - median $410,000 - 4-room median $400,000 - $409 psf
Bukit Timah: 5 sold - median $725,000 - 4-room median n/a - $616 psf
Central Area: 17 sold - median $468,000 - 4-room median $775,000 - $650 psf - 1 at $1M+
Choa Chu Kang: 81 sold - median $390,000 - 4-room median $331,500 - $321 psf
Clementi: 29 sold - median $360,000 - 4-room median $500,000 - $415 psf
Geylang: 34 sold - median $307,500 - 4-room median $392,000 - $397 psf
Hougang: 80 sold - median $424,000 - 4-room median $390,000 - $401 psf
Jurong East: 41 sold - median $342,000 - 4-room median $358,000 - $361 psf
Jurong West: 130 sold - median $400,000 - 4-room median $372,000 - $358 psf
Kallang/Whampoa: 60 sold - median $475,500 - 4-room median $550,000 - $491 psf
Marine Parade: 12 sold - median $417,500 - 4-room median n/a - $505 psf
Pasir Ris: 56 sold - median $476,000 - 4-room median $415,000 - $382 psf
Punggol: 105 sold - median $458,888 - 4-room median $469,000 - $465 psf
Queenstown: 41 sold - median $543,000 - 4-room median $749,444 - $611 psf
Sembawang: 47 sold - median $384,000 - 4-room median $372,500 - $341 psf
Sengkang: 139 sold - median $426,000 - 4-room median $419,000 - $417 psf
Serangoon: 43 sold - median $455,000 - 4-room median $420,000 - $429 psf
Tampines: 122 sold - median $452,500 - 4-room median $435,000 - $405 psf
Toa Payoh: 62 sold - median $420,000 - 4-room median $485,000 - $414 psf
Woodlands: 134 sold - median $359,000 - 4-room median $330,000 - $326 psf
Yishun: 183 sold - median $350,000 - 4-room median $365,000 - $360 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2019

$1,056,800 Blk 1F Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,023 sqft - $1,033 psf - 90 yrs lease left

$1,010,000 Blk 444 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,722 sqft - $586 psf - 69 yrs lease left

$999,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 07 to 09 - 1,206 sqft - $829 psf - 95 yrs lease left

$995,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $633 psf - 67 yrs lease left

$980,000 Blk 275A Bishan St 24, Bishan
4-room - storey 40 to 42 - 1,023 sqft - $958 psf - 90 yrs lease left

$970,088 Blk 1G Cantonment Rd, Central Area
4-room - storey 22 to 24 - 1,044 sqft - $929 psf - 90 yrs lease left

$970,000 Blk 139 Potong Pasir Ave 3, Toa Payoh
5-room - storey 10 to 12 - 1,701 sqft - $570 psf - 63 yrs lease left

$968,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $616 psf - 68 yrs lease left

$960,000 Blk 10B Boon Tiong Rd, Bukit Merah
4-room - storey 19 to 21 - 936 sqft - $1,025 psf - 95 yrs lease left

$960,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,227 sqft - $782 psf - 91 yrs lease left

The 5 most affordable 4-room flats, December 2019

$236,888 Blk 25 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $239 psf - 56 yrs lease left

$238,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $251 psf - 55 yrs lease left

$250,000 Blk 27 Marsiling Dr, Woodlands

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

$255,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $269 psf - 55 yrs lease left

$260,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $288 psf - 67 yrs lease left

The 10 busiest streets, December 2019

Yishun Ring Rd, Yishun: 46 sales
Segar Rd, Bukit Panjang: 35 sales
Yishun Ave 11, Yishun: 29 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Senja Rd, Bukit Panjang: 25 sales
Fernvale Rd, Sengkang: 24 sales
Pasir Ris St 51, Pasir Ris: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Woodlands Cres, Woodlands: 19 sales
Punggol Pl, 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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