HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:02 pm.
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March 2020 in full

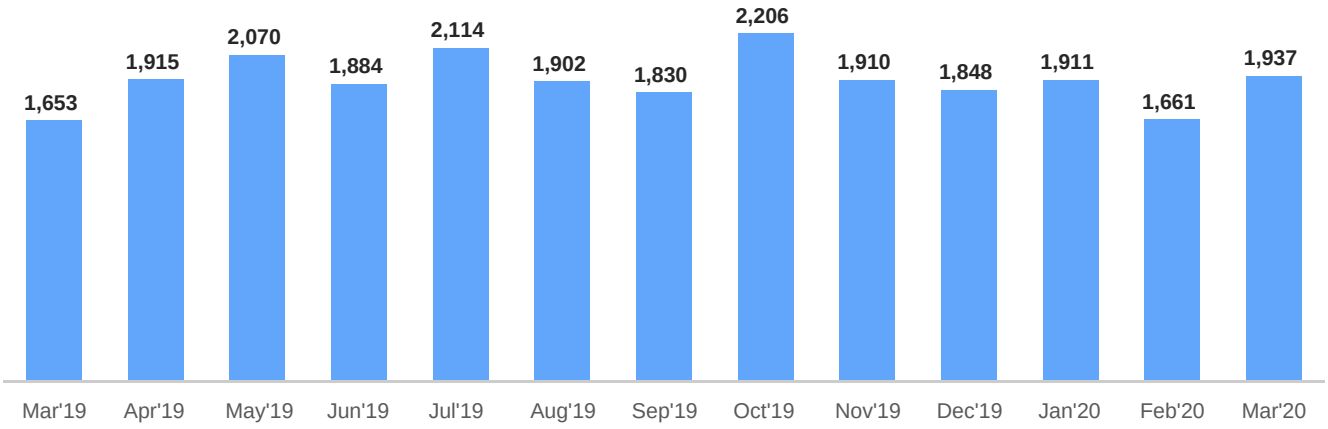
Flats sold: 1,937 **Median price: $412,000** **Median $psf: $395**
Million-dollar flats: 5 (0.3%) **Highest price: $1,232,000 (Central Area)**

Against the month before: sales +16.6%, median price +1.0%. Against a year ago: sales +17.2%, median price +3.0%.

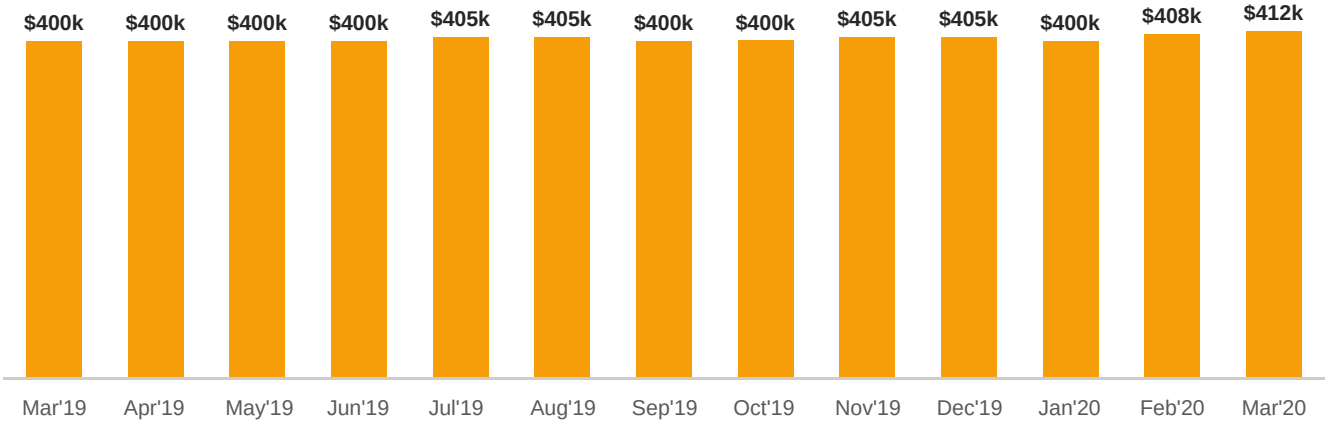
At a glance

- 1,937 HDB resale flats changed hands in March 2020, 16.6% more than the month before (1,661).
- Half of all flats sold for $412,000 or less (the median price), up 1.0% from the month before.
- A typical 4-room flat sold for $410,000 (815 sales), or about $403 per square foot.
- 5 flats sold for $1 million or more (0.3% of all sales), most of them in Central Area, Bishan, Bukit Merah.
- The highest price was $1,232,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong West (median $341,500) and the dearest was Queenstown (median $697,500).
- The busiest town was Yishun with 204 sales.

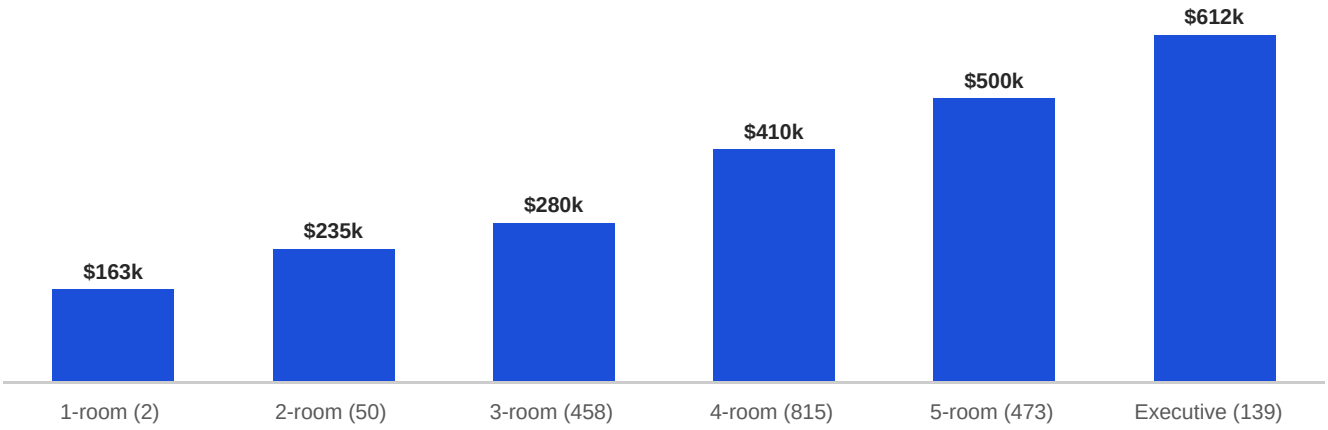
Flats sold each month, last 13 months



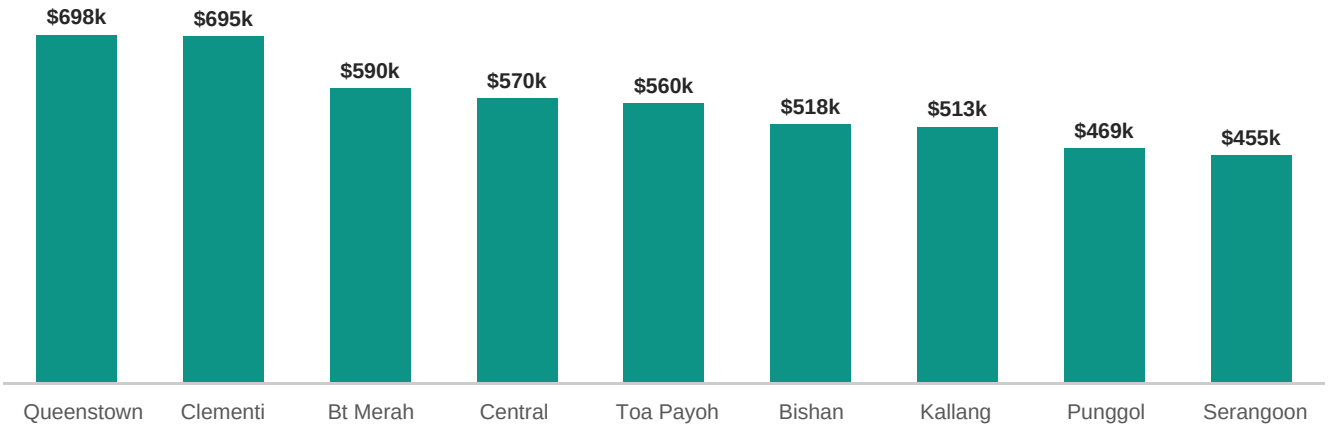
Median price each month, last 13 months



Median price by flat type (number sold), March 2020



Median 4-room price by town, dearest first

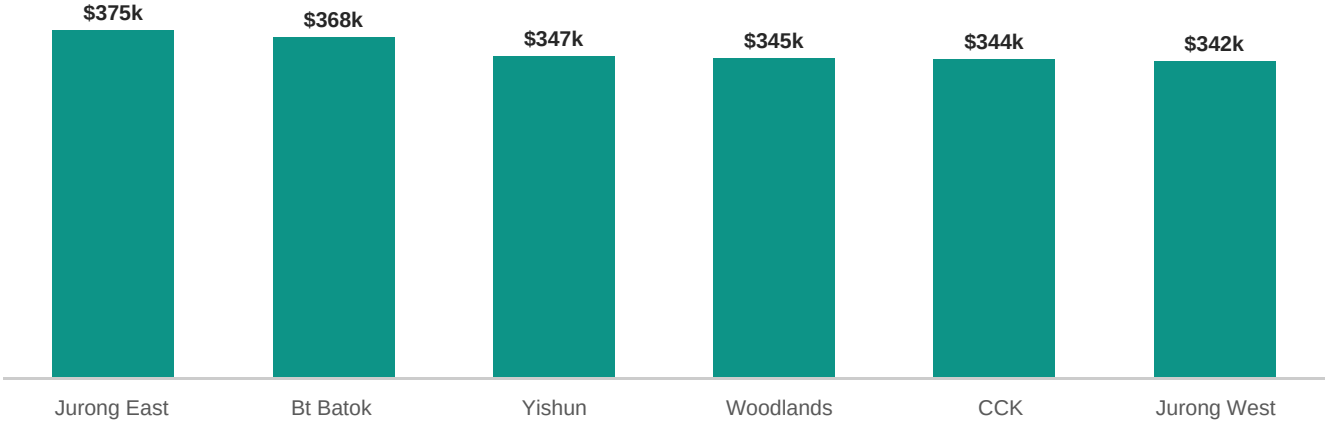


Median 4-room price by town, dearest first (continued)



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

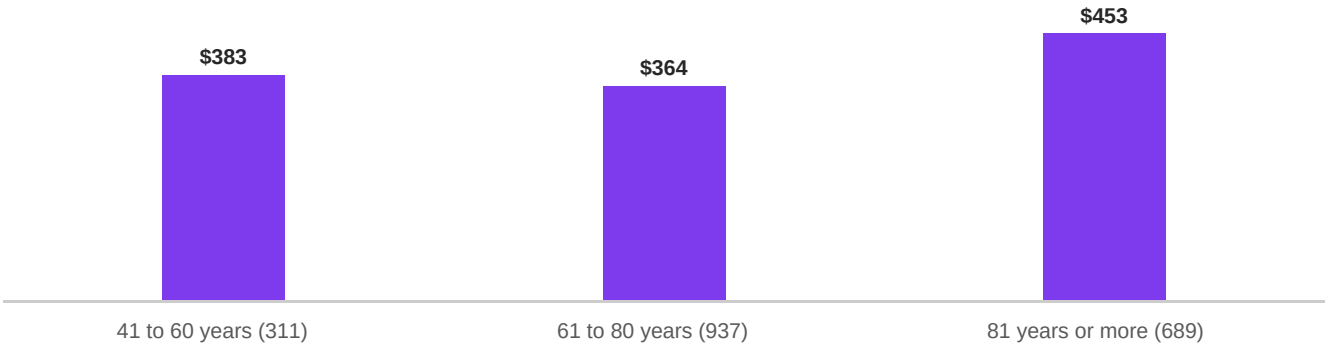
Source: HDB resale flat prices, data.gov.sg. Read online and share: https://www.anything.sg/hdb-resale-report/monthly/2020-03/



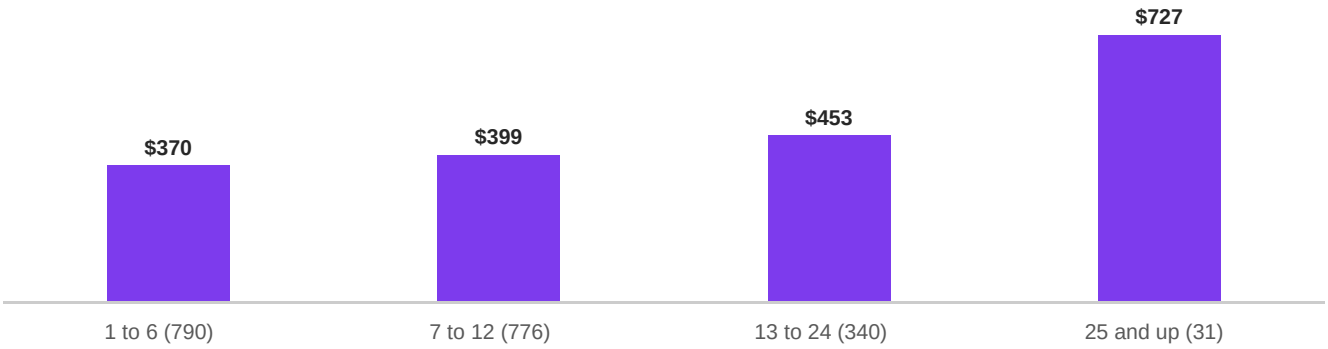
Town by town, March 2020

Ang Mo Kio: 78 sold - median $330,000 - 4-room median $410,000 - $385 psf
Bedok: 102 sold - median $330,000 - 4-room median $390,000 - $385 psf
Bishan: 40 sold - median $575,000 - 4-room median $518,000 - $507 psf - 1 at $1M+
Bukit Batok: 57 sold - median $350,000 - 4-room median $367,500 - $351 psf
Bukit Merah: 72 sold - median $576,500 - 4-room median $590,000 - $538 psf - 1 at $1M+
Bukit Panjang: 112 sold - median $412,500 - 4-room median $412,500 - $418 psf
Bukit Timah: 4 sold - median $846,500 - 4-room median n/a - $630 psf
Central Area: 13 sold - median $460,000 - 4-room median $570,000 - $555 psf - 2 at $1M+
Choa Chu Kang: 79 sold - median $370,000 - 4-room median $343,500 - $319 psf
Clementi: 48 sold - median $508,000 - 4-room median $695,000 - $510 psf
Geylang: 40 sold - median $390,000 - 4-room median $450,000 - $399 psf
Hougang: 88 sold - median $445,000 - 4-room median $447,500 - $418 psf
Jurong East: 44 sold - median $362,500 - 4-room median $375,000 - $370 psf
Jurong West: 129 sold - median $405,000 - 4-room median $341,500 - $361 psf
Kallang/Whampoa: 49 sold - median $455,000 - 4-room median $512,750 - $438 psf
Marine Parade: 8 sold - median $379,000 - 4-room median n/a - $517 psf
Pasir Ris: 52 sold - median $476,250 - 4-room median $450,000 - $384 psf
Punggol: 126 sold - median $459,000 - 4-room median $469,000 - $463 psf
Queenstown: 43 sold - median $372,000 - 4-room median $697,500 - $532 psf - 1 at $1M+
Sembawang: 45 sold - median $398,000 - 4-room median $376,000 - $351 psf
Sengkang: 164 sold - median $438,444 - 4-room median $425,000 - $431 psf
Serangoon: 31 sold - median $495,000 - 4-room median $455,000 - $433 psf
Tampines: 126 sold - median $466,500 - 4-room median $429,444 - $407 psf
Toa Payoh: 50 sold - median $410,000 - 4-room median $560,000 - $444 psf
Woodlands: 133 sold - median $365,000 - 4-room median $345,000 - $328 psf
Yishun: 204 sold - median $345,000 - 4-room median $347,000 - $363 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2020

$1,232,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,152 sqft - $1,070 psf - 89 yrs lease left

$1,082,000 Blk 273B Bishan St 24, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $838 psf - 90 yrs lease left

$1,065,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 04 to 06 - 1,206 sqft - $883 psf - 94 yrs lease left

$1,030,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,033 sqft - $997 psf - 89 yrs lease left

$1,030,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,561 sqft - $660 psf - 74 yrs lease left

$965,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,152 sqft - $838 psf - 89 yrs lease left

$950,000 Blk 10B Boon Tiong Rd, Bukit Merah
4-room - storey 19 to 21 - 936 sqft - $1,014 psf - 94 yrs lease left

$950,000 Blk 56 Havelock Rd, Bukit Merah
5-room - storey 07 to 09 - 1,227 sqft - $774 psf - 92 yrs lease left

$950,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,184 sqft - $802 psf - 91 yrs lease left

$948,000 Blk 10A Boon Tiong Rd, Bukit Merah
4-room - storey 28 to 30 - 990 sqft - $957 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 2020

$218,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $225 psf - 54 yrs lease left

$238,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $246 psf - 54 yrs lease left

$247,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $273 psf - 67 yrs lease left

$265,000 Blk 713 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $293 psf - 66 yrs lease left

$270,000 Blk 403 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $299 psf - 67 yrs lease left

The 10 busiest streets, March 2020

Yishun Ring Rd, Yishun: 40 sales
Fernvale Link, Sengkang: 35 sales
Yishun Ave 11, Yishun: 31 sales
Senja Rd, Bukit Panjang: 28 sales
Segar Rd, Bukit Panjang: 27 sales
Bedok Reservoir Rd, Bedok: 20 sales
Pasir Ris St 51, Pasir Ris: 20 sales
Punggol Field, Punggol: 20 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Woodlands Cres, Woodlands: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg