HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2020

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

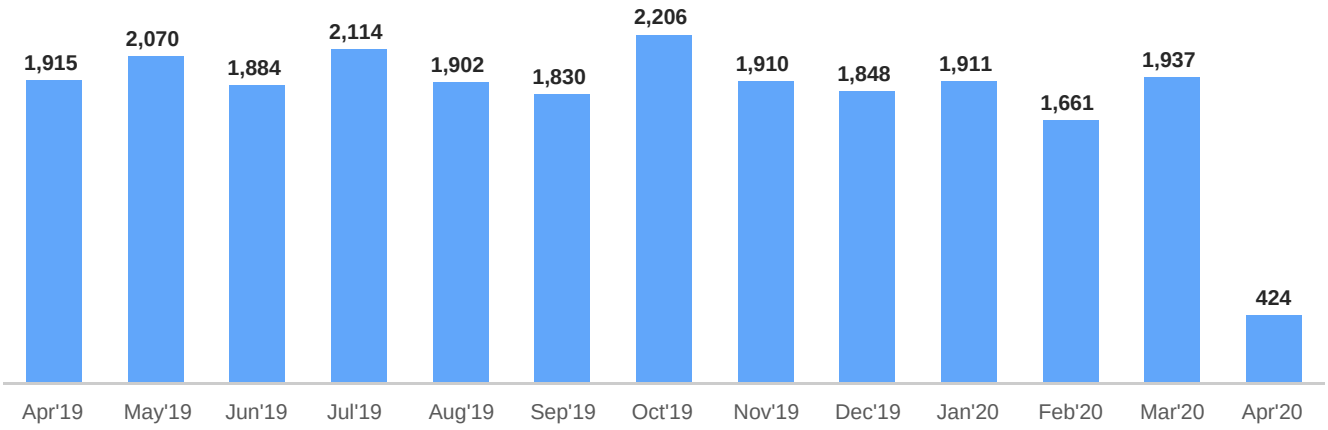
Flats sold: 424 **Median price: $424,000** **Median $psf: $393**
Million-dollar flats: 1 (0.2%) **Highest price: $1,010,001 (Queenstown)**

Against the month before: sales -78.1%, median price +2.9%. Against a year ago: sales -77.9%, median price +6.0%.

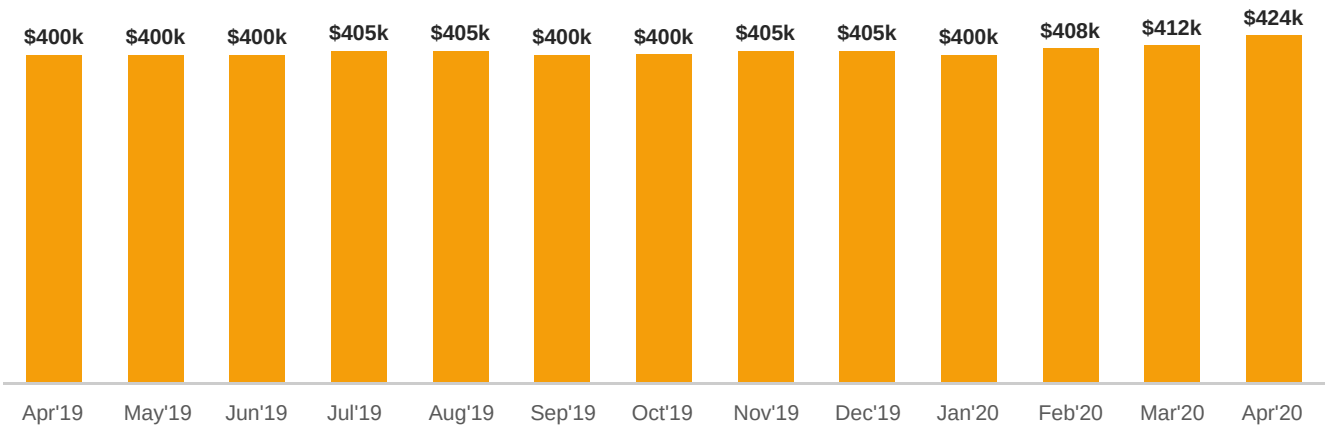
At a glance

- 424 HDB resale flats changed hands in April 2020, 78.1% fewer than the month before (1,937).
- Half of all flats sold for $424,000 or less (the median price), up 2.9% from the month before.
- A typical 4-room flat sold for $410,000 (174 sales), or about $404 per square foot.
- 1 flats sold for $1 million or more (0.2% of all sales), most of them in Queenstown.
- The highest price was $1,010,001 for a 5-room flat at Blk 90 Dawson Rd, Queenstown.
- For a 4-room flat, the most affordable town was Sembawang (median $320,000) and the dearest was Queenstown (median $780,000).
- The busiest town was Yishun with 52 sales.

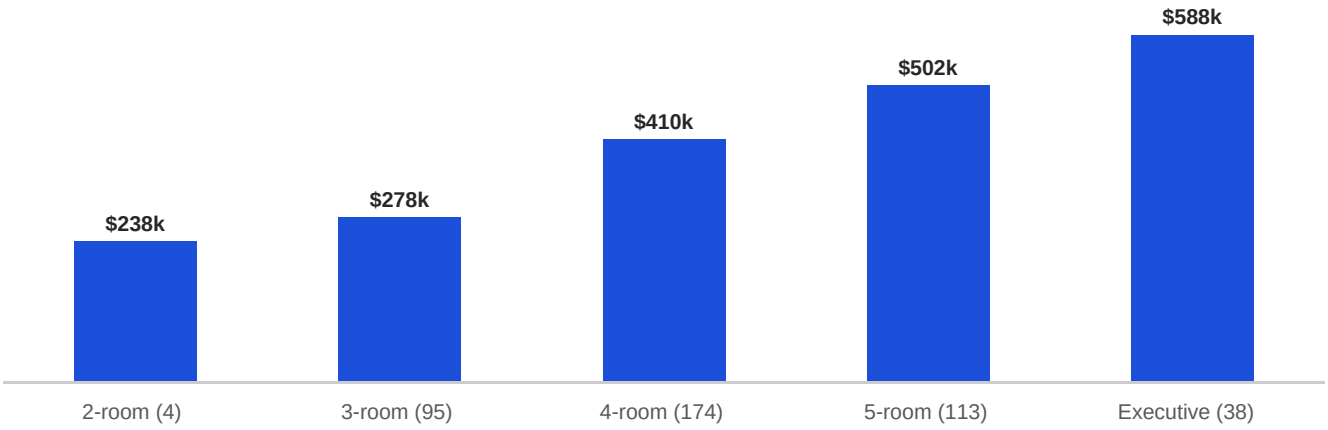
Flats sold each month, last 13 months



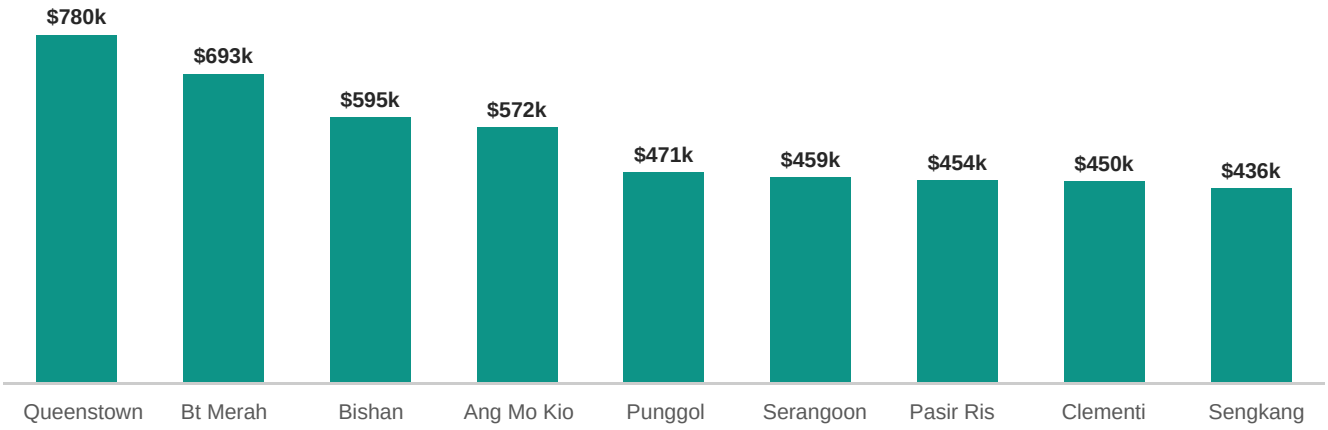
Median price each month, last 13 months



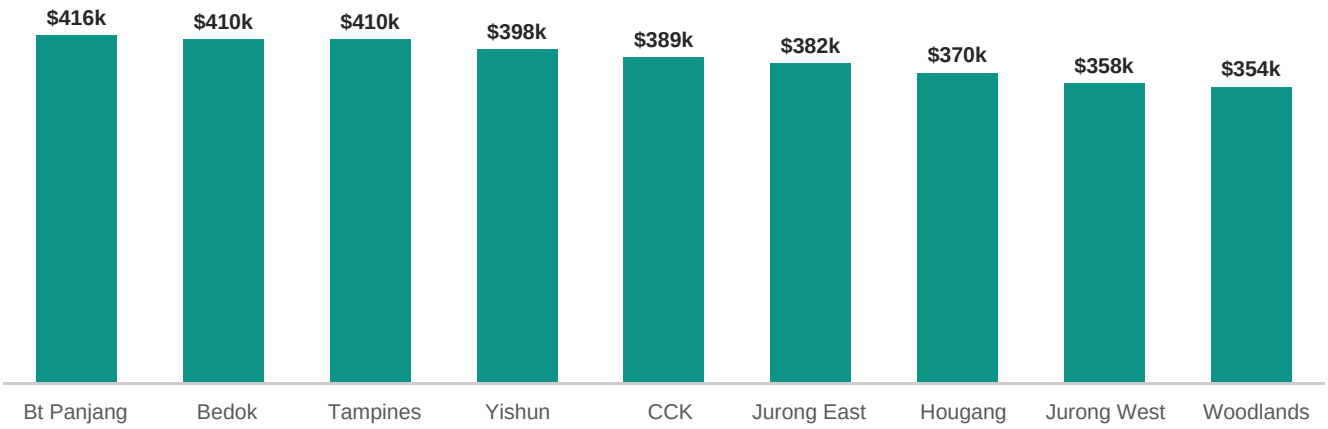
Median price by flat type (number sold), April 2020



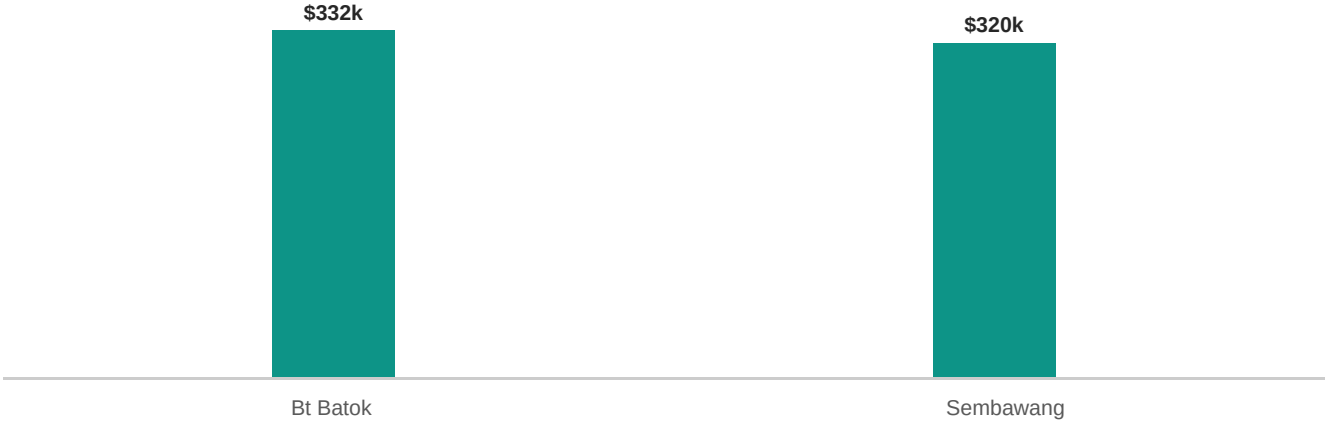
Median 4-room price by town, dearest first



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



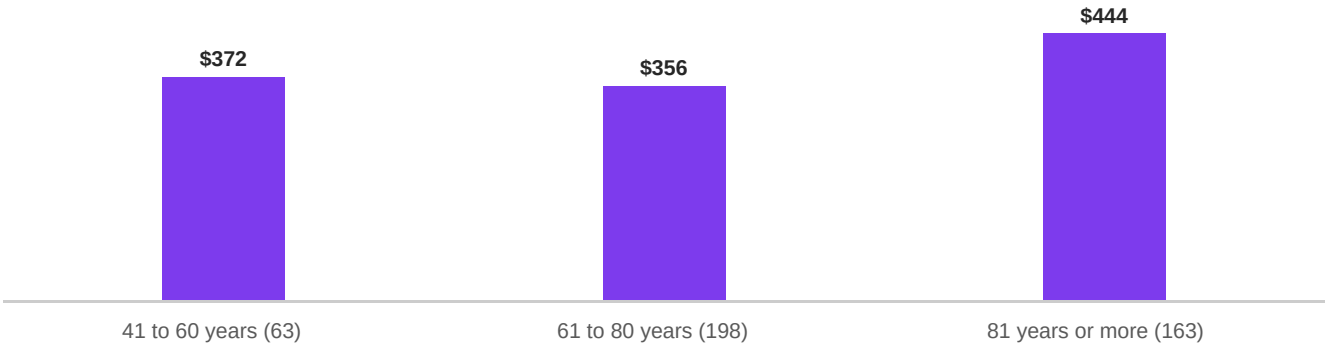
Median 4-room price by town, dearest first (continued)



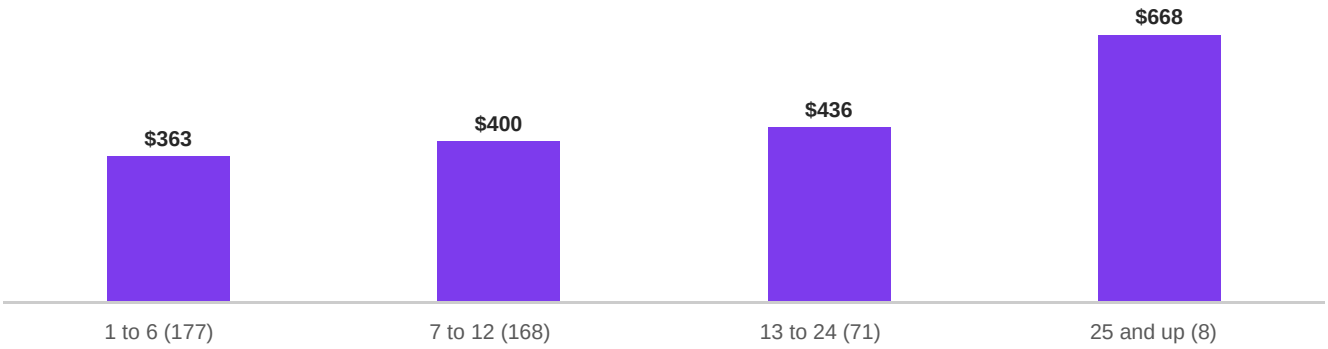
Town by town, April 2020

Ang Mo Kio: 17 sold - median $350,000 - 4-room median $572,000 - $397 psf
Bedok: 19 sold - median $310,000 - 4-room median $410,000 - $372 psf
Bishan: 7 sold - median $670,000 - 4-room median $595,000 - $552 psf
Bukit Batok: 15 sold - median $325,000 - 4-room median $332,000 - $354 psf
Bukit Merah: 8 sold - median $610,000 - 4-room median $692,500 - $537 psf
Bukit Panjang: 23 sold - median $445,000 - 4-room median $415,500 - $416 psf
Bukit Timah: 2 sold - median $685,000 - 4-room median n/a - $553 psf
Choa Chu Kang: 16 sold - median $417,500 - 4-room median $389,000 - $369 psf
Clementi: 8 sold - median $455,000 - 4-room median $450,000 - $483 psf
Geylang: 8 sold - median $232,750 - 4-room median n/a - $373 psf
Hougang: 27 sold - median $458,000 - 4-room median $370,116 - $370 psf
Jurong East: 7 sold - median $415,000 - 4-room median $382,000 - $408 psf
Jurong West: 16 sold - median $388,000 - 4-room median $357,500 - $341 psf
Kallang/Whampoa: 7 sold - median $447,000 - 4-room median n/a - $449 psf
Marine Parade: 2 sold - median $404,000 - 4-room median n/a - $494 psf
Pasir Ris: 20 sold - median $510,000 - 4-room median $453,500 - $382 psf
Punggol: 30 sold - median $478,000 - 4-room median $470,500 - $485 psf
Queenstown: 10 sold - median $815,000 - 4-room median $780,000 - $672 psf - 1 at $1M+
Sembawang: 10 sold - median $412,000 - 4-room median $320,000 - $331 psf
Sengkang: 42 sold - median $442,500 - 4-room median $435,500 - $421 psf
Serangoon: 9 sold - median $410,000 - 4-room median $459,000 - $437 psf
Tampines: 21 sold - median $438,000 - 4-room median $410,000 - $408 psf
Toa Payoh: 13 sold - median $245,000 - 4-room median n/a - $352 psf
Woodlands: 35 sold - median $375,000 - 4-room median $353,500 - $337 psf
Yishun: 52 sold - median $394,000 - 4-room median $398,000 - $381 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2020

$1,010,001 Blk 90 Dawson Rd, Queenstown
5-room - storey 25 to 27 - 1,066 sqft - $948 psf - 95 yrs lease left

$970,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $617 psf - 68 yrs lease left

$925,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $589 psf - 66 yrs lease left

$900,000 Blk 90 Dawson Rd, Queenstown
4-room - storey 34 to 36 - 893 sqft - $1,007 psf - 95 yrs lease left

$875,000 Blk 588C Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 25 to 27 - 1,206 sqft - $726 psf - 90 yrs lease left

$870,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 07 to 09 - 1,216 sqft - $715 psf - 92 yrs lease left

$870,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 13 to 15 - 1,453 sqft - $599 psf - 74 yrs lease left

$850,000 Blk 90 Dawson Rd, Queenstown
4-room - storey 04 to 06 - 1,023 sqft - $831 psf - 95 yrs lease left

$830,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
4-room - storey 37 to 39 - 980 sqft - $847 psf - 91 yrs lease left

$825,000 Blk 425 Clementi Ave 1, Clementi
5-room - storey 07 to 09 - 1,302 sqft - $633 psf - 92 yrs lease left

The 5 most affordable 4-room flats, April 2020

$240,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $245 psf - 56 yrs lease left

$260,000 Blk 408 Yishun Ave 6, Yishun

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

$280,000 Blk 642 Yishun St 61, Yishun

4-room - storey 04 to 06 - 904 sqft - $310 psf - 65 yrs lease left

$280,000 Blk 206 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,001 sqft - $280 psf - 60 yrs lease left

$290,000 Blk 250 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $321 psf - 64 yrs lease left

The 10 busiest streets, April 2020

Yishun St 31, Yishun: 11 sales
Segar Rd, Bukit Panjang: 8 sales
Senja Rd, Bukit Panjang: 7 sales
Pasir Ris St 51, Pasir Ris: 7 sales
Punggol Field, Punggol: 7 sales
Choa Chu Kang Ave 5, Choa Chu Kang: 6 sales
Yishun Ring Rd, Yishun: 6 sales
Yishun St 51, Yishun: 6 sales
Bedok Reservoir Rd, Bedok: 5 sales
Punggol Walk, Punggol: 5 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