HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2020

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

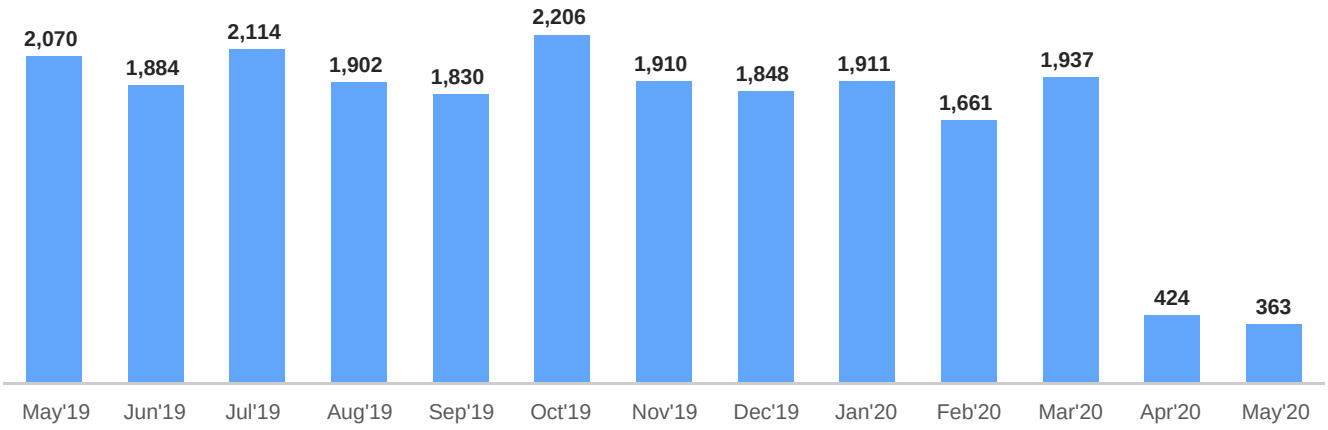
Flats sold: 363 **Median price: $430,000** **Median $psf: $394**
Million-dollar flats: 2 (0.6%) **Highest price: $1,140,000 (Bukit Merah)**

Against the month before: sales -14.4%, median price +1.4%. Against a year ago: sales -82.5%, median price +7.5%.

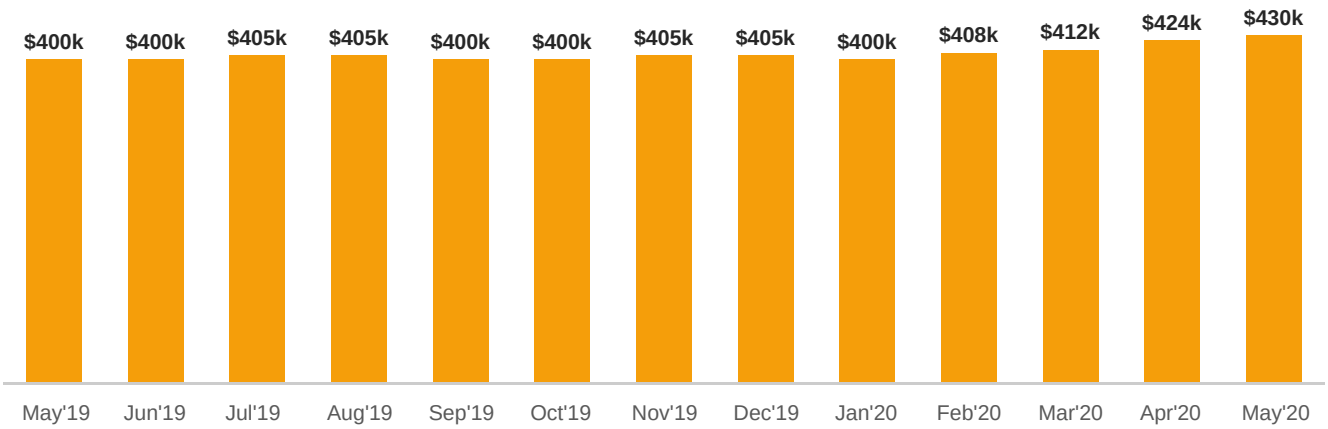
At a glance

- 363 HDB resale flats changed hands in May 2020, 14.4% fewer than the month before (424).
- Half of all flats sold for $430,000 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $422,000 (129 sales), or about $419 per square foot.
- 2 flats sold for $1 million or more (0.6% of all sales), most of them in Ang Mo Kio, Bukit Merah.
- The highest price was $1,140,000 for a 5-room flat at Blk 9B Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Woodlands (median $317,500) and the dearest was Queenstown (median $820,000).
- The busiest town was Sengkang with 39 sales.

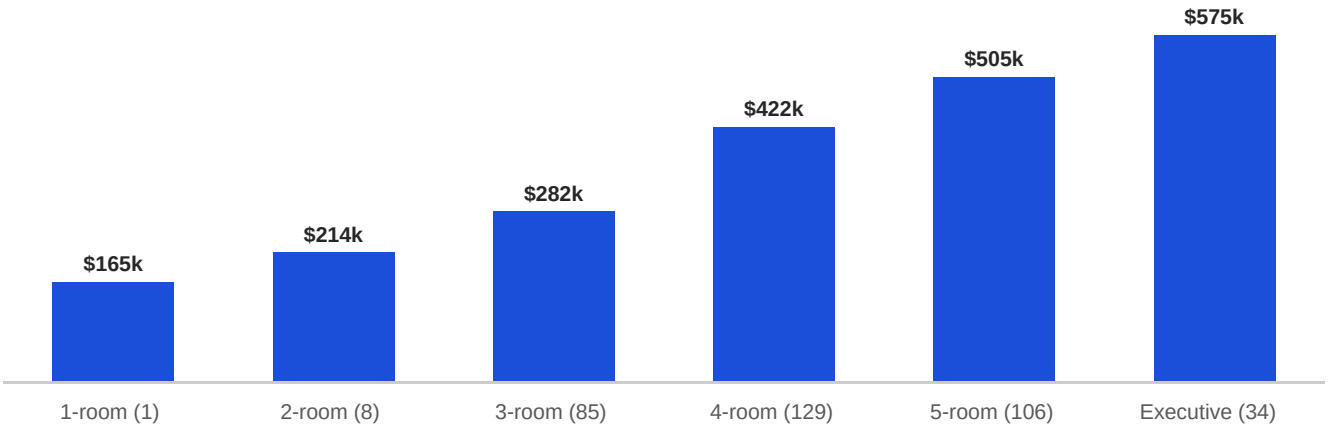
Flats sold each month, last 13 months



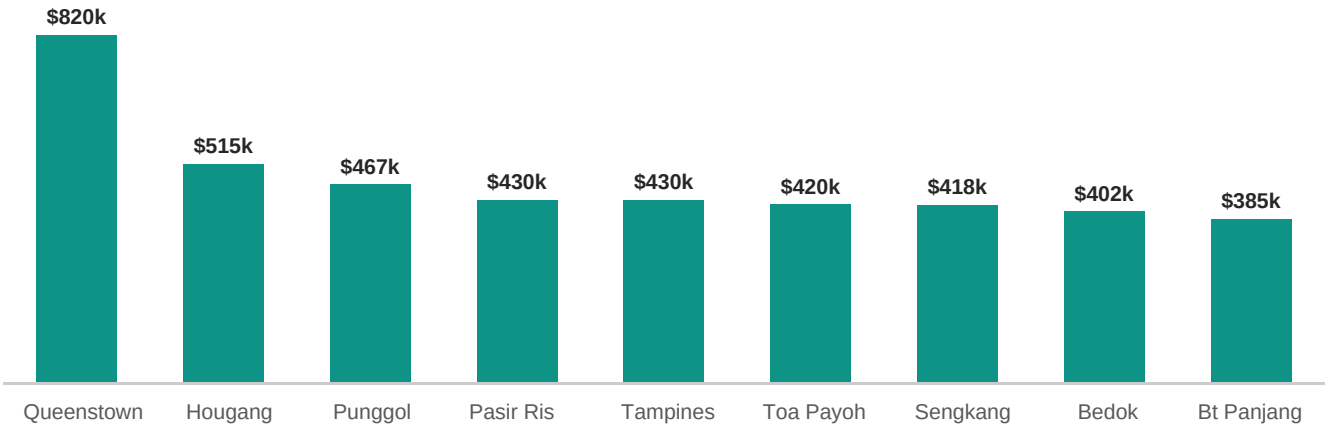
Median price each month, last 13 months



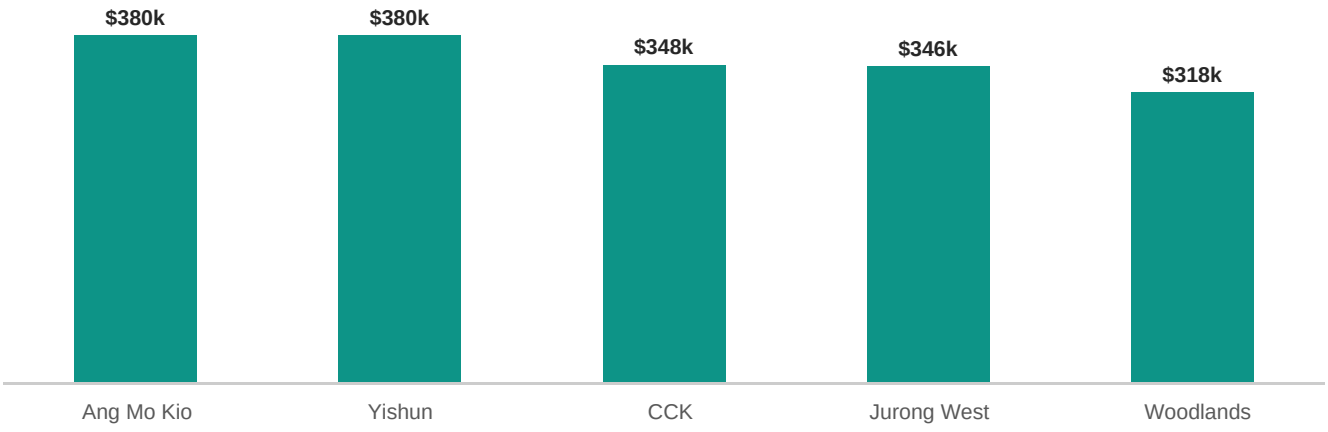
Median price by flat type (number sold), May 2020



Median 4-room price by town, dearest first



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

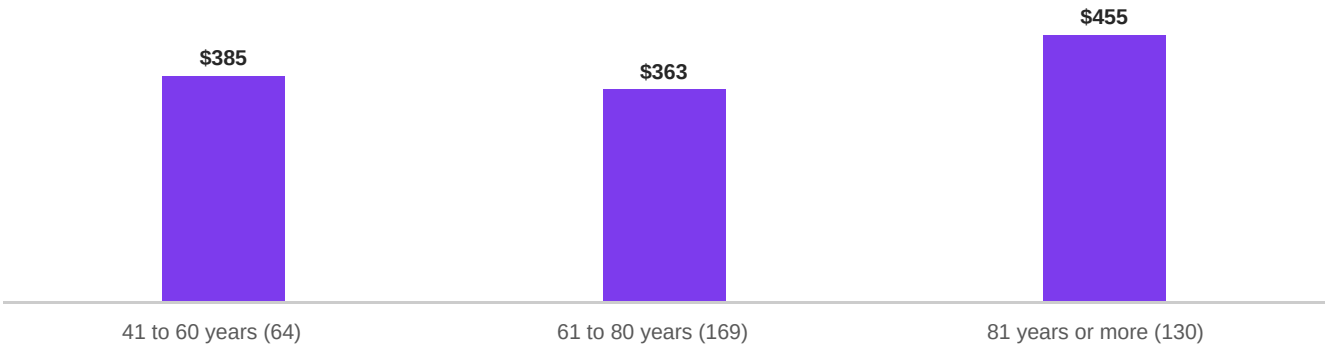


Town by town, May 2020

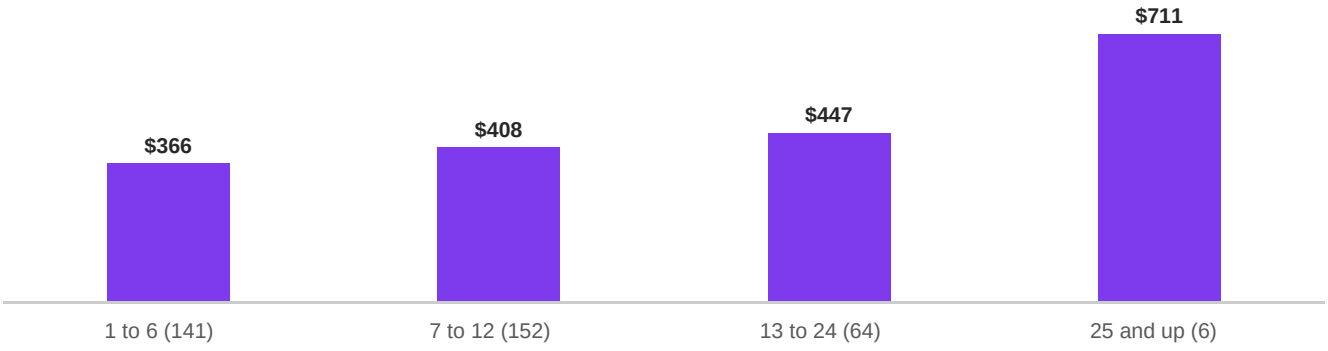
Ang Mo Kio: 25 sold - median $370,000 - 4-room median $380,000 - $388 psf - 1 at $1M+
Bedok: 22 sold - median $387,000 - 4-room median $402,000 - $387 psf
Bishan: 2 sold - median $490,000 - 4-room median n/a - $483 psf
Bukit Batok: 10 sold - median $263,750 - 4-room median n/a - $348 psf

Bukit Merah: 11 sold - median $660,000 - 4-room median n/a - $667 psf - 1 at $1M+
Bukit Panjang: 15 sold - median $340,000 - 4-room median $385,000 - $392 psf
Bukit Timah: 2 sold - median $627,500 - 4-room median n/a - $610 psf
Central Area: 2 sold - median $407,500 - 4-room median n/a - $616 psf
Choa Chu Kang: 17 sold - median $438,000 - 4-room median $347,500 - $335 psf
Clementi: 8 sold - median $420,000 - 4-room median n/a - $444 psf
Geylang: 5 sold - median $430,000 - 4-room median n/a - $453 psf
Hougang: 19 sold - median $568,000 - 4-room median $515,000 - $427 psf
Jurong East: 5 sold - median $420,000 - 4-room median n/a - $322 psf
Jurong West: 18 sold - median $446,000 - 4-room median $345,888 - $383 psf
Kallang/Whampoa: 5 sold - median $482,000 - 4-room median n/a - $394 psf
Marine Parade: 1 sold - median $760,000 - 4-room median n/a - $574 psf
Pasir Ris: 12 sold - median $500,000 - 4-room median $430,000 - $384 psf
Punggol: 28 sold - median $457,500 - 4-room median $466,500 - $483 psf
Queenstown: 11 sold - median $510,000 - 4-room median $820,000 - $578 psf
Sembawang: 6 sold - median $427,500 - 4-room median n/a - $322 psf
Sengkang: 39 sold - median $418,000 - 4-room median $418,000 - $409 psf
Serangoon: 2 sold - median $650,000 - 4-room median n/a - $490 psf
Tampines: 27 sold - median $448,000 - 4-room median $430,000 - $391 psf
Toa Payoh: 12 sold - median $420,000 - 4-room median $420,000 - $423 psf
Woodlands: 28 sold - median $396,500 - 4-room median $317,500 - $321 psf
Yishun: 31 sold - median $420,000 - 4-room median $380,000 - $377 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2020

$1,140,000 Blk 9B Boon Tiong Rd, Bukit Merah

5-room - storey 13 to 15 - 1,206 sqft - $946 psf - 94 yrs lease left

$1,030,000 Blk 608 Ang Mo Kio Ave 5, Ang Mo Kio

Executive - storey 04 to 06 - 1,916 sqft - $538 psf - 59 yrs lease left

$950,000 Blk 30 Holland Cl, Queenstown

5-room - storey 25 to 27 - 1,345 sqft - $706 psf - 76 yrs lease left

$900,000 Blk 92 Dawson Rd, Queenstown

4-room - storey 31 to 33 - 1,044 sqft - $862 psf - 95 yrs lease left

$885,000 Blk 76A Redhill Rd, Bukit Merah

5-room - storey 28 to 30 - 1,238 sqft - $715 psf - 84 yrs lease left

$885,000 Blk 89 Dawson Rd, Queenstown

4-room - storey 28 to 30 - 1,044 sqft - $848 psf - 95 yrs lease left

$862,500 Blk 145 Potong Pasir Ave 2, Toa Payoh

5-room - storey 13 to 15 - 1,572 sqft - $549 psf - 63 yrs lease left

$860,000 Blk 1 Toh Yi Dr, Bukit Timah

5-room - storey 10 to 12 - 1,313 sqft - $655 psf - 67 yrs lease left

$835,000 Blk 588B Ang Mo Kio St 52, Ang Mo Kio

5-room - storey 10 to 12 - 1,206 sqft - $693 psf - 90 yrs lease left

$826,000 Blk 73A Redhill Rd, Bukit Merah

5-room - storey 10 to 12 - 1,238 sqft - $667 psf - 84 yrs lease left

The 5 most affordable 4-room flats, May 2020

$288,000 Blk 25 Teck Whye Lane, Choa Chu Kang

4-room - storey 01 to 03 - 990 sqft - $291 psf - 57 yrs lease left

$300,000 Blk 428 Woodlands St 41, Woodlands

4-room - storey 10 to 12 - 904 sqft - $332 psf - 75 yrs lease left

$302,000 Blk 621 Woodlands Dr 52, Woodlands

4-room - storey 01 to 03 - 1,087 sqft - $278 psf - 77 yrs lease left

$302,800 Blk 335 Woodlands St 32, Woodlands

4-room - storey 04 to 06 - 893 sqft - $339 psf - 64 yrs lease left

$310,000 Blk 41 Bedok Sth Rd, Bedok

4-room - storey 10 to 12 - 904 sqft - $343 psf - 56 yrs lease left

The 10 busiest streets, May 2020

Bedok Reservoir Rd, Bedok: 9 sales
Punggol Dr, Punggol: 8 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 7 sales
Choa Chu Kang Ave 5, Choa Chu Kang: 6 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 5 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 5 sales
Segar Rd, Bukit Panjang: 5 sales
Upp Serangoon Cres, Hougang: 5 sales
Pasir Ris St 51, Pasir Ris: 5 sales
Edgefield Plains, 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