HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:01 pm.
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June 2020 in full

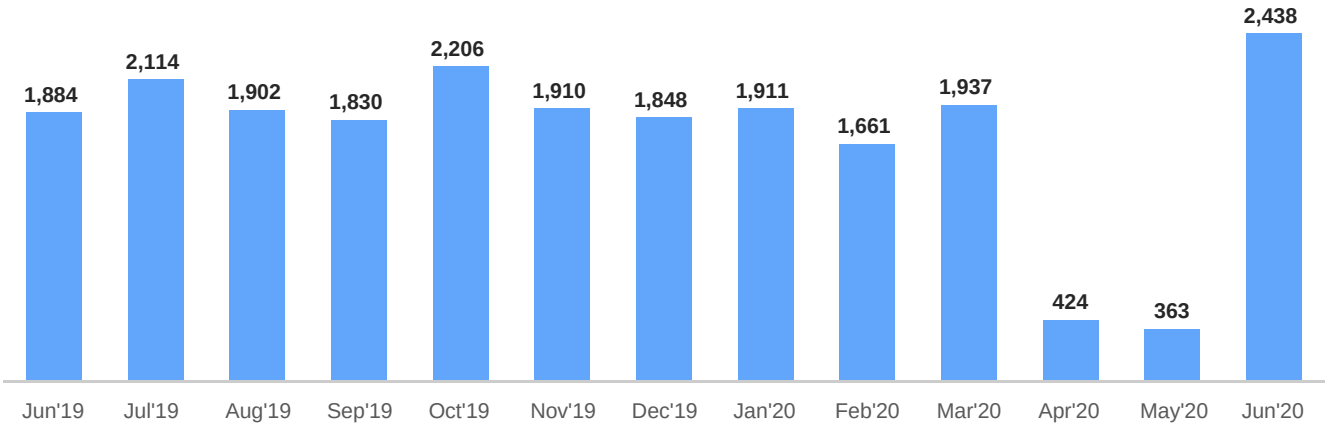
Flats sold: 2,438 Median price: $405,000 Median $psf: $390
Million-dollar flats: 8 (0.3%) Highest price: $1,186,888 (Central Area)

Against the month before: sales +571.6%, median price -5.8%. Against a year ago: sales +29.4%, median price +1.3%.

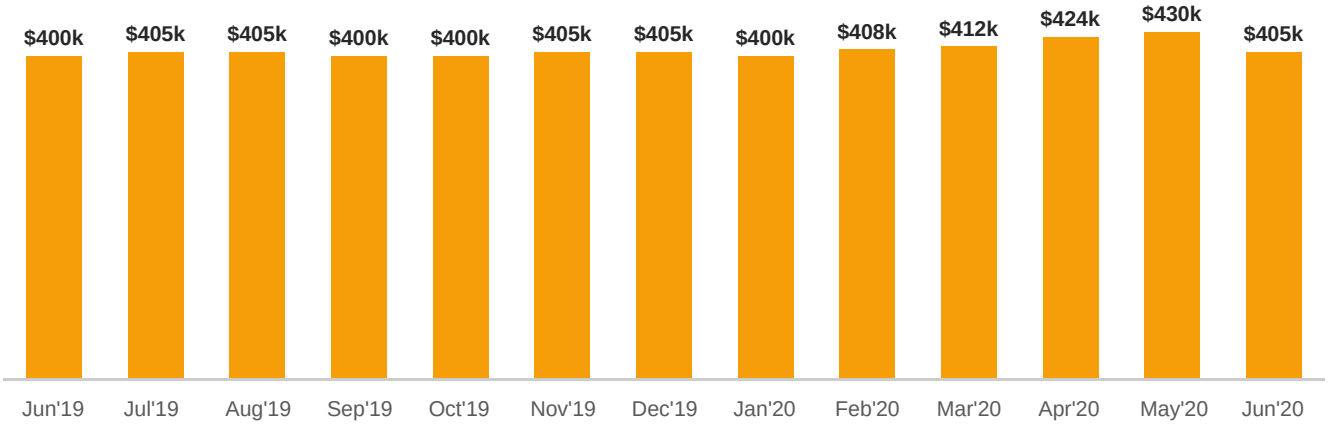
At a glance

- 2,438 HDB resale flats changed hands in June 2020, 571.6% more than the month before (363).
- Half of all flats sold for $405,000 or less (the median price), down 5.8% from the month before.
- A typical 4-room flat sold for $409,000 (982 sales), or about $398 per square foot.
- 8 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 $1,186,888 for a 4-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $335,000) and the dearest was Queenstown (median $780,500).
- The busiest town was Yishun with 194 sales.

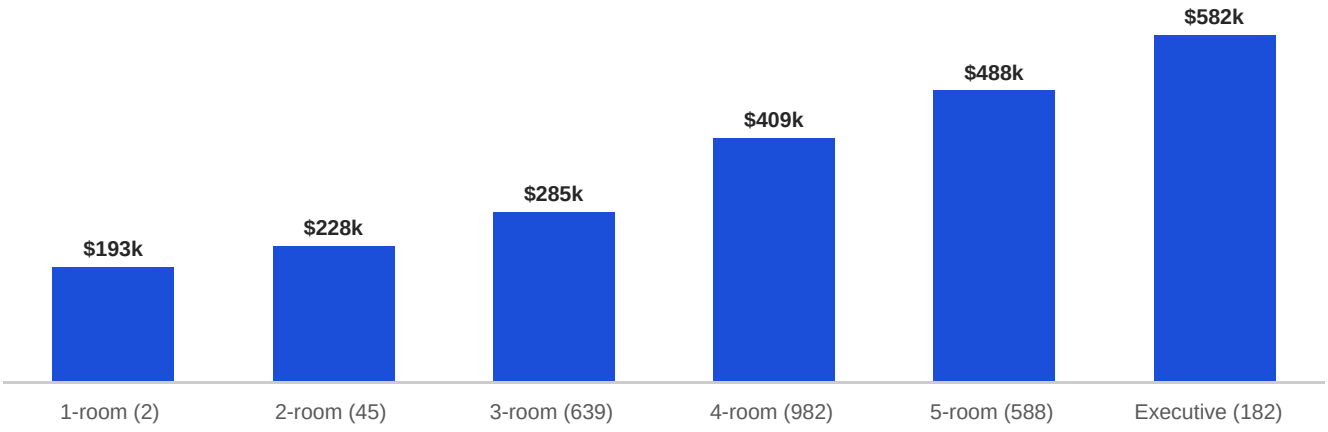
Flats sold each month, last 13 months



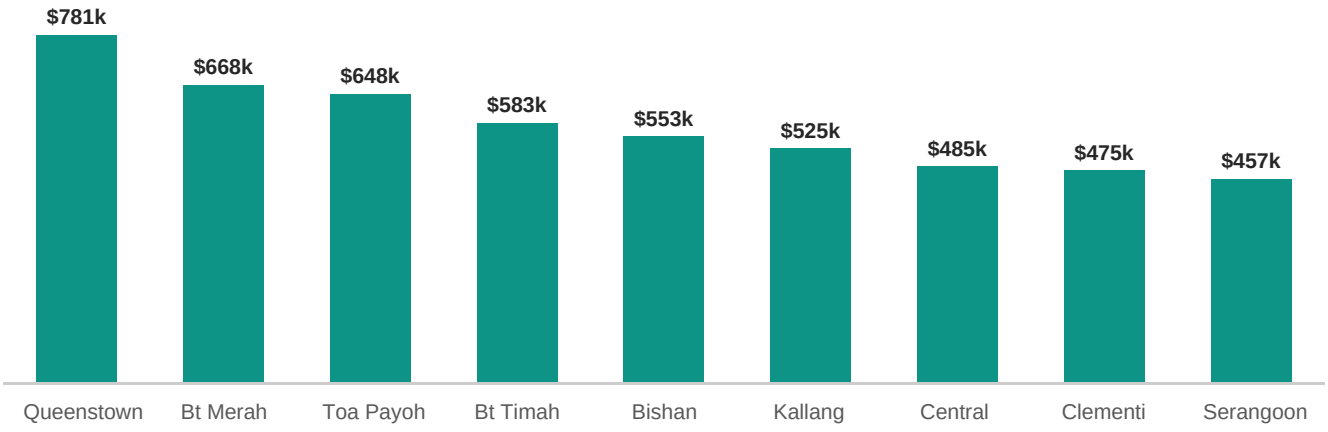
Median price each month, last 13 months



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



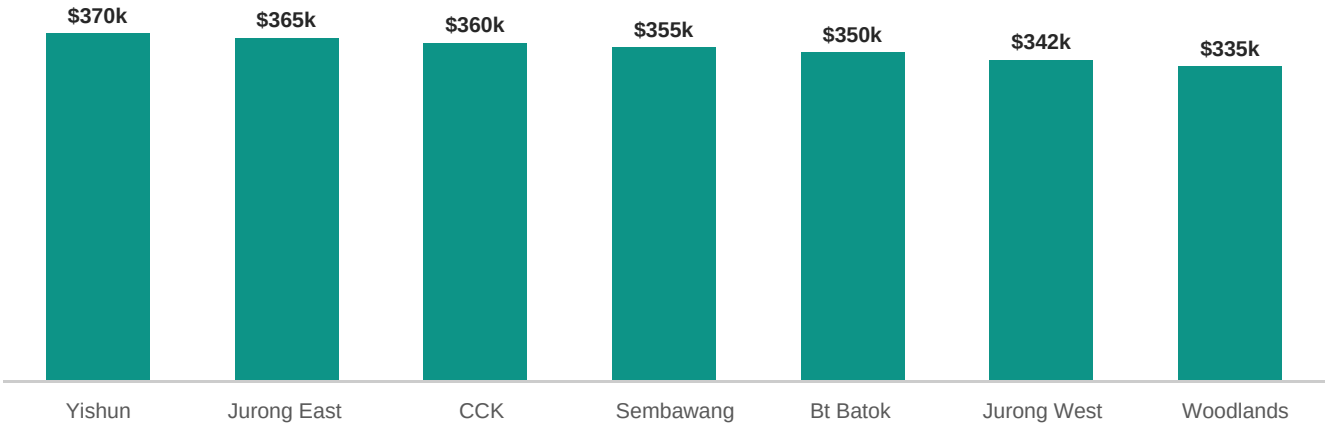
Median 4-room price by town, dearest first



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



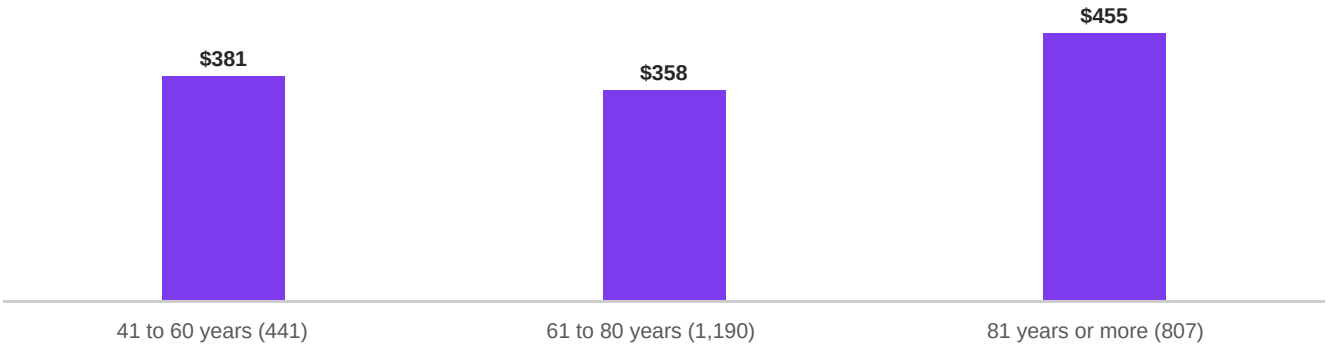
Median 4-room price by town, dearest first (continued)



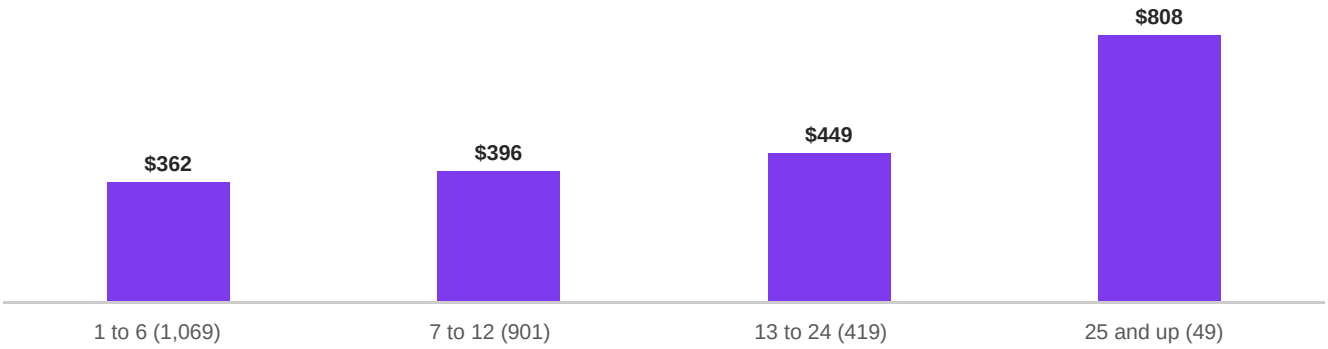
Town by town, June 2020

Ang Mo Kio: 118 sold - median $321,500 - 4-room median $407,000 - $381 psf
Bedok: 138 sold - median $340,000 - 4-room median $389,000 - $391 psf
Bishan: 43 sold - median $575,000 - 4-room median $552,500 - $523 psf - 1 at $1M+
Bukit Batok: 72 sold - median $336,500 - 4-room median $350,000 - $356 psf
Bukit Merah: 78 sold - median $580,000 - 4-room median $668,000 - $535 psf - 1 at $1M+
Bukit Panjang: 122 sold - median $435,000 - 4-room median $423,000 - $413 psf
Bukit Timah: 6 sold - median $582,500 - 4-room median $582,500 - $574 psf
Central Area: 21 sold - median $460,000 - 4-room median $485,000 - $615 psf - 4 at $1M+
Choa Chu Kang: 123 sold - median $390,000 - 4-room median $360,000 - $329 psf
Clementi: 54 sold - median $318,444 - 4-room median $475,000 - $401 psf
Geylang: 69 sold - median $375,000 - 4-room median $425,000 - $427 psf
Hougang: 133 sold - median $420,000 - 4-room median $392,500 - $388 psf
Jurong East: 60 sold - median $320,000 - 4-room median $365,000 - $363 psf
Jurong West: 176 sold - median $389,000 - 4-room median $342,000 - $338 psf
Kallang/Whampoa: 54 sold - median $431,500 - 4-room median $525,000 - $459 psf
Marine Parade: 11 sold - median $485,000 - 4-room median n/a - $542 psf
Pasir Ris: 94 sold - median $480,000 - 4-room median $411,000 - $367 psf
Punggol: 142 sold - median $432,500 - 4-room median $455,000 - $458 psf
Queenstown: 56 sold - median $662,500 - 4-room median $780,500 - $694 psf - 1 at $1M+
Sembawang: 53 sold - median $378,000 - 4-room median $355,000 - $346 psf
Sengkang: 179 sold - median $432,000 - 4-room median $419,400 - $430 psf
Serangoon: 42 sold - median $511,000 - 4-room median $456,500 - $444 psf
Tampines: 168 sold - median $430,000 - 4-room median $425,000 - $401 psf
Toa Payoh: 72 sold - median $502,500 - 4-room median $647,500 - $454 psf - 1 at $1M+
Woodlands: 160 sold - median $380,000 - 4-room median $335,000 - $325 psf
Yishun: 194 sold - median $360,000 - 4-room median $370,000 - $369 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2020

$1,186,888 Blk 1B Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $1,186 psf - 89 yrs lease left

$1,150,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 25 to 27 - 1,259 sqft - $913 psf - 93 yrs lease left

$1,100,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $964 psf - 89 yrs lease left

$1,100,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,130 sqft - $973 psf - 89 yrs lease left

$1,070,000 Blk 273A Bishan St 24, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $828 psf - 90 yrs lease left

$1,038,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $824 psf - 90 yrs lease left

$1,030,188 Blk 1G Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $894 psf - 89 yrs lease left

$1,008,000 Blk 10A Boon Tiong Rd, Bukit Merah
4-room - storey 25 to 27 - 990 sqft - $1,018 psf - 94 yrs lease left

$992,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $808 psf - 90 yrs lease left

$975,000 Blk 231 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $620 psf - 71 yrs lease left

The 5 most affordable 4-room flats, June 2020

$252,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $260 psf - 53 yrs lease left

$260,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $246 psf - 57 yrs lease left

$275,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $304 psf - 67 yrs lease left

$280,000 Blk 173 Yishun Ave 7, Yishun

4-room - storey 04 to 06 - 893 sqft - $313 psf - 66 yrs lease left

$280,000 Blk 403 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $310 psf - 67 yrs lease left

The 10 busiest streets, June 2020

Fernvale Link, Sengkang: 43 sales
Segar Rd, Bukit Panjang: 38 sales
Yishun Ring Rd, Yishun: 38 sales
Senja Rd, Bukit Panjang: 29 sales
Pasir Ris St 51, Pasir Ris: 29 sales
Choa Chu Kang Ave 5, Choa Chu Kang: 28 sales
Yishun Ave 11, Yishun: 28 sales
Bedok Reservoir Rd, Bedok: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 25 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