HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:00 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2020-07/

July 2020 in full

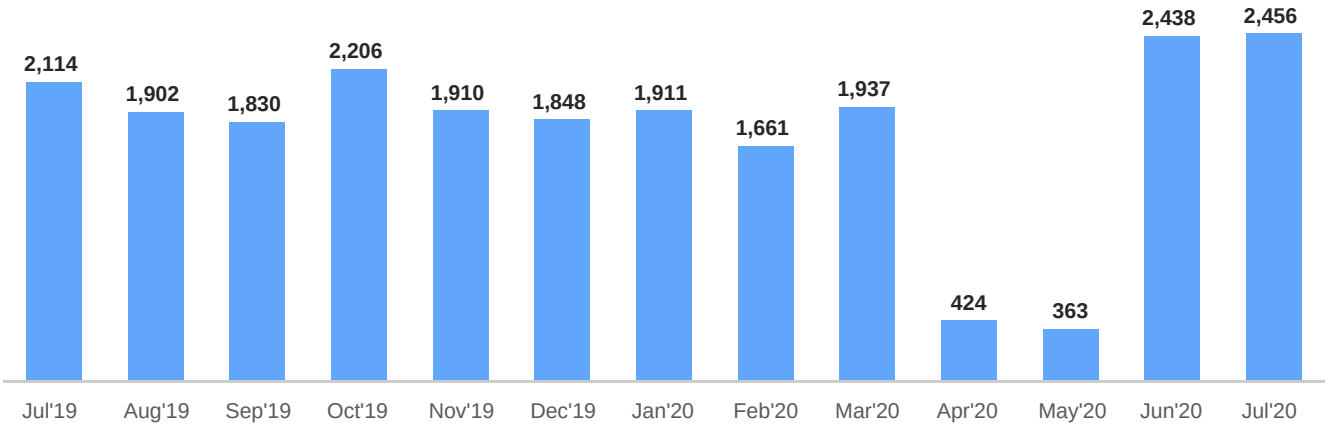
Flats sold: 2,456 Median price: $413,000 Median $psf: $398
Million-dollar flats: 9 (0.4%) Highest price: $1,085,000 (Central Area)

Against the month before: sales +0.7%, median price +2.0%. Against a year ago: sales +16.2%, median price +2.0%.

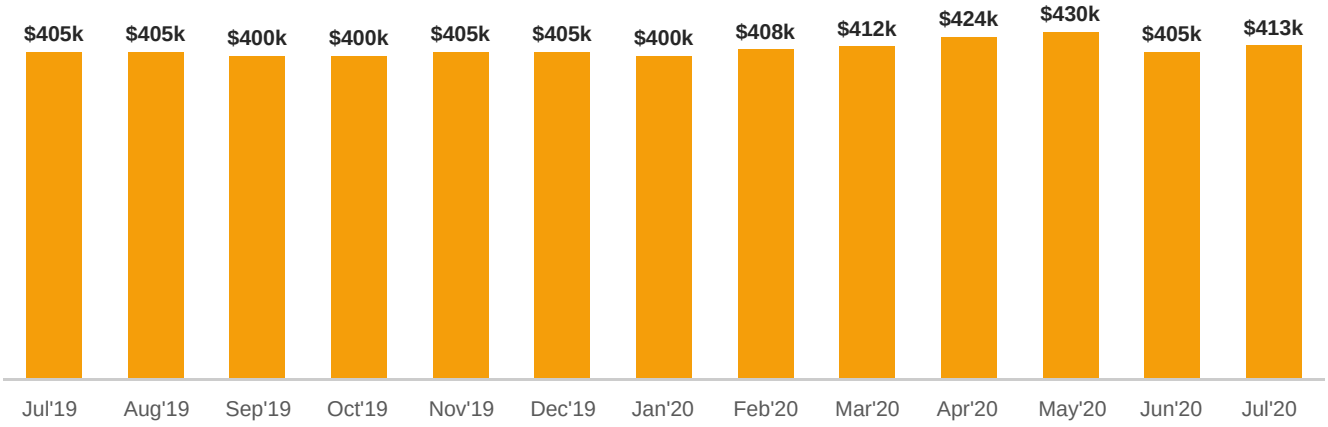
At a glance

- 2,456 HDB resale flats changed hands in July 2020, 0.7% more than the month before (2,438).
- Half of all flats sold for $413,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $410,000 (985 sales), or about $406 per square foot.
- 9 flats sold for $1 million or more (0.4% of all sales), most of them in Bishan, Central Area, Bukit Merah.
- The highest price was $1,085,000 for a 4-room flat at Blk 1D Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Bukit Batok (median $345,000) and the dearest was Central Area (median $815,000).
- The busiest town was Punggol with 205 sales.

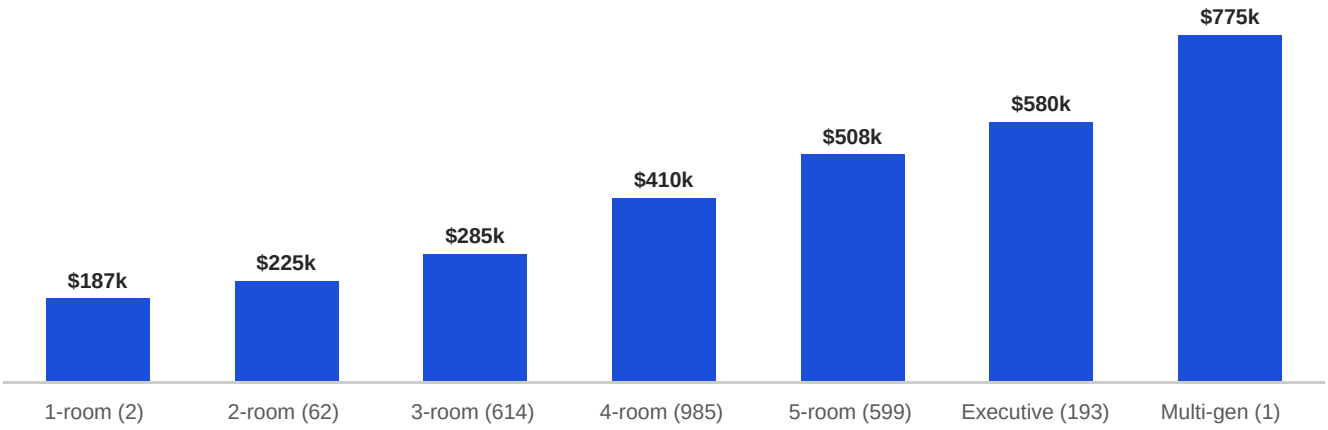
Flats sold each month, last 13 months



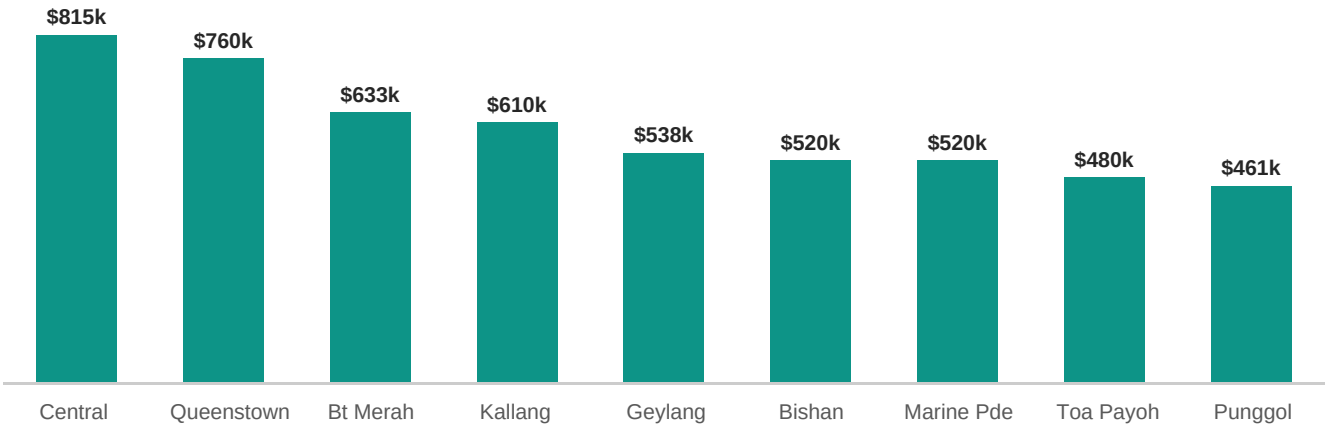
Median price each month, last 13 months



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



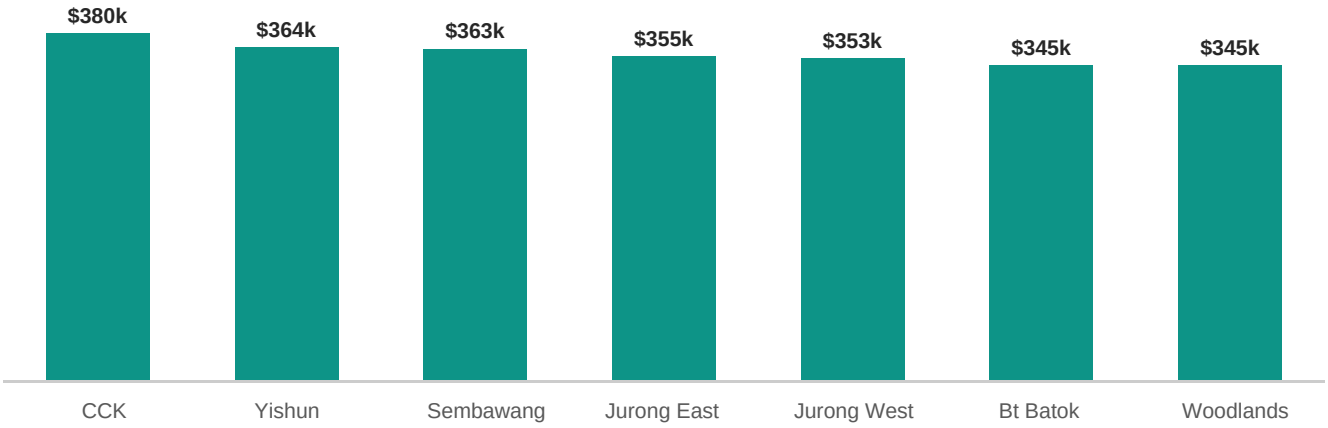
Median 4-room price by town, dearest first



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



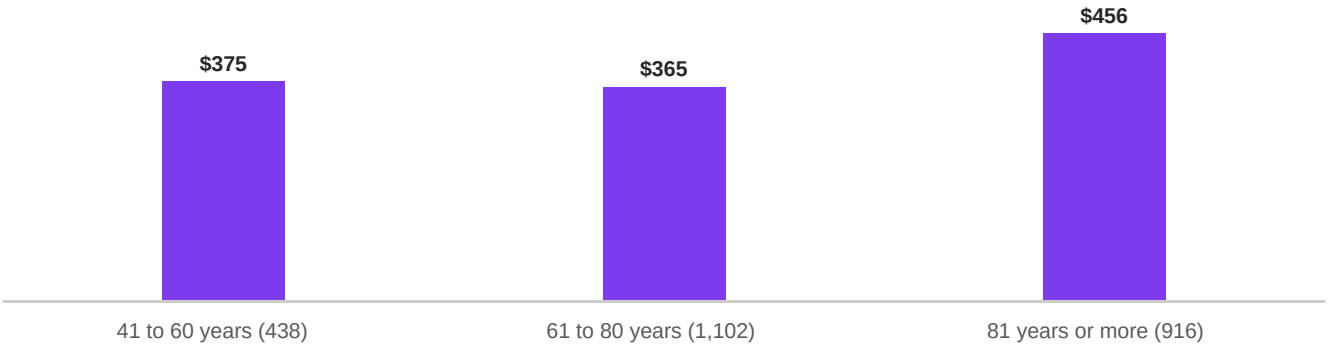
Median 4-room price by town, dearest first (continued)



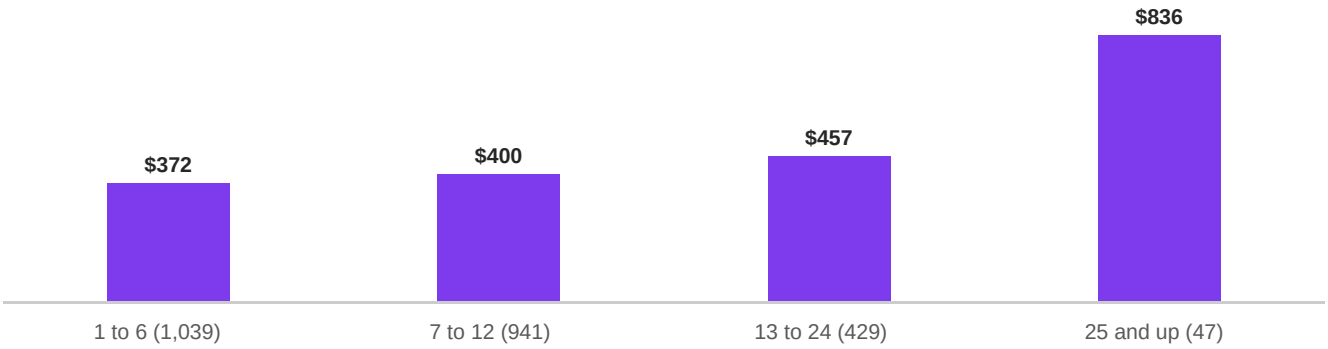
Town by town, July 2020

Ang Mo Kio: 96 sold - median $297,500 - 4-room median $450,000 - $384 psf
Bedok: 151 sold - median $318,000 - 4-room median $389,000 - $388 psf
Bishan: 28 sold - median $605,000 - 4-room median $520,000 - $530 psf - 3 at $1M+
Bukit Batok: 81 sold - median $360,000 - 4-room median $345,000 - $351 psf
Bukit Merah: 71 sold - median $553,000 - 4-room median $633,000 - $499 psf - 1 at $1M+
Bukit Panjang: 133 sold - median $438,000 - 4-room median $421,500 - $430 psf
Bukit Timah: 6 sold - median $941,000 - 4-room median n/a - $621 psf
Central Area: 19 sold - median $510,000 - 4-room median $815,000 - $655 psf - 3 at $1M+
Choa Chu Kang: 114 sold - median $414,000 - 4-room median $380,000 - $344 psf
Clementi: 74 sold - median $418,000 - 4-room median $435,000 - $445 psf - 1 at $1M+
Geylang: 61 sold - median $300,000 - 4-room median $538,000 - $385 psf
Hougang: 130 sold - median $417,000 - 4-room median $388,000 - $389 psf
Jurong East: 53 sold - median $355,000 - 4-room median $355,000 - $358 psf
Jurong West: 148 sold - median $389,000 - 4-room median $352,500 - $349 psf
Kallang/Whampoa: 41 sold - median $339,000 - 4-room median $610,000 - $442 psf
Marine Parade: 12 sold - median $406,944 - 4-room median $520,000 - $549 psf
Pasir Ris: 96 sold - median $486,000 - 4-room median $432,944 - $386 psf
Punggol: 205 sold - median $445,000 - 4-room median $460,500 - $475 psf
Queenstown: 63 sold - median $570,000 - 4-room median $760,000 - $640 psf - 1 at $1M+
Sembawang: 62 sold - median $409,000 - 4-room median $363,000 - $348 psf
Sengkang: 195 sold - median $438,000 - 4-room median $432,000 - $438 psf
Serangoon: 34 sold - median $448,000 - 4-room median $440,000 - $415 psf
Tampines: 170 sold - median $450,000 - 4-room median $420,000 - $398 psf
Toa Payoh: 76 sold - median $283,000 - 4-room median $480,000 - $379 psf
Woodlands: 165 sold - median $380,000 - 4-room median $345,000 - $327 psf
Yishun: 172 sold - median $364,444 - 4-room median $364,444 - $372 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2020

$1,085,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,072 psf - 89 yrs lease left

$1,080,000 Blk 128 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $669 psf - 65 yrs lease left

$1,060,000 Blk 275A Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $821 psf - 90 yrs lease left

$1,055,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,604 sqft - $658 psf - 74 yrs lease left

$1,050,000 Blk 273B Bishan St 24, Bishan
5-room - storey 13 to 15 - 1,292 sqft - $813 psf - 90 yrs lease left

$1,050,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,206 sqft - $871 psf - 94 yrs lease left

$1,050,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,152 sqft - $912 psf - 89 yrs lease left

$1,040,000 Blk 441A Clementi Ave 3, Clementi
5-room - storey 37 to 39 - 1,249 sqft - $833 psf - 91 yrs lease left

$1,020,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,023 sqft - $997 psf - 89 yrs lease left

$998,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $635 psf - 68 yrs lease left

The 5 most affordable 4-room flats, July 2020

$262,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $265 psf - 59 yrs lease left

$263,800 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $269 psf - 59 yrs lease left

$277,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $292 psf - 54 yrs lease left

$278,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $284 psf - 59 yrs lease left

$280,000 Blk 666A Yishun Ave 4, Yishun

4-room - storey 04 to 06 - 893 sqft - $313 psf - 65 yrs lease left

The 10 busiest streets, July 2020

Punggol Dr, Punggol: 49 sales
Segar Rd, Bukit Panjang: 47 sales
Choa Chu Kang Ave 5, Choa Chu Kang: 45 sales
Fernvale Link, Sengkang: 38 sales
Edgefield Plains, Punggol: 35 sales
Bedok Reservoir Rd, Bedok: 34 sales
Yishun Ring Rd, Yishun: 33 sales
Senja Rd, Bukit Panjang: 32 sales
Pasir Ris St 51, Pasir Ris: 32 sales
Punggol Walk, Punggol: 31 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