HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2020

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

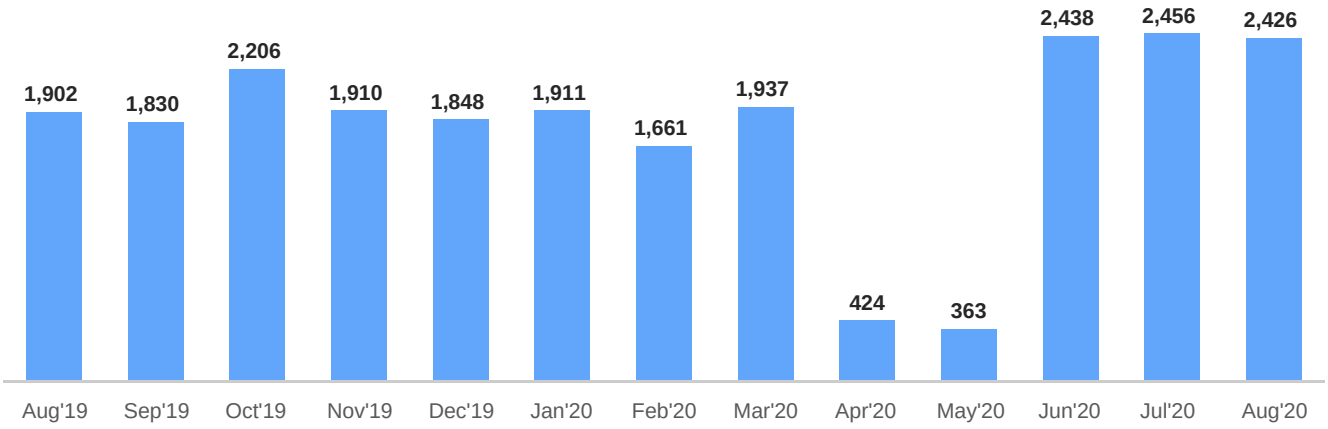
Flats sold: 2,426 Median price: $425,000 Median $psf: $399
Million-dollar flats: 5 (0.2%) Highest price: $1,185,000 (Central Area)

Against the month before: sales -1.2%, median price +2.9%. Against a year ago: sales +27.5%, median price +4.9%.

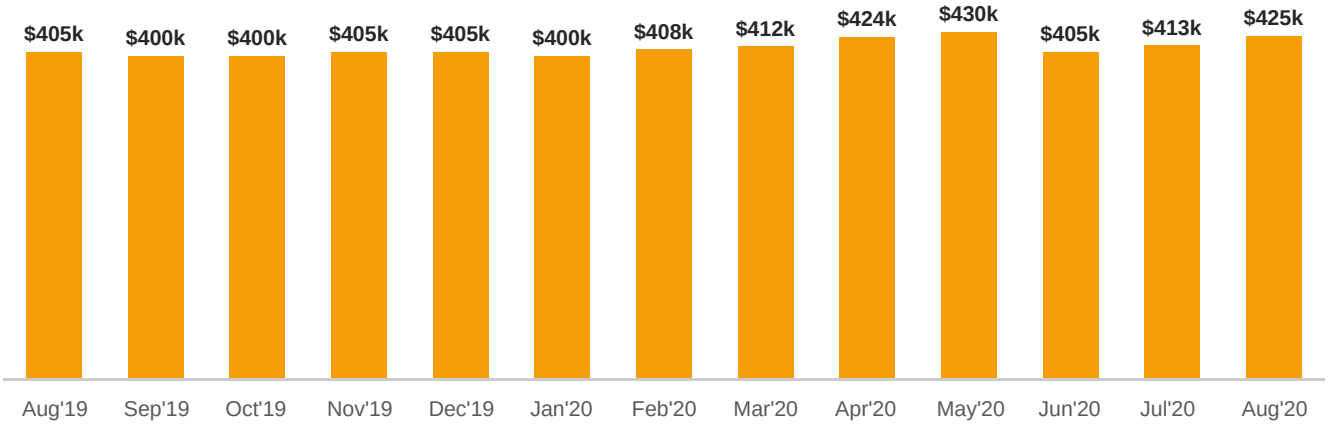
At a glance

- 2,426 HDB resale flats changed hands in August 2020, 1.2% fewer than the month before (2,456).
- Half of all flats sold for $425,000 or less (the median price), up 2.9% from the month before.
- A typical 4-room flat sold for $418,000 (974 sales), or about $412 per square foot.
- 5 flats sold for $1 million or more (0.2% of all sales), most of them in Bishan, Bukit Merah, Central Area.
- The highest price was $1,185,000 for a 5-room flat at Blk 1A Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $338,000) and the dearest was Queenstown (median $759,500).
- The busiest town was Sengkang with 242 sales.

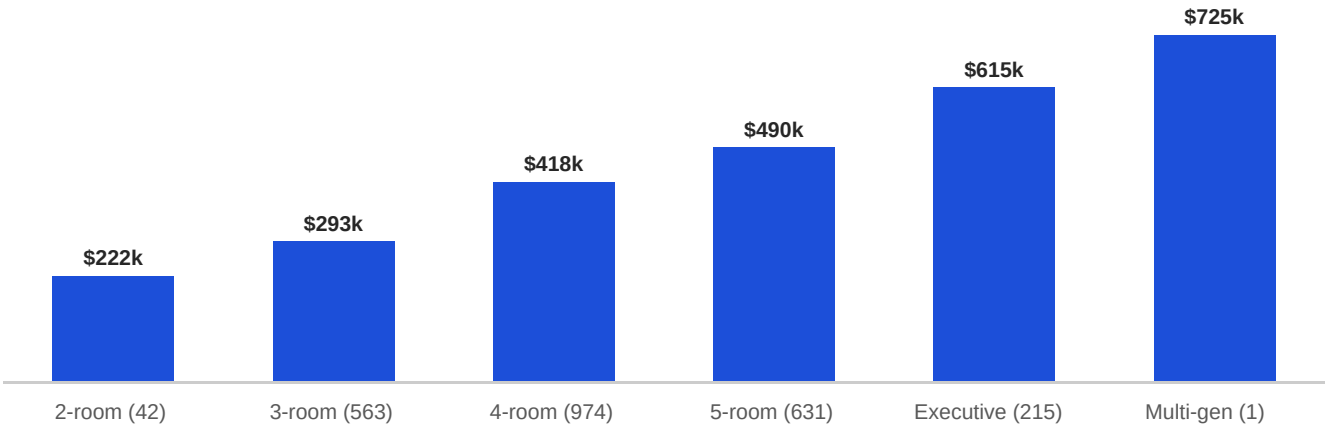
Flats sold each month, last 13 months



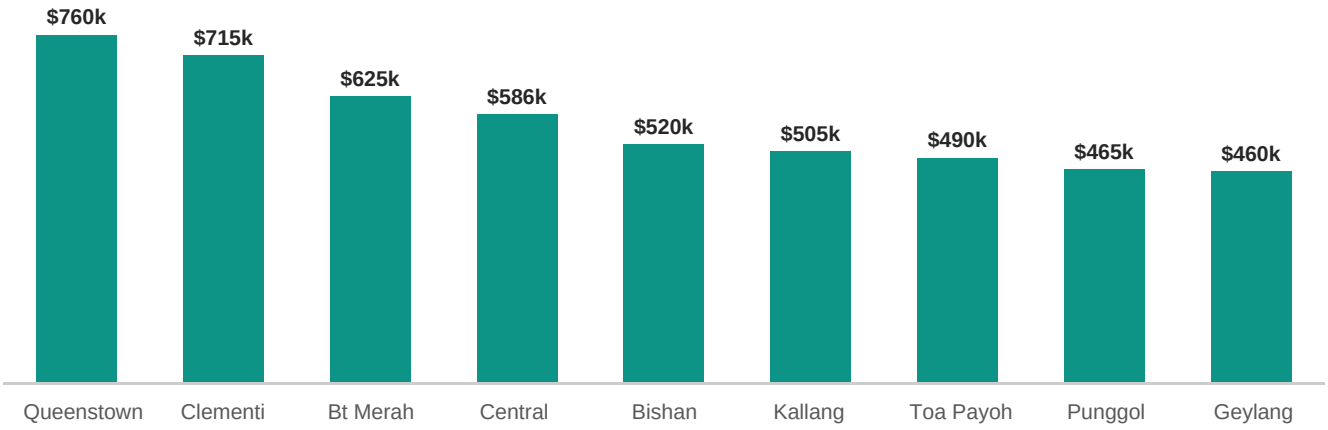
Median price each month, last 13 months



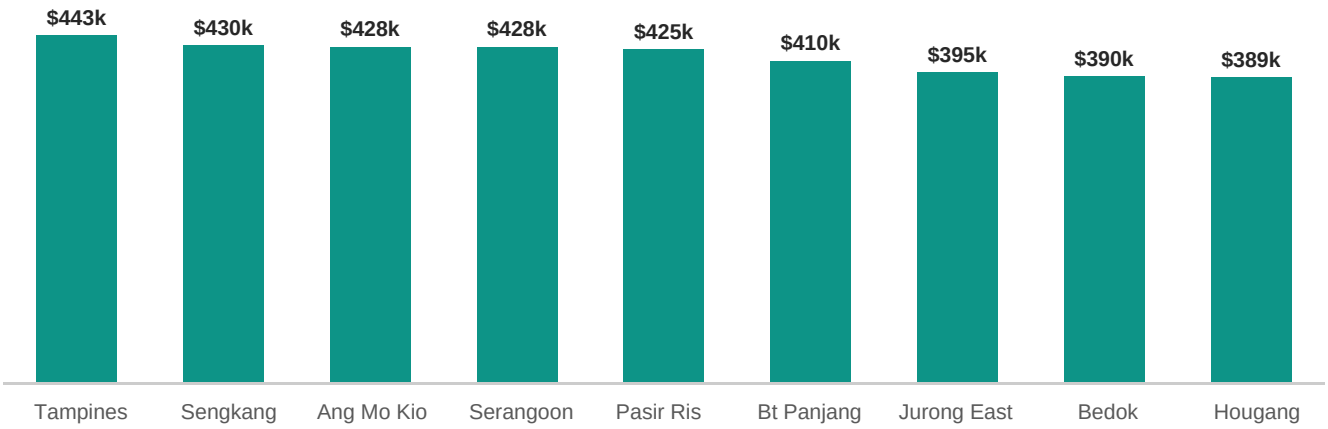
Median price by flat type (number sold), August 2020



Median 4-room price by town, dearest first



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



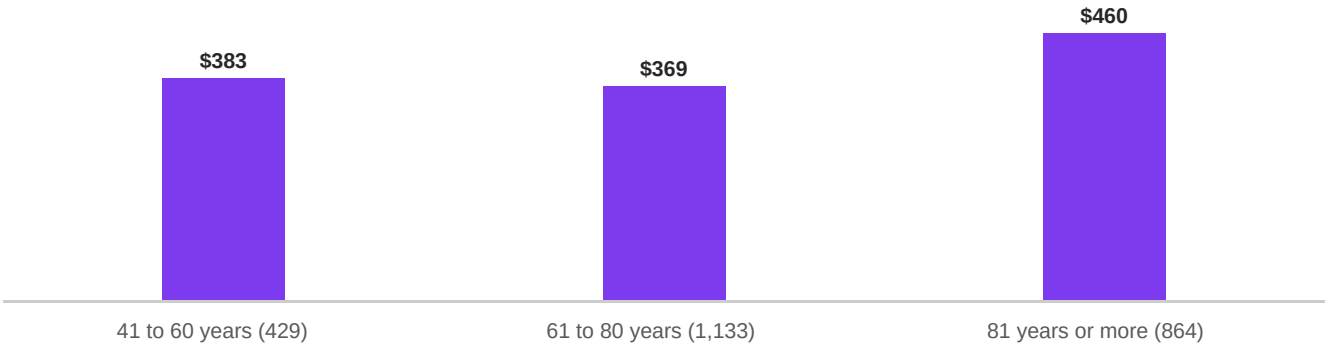
Median 4-room price by town, dearest first (continued)



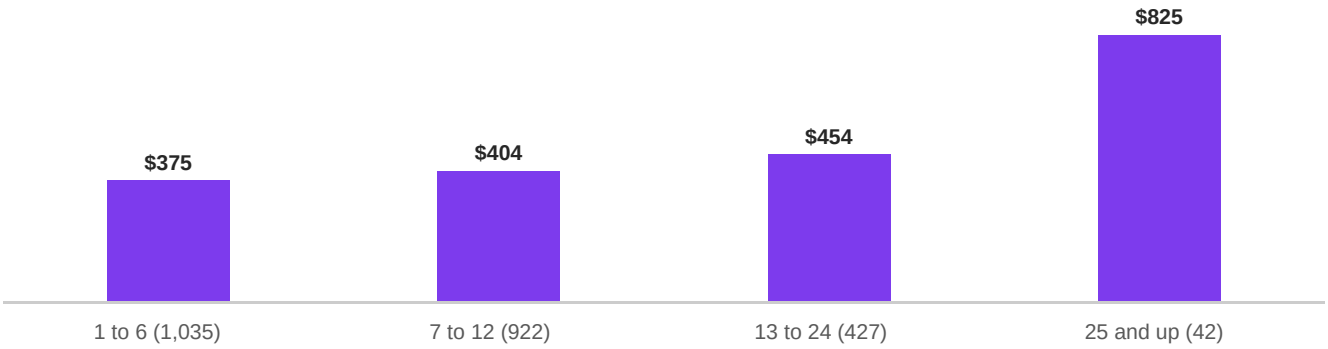
Town by town, August 2020

Ang Mo Kio: 101 sold - median $360,000 - 4-room median $428,000 - $391 psf
Bedok: 141 sold - median $360,000 - 4-room median $390,000 - $386 psf
Bishan: 33 sold - median $735,000 - 4-room median $520,000 - $527 psf - 1 at $1M+
Bukit Batok: 68 sold - median $390,000 - 4-room median $377,000 - $356 psf
Bukit Merah: 81 sold - median $500,000 - 4-room median $625,000 - $493 psf - 1 at $1M+
Bukit Panjang: 116 sold - median $438,444 - 4-room median $410,000 - $420 psf
Bukit Timah: 1 sold - median $850,000 - 4-room median n/a - $622 psf
Central Area: 13 sold - median $470,000 - 4-room median $586,000 - $514 psf - 1 at $1M+
Choa Chu Kang: 106 sold - median $401,000 - 4-room median $355,000 - $339 psf
Clementi: 60 sold - median $390,000 - 4-room median $715,000 - $433 psf
Geylang: 52 sold - median $339,000 - 4-room median $460,000 - $413 psf
Hougang: 131 sold - median $400,000 - 4-room median $389,000 - $389 psf
Jurong East: 63 sold - median $382,000 - 4-room median $395,000 - $369 psf
Jurong West: 145 sold - median $390,000 - 4-room median $355,000 - $354 psf
Kallang/Whampoa: 65 sold - median $445,000 - 4-room median $505,000 - $457 psf
Marine Parade: 10 sold - median $382,500 - 4-room median n/a - $519 psf
Pasir Ris: 77 sold - median $512,000 - 4-room median $425,000 - $375 psf
Punggol: 184 sold - median $455,000 - 4-room median $465,000 - $478 psf
Queenstown: 73 sold - median $630,000 - 4-room median $759,500 - $611 psf - 1 at $1M+
Sembawang: 50 sold - median $406,500 - 4-room median $346,000 - $348 psf
Sengkang: 242 sold - median $440,000 - 4-room median $430,000 - $427 psf
Serangoon: 49 sold - median $455,000 - 4-room median $428,000 - $458 psf
Tampines: 189 sold - median $488,000 - 4-room median $443,000 - $412 psf
Toa Payoh: 62 sold - median $374,000 - 4-room median $490,000 - $394 psf - 1 at $1M+
Woodlands: 150 sold - median $379,444 - 4-room median $338,000 - $338 psf
Yishun: 164 sold - median $375,000 - 4-room median $370,000 - $372 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2020

$1,185,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,152 sqft - $1,029 psf - 89 yrs lease left

$1,088,000 Blk 43 Moh Guan Ter, Bukit Merah
4-room - storey 04 to 06 - 1,410 sqft - $772 psf - 51 yrs lease left

$1,080,000 Blk 275A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $836 psf - 90 yrs lease left

$1,035,000 Blk 93 Dawson Rd, Queenstown
5-room - storey 37 to 39 - 1,066 sqft - $971 psf - 94 yrs lease left

$1,035,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,259 sqft - $822 psf - 90 yrs lease left

$990,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $807 psf - 90 yrs lease left

$988,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,023 sqft - $966 psf - 89 yrs lease left

$988,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 13 to 15 - 1,152 sqft - $858 psf - 89 yrs lease left

$969,000 Blk 121 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,356 sqft - $714 psf - 80 yrs lease left

$960,000 Blk 423 Serangoon Ctrl, Serangoon
Executive - storey 07 to 09 - 1,572 sqft - $611 psf - 67 yrs lease left

The 5 most affordable 4-room flats, August 2020

$248,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $262 psf - 54 yrs lease left

$256,000 Blk 23 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $259 psf - 56 yrs lease left

$270,000 Blk 725 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $299 psf - 66 yrs lease left

$280,000 Blk 10 Teck Whye Ave, Choa Chu Kang

4-room - storey 07 to 09 - 990 sqft - $283 psf - 56 yrs lease left

$295,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 1,119 sqft - $264 psf - 67 yrs lease left

The 10 busiest streets, August 2020

Fernvale Link, Sengkang: 43 sales
Bedok Reservoir Rd, Bedok: 36 sales
Punggol Dr, Punggol: 36 sales
Segar Rd, Bukit Panjang: 34 sales
Punggol Walk, Punggol: 34 sales
Yishun Ring Rd, Yishun: 32 sales
Punggol Field, Punggol: 29 sales
Choa Chu Kang Ave 5, Choa Chu Kang: 28 sales
Fernvale Rd, Sengkang: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 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