HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 7:12 pm.
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October 2020 in full

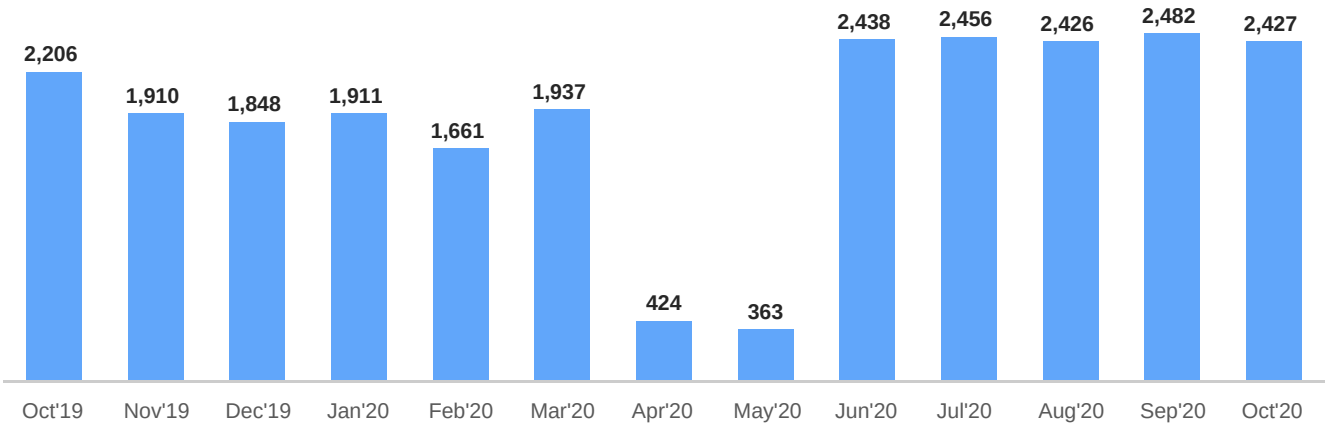
Flats sold: 2,427 Median price: $450,000 Median $psf: $420
Million-dollar flats: 13 (0.5%) Highest price: $1,208,000 (Bishan)

Against the month before: sales -2.2%, median price +4.4%. Against a year ago: sales +10.0%, median price +12.4%.

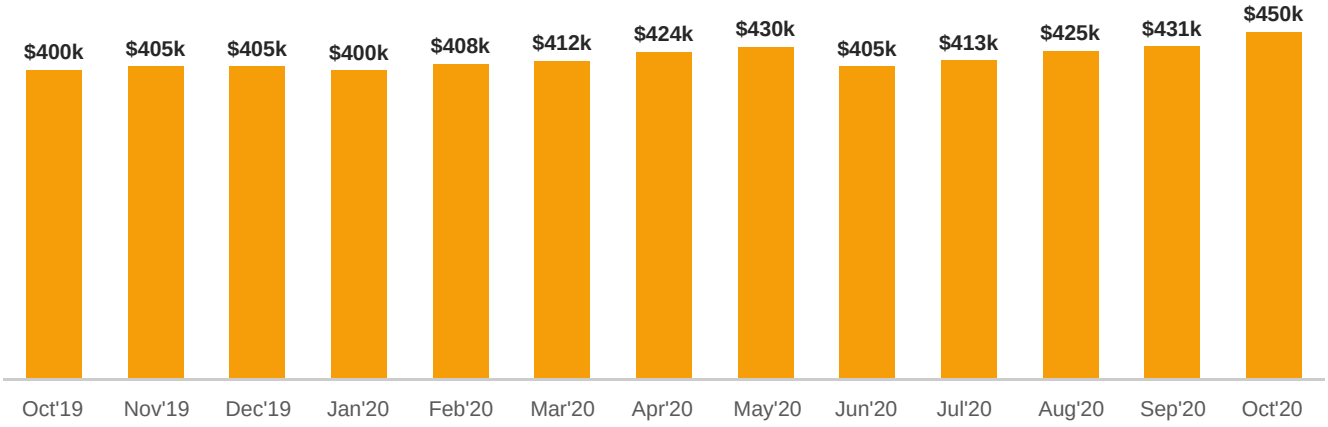
At a glance

- 2,427 HDB resale flats changed hands in October 2020, 2.2% fewer than the month before (2,482).
- Half of all flats sold for $450,000 or less (the median price), up 4.4% from the month before.
- A typical 4-room flat sold for $436,000 (1,008 sales), or about $430 per square foot.
- 13 flats sold for $1 million or more (0.5% of all sales), most of them in Bukit Merah, Central Area, Bishan.
- The highest price was $1,208,000 for a 5-room flat at Blk 275A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Jurong West (median $350,000) and the dearest was Queenstown (median $815,500).
- The busiest town was Sengkang with 249 sales.

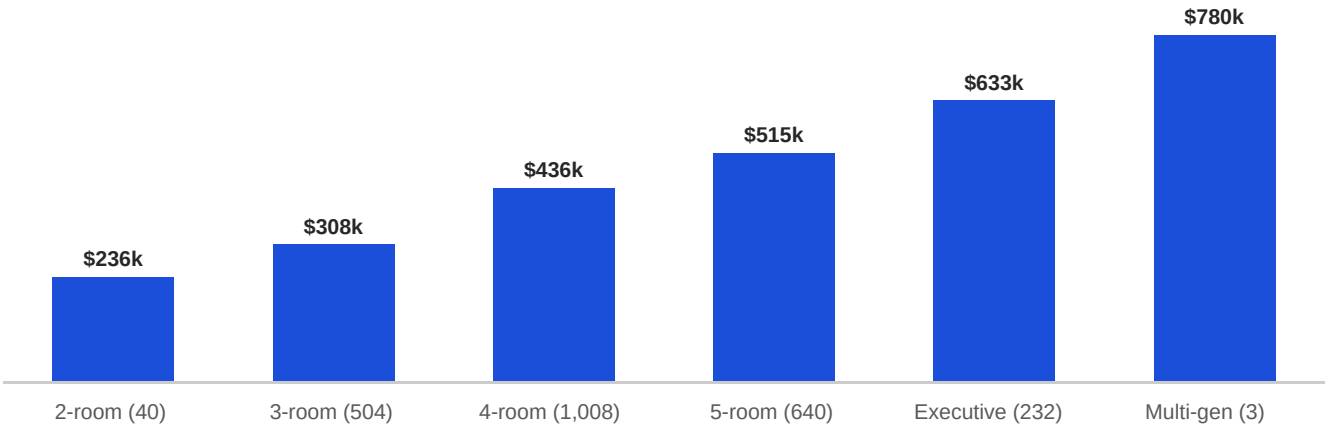
Flats sold each month, last 13 months



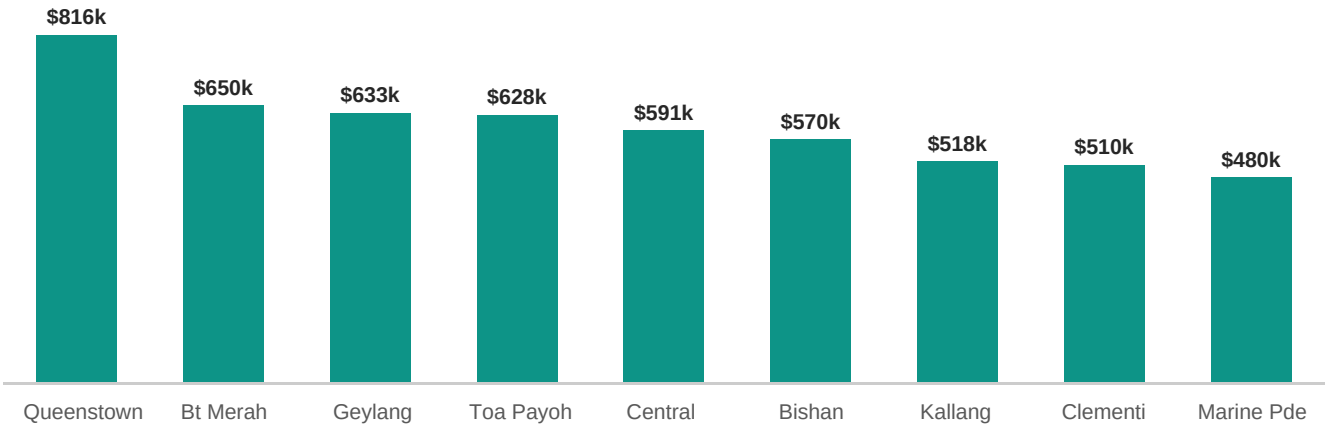
Median price each month, last 13 months



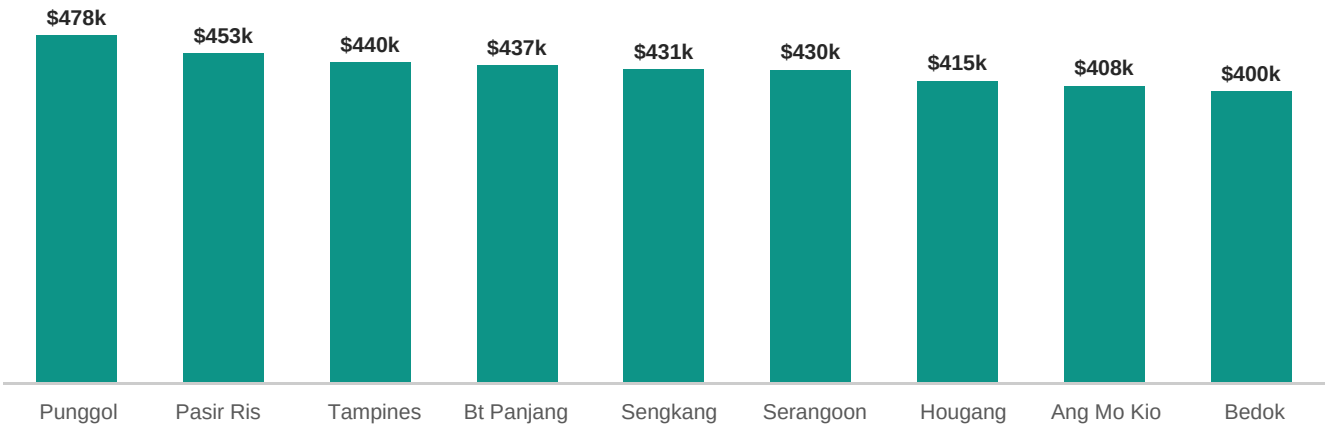
Median price by flat type (number sold), October 2020



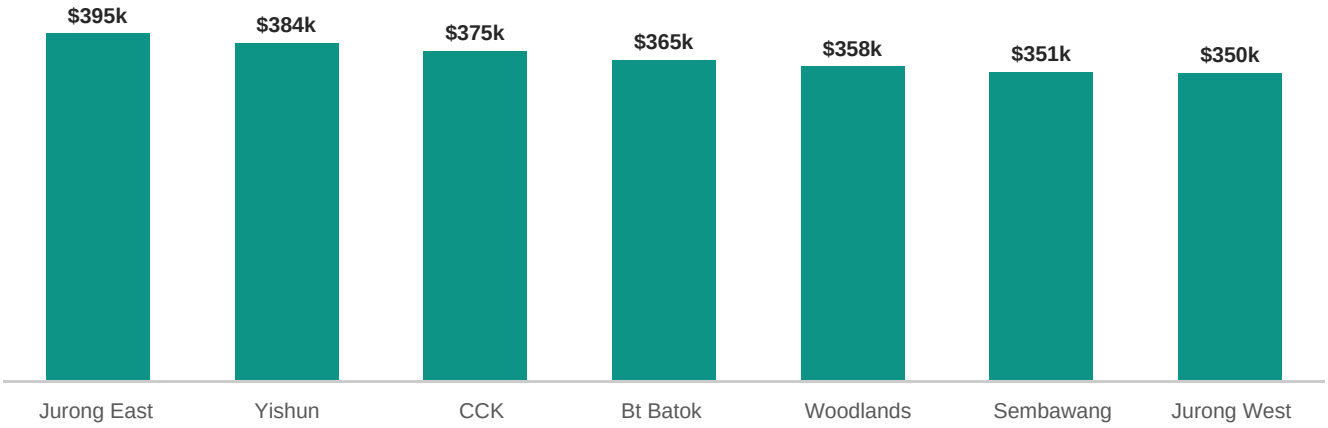
Median 4-room price by town, dearest first



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



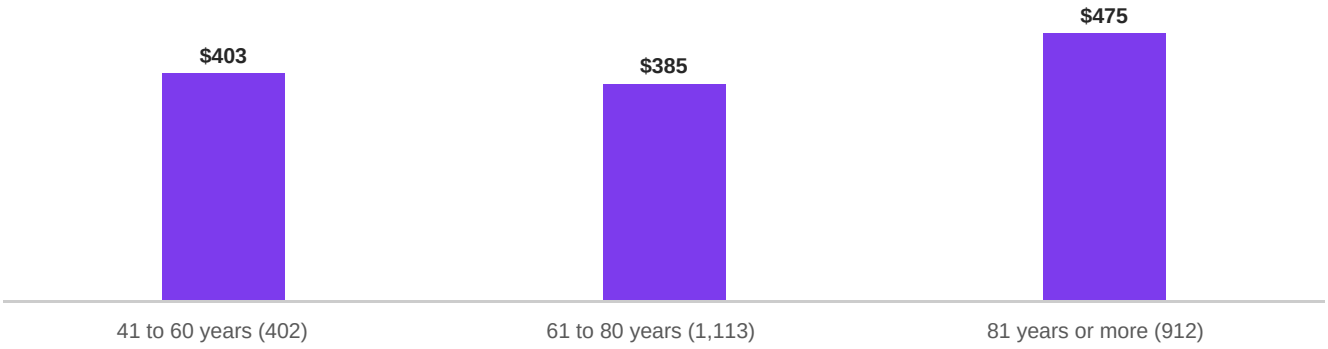
Median 4-room price by town, dearest first (continued)



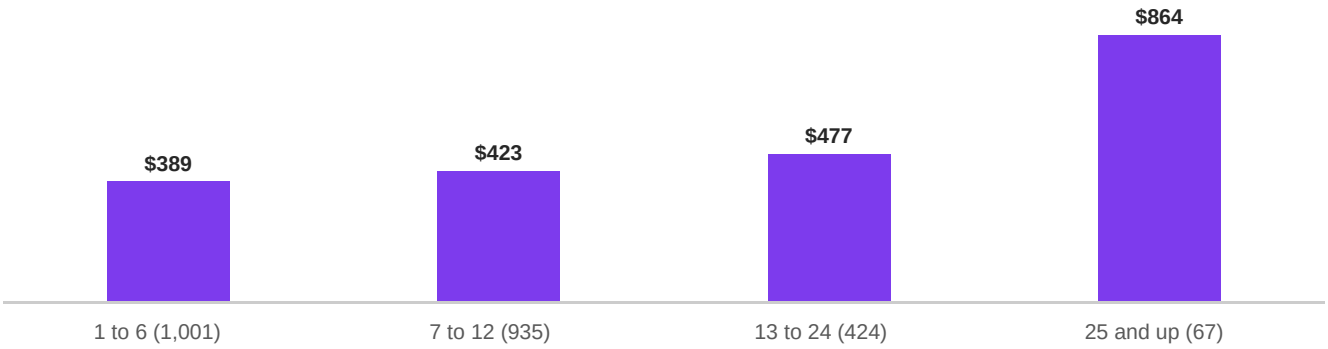
Town by town, October 2020

Ang Mo Kio: 85 sold - median $380,000 - 4-room median $408,000 - $397 psf
Bedok: 133 sold - median $375,000 - 4-room median $400,000 - $409 psf
Bishan: 51 sold - median $648,000 - 4-room median $570,000 - $539 psf - 2 at $1M+
Bukit Batok: 67 sold - median $375,000 - 4-room median $365,000 - $370 psf
Bukit Merah: 98 sold - median $580,000 - 4-room median $650,000 - $530 psf - 4 at $1M+
Bukit Panjang: 119 sold - median $456,000 - 4-room median $436,500 - $436 psf
Bukit Timah: 6 sold - median $849,500 - 4-room median n/a - $609 psf
Central Area: 24 sold - median $500,000 - 4-room median $591,000 - $635 psf - 4 at $1M+
Choa Chu Kang: 82 sold - median $417,500 - 4-room median $375,000 - $350 psf
Clementi: 60 sold - median $503,500 - 4-room median $510,000 - $480 psf
Geylang: 58 sold - median $482,944 - 4-room median $632,500 - $509 psf
Hougang: 133 sold - median $445,000 - 4-room median $415,000 - $399 psf
Jurong East: 49 sold - median $428,000 - 4-room median $395,000 - $390 psf
Jurong West: 140 sold - median $430,000 - 4-room median $350,000 - $369 psf
Kallang/Whampoa: 63 sold - median $488,000 - 4-room median $518,000 - $459 psf
Marine Parade: 23 sold - median $480,000 - 4-room median $480,000 - $536 psf
Pasir Ris: 94 sold - median $513,900 - 4-room median $452,500 - $389 psf
Punggol: 202 sold - median $466,500 - 4-room median $478,000 - $475 psf
Queenstown: 78 sold - median $700,000 - 4-room median $815,500 - $671 psf - 2 at $1M+
Sembawang: 34 sold - median $405,000 - 4-room median $351,000 - $349 psf
Sengkang: 249 sold - median $450,000 - 4-room median $430,888 - $428 psf
Serangoon: 53 sold - median $455,000 - 4-room median $430,000 - $436 psf
Tampines: 193 sold - median $473,000 - 4-room median $440,000 - $413 psf
Toa Payoh: 66 sold - median $391,500 - 4-room median $627,500 - $427 psf - 1 at $1M+
Woodlands: 127 sold - median $410,000 - 4-room median $357,500 - $353 psf
Yishun: 140 sold - median $400,000 - 4-room median $384,000 - $392 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2020

$1,208,000 Blk 275A Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $935 psf - 89 yrs lease left

$1,153,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 22 to 24 - 1,206 sqft - $956 psf - 94 yrs lease left

$1,150,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,130 sqft - $1,018 psf - 89 yrs lease left

$1,128,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $643 psf - 65 yrs lease left

$1,100,000 Blk 18C Holland Dr, Queenstown
5-room - storey 13 to 15 - 1,259 sqft - $873 psf - 90 yrs lease left

$1,090,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,206 sqft - $904 psf - 94 yrs lease left

$1,080,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 25 to 27 - 1,130 sqft - $956 psf - 89 yrs lease left

$1,070,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,001 sqft - $1,069 psf - 89 yrs lease left

$1,068,888 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $849 psf - 90 yrs lease left

$1,040,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 07 to 09 - 1,206 sqft - $863 psf - 94 yrs lease left

The 5 most affordable 4-room flats, October 2020

$265,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $293 psf - 66 yrs lease left

$270,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,012 sqft - $267 psf - 59 yrs lease left

$276,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $282 psf - 59 yrs lease left

$285,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $291 psf - 58 yrs lease left

$287,000 Blk 273D Jurong West Ave 3, Jurong West

4-room - storey 01 to 03 - 915 sqft - $314 psf - 80 yrs lease left

The 10 busiest streets, October 2020

Punggol Dr, Punggol: 46 sales
Punggol Walk, Punggol: 41 sales
Fernvale Link, Sengkang: 35 sales
Segar Rd, Bukit Panjang: 34 sales
Yishun Ring Rd, Yishun: 32 sales
Pasir Ris St 51, Pasir Ris: 29 sales
Punggol Field, Punggol: 29 sales
Edgefield Plains, Punggol: 28 sales
Dawson Rd, Queenstown: 25 sales
Rivervale Cres, Sengkang: 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