HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:59 pm.
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November 2020 in full

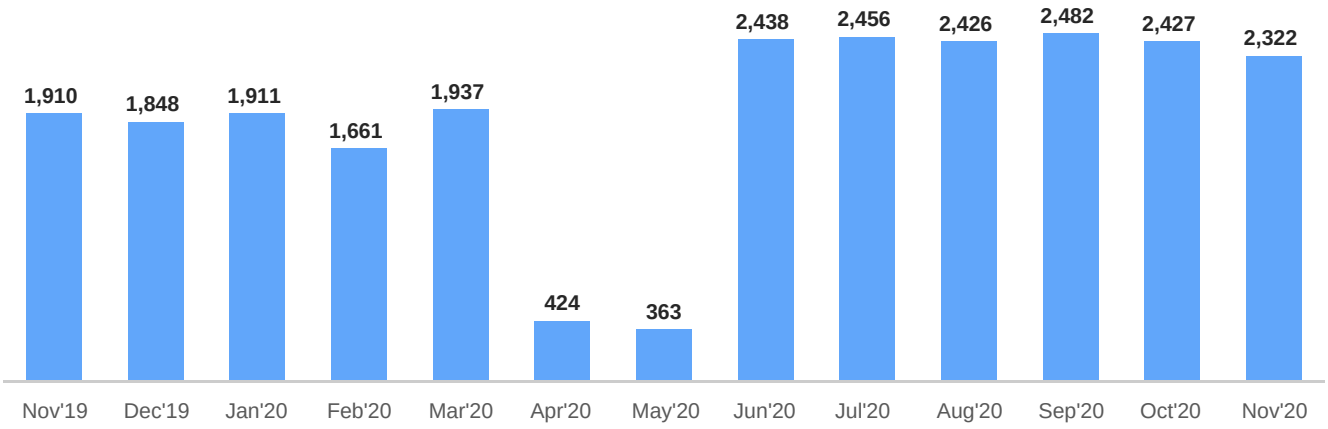
Flats sold: 2,322 **Median price: $446,888** **Median $psf: $422**
Million-dollar flats: 13 (0.6%) **Highest price: $1,248,000 (Central Area)**

Against the month before: sales -4.3%, median price -0.7%. Against a year ago: sales +21.6%, median price +10.3%.

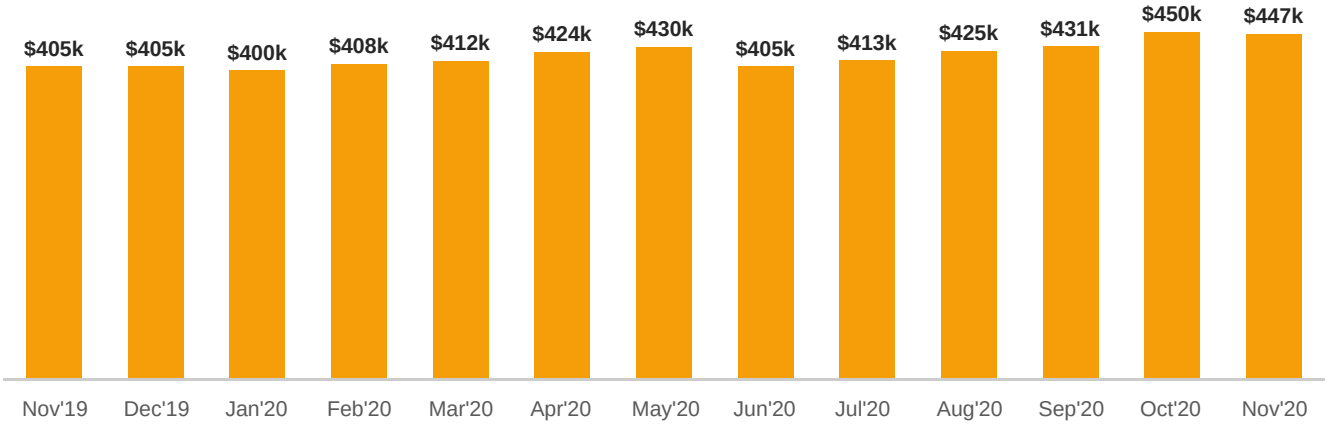
At a glance

- 2,322 HDB resale flats changed hands in November 2020, 4.3% fewer than the month before (2,427).
- Half of all flats sold for $446,888 or less (the median price), down 0.7% from the month before.
- A typical 4-room flat sold for $430,000 (972 sales), or about $429 per square foot.
- 13 flats sold for $1 million or more (0.6% of all sales), most of them in Central Area, Clementi, Ang Mo Kio.
- The highest price was $1,248,000 for a 5-room flat at Blk 1A Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Sembawang (median $360,000) and the dearest was Queenstown (median $785,000).
- The busiest town was Punggol with 225 sales.

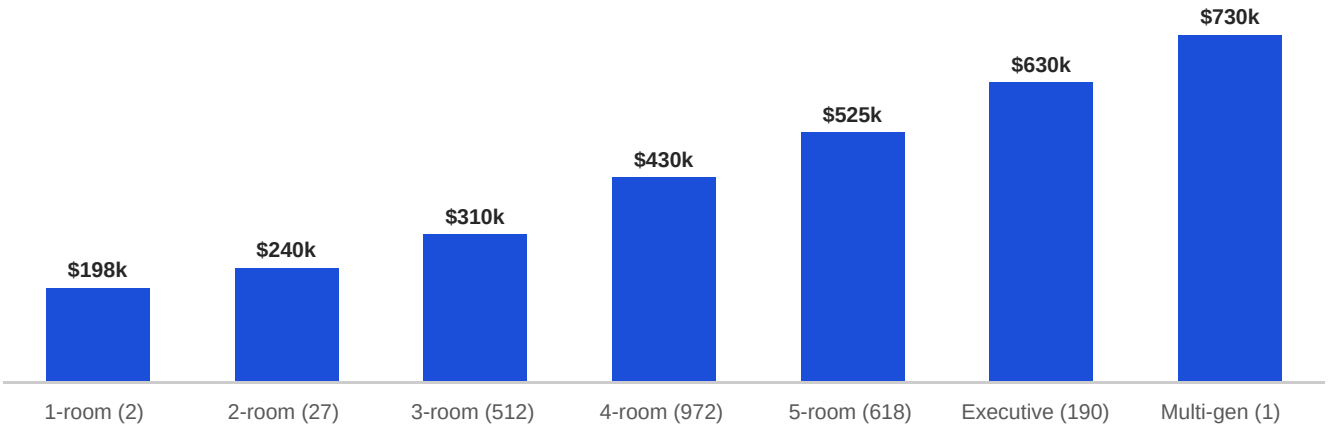
Flats sold each month, last 13 months



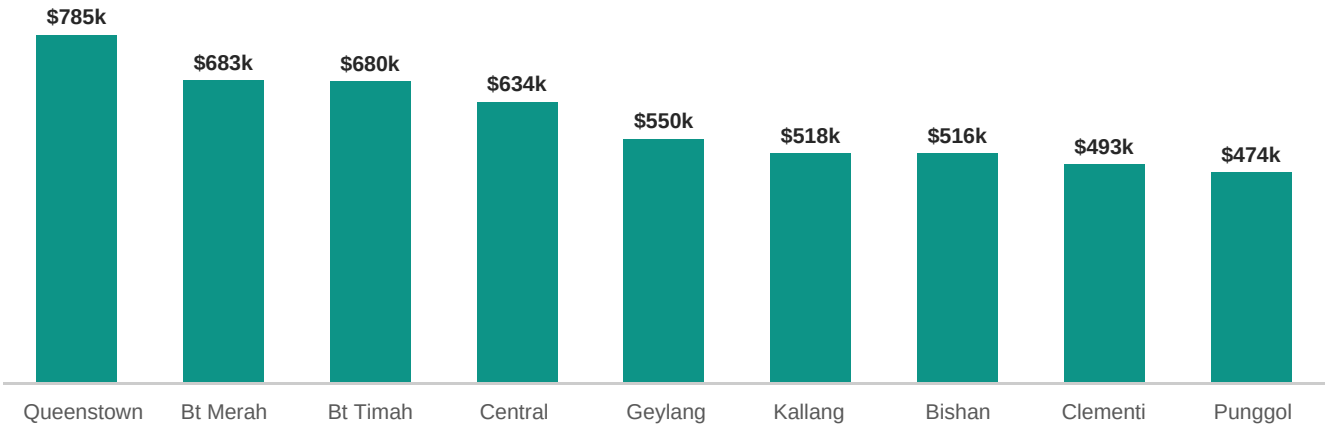
Median price each month, last 13 months



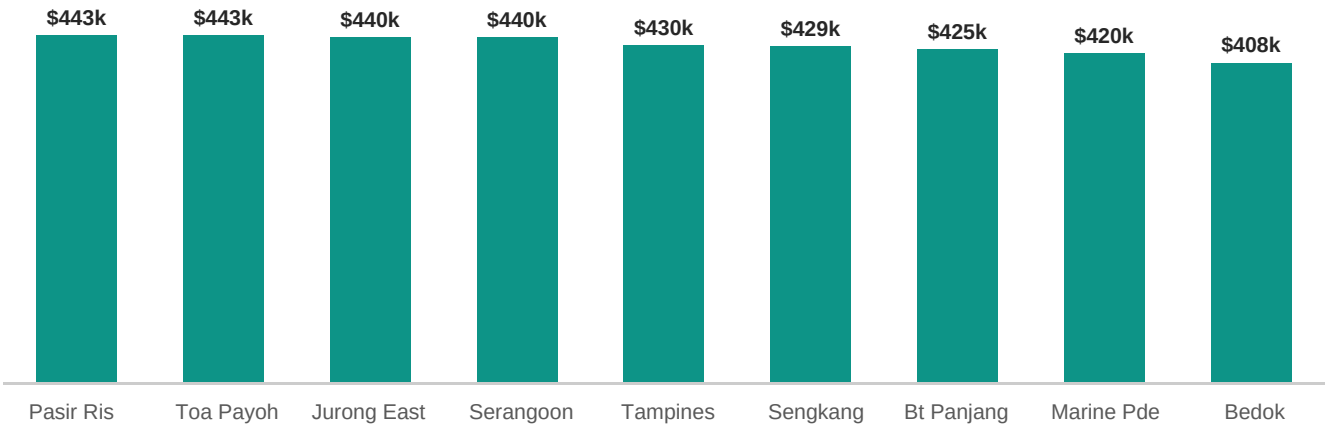
Median price by flat type (number sold), November 2020



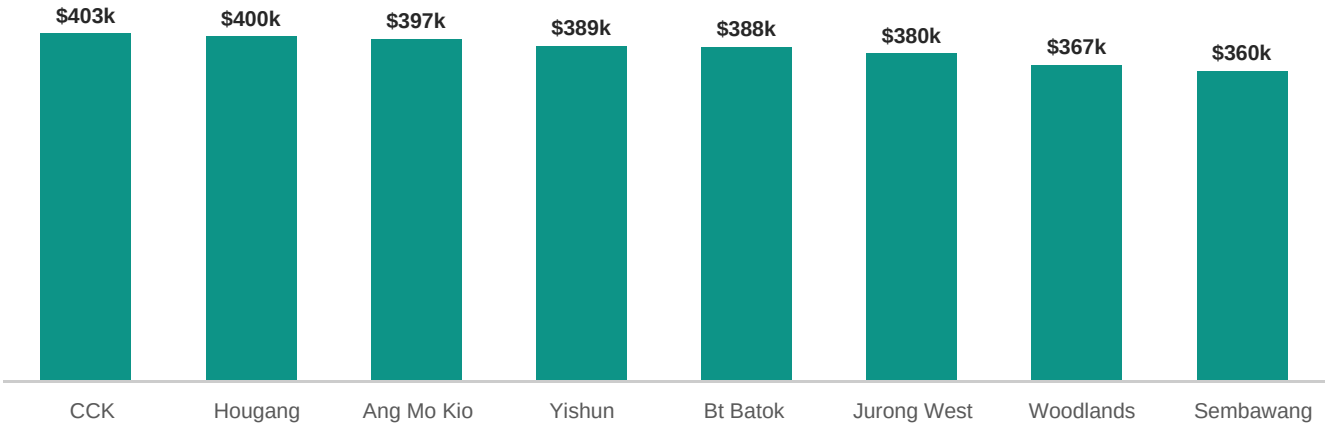
Median 4-room price by town, dearest first



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



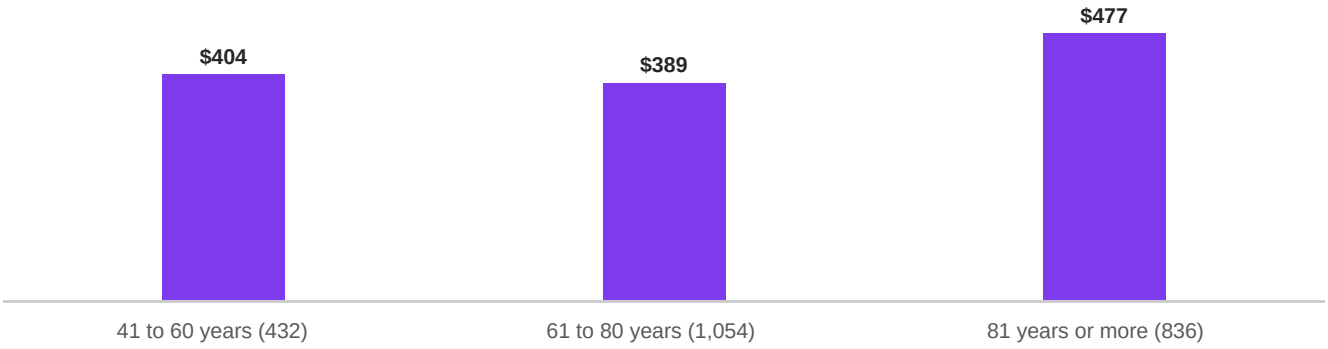
Median 4-room price by town, dearest first (continued)



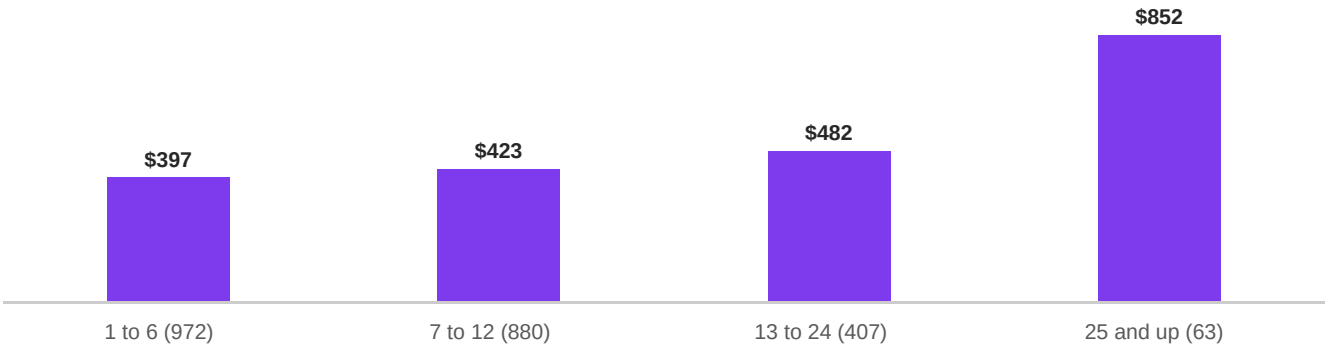
Town by town, November 2020

Ang Mo Kio: 115 sold - median $355,000 - 4-room median $397,000 - $400 psf - 1 at $1M+
Bedok: 122 sold - median $381,500 - 4-room median $407,500 - $404 psf
Bishan: 60 sold - median $582,000 - 4-room median $516,200 - $508 psf - 1 at $1M+
Bukit Batok: 55 sold - median $400,000 - 4-room median $388,000 - $381 psf
Bukit Merah: 90 sold - median $607,500 - 4-room median $682,500 - $546 psf - 1 at $1M+
Bukit Panjang: 93 sold - median $455,000 - 4-room median $425,000 - $429 psf
Bukit Timah: 4 sold - median $670,000 - 4-room median $680,000 - $587 psf
Central Area: 21 sold - median $655,000 - 4-room median $633,500 - $745 psf - 5 at $1M+
Choa Chu Kang: 85 sold - median $438,000 - 4-room median $403,444 - $371 psf
Clementi: 76 sold - median $467,500 - 4-room median $492,500 - $476 psf - 2 at $1M+
Geylang: 66 sold - median $452,000 - 4-room median $550,000 - $466 psf
Hougang: 120 sold - median $426,500 - 4-room median $400,000 - $398 psf
Jurong East: 49 sold - median $460,000 - 4-room median $440,000 - $422 psf
Jurong West: 143 sold - median $430,000 - 4-room median $380,000 - $383 psf
Kallang/Whampoa: 72 sold - median $514,000 - 4-room median $517,500 - $504 psf - 1 at $1M+
Marine Parade: 13 sold - median $410,000 - 4-room median $420,000 - $493 psf
Pasir Ris: 87 sold - median $499,000 - 4-room median $443,000 - $394 psf
Punggol: 225 sold - median $470,000 - 4-room median $473,888 - $475 psf
Queenstown: 69 sold - median $657,000 - 4-room median $785,000 - $706 psf - 1 at $1M+
Sembawang: 38 sold - median $395,000 - 4-room median $360,000 - $359 psf
Sengkang: 221 sold - median $455,888 - 4-room median $428,888 - $424 psf
Serangoon: 46 sold - median $493,500 - 4-room median $440,000 - $437 psf
Tampines: 158 sold - median $455,000 - 4-room median $430,000 - $416 psf
Toa Payoh: 61 sold - median $315,000 - 4-room median $443,000 - $385 psf - 1 at $1M+
Woodlands: 111 sold - median $395,000 - 4-room median $367,000 - $343 psf
Yishun: 122 sold - median $400,000 - 4-room median $389,000 - $396 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2020

$1,248,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 49 to 51 - 1,130 sqft - $1,104 psf - 89 yrs lease left

$1,200,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,281 sqft - $937 psf - 89 yrs lease left

$1,170,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $1,035 psf - 89 yrs lease left

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

$1,090,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $888 psf - 90 yrs lease left

$1,030,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,130 sqft - $911 psf - 89 yrs lease left

$1,028,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $637 psf - 65 yrs lease left

$1,020,000 Blk 10A Boon Tiong Rd, Bukit Merah
4-room - storey 37 to 39 - 990 sqft - $1,030 psf - 94 yrs lease left

$1,020,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,044 sqft - $977 psf - 89 yrs lease left

$1,010,000 Blk 90 Dawson Rd, Queenstown
5-room - storey 19 to 21 - 1,066 sqft - $948 psf - 94 yrs lease left

The 5 most affordable 4-room flats, November 2020

$260,000 Blk 24 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $263 psf - 55 yrs lease left

$267,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $273 psf - 59 yrs lease left

$292,000 Blk 227 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $331 psf - 54 yrs lease left

$298,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $315 psf - 54 yrs lease left

$300,000 Blk 668 Woodlands Ring Rd, Woodlands

4-room - storey 04 to 06 - 980 sqft - $306 psf - 78 yrs lease left

The 10 busiest streets, November 2020

Punggol Dr, Punggol: 54 sales
Punggol Walk, Punggol: 43 sales
Edgefield Plains, Punggol: 41 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Segar Rd, Bukit Panjang: 30 sales
Punggol Field, Punggol: 29 sales
Fernvale Link, Sengkang: 28 sales
Pasir Ris St 51, Pasir Ris: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Bishan St 12, Bishan: 23 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.

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