HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:59 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2020-12/

December 2020 in full

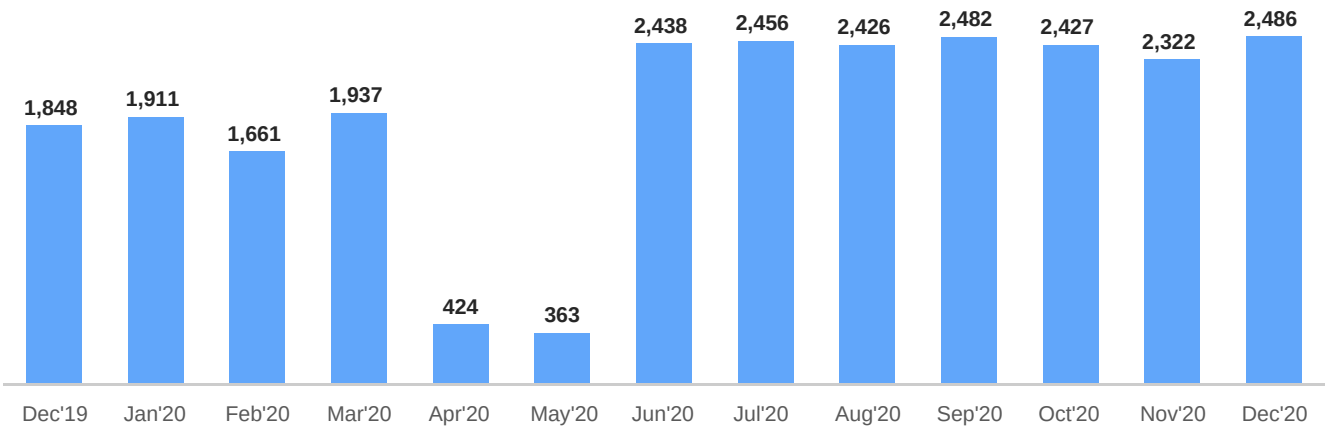
Flats sold: 2,486 Median price: $450,500 Median $psf: $425
Million-dollar flats: 10 (0.4%) Highest price: $1,218,888 (Bishan)

Against the month before: sales +7.1%, median price +0.8%. Against a year ago: sales +34.5%, median price +11.2%.

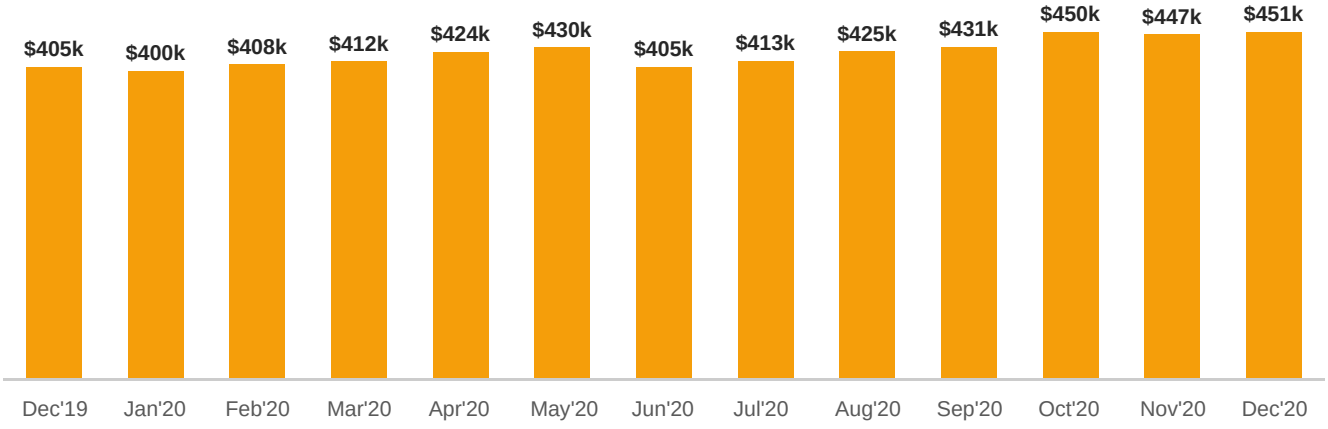
At a glance

- 2,486 HDB resale flats changed hands in December 2020, 7.1% more than the month before (2,322).
- Half of all flats sold for $450,500 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $440,000 (994 sales), or about $435 per square foot.
- 10 flats sold for $1 million or more (0.4% of all sales), most of them in Bishan, Queenstown, Bukit Merah.
- The highest price was $1,218,888 for a 5-room flat at Blk 273B Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Bukit Batok (median $377,500) and the dearest was Queenstown (median $790,000).
- The busiest town was Sengkang with 251 sales.

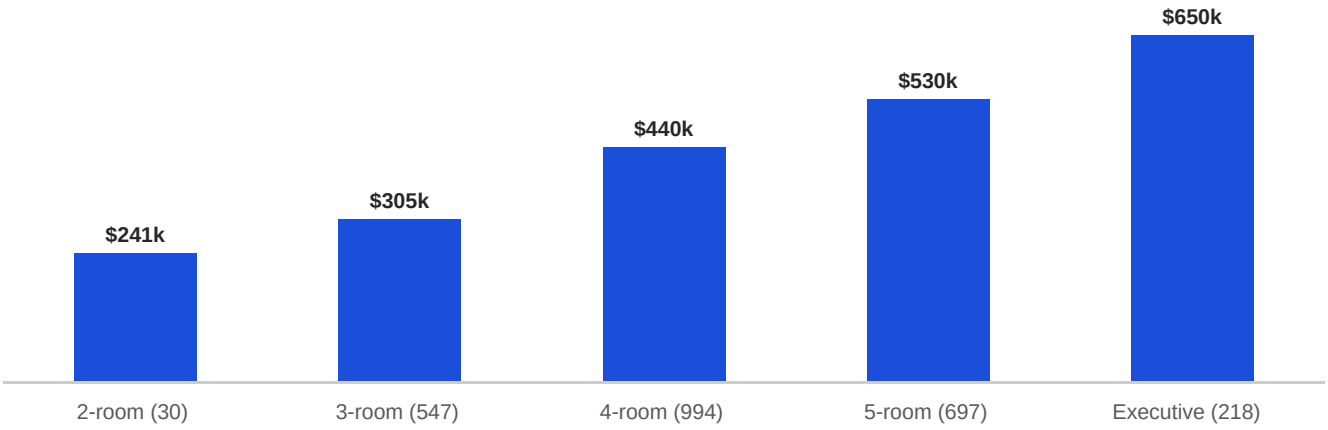
Flats sold each month, last 13 months



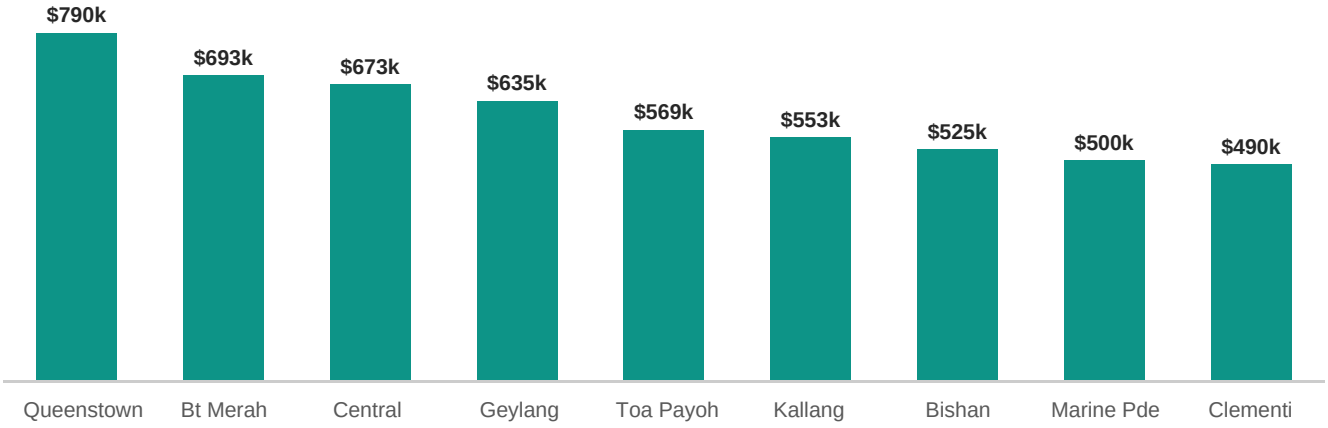
Median price each month, last 13 months



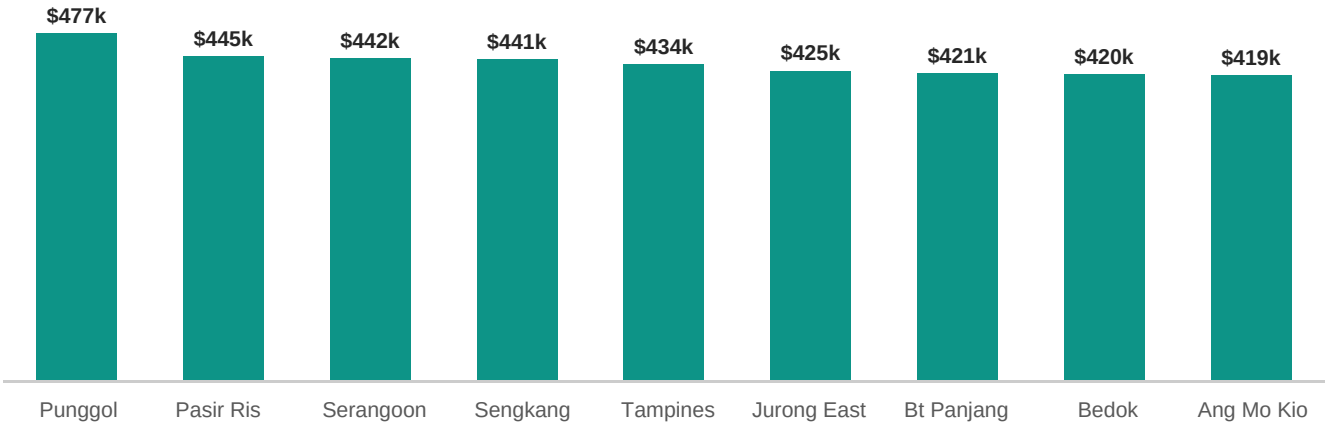
Median price by flat type (number sold), December 2020



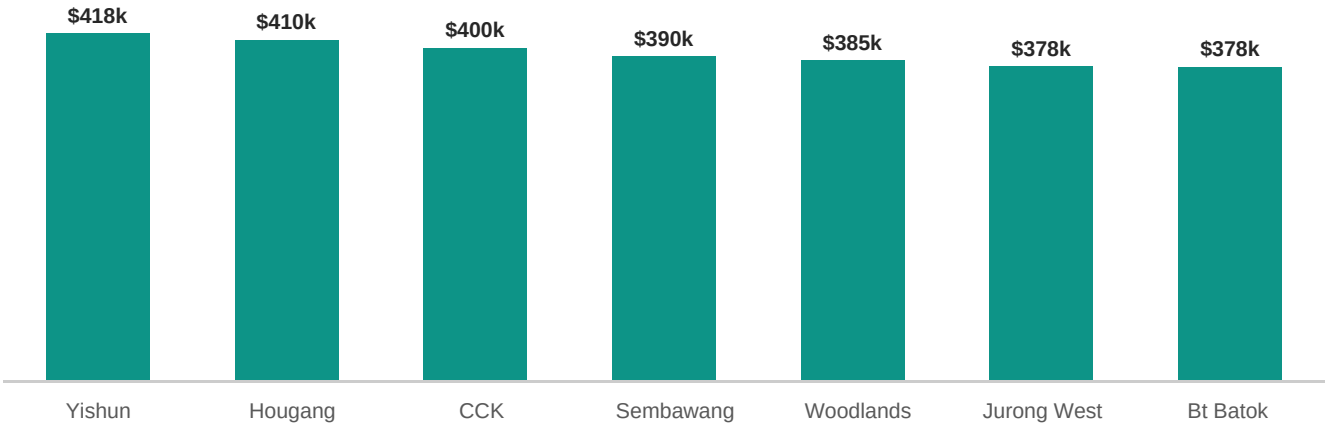
Median 4-room price by town, dearest first



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



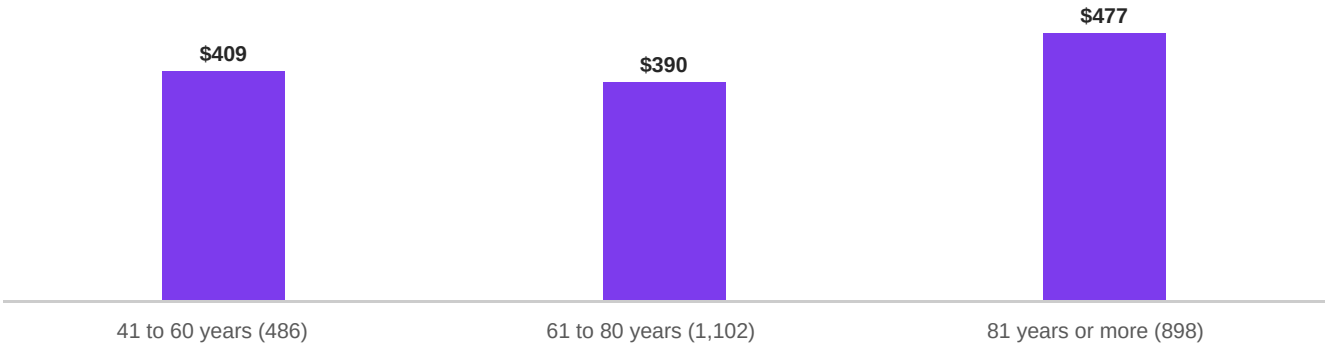
Median 4-room price by town, dearest first (continued)



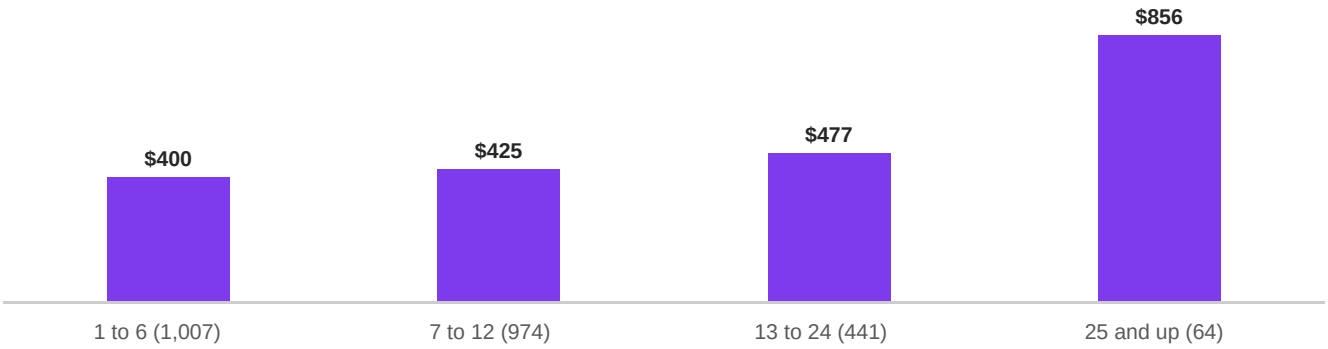
Town by town, December 2020

Ang Mo Kio: 94 sold - median $360,000 - 4-room median $419,000 - $412 psf
Bedok: 137 sold - median $388,000 - 4-room median $420,000 - $414 psf
Bishan: 71 sold - median $608,000 - 4-room median $525,000 - $538 psf - 4 at $1M+
Bukit Batok: 63 sold - median $418,000 - 4-room median $377,500 - $379 psf
Bukit Merah: 94 sold - median $558,000 - 4-room median $692,500 - $516 psf - 1 at $1M+
Bukit Panjang: 118 sold - median $450,000 - 4-room median $421,000 - $424 psf
Bukit Timah: 6 sold - median $817,500 - 4-room median n/a - $613 psf
Central Area: 13 sold - median $453,000 - 4-room median $672,500 - $562 psf
Choa Chu Kang: 102 sold - median $430,000 - 4-room median $400,000 - $365 psf
Clementi: 65 sold - median $400,000 - 4-room median $490,000 - $457 psf
Geylang: 72 sold - median $398,000 - 4-room median $635,000 - $435 psf - 1 at $1M+
Hougang: 133 sold - median $445,000 - 4-room median $410,000 - $398 psf
Jurong East: 57 sold - median $425,000 - 4-room median $425,000 - $416 psf
Jurong West: 120 sold - median $445,000 - 4-room median $378,000 - $378 psf
Kallang/Whampoa: 76 sold - median $449,000 - 4-room median $552,500 - $481 psf
Marine Parade: 20 sold - median $481,000 - 4-room median $500,000 - $538 psf
Pasir Ris: 83 sold - median $515,000 - 4-room median $445,000 - $397 psf
Punggol: 216 sold - median $472,694 - 4-room median $476,750 - $485 psf
Queenstown: 80 sold - median $720,500 - 4-room median $790,000 - $720 psf - 3 at $1M+
Sembawang: 28 sold - median $420,000 - 4-room median $390,000 - $360 psf
Sengkang: 251 sold - median $458,001 - 4-room median $441,000 - $439 psf
Serangoon: 46 sold - median $466,944 - 4-room median $442,000 - $439 psf
Tampines: 195 sold - median $490,000 - 4-room median $434,000 - $414 psf
Toa Payoh: 82 sold - median $355,000 - 4-room median $569,000 - $422 psf - 1 at $1M+
Woodlands: 139 sold - median $438,800 - 4-room median $385,000 - $357 psf
Yishun: 125 sold - median $415,000 - 4-room median $417,500 - $406 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2020

$1,218,888 Blk 273B Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $944 psf - 89 yrs lease left

$1,180,000 Blk 275A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $914 psf - 89 yrs lease left

$1,160,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,227 sqft - $945 psf - 90 yrs lease left

$1,075,000 Blk 275A Bishan St 24, Bishan
5-room - storey 37 to 39 - 1,292 sqft - $832 psf - 89 yrs lease left

$1,058,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $655 psf - 65 yrs lease left

$1,053,000 Blk 91 Dawson Rd, Queenstown
5-room - storey 34 to 36 - 1,066 sqft - $988 psf - 94 yrs lease left

$1,030,000 Blk 91 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,066 sqft - $967 psf - 94 yrs lease left

$1,013,888 Blk 10A Boon Tiong Rd, Bukit Merah
4-room - storey 34 to 36 - 990 sqft - $1,024 psf - 94 yrs lease left

$1,010,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 28 to 30 - 1,119 sqft - $902 psf - 94 yrs lease left

$1,008,888 Blk 60 Dakota Cres, Geylang
5-room - storey 10 to 12 - 1,507 sqft - $669 psf - 61 yrs lease left

The 5 most affordable 4-room flats, December 2020

$250,000 Blk 360 Tampines St 34, Tampines

4-room - storey 01 to 03 - 1,152 sqft - $217 psf - 74 yrs lease left

$285,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $315 psf - 66 yrs lease left

$290,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $275 psf - 57 yrs lease left

$292,000 Blk 306 Woodlands St 31, Woodlands

4-room - storey 01 to 03 - 915 sqft - $319 psf - 71 yrs lease left

$298,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 1,044 sqft - $285 psf - 55 yrs lease left

The 10 busiest streets, December 2020

Punggol Walk, Punggol: 46 sales
Punggol Dr, Punggol: 40 sales
Rivervale Cres, Sengkang: 34 sales
Dawson Rd, Queenstown: 33 sales
Fernvale Link, Sengkang: 32 sales
Edgefield Plains, Punggol: 31 sales
Senja Rd, Bukit Panjang: 29 sales
Bedok Reservoir Rd, Bedok: 25 sales
Choa Chu Kang Ave 5, Choa Chu Kang: 24 sales
Circuit Rd, Geylang: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg