HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2021

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:00 pm.
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March 2021 in full

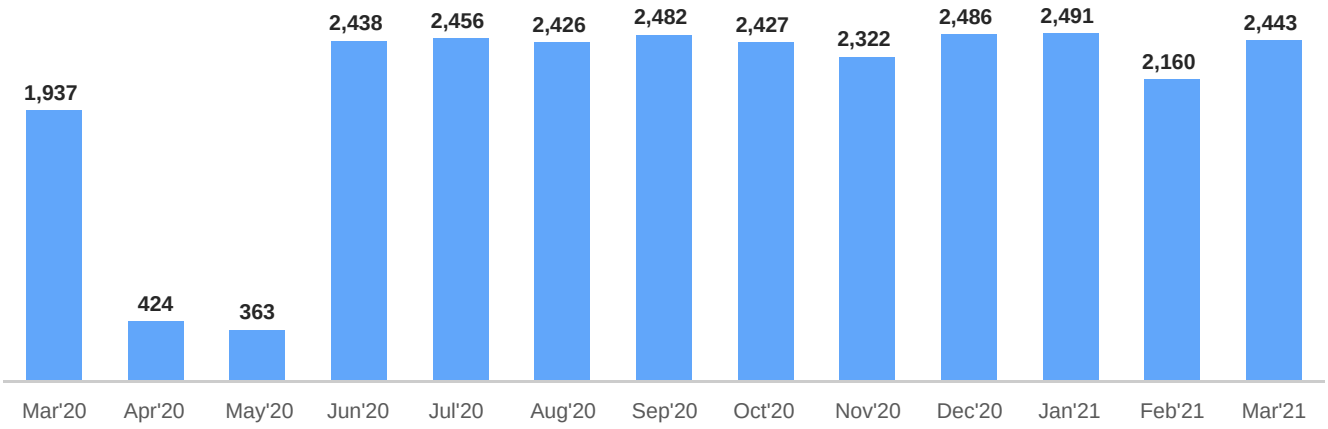
Flats sold: 2,443 Median price: $465,000 Median $psf: $443
Million-dollar flats: 17 (0.7%) Highest price: $1,220,000 (Bishan)

Against the month before: sales +13.1%, median price +1.1%. Against a year ago: sales +26.1%, median price +12.9%.

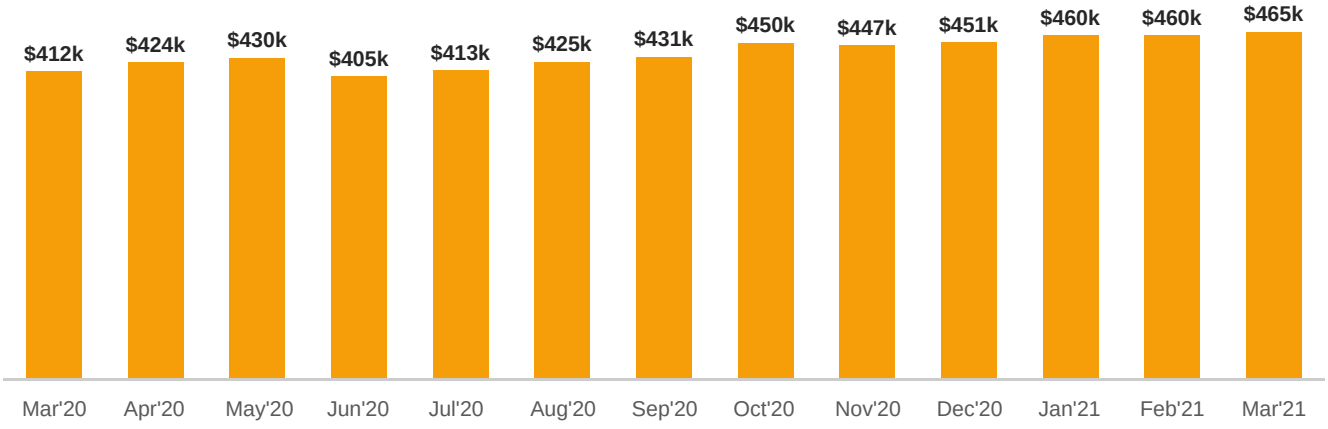
At a glance

- 2,443 HDB resale flats changed hands in March 2021, 13.1% more than the month before (2,160).
- Half of all flats sold for $465,000 or less (the median price), up 1.1% from the month before.
- A typical 4-room flat sold for $455,000 (1,061 sales), or about $451 per square foot.
- 17 flats sold for $1 million or more (0.7% of all sales), most of them in Bukit Timah, Central Area, Bishan.
- The highest price was $1,220,000 for a 5-room flat at Blk 273B Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $380,000) and the dearest was Central Area (median $900,000).
- The busiest town was Punggol with 232 sales.

Flats sold each month, last 13 months

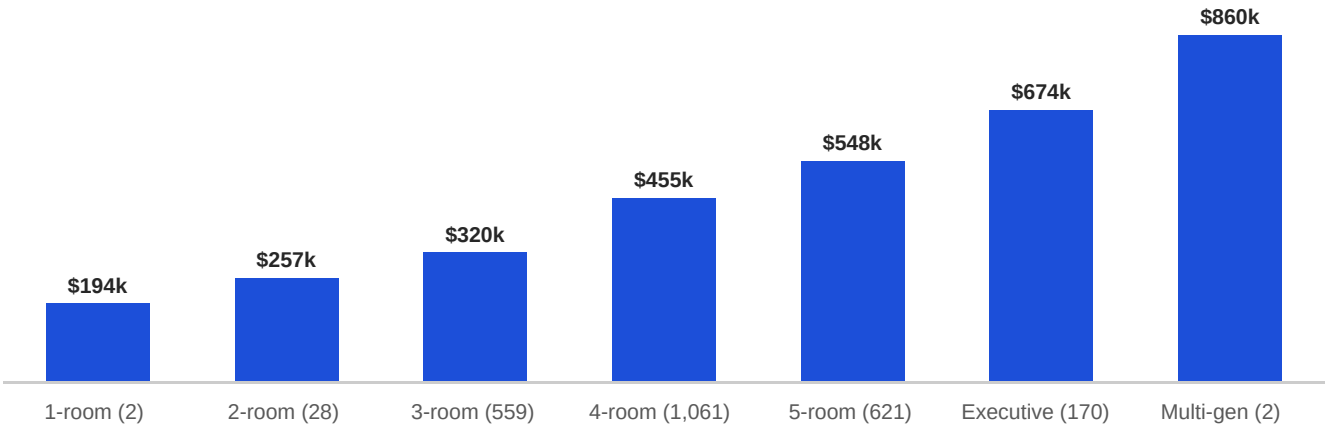


Median price each month, last 13 months

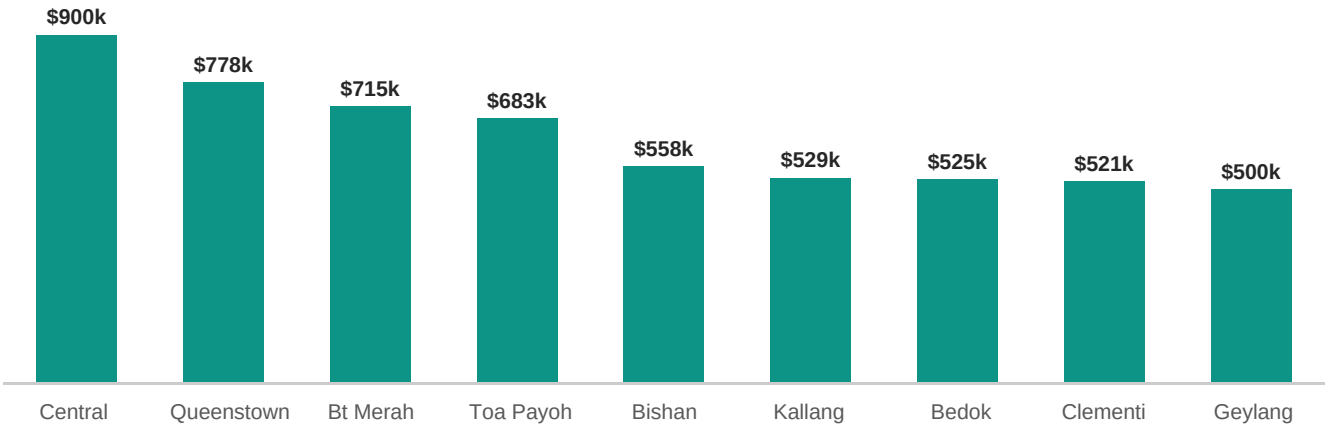


Source: HDB resale flat prices, data.gov.sg. Read online and share: https://www.anything.sg/hdb-resale-report/monthly/2021-03/

Median price by flat type (number sold), March 2021



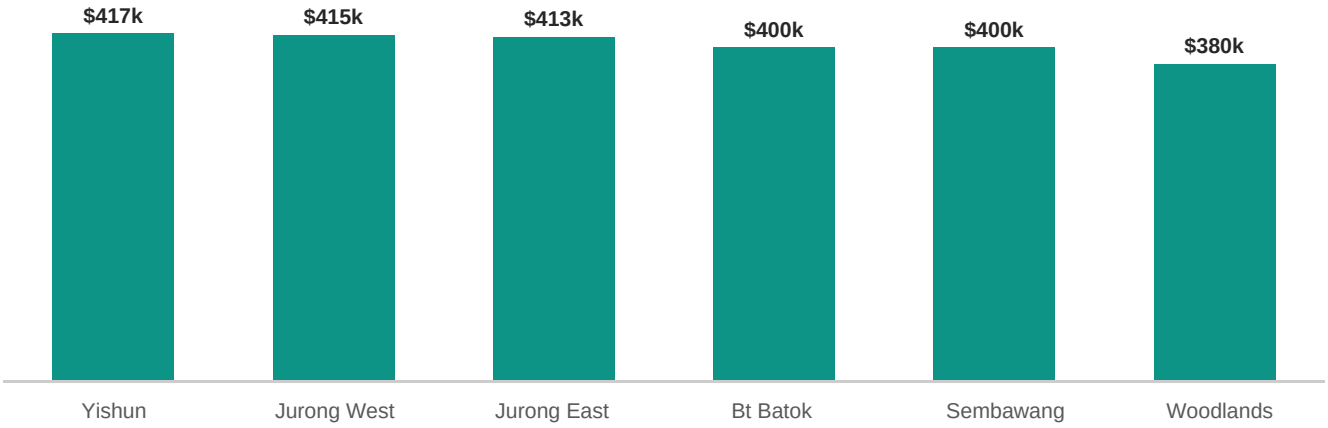
Median 4-room price by town, dearest first



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



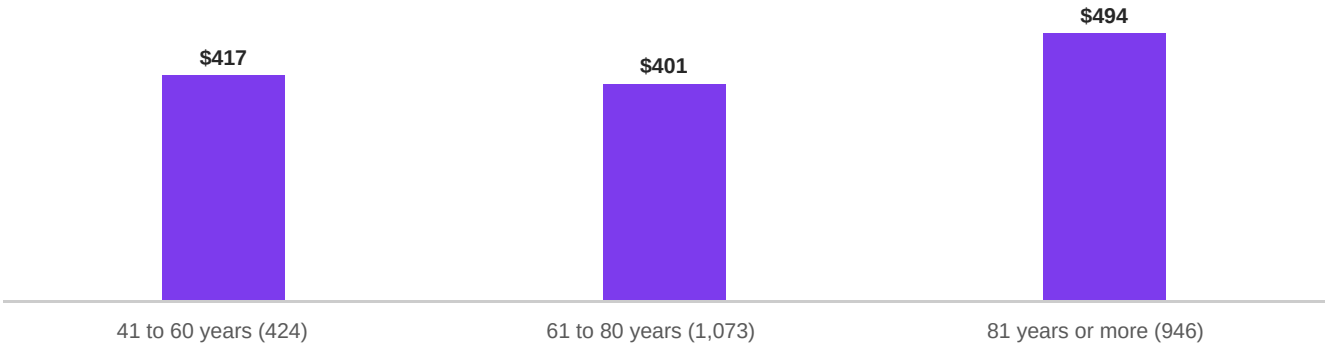
Median 4-room price by town, dearest first (continued)



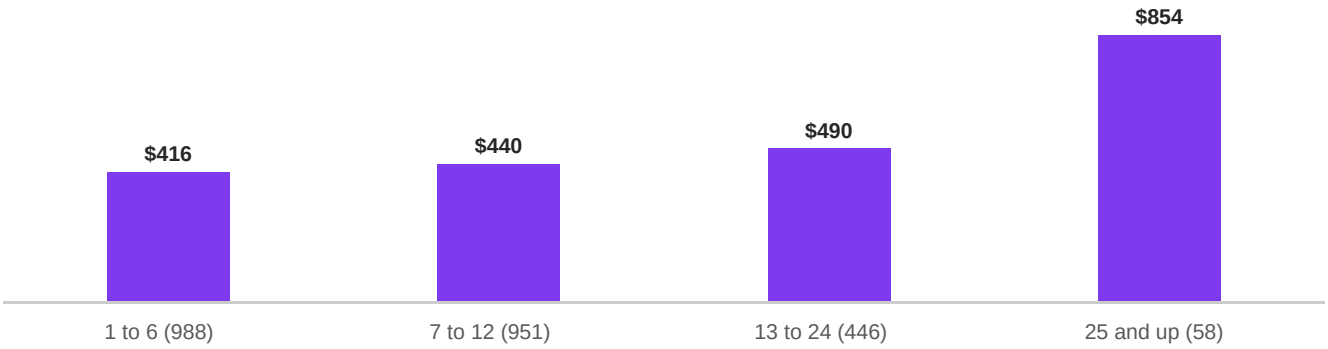
Town by town, March 2021

Ang Mo Kio: 90 sold - median $345,500 - 4-room median $448,000 - $420 psf
Bedok: 133 sold - median $435,000 - 4-room median $525,000 - $437 psf
Bishan: 51 sold - median $628,000 - 4-room median $558,000 - $540 psf - 3 at $1M+
Bukit Batok: 61 sold - median $395,000 - 4-room median $400,000 - $396 psf
Bukit Merah: 91 sold - median $680,000 - 4-room median $715,000 - $618 psf
Bukit Panjang: 94 sold - median $452,500 - 4-room median $430,000 - $435 psf
Bukit Timah: 9 sold - median $970,000 - 4-room median n/a - $619 psf - 4 at $1M+
Central Area: 29 sold - median $555,000 - 4-room median $900,000 - $693 psf - 4 at $1M+
Choa Chu Kang: 131 sold - median $455,000 - 4-room median $440,000 - $403 psf
Clementi: 52 sold - median $449,044 - 4-room median $520,500 - $473 psf
Geylang: 63 sold - median $410,000 - 4-room median $500,000 - $447 psf
Hougang: 128 sold - median $440,000 - 4-room median $420,000 - $425 psf
Jurong East: 51 sold - median $415,000 - 4-room median $412,500 - $425 psf
Jurong West: 128 sold - median $439,000 - 4-room median $415,000 - $383 psf
Kallang/Whampoa: 72 sold - median $499,500 - 4-room median $529,000 - $516 psf - 3 at $1M+
Marine Parade: 12 sold - median $449,400 - 4-room median n/a - $533 psf
Pasir Ris: 81 sold - median $532,000 - 4-room median $453,500 - $400 psf
Punggol: 232 sold - median $488,000 - 4-room median $480,888 - $487 psf
Queenstown: 96 sold - median $699,000 - 4-room median $777,500 - $702 psf - 1 at $1M+
Sembawang: 42 sold - median $445,000 - 4-room median $400,000 - $394 psf
Sengkang: 204 sold - median $462,694 - 4-room median $445,000 - $445 psf
Serangoon: 41 sold - median $448,000 - 4-room median $440,000 - $482 psf
Tampines: 178 sold - median $476,944 - 4-room median $456,000 - $430 psf
Toa Payoh: 81 sold - median $520,000 - 4-room median $683,000 - $476 psf - 2 at $1M+
Woodlands: 134 sold - median $420,000 - 4-room median $380,000 - $372 psf
Yishun: 159 sold - median $400,000 - 4-room median $416,500 - $412 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2021

$1,220,000 Blk 273B Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $945 psf - 89 yrs lease left

$1,125,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,259 sqft - $893 psf - 88 yrs lease left

$1,120,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,023 sqft - $1,095 psf - 88 yrs lease left

$1,095,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $892 psf - 90 yrs lease left

$1,092,888 Blk 446 Bright Hill Dr, Bishan
Executive - storey 07 to 09 - 2,616 sqft - $418 psf - 68 yrs lease left

$1,080,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,281 sqft - $843 psf - 88 yrs lease left

$1,068,888 Blk 1G Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $928 psf - 88 yrs lease left

$1,068,000 Blk 8A Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,249 sqft - $855 psf - 95 yrs lease left

$1,050,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $668 psf - 67 yrs lease left

$1,048,888 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,227 sqft - $855 psf - 90 yrs lease left

The 5 most affordable 4-room flats, March 2021

$276,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 1,109 sqft - $249 psf - 65 yrs lease left

$290,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,044 sqft - $278 psf - 57 yrs lease left

$293,000 Blk 22 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $296 psf - 55 yrs lease left

$300,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $306 psf - 55 yrs lease left

$308,800 Blk 27 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $315 psf - 55 yrs lease left

The 10 busiest streets, March 2021

Punggol Dr, Punggol: 55 sales
Punggol Walk, Punggol: 39 sales
Edgefield Plains, Punggol: 37 sales
Dawson Rd, Queenstown: 30 sales
Fernvale Link, Sengkang: 28 sales
Yishun Ring Rd, Yishun: 28 sales
Segar Rd, Bukit Panjang: 26 sales
Choa Chu Kang Ave 1, Choa Chu Kang: 26 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 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