HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2021

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

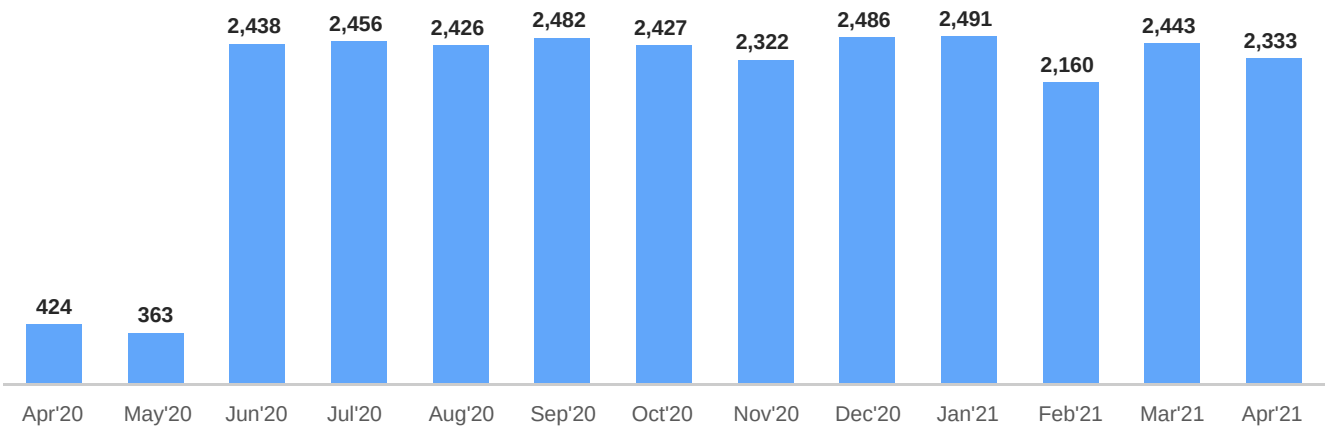
Flats sold: 2,333 Median price: $472,000 Median $psf: $447
Million-dollar flats: 21 (0.9%) Highest price: $1,250,000 (Bishan)

Against the month before: sales -4.5%, median price +1.5%. Against a year ago: sales +450.2%, median price +11.3%.

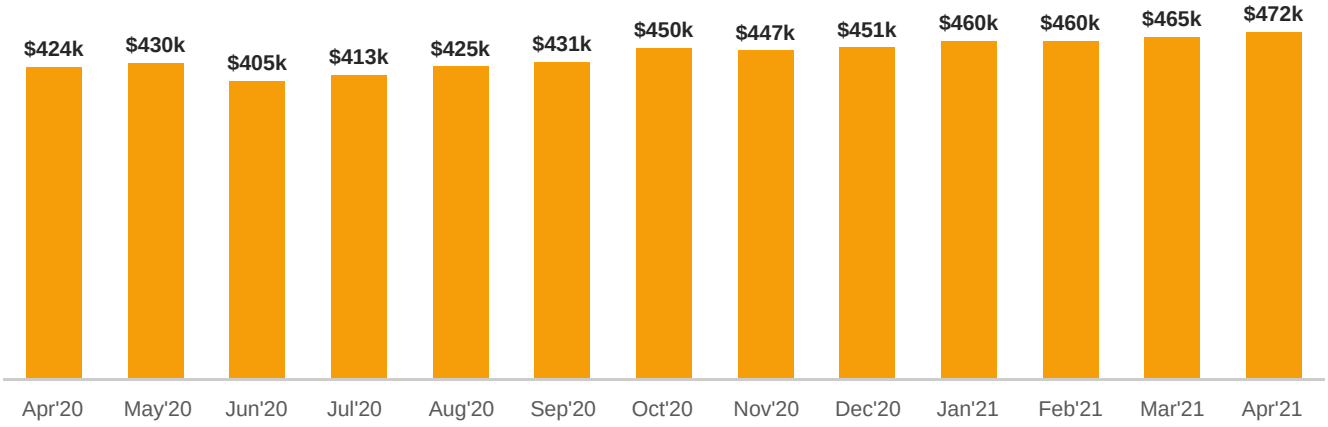
At a glance

- 2,333 HDB resale flats changed hands in April 2021, 4.5% fewer than the month before (2,443).
- Half of all flats sold for $472,000 or less (the median price), up 1.5% from the month before.
- A typical 4-room flat sold for $460,000 (1,031 sales), or about $452 per square foot.
- 21 flats sold for $1 million or more (0.9% of all sales), most of them in Central Area, Bishan, Kallang/Whampoa.
- The highest price was $1,250,000 for a 5-room flat at Blk 273B Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $388,000) and the dearest was Central Area (median $988,888).
- The busiest town was Sengkang with 234 sales.

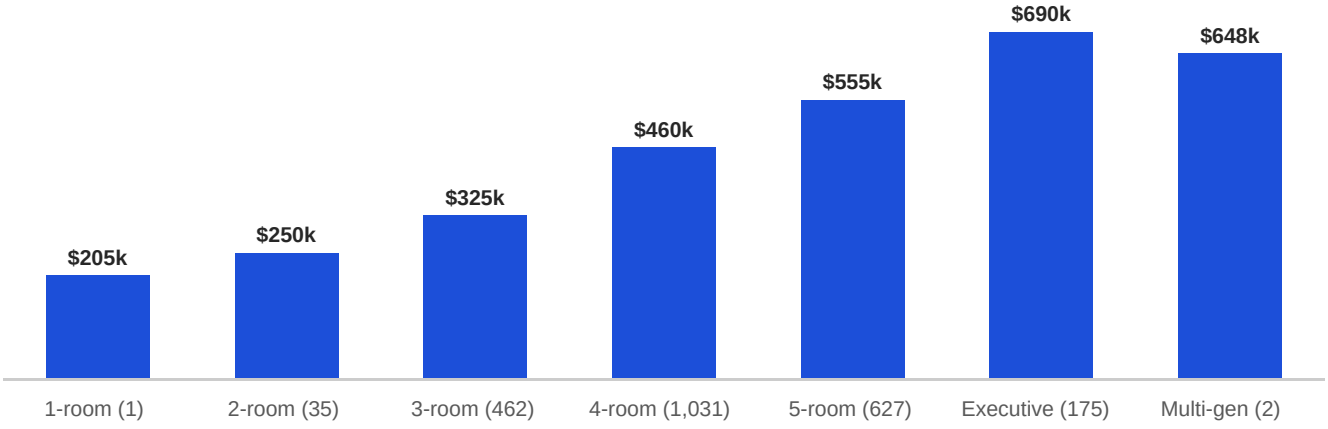
Flats sold each month, last 13 months



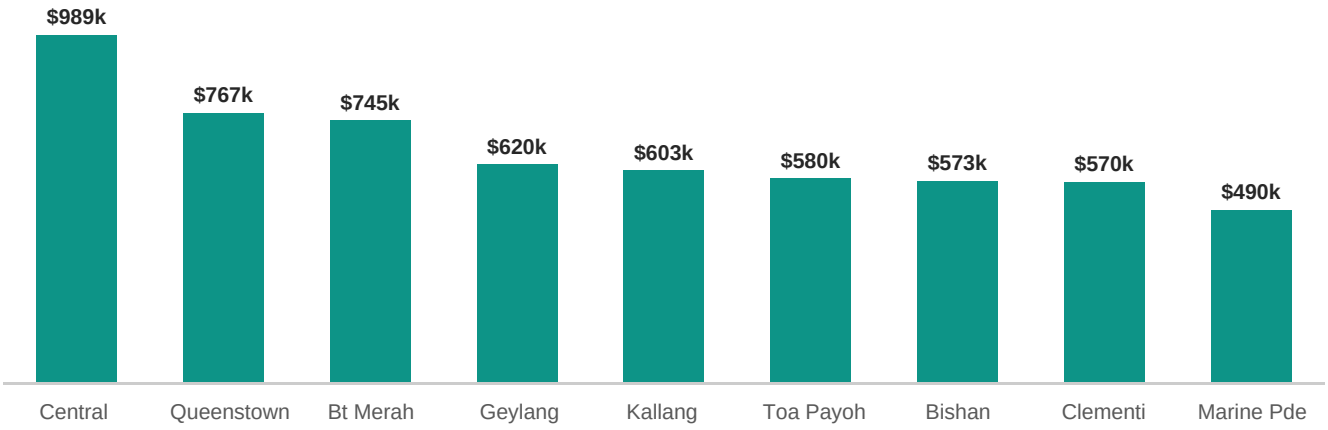
Median price each month, last 13 months



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



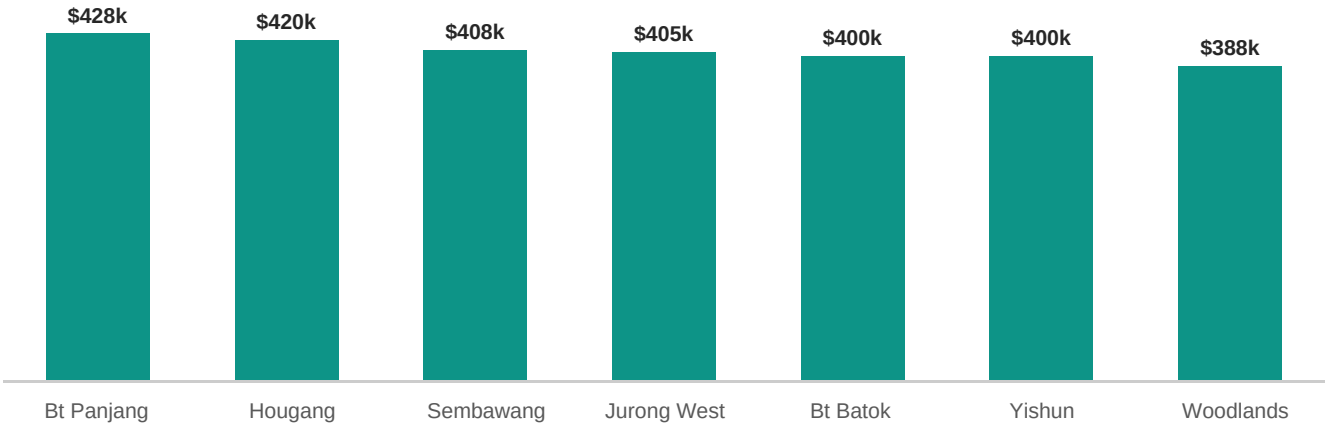
Median 4-room price by town, dearest first



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



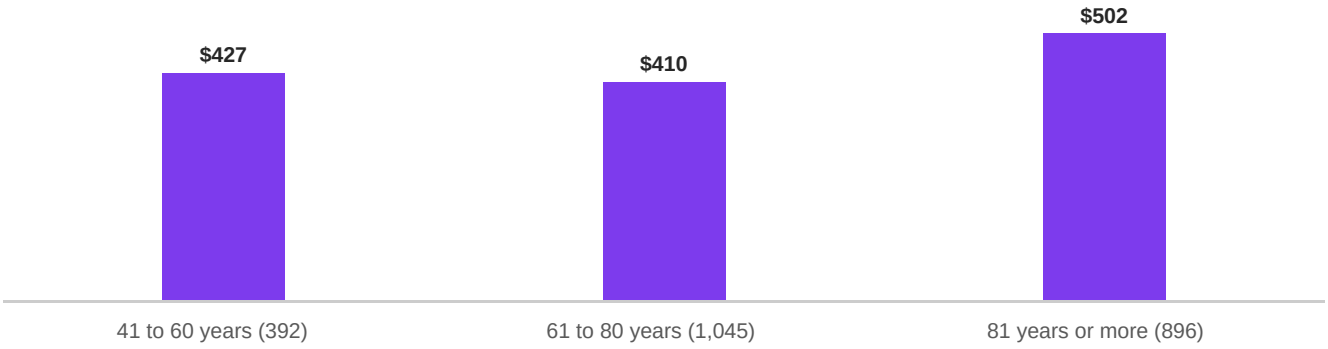
Median 4-room price by town, dearest first (continued)



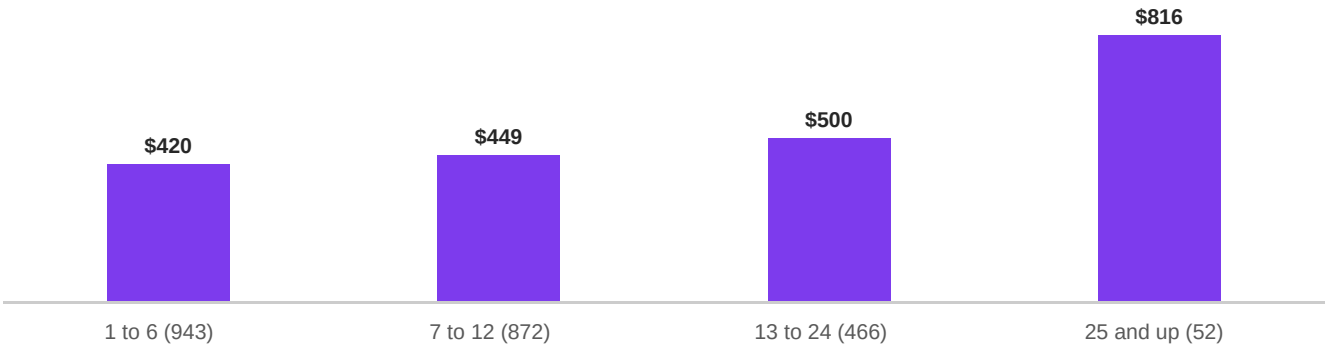
Town by town, April 2021

Ang Mo Kio: 86 sold - median $360,000 - 4-room median $435,000 - $428 psf
Bedok: 134 sold - median $445,000 - 4-room median $455,000 - $433 psf
Bishan: 59 sold - median $648,000 - 4-room median $573,000 - $551 psf - 3 at $1M+
Bukit Batok: 59 sold - median $360,000 - 4-room median $400,000 - $398 psf
Bukit Merah: 104 sold - median $606,444 - 4-room median $745,000 - $557 psf - 1 at $1M+
Bukit Panjang: 77 sold - median $470,000 - 4-room median $428,000 - $435 psf
Bukit Timah: 6 sold - median $480,000 - 4-room median n/a - $574 psf - 1 at $1M+
Central Area: 18 sold - median $874,000 - 4-room median $988,888 - $812 psf - 7 at $1M+
Choa Chu Kang: 105 sold - median $477,000 - 4-room median $434,444 - $414 psf
Clementi: 53 sold - median $465,000 - 4-room median $570,000 - $478 psf
Geylang: 76 sold - median $532,388 - 4-room median $620,000 - $477 psf
Hougang: 127 sold - median $463,000 - 4-room median $420,000 - $425 psf
Jurong East: 48 sold - median $465,000 - 4-room median $433,500 - $423 psf
Jurong West: 115 sold - median $440,000 - 4-room median $405,000 - $402 psf
Kallang/Whampoa: 60 sold - median $467,500 - 4-room median $602,500 - $487 psf - 3 at $1M+
Marine Parade: 14 sold - median $469,000 - 4-room median $490,000 - $555 psf
Pasir Ris: 72 sold - median $539,000 - 4-room median $445,000 - $415 psf
Punggol: 231 sold - median $490,000 - 4-room median $488,000 - $489 psf
Queenstown: 62 sold - median $702,500 - 4-room median $766,944 - $760 psf - 3 at $1M+
Sembawang: 26 sold - median $426,000 - 4-room median $407,500 - $410 psf
Sengkang: 234 sold - median $468,444 - 4-room median $450,000 - $448 psf
Serangoon: 39 sold - median $490,000 - 4-room median $450,000 - $473 psf - 2 at $1M+
Tampines: 184 sold - median $500,000 - 4-room median $468,888 - $447 psf
Toa Payoh: 71 sold - median $485,000 - 4-room median $580,000 - $492 psf - 1 at $1M+
Woodlands: 127 sold - median $450,000 - 4-room median $388,000 - $380 psf
Yishun: 146 sold - median $399,444 - 4-room median $400,000 - $417 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2021

$1,250,000 Blk 273B Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $968 psf - 89 yrs lease left

$1,200,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 49 to 51 - 1,130 sqft - $1,062 psf - 88 yrs lease left

$1,160,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,658 sqft - $700 psf - 67 yrs lease left

$1,140,000 Blk 51 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,916 sqft - $595 psf - 50 yrs lease left

$1,138,888 Blk 88 Dawson Rd, Queenstown
5-room - storey 43 to 45 - 1,163 sqft - $980 psf - 94 yrs lease left

$1,100,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,152 sqft - $955 psf - 88 yrs lease left

$1,100,000 Blk 61 Jln Tenteram, Kallang/Whampoa
3-room - storey 01 to 03 - 2,390 sqft - $460 psf - 50 yrs lease left

$1,070,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 22 to 24 - 1,216 sqft - $880 psf - 91 yrs lease left

$1,065,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $660 psf - 64 yrs lease left

$1,065,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,001 sqft - $1,064 psf - 88 yrs lease left

The 5 most affordable 4-room flats, April 2021

$280,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $286 psf - 55 yrs lease left

$295,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $311 psf - 53 yrs lease left

$315,000 Blk 200 Toa Payoh Nth, Toa Payoh

4-room - storey 01 to 03 - 936 sqft - $336 psf - 51 yrs lease left

$318,000 Blk 327 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $352 psf - 66 yrs lease left

$320,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $354 psf - 66 yrs lease left

The 10 busiest streets, April 2021

Punggol Dr, Punggol: 48 sales
Rivervale Cres, Sengkang: 35 sales
Yishun Ring Rd, Yishun: 31 sales
Edgefield Plains, Punggol: 29 sales
Punggol Walk, Punggol: 28 sales
Fernvale Link, Sengkang: 28 sales
Punggol Field, Punggol: 27 sales
Upp Serangoon Cres, Hougang: 21 sales
Punggol Pl, Punggol: 21 sales
Punggol Way, Punggol: 21 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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