HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2021

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:04 pm.
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May 2021 in full

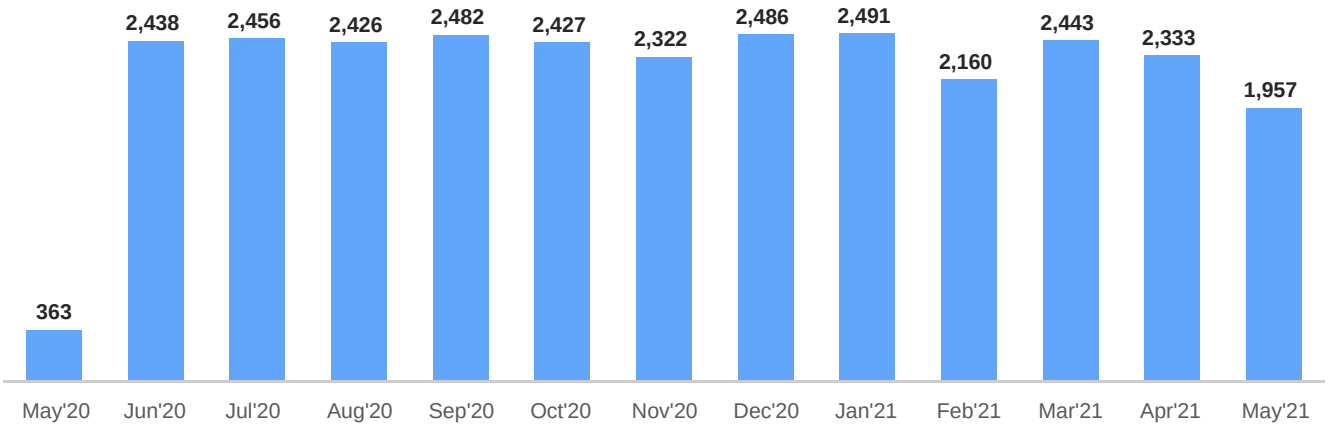
Flats sold: 1,957 Median price: $480,000 Median $psf: $453
Million-dollar flats: 13 (0.7%) Highest price: $1,210,000 (Queenstown)

Against the month before: sales -16.1%, median price +1.7%. Against a year ago: sales +439.1%, median price +11.6%.

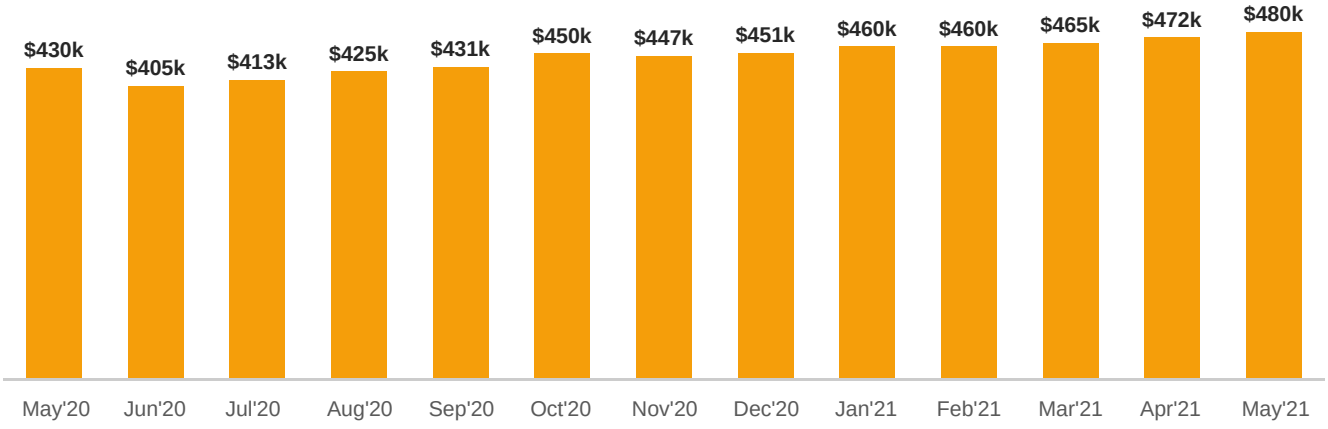
At a glance

- 1,957 HDB resale flats changed hands in May 2021, 16.1% fewer than the month before (2,333).
- Half of all flats sold for $480,000 or less (the median price), up 1.7% from the month before.
- A typical 4-room flat sold for $470,000 (854 sales), or about $465 per square foot.
- 13 flats sold for $1 million or more (0.7% of all sales), most of them in Central Area, Bishan, Queenstown.
- The highest price was $1,210,000 for a 5-room flat at Blk 18C Holland Dr, Queenstown.
- For a 4-room flat, the most affordable town was Jurong East (median $402,500) and the dearest was Central Area (median $920,888).
- The busiest town was Punggol with 189 sales.

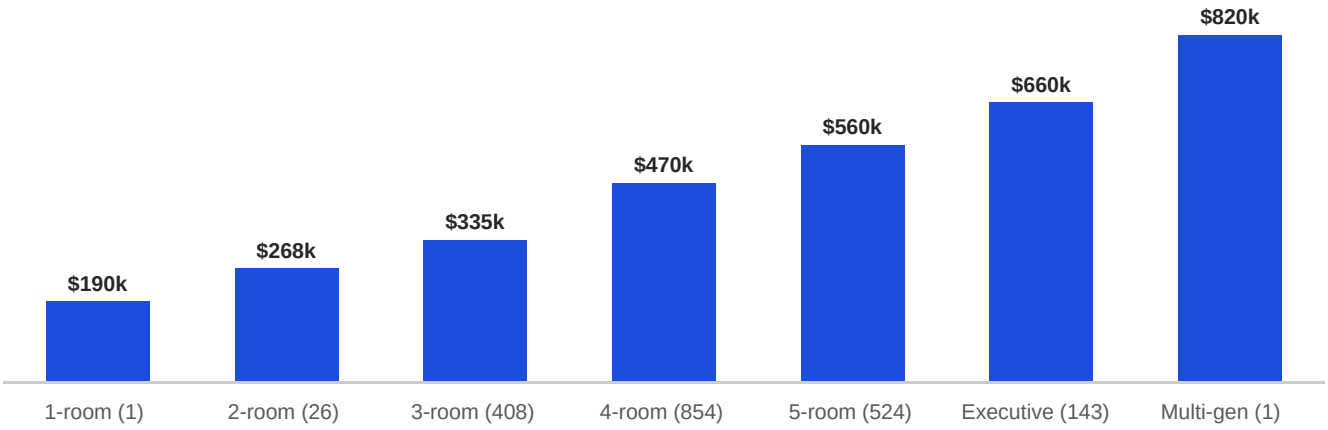
Flats sold each month, last 13 months



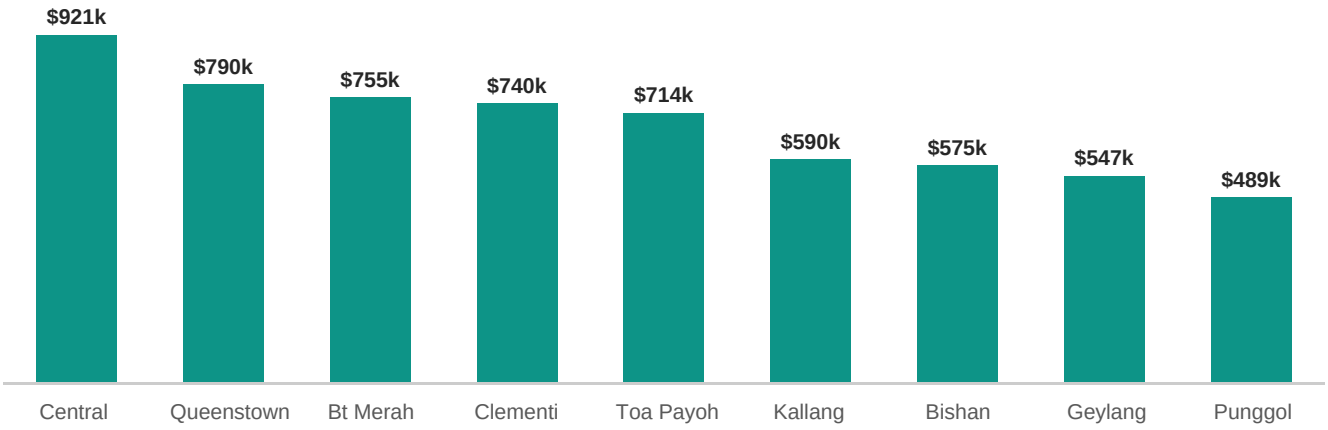
Median price each month, last 13 months



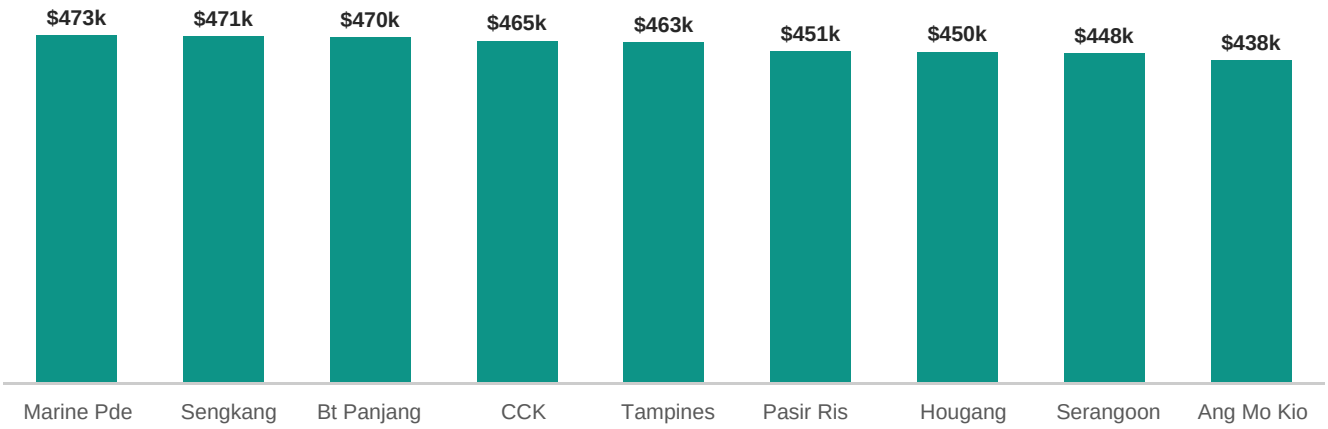
Median price by flat type (number sold), May 2021



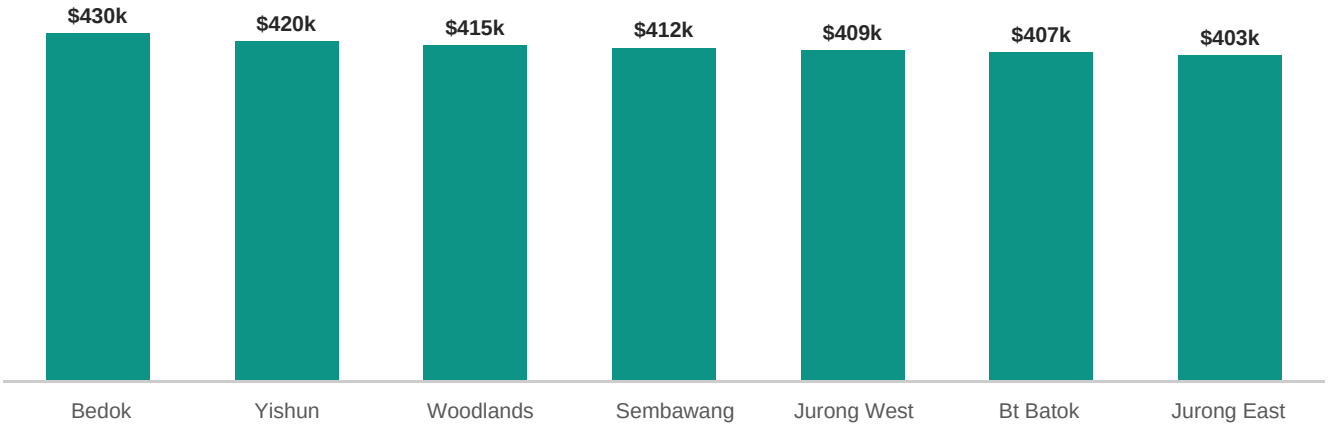
Median 4-room price by town, dearest first



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



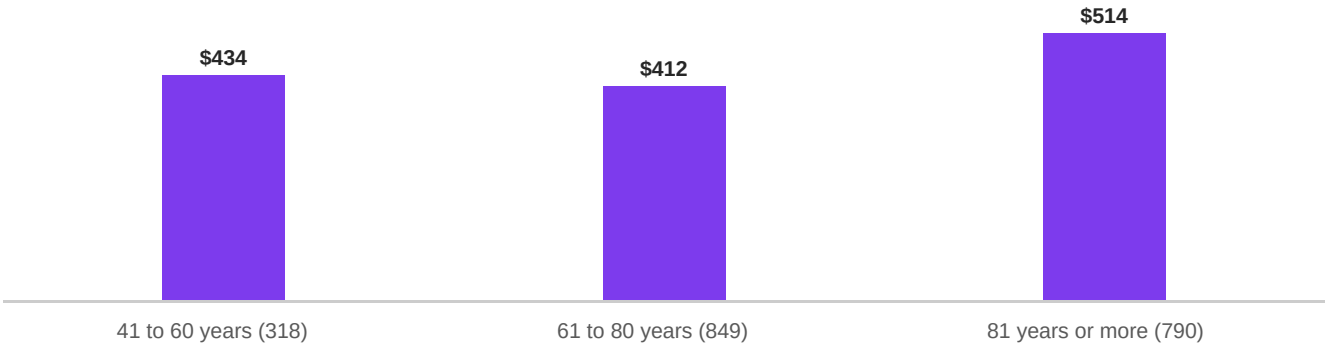
Median 4-room price by town, dearest first (continued)



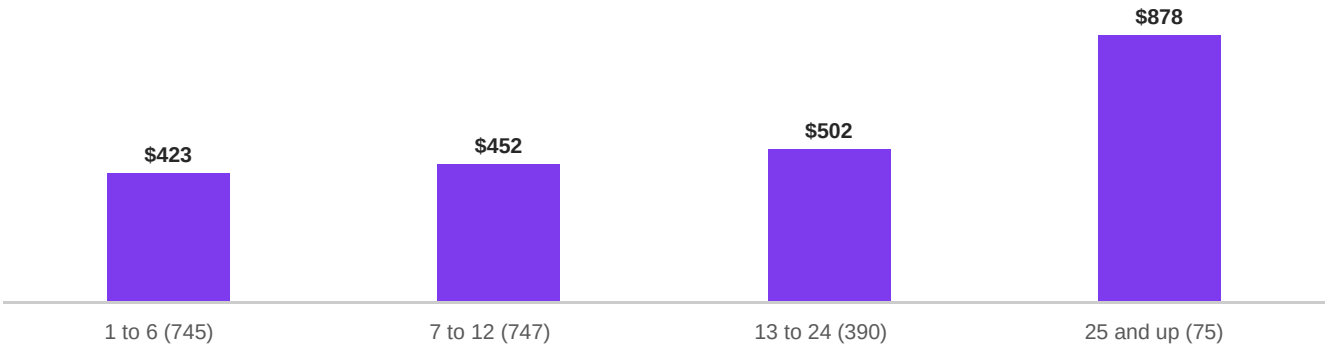
Town by town, May 2021

Ang Mo Kio: 78 sold - median $400,000 - 4-room median $438,000 - $434 psf
Bedok: 119 sold - median $425,000 - 4-room median $430,000 - $437 psf
Bishan: 38 sold - median $633,500 - 4-room median $575,000 - $571 psf - 3 at $1M+
Bukit Batok: 47 sold - median $420,000 - 4-room median $406,500 - $408 psf
Bukit Merah: 83 sold - median $670,000 - 4-room median $755,000 - $632 psf - 1 at $1M+
Bukit Panjang: 65 sold - median $492,888 - 4-room median $470,000 - $470 psf
Bukit Timah: 7 sold - median $672,000 - 4-room median n/a - $592 psf - 1 at $1M+
Central Area: 18 sold - median $900,444 - 4-room median $920,888 - $876 psf - 5 at $1M+
Choa Chu Kang: 119 sold - median $478,000 - 4-room median $465,000 - $446 psf
Clementi: 33 sold - median $561,000 - 4-room median $740,000 - $556 psf
Geylang: 47 sold - median $495,000 - 4-room median $546,500 - $534 psf
Hougang: 97 sold - median $485,000 - 4-room median $450,000 - $431 psf
Jurong East: 34 sold - median $405,500 - 4-room median $402,500 - $415 psf
Jurong West: 100 sold - median $445,000 - 4-room median $409,000 - $406 psf
Kallang/Whampoa: 57 sold - median $435,000 - 4-room median $590,000 - $478 psf
Marine Parade: 16 sold - median $486,444 - 4-room median $472,888 - $542 psf
Pasir Ris: 58 sold - median $541,000 - 4-room median $451,000 - $410 psf
Punggol: 189 sold - median $490,500 - 4-room median $488,888 - $494 psf
Queenstown: 87 sold - median $750,000 - 4-room median $790,000 - $765 psf - 2 at $1M+
Sembawang: 38 sold - median $445,000 - 4-room median $412,000 - $392 psf
Sengkang: 165 sold - median $475,000 - 4-room median $471,000 - $462 psf
Serangoon: 35 sold - median $525,000 - 4-room median $447,500 - $465 psf
Tampines: 135 sold - median $508,000 - 4-room median $462,500 - $440 psf
Toa Payoh: 65 sold - median $510,000 - 4-room median $714,000 - $495 psf - 1 at $1M+
Woodlands: 133 sold - median $447,000 - 4-room median $415,444 - $383 psf
Yishun: 94 sold - median $409,000 - 4-room median $420,000 - $432 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2021

$1,210,000 Blk 18C Holland Dr, Queenstown
5-room - storey 34 to 36 - 1,259 sqft - $961 psf - 90 yrs lease left

$1,168,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,206 sqft - $969 psf - 93 yrs lease left

$1,165,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $1,031 psf - 88 yrs lease left

$1,140,000 Blk 273B Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $883 psf - 89 yrs lease left

$1,132,500 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $923 psf - 90 yrs lease left

$1,128,888 Blk 275A Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $874 psf - 89 yrs lease left

$1,088,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 13 to 15 - 1,152 sqft - $945 psf - 88 yrs lease left

$1,078,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,001 sqft - $1,077 psf - 88 yrs lease left

$1,060,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $675 psf - 67 yrs lease left

$1,060,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,033 sqft - $1,026 psf - 88 yrs lease left

The 5 most affordable 4-room flats, May 2021

$250,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $264 psf - 53 yrs lease left

$310,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $316 psf - 55 yrs lease left

$310,000 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 01 to 03 - 893 sqft - $347 psf - 65 yrs lease left

$320,000 Blk 222 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 04 to 06 - 883 sqft - $363 psf - 53 yrs lease left

$325,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $359 psf - 66 yrs lease left

The 10 busiest streets, May 2021

Punggol Dr, Punggol: 39 sales
Punggol Walk, Punggol: 26 sales
Dawson Rd, Queenstown: 25 sales
Bedok Reservoir Rd, Bedok: 24 sales
Edgedale Plains, Punggol: 23 sales
Choa Chu Kang Ave 7, Choa Chu Kang: 20 sales
Edgefield Plains, Punggol: 20 sales
Yishun Ave 11, Yishun: 20 sales
Punggol Field, Punggol: 19 sales
Senja Rd, Bukit Panjang: 18 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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