HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2021

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

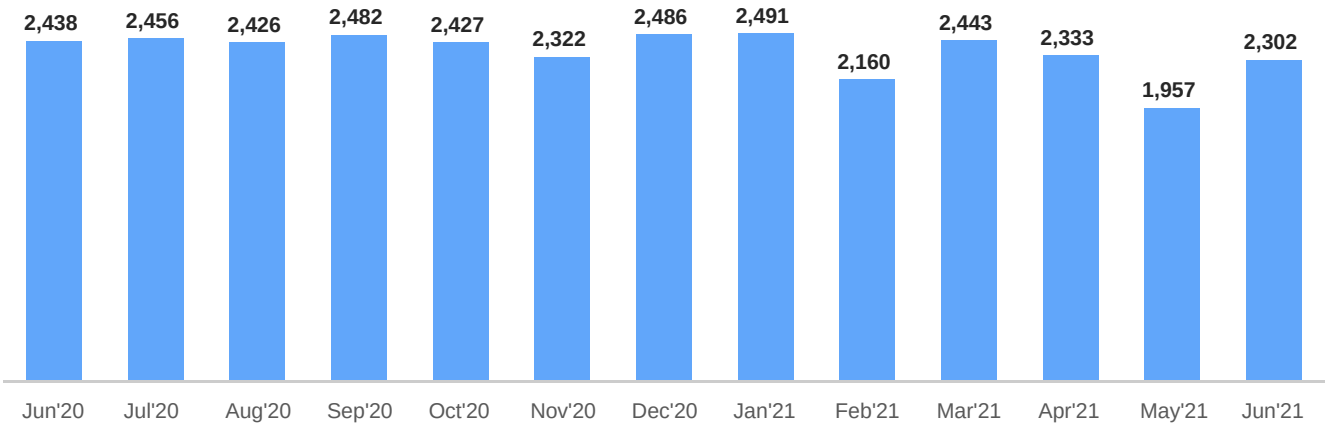
Flats sold: 2,302 Median price: $482,000 Median $psf: $453
Million-dollar flats: 19 (0.8%) Highest price: $1,268,000 (Kallang/Whampoa)

Against the month before: sales +17.6%, median price +0.4%. Against a year ago: sales -5.6%, median price +19.0%.

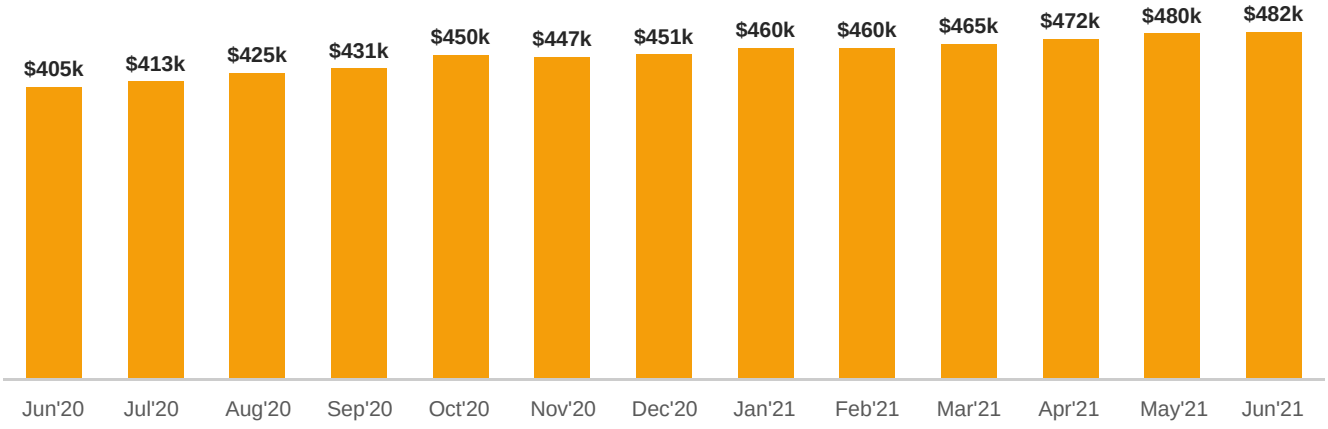
At a glance

- 2,302 HDB resale flats changed hands in June 2021, 17.6% more than the month before (1,957).
- Half of all flats sold for $482,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $470,000 (985 sales), or about $465 per square foot.
- 19 flats sold for $1 million or more (0.8% of all sales), most of them in Bukit Merah, Central Area, Queenstown.
- The highest price was $1,268,000 for a 3-room flat at Blk 39 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Woodlands (median $406,444) and the dearest was Central Area (median $948,500).
- The busiest town was Punggol with 232 sales.

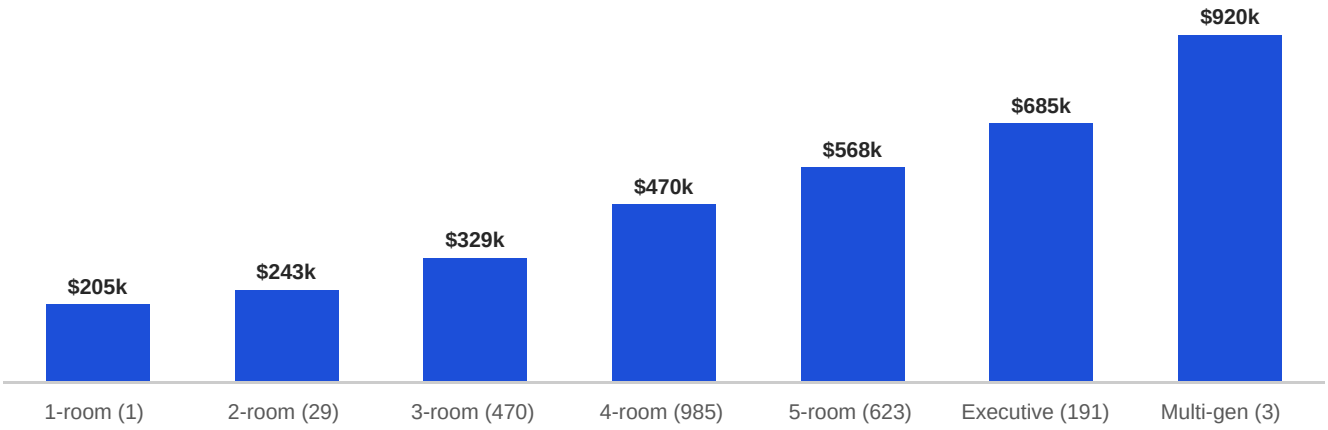
Flats sold each month, last 13 months



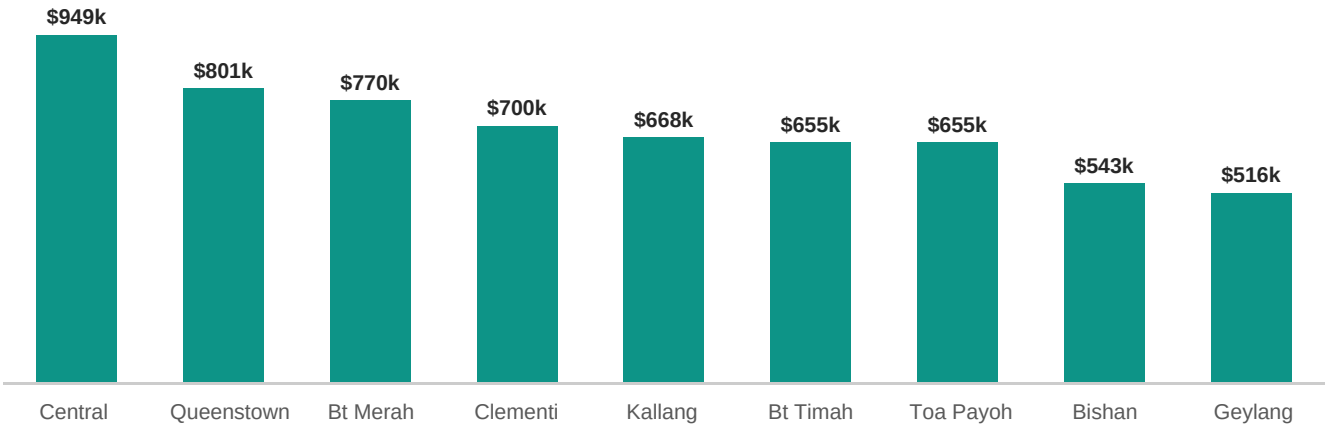
Median price each month, last 13 months



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



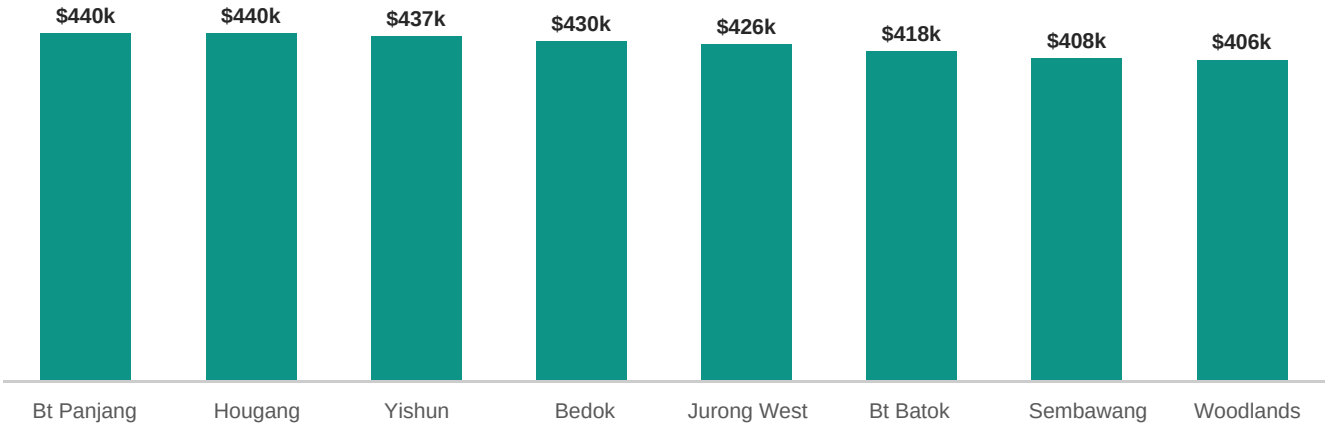
Median 4-room price by town, dearest first



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



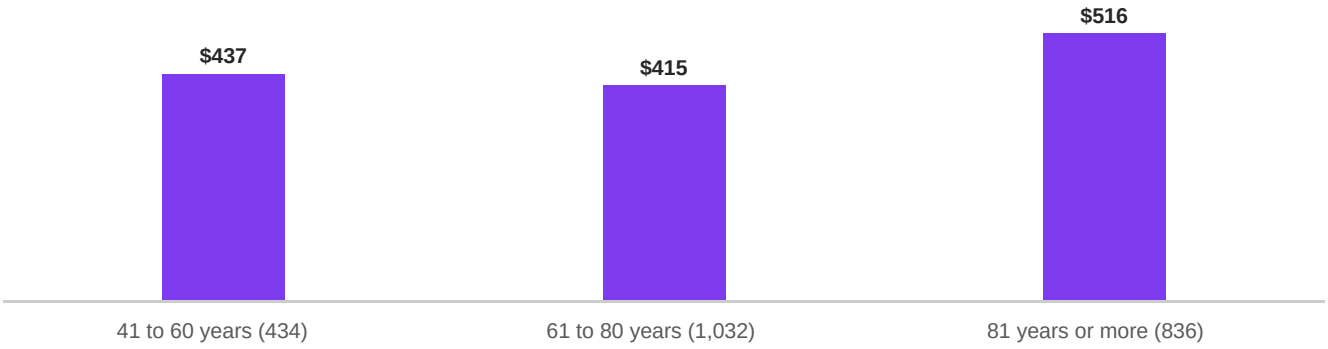
Median 4-room price by town, dearest first (continued)



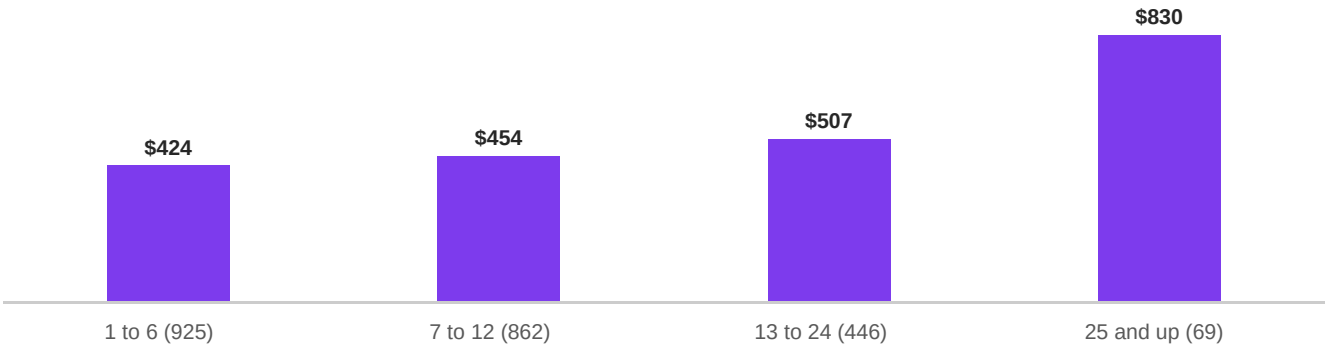
Town by town, June 2021

Ang Mo Kio: 77 sold - median $370,000 - 4-room median $440,000 - $443 psf
Bedok: 128 sold - median $460,000 - 4-room median $430,000 - $441 psf
Bishan: 49 sold - median $690,000 - 4-room median $542,500 - $561 psf - 3 at $1M+
Bukit Batok: 64 sold - median $425,000 - 4-room median $417,500 - $421 psf
Bukit Merah: 94 sold - median $571,000 - 4-room median $770,000 - $527 psf - 4 at $1M+
Bukit Panjang: 78 sold - median $481,000 - 4-room median $440,000 - $438 psf
Bukit Timah: 6 sold - median $740,000 - 4-room median $655,000 - $607 psf
Central Area: 18 sold - median $624,000 - 4-room median $948,500 - $720 psf - 4 at $1M+
Choa Chu Kang: 126 sold - median $480,000 - 4-room median $460,000 - $437 psf
Clementi: 56 sold - median $417,500 - 4-room median $700,000 - $496 psf
Geylang: 55 sold - median $420,000 - 4-room median $516,250 - $449 psf
Hougang: 121 sold - median $495,000 - 4-room median $439,888 - $440 psf
Jurong East: 45 sold - median $490,000 - 4-room median $480,000 - $451 psf
Jurong West: 120 sold - median $450,000 - 4-room median $425,888 - $408 psf
Kallang/Whampoa: 79 sold - median $490,000 - 4-room median $668,000 - $534 psf - 1 at $1M+
Marine Parade: 23 sold - median $698,000 - 4-room median $507,500 - $596 psf
Pasir Ris: 69 sold - median $555,000 - 4-room median $473,000 - $420 psf
Punggol: 232 sold - median $490,000 - 4-room median $491,000 - $499 psf
Queenstown: 80 sold - median $726,500 - 4-room median $801,444 - $777 psf - 4 at $1M+
Sembawang: 41 sold - median $448,000 - 4-room median $408,000 - $402 psf
Sengkang: 214 sold - median $483,500 - 4-room median $470,000 - $463 psf
Serangoon: 39 sold - median $540,000 - 4-room median $490,000 - $545 psf - 1 at $1M+
Tampines: 153 sold - median $505,000 - 4-room median $460,444 - $434 psf
Toa Payoh: 90 sold - median $540,000 - 4-room median $655,000 - $513 psf - 2 at $1M+
Woodlands: 139 sold - median $450,000 - 4-room median $406,444 - $392 psf
Yishun: 106 sold - median $443,444 - 4-room median $436,500 - $430 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2021

$1,268,000 Blk 39 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,260 sqft - $561 psf - 50 yrs lease left

$1,238,800 Blk 273A Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $959 psf - 89 yrs lease left

$1,235,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,593 sqft - $775 psf - 73 yrs lease left

$1,205,500 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 22 to 24 - 1,206 sqft - $1,000 psf - 93 yrs lease left

$1,160,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $921 psf - 90 yrs lease left

$1,120,000 Blk 117 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $694 psf - 65 yrs lease left

$1,115,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,033 sqft - $1,079 psf - 88 yrs lease left

$1,100,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,259 sqft - $873 psf - 90 yrs lease left

$1,095,000 Blk 92 Dawson Rd, Queenstown
5-room - storey 10 to 12 - 1,313 sqft - $834 psf - 93 yrs lease left

$1,090,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 34 to 36 - 1,119 sqft - $974 psf - 94 yrs lease left

The 5 most affordable 4-room flats, June 2021

$270,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $276 psf - 58 yrs lease left

$318,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $325 psf - 58 yrs lease left

$320,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $323 psf - 58 yrs lease left

$323,000 Blk 655 Yishun Ave 4, Yishun

4-room - storey 04 to 06 - 904 sqft - $357 psf - 65 yrs lease left

$330,000 Blk 336 Ubi Ave 1, Geylang

4-room - storey 07 to 09 - 893 sqft - $369 psf - 63 yrs lease left

The 10 busiest streets, June 2021

Edgedale Plains, Punggol: 40 sales
Punggol Dr, Punggol: 38 sales
Dawson Rd, Queenstown: 34 sales
Edgefield Plains, Punggol: 29 sales
Punggol Way, Punggol: 23 sales
Compassvale Dr, Sengkang: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Punggol Ctrl, Punggol: 22 sales
Bedok Reservoir Rd, Bedok: 21 sales
Keat Hong Cl, Choa Chu Kang: 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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