HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2021

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

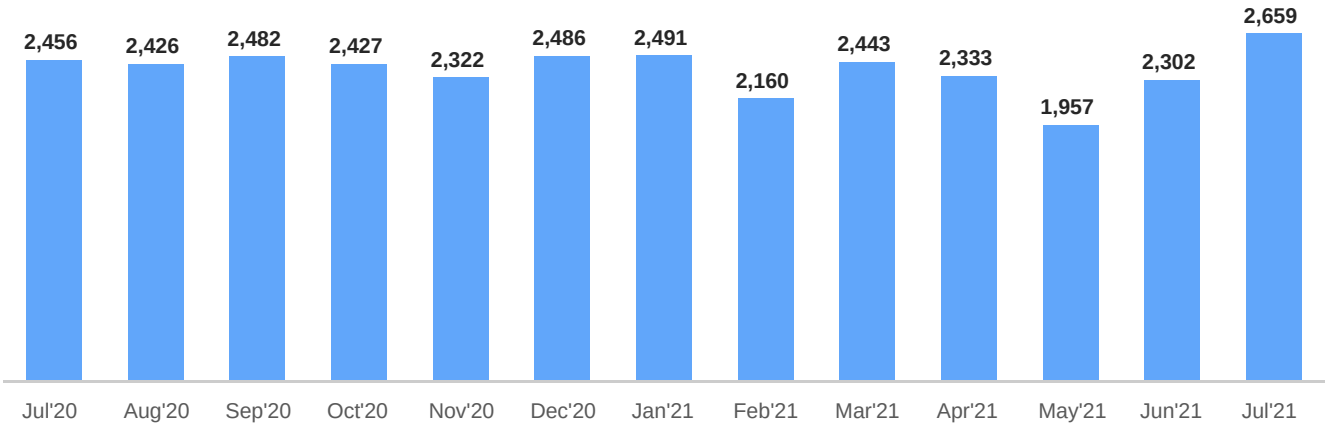
Flats sold: 2,659 Median price: $480,000 Median $psf: $455
Million-dollar flats: 19 (0.7%) Highest price: $1,225,000 (Central Area)

Against the month before: sales +15.5%, median price -0.4%. Against a year ago: sales +8.3%, median price +16.2%.

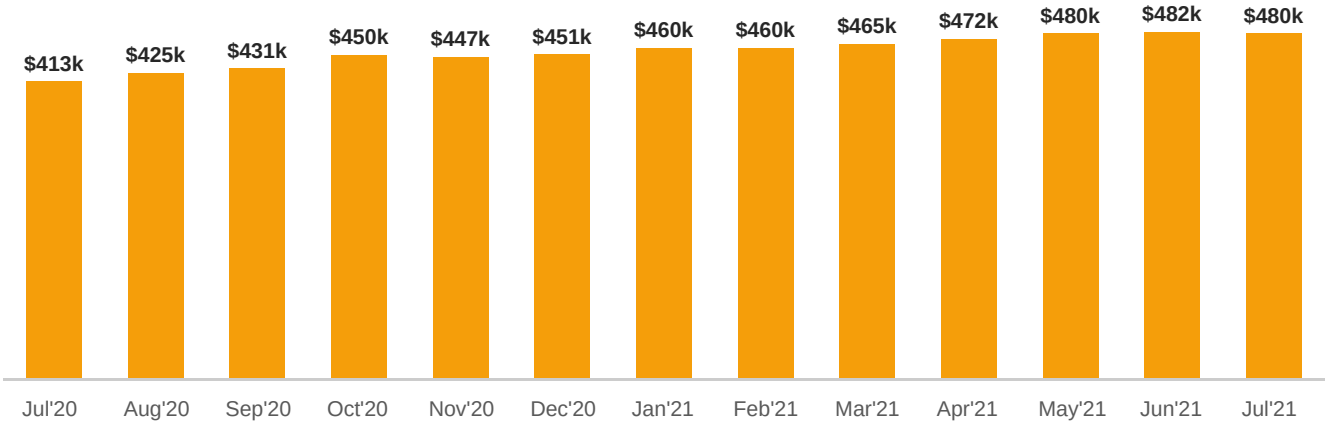
At a glance

- 2,659 HDB resale flats changed hands in July 2021, 15.5% more than the month before (2,302).
- Half of all flats sold for $480,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $468,000 (1,098 sales), or about $465 per square foot.
- 19 flats sold for $1 million or more (0.7% of all sales), most of them in Central Area, Queenstown, Bishan.
- The highest price was $1,225,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Sembawang (median $400,000) and the dearest was Central Area (median $975,000).
- The busiest town was Sengkang with 272 sales.

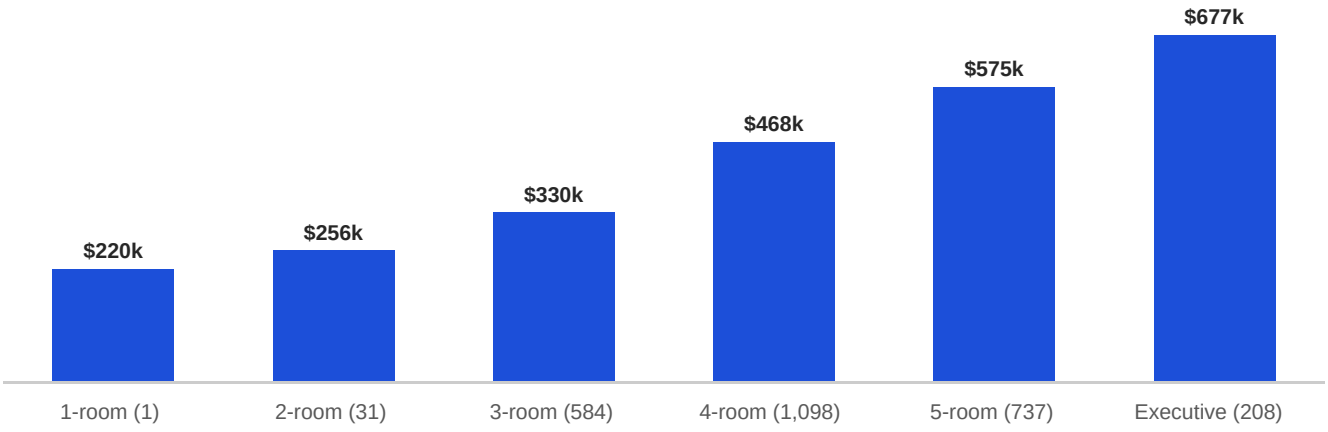
Flats sold each month, last 13 months



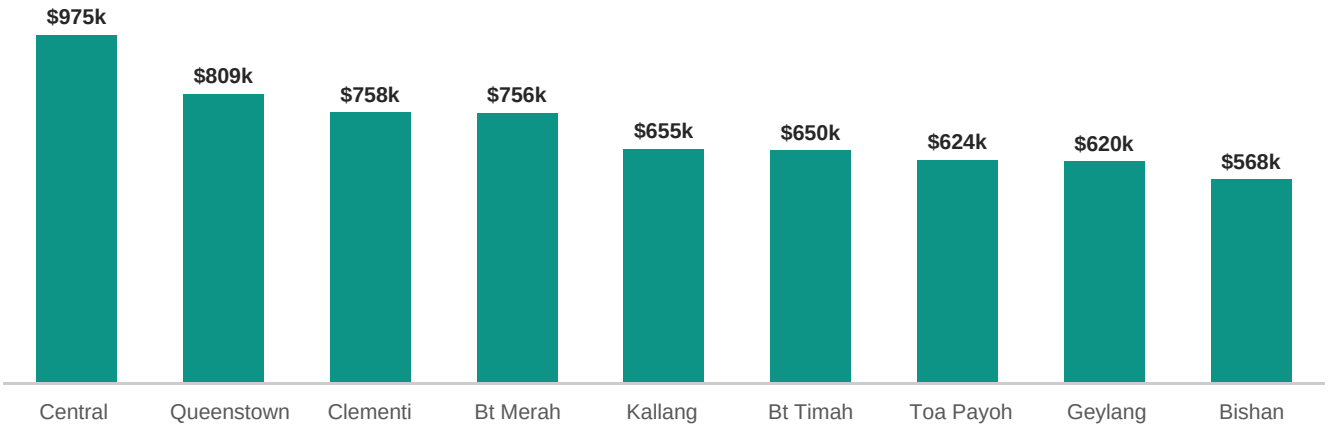
Median price each month, last 13 months



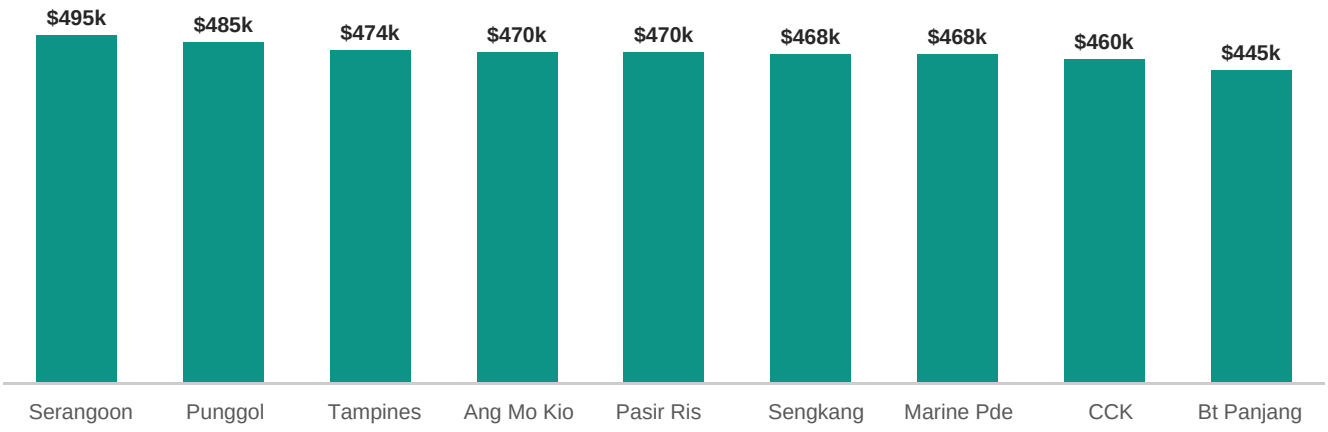
Median price by flat type (number sold), July 2021



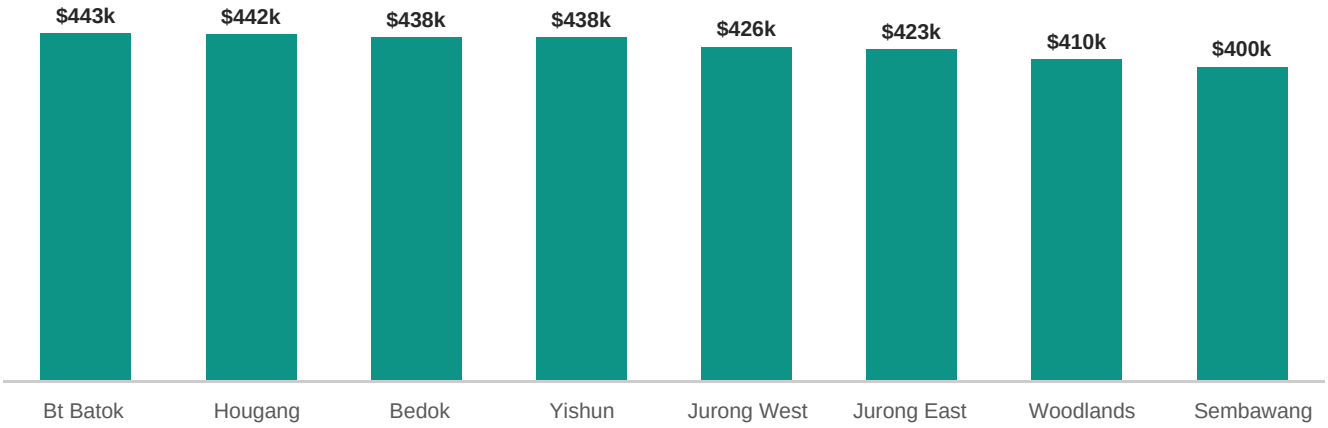
Median 4-room price by town, dearest first



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



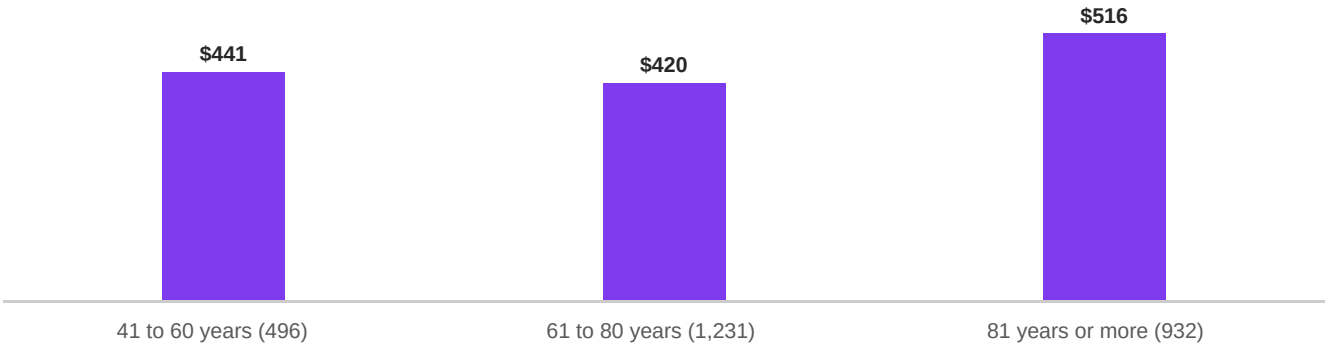
Median 4-room price by town, dearest first (continued)



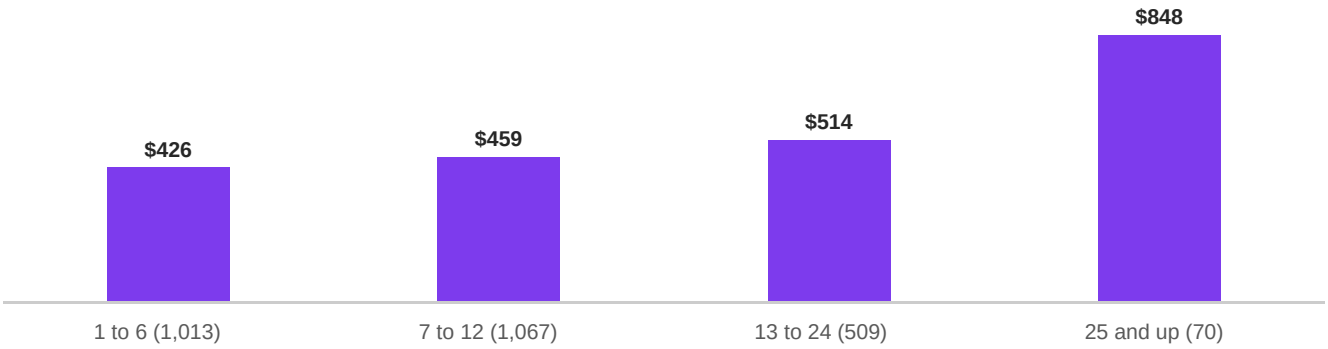
Town by town, July 2021

Ang Mo Kio: 95 sold - median $380,000 - 4-room median $470,000 - $444 psf
Bedok: 162 sold - median $450,000 - 4-room median $438,000 - $443 psf
Bishan: 47 sold - median $665,000 - 4-room median $568,000 - $556 psf - 3 at $1M+
Bukit Batok: 72 sold - median $410,000 - 4-room median $443,000 - $422 psf
Bukit Merah: 102 sold - median $672,000 - 4-room median $755,500 - $604 psf - 2 at $1M+
Bukit Panjang: 102 sold - median $490,500 - 4-room median $445,000 - $452 psf
Bukit Timah: 4 sold - median $676,450 - 4-room median $650,000 - $621 psf - 1 at $1M+
Central Area: 22 sold - median $468,500 - 4-room median $975,000 - $659 psf - 5 at $1M+
Choa Chu Kang: 152 sold - median $475,000 - 4-room median $460,000 - $433 psf
Clementi: 68 sold - median $495,000 - 4-room median $758,000 - $495 psf - 2 at $1M+
Geylang: 74 sold - median $510,500 - 4-room median $620,000 - $485 psf
Hougang: 142 sold - median $479,000 - 4-room median $442,000 - $441 psf
Jurong East: 47 sold - median $452,000 - 4-room median $422,600 - $418 psf
Jurong West: 137 sold - median $438,000 - 4-room median $425,888 - $415 psf
Kallang/Whampoa: 78 sold - median $512,500 - 4-room median $655,000 - $530 psf - 1 at $1M+
Marine Parade: 21 sold - median $450,000 - 4-room median $467,500 - $567 psf
Pasir Ris: 67 sold - median $570,000 - 4-room median $470,000 - $427 psf
Punggol: 243 sold - median $490,000 - 4-room median $485,000 - $501 psf
Queenstown: 95 sold - median $738,500 - 4-room median $809,000 - $707 psf - 4 at $1M+
Sembawang: 53 sold - median $450,000 - 4-room median $400,000 - $399 psf
Sengkang: 272 sold - median $485,500 - 4-room median $468,000 - $454 psf
Serangoon: 46 sold - median $499,000 - 4-room median $495,000 - $485 psf
Tampines: 198 sold - median $522,500 - 4-room median $473,500 - $442 psf
Toa Payoh: 64 sold - median $464,000 - 4-room median $623,750 - $466 psf - 1 at $1M+
Woodlands: 156 sold - median $450,000 - 4-room median $410,000 - $398 psf
Yishun: 140 sold - median $433,750 - 4-room median $438,000 - $433 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2021

$1,225,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,074 psf - 88 yrs lease left

$1,200,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,206 sqft - $995 psf - 93 yrs lease left

$1,140,000 Blk 50 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,873 sqft - $609 psf - 50 yrs lease left

$1,085,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 31 to 33 - 1,119 sqft - $969 psf - 94 yrs lease left

$1,052,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,130 sqft - $931 psf - 88 yrs lease left

$1,050,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $668 psf - 67 yrs lease left

$1,050,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 31 to 33 - 1,119 sqft - $938 psf - 94 yrs lease left

$1,040,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,227 sqft - $848 psf - 89 yrs lease left

$1,038,000 Blk 4B Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $839 psf - 83 yrs lease left

$1,030,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $642 psf - 70 yrs lease left

The 5 most affordable 4-room flats, July 2021

$300,000 Blk 714 Yishun St 71, Yishun

4-room - storey 01 to 03 - 947 sqft - $317 psf - 65 yrs lease left

$305,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $308 psf - 55 yrs lease left

$310,000 Blk 122 Serangoon Nth Ave 1, Serangoon

4-room - storey 01 to 03 - 1,066 sqft - $291 psf - 62 yrs lease left

$320,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $323 psf - 55 yrs lease left

$335,000 Blk 226 Pending Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $371 psf - 64 yrs lease left

The 10 busiest streets, July 2021

Punggol Dr, Punggol: 38 sales
Yishun Ring Rd, Yishun: 33 sales
Bedok Reservoir Rd, Bedok: 32 sales
Edgedale Plains, Punggol: 28 sales
Punggol Walk, Punggol: 28 sales
Upp Serangoon Cres, Hougang: 27 sales
Clementi Ave 4, Clementi: 26 sales
Sumang Walk, Punggol: 25 sales
Edgefield Plains, Punggol: 24 sales
Segar Rd, Bukit Panjang: 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.

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