HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2021

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:00 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2021-08/

August 2021 in full

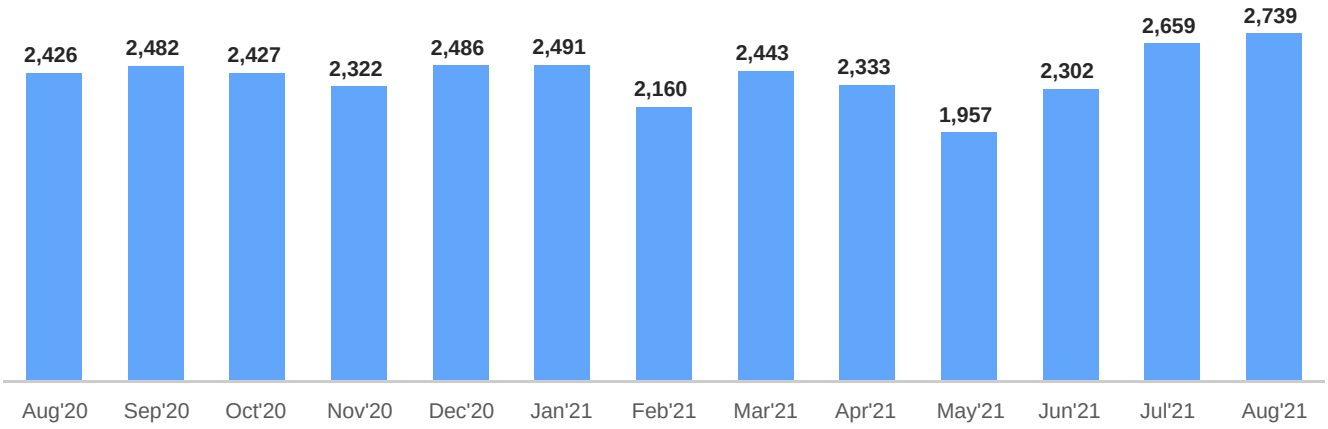
Flats sold: 2,739 Median price: $490,000 Median $psf: $465
Million-dollar flats: 26 (0.9%) Highest price: $1,280,000 (Bishan)

Against the month before: sales +3.0%, median price +2.1%. Against a year ago: sales +12.9%, median price +15.3%.

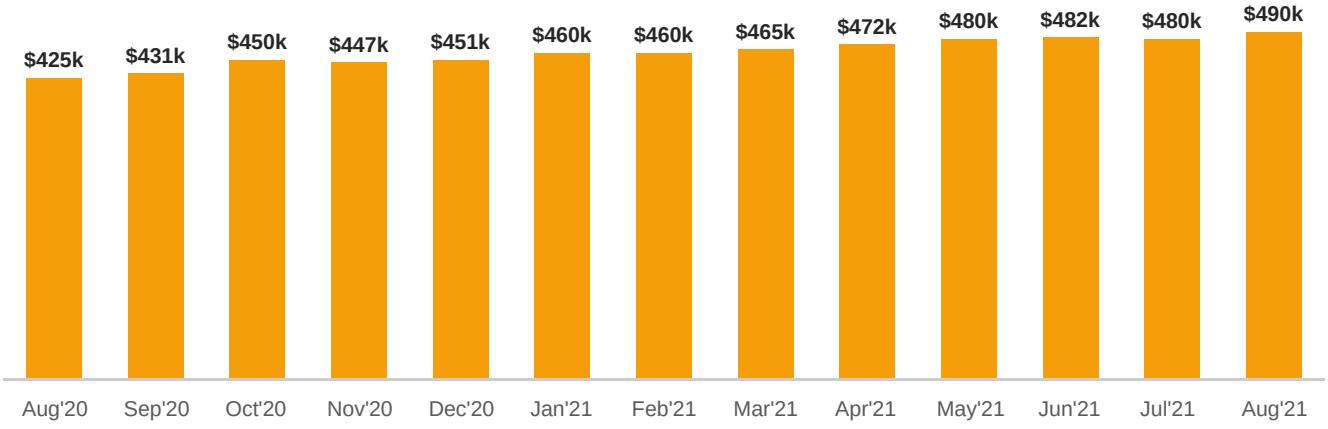
At a glance

- 2,739 HDB resale flats changed hands in August 2021, 3.0% more than the month before (2,659).
- Half of all flats sold for $490,000 or less (the median price), up 2.1% from the month before.
- A typical 4-room flat sold for $475,500 (1,176 sales), or about $470 per square foot.
- 26 flats sold for $1 million or more (0.9% of all sales), most of them in Central Area, Bishan, Clementi.
- The highest price was $1,280,000 for a 5-room flat at Blk 275A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $422,250) and the dearest was Central Area (median $968,000).
- The busiest town was Sengkang with 279 sales.

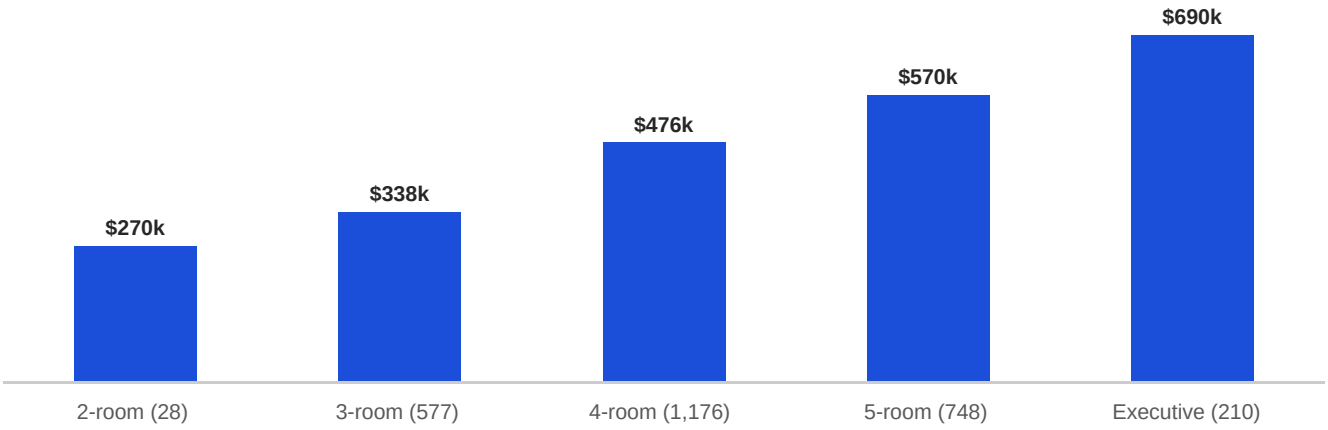
Flats sold each month, last 13 months



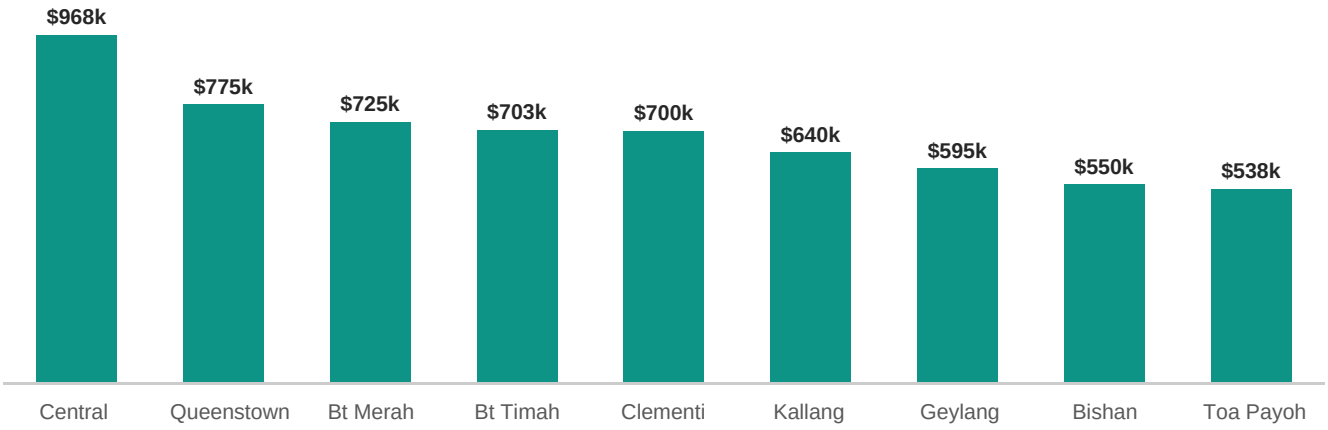
Median price each month, last 13 months



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



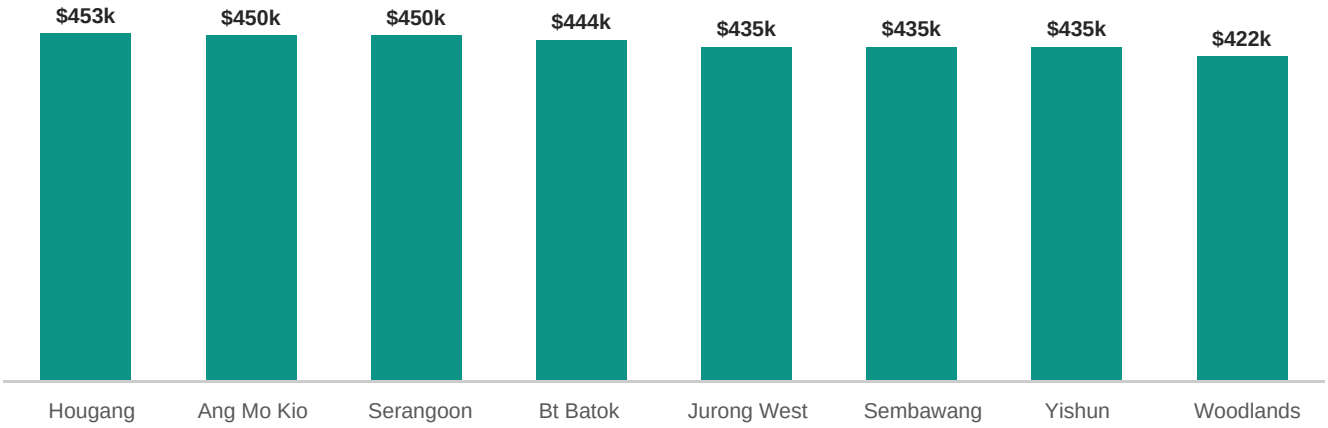
Median 4-room price by town, dearest first



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



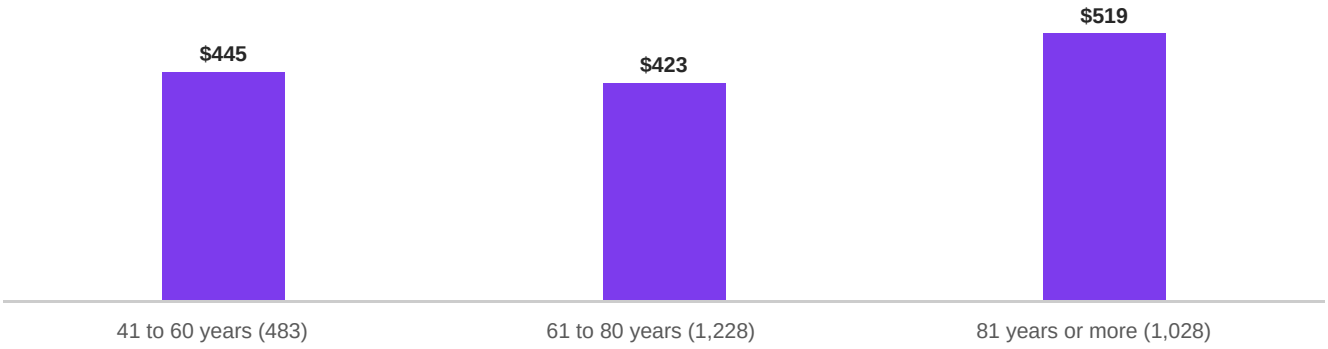
Median 4-room price by town, dearest first (continued)



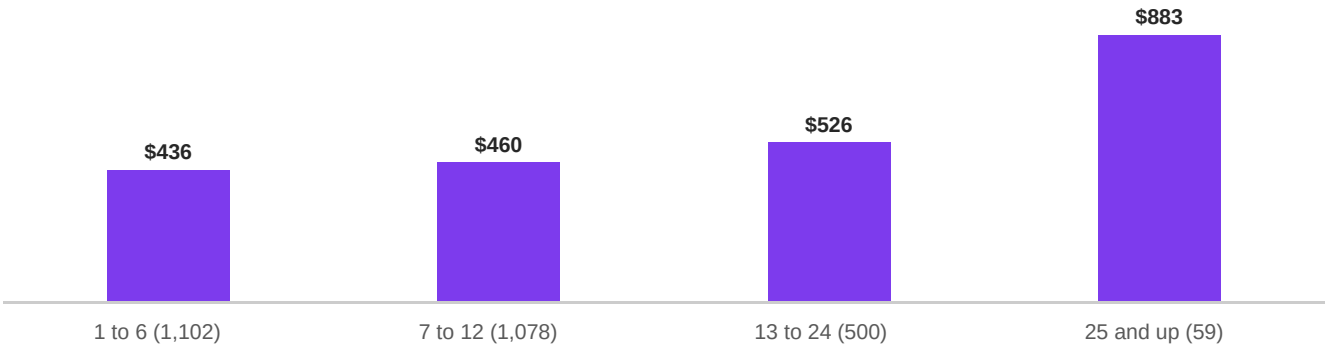
Town by town, August 2021

Ang Mo Kio: 102 sold - median $362,500 - 4-room median $450,000 - $445 psf - 1 at $1M+
Bedok: 136 sold - median $430,000 - 4-room median $506,944 - $452 psf
Bishan: 45 sold - median $585,000 - 4-room median $550,000 - $563 psf - 4 at $1M+
Bukit Batok: 66 sold - median $437,500 - 4-room median $444,000 - $443 psf
Bukit Merah: 121 sold - median $660,000 - 4-room median $725,000 - $636 psf - 1 at $1M+
Bukit Panjang: 77 sold - median $470,000 - 4-room median $452,900 - $459 psf
Bukit Timah: 7 sold - median $863,000 - 4-room median $703,000 - $661 psf - 1 at $1M+
Central Area: 21 sold - median $938,000 - 4-room median $968,000 - $910 psf - 8 at $1M+
Choa Chu Kang: 170 sold - median $485,500 - 4-room median $460,000 - $456 psf
Clementi: 58 sold - median $606,500 - 4-room median $700,000 - $544 psf - 4 at $1M+
Geylang: 64 sold - median $524,000 - 4-room median $595,000 - $503 psf
Hougang: 125 sold - median $475,000 - 4-room median $452,500 - $446 psf
Jurong East: 47 sold - median $476,889 - 4-room median $455,000 - $458 psf
Jurong West: 154 sold - median $450,000 - 4-room median $435,000 - $413 psf
Kallang/Whampoa: 96 sold - median $624,000 - 4-room median $640,000 - $545 psf - 1 at $1M+
Marine Parade: 24 sold - median $491,944 - 4-room median $507,500 - $547 psf
Pasir Ris: 105 sold - median $545,000 - 4-room median $470,000 - $415 psf
Punggol: 277 sold - median $506,000 - 4-room median $500,000 - $504 psf
Queenstown: 79 sold - median $695,000 - 4-room median $775,000 - $700 psf - 4 at $1M+
Sembawang: 44 sold - median $469,000 - 4-room median $435,000 - $414 psf
Sengkang: 279 sold - median $493,000 - 4-room median $477,000 - $475 psf
Serangoon: 52 sold - median $475,000 - 4-room median $450,000 - $461 psf
Tampines: 191 sold - median $538,000 - 4-room median $475,000 - $445 psf
Toa Payoh: 69 sold - median $360,000 - 4-room median $538,000 - $443 psf - 2 at $1M+
Woodlands: 177 sold - median $468,000 - 4-room median $422,250 - $393 psf
Yishun: 153 sold - median $428,000 - 4-room median $434,888 - $435 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2021

$1,280,000 Blk 275A Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $991 psf - 88 yrs lease left

$1,240,000 Blk 273A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $960 psf - 89 yrs lease left

$1,238,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,227 sqft - $1,009 psf - 89 yrs lease left

$1,210,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,152 sqft - $1,051 psf - 88 yrs lease left

$1,168,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,259 sqft - $927 psf - 88 yrs lease left

$1,155,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,152 sqft - $1,003 psf - 88 yrs lease left

$1,150,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 25 to 27 - 1,130 sqft - $1,018 psf - 88 yrs lease left

$1,100,000 Blk 310A Ang Mo Kio Ave 1, Ang Mo Kio
5-room - storey 28 to 30 - 1,302 sqft - $845 psf - 90 yrs lease left

$1,090,000 Blk 223 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,518 sqft - $718 psf - 70 yrs lease left

$1,088,888 Blk 1G Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,130 sqft - $963 psf - 88 yrs lease left

The 5 most affordable 4-room flats, August 2021

$265,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $271 psf - 58 yrs lease left

$319,000 Blk 15 Teck Whye Lane, Choa Chu Kang

4-room - storey 01 to 03 - 990 sqft - $322 psf - 56 yrs lease left

$320,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $354 psf - 66 yrs lease left

$320,000 Blk 311 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $354 psf - 64 yrs lease left

$328,000 Blk 37 Bedok Sth Ave 2, Bedok

4-room - storey 01 to 03 - 904 sqft - $363 psf - 55 yrs lease left

The 10 busiest streets, August 2021

Punggol Dr, Punggol: 49 sales
Punggol Walk, Punggol: 42 sales
Edgedale Plains, Punggol: 41 sales
Fernvale Link, Sengkang: 35 sales
Edgefield Plains, Punggol: 34 sales
Punggol Field, Punggol: 34 sales
Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Compassvale Dr, Sengkang: 28 sales
Woodlands Dr 50, Woodlands: 27 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