HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2021

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

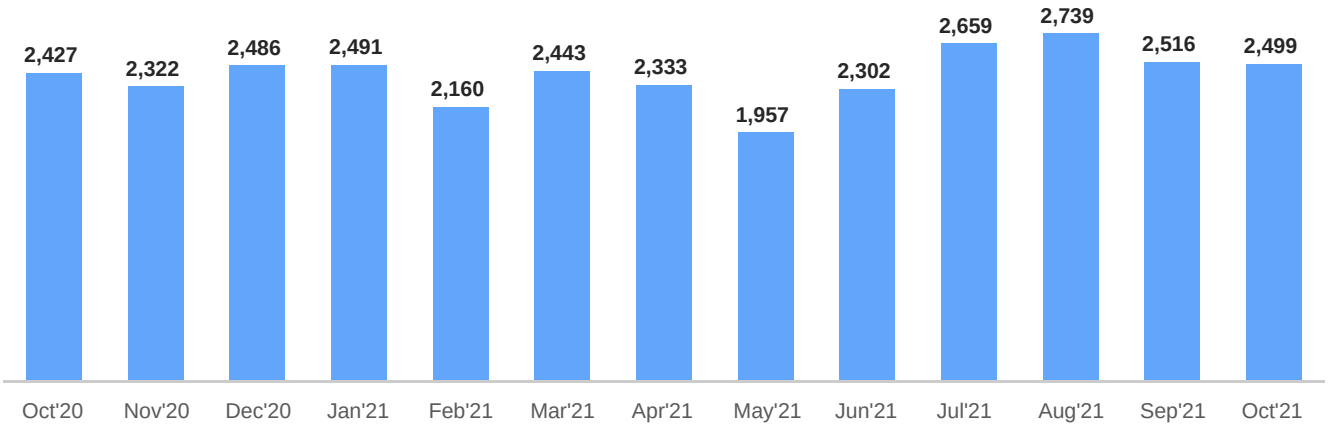
Flats sold: 2,499 Median price: $500,000 Median $psf: $468
Million-dollar flats: 20 (0.8%) Highest price: $1,260,000 (Bishan)

Against the month before: sales -0.7%, median price +1.6%. Against a year ago: sales +3.0%, median price +11.1%.

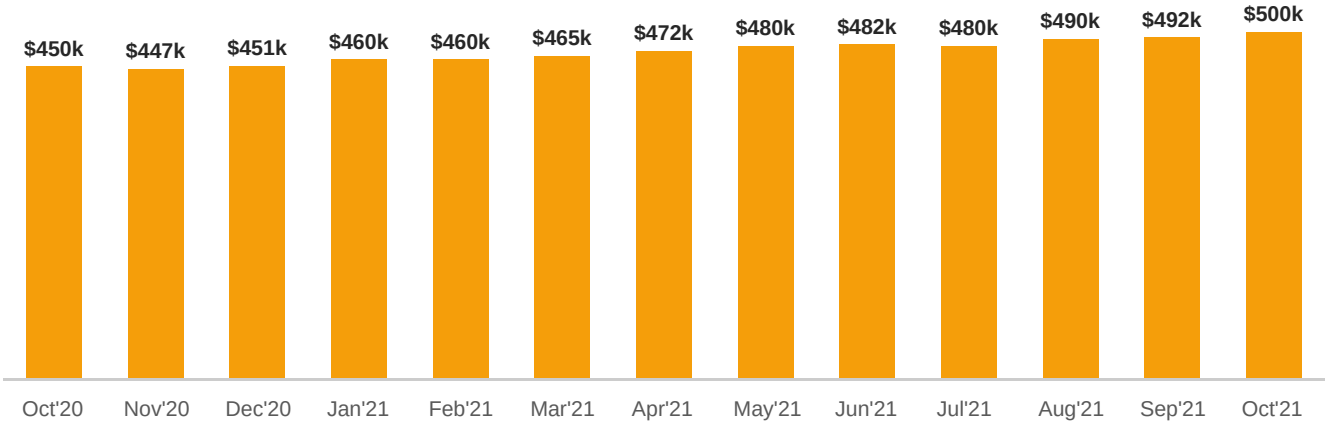
At a glance

- 2,499 HDB resale flats changed hands in October 2021, 0.7% fewer than the month before (2,516).
- Half of all flats sold for $500,000 or less (the median price), up 1.6% from the month before.
- A typical 4-room flat sold for $488,000 (1,009 sales), or about $482 per square foot.
- 20 flats sold for $1 million or more (0.8% of all sales), most of them in Central Area, Queenstown, Toa Payoh.
- The highest price was $1,260,000 for a 5-room flat at Blk 273B Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $420,000) and the dearest was Central Area (median $995,000).
- The busiest town was Sengkang with 231 sales.

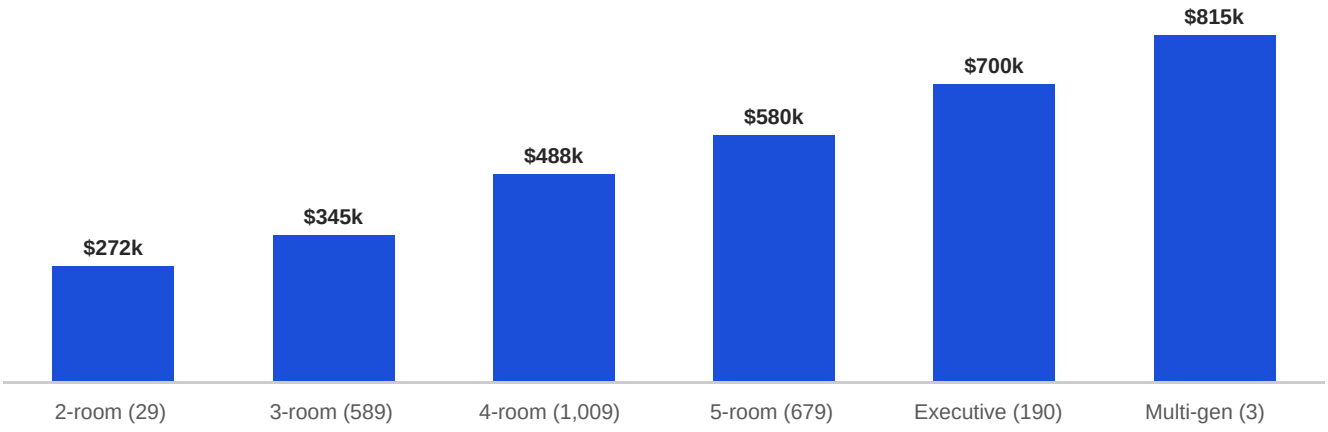
Flats sold each month, last 13 months



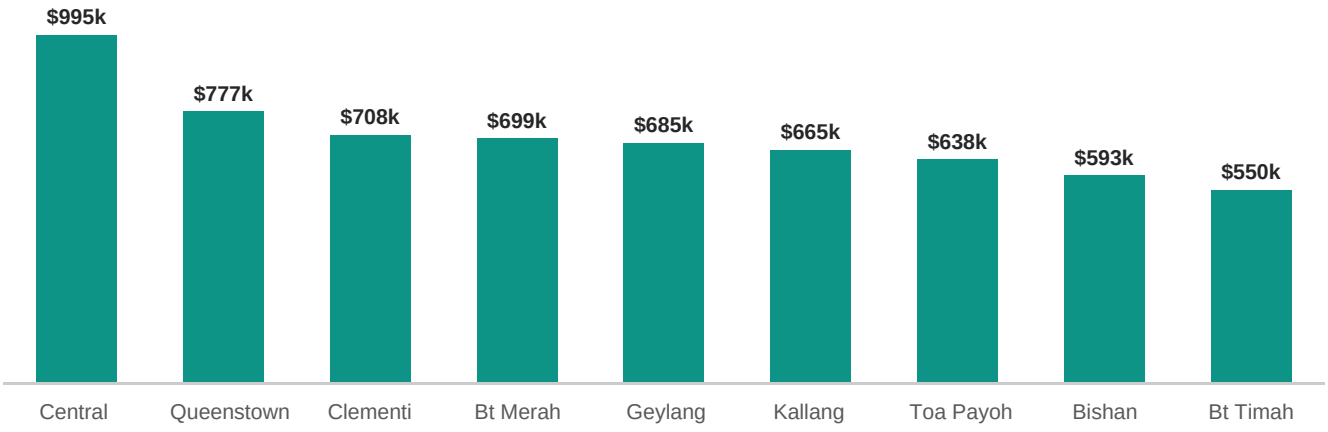
Median price each month, last 13 months



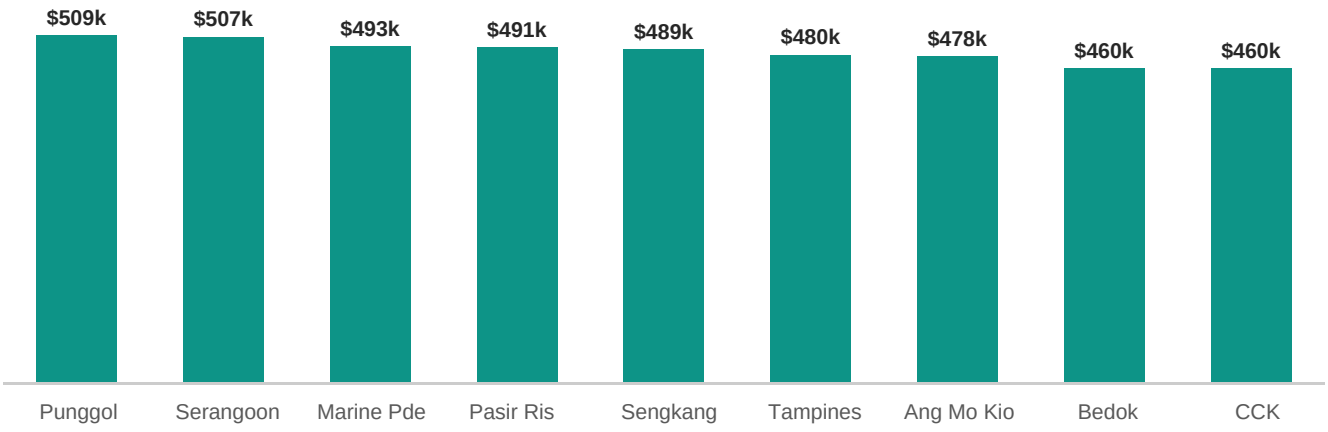
Median price by flat type (number sold), October 2021



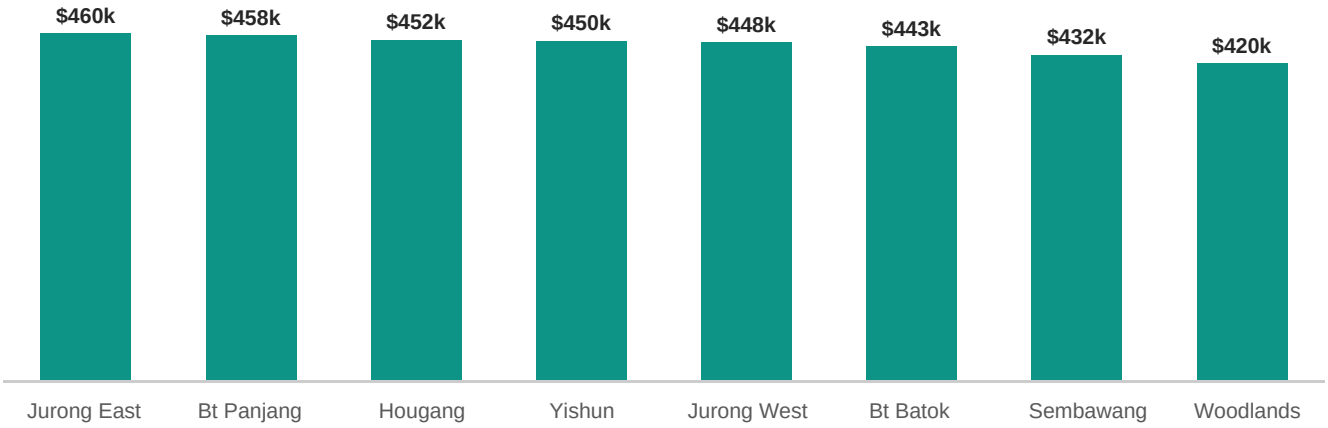
Median 4-room price by town, dearest first



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



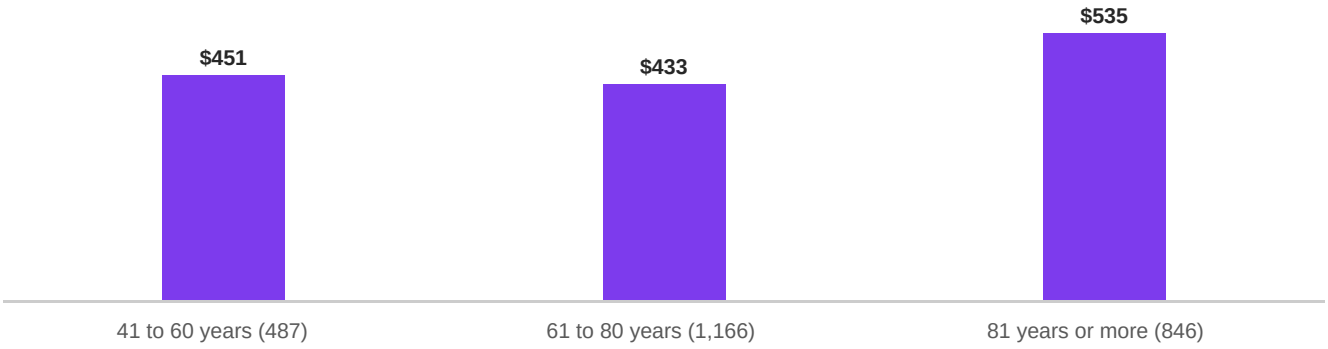
Median 4-room price by town, dearest first (continued)



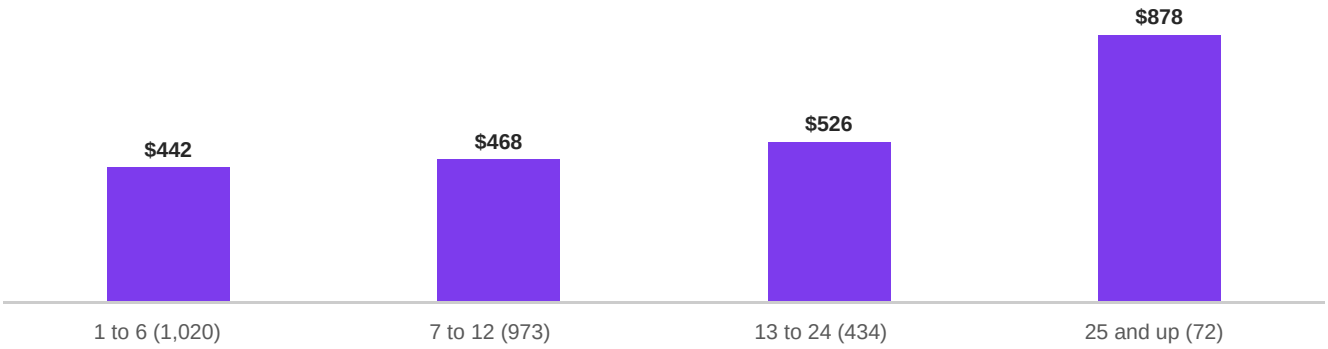
Town by town, October 2021

Ang Mo Kio: 99 sold - median $365,000 - 4-room median $478,000 - $455 psf - 1 at $1M+
Bedok: 131 sold - median $455,000 - 4-room median $460,000 - $457 psf
Bishan: 40 sold - median $660,944 - 4-room median $592,500 - $593 psf - 2 at $1M+
Bukit Batok: 76 sold - median $460,000 - 4-room median $442,500 - $437 psf
Bukit Merah: 115 sold - median $600,000 - 4-room median $698,750 - $571 psf - 2 at $1M+
Bukit Panjang: 94 sold - median $499,000 - 4-room median $457,500 - $455 psf
Bukit Timah: 4 sold - median $663,500 - 4-room median $550,000 - $595 psf
Central Area: 24 sold - median $874,000 - 4-room median $995,000 - $867 psf - 8 at $1M+
Choa Chu Kang: 138 sold - median $500,000 - 4-room median $460,000 - $428 psf
Clementi: 62 sold - median $555,000 - 4-room median $708,000 - $538 psf
Geylang: 56 sold - median $506,000 - 4-room median $685,000 - $503 psf
Hougang: 104 sold - median $500,000 - 4-room median $451,500 - $439 psf
Jurong East: 44 sold - median $420,000 - 4-room median $460,000 - $440 psf
Jurong West: 139 sold - median $480,000 - 4-room median $448,000 - $433 psf
Kallang/Whampoa: 66 sold - median $640,000 - 4-room median $665,000 - $572 psf - 1 at $1M+
Marine Parade: 19 sold - median $485,000 - 4-room median $492,500 - $571 psf
Pasir Ris: 70 sold - median $578,000 - 4-room median $491,000 - $433 psf
Punggol: 221 sold - median $510,000 - 4-room median $508,888 - $520 psf
Queenstown: 91 sold - median $660,000 - 4-room median $776,500 - $693 psf - 3 at $1M+
Sembawang: 41 sold - median $480,000 - 4-room median $431,500 - $424 psf
Sengkang: 231 sold - median $506,888 - 4-room median $488,500 - $480 psf
Serangoon: 38 sold - median $561,900 - 4-room median $506,500 - $495 psf
Tampines: 199 sold - median $515,000 - 4-room median $480,000 - $453 psf
Toa Payoh: 90 sold - median $400,000 - 4-room median $637,500 - $470 psf - 3 at $1M+
Woodlands: 131 sold - median $458,000 - 4-room median $420,000 - $398 psf
Yishun: 176 sold - median $450,000 - 4-room median $450,000 - $456 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2021

$1,260,000 Blk 273B Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $975 psf - 88 yrs lease left

$1,245,000 Blk 56 Havelock Rd, Bukit Merah
5-room - storey 34 to 36 - 1,227 sqft - $1,015 psf - 90 yrs lease left

$1,200,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,281 sqft - $937 psf - 88 yrs lease left

$1,200,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $953 psf - 89 yrs lease left

$1,160,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,152 sqft - $1,007 psf - 88 yrs lease left

$1,138,000 Blk 53 C'wealth Dr, Queenstown
5-room - storey 28 to 30 - 1,227 sqft - $927 psf - 92 yrs lease left

$1,132,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,227 sqft - $923 psf - 89 yrs lease left

$1,130,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,117 psf - 88 yrs lease left

$1,120,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,152 sqft - $972 psf - 88 yrs lease left

$1,120,000 Blk 93 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,066 sqft - $1,051 psf - 93 yrs lease left

The 5 most affordable 4-room flats, October 2021

$340,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $347 psf - 58 yrs lease left

$341,888 Blk 311 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $378 psf - 64 yrs lease left

$342,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $324 psf - 55 yrs lease left

$350,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $387 psf - 65 yrs lease left

$350,000 Blk 114 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 1,119 sqft - $313 psf - 60 yrs lease left

The 10 busiest streets, October 2021

Edgedale Plains, Punggol: 39 sales
Punggol Walk, Punggol: 34 sales
Yishun Ring Rd, Yishun: 31 sales
Punggol Dr, Punggol: 30 sales
Punggol Field, Punggol: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Yishun Ave 11, Yishun: 22 sales
Edgefield Plains, Punggol: 21 sales
Dawson Rd, Queenstown: 21 sales
Fernvale Rd, Sengkang: 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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