HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2021

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:59 pm.
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November 2021 in full

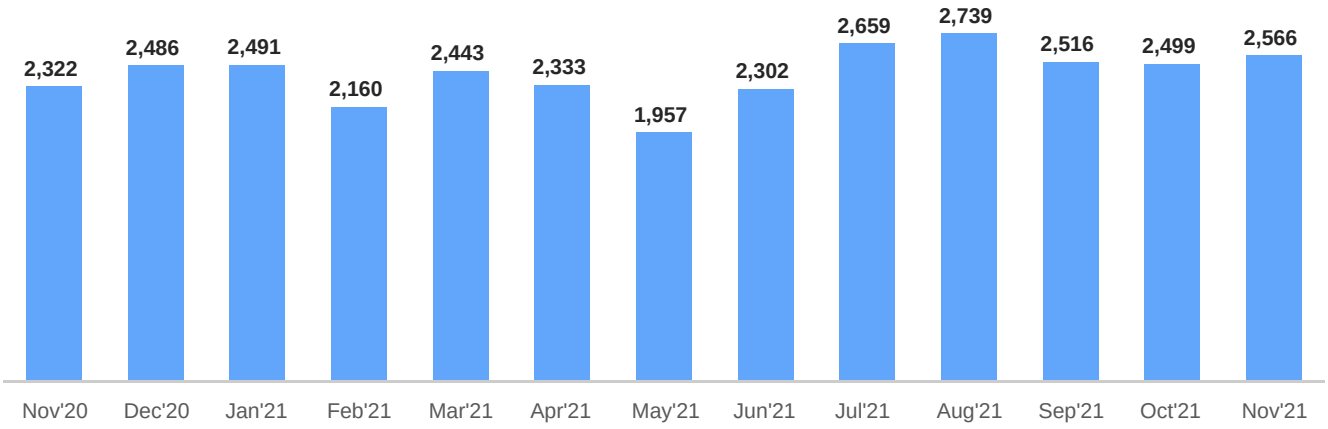
Flats sold: 2,566 Median price: $503,000 Median $psf: $473
Million-dollar flats: 29 (1.1%) Highest price: $1,268,000 (Kallang/Whampoa)

Against the month before: sales +2.7%, median price +0.6%. Against a year ago: sales +10.5%, median price +12.6%.

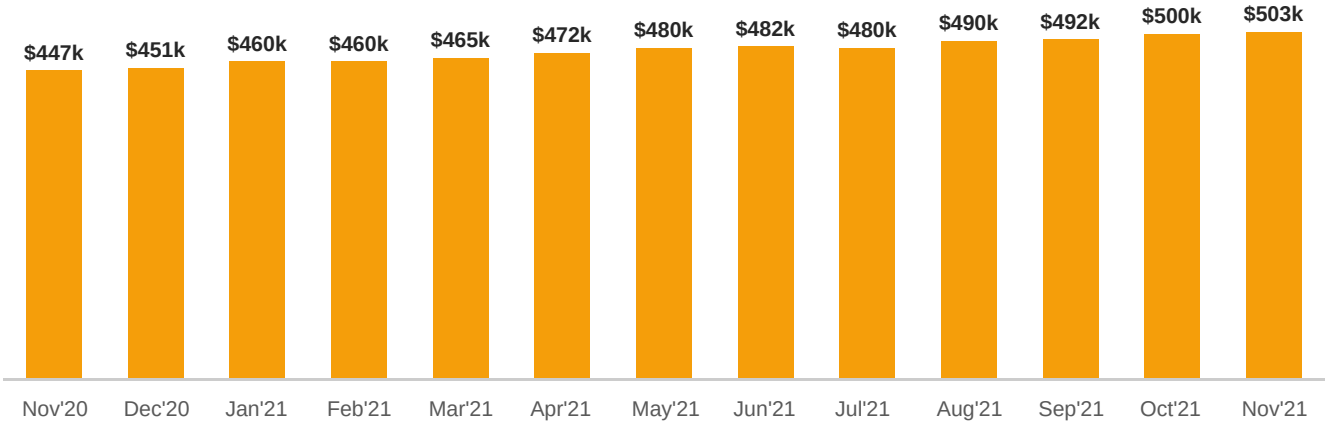
At a glance

- 2,566 HDB resale flats changed hands in November 2021, 2.7% more than the month before (2,499).
- Half of all flats sold for $503,000 or less (the median price), up 0.6% from the month before.
- A typical 4-room flat sold for $488,000 (1,081 sales), or about $480 per square foot.
- 29 flats sold for $1 million or more (1.1% of all sales), most of them in Central Area, Toa Payoh, Kallang/Whampoa.
- The highest price was $1,268,000 for a 5-room flat at Blk 8 Boon Keng Rd, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Woodlands (median $434,444) and the dearest was Central Area (median $950,000).
- The busiest town was Sengkang with 246 sales.

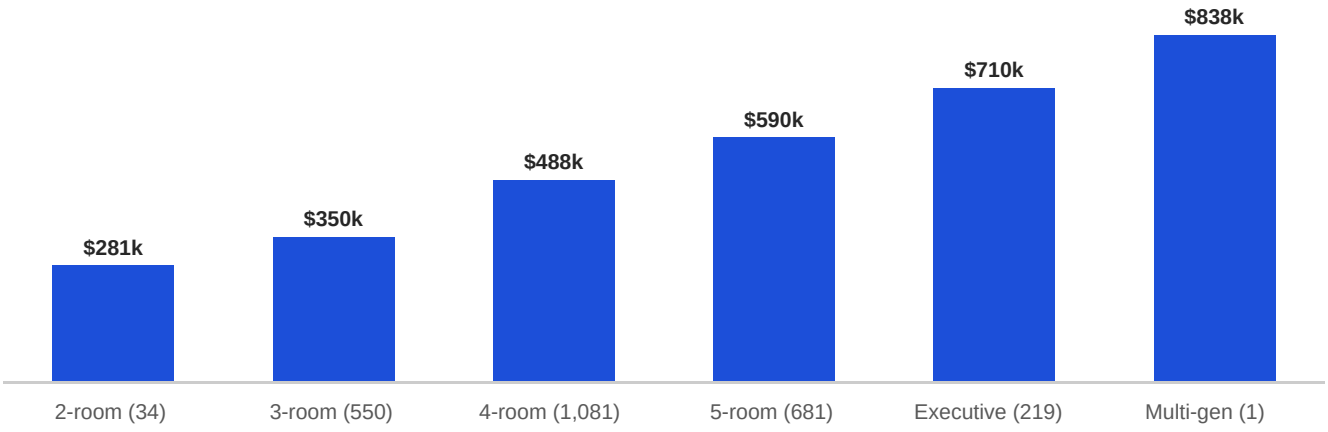
Flats sold each month, last 13 months



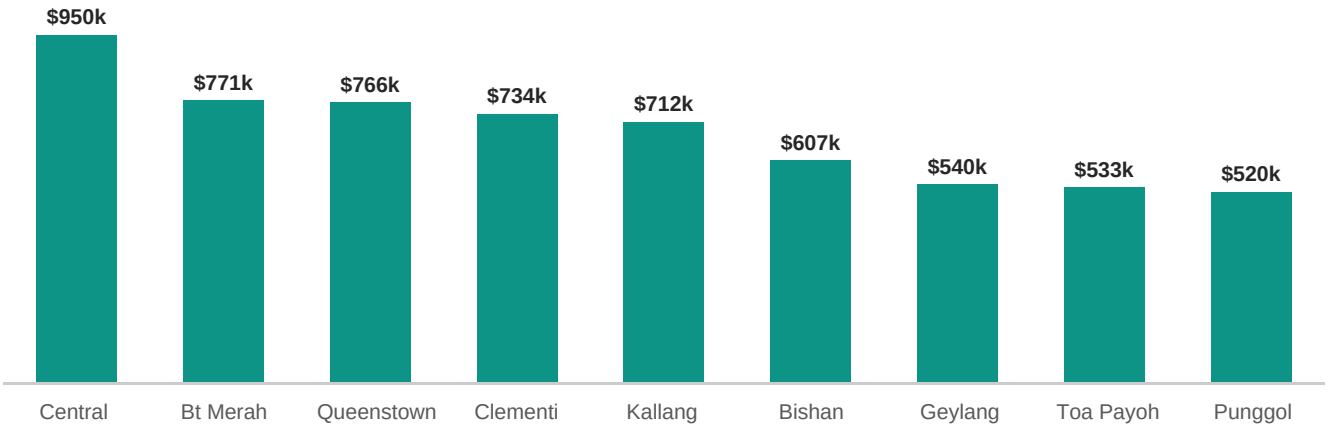
Median price each month, last 13 months



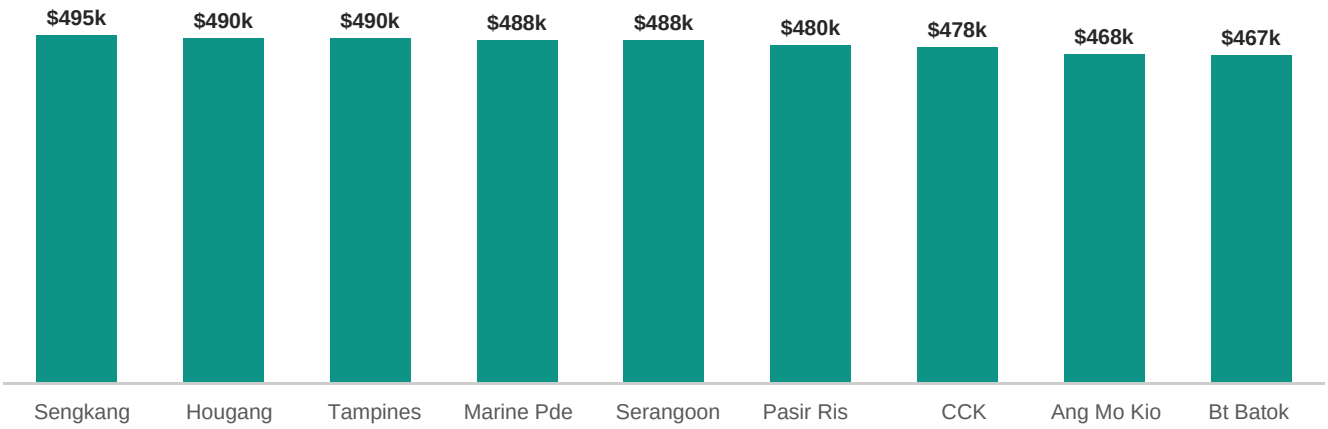
Median price by flat type (number sold), November 2021



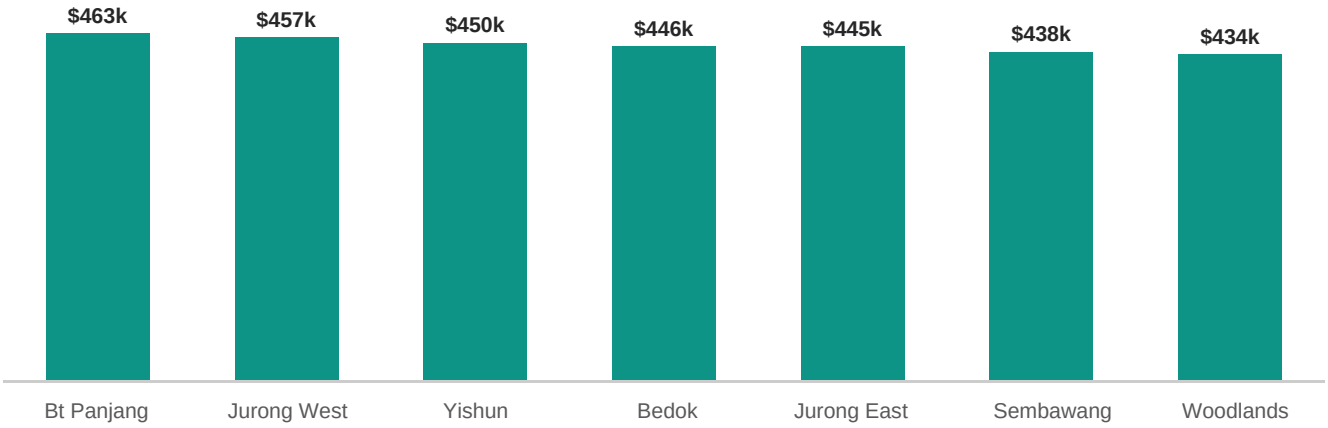
Median 4-room price by town, dearest first



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



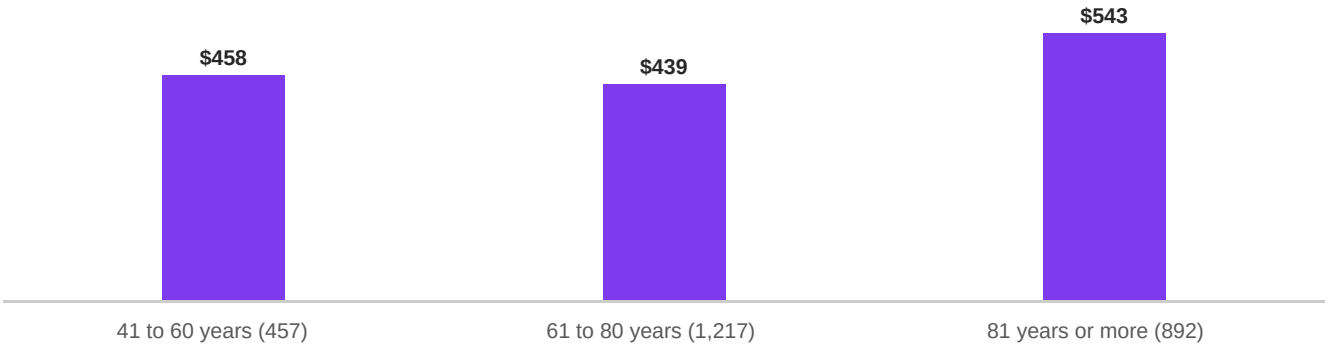
Median 4-room price by town, dearest first (continued)



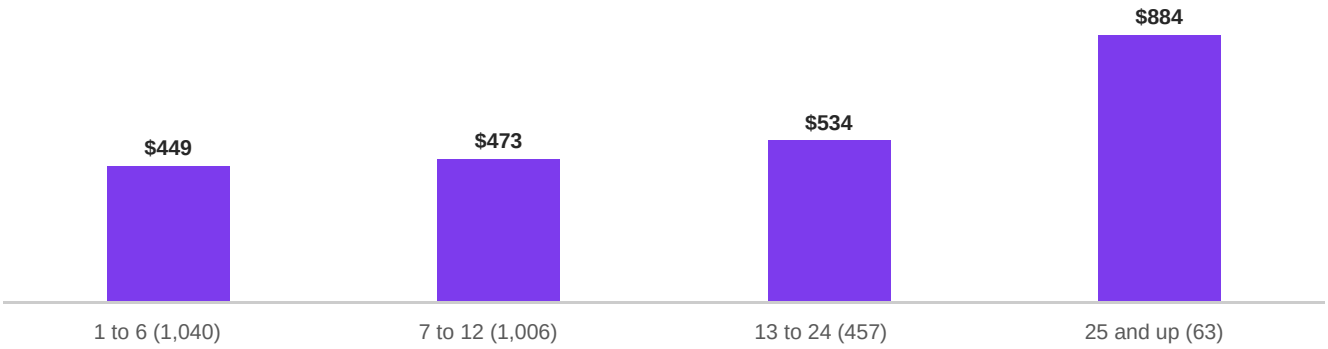
Town by town, November 2021

Ang Mo Kio: 85 sold - median $400,000 - 4-room median $468,000 - $462 psf - 1 at $1M+
Bedok: 138 sold - median $427,500 - 4-room median $445,500 - $458 psf
Bishan: 44 sold - median $622,500 - 4-room median $606,944 - $582 psf - 1 at $1M+
Bukit Batok: 61 sold - median $428,000 - 4-room median $466,500 - $447 psf
Bukit Merah: 103 sold - median $715,000 - 4-room median $770,888 - $691 psf - 3 at $1M+
Bukit Panjang: 92 sold - median $500,000 - 4-room median $462,500 - $464 psf
Bukit Timah: 4 sold - median $601,500 - 4-room median n/a - $574 psf
Central Area: 23 sold - median $935,000 - 4-room median $950,000 - $879 psf - 9 at $1M+
Choa Chu Kang: 144 sold - median $500,000 - 4-room median $478,000 - $463 psf
Clementi: 62 sold - median $541,000 - 4-room median $733,944 - $520 psf
Geylang: 71 sold - median $480,000 - 4-room median $540,000 - $485 psf
Hougang: 149 sold - median $515,000 - 4-room median $490,000 - $470 psf
Jurong East: 59 sold - median $450,000 - 4-room median $445,000 - $462 psf
Jurong West: 106 sold - median $485,444 - 4-room median $457,000 - $436 psf
Kallang/Whampoa: 84 sold - median $614,000 - 4-room median $711,500 - $581 psf - 4 at $1M+
Marine Parade: 11 sold - median $488,000 - 4-room median $488,000 - $565 psf
Pasir Ris: 99 sold - median $578,000 - 4-room median $480,000 - $430 psf
Punggol: 220 sold - median $523,944 - 4-room median $520,000 - $529 psf
Queenstown: 71 sold - median $600,000 - 4-room median $765,500 - $655 psf - 3 at $1M+
Sembawang: 44 sold - median $467,000 - 4-room median $438,000 - $421 psf
Sengkang: 246 sold - median $510,000 - 4-room median $495,000 - $489 psf
Serangoon: 50 sold - median $537,000 - 4-room median $488,000 - $491 psf - 1 at $1M+
Tampines: 186 sold - median $530,000 - 4-room median $490,000 - $451 psf
Toa Payoh: 80 sold - median $500,000 - 4-room median $532,500 - $527 psf - 7 at $1M+
Woodlands: 145 sold - median $475,000 - 4-room median $434,444 - $409 psf
Yishun: 189 sold - median $450,000 - 4-room median $450,000 - $453 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2021

$1,268,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 40 to 42 - 1,281 sqft - $990 psf - 88 yrs lease left

$1,261,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,105 psf - 88 yrs lease left

$1,256,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 40 to 42 - 1,216 sqft - $1,033 psf - 96 yrs lease left

$1,240,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,227 sqft - $1,011 psf - 89 yrs lease left

$1,230,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,281 sqft - $960 psf - 88 yrs lease left

$1,230,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 34 to 36 - 1,259 sqft - $977 psf - 92 yrs lease left

$1,200,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,281 sqft - $937 psf - 88 yrs lease left

$1,180,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $937 psf - 89 yrs lease left

$1,175,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,152 sqft - $1,020 psf - 88 yrs lease left

$1,170,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,130 sqft - $1,035 psf - 88 yrs lease left

The 5 most affordable 4-room flats, November 2021

$280,000 Blk 203 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,001 sqft - $280 psf - 59 yrs lease left

$314,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $321 psf - 58 yrs lease left

$326,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $337 psf - 51 yrs lease left

$330,000 Blk 51 New Upp Changi Rd, Bedok

4-room - storey 01 to 03 - 904 sqft - $365 psf - 54 yrs lease left

$338,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $374 psf - 65 yrs lease left

The 10 busiest streets, November 2021

Punggol Walk, Punggol: 42 sales
Bedok Reservoir Rd, Bedok: 33 sales
Edgedale Plains, Punggol: 30 sales
Yishun Ring Rd, Yishun: 30 sales
Edgefield Plains, Punggol: 29 sales
Punggol Way, Punggol: 26 sales
Fernvale Link, Sengkang: 26 sales
Yishun St 51, Yishun: 24 sales
Keat Hong Cl, Choa Chu Kang: 23 sales
Hougang Ave 8, Hougang: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg