HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2021

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:58 pm.
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December 2021 in full

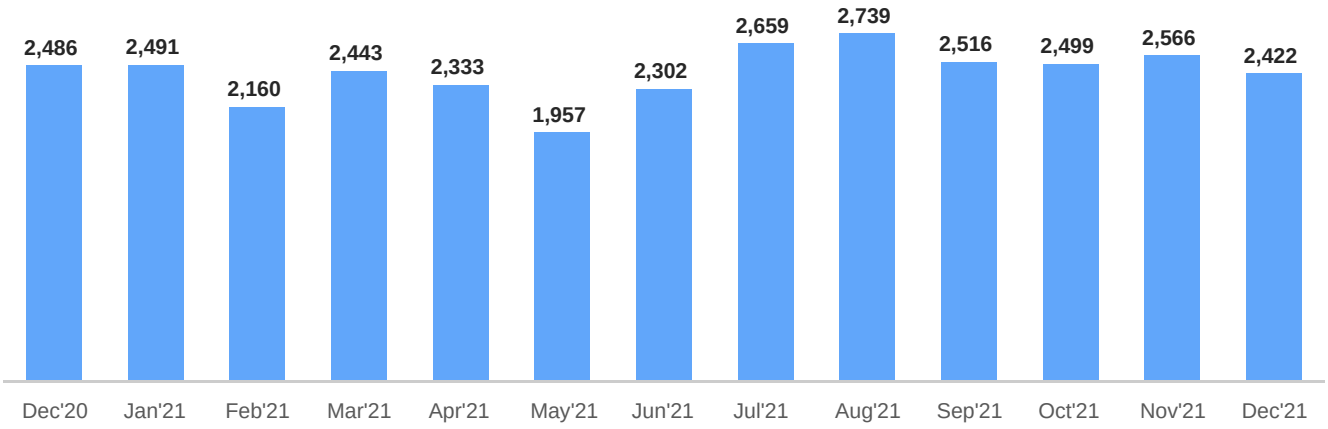
Flats sold: 2,422 Median price: $505,000 Median $psf: $478
Million-dollar flats: 36 (1.5%) Highest price: $1,360,000 (Bishan)

Against the month before: sales -5.6%, median price +0.4%. Against a year ago: sales -2.6%, median price +12.1%.

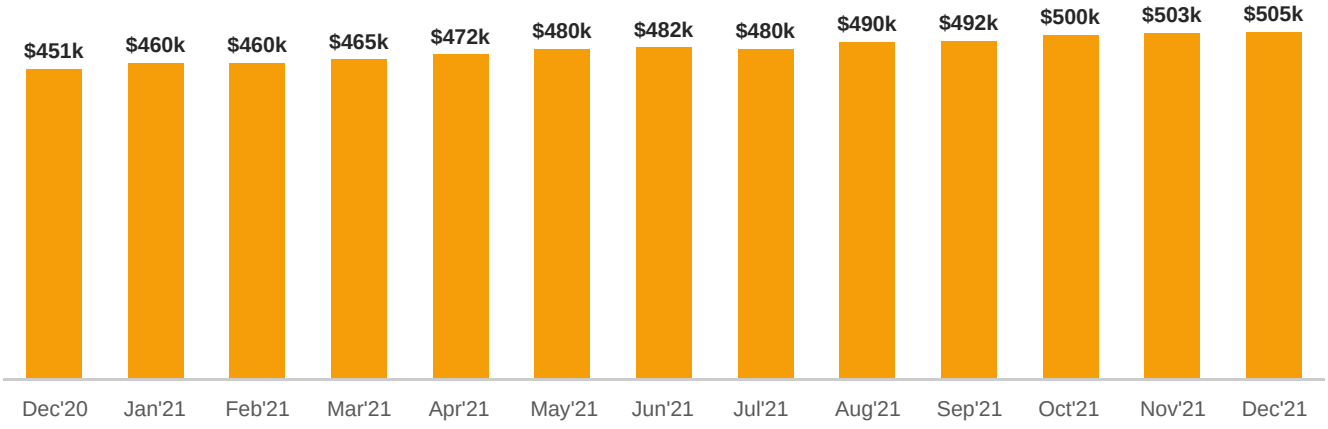
At a glance

- 2,422 HDB resale flats changed hands in December 2021, 5.6% fewer than the month before (2,566).
- Half of all flats sold for $505,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $490,000 (1,051 sales), or about $487 per square foot.
- 36 flats sold for $1 million or more (1.5% of all sales), most of them in Central Area, Bishan, Queenstown.
- The highest price was $1,360,000 for a 5-room flat at Blk 273B Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $435,000) and the dearest was Central Area (median $925,500).
- The busiest town was Sengkang with 241 sales.

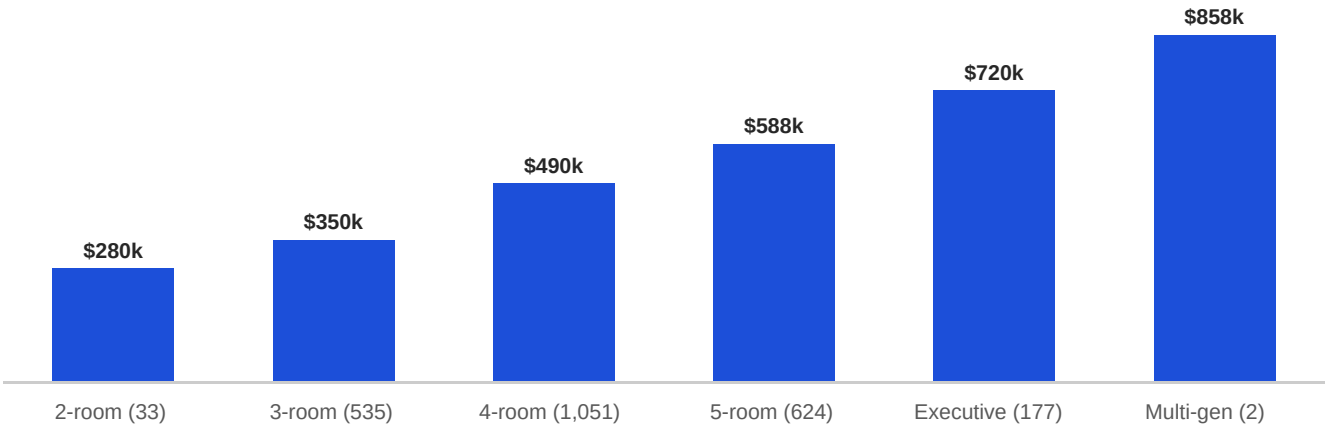
Flats sold each month, last 13 months



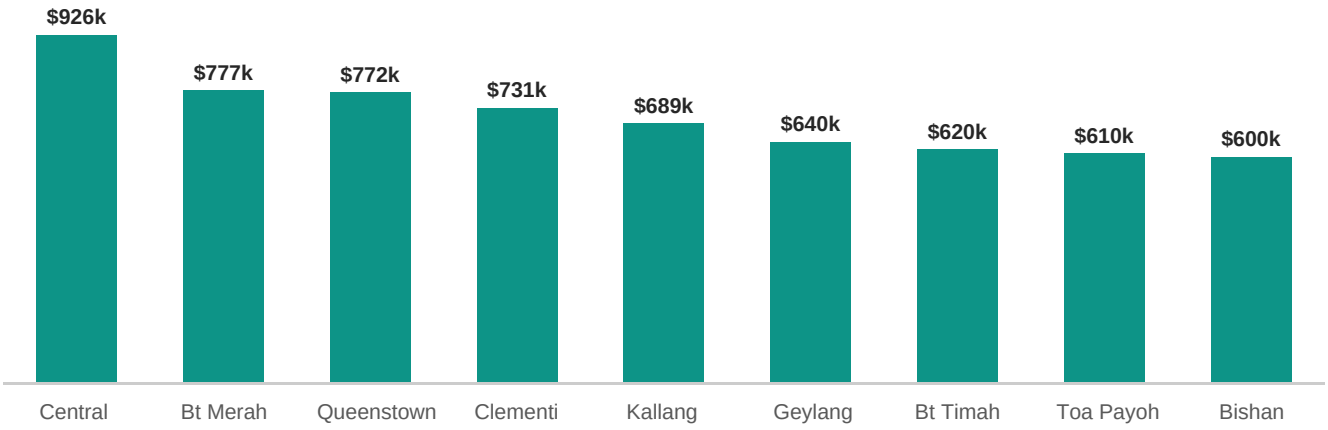
Median price each month, last 13 months



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



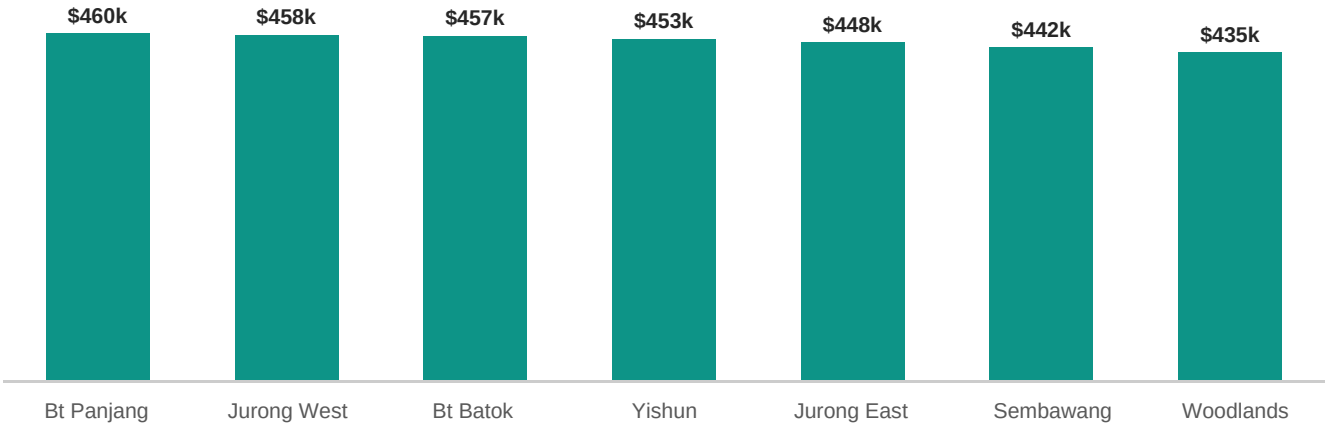
Median 4-room price by town, dearest first



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



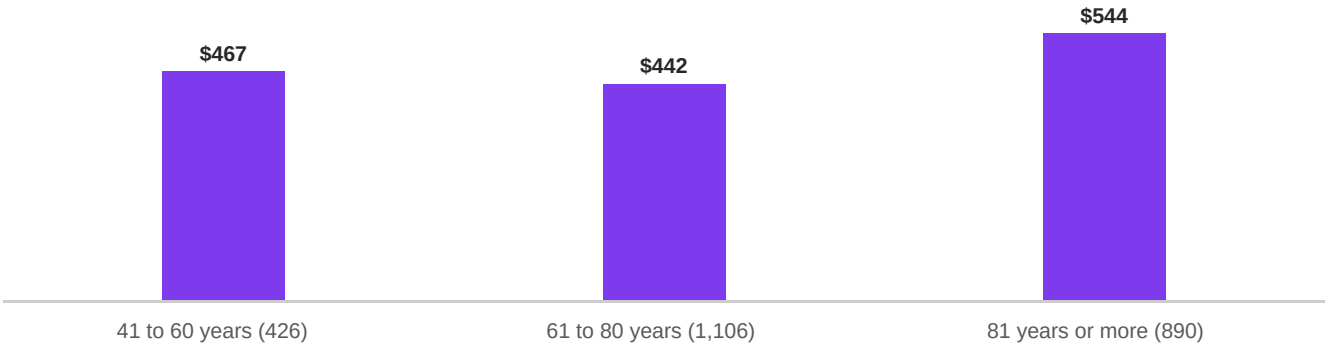
Median 4-room price by town, dearest first (continued)



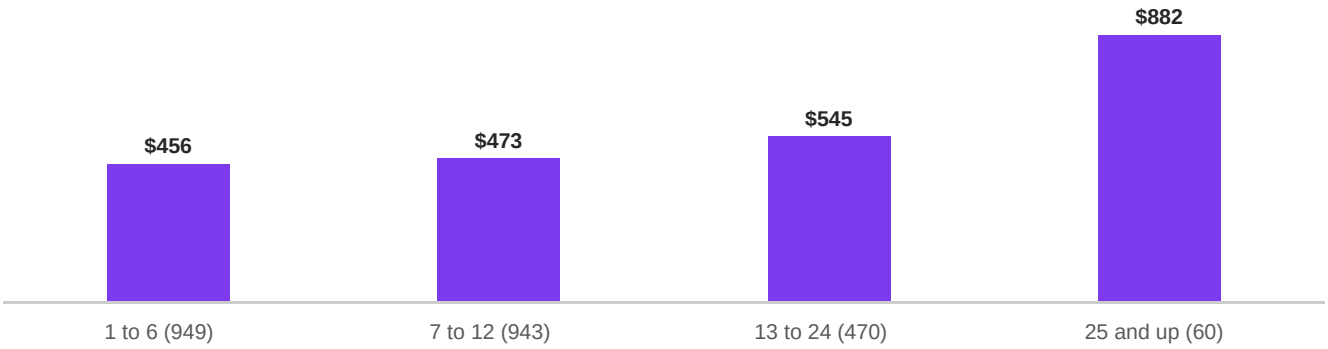
Town by town, December 2021

Ang Mo Kio: 75 sold - median $432,000 - 4-room median $485,500 - $471 psf - 2 at $1M+
Bedok: 127 sold - median $430,000 - 4-room median $460,000 - $465 psf
Bishan: 41 sold - median $680,000 - 4-room median $600,000 - $594 psf - 5 at $1M+
Bukit Batok: 69 sold - median $458,000 - 4-room median $456,500 - $451 psf
Bukit Merah: 90 sold - median $589,000 - 4-room median $776,800 - $620 psf - 3 at $1M+
Bukit Panjang: 90 sold - median $507,500 - 4-room median $460,000 - $444 psf
Bukit Timah: 7 sold - median $620,000 - 4-room median $620,000 - $554 psf - 2 at $1M+
Central Area: 27 sold - median $675,000 - 4-room median $925,500 - $797 psf - 10 at $1M+
Choa Chu Kang: 132 sold - median $497,500 - 4-room median $472,500 - $470 psf
Clementi: 51 sold - median $668,000 - 4-room median $730,888 - $762 psf - 1 at $1M+
Geylang: 62 sold - median $487,500 - 4-room median $640,000 - $522 psf
Hougang: 127 sold - median $488,000 - 4-room median $475,888 - $468 psf
Jurong East: 48 sold - median $406,500 - 4-room median $448,000 - $459 psf
Jurong West: 108 sold - median $481,000 - 4-room median $458,000 - $435 psf
Kallang/Whampoa: 88 sold - median $632,500 - 4-room median $689,000 - $605 psf - 2 at $1M+
Marine Parade: 19 sold - median $420,000 - 4-room median n/a - $579 psf
Pasir Ris: 78 sold - median $560,000 - 4-room median $480,000 - $435 psf
Punggol: 216 sold - median $527,000 - 4-room median $522,000 - $518 psf
Queenstown: 67 sold - median $640,000 - 4-room median $772,000 - $663 psf - 5 at $1M+
Sembawang: 48 sold - median $500,000 - 4-room median $441,500 - $428 psf
Sengkang: 241 sold - median $508,000 - 4-room median $495,000 - $487 psf
Serangoon: 41 sold - median $508,000 - 4-room median $495,944 - $492 psf - 2 at $1M+
Tampines: 175 sold - median $520,000 - 4-room median $487,000 - $465 psf
Toa Payoh: 70 sold - median $459,000 - 4-room median $610,000 - $478 psf - 4 at $1M+
Woodlands: 144 sold - median $466,500 - 4-room median $435,000 - $420 psf
Yishun: 181 sold - median $455,000 - 4-room median $452,500 - $454 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2021

$1,360,000 Blk 273B Bishan St 24, Bishan
5-room - storey 37 to 39 - 1,292 sqft - $1,053 psf - 88 yrs lease left

$1,328,000 Blk 92 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,313 sqft - $1,011 psf - 93 yrs lease left

$1,288,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,152 sqft - $1,118 psf - 88 yrs lease left

$1,280,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,152 sqft - $1,111 psf - 88 yrs lease left

$1,254,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,141 sqft - $1,099 psf - 88 yrs lease left

$1,238,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $747 psf - 66 yrs lease left

$1,220,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,259 sqft - $969 psf - 89 yrs lease left

$1,208,000 Blk 273B Bishan St 24, Bishan
5-room - storey 10 to 12 - 1,292 sqft - $935 psf - 88 yrs lease left

$1,200,888 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,259 sqft - $954 psf - 88 yrs lease left

$1,160,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $921 psf - 89 yrs lease left

The 5 most affordable 4-room flats, December 2021

$335,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $354 psf - 53 yrs lease left

$340,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $347 psf - 57 yrs lease left

$340,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $359 psf - 53 yrs lease left

$345,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,055 sqft - $327 psf - 56 yrs lease left

$345,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,098 sqft - $314 psf - 58 yrs lease left

The 10 busiest streets, December 2021

Punggol Dr, Punggol: 40 sales
Bedok Reservoir Rd, Bedok: 32 sales
Yishun Ring Rd, Yishun: 32 sales
Edgedale Plains, Punggol: 28 sales
Punggol Ctrl, Punggol: 27 sales
Clementi Ave 4, Clementi: 26 sales
Edgefield Plains, Punggol: 26 sales
Anchorvale Link, Sengkang: 26 sales
Compassvale Cres, Sengkang: 25 sales
Punggol Field, Punggol: 24 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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