HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2022

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:59 pm.
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March 2022 in full

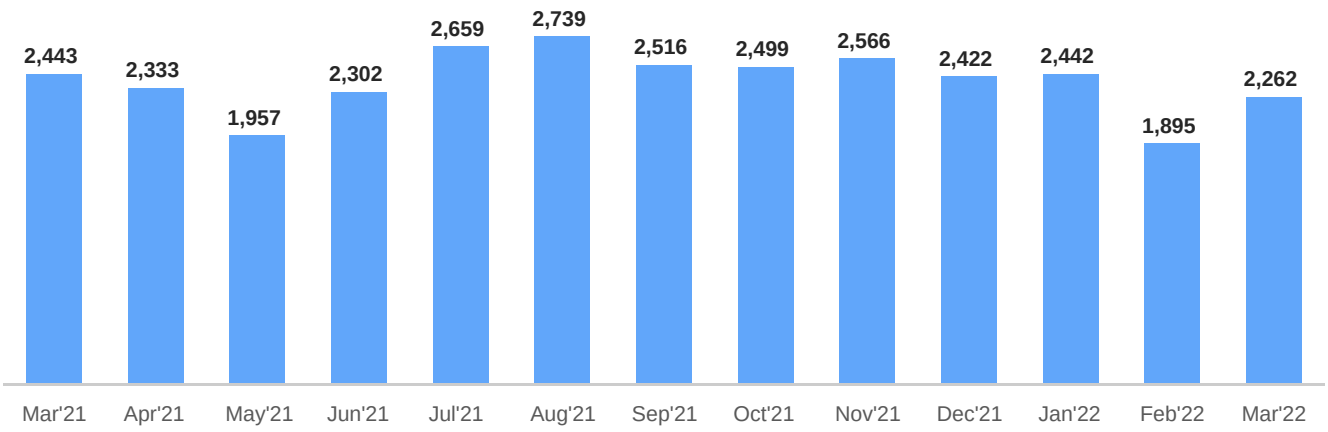
Flats sold: 2,262 Median price: $510,000 Median $psf: $485
Million-dollar flats: 27 (1.2%) Highest price: $1,388,889 (Central Area)

Against the month before: sales +19.4%, median price +0.4%. Against a year ago: sales -7.4%, median price +9.7%.

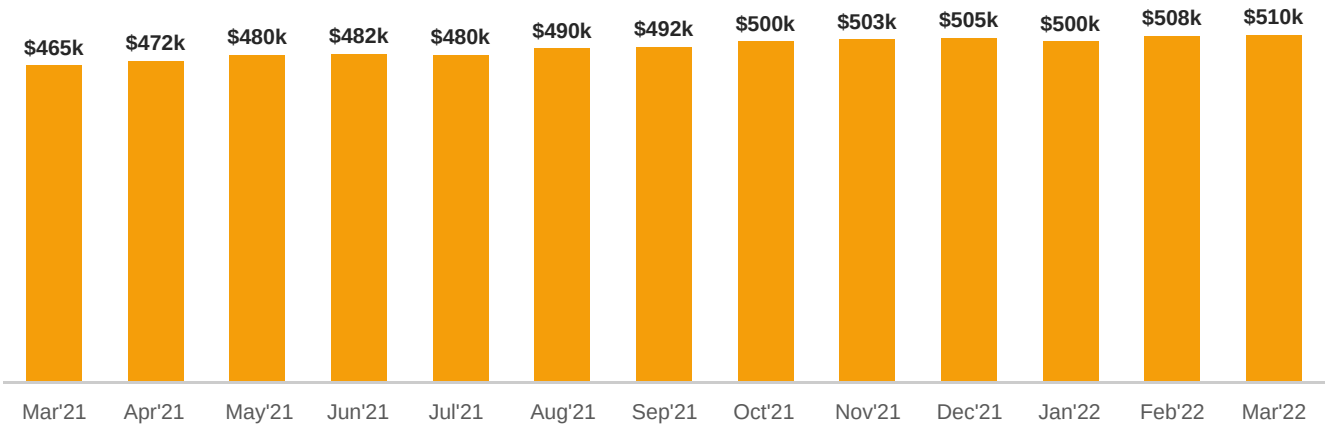
At a glance

- 2,262 HDB resale flats changed hands in March 2022, 19.4% more than the month before (1,895).
- Half of all flats sold for $510,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $500,000 (956 sales), or about $491 per square foot.
- 27 flats sold for $1 million or more (1.2% of all sales), most of them in Toa Payoh, Bishan, Central Area.
- The highest price was $1,388,889 for a 5-room flat at Blk 1F Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Bedok (median $435,000) and the dearest was Queenstown (median $820,000).
- The busiest town was Sengkang with 190 sales.

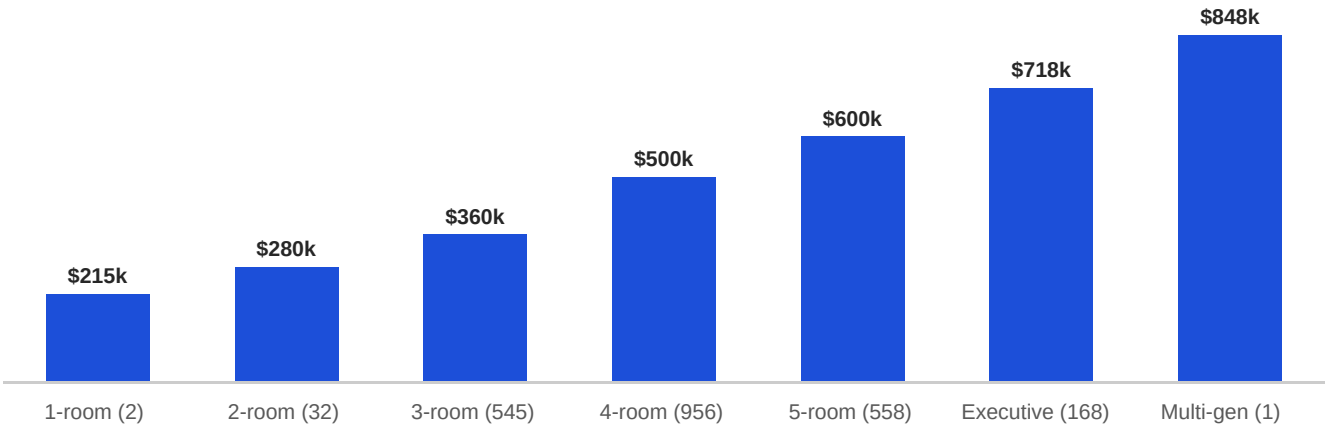
Flats sold each month, last 13 months



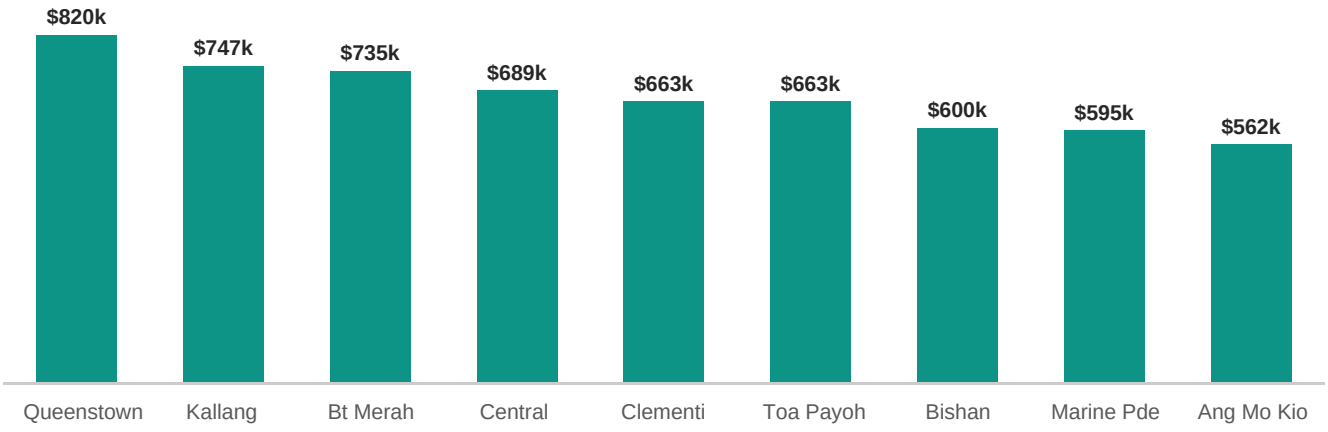
Median price each month, last 13 months



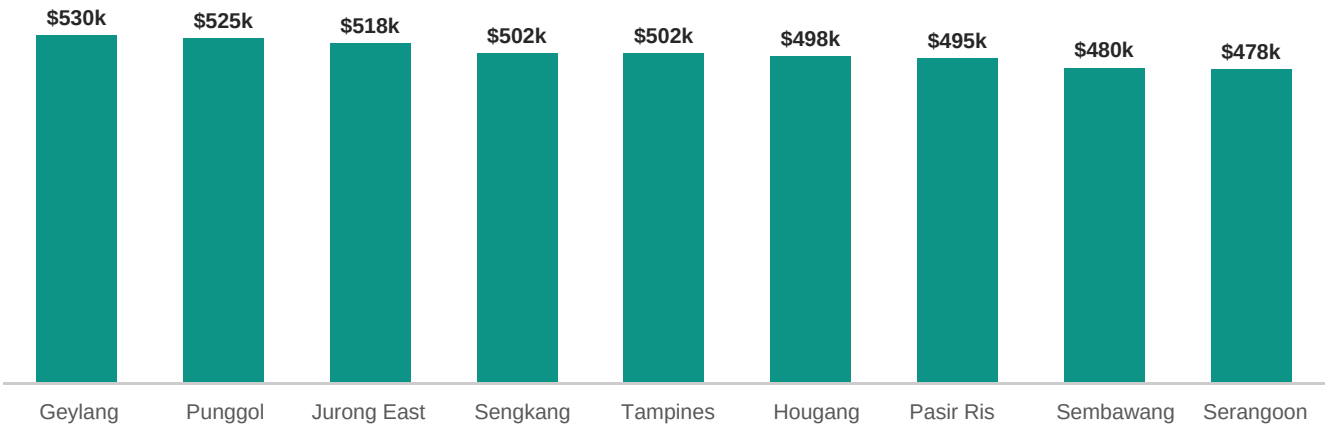
Median price by flat type (number sold), March 2022



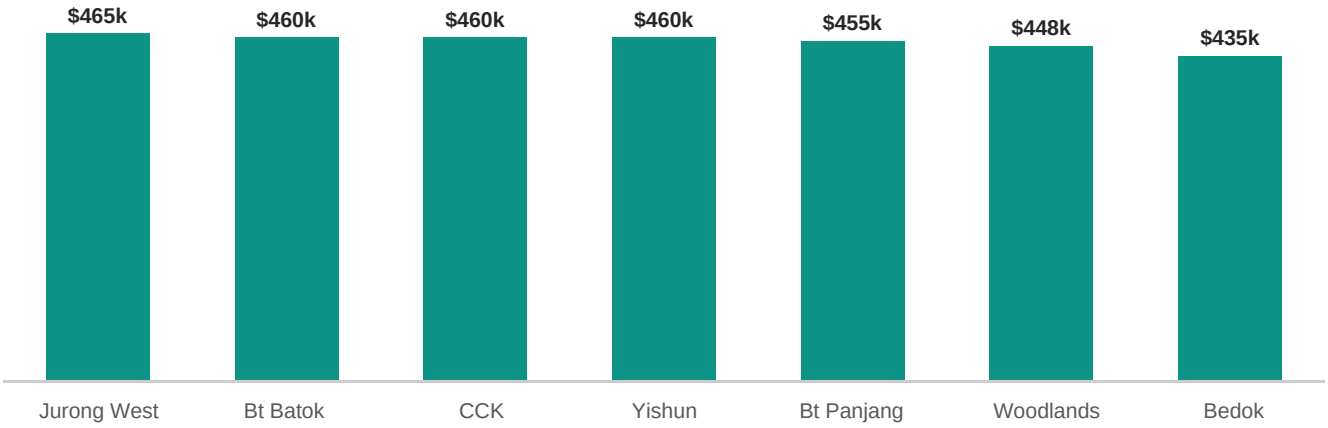
Median 4-room price by town, dearest first



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



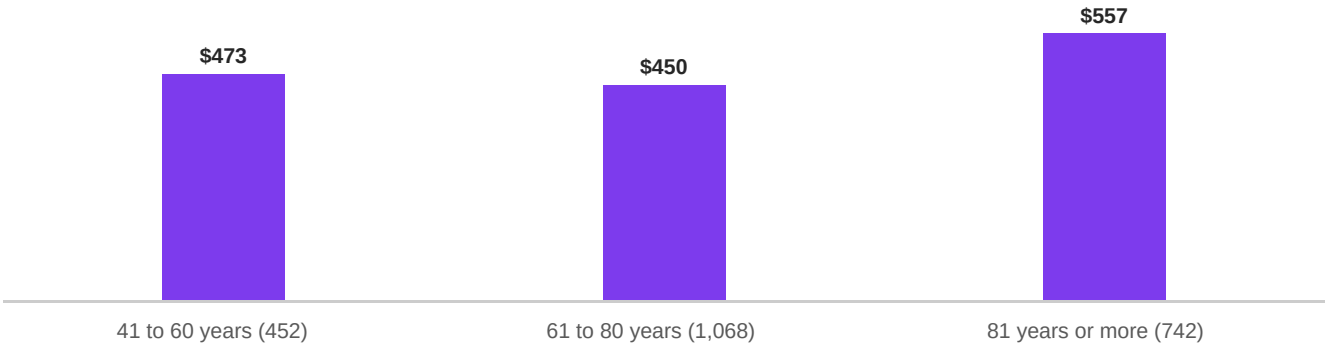
Median 4-room price by town, dearest first (continued)



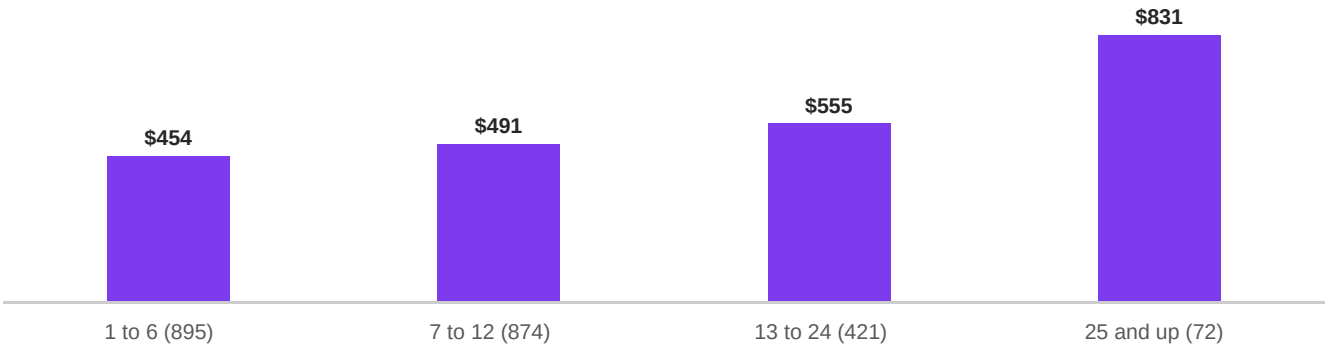
Town by town, March 2022

Ang Mo Kio: 81 sold - median $420,000 - 4-room median $562,000 - $478 psf - 1 at $1M+
Bedok: 124 sold - median $402,500 - 4-room median $435,000 - $458 psf
Bishan: 45 sold - median $668,000 - 4-room median $600,000 - $597 psf - 4 at $1M+
Bukit Batok: 67 sold - median $440,000 - 4-room median $460,000 - $458 psf
Bukit Merah: 92 sold - median $635,000 - 4-room median $735,000 - $659 psf - 2 at $1M+
Bukit Panjang: 90 sold - median $467,000 - 4-room median $455,000 - $448 psf
Bukit Timah: 4 sold - median $825,000 - 4-room median n/a - $636 psf - 2 at $1M+
Central Area: 19 sold - median $490,000 - 4-room median $689,000 - $644 psf - 4 at $1M+
Choa Chu Kang: 142 sold - median $505,000 - 4-room median $460,000 - $442 psf
Clementi: 66 sold - median $573,500 - 4-room median $662,500 - $555 psf - 1 at $1M+
Geylang: 71 sold - median $440,000 - 4-room median $530,000 - $520 psf
Hougang: 126 sold - median $500,000 - 4-room median $498,000 - $476 psf
Jurong East: 39 sold - median $500,000 - 4-room median $517,500 - $462 psf
Jurong West: 117 sold - median $492,000 - 4-room median $465,000 - $428 psf
Kallang/Whampoa: 100 sold - median $650,000 - 4-room median $746,694 - $617 psf - 1 at $1M+
Marine Parade: 14 sold - median $551,500 - 4-room median $595,000 - $581 psf
Pasir Ris: 64 sold - median $590,000 - 4-room median $494,500 - $448 psf
Punggol: 165 sold - median $528,000 - 4-room median $525,000 - $534 psf
Queenstown: 62 sold - median $650,000 - 4-room median $820,000 - $699 psf - 3 at $1M+
Sembawang: 61 sold - median $520,000 - 4-room median $480,000 - $439 psf
Sengkang: 190 sold - median $518,500 - 4-room median $502,000 - $493 psf
Serangoon: 34 sold - median $500,000 - 4-room median $478,000 - $521 psf - 2 at $1M+
Tampines: 131 sold - median $520,000 - 4-room median $502,000 - $478 psf
Toa Payoh: 82 sold - median $466,000 - 4-room median $662,500 - $531 psf - 7 at $1M+
Woodlands: 116 sold - median $501,400 - 4-room median $448,000 - $422 psf
Yishun: 160 sold - median $449,000 - 4-room median $460,000 - $477 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2022

$1,388,889 Blk 1F Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,152 sqft - $1,206 psf - 87 yrs lease left

$1,348,888 Blk 1E Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,130 sqft - $1,193 psf - 87 yrs lease left

$1,270,000 Blk 273B Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $983 psf - 88 yrs lease left

$1,210,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,023 sqft - $1,183 psf - 87 yrs lease left

$1,200,000 Blk 275A Bishan St 24, Bishan
5-room - storey 04 to 06 - 1,292 sqft - $929 psf - 88 yrs lease left

$1,198,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,572 sqft - $762 psf - 65 yrs lease left

$1,180,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,227 sqft - $962 psf - 89 yrs lease left

$1,160,000 Blk 90 Dawson Rd, Queenstown
4-room - storey 40 to 42 - 1,023 sqft - $1,134 psf - 93 yrs lease left

$1,150,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,001 sqft - $1,149 psf - 87 yrs lease left

$1,150,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,259 sqft - $913 psf - 89 yrs lease left

The 5 most affordable 4-room flats, March 2022

$368,000 Blk 41 Bedok Sth Rd, Bedok

4-room - storey 04 to 06 - 904 sqft - $407 psf - 54 yrs lease left

$370,088 Blk 208 Petir Rd, Bukit Panjang

4-room - storey 10 to 12 - 904 sqft - $409 psf - 65 yrs lease left

$373,000 Blk 255 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $413 psf - 62 yrs lease left

$378,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,055 sqft - $358 psf - 54 yrs lease left

$380,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $420 psf - 65 yrs lease left

The 10 busiest streets, March 2022

Punggol Dr, Punggol: 35 sales
Yishun Ring Rd, Yishun: 31 sales
Bedok Reservoir Rd, Bedok: 28 sales
Compassvale Cres, Sengkang: 27 sales
Edgefield Plains, Punggol: 22 sales
Yishun St 51, Yishun: 22 sales
Hougang Ave 8, Hougang: 20 sales
Edgedale Plains, Punggol: 20 sales
Rivervale Cres, Sengkang: 20 sales
Bedok Nth St 3, Bedok: 18 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