HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: April 2022

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

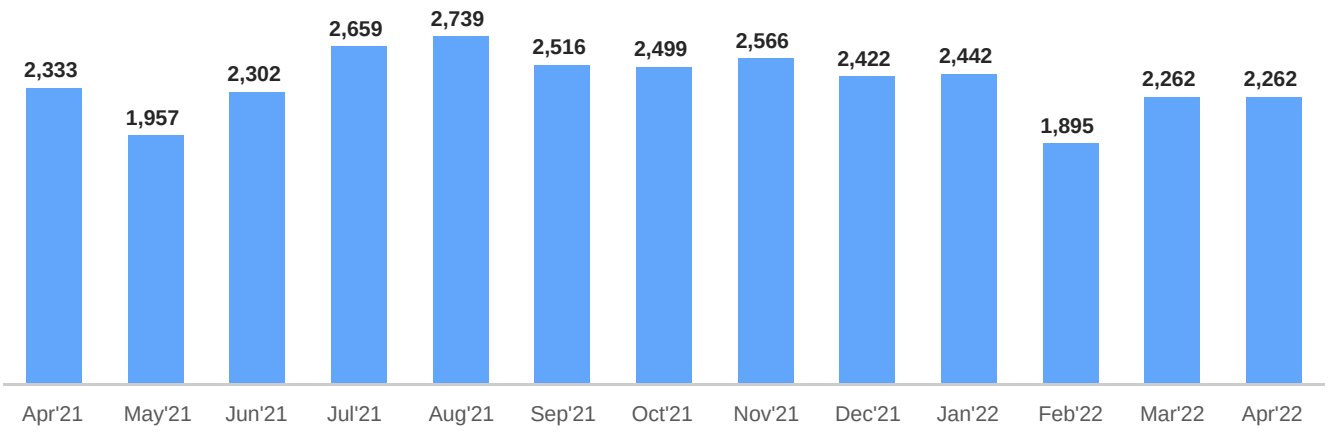
**Flats sold: 2,262  Median price: $520,000  Median $psf: $489**
**Million-dollar flats: 22 (1.0%)  Highest price: $1,228,000 (Central Area)**

Against the month before: sales +0.0%, median price +2.0%.  Against a year ago: sales -3.0%, median price +10.2%.

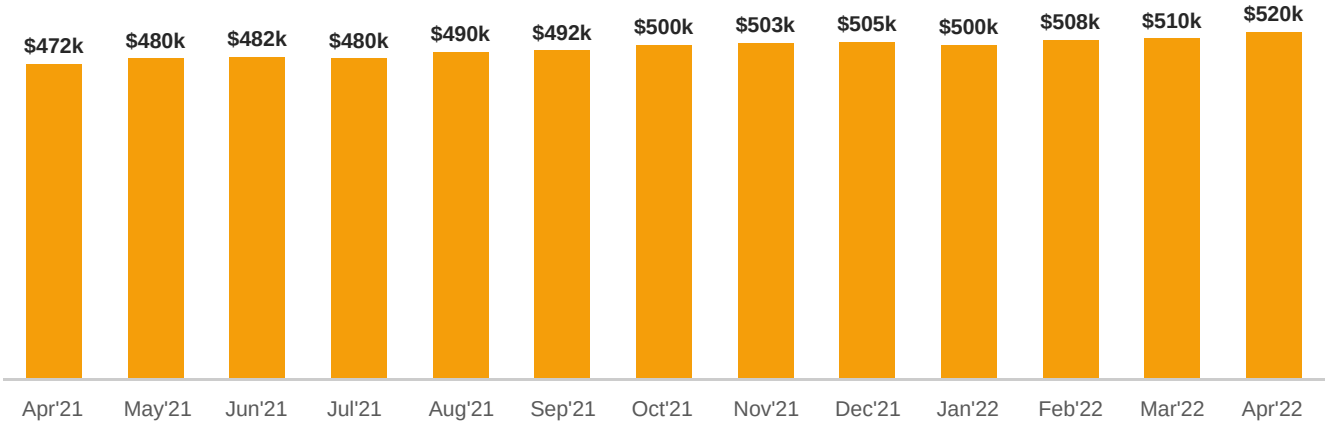
### At a glance

- 2,262 HDB resale flats changed hands in April 2022, about the same as the month before (2,262).
- Half of all flats sold for $520,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $503,000 (987 sales), or about $500 per square foot.
- 22 flats sold for $1 million or more (1.0% of all sales), most of them in Central Area, Clementi, Bukit Merah.
- The highest price was $1,228,000 for a 4-room flat at Blk 1F Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $445,000) and the dearest was Central Area (median $974,000).
- The busiest town was Sengkang with 202 sales.

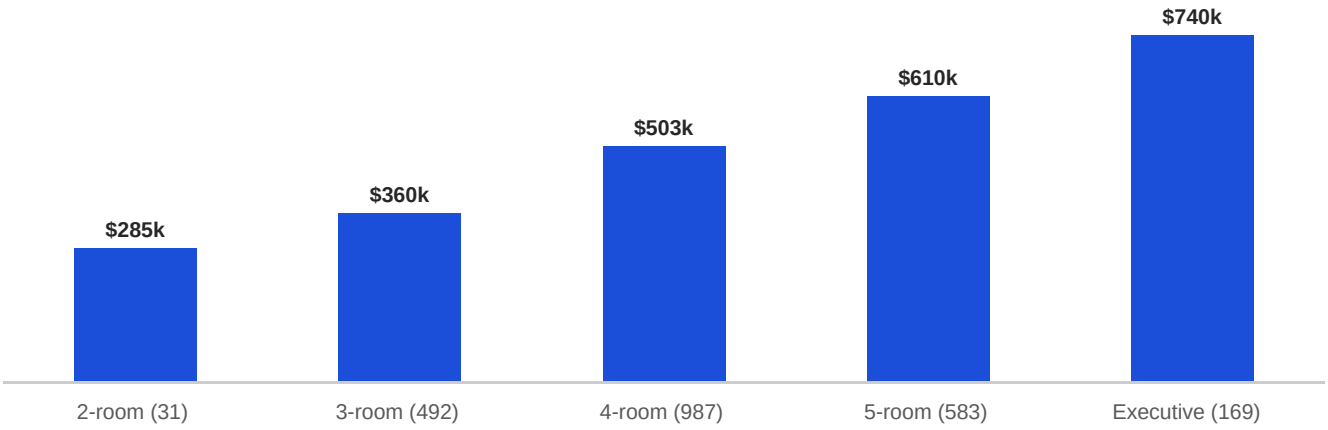
**Flats sold each month, last 13 months**



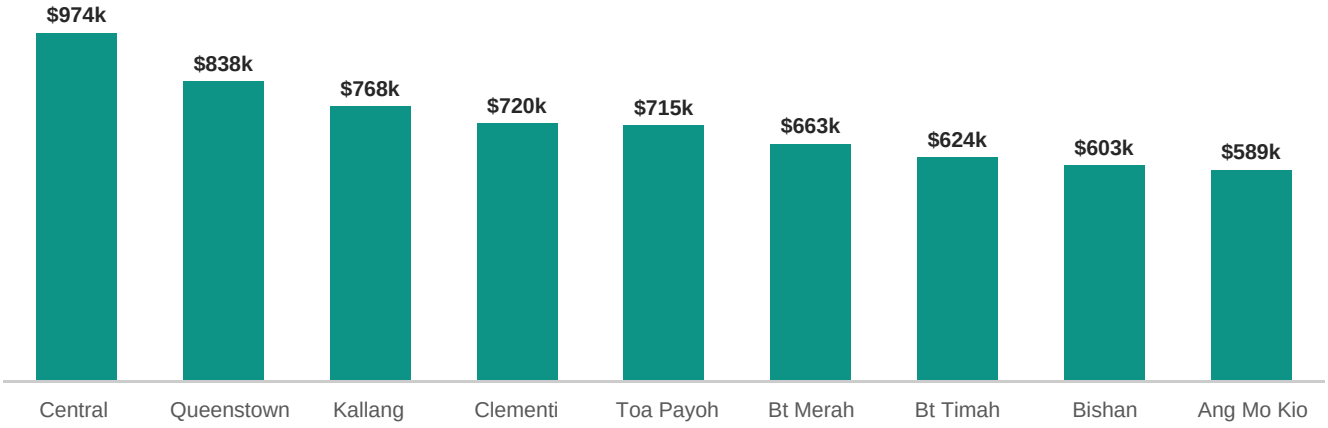

**Median price each month, last 13 months**



## Median price by flat type (number sold), April 2022



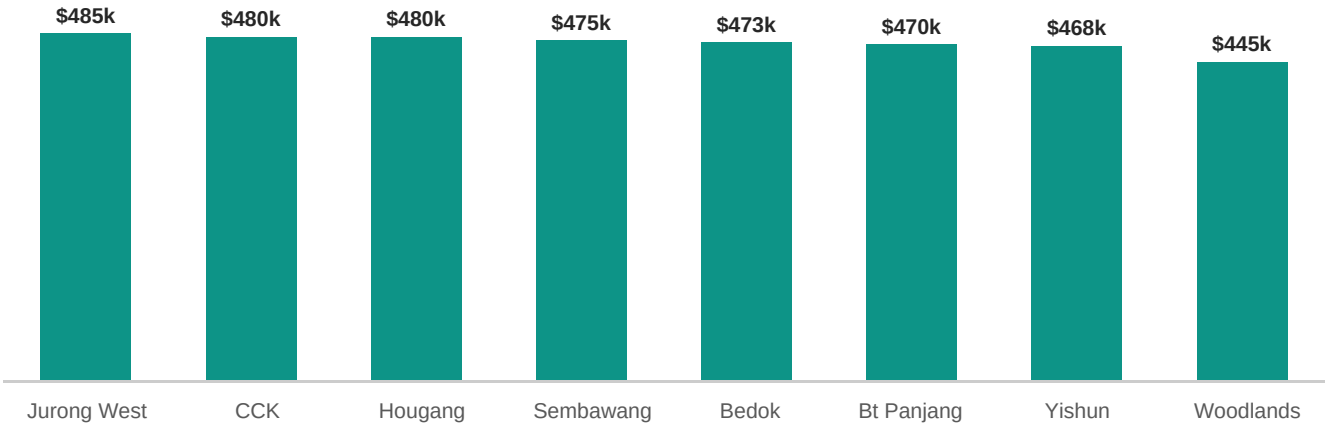

## Median 4-room price by town, dearest first




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



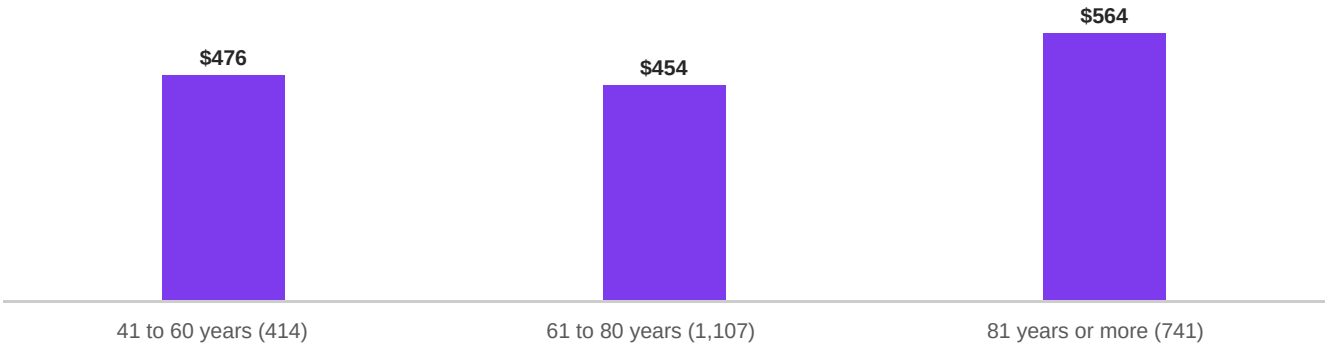

## Median 4-room price by town, dearest first (continued)



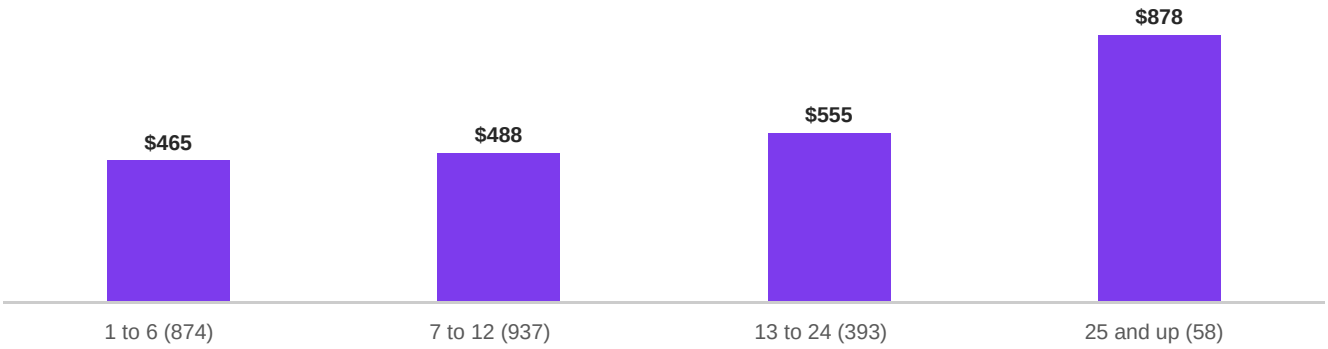

## Town by town, April 2022

Ang Mo Kio: 81 sold - median $445,000 - 4-room median $589,000 - $482 psf - 2 at $1M+
Bedok: 128 sold - median $433,500 - 4-room median $472,500 - $477 psf
Bishan: 38 sold - median $620,000 - 4-room median $602,500 - $614 psf - 1 at $1M+
Bukit Batok: 73 sold - median $482,000 - 4-room median $495,000 - $480 psf
Bukit Merah: 92 sold - median $594,000 - 4-room median $662,500 - $599 psf - 4 at $1M+
Bukit Panjang: 94 sold - median $490,500 - 4-room median $470,000 - $480 psf
Bukit Timah: 5 sold - median $688,000 - 4-room median $624,000 - $615 psf
Central Area: 16 sold - median $784,000 - 4-room median $974,000 - $735 psf - 5 at $1M+
Choa Chu Kang: 127 sold - median $513,000 - 4-room median $480,000 - $461 psf
Clementi: 65 sold - median $660,000 - 4-room median $720,000 - $548 psf - 5 at $1M+
Geylang: 60 sold - median $432,500 - 4-room median $548,500 - $510 psf
Hougang: 115 sold - median $480,000 - 4-room median $480,000 - $471 psf
Jurong East: 35 sold - median $510,000 - 4-room median $490,000 - $476 psf
Jurong West: 139 sold - median $505,000 - 4-room median $485,000 - $446 psf
Kallang/Whampoa: 75 sold - median $700,000 - 4-room median $768,000 - $705 psf
Marine Parade: 18 sold - median $487,500 - 4-room median $505,000 - $570 psf
Pasir Ris: 72 sold - median $586,500 - 4-room median $500,000 - $451 psf
Punggol: 178 sold - median $550,000 - 4-room median $550,000 - $540 psf
Queenstown: 50 sold - median $710,000 - 4-room median $838,000 - $736 psf
Sembawang: 54 sold - median $502,500 - 4-room median $475,000 - $451 psf
Sengkang: 202 sold - median $530,000 - 4-room median $501,444 - $505 psf
Serangoon: 40 sold - median $575,000 - 4-room median $500,000 - $517 psf - 3 at $1M+
Tampines: 146 sold - median $530,944 - 4-room median $512,000 - $482 psf
Toa Payoh: 64 sold - median $474,000 - 4-room median $715,000 - $505 psf - 2 at $1M+
Woodlands: 138 sold - median $484,000 - 4-room median $445,000 - $430 psf
Yishun: 157 sold - median $475,000 - 4-room median $467,500 - $474 psf

### Median $psf by remaining lease (number sold)




**Median $psf by storey (number sold)**




## The 10 highest prices, April 2022

**$1,228,000 Blk 1F Cantonment Rd, Central Area**
4-room - storey 31 to 33 - 1,001 sqft - $1,227 psf - 87 yrs lease left

**$1,228,000 Blk 1G Cantonment Rd, Central Area**
5-room - storey 28 to 30 - 1,152 sqft - $1,066 psf - 87 yrs lease left

**$1,220,000 Blk 1G Cantonment Rd, Central Area**
4-room - storey 40 to 42 - 1,023 sqft - $1,193 psf - 87 yrs lease left

**$1,188,000 Blk 440C Clementi Ave 3, Clementi**
5-room - storey 22 to 24 - 1,206 sqft - $985 psf - 95 yrs lease left

**$1,180,000 Blk 440C Clementi Ave 3, Clementi**
5-room - storey 34 to 36 - 1,206 sqft - $979 psf - 95 yrs lease left

**$1,150,000 Blk 260A Ang Mo Kio St 21, Ang Mo Kio**
5-room - storey 28 to 30 - 1,216 sqft - $945 psf - 95 yrs lease left

**$1,150,000 Blk 440C Clementi Ave 3, Clementi**
5-room - storey 19 to 21 - 1,206 sqft - $954 psf - 95 yrs lease left

**$1,130,000 Blk 1C Cantonment Rd, Central Area**
5-room - storey 10 to 12 - 1,141 sqft - $990 psf - 87 yrs lease left

**$1,100,000 Blk 238 Bishan St 22, Bishan**
Executive - storey 10 to 12 - 1,572 sqft - $700 psf - 69 yrs lease left

**$1,100,000 Blk 1A Cantonment Rd, Central Area**
5-room - storey 07 to 09 - 1,130 sqft - $973 psf - 87 yrs lease left

## The 5 most affordable 4-room flats, April 2022

**$328,000 Blk 8 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 947 sqft - $346 psf - 52 yrs lease left

**$350,000 Blk 25 Sin Ming Rd, Bishan**

4-room - storey 10 to 12 - 947 sqft - $370 psf - 51 yrs lease left

**$351,000 Blk 429 Woodlands St 41, Woodlands**

4-room - storey 01 to 03 - 1,119 sqft - $314 psf - 73 yrs lease left

**$358,000 Blk 204 Marsiling Dr, Woodlands**

4-room - storey 07 to 09 - 1,001 sqft - $358 psf - 58 yrs lease left

**$368,000 Blk 395 Yishun Ring Rd, Yishun**

4-room - storey 07 to 09 - 904 sqft - $407 psf - 65 yrs lease left

## The 10 busiest streets, April 2022

Yishun Ring Rd, Yishun: 31 sales
Bedok Reservoir Rd, Bedok: 30 sales
Edgefield Plains, Punggol: 28 sales
Punggol Walk, Punggol: 27 sales
Keat Hong Cl, Choa Chu Kang: 25 sales
Punggol Dr, Punggol: 25 sales
Compassvale Cres, Sengkang: 25 sales
Clementi Ave 4, Clementi: 23 sales
Punggol Field, Punggol: 22 sales
Segar Rd, Bukit Panjang: 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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