HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: May 2022

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

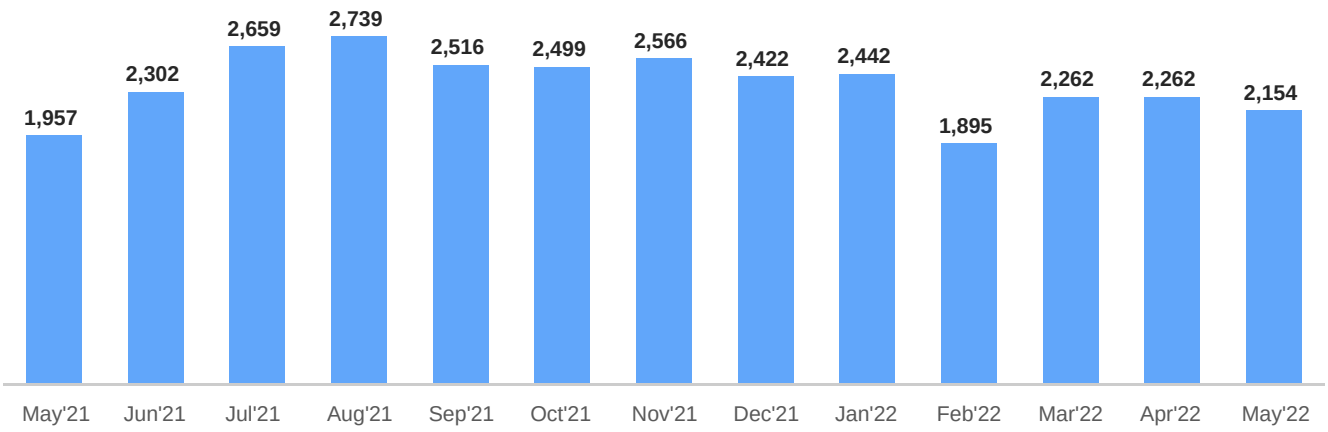
**Flats sold: 2,154  Median price: $520,000  Median $psf: $496**
**Million-dollar flats: 30 (1.4%)  Highest price: $1,400,000 (Bukit Merah)**

Against the month before: sales -4.8%, median price +0.0%.  Against a year ago: sales +10.1%, median price +8.3%.

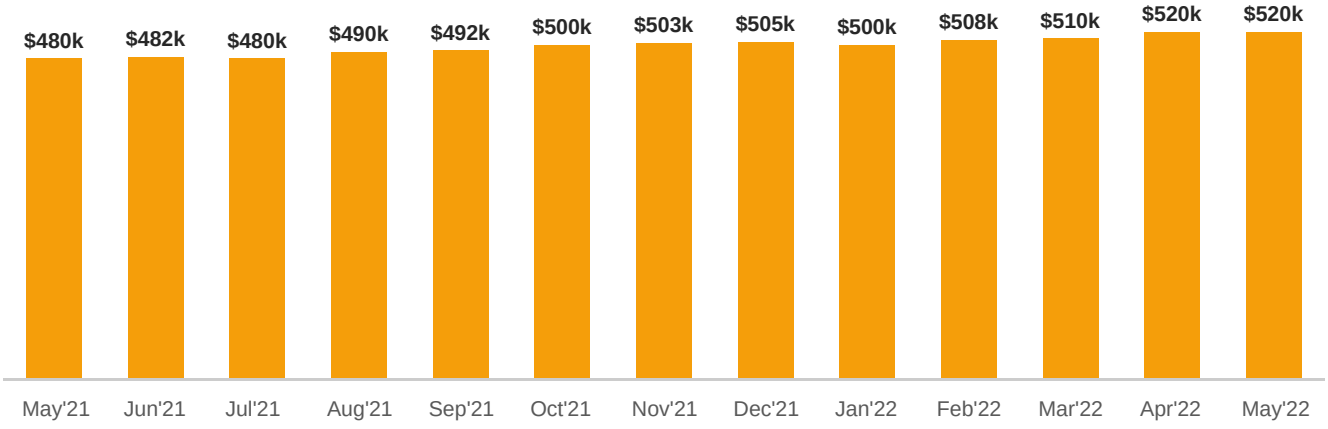
### At a glance

- 2,154 HDB resale flats changed hands in May 2022, 4.8% fewer than the month before (2,262).
- Half of all flats sold for $520,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $510,044 (914 sales), or about $506 per square foot.
- 30 flats sold for $1 million or more (1.4% of all sales), most of them in Bishan, Bukit Merah, Ang Mo Kio.
- The highest price was $1,400,000 for a 5-room flat at Blk 96A Henderson Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Woodlands (median $445,000) and the dearest was Central Area (median $950,000).
- The busiest town was Sengkang with 200 sales.

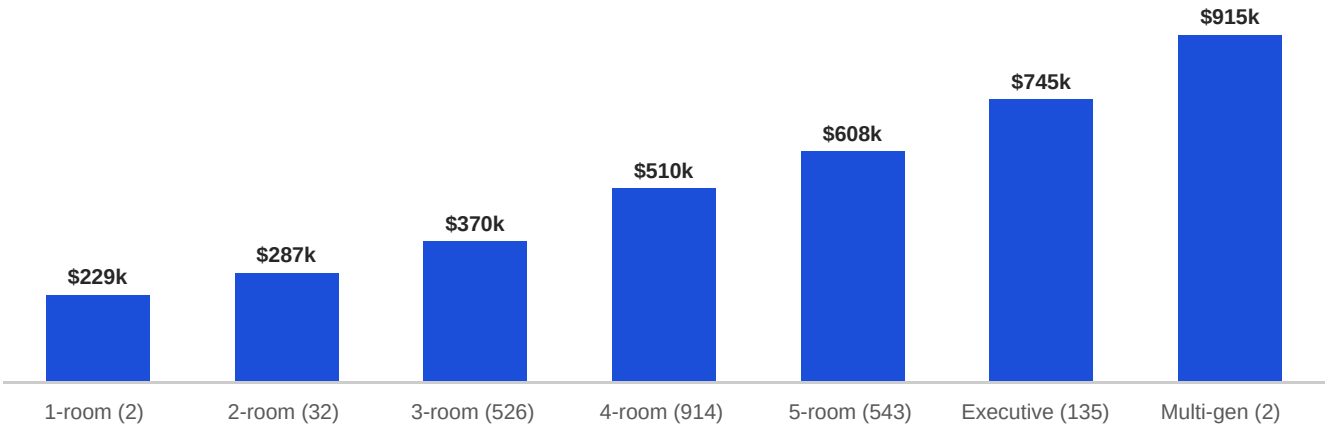
**Flats sold each month, last 13 months**



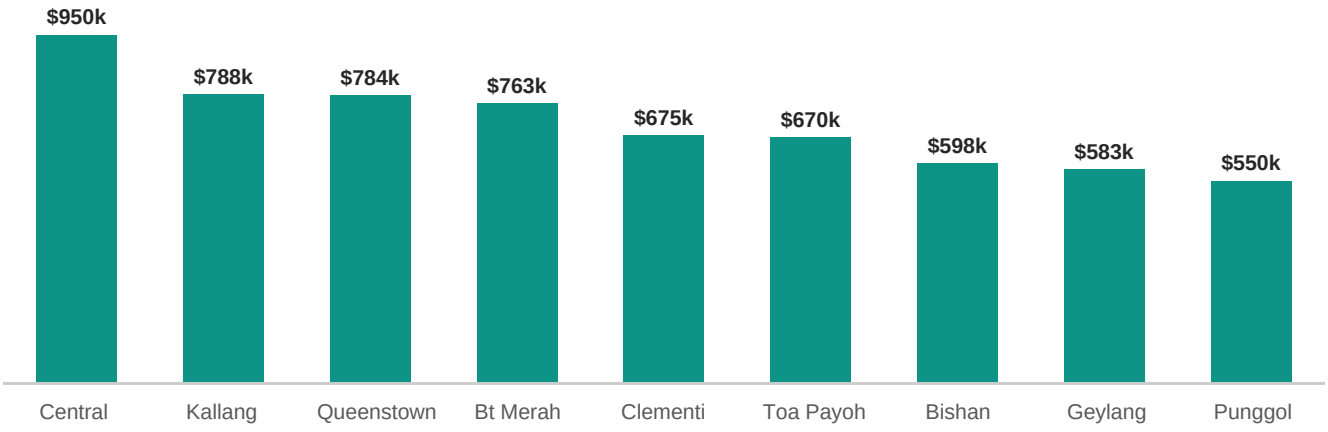

**Median price each month, last 13 months**



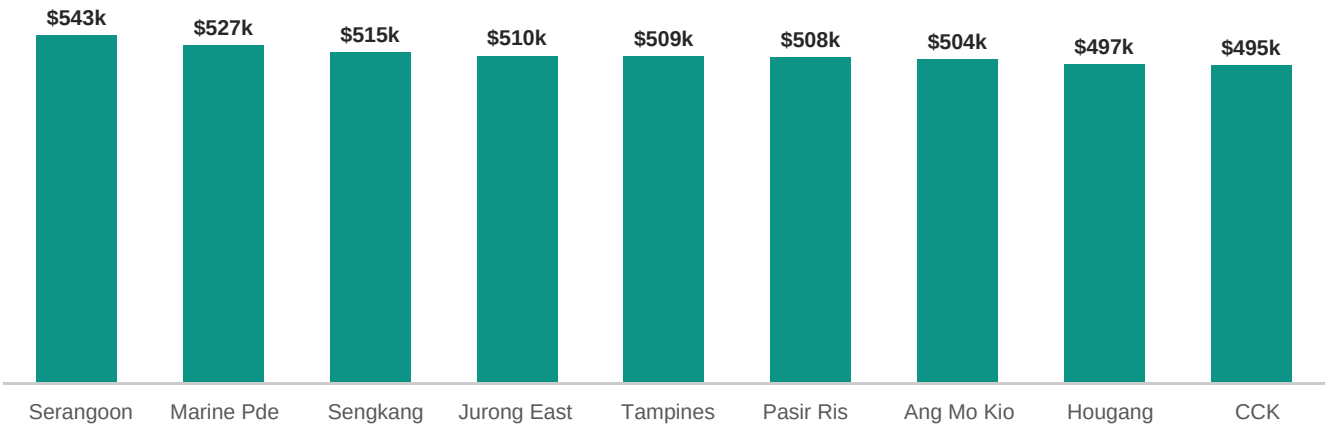
## Median price by flat type (number sold), May 2022



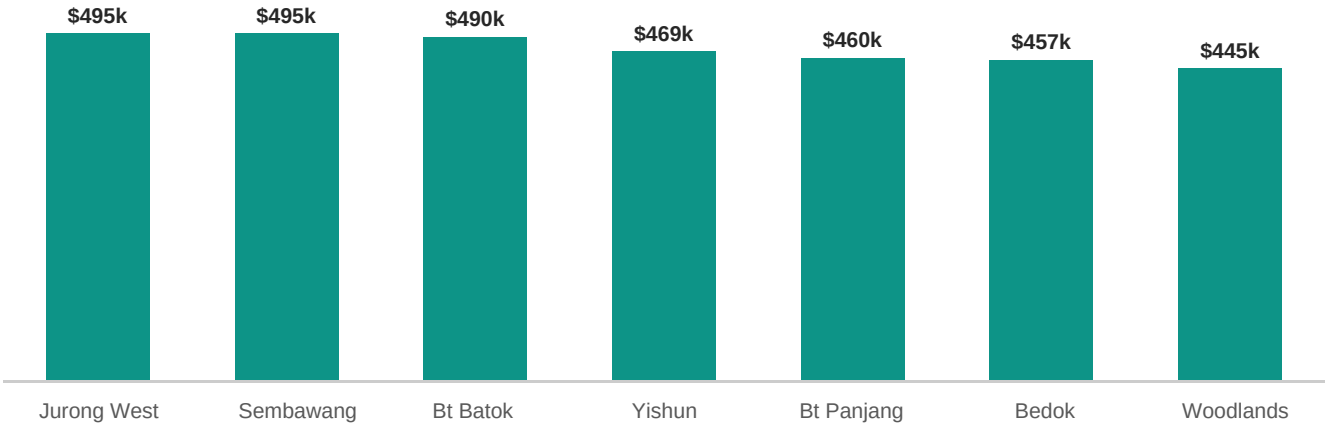

## Median 4-room price by town, dearest first




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



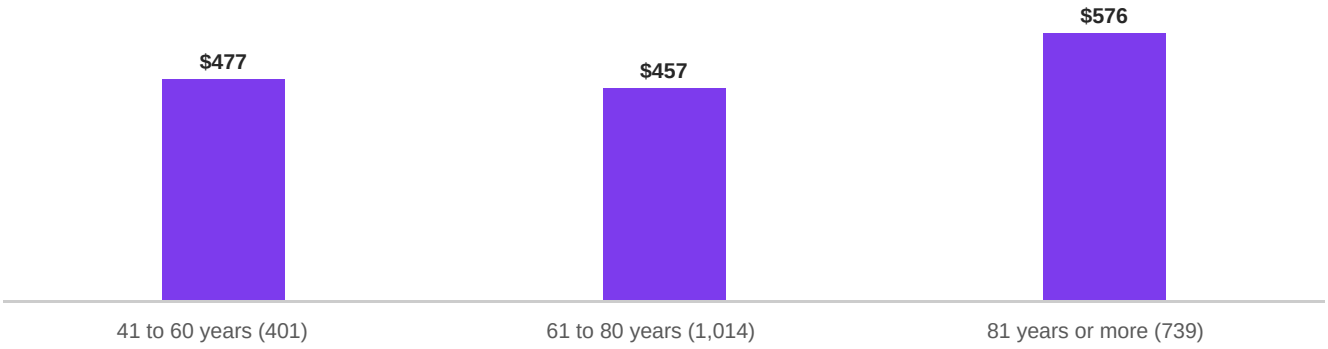

## Median 4-room price by town, dearest first (continued)



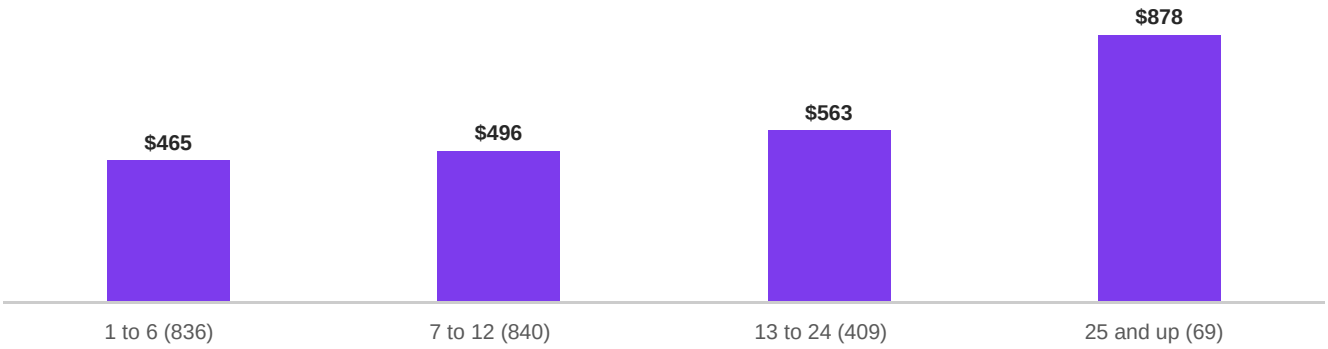

## Town by town, May 2022

Ang Mo Kio: 93 sold - median $430,000 - 4-room median $504,000 - $492 psf - 3 at $1M+
Bedok: 113 sold - median $435,000 - 4-room median $457,000 - $485 psf
Bishan: 35 sold - median $738,000 - 4-room median $598,000 - $605 psf - 5 at $1M+
Bukit Batok: 67 sold - median $480,000 - 4-room median $490,000 - $460 psf
Bukit Merah: 91 sold - median $702,000 - 4-room median $762,500 - $656 psf - 4 at $1M+
Bukit Panjang: 69 sold - median $513,333 - 4-room median $460,000 - $455 psf
Bukit Timah: 3 sold - median $840,000 - 4-room median n/a - $685 psf
Central Area: 16 sold - median $659,000 - 4-room median $950,000 - $733 psf - 3 at $1M+
Choa Chu Kang: 109 sold - median $520,000 - 4-room median $495,000 - $446 psf
Clementi: 53 sold - median $572,000 - 4-room median $675,000 - $592 psf - 2 at $1M+
Geylang: 47 sold - median $490,000 - 4-room median $582,500 - $526 psf
Hougang: 105 sold - median $505,000 - 4-room median $496,500 - $477 psf
Jurong East: 40 sold - median $460,000 - 4-room median $510,000 - $471 psf
Jurong West: 149 sold - median $522,000 - 4-room median $495,000 - $454 psf
Kallang/Whampoa: 86 sold - median $647,500 - 4-room median $788,000 - $715 psf - 2 at $1M+
Marine Parade: 17 sold - median $463,800 - 4-room median $526,500 - $565 psf
Pasir Ris: 67 sold - median $580,000 - 4-room median $508,000 - $444 psf - 1 at $1M+
Punggol: 148 sold - median $540,000 - 4-room median $550,000 - $554 psf
Queenstown: 62 sold - median $720,000 - 4-room median $784,000 - $704 psf - 3 at $1M+
Sembawang: 57 sold - median $513,000 - 4-room median $495,000 - $506 psf
Sengkang: 200 sold - median $535,000 - 4-room median $515,000 - $510 psf
Serangoon: 33 sold - median $600,000 - 4-room median $542,500 - $530 psf - 1 at $1M+
Tampines: 117 sold - median $510,000 - 4-room median $509,000 - $487 psf
Toa Payoh: 71 sold - median $545,000 - 4-room median $670,000 - $545 psf - 3 at $1M+
Woodlands: 148 sold - median $471,500 - 4-room median $445,000 - $430 psf - 2 at $1M+
Yishun: 158 sold - median $449,000 - 4-room median $469,444 - $482 psf - 1 at $1M+

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




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




## The 10 highest prices, May 2022

**$1,400,000 Blk 96A Henderson Rd, Bukit Merah**
5-room - storey 40 to 42 - 1,216 sqft - $1,151 psf - 96 yrs lease left

**$1,380,000 Blk 96A Henderson Rd, Bukit Merah**
5-room - storey 46 to 48 - 1,216 sqft - $1,135 psf - 96 yrs lease left

**$1,300,089 Blk 1E Cantonment Rd, Central Area**
5-room - storey 31 to 33 - 1,141 sqft - $1,139 psf - 87 yrs lease left

**$1,230,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh**
5-room - storey 28 to 30 - 1,259 sqft - $977 psf - 89 yrs lease left

**$1,228,000 Blk 1B Cantonment Rd, Central Area**
4-room - storey 49 to 51 - 1,012 sqft - $1,214 psf - 87 yrs lease left

**$1,200,000 Blk 50 C'wealth Dr, Queenstown**
5-room - storey 19 to 21 - 1,259 sqft - $953 psf - 91 yrs lease left

**$1,180,000 Blk 187 Bishan St 13, Bishan**
Executive - storey 10 to 12 - 1,572 sqft - $751 psf - 63 yrs lease left

**$1,180,000 Blk 223 Bishan St 23, Bishan**
Executive - storey 16 to 18 - 1,518 sqft - $777 psf - 69 yrs lease left

**$1,170,000 Blk 1A Cantonment Rd, Central Area**
5-room - storey 07 to 09 - 1,130 sqft - $1,035 psf - 87 yrs lease left

**$1,150,000 Blk 7 Boon Keng Rd, Kallang/Whampoa**
5-room - storey 25 to 27 - 1,152 sqft - $998 psf - 87 yrs lease left

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

**$348,000 Blk 5 Marsiling Dr, Woodlands**

4-room - storey 07 to 09 - 969 sqft - $359 psf - 51 yrs lease left

**$350,000 Blk 44 Bedok Sth Rd, Bedok**

4-room - storey 01 to 03 - 904 sqft - $387 psf - 54 yrs lease left

**$355,000 Blk 8 Marsiling Dr, Woodlands**

4-room - storey 10 to 12 - 969 sqft - $366 psf - 52 yrs lease left

**$365,000 Blk 425 Yishun Ave 11, Yishun**

4-room - storey 01 to 03 - 904 sqft - $404 psf - 65 yrs lease left

**$370,000 Blk 720 Yishun St 71, Yishun**

4-room - storey 04 to 06 - 904 sqft - $409 psf - 62 yrs lease left

## The 10 busiest streets, May 2022

Edgedale Plains, Punggol: 31 sales
Yishun Ring Rd, Yishun: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 25 sales
Compassvale Cres, Sengkang: 23 sales
Yishun Ave 4, Yishun: 23 sales
Bedok Reservoir Rd, Bedok: 21 sales
Punggol Dr, Punggol: 21 sales
Clementi Ave 4, Clementi: 19 sales
Hougang Ave 8, Hougang: 19 sales
Boon Lay Ave, Jurong West: 19 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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