HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2022

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

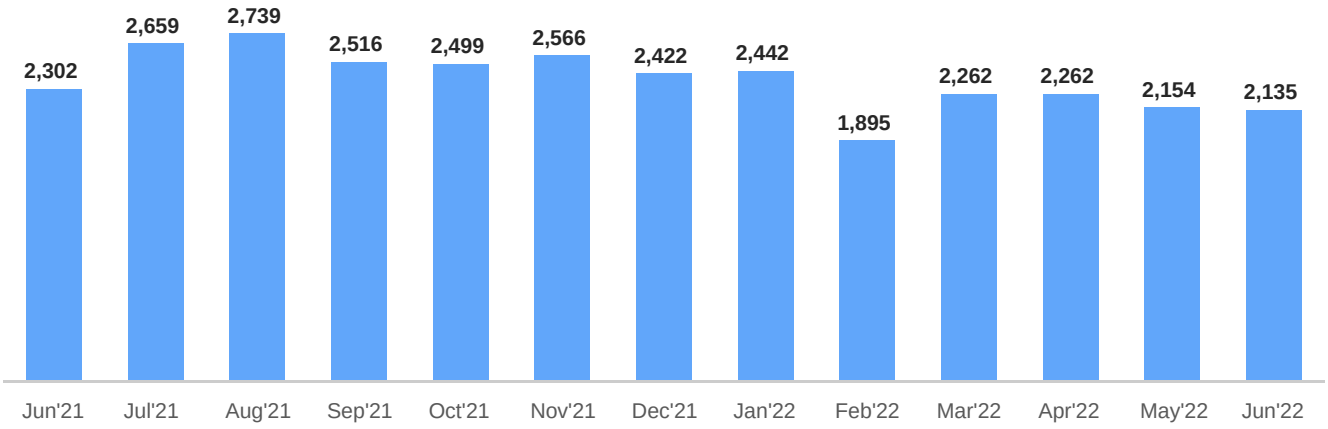
Flats sold: 2,135 Median price: $530,000 Median $psf: $498
Million-dollar flats: 31 (1.5%) Highest price: $1,310,000 (Bishan)

Against the month before: sales -0.9%, median price +1.9%. Against a year ago: sales -7.3%, median price +10.0%.

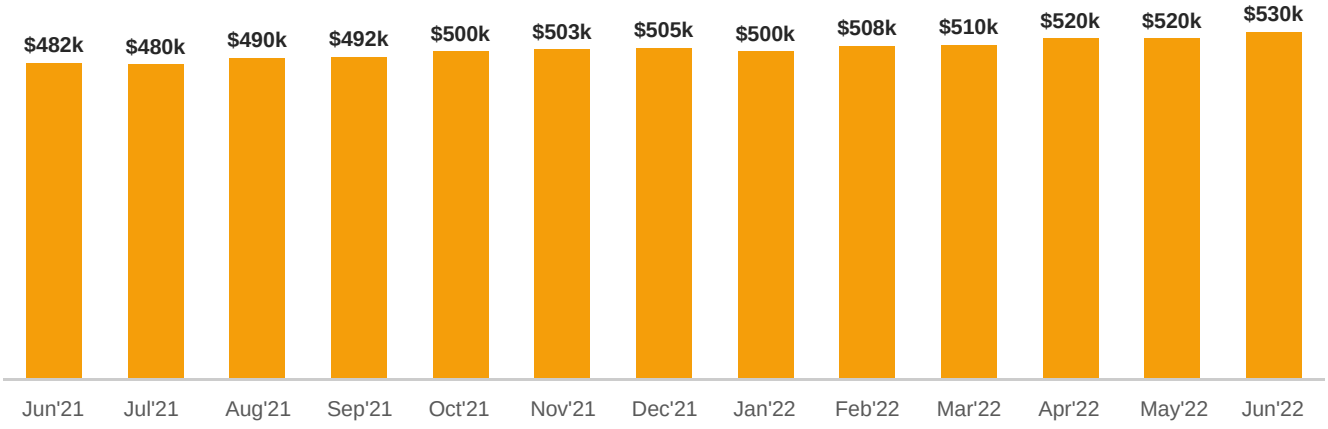
At a glance

- 2,135 HDB resale flats changed hands in June 2022, 0.9% fewer than the month before (2,154).
- Half of all flats sold for $530,000 or less (the median price), up 1.9% from the month before.
- A typical 4-room flat sold for $510,000 (893 sales), or about $504 per square foot.
- 31 flats sold for $1 million or more (1.5% of all sales), most of them in Bishan, Bukit Merah, Central Area.
- The highest price was $1,310,000 for a 5-room flat at Blk 275A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Jurong West (median $449,000) and the dearest was Central Area (median $970,000).
- The busiest town was Sengkang with 180 sales.

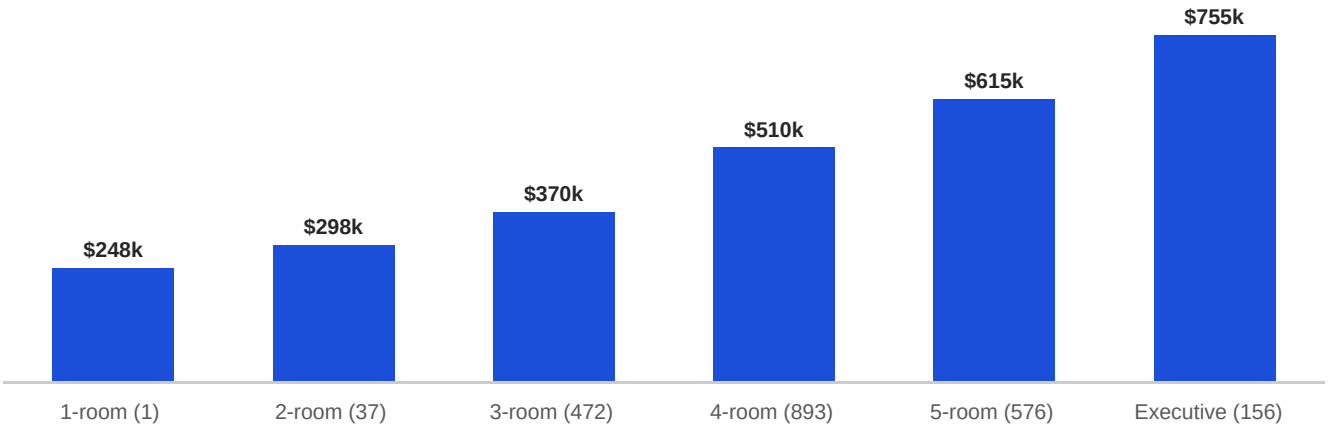
Flats sold each month, last 13 months



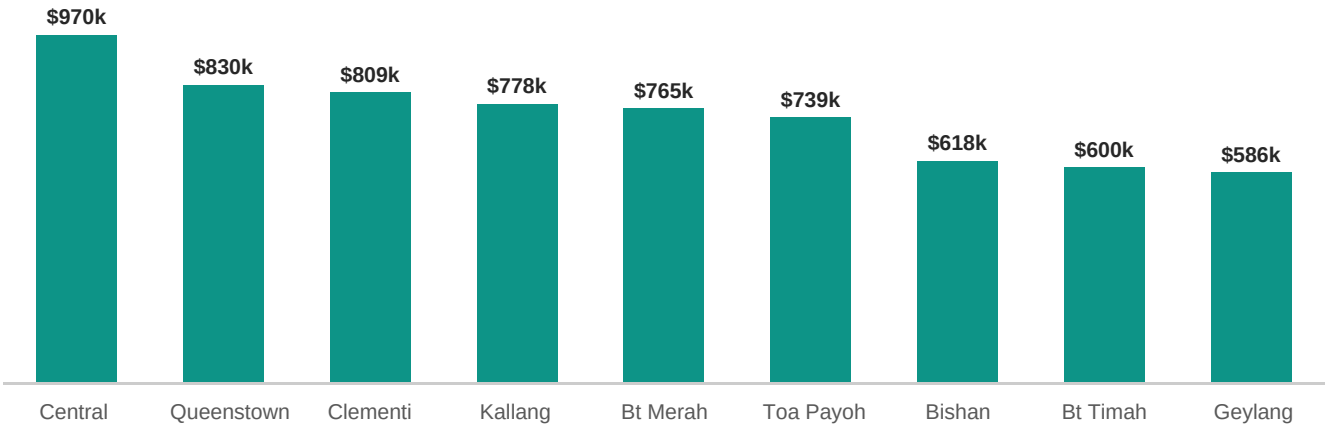
Median price each month, last 13 months



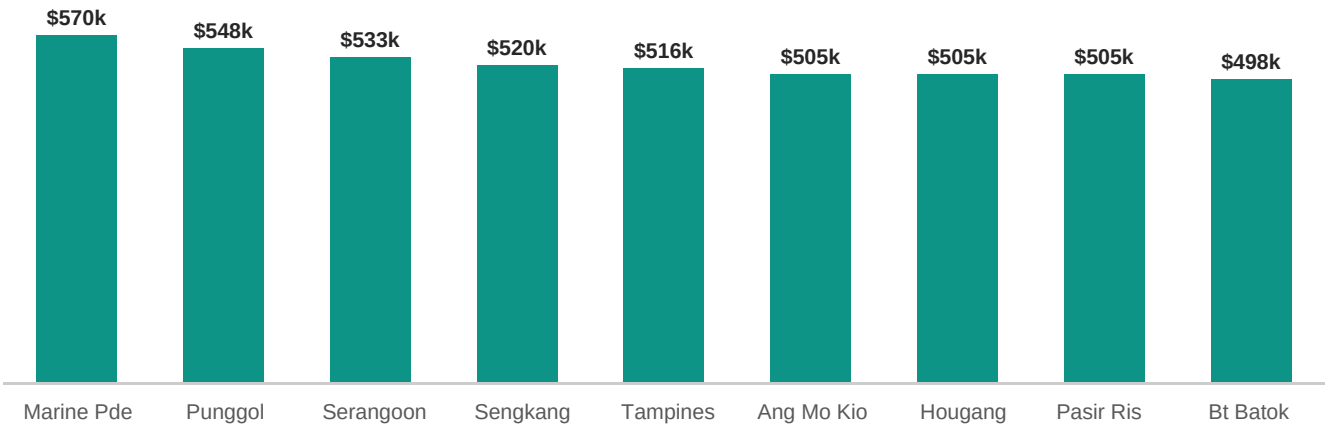
Median price by flat type (number sold), June 2022



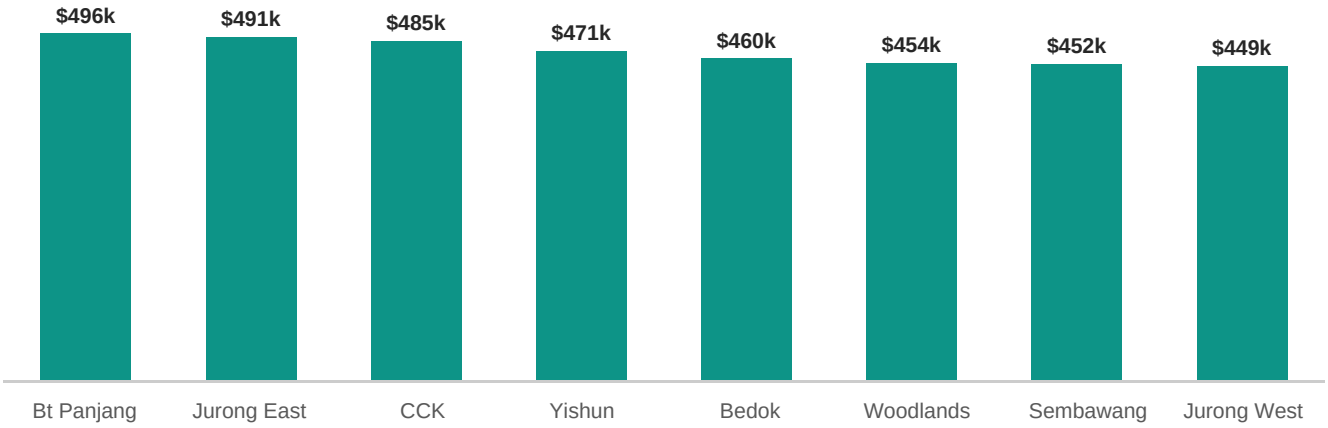
Median 4-room price by town, dearest first



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



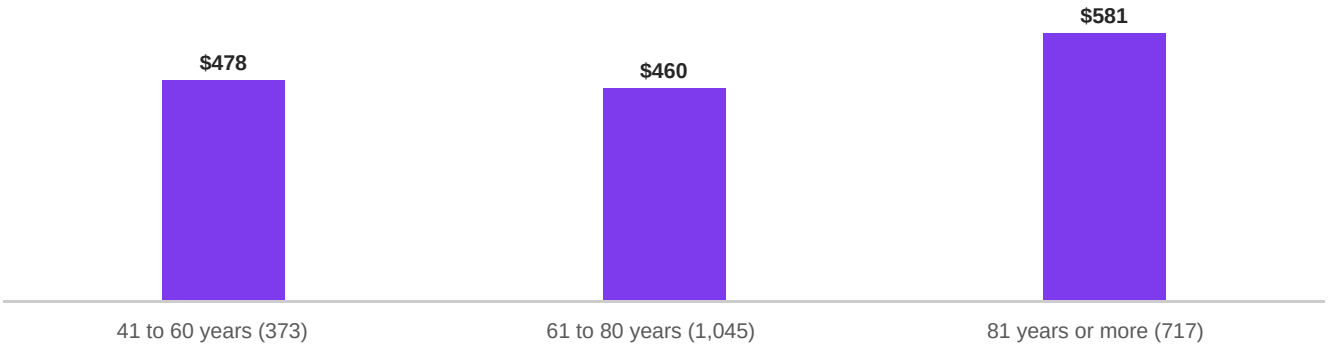
Median 4-room price by town, dearest first (continued)



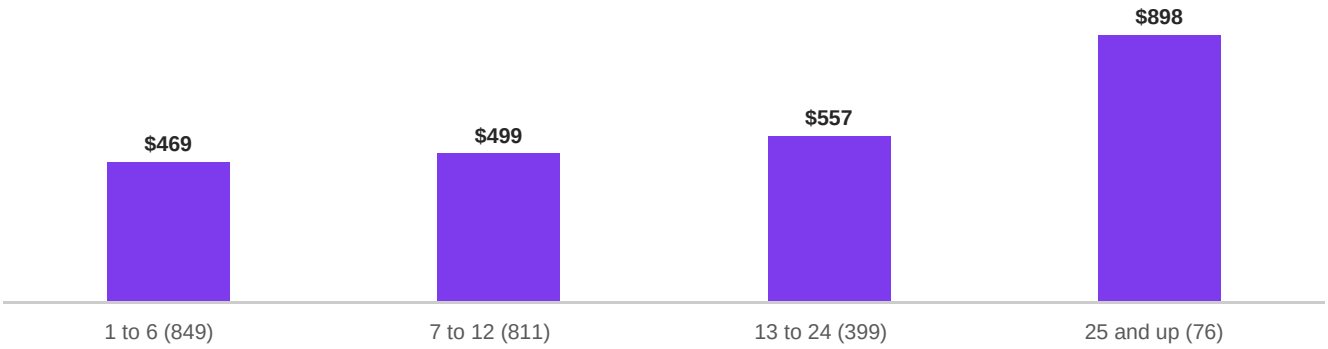
Town by town, June 2022

Ang Mo Kio: 91 sold - median $478,000 - 4-room median $505,000 - $509 psf - 4 at $1M+
Bedok: 93 sold - median $440,000 - 4-room median $460,000 - $485 psf
Bishan: 45 sold - median $680,000 - 4-room median $617,500 - $626 psf - 6 at $1M+
Bukit Batok: 74 sold - median $485,500 - 4-room median $497,500 - $479 psf
Bukit Merah: 83 sold - median $625,000 - 4-room median $765,000 - $643 psf - 6 at $1M+
Bukit Panjang: 78 sold - median $504,000 - 4-room median $495,500 - $485 psf
Bukit Timah: 4 sold - median $564,000 - 4-room median $600,000 - $583 psf
Central Area: 20 sold - median $519,000 - 4-room median $970,000 - $714 psf - 5 at $1M+
Choa Chu Kang: 112 sold - median $509,444 - 4-room median $485,000 - $446 psf
Clementi: 48 sold - median $470,000 - 4-room median $808,888 - $528 psf
Geylang: 48 sold - median $467,500 - 4-room median $586,000 - $545 psf
Hougang: 108 sold - median $525,500 - 4-room median $505,000 - $487 psf
Jurong East: 41 sold - median $470,000 - 4-room median $490,500 - $475 psf
Jurong West: 146 sold - median $465,000 - 4-room median $449,000 - $441 psf
Kallang/Whampoa: 74 sold - median $690,000 - 4-room median $777,500 - $668 psf - 4 at $1M+
Marine Parade: 15 sold - median $490,000 - 4-room median $570,000 - $597 psf
Pasir Ris: 73 sold - median $645,000 - 4-room median $505,000 - $455 psf
Punggol: 162 sold - median $550,000 - 4-room median $548,444 - $547 psf
Queenstown: 59 sold - median $810,000 - 4-room median $830,000 - $734 psf - 3 at $1M+
Sembawang: 57 sold - median $510,000 - 4-room median $452,000 - $468 psf
Sengkang: 180 sold - median $540,000 - 4-room median $520,000 - $528 psf
Serangoon: 22 sold - median $562,000 - 4-room median $533,000 - $541 psf
Tampines: 143 sold - median $550,000 - 4-room median $515,500 - $485 psf
Toa Payoh: 60 sold - median $573,500 - 4-room median $739,444 - $522 psf - 2 at $1M+
Woodlands: 151 sold - median $512,000 - 4-room median $453,500 - $433 psf
Yishun: 148 sold - median $471,944 - 4-room median $470,500 - $481 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2022

$1,310,000 Blk 275A Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $1,014 psf - 88 yrs lease left

$1,295,000 Blk 273A Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $1,003 psf - 88 yrs lease left

$1,288,888 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,259 sqft - $1,023 psf - 87 yrs lease left

$1,270,000 Blk 273B Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $983 psf - 88 yrs lease left

$1,250,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $1,019 psf - 89 yrs lease left

$1,230,000 Blk 8B Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,249 sqft - $985 psf - 94 yrs lease left

$1,218,000 Blk 275A Bishan St 24, Bishan
5-room - storey 10 to 12 - 1,292 sqft - $943 psf - 88 yrs lease left

$1,158,000 Blk 10B Boon Tiong Rd, Bukit Merah
4-room - storey 28 to 30 - 936 sqft - $1,237 psf - 92 yrs lease left

$1,150,000 Blk 187 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $732 psf - 63 yrs lease left

$1,132,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,173 sqft - $965 psf - 87 yrs lease left

The 5 most affordable 4-room flats, June 2022

$360,000 Blk 41 Bedok Sth Rd, Bedok

4-room - storey 01 to 03 - 904 sqft - $398 psf - 54 yrs lease left

$368,000 Blk 8 Teck Whye Ave, Choa Chu Kang

4-room - storey 07 to 09 - 990 sqft - $372 psf - 55 yrs lease left

$368,888 Blk 275 Bangkit Rd, Bukit Panjang

4-room - storey 07 to 09 - 904 sqft - $408 psf - 64 yrs lease left

$370,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $409 psf - 65 yrs lease left

$380,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,055 sqft - $360 psf - 55 yrs lease left

The 10 busiest streets, June 2022

Yishun Ring Rd, Yishun: 27 sales
Senja Rd, Bukit Panjang: 25 sales
Edgefield Plains, Punggol: 25 sales
Punggol Field, Punggol: 25 sales
Jurong West St 42, Jurong West: 21 sales
Edgedale Plains, Punggol: 21 sales
Bt Batok St 22, Bukit Batok: 19 sales
Hougang Ave 8, Hougang: 19 sales
Compassvale Cres, Sengkang: 19 sales
Yishun St 51, Yishun: 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.

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