HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2022

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

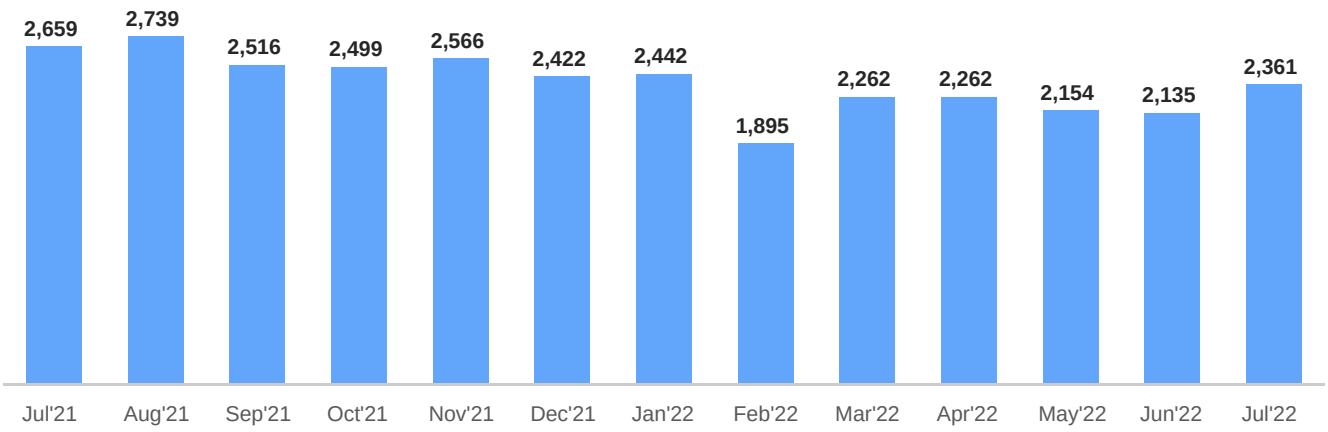
Flats sold: 2,361 Median price: $530,000 Median $psf: $506
Million-dollar flats: 33 (1.4%) Highest price: $1,418,000 (Queenstown)

Against the month before: sales +10.6%, median price +0.0%. Against a year ago: sales -11.2%, median price +10.4%.

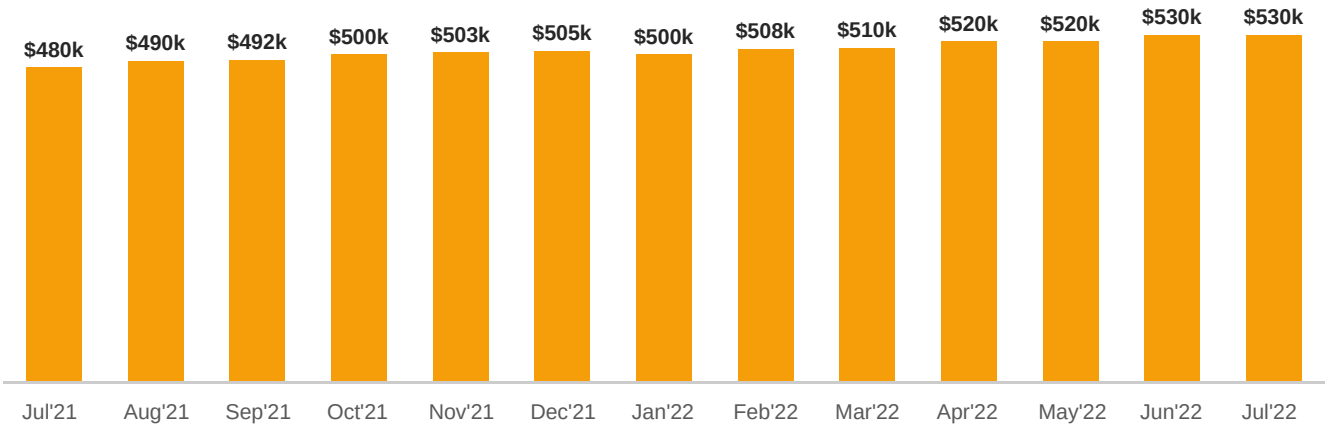
At a glance

- 2,361 HDB resale flats changed hands in July 2022, 10.6% more than the month before (2,135).
- Half of all flats sold for $530,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $520,000 (990 sales), or about $514 per square foot.
- 33 flats sold for $1 million or more (1.4% of all sales), most of them in Bishan, Ang Mo Kio, Queenstown.
- The highest price was $1,418,000 for a 5-room flat at Blk 92 Dawson Rd, Queenstown.
- For a 4-room flat, the most affordable town was Jurong East (median $459,000) and the dearest was Queenstown (median $852,500).
- The busiest town was Sengkang with 225 sales.

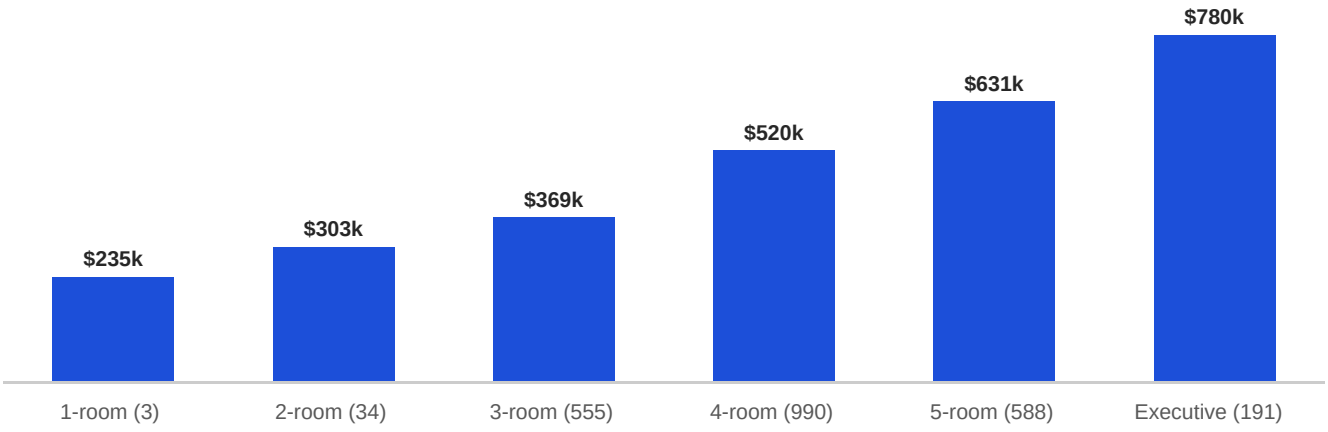
Flats sold each month, last 13 months



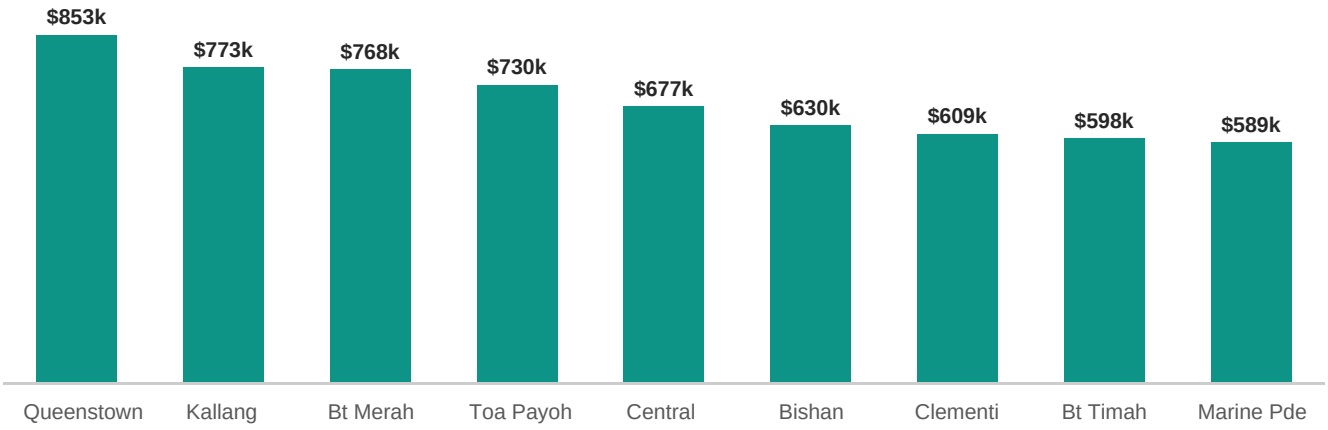
Median price each month, last 13 months



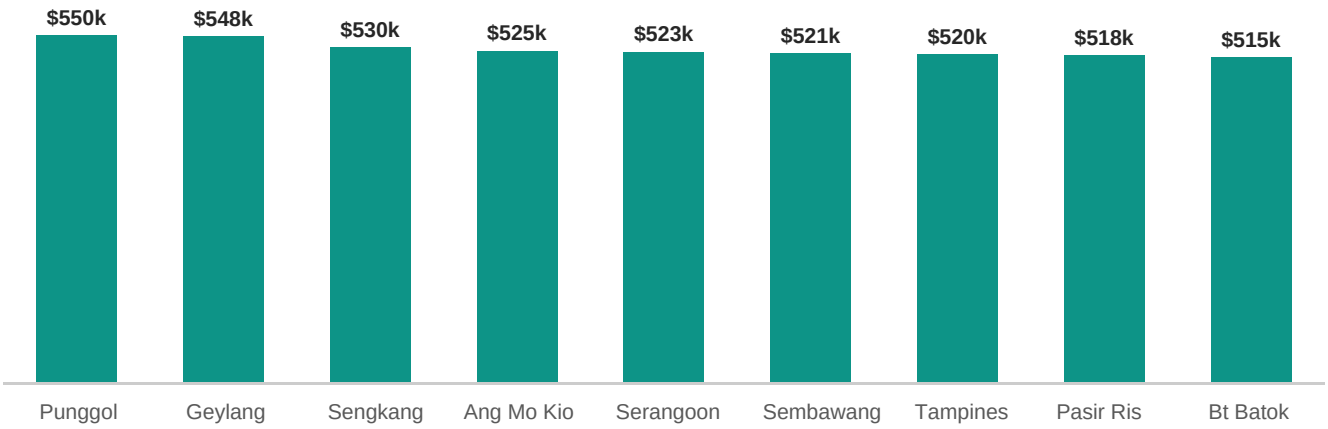
Median price by flat type (number sold), July 2022



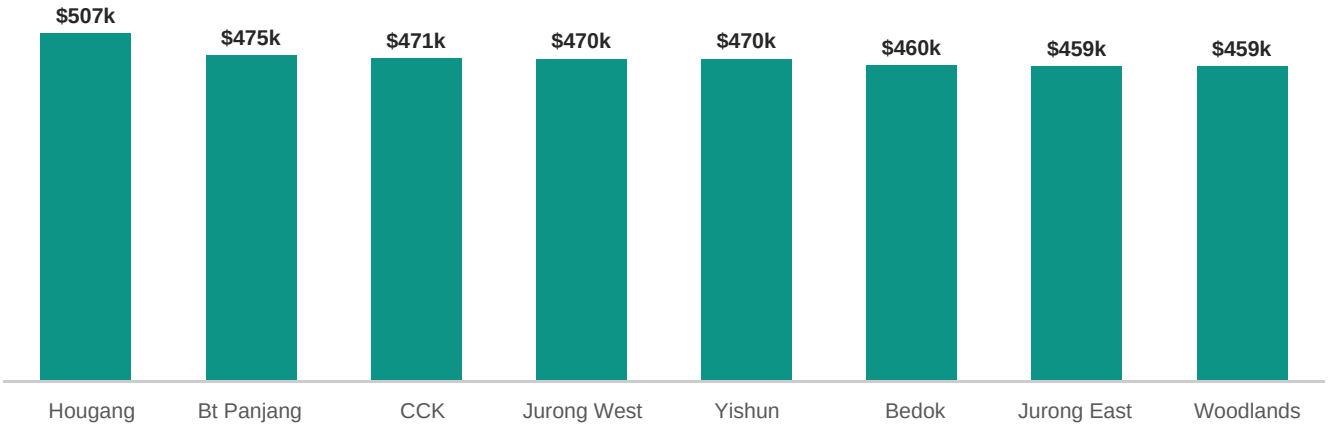
Median 4-room price by town, dearest first



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



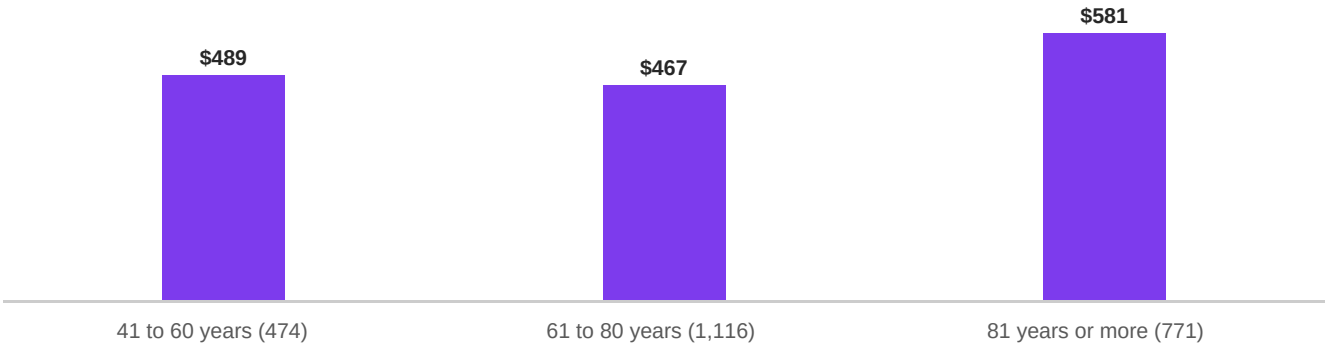
Median 4-room price by town, dearest first (continued)



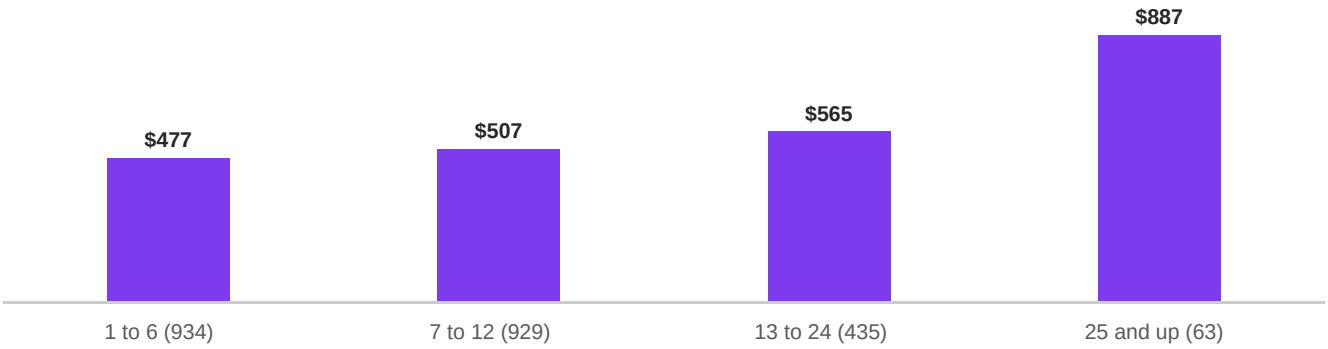
Town by town, July 2022

Ang Mo Kio: 96 sold - median $427,444 - 4-room median $525,000 - $503 psf - 5 at $1M+
Bedok: 127 sold - median $455,000 - 4-room median $460,000 - $484 psf
Bishan: 47 sold - median $710,000 - 4-room median $630,000 - $628 psf - 10 at $1M+
Bukit Batok: 66 sold - median $515,000 - 4-room median $515,000 - $491 psf - 1 at $1M+
Bukit Merah: 87 sold - median $588,000 - 4-room median $768,000 - $592 psf - 3 at $1M+
Bukit Panjang: 74 sold - median $516,000 - 4-room median $475,000 - $474 psf
Bukit Timah: 8 sold - median $598,444 - 4-room median $598,444 - $648 psf - 1 at $1M+
Central Area: 14 sold - median $513,000 - 4-room median $676,888 - $612 psf - 2 at $1M+
Choa Chu Kang: 103 sold - median $510,000 - 4-room median $470,888 - $456 psf
Clementi: 54 sold - median $535,000 - 4-room median $609,000 - $551 psf
Geylang: 60 sold - median $434,000 - 4-room median $547,500 - $524 psf
Hougang: 120 sold - median $518,400 - 4-room median $507,000 - $506 psf - 1 at $1M+
Jurong East: 42 sold - median $472,000 - 4-room median $459,000 - $486 psf
Jurong West: 137 sold - median $505,000 - 4-room median $470,000 - $461 psf
Kallang/Whampoa: 99 sold - median $638,000 - 4-room median $772,500 - $650 psf
Marine Parade: 16 sold - median $684,000 - 4-room median $589,000 - $614 psf - 1 at $1M+
Pasir Ris: 77 sold - median $615,000 - 4-room median $518,000 - $465 psf
Punggol: 189 sold - median $555,000 - 4-room median $550,000 - $559 psf
Queenstown: 66 sold - median $727,500 - 4-room median $852,500 - $750 psf - 4 at $1M+
Sembawang: 61 sold - median $550,000 - 4-room median $521,000 - $476 psf
Sengkang: 225 sold - median $550,000 - 4-room median $530,000 - $530 psf
Serangoon: 41 sold - median $600,000 - 4-room median $523,444 - $552 psf - 1 at $1M+
Tampines: 140 sold - median $540,000 - 4-room median $520,000 - $495 psf
Toa Payoh: 88 sold - median $602,500 - 4-room median $730,000 - $549 psf - 3 at $1M+
Woodlands: 142 sold - median $485,000 - 4-room median $459,000 - $433 psf - 1 at $1M+
Yishun: 182 sold - median $469,000 - 4-room median $470,000 - $470 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2022

$1,418,000 Blk 92 Dawson Rd, Queenstown
5-room - storey 37 to 39 - 1,313 sqft - $1,080 psf - 92 yrs lease left

$1,288,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,679 sqft - $767 psf - 72 yrs lease left

$1,280,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,259 sqft - $1,016 psf - 88 yrs lease left

$1,238,000 Blk 273B Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,292 sqft - $958 psf - 88 yrs lease left

$1,238,000 Blk 222 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $788 psf - 69 yrs lease left

$1,200,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $1,199 psf - 87 yrs lease left

$1,200,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,184 sqft - $1,013 psf - 88 yrs lease left

$1,190,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $678 psf - 63 yrs lease left

$1,190,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 19 to 21 - 1,163 sqft - $1,024 psf - 93 yrs lease left

$1,188,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $1,041 psf - 87 yrs lease left

The 5 most affordable 4-room flats, July 2022

$350,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $357 psf - 57 yrs lease left

$375,000 Blk 246 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $415 psf - 61 yrs lease left

$375,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $355 psf - 54 yrs lease left

$376,250 Blk 243 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 1,119 sqft - $336 psf - 62 yrs lease left

$385,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 04 to 06 - 883 sqft - $436 psf - 52 yrs lease left

The 10 busiest streets, July 2022

Yishun Ring Rd, Yishun: 47 sales
Punggol Dr, Punggol: 39 sales
Edgedale Plains, Punggol: 29 sales
Fernvale Link, Sengkang: 28 sales
Anchorvale Cres, Sengkang: 28 sales
Bedok Reservoir Rd, Bedok: 25 sales
Edgefield Plains, Punggol: 24 sales
Lor 1 Toa Payoh, Toa Payoh: 22 sales
Punggol Field, Punggol: 20 sales
Yishun Ave 4, Yishun: 20 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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