HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2022

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:01 pm.
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August 2022 in full

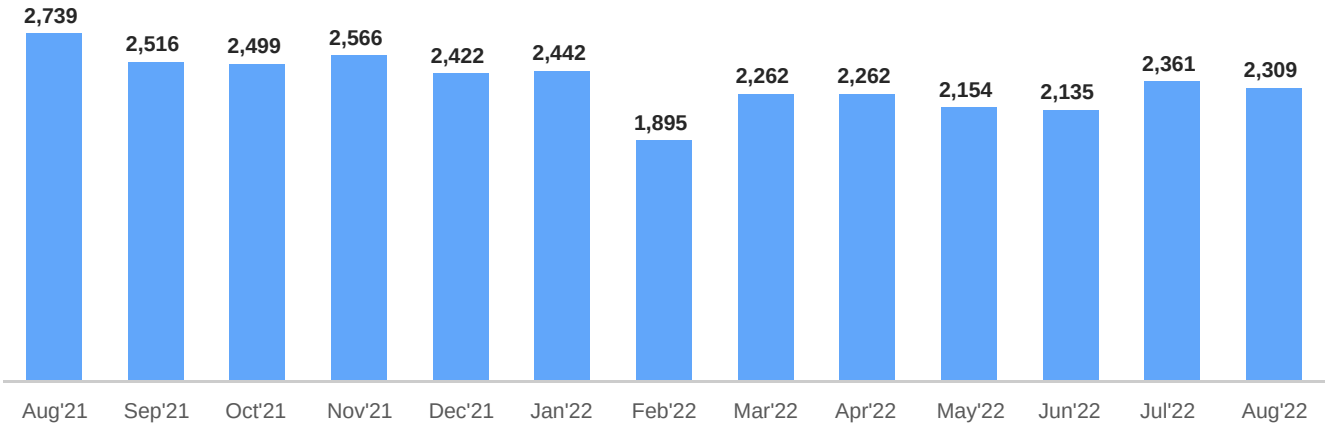
Flats sold: 2,309 Median price: $522,000 Median $psf: $499
Million-dollar flats: 33 (1.4%) Highest price: $1,350,000 (Toa Payoh)

Against the month before: sales -2.2%, median price -1.5%. Against a year ago: sales -15.7%, median price +6.5%.

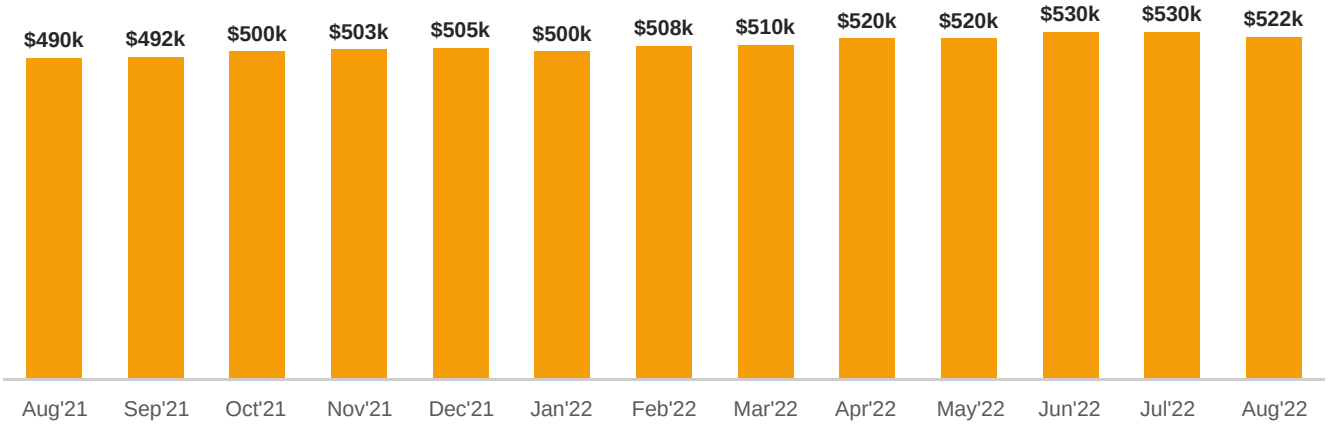
At a glance

- 2,309 HDB resale flats changed hands in August 2022, 2.2% fewer than the month before (2,361).
- Half of all flats sold for $522,000 or less (the median price), down 1.5% from the month before.
- A typical 4-room flat sold for $515,000 (952 sales), or about $503 per square foot.
- 33 flats sold for $1 million or more (1.4% of all sales), most of them in Toa Payoh, Bukit Merah, Queenstown.
- The highest price was $1,350,000 for a 5-room flat at Blk 138A Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong East (median $450,000) and the dearest was Queenstown (median $842,500).
- The busiest town was Sengkang with 207 sales.

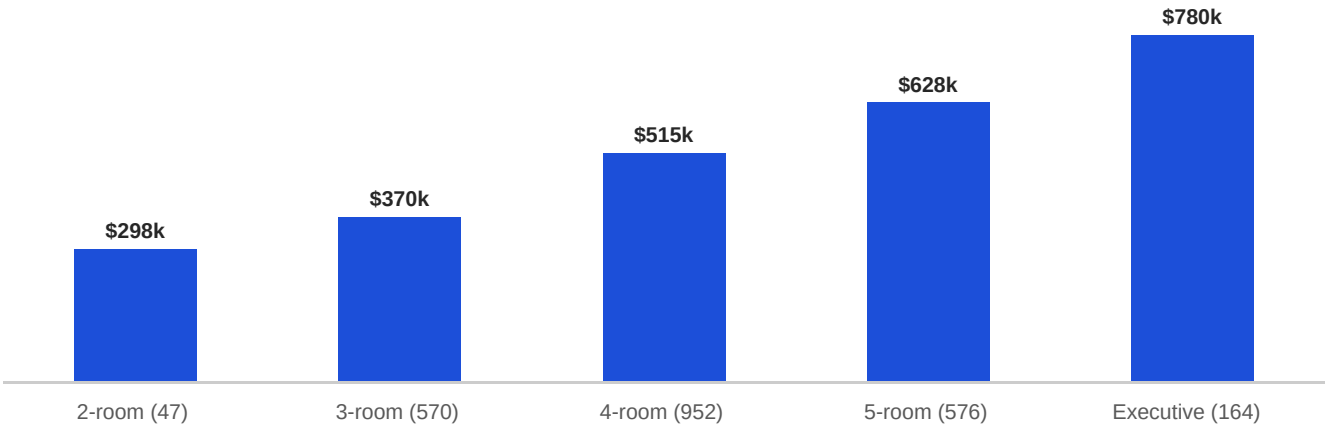
Flats sold each month, last 13 months



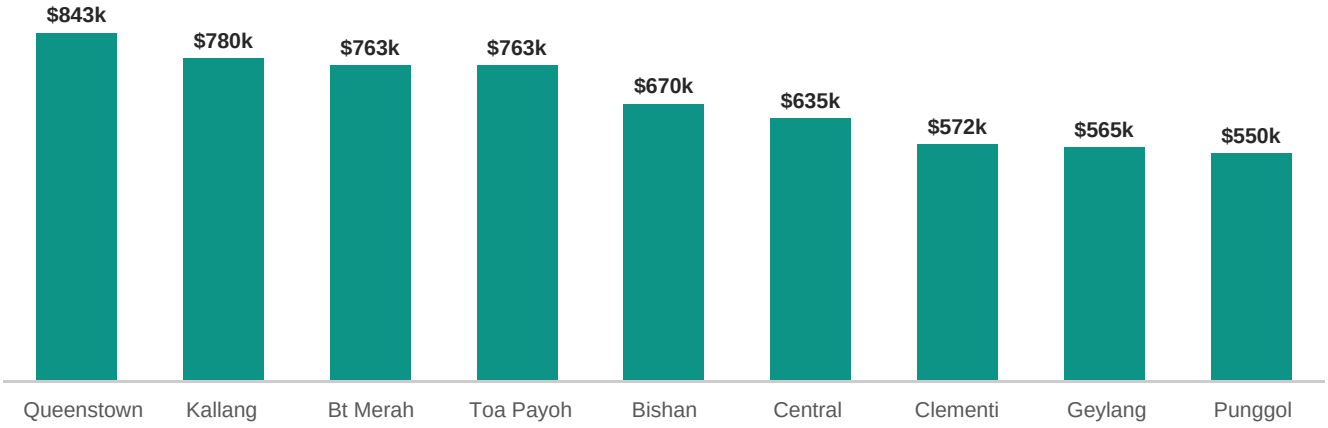
Median price each month, last 13 months



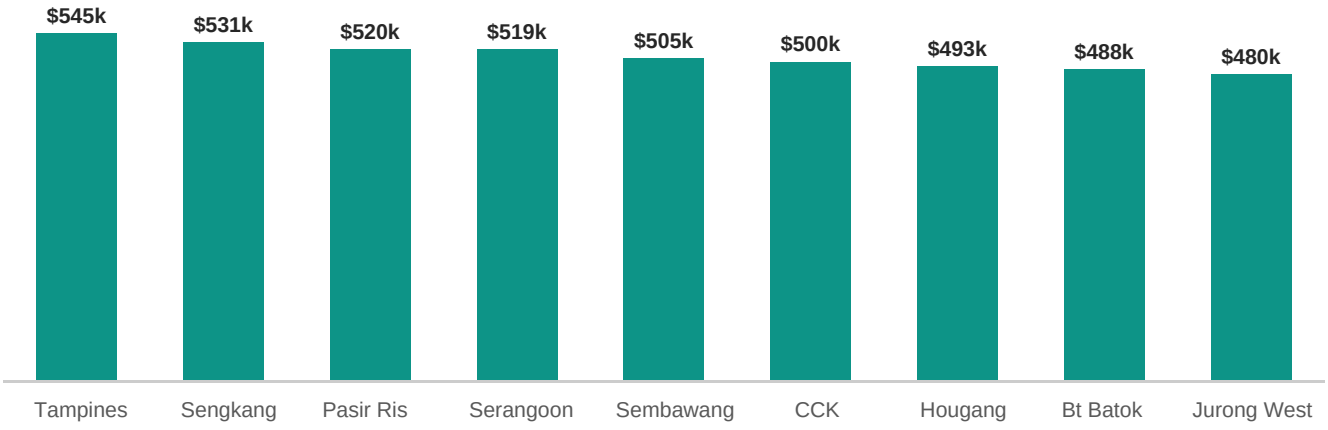
Median price by flat type (number sold), August 2022



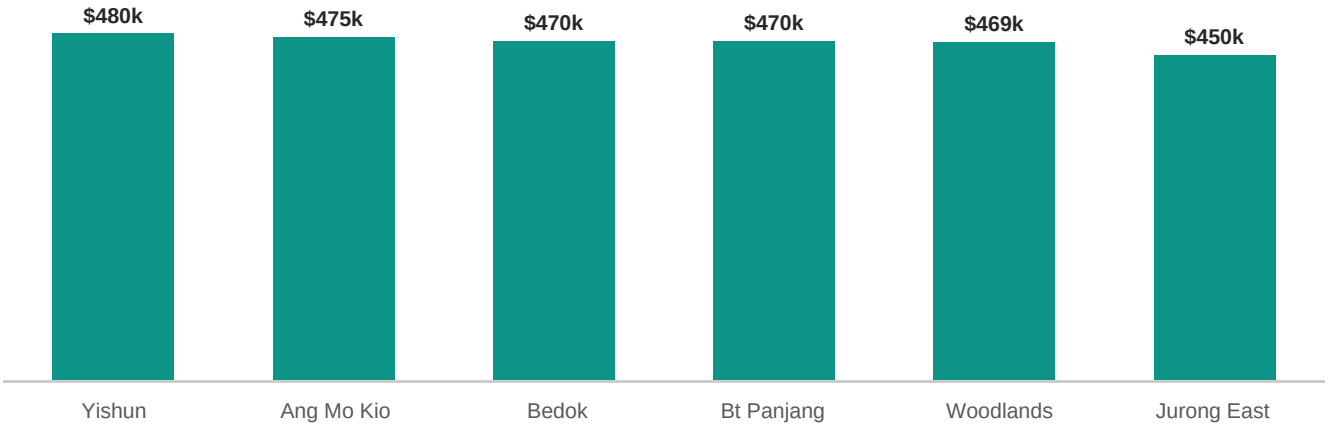
Median 4-room price by town, dearest first



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



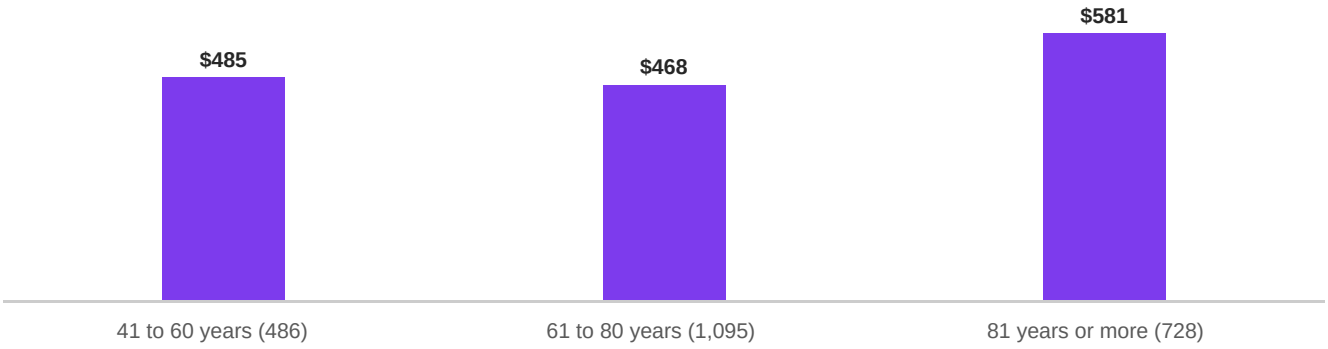
Median 4-room price by town, dearest first (continued)



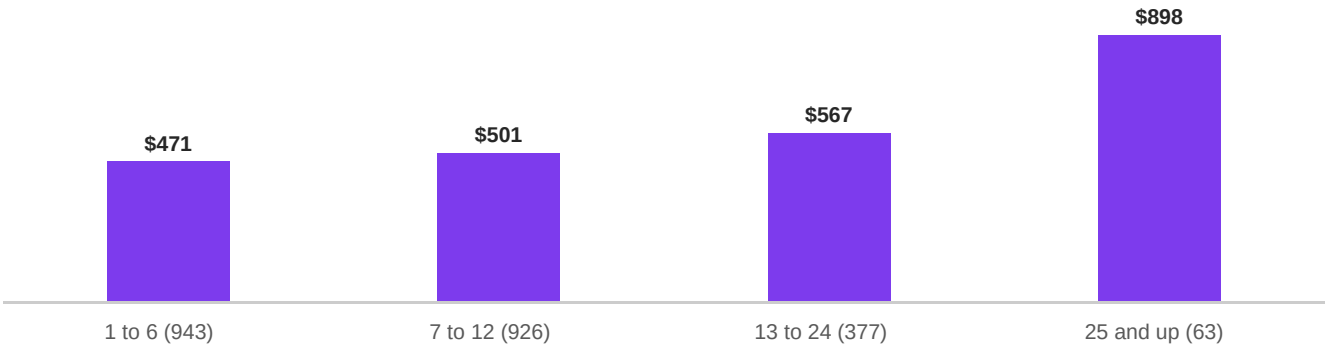
Town by town, August 2022

Ang Mo Kio: 104 sold - median $395,000 - 4-room median $475,000 - $492 psf
Bedok: 136 sold - median $470,000 - 4-room median $470,000 - $484 psf
Bishan: 30 sold - median $757,500 - 4-room median $670,000 - $613 psf - 2 at $1M+
Bukit Batok: 99 sold - median $493,888 - 4-room median $488,000 - $471 psf
Bukit Merah: 82 sold - median $740,000 - 4-room median $763,400 - $653 psf - 7 at $1M+
Bukit Panjang: 85 sold - median $502,000 - 4-room median $470,000 - $477 psf
Bukit Timah: 4 sold - median $494,000 - 4-room median n/a - $562 psf
Central Area: 17 sold - median $610,000 - 4-room median $635,000 - $693 psf - 4 at $1M+
Choa Chu Kang: 96 sold - median $519,500 - 4-room median $500,000 - $471 psf
Clementi: 56 sold - median $537,500 - 4-room median $572,000 - $555 psf - 1 at $1M+
Geylang: 54 sold - median $450,000 - 4-room median $565,000 - $510 psf
Hougang: 109 sold - median $510,000 - 4-room median $492,500 - $496 psf
Jurong East: 55 sold - median $446,000 - 4-room median $450,000 - $458 psf
Jurong West: 135 sold - median $520,000 - 4-room median $480,000 - $452 psf
Kallang/Whampoa: 66 sold - median $607,500 - 4-room median $780,000 - $656 psf - 2 at $1M+
Marine Parade: 17 sold - median $462,000 - 4-room median n/a - $607 psf - 1 at $1M+
Pasir Ris: 62 sold - median $612,500 - 4-room median $520,000 - $464 psf
Punggol: 127 sold - median $550,000 - 4-room median $550,000 - $552 psf
Queenstown: 61 sold - median $708,000 - 4-room median $842,500 - $726 psf - 6 at $1M+
Sembawang: 53 sold - median $490,800 - 4-room median $505,400 - $519 psf
Sengkang: 207 sold - median $540,000 - 4-room median $531,000 - $524 psf
Serangoon: 36 sold - median $546,944 - 4-room median $519,444 - $518 psf - 1 at $1M+
Tampines: 151 sold - median $608,000 - 4-room median $545,000 - $497 psf
Toa Payoh: 93 sold - median $575,000 - 4-room median $763,000 - $534 psf - 8 at $1M+
Woodlands: 170 sold - median $498,500 - 4-room median $468,500 - $451 psf - 1 at $1M+
Yishun: 204 sold - median $469,000 - 4-room median $480,000 - $476 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2022

$1,350,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $1,072 psf - 88 yrs lease left

$1,265,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,227 sqft - $1,031 psf - 88 yrs lease left

$1,250,000 Blk 273B Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $968 psf - 88 yrs lease left

$1,230,000 Blk 8B Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,249 sqft - $985 psf - 94 yrs lease left

$1,200,000 Blk 3 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $899 psf - 75 yrs lease left

$1,190,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 19 to 21 - 1,033 sqft - $1,152 psf - 87 yrs lease left

$1,181,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 13 to 15 - 1,119 sqft - $1,055 psf - 93 yrs lease left

$1,160,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,152 sqft - $1,007 psf - 87 yrs lease left

$1,150,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $1,008 psf - 87 yrs lease left

$1,130,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,561 sqft - $724 psf - 72 yrs lease left

The 5 most affordable 4-room flats, August 2022

$325,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 07 to 09 - 904 sqft - $359 psf - 65 yrs lease left

$375,000 Blk 312 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $415 psf - 63 yrs lease left

$375,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $415 psf - 65 yrs lease left

$380,000 Blk 853 Woodlands St 83, Woodlands

4-room - storey 01 to 03 - 904 sqft - $420 psf - 70 yrs lease left

$380,000 Blk 602 Hougang Ave 4, Hougang

4-room - storey 01 to 03 - 904 sqft - $420 psf - 62 yrs lease left

The 10 busiest streets, August 2022

Yishun Ring Rd, Yishun: 48 sales
Compassvale Cres, Sengkang: 29 sales
Bedok Reservoir Rd, Bedok: 26 sales
Lor 1 Toa Payoh, Toa Payoh: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Fernvale Link, Sengkang: 23 sales
Yishun St 51, Yishun: 22 sales
Hougang Ave 8, Hougang: 21 sales
Rivervale Cres, Sengkang: 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