HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2022

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

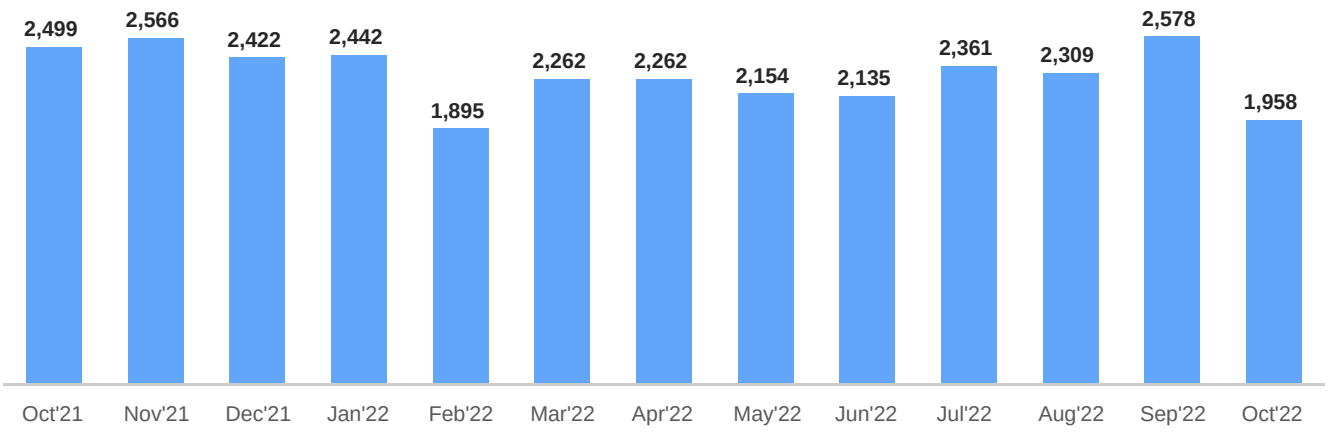
Flats sold: 1,958 Median price: $542,750 Median $psf: $516
Million-dollar flats: 38 (1.9%) Highest price: $1,370,000 (Central Area)

Against the month before: sales -24.0%, median price +0.9%. Against a year ago: sales -21.6%, median price +8.6%.

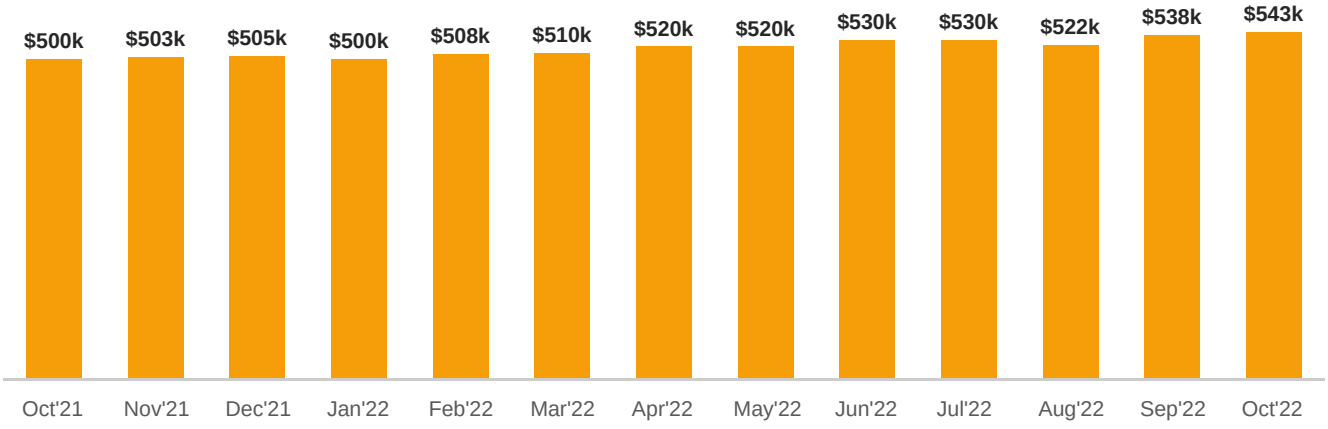
At a glance

- 1,958 HDB resale flats changed hands in October 2022, 24.0% fewer than the month before (2,578).
- Half of all flats sold for $542,750 or less (the median price), up 0.9% from the month before.
- A typical 4-room flat sold for $530,000 (824 sales), or about $526 per square foot.
- 38 flats sold for $1 million or more (1.9% of all sales), most of them in Bukit Merah, Central Area, Toa Payoh.
- The highest price was $1,370,000 for a 4-room flat at Blk 1D Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $450,000) and the dearest was Central Area (median $1,150,000).
- The busiest town was Sengkang with 155 sales.

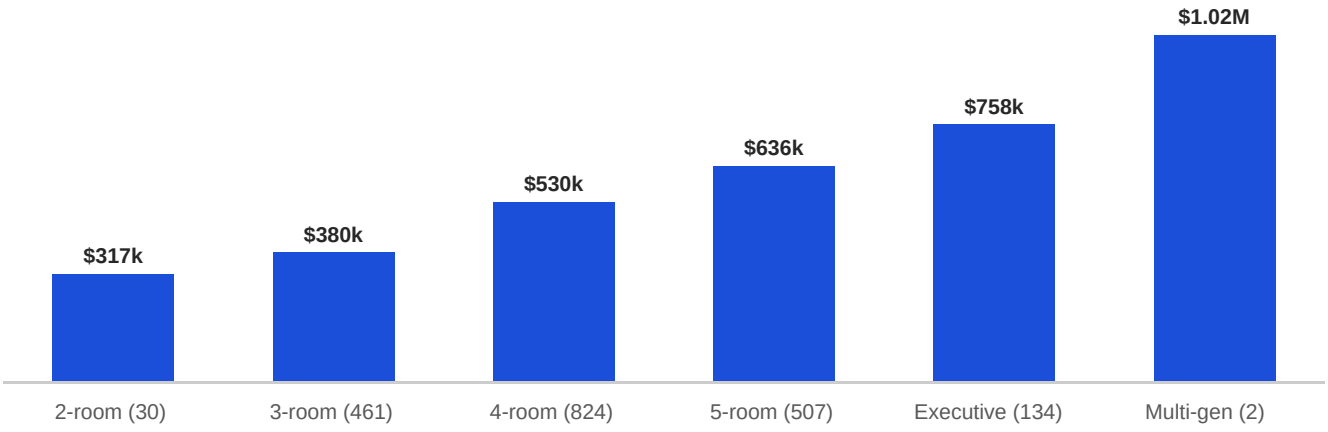
Flats sold each month, last 13 months



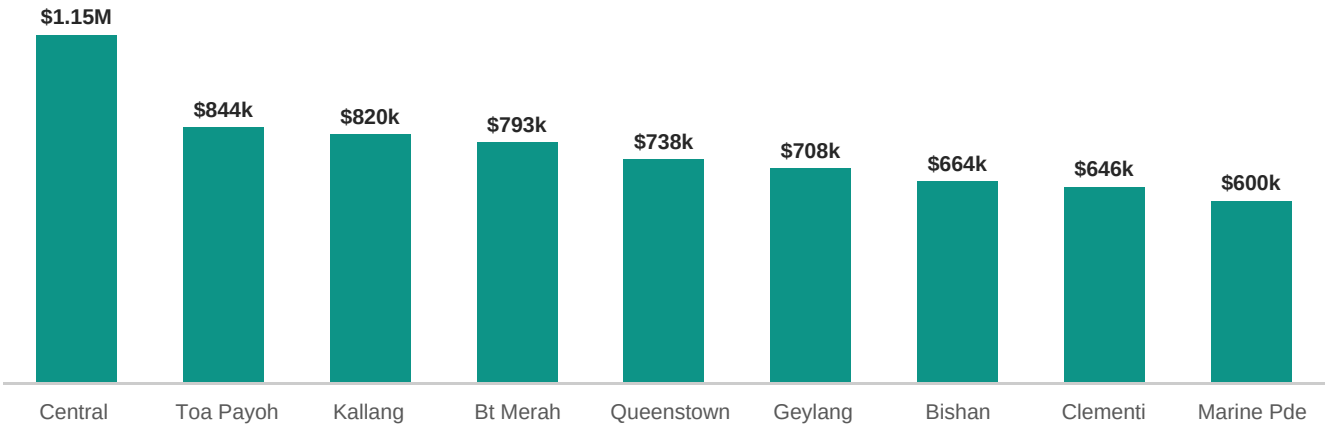
Median price each month, last 13 months



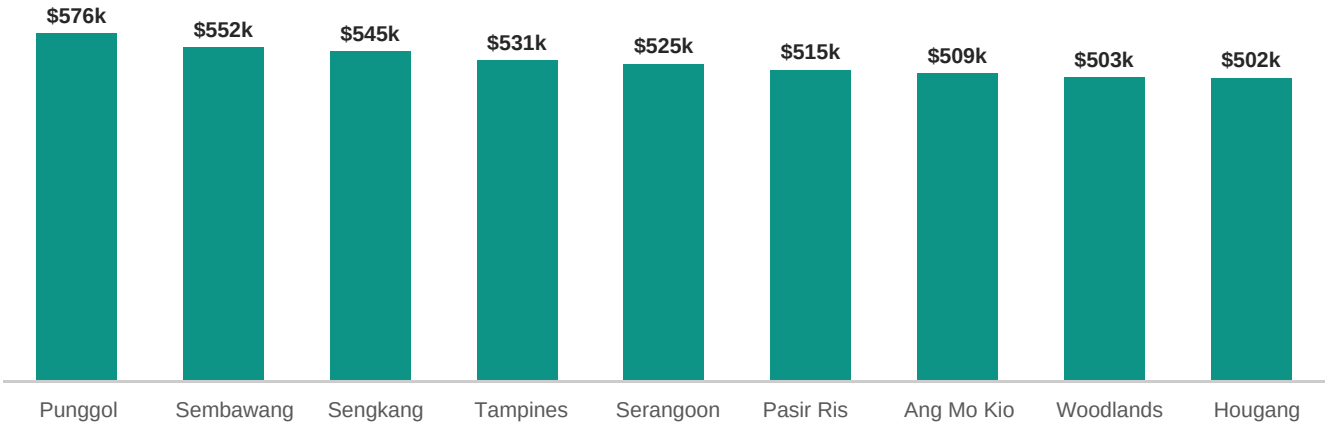
Median price by flat type (number sold), October 2022



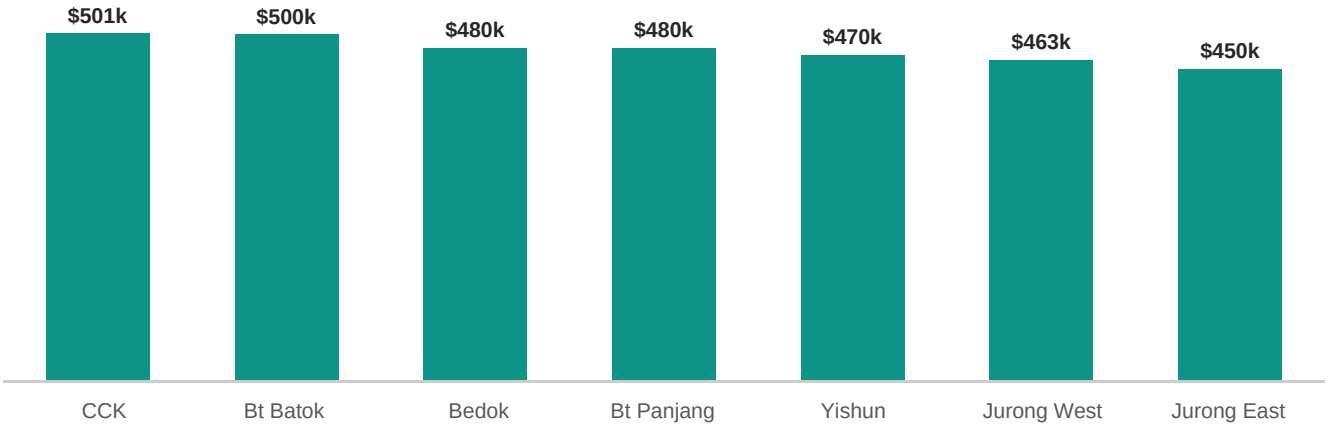
Median 4-room price by town, dearest first



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



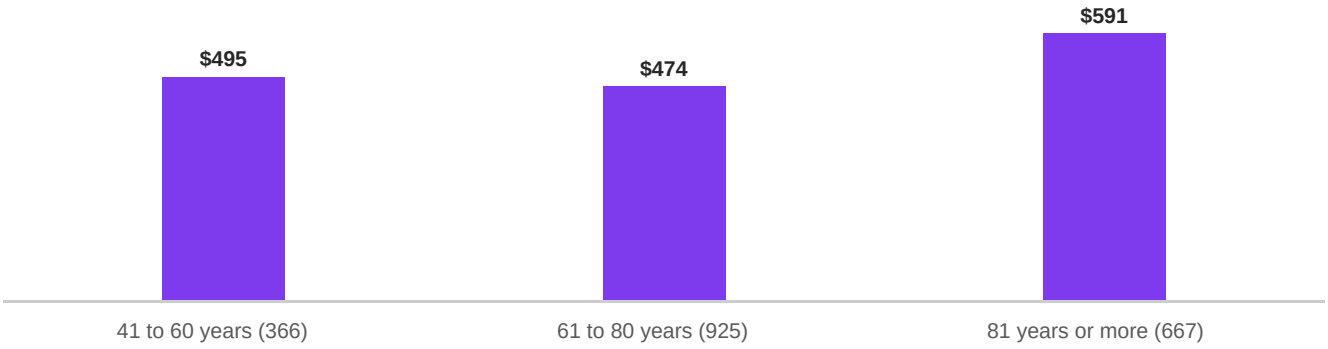
Median 4-room price by town, dearest first (continued)



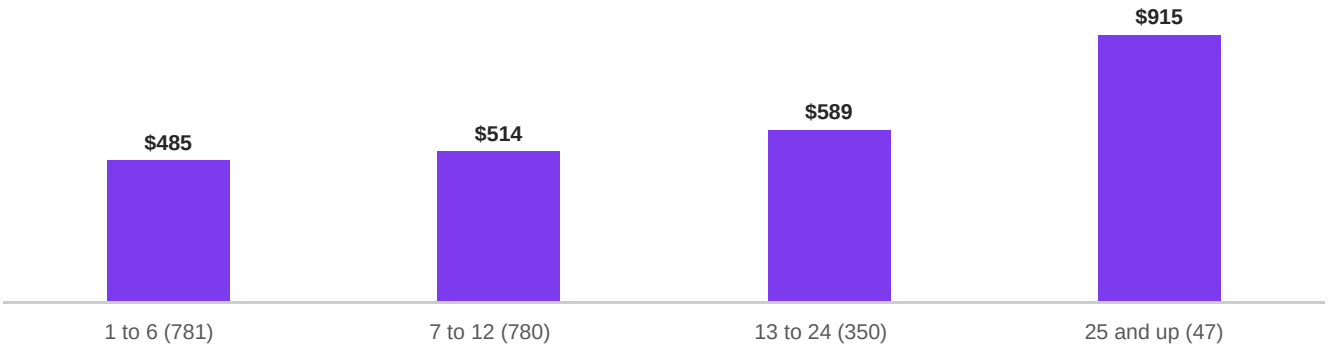
Town by town, October 2022

Ang Mo Kio: 70 sold - median $455,000 - 4-room median $509,000 - $511 psf - 4 at $1M+
Bedok: 93 sold - median $465,000 - 4-room median $480,000 - $496 psf - 1 at $1M+
Bishan: 38 sold - median $770,000 - 4-room median $664,444 - $656 psf - 3 at $1M+
Bukit Batok: 81 sold - median $480,000 - 4-room median $500,000 - $481 psf
Bukit Merah: 76 sold - median $755,000 - 4-room median $792,500 - $694 psf - 6 at $1M+
Bukit Panjang: 59 sold - median $510,000 - 4-room median $480,000 - $486 psf
Bukit Timah: 6 sold - median $845,000 - 4-room median n/a - $696 psf - 1 at $1M+
Central Area: 13 sold - median $600,000 - 4-room median $1,150,000 - $819 psf - 5 at $1M+
Choa Chu Kang: 94 sold - median $555,000 - 4-room median $501,000 - $446 psf
Clementi: 39 sold - median $535,000 - 4-room median $646,000 - $562 psf - 1 at $1M+
Geylang: 44 sold - median $544,444 - 4-room median $707,944 - $532 psf - 3 at $1M+
Hougang: 74 sold - median $529,000 - 4-room median $501,500 - $503 psf
Jurong East: 29 sold - median $450,000 - 4-room median $450,000 - $466 psf
Jurong West: 124 sold - median $512,500 - 4-room median $462,500 - $457 psf
Kallang/Whampoa: 78 sold - median $720,000 - 4-room median $820,000 - $690 psf - 2 at $1M+
Marine Parade: 18 sold - median $541,500 - 4-room median $600,000 - $631 psf
Pasir Ris: 66 sold - median $620,000 - 4-room median $515,000 - $469 psf
Punggol: 148 sold - median $583,500 - 4-room median $575,888 - $581 psf
Queenstown: 52 sold - median $606,000 - 4-room median $737,500 - $680 psf - 3 at $1M+
Sembawang: 76 sold - median $531,500 - 4-room median $552,000 - $555 psf
Sengkang: 155 sold - median $556,000 - 4-room median $545,000 - $517 psf
Serangoon: 34 sold - median $511,000 - 4-room median $525,000 - $556 psf - 2 at $1M+
Tampines: 131 sold - median $558,000 - 4-room median $531,000 - $506 psf
Toa Payoh: 70 sold - median $497,500 - 4-room median $844,444 - $544 psf - 5 at $1M+
Woodlands: 154 sold - median $535,000 - 4-room median $502,500 - $481 psf
Yishun: 136 sold - median $465,000 - 4-room median $470,000 - $487 psf - 2 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2022

$1,370,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,369 psf - 87 yrs lease left

$1,300,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,285 psf - 87 yrs lease left

$1,270,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,163 sqft - $1,092 psf - 92 yrs lease left

$1,260,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,227 sqft - $1,027 psf - 88 yrs lease left

$1,233,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 22 to 24 - 1,453 sqft - $849 psf - 71 yrs lease left

$1,228,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,647 sqft - $746 psf - 63 yrs lease left

$1,200,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $764 psf - 66 yrs lease left

$1,160,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,216 sqft - $954 psf - 88 yrs lease left

$1,155,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,001 sqft - $1,154 psf - 87 yrs lease left

$1,150,000 Blk 9 Cantonment Cl, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $971 psf - 79 yrs lease left

The 5 most affordable 4-room flats, October 2022

$375,000 Blk 329 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $415 psf - 64 yrs lease left

$380,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $420 psf - 63 yrs lease left

$380,000 Blk 318 Jurong East St 31, Jurong East

4-room - storey 04 to 06 - 1,130 sqft - $336 psf - 60 yrs lease left

$385,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $393 psf - 56 yrs lease left

$385,000 Blk 978 Jurong West St 93, Jurong West

4-room - storey 04 to 06 - 1,216 sqft - $317 psf - 65 yrs lease left

The 10 busiest streets, October 2022

Punggol Dr, Punggol: 30 sales
Bedok Reservoir Rd, Bedok: 28 sales
Woodlands Rise, Woodlands: 27 sales
Yishun Ring Rd, Yishun: 27 sales
Edgedale Plains, Punggol: 22 sales
Yishun Ave 4, Yishun: 22 sales
Fernvale Link, Sengkang: 21 sales
Woodlands Dr 16, Woodlands: 21 sales
Canberra St, Sembawang: 20 sales
Lor 1 Toa Payoh, Toa Payoh: 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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