HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2022

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:58 pm.
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November 2022 in full

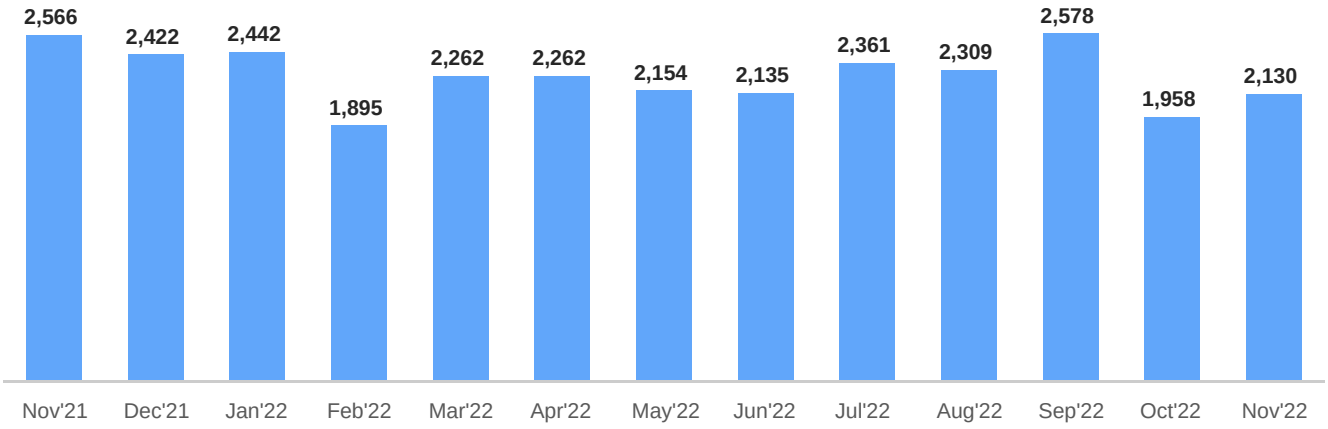
Flats sold: 2,130 Median price: $538,000 Median $psf: $512
Million-dollar flats: 26 (1.2%) Highest price: $1,345,000 (Toa Payoh)

Against the month before: sales +8.8%, median price -0.9%. Against a year ago: sales -17.0%, median price +7.0%.

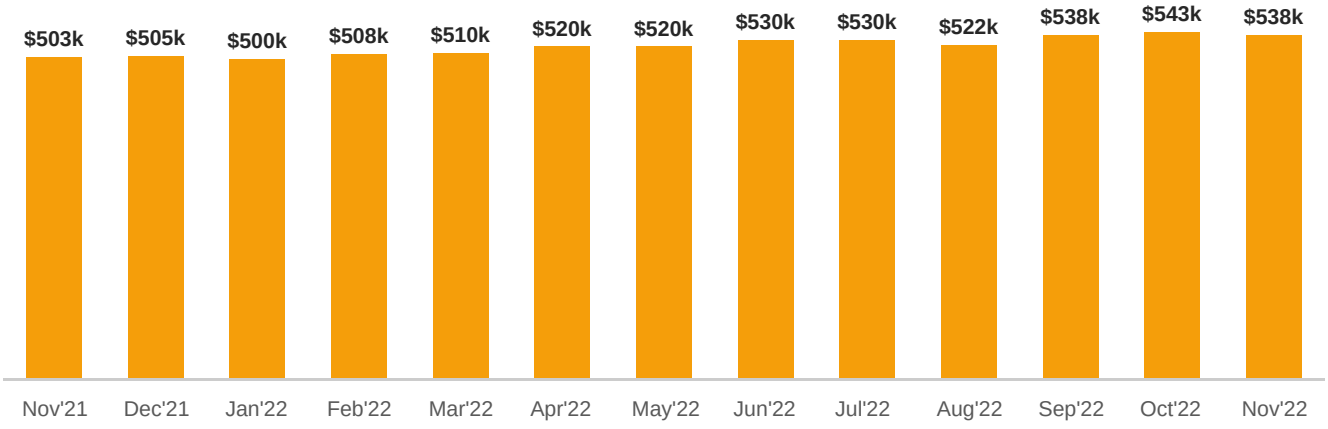
At a glance

- 2,130 HDB resale flats changed hands in November 2022, 8.8% more than the month before (1,958).
- Half of all flats sold for $538,000 or less (the median price), down 0.9% from the month before.
- A typical 4-room flat sold for $530,000 (900 sales), or about $520 per square foot.
- 26 flats sold for $1 million or more (1.2% of all sales), most of them in Central Area, Toa Payoh, Woodlands.
- The highest price was $1,345,000 for a 5-room flat at Blk 138C Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $476,944) and the dearest was Queenstown (median $907,500).
- The busiest town was Woodlands with 201 sales.

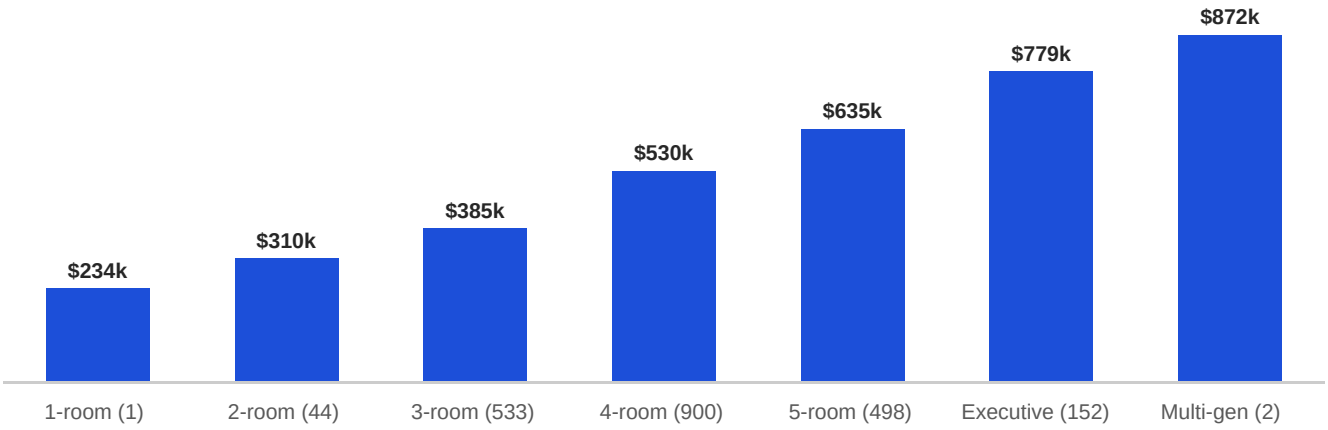
Flats sold each month, last 13 months



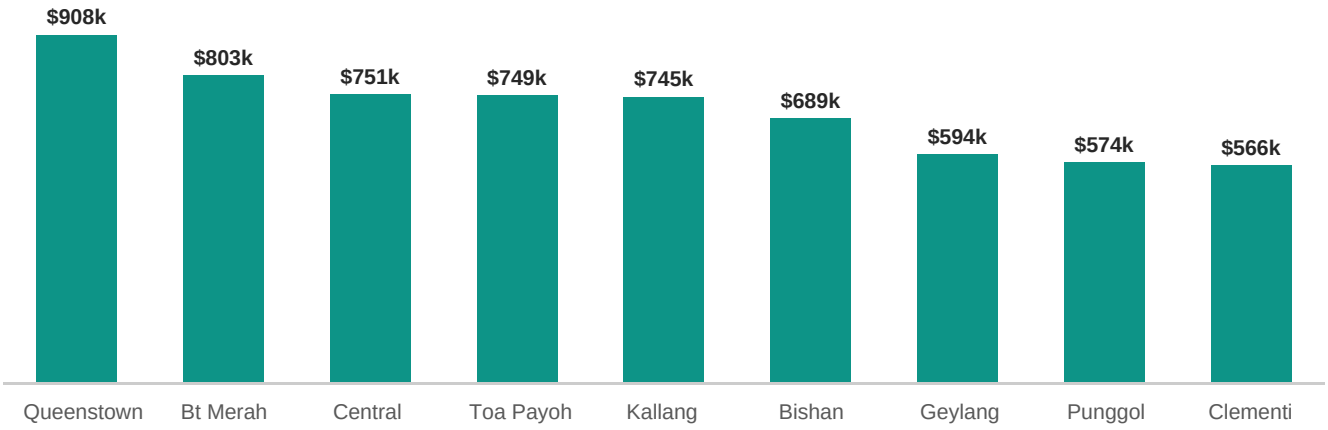
Median price each month, last 13 months



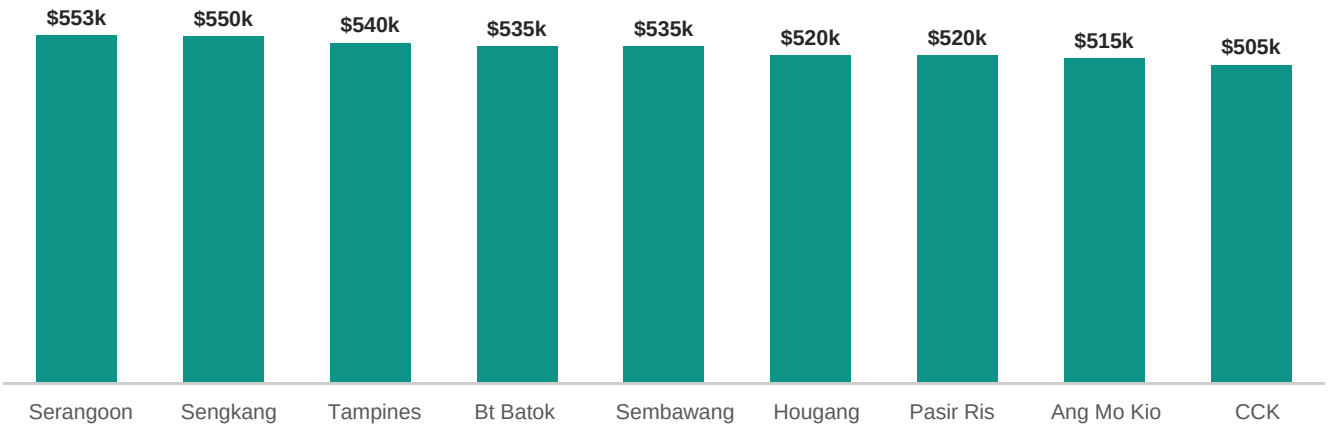
Median price by flat type (number sold), November 2022



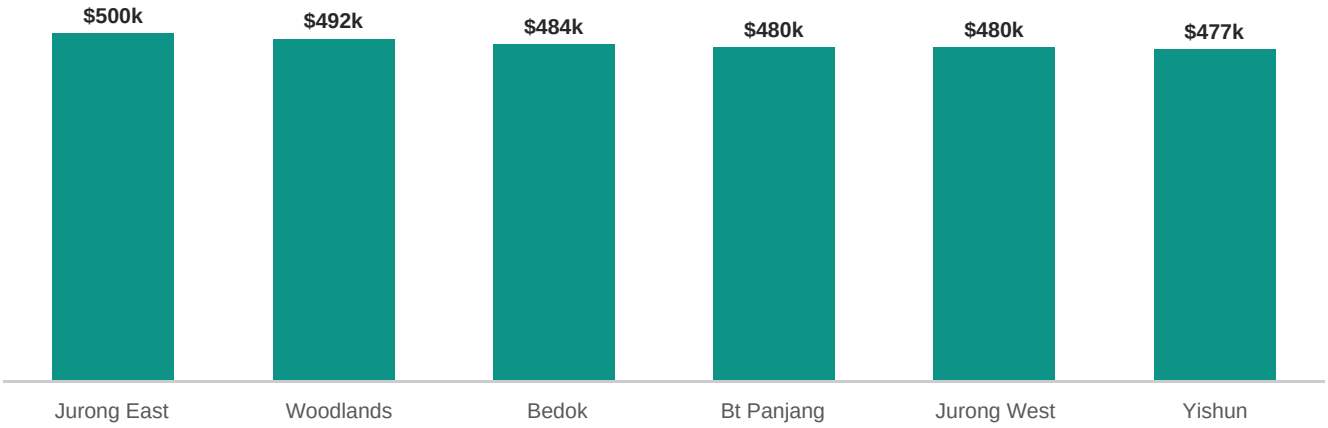
Median 4-room price by town, dearest first



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



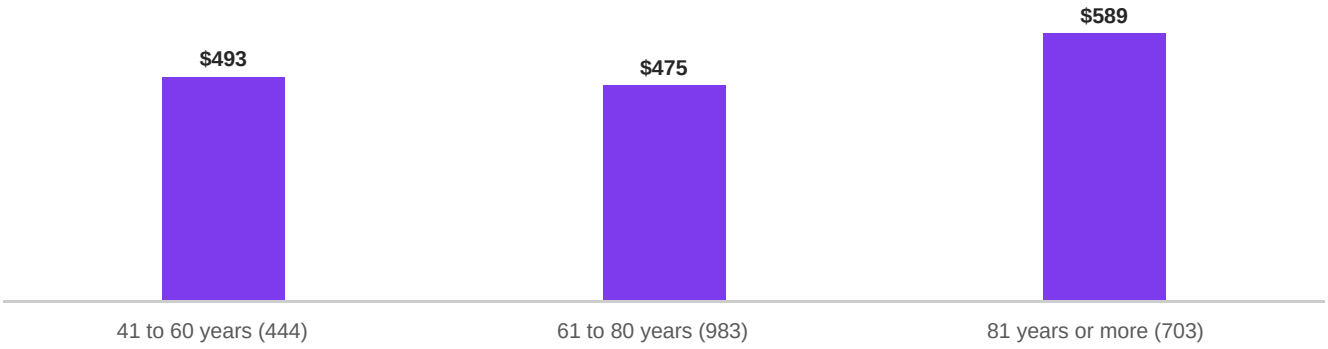
Median 4-room price by town, dearest first (continued)



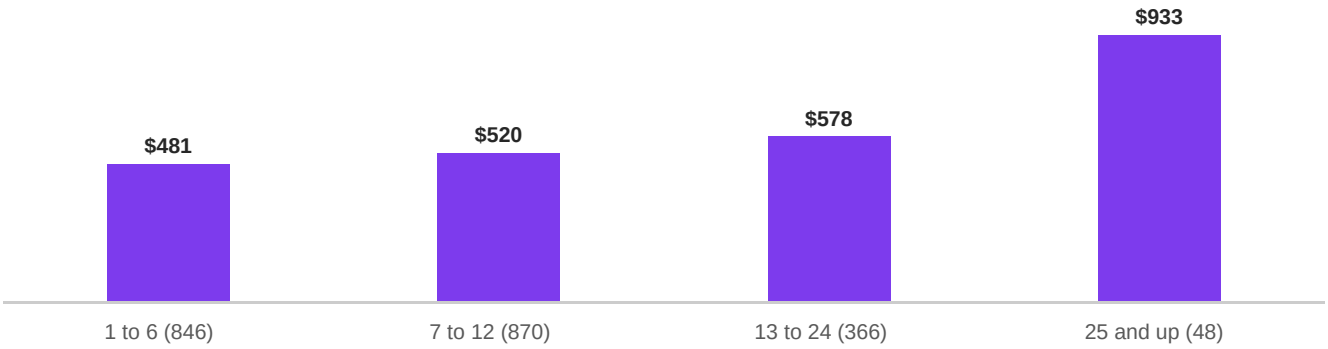
Town by town, November 2022

Ang Mo Kio: 68 sold - median $435,000 - 4-room median $515,000 - $510 psf - 1 at $1M+
Bedok: 101 sold - median $468,000 - 4-room median $484,000 - $495 psf - 2 at $1M+
Bishan: 28 sold - median $717,500 - 4-room median $689,000 - $626 psf - 1 at $1M+
Bukit Batok: 64 sold - median $525,000 - 4-room median $535,000 - $491 psf
Bukit Merah: 59 sold - median $600,000 - 4-room median $802,500 - $575 psf - 2 at $1M+
Bukit Panjang: 78 sold - median $501,500 - 4-room median $480,000 - $489 psf
Bukit Timah: 5 sold - median $838,000 - 4-room median n/a - $643 psf - 1 at $1M+
Central Area: 19 sold - median $680,000 - 4-room median $751,000 - $764 psf - 5 at $1M+
Choa Chu Kang: 107 sold - median $538,888 - 4-room median $505,000 - $460 psf
Clementi: 35 sold - median $530,000 - 4-room median $565,604 - $536 psf - 2 at $1M+
Geylang: 57 sold - median $530,000 - 4-room median $594,000 - $538 psf - 1 at $1M+
Hougang: 107 sold - median $538,000 - 4-room median $520,000 - $504 psf - 2 at $1M+
Jurong East: 41 sold - median $430,000 - 4-room median $500,000 - $478 psf
Jurong West: 141 sold - median $512,000 - 4-room median $480,000 - $466 psf
Kallang/Whampoa: 67 sold - median $580,000 - 4-room median $745,000 - $638 psf
Marine Parade: 14 sold - median $644,900 - 4-room median n/a - $639 psf
Pasir Ris: 58 sold - median $629,000 - 4-room median $520,000 - $475 psf
Punggol: 170 sold - median $569,000 - 4-room median $573,500 - $579 psf
Queenstown: 59 sold - median $775,000 - 4-room median $907,500 - $742 psf - 2 at $1M+
Sembawang: 77 sold - median $538,000 - 4-room median $535,000 - $539 psf
Sengkang: 162 sold - median $570,000 - 4-room median $550,000 - $521 psf
Serangoon: 35 sold - median $540,000 - 4-room median $552,500 - $553 psf - 1 at $1M+
Tampines: 149 sold - median $568,000 - 4-room median $540,000 - $512 psf
Toa Payoh: 60 sold - median $424,000 - 4-room median $748,500 - $505 psf - 3 at $1M+
Woodlands: 201 sold - median $535,000 - 4-room median $492,000 - $470 psf - 3 at $1M+
Yishun: 168 sold - median $452,444 - 4-room median $476,944 - $489 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2022

$1,345,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $1,096 psf - 88 yrs lease left

$1,300,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,163 sqft - $1,118 psf - 92 yrs lease left

$1,280,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $1,111 psf - 87 yrs lease left

$1,275,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $811 psf - 64 yrs lease left

$1,228,000 Blk 273B Bishan St 24, Bishan
5-room - storey 04 to 06 - 1,292 sqft - $951 psf - 87 yrs lease left

$1,200,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $1,052 psf - 87 yrs lease left

$1,180,000 Blk 312B Clementi Ave 4, Clementi
5-room - storey 34 to 36 - 1,216 sqft - $970 psf - 93 yrs lease left

$1,170,000 Blk 53 C'wealth Dr, Queenstown
5-room - storey 10 to 12 - 1,259 sqft - $929 psf - 91 yrs lease left

$1,160,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $1,017 psf - 87 yrs lease left

$1,150,000 Blk 56 Havelock Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $929 psf - 89 yrs lease left

The 5 most affordable 4-room flats, November 2022

$371,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,012 sqft - $367 psf - 57 yrs lease left

$380,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,044 sqft - $364 psf - 53 yrs lease left

$387,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 1,001 sqft - $387 psf - 57 yrs lease left

$388,000 Blk 729 Yishun St 71, Yishun

4-room - storey 01 to 03 - 958 sqft - $405 psf - 63 yrs lease left

$388,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $429 psf - 64 yrs lease left

The 10 busiest streets, November 2022

Yishun Ring Rd, Yishun: 37 sales
Edgedale Plains, Punggol: 31 sales
Fernvale Link, Sengkang: 24 sales
Yishun Ave 4, Yishun: 24 sales
Bedok Reservoir Rd, Bedok: 21 sales
Segar Rd, Bukit Panjang: 20 sales
Punggol Field, Punggol: 20 sales
Punggol Dr, Punggol: 20 sales
Punggol Walk, Punggol: 19 sales
Lor 1 Toa Payoh, Toa Payoh: 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