HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2022

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:57 pm.
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December 2022 in full

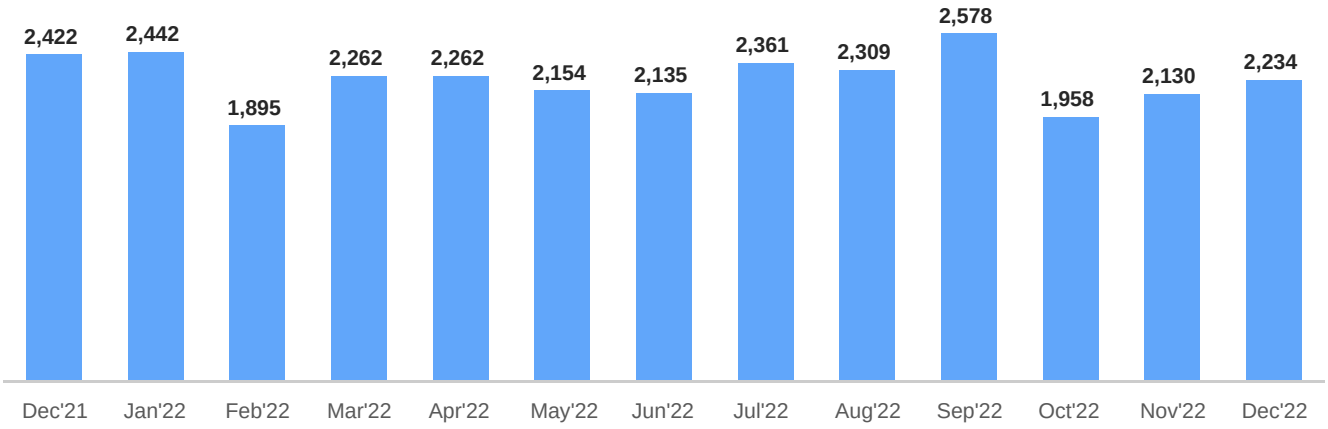
Flats sold: 2,234 Median price: $530,000 Median $psf: $519
Million-dollar flats: 28 (1.3%) Highest price: $1,300,000 (Bukit Timah)

Against the month before: sales +4.9%, median price -1.5%. Against a year ago: sales -7.8%, median price +5.0%.

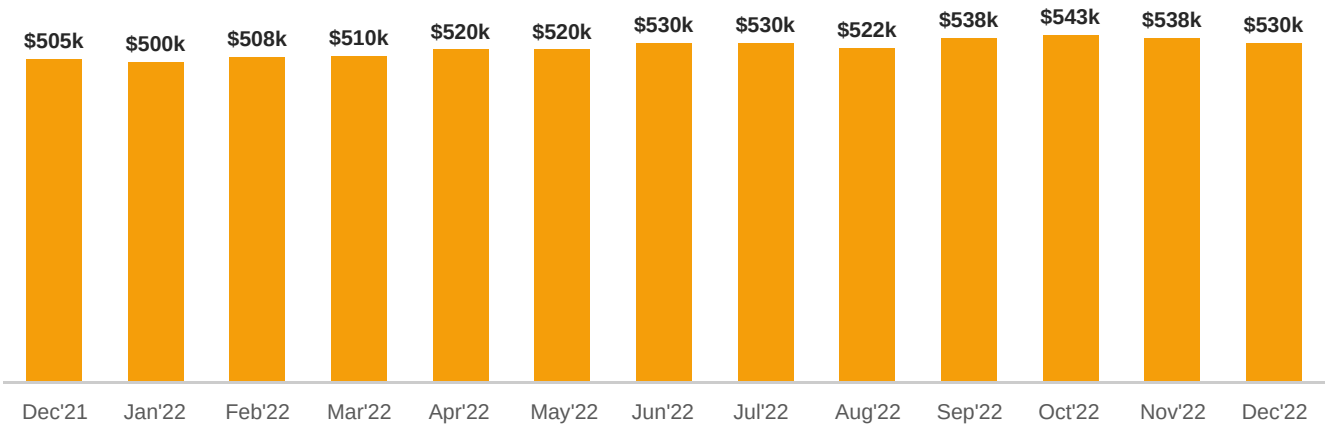
At a glance

- 2,234 HDB resale flats changed hands in December 2022, 4.9% more than the month before (2,130).
- Half of all flats sold for $530,000 or less (the median price), down 1.5% from the month before.
- A typical 4-room flat sold for $530,000 (995 sales), or about $526 per square foot.
- 28 flats sold for $1 million or more (1.3% of all sales), most of them in Bishan, Bukit Merah, Central Area.
- The highest price was $1,300,000 for an executive flat at Blk 2 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Yishun (median $471,500) and the dearest was Central Area (median $980,000).
- The busiest town was Woodlands with 203 sales.

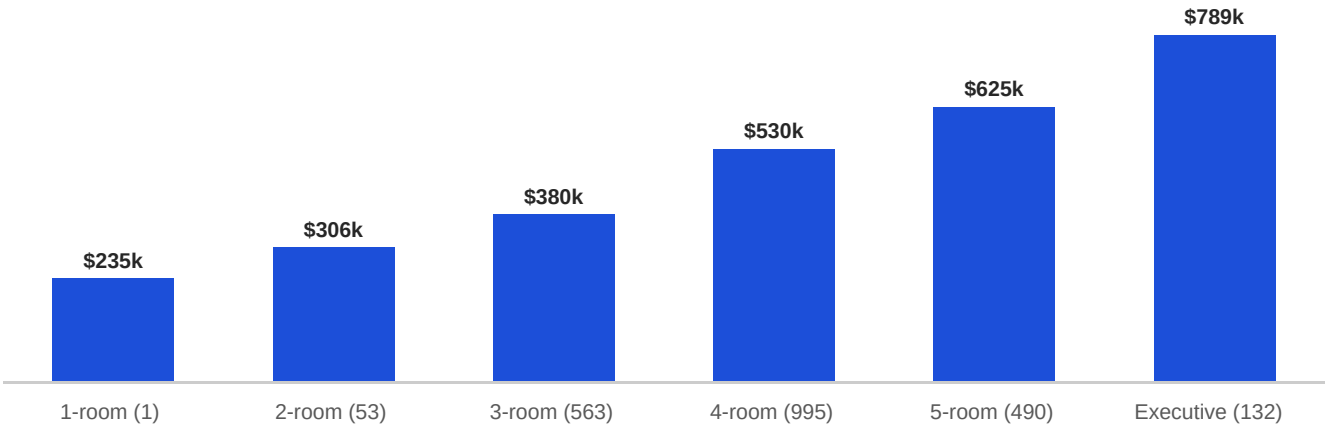
Flats sold each month, last 13 months



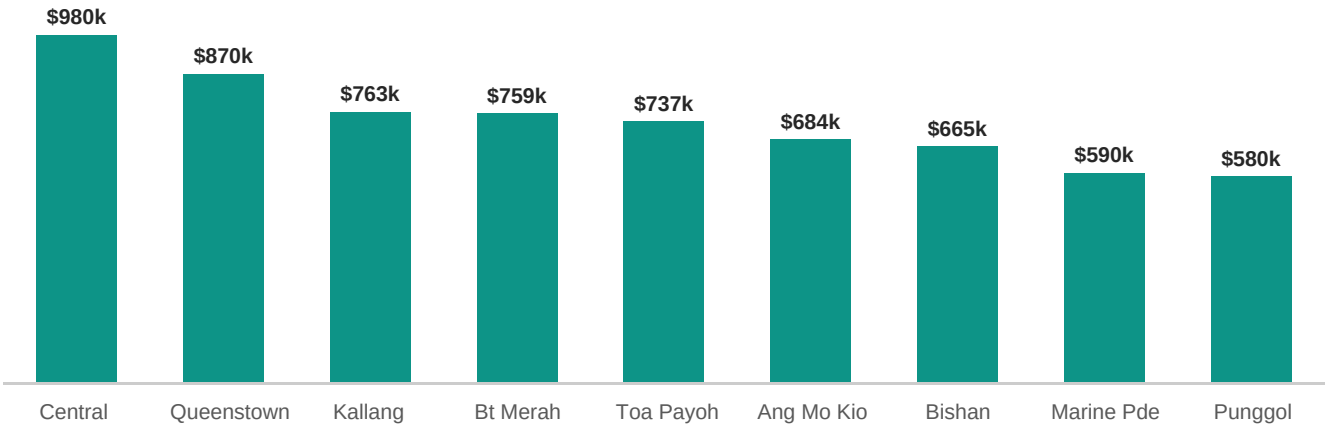
Median price each month, last 13 months



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



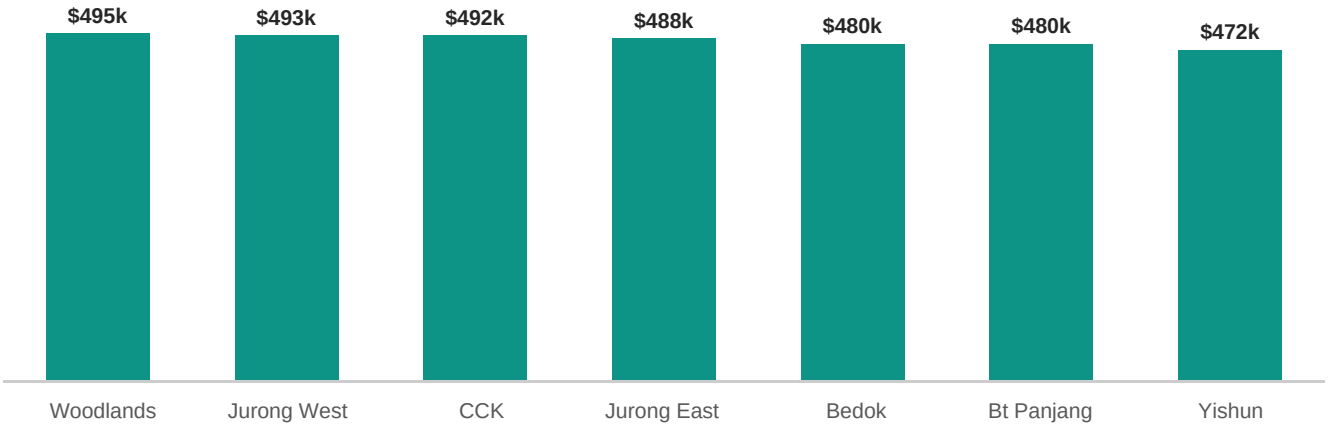
Median 4-room price by town, dearest first



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



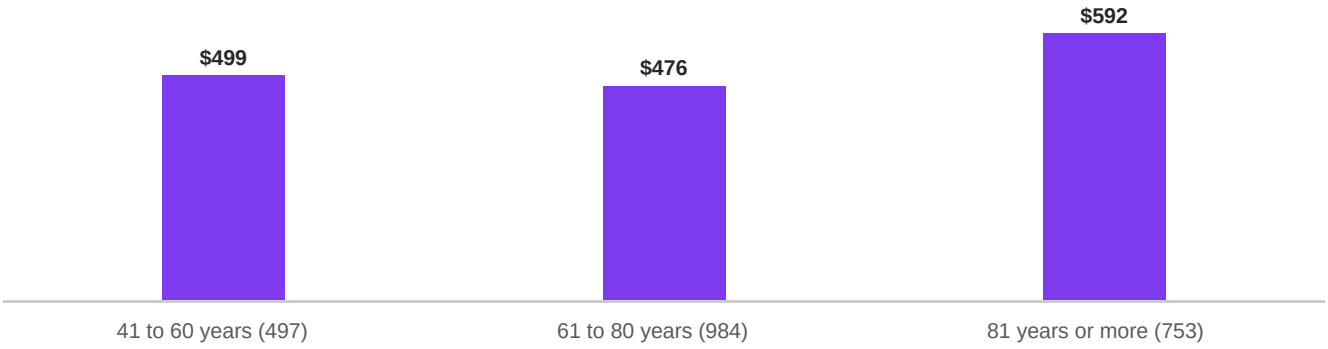
Median 4-room price by town, dearest first (continued)



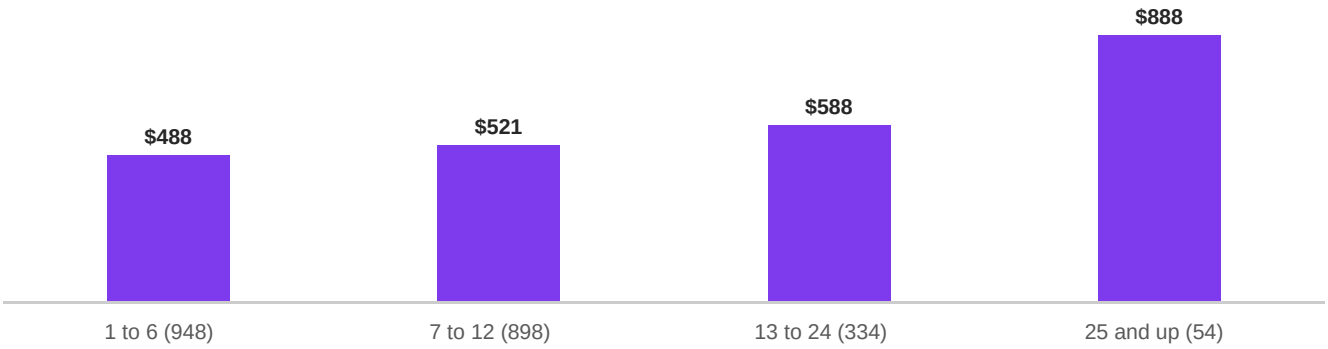
Town by town, December 2022

Ang Mo Kio: 79 sold - median $470,000 - 4-room median $684,000 - $545 psf - 2 at $1M+
Bedok: 98 sold - median $436,500 - 4-room median $480,000 - $499 psf
Bishan: 31 sold - median $678,000 - 4-room median $665,000 - $648 psf - 5 at $1M+
Bukit Batok: 75 sold - median $505,000 - 4-room median $500,000 - $481 psf
Bukit Merah: 64 sold - median $681,500 - 4-room median $759,000 - $640 psf - 3 at $1M+
Bukit Panjang: 79 sold - median $538,000 - 4-room median $480,000 - $474 psf
Bukit Timah: 5 sold - median $990,000 - 4-room median n/a - $748 psf - 2 at $1M+
Central Area: 14 sold - median $468,000 - 4-room median $980,000 - $646 psf - 3 at $1M+
Choa Chu Kang: 117 sold - median $508,000 - 4-room median $492,000 - $451 psf
Clementi: 46 sold - median $492,500 - 4-room median $540,000 - $533 psf - 1 at $1M+
Geylang: 66 sold - median $432,500 - 4-room median $536,500 - $519 psf - 1 at $1M+
Hougang: 103 sold - median $538,000 - 4-room median $518,000 - $497 psf - 1 at $1M+
Jurong East: 35 sold - median $390,000 - 4-room median $488,000 - $496 psf - 1 at $1M+
Jurong West: 146 sold - median $510,000 - 4-room median $492,506 - $462 psf
Kallang/Whampoa: 59 sold - median $610,000 - 4-room median $762,500 - $612 psf - 1 at $1M+
Marine Parade: 21 sold - median $443,800 - 4-room median $590,000 - $572 psf - 1 at $1M+
Pasir Ris: 65 sold - median $640,000 - 4-room median $525,000 - $487 psf
Punggol: 182 sold - median $580,000 - 4-room median $580,000 - $582 psf
Queenstown: 60 sold - median $652,500 - 4-room median $870,000 - $694 psf - 2 at $1M+
Sembawang: 94 sold - median $530,000 - 4-room median $530,000 - $542 psf
Sengkang: 180 sold - median $550,000 - 4-room median $545,000 - $543 psf
Serangoon: 33 sold - median $520,000 - 4-room median $523,000 - $537 psf - 1 at $1M+
Tampines: 155 sold - median $545,000 - 4-room median $537,500 - $510 psf
Toa Payoh: 66 sold - median $454,444 - 4-room median $736,500 - $536 psf - 3 at $1M+
Woodlands: 203 sold - median $515,000 - 4-room median $495,000 - $489 psf - 1 at $1M+
Yishun: 158 sold - median $450,000 - 4-room median $471,500 - $493 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2022

$1,300,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,615 sqft - $805 psf - 64 yrs lease left

$1,290,800 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,615 sqft - $799 psf - 64 yrs lease left

$1,290,000 Blk 273B Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $999 psf - 87 yrs lease left

$1,280,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 13 to 15 - 1,141 sqft - $1,122 psf - 87 yrs lease left

$1,230,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,001 sqft - $1,229 psf - 87 yrs lease left

$1,228,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,023 sqft - $1,201 psf - 87 yrs lease left

$1,220,000 Blk 219 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $776 psf - 68 yrs lease left

$1,160,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $945 psf - 88 yrs lease left

$1,143,000 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 28 to 30 - 1,227 sqft - $931 psf - 89 yrs lease left

$1,120,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $905 psf - 81 yrs lease left

The 5 most affordable 4-room flats, December 2022

$370,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $391 psf - 52 yrs lease left

$380,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $420 psf - 64 yrs lease left

$388,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $429 psf - 64 yrs lease left

$388,000 Blk 8 Teck Whye Ave, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $392 psf - 54 yrs lease left

$390,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $431 psf - 64 yrs lease left

The 10 busiest streets, December 2022

Yishun Ring Rd, Yishun: 45 sales
Edgedale Plains, Punggol: 37 sales
Punggol Field, Punggol: 27 sales
Canberra St, Sembawang: 26 sales
Punggol Dr, Punggol: 22 sales
Woodlands Dr 16, Woodlands: 21 sales
Woodlands Dr 50, Woodlands: 20 sales
Woodlands Rise, Woodlands: 20 sales
Jurong West St 42, Jurong West: 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