HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2023

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:57 pm.
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March 2023 in full

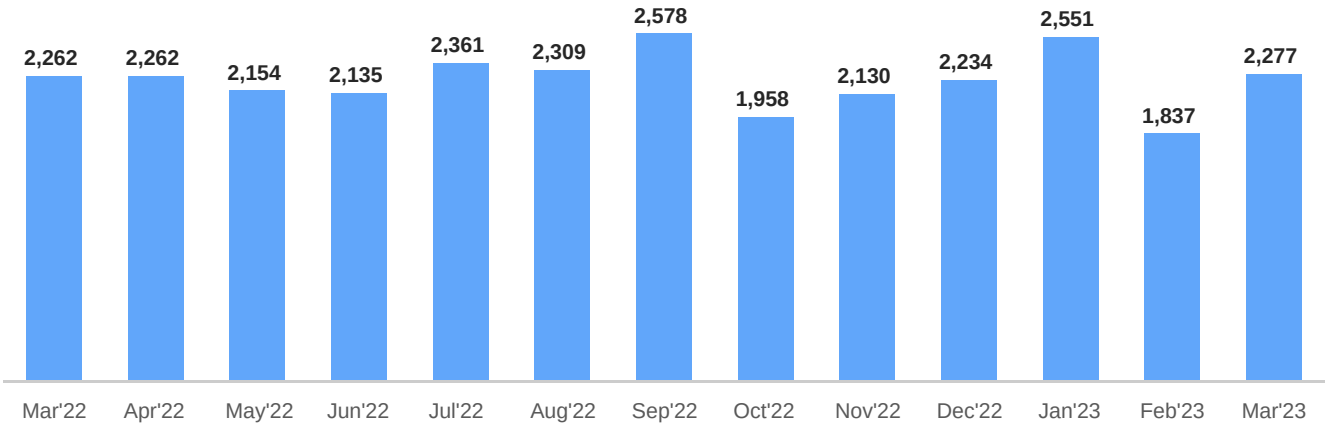
Flats sold: 2,277 **Median price: $543,800** **Median $psf: $525**
Million-dollar flats: 39 (1.7%) **Highest price: $1,400,000 (Central Area)**

Against the month before: sales +24.0%, median price +1.5%. Against a year ago: sales +0.7%, median price +6.6%.

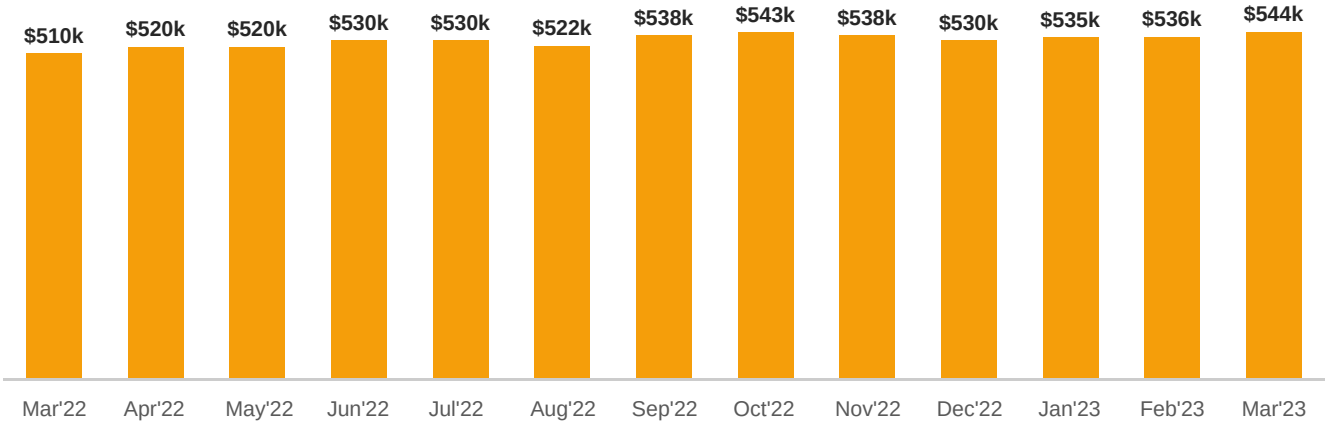
At a glance

- 2,277 HDB resale flats changed hands in March 2023, 24.0% more than the month before (1,837).
- Half of all flats sold for $543,800 or less (the median price), up 1.5% from the month before.
- A typical 4-room flat sold for $544,400 (996 sales), or about $531 per square foot.
- 39 flats sold for $1 million or more (1.7% of all sales), most of them in Toa Payoh, Central Area, Bukit Merah.
- The highest price was $1,400,000 for a 5-room flat at Blk 1G Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $469,500) and the dearest was Queenstown (median $899,000).
- The busiest town was Punggol with 188 sales.

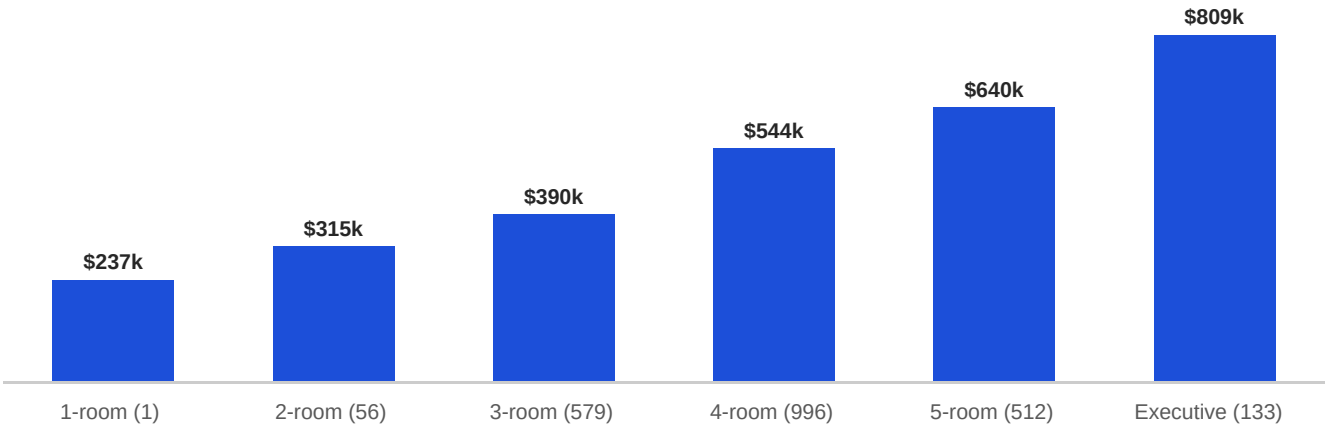
Flats sold each month, last 13 months



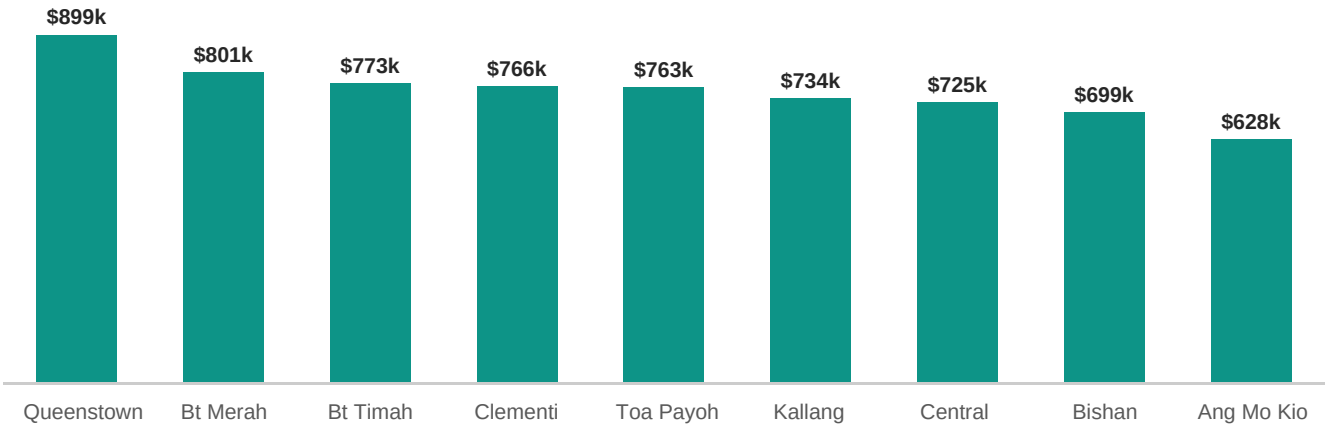
Median price each month, last 13 months



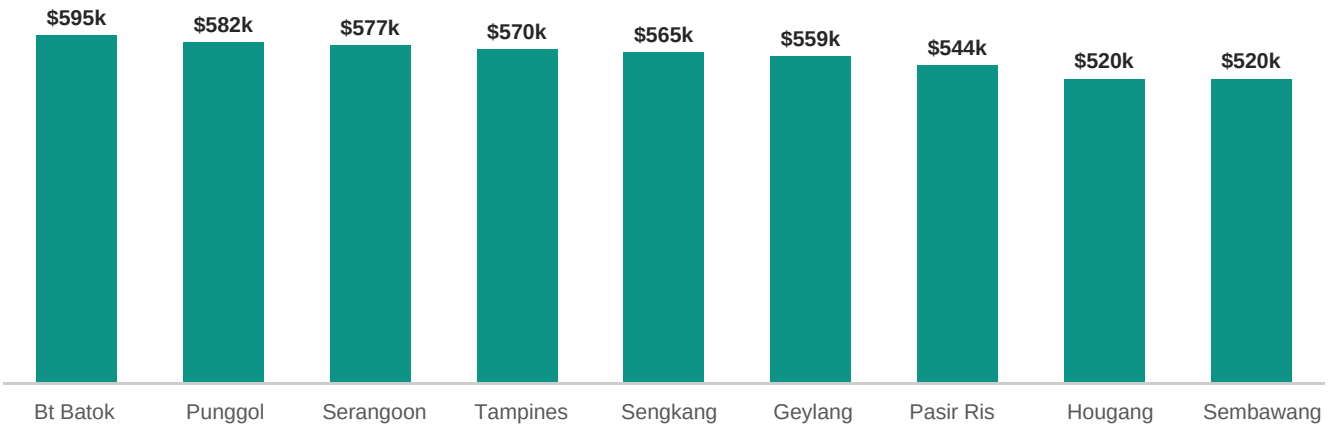
Median price by flat type (number sold), March 2023



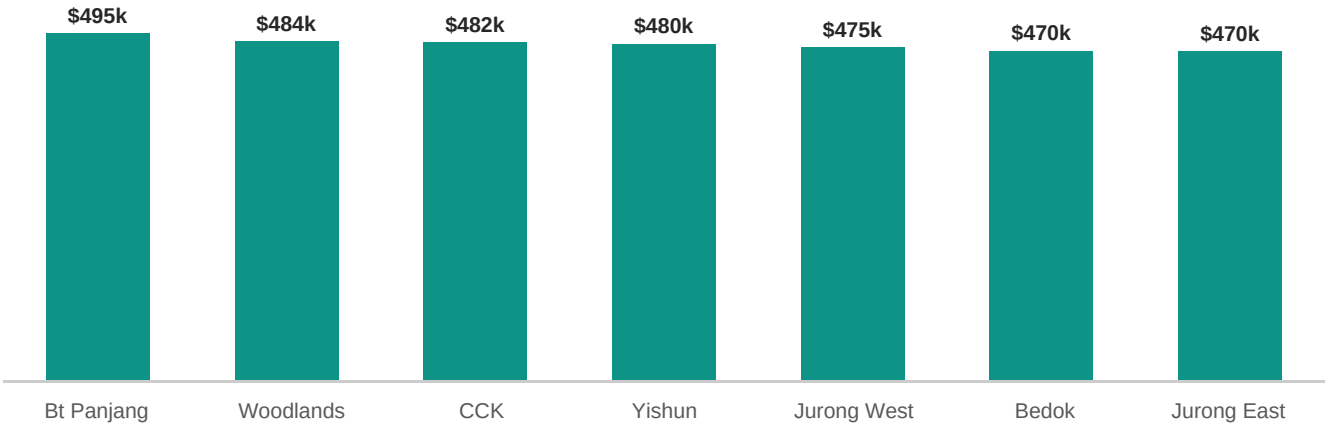
Median 4-room price by town, dearest first



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



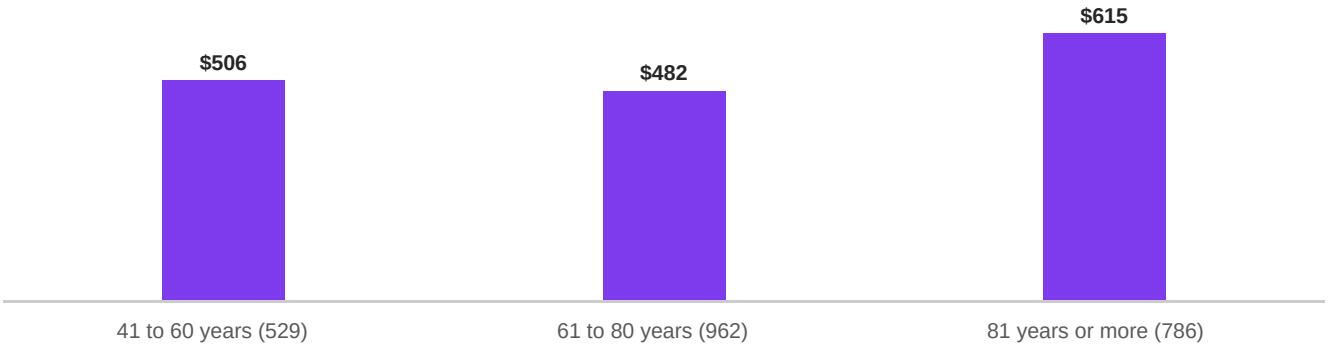
Median 4-room price by town, dearest first (continued)



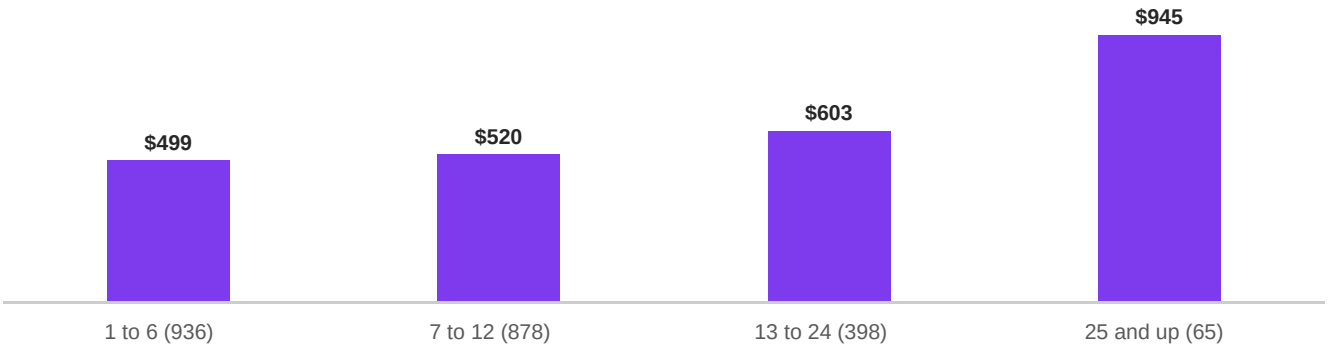
Town by town, March 2023

Ang Mo Kio: 85 sold - median $430,000 - 4-room median $628,000 - $527 psf
Bedok: 125 sold - median $428,000 - 4-room median $470,000 - $502 psf
Bishan: 39 sold - median $750,000 - 4-room median $699,000 - $660 psf - 4 at $1M+
Bukit Batok: 113 sold - median $595,000 - 4-room median $595,000 - $593 psf
Bukit Merah: 77 sold - median $735,000 - 4-room median $801,444 - $762 psf - 5 at $1M+
Bukit Panjang: 65 sold - median $520,000 - 4-room median $495,000 - $494 psf
Bukit Timah: 4 sold - median $772,500 - 4-room median $772,500 - $690 psf
Central Area: 21 sold - median $530,000 - 4-room median $725,000 - $731 psf - 6 at $1M+
Choa Chu Kang: 101 sold - median $505,500 - 4-room median $482,000 - $450 psf
Clementi: 64 sold - median $607,500 - 4-room median $766,000 - $573 psf - 2 at $1M+
Geylang: 66 sold - median $457,500 - 4-room median $558,888 - $523 psf - 1 at $1M+
Hougang: 117 sold - median $530,000 - 4-room median $520,000 - $503 psf - 1 at $1M+
Jurong East: 48 sold - median $468,500 - 4-room median $469,500 - $482 psf
Jurong West: 120 sold - median $510,000 - 4-room median $475,000 - $465 psf
Kallang/Whampoa: 56 sold - median $554,444 - 4-room median $734,444 - $634 psf - 3 at $1M+
Marine Parade: 8 sold - median $510,500 - 4-room median n/a - $610 psf
Pasir Ris: 60 sold - median $596,250 - 4-room median $543,500 - $484 psf
Punggol: 188 sold - median $575,944 - 4-room median $582,444 - $591 psf
Queenstown: 67 sold - median $790,000 - 4-room median $899,000 - $753 psf - 5 at $1M+
Sembawang: 79 sold - median $530,000 - 4-room median $520,000 - $519 psf
Sengkang: 156 sold - median $579,000 - 4-room median $565,000 - $543 psf
Serangoon: 42 sold - median $583,500 - 4-room median $577,000 - $552 psf - 3 at $1M+
Tampines: 167 sold - median $580,000 - 4-room median $570,000 - $521 psf
Toa Payoh: 75 sold - median $570,000 - 4-room median $763,000 - $540 psf - 8 at $1M+
Woodlands: 176 sold - median $500,000 - 4-room median $483,750 - $476 psf - 1 at $1M+
Yishun: 158 sold - median $474,444 - 4-room median $480,000 - $490 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2023

$1,400,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,141 sqft - $1,227 psf - 86 yrs lease left

$1,390,000 Blk 273A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $1,076 psf - 87 yrs lease left

$1,380,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,152 sqft - $1,198 psf - 86 yrs lease left

$1,315,000 Blk 273A Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $1,018 psf - 87 yrs lease left

$1,300,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,259 sqft - $1,032 psf - 88 yrs lease left

$1,260,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $1,104 psf - 86 yrs lease left

$1,225,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $1,224 psf - 86 yrs lease left

$1,223,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 25 to 27 - 1,216 sqft - $1,005 psf - 89 yrs lease left

$1,200,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,593 sqft - $753 psf - 71 yrs lease left

$1,200,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,335 sqft - $899 psf - 75 yrs lease left

The 5 most affordable 4-room flats, March 2023

$363,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $371 psf - 56 yrs lease left

$368,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $389 psf - 51 yrs lease left

$390,000 Blk 279 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $431 psf - 61 yrs lease left

$390,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $398 psf - 53 yrs lease left

$390,000 Blk 243 Jurong East St 24, Jurong East

4-room - storey 04 to 06 - 1,012 sqft - $385 psf - 58 yrs lease left

The 10 busiest streets, March 2023

Sumang Lane, Punggol: 40 sales
Yishun Ring Rd, Yishun: 38 sales
Bt Batok West Ave 8, Bukit Batok: 28 sales
Tampines St 45, Tampines: 27 sales
Bedok Reservoir Rd, Bedok: 23 sales
Punggol Field, Punggol: 23 sales
Yishun Ave 4, Yishun: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Hougang Ave 8, Hougang: 20 sales
Edgedale Plains, Punggol: 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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