HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2023

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:58 pm.
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April 2023 in full

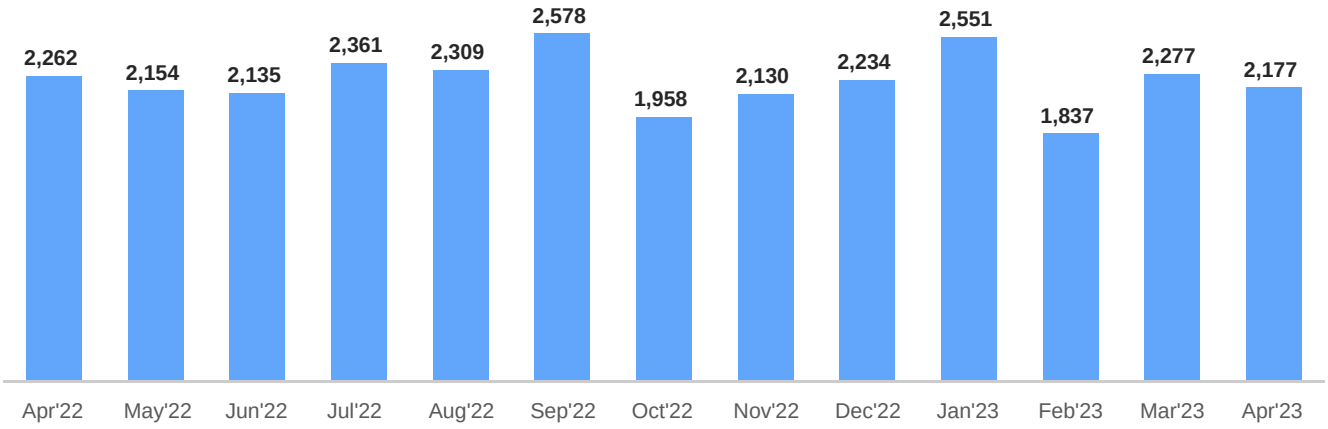
Flats sold: 2,177 Median price: $550,000 Median $psf: $530
Million-dollar flats: 37 (1.7%) Highest price: $1,400,000 (Central Area)

Against the month before: sales -4.4%, median price +1.1%. Against a year ago: sales -3.8%, median price +5.8%.

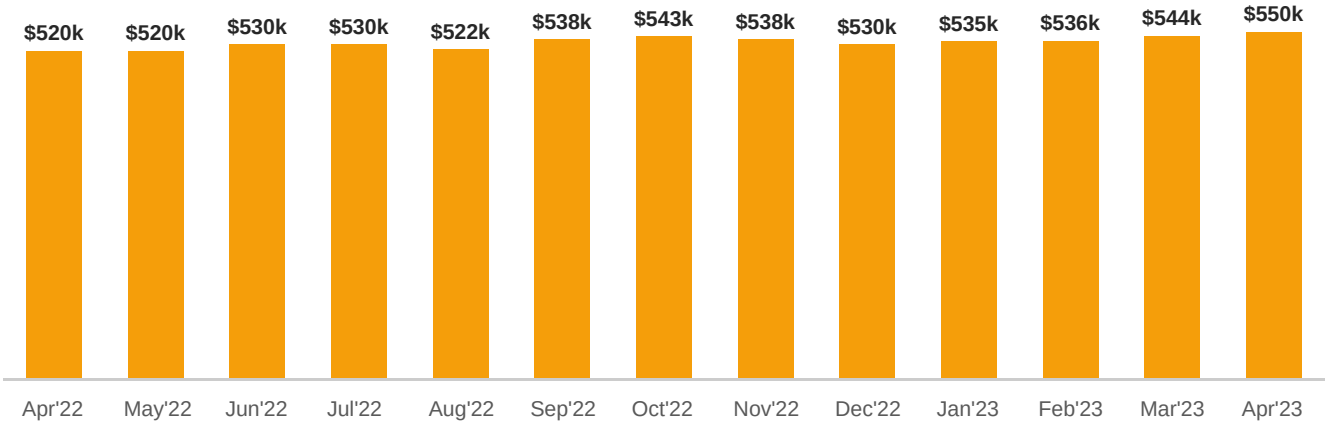
At a glance

- 2,177 HDB resale flats changed hands in April 2023, 4.4% fewer than the month before (2,277).
- Half of all flats sold for $550,000 or less (the median price), up 1.1% from the month before.
- A typical 4-room flat sold for $540,000 (1,002 sales), or about $536 per square foot.
- 37 flats sold for $1 million or more (1.7% of all sales), most of them in Toa Payoh, Bishan, Kallang/Whampoa.
- The highest price was $1,400,000 for a 4-room flat at Blk 1C Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $466,944) and the dearest was Central Area (median $1,100,000).
- The busiest town was Punggol with 187 sales.

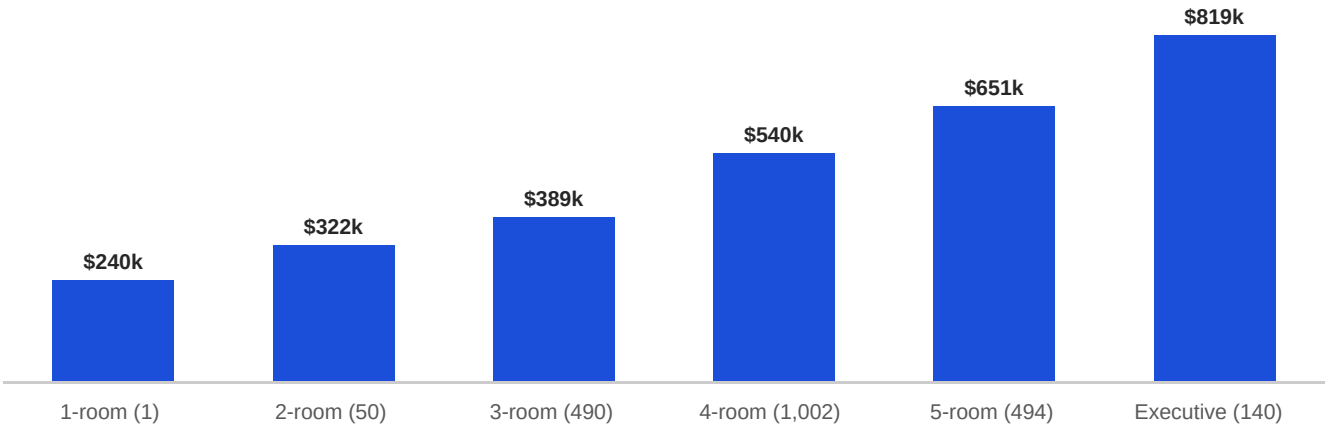
Flats sold each month, last 13 months



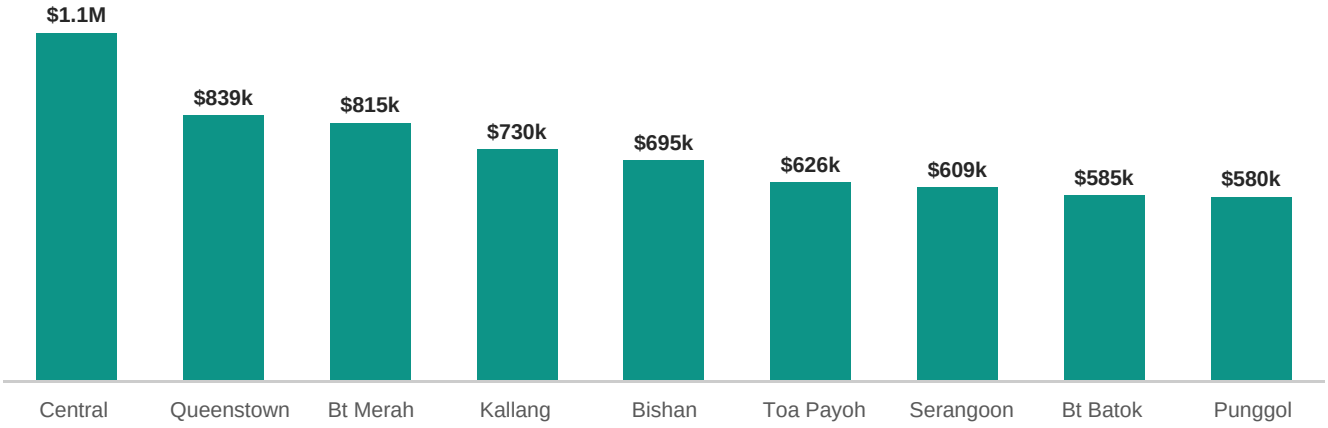
Median price each month, last 13 months



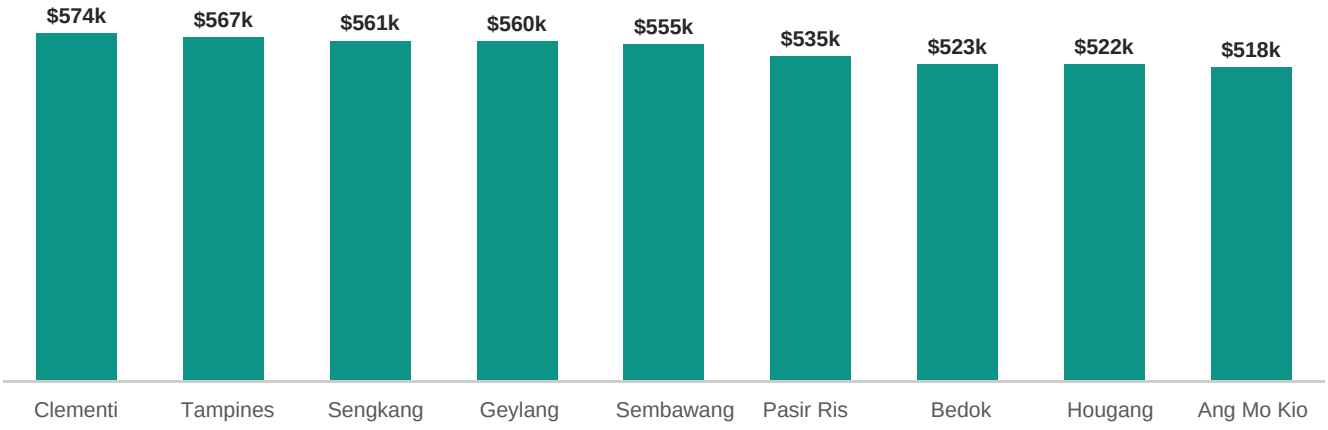
Median price by flat type (number sold), April 2023



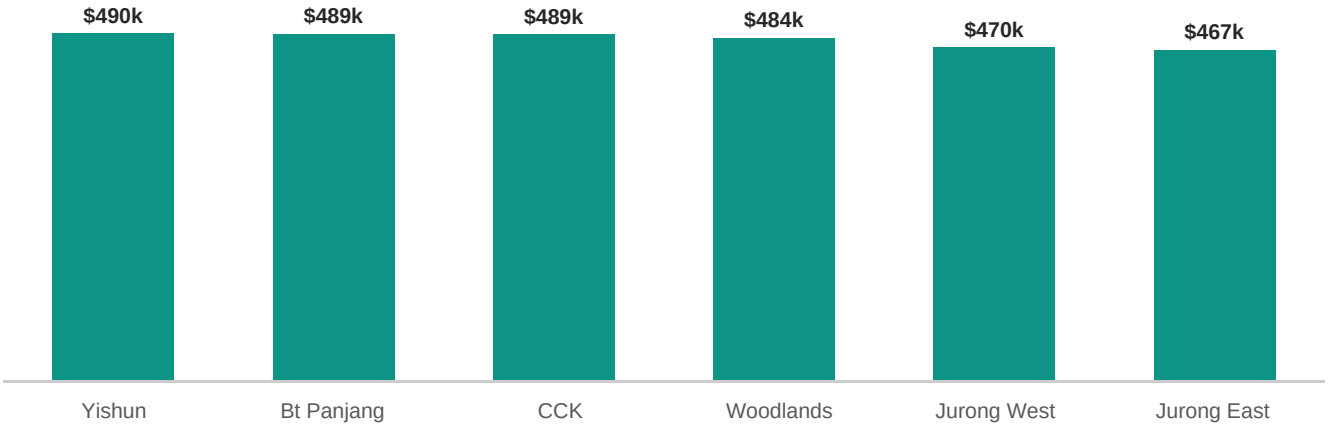
Median 4-room price by town, dearest first



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



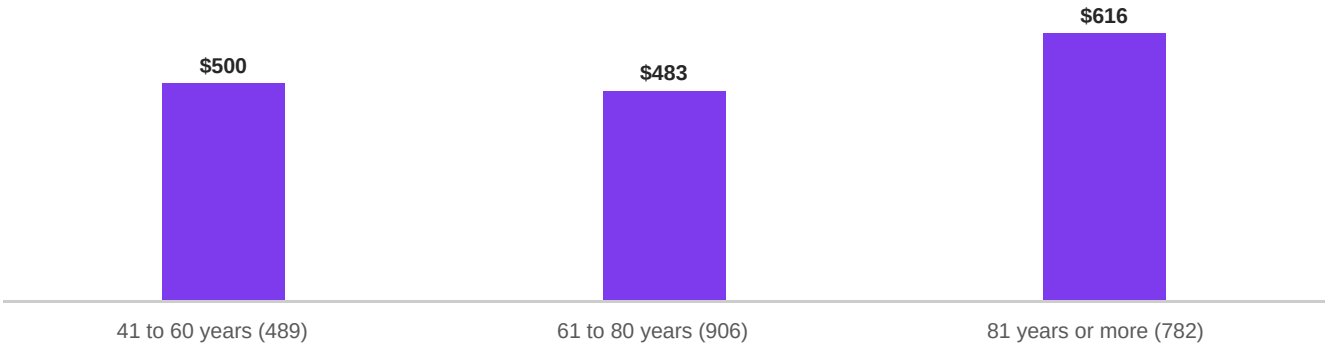
Median 4-room price by town, dearest first (continued)



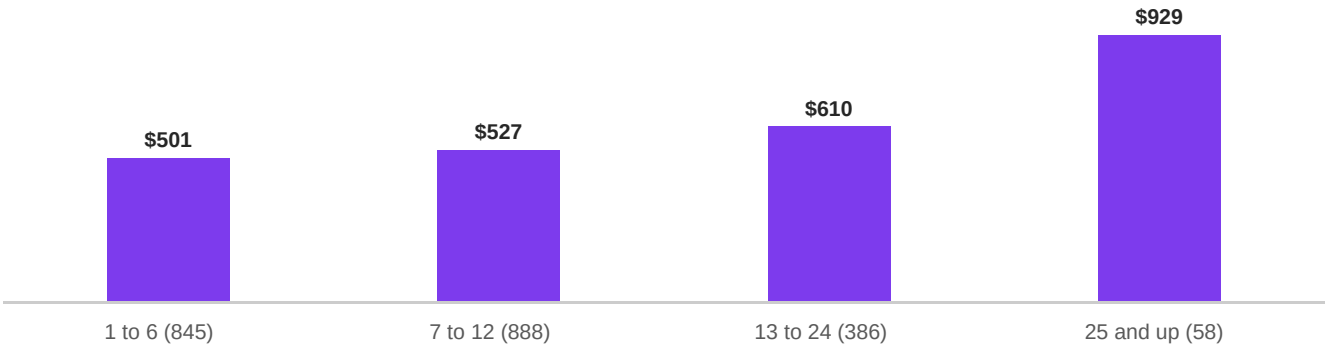
Town by town, April 2023

Ang Mo Kio: 73 sold - median $480,000 - 4-room median $517,500 - $519 psf - 1 at $1M+
Bedok: 108 sold - median $456,250 - 4-room median $522,500 - $514 psf - 1 at $1M+
Bishan: 33 sold - median $780,000 - 4-room median $695,000 - $655 psf - 6 at $1M+
Bukit Batok: 139 sold - median $580,000 - 4-room median $585,000 - $589 psf - 1 at $1M+
Bukit Merah: 86 sold - median $726,000 - 4-room median $815,000 - $718 psf - 3 at $1M+
Bukit Panjang: 77 sold - median $535,000 - 4-room median $489,444 - $490 psf
Bukit Timah: 4 sold - median $642,500 - 4-room median n/a - $676 psf
Central Area: 13 sold - median $775,000 - 4-room median $1,100,000 - $728 psf - 5 at $1M+
Choa Chu Kang: 95 sold - median $535,888 - 4-room median $489,000 - $454 psf
Clementi: 43 sold - median $568,000 - 4-room median $574,000 - $586 psf - 1 at $1M+
Geylang: 47 sold - median $515,000 - 4-room median $560,000 - $537 psf
Hougang: 93 sold - median $547,000 - 4-room median $521,944 - $526 psf
Jurong East: 39 sold - median $492,000 - 4-room median $466,944 - $468 psf
Jurong West: 127 sold - median $526,000 - 4-room median $470,000 - $465 psf
Kallang/Whampoa: 82 sold - median $575,000 - 4-room median $730,000 - $589 psf - 6 at $1M+
Marine Parade: 12 sold - median $440,000 - 4-room median n/a - $595 psf
Pasir Ris: 54 sold - median $635,000 - 4-room median $535,000 - $491 psf
Punggol: 187 sold - median $580,000 - 4-room median $580,000 - $589 psf
Queenstown: 48 sold - median $742,500 - 4-room median $839,000 - $763 psf - 4 at $1M+
Sembawang: 75 sold - median $545,888 - 4-room median $555,000 - $559 psf
Sengkang: 178 sold - median $579,000 - 4-room median $561,000 - $555 psf
Serangoon: 32 sold - median $609,000 - 4-room median $609,000 - $530 psf
Tampines: 126 sold - median $575,000 - 4-room median $567,000 - $527 psf
Toa Payoh: 65 sold - median $613,000 - 4-room median $626,344 - $552 psf - 8 at $1M+
Woodlands: 178 sold - median $510,000 - 4-room median $483,500 - $465 psf
Yishun: 163 sold - median $480,000 - 4-room median $490,000 - $495 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2023

$1,400,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,023 sqft - $1,369 psf - 86 yrs lease left

$1,400,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,227 psf - 86 yrs lease left

$1,385,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,227 sqft - $1,129 psf - 87 yrs lease left

$1,330,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,259 sqft - $1,056 psf - 87 yrs lease left

$1,288,888 Blk 152 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,184 sqft - $1,089 psf - 81 yrs lease left

$1,270,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $724 psf - 63 yrs lease left

$1,250,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,249 psf - 86 yrs lease left

$1,250,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 37 to 39 - 1,119 sqft - $1,117 psf - 92 yrs lease left

$1,250,000 Blk 93 Dawson Rd, Queenstown
5-room - storey 13 to 15 - 1,313 sqft - $952 psf - 92 yrs lease left

$1,240,000 Blk 440C Clementi Ave 3, Clementi
5-room - storey 25 to 27 - 1,206 sqft - $1,029 psf - 94 yrs lease left

The 5 most affordable 4-room flats, April 2023

$362,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $382 psf - 51 yrs lease left

$370,000 Blk 11 Teck Whye Lane, Choa Chu Kang

4-room - storey 01 to 03 - 1,066 sqft - $347 psf - 54 yrs lease left

$372,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $393 psf - 51 yrs lease left

$385,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $393 psf - 53 yrs lease left

$395,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,044 sqft - $378 psf - 53 yrs lease left

The 10 busiest streets, April 2023

Yishun Ring Rd, Yishun: 36 sales
Sumang Lane, Punggol: 32 sales
Bt Batok West Ave 8, Bukit Batok: 30 sales
Yishun Ave 4, Yishun: 30 sales
Punggol Dr, Punggol: 25 sales
Bt Batok West Ave 6, Bukit Batok: 23 sales
Punggol Field, Punggol: 23 sales
Canberra St, Sembawang: 23 sales
Fernvale Link, Sengkang: 23 sales
Edgedale Plains, Punggol: 21 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