HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2023

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

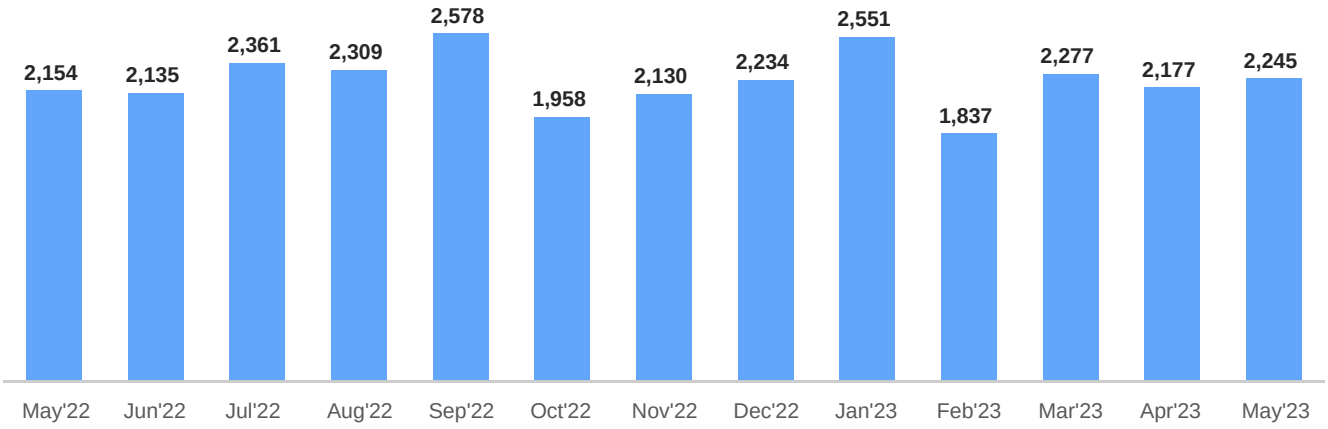
Flats sold: 2,245 Median price: $550,000 Median $psf: $527
Million-dollar flats: 34 (1.5%) Highest price: $1,370,000 (Toa Payoh)

Against the month before: sales +3.1%, median price +0.0%. Against a year ago: sales +4.2%, median price +5.8%.

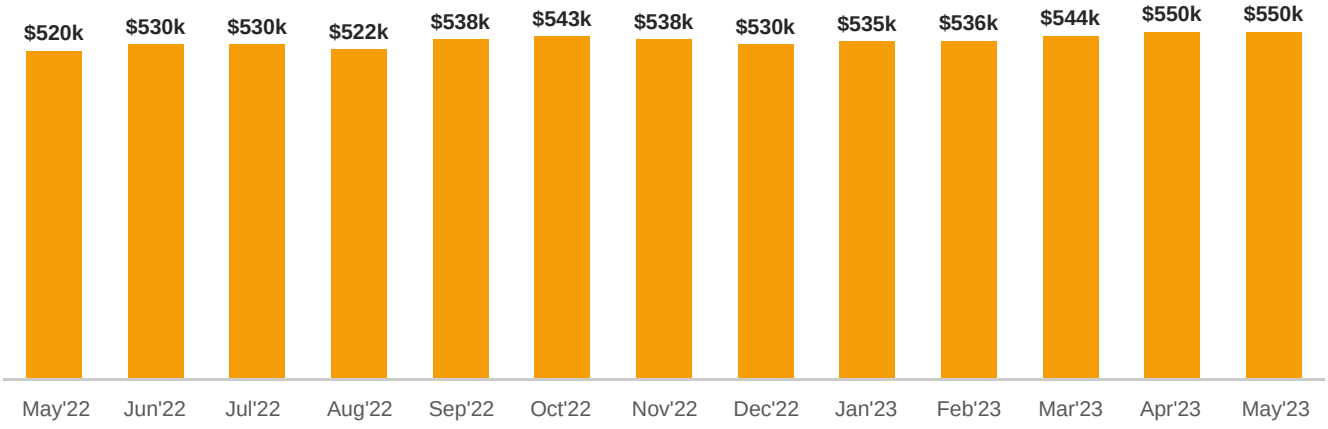
At a glance

- 2,245 HDB resale flats changed hands in May 2023, 3.1% more than the month before (2,177).
- Half of all flats sold for $550,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $550,000 (1,016 sales), or about $534 per square foot.
- 34 flats sold for $1 million or more (1.5% of all sales), most of them in Kallang/Whampoa, Bedok, Bukit Merah.
- The highest price was $1,370,000 for a 5-room flat at Blk 138A Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong West (median $477,500) and the dearest was Queenstown (median $855,000).
- The busiest town was Woodlands with 199 sales.

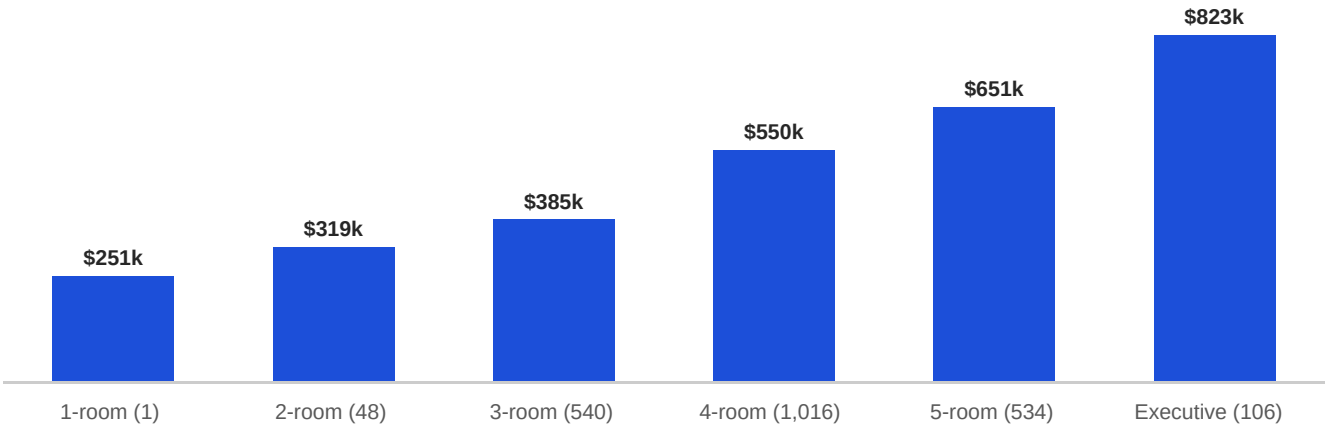
Flats sold each month, last 13 months



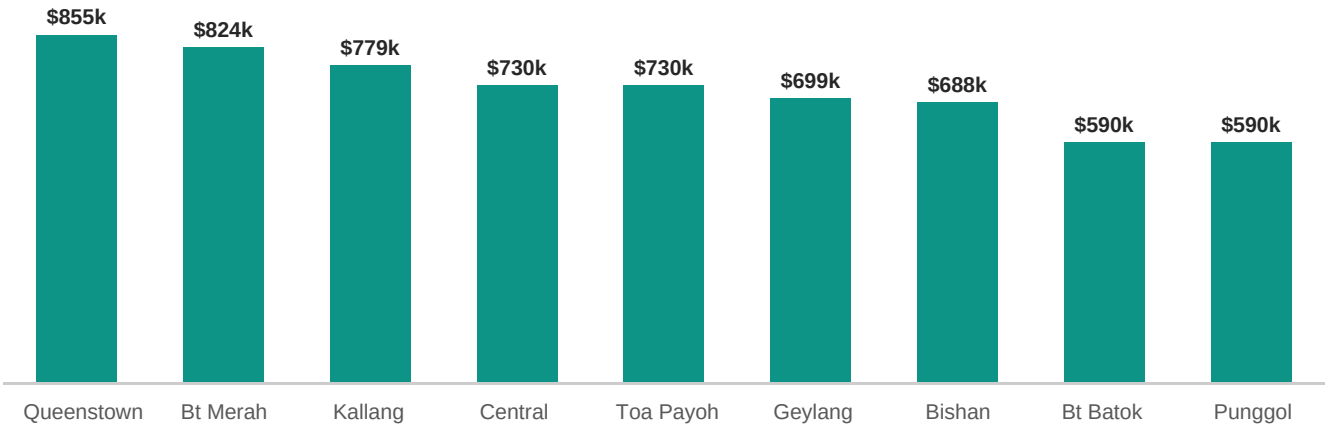
Median price each month, last 13 months



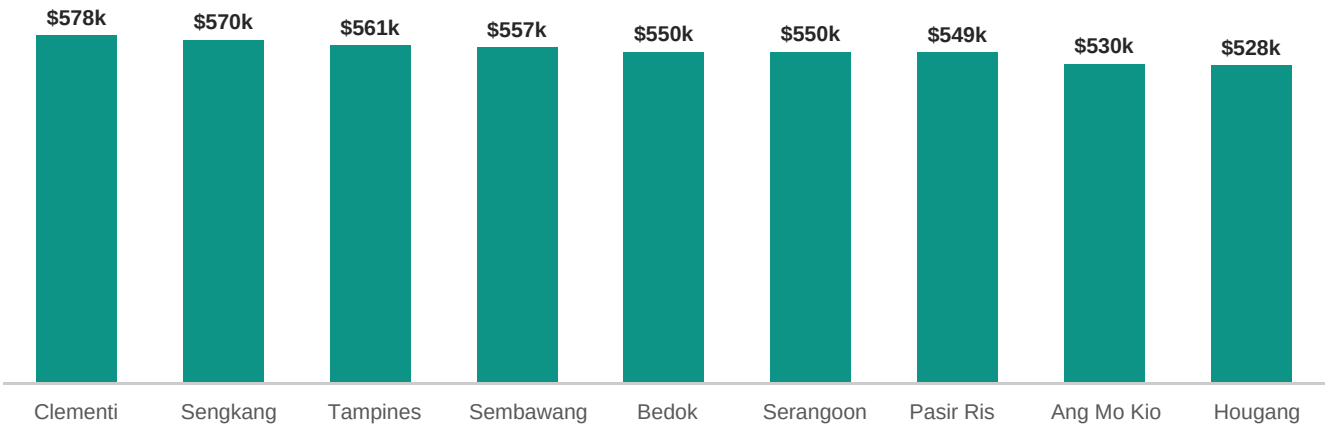
Median price by flat type (number sold), May 2023



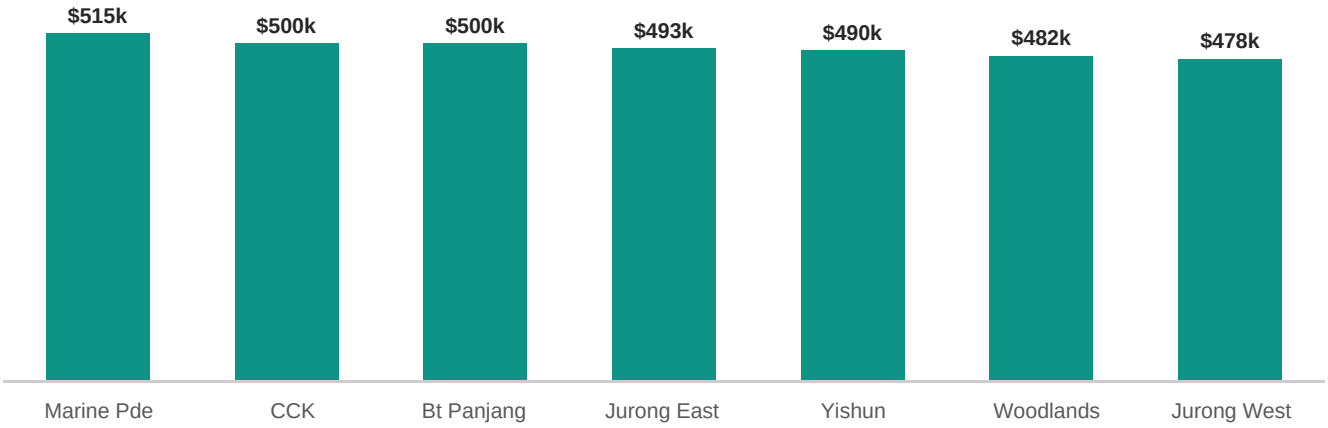
Median 4-room price by town, dearest first



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



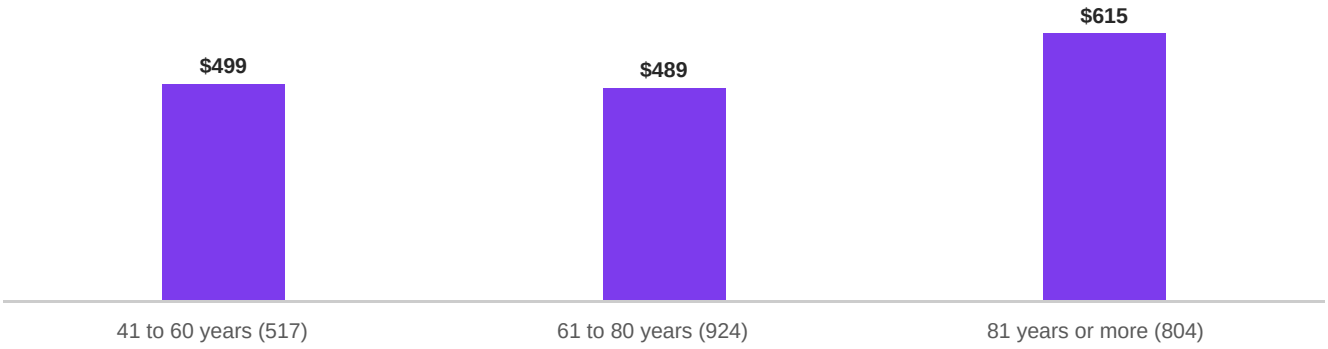
Median 4-room price by town, dearest first (continued)



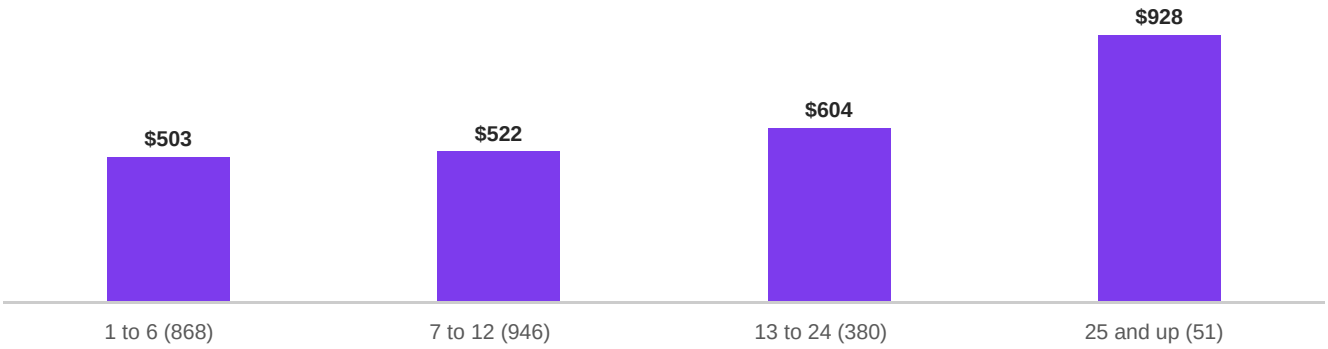
Town by town, May 2023

Ang Mo Kio: 93 sold - median $450,000 - 4-room median $530,000 - $507 psf
Bedok: 119 sold - median $450,000 - 4-room median $550,000 - $520 psf - 3 at $1M+
Bishan: 37 sold - median $720,000 - 4-room median $688,000 - $647 psf - 2 at $1M+
Bukit Batok: 138 sold - median $555,000 - 4-room median $590,000 - $605 psf - 1 at $1M+
Bukit Merah: 77 sold - median $765,000 - 4-room median $824,000 - $752 psf - 3 at $1M+
Bukit Panjang: 70 sold - median $556,500 - 4-room median $500,000 - $492 psf
Bukit Timah: 5 sold - median $570,000 - 4-room median n/a - $697 psf - 1 at $1M+
Central Area: 10 sold - median $640,500 - 4-room median $730,000 - $625 psf - 3 at $1M+
Choa Chu Kang: 104 sold - median $525,000 - 4-room median $500,444 - $466 psf
Clementi: 52 sold - median $541,500 - 4-room median $578,000 - $538 psf - 2 at $1M+
Geylang: 50 sold - median $632,500 - 4-room median $699,000 - $595 psf - 1 at $1M+
Hougang: 110 sold - median $535,000 - 4-room median $527,500 - $507 psf
Jurong East: 30 sold - median $442,500 - 4-room median $493,000 - $476 psf
Jurong West: 108 sold - median $506,500 - 4-room median $477,500 - $469 psf
Kallang/Whampoa: 69 sold - median $650,000 - 4-room median $779,444 - $637 psf - 8 at $1M+
Marine Parade: 16 sold - median $540,000 - 4-room median $515,000 - $633 psf - 2 at $1M+
Pasir Ris: 59 sold - median $630,000 - 4-room median $549,000 - $487 psf - 1 at $1M+
Punggol: 181 sold - median $582,888 - 4-room median $590,000 - $599 psf
Queenstown: 48 sold - median $751,500 - 4-room median $855,000 - $814 psf - 2 at $1M+
Sembawang: 88 sold - median $558,500 - 4-room median $557,000 - $544 psf
Sengkang: 195 sold - median $583,000 - 4-room median $570,000 - $544 psf
Serangoon: 36 sold - median $531,750 - 4-room median $550,000 - $522 psf
Tampines: 122 sold - median $582,500 - 4-room median $560,500 - $526 psf - 1 at $1M+
Toa Payoh: 54 sold - median $388,400 - 4-room median $730,000 - $528 psf - 1 at $1M+
Woodlands: 199 sold - median $508,000 - 4-room median $481,888 - $465 psf - 2 at $1M+
Yishun: 175 sold - median $478,000 - 4-room median $490,000 - $504 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2023

$1,370,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $1,116 psf - 88 yrs lease left

$1,278,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 07 to 09 - 1,206 sqft - $1,060 psf - 91 yrs lease left

$1,270,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,001 sqft - $1,269 psf - 86 yrs lease left

$1,240,888 Blk 312C Clementi Ave 4, Clementi
5-room - storey 28 to 30 - 1,216 sqft - $1,020 psf - 93 yrs lease left

$1,238,888 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 13 to 15 - 1,259 sqft - $984 psf - 86 yrs lease left

$1,238,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 25 to 27 - 1,012 sqft - $1,224 psf - 86 yrs lease left

$1,218,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,012 sqft - $1,204 psf - 86 yrs lease left

$1,210,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,528 sqft - $792 psf - 65 yrs lease left

$1,200,000 Blk 7A C'wealth Ave, Queenstown
5-room - storey 10 to 12 - 1,485 sqft - $808 psf - 72 yrs lease left

$1,123,000 Blk 231 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $715 psf - 68 yrs lease left

The 5 most affordable 4-room flats, May 2023

$360,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $380 psf - 51 yrs lease left

$360,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $380 psf - 51 yrs lease left

$365,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $373 psf - 56 yrs lease left

$365,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $385 psf - 51 yrs lease left

$368,000 Blk 7 Bedok Sth Ave 2, Bedok

4-room - storey 01 to 03 - 883 sqft - $417 psf - 51 yrs lease left

The 10 busiest streets, May 2023

Yishun Ring Rd, Yishun: 36 sales
Bt Batok West Ave 6, Bukit Batok: 31 sales
Bt Batok West Ave 8, Bukit Batok: 30 sales
Sumang Lane, Punggol: 29 sales
Yishun Ave 4, Yishun: 28 sales
Marsiling Dr, Woodlands: 24 sales
Bedok Reservoir Rd, Bedok: 23 sales
Edgedale Plains, Punggol: 22 sales
Punggol Dr, Punggol: 22 sales
Canberra St, Sembawang: 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