HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2023

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

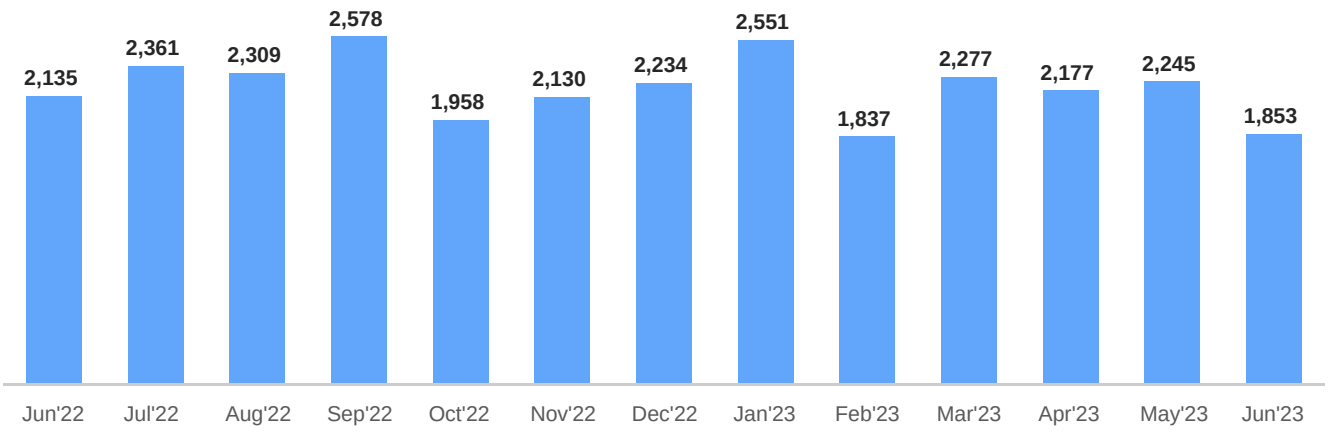
Flats sold: 1,853 **Median price: $550,000** **Median $psf: $529**
Million-dollar flats: 34 (1.8%) **Highest price: $1,500,000 (Bukit Merah)**

Against the month before: sales -17.5%, median price +0.0%. Against a year ago: sales -13.2%, median price +3.8%.

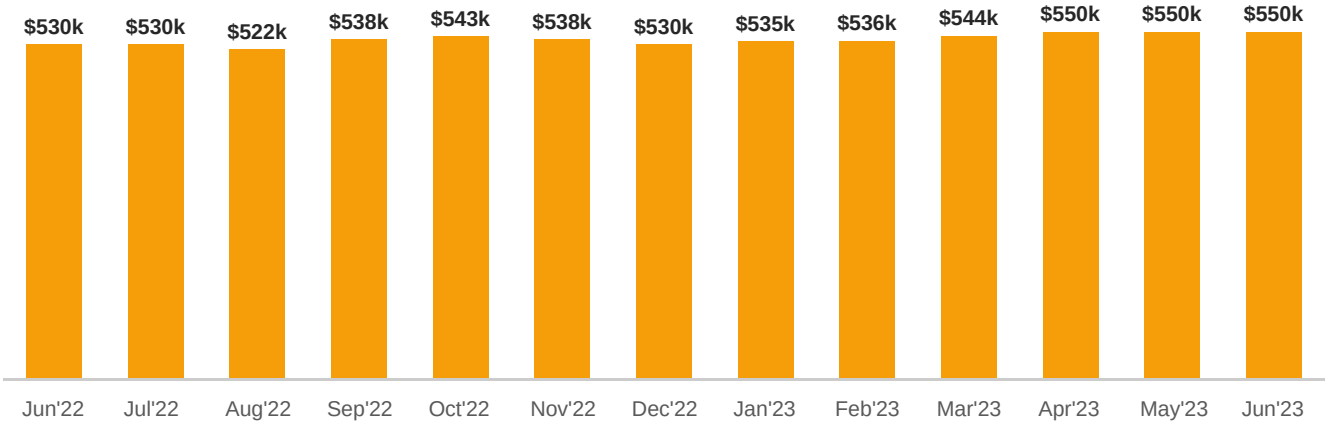
At a glance

- 1,853 HDB resale flats changed hands in June 2023, 17.5% fewer than the month before (2,245).
- 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 $545,000 (848 sales), or about $538 per square foot.
- 34 flats sold for $1 million or more (1.8% of all sales), most of them in Bukit Merah, Toa Payoh, Central Area.
- The highest price was $1,500,000 for a 4-room flat at Blk 50 Moh Guan Ter, Bukit Merah.
- For a 4-room flat, the most affordable town was Bedok (median $486,500) and the dearest was Central Area (median $893,000).
- The busiest town was Punggol with 181 sales.

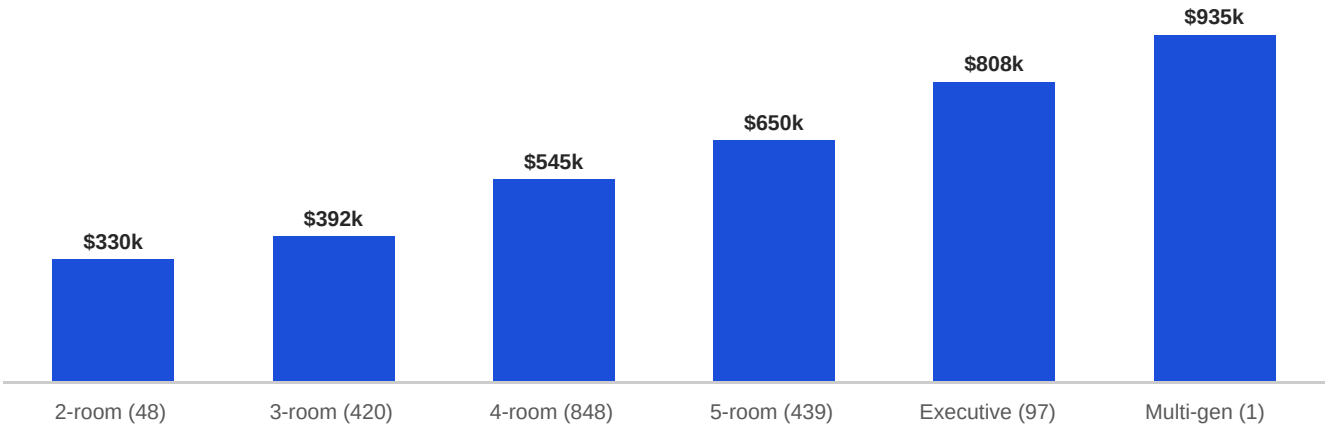
Flats sold each month, last 13 months



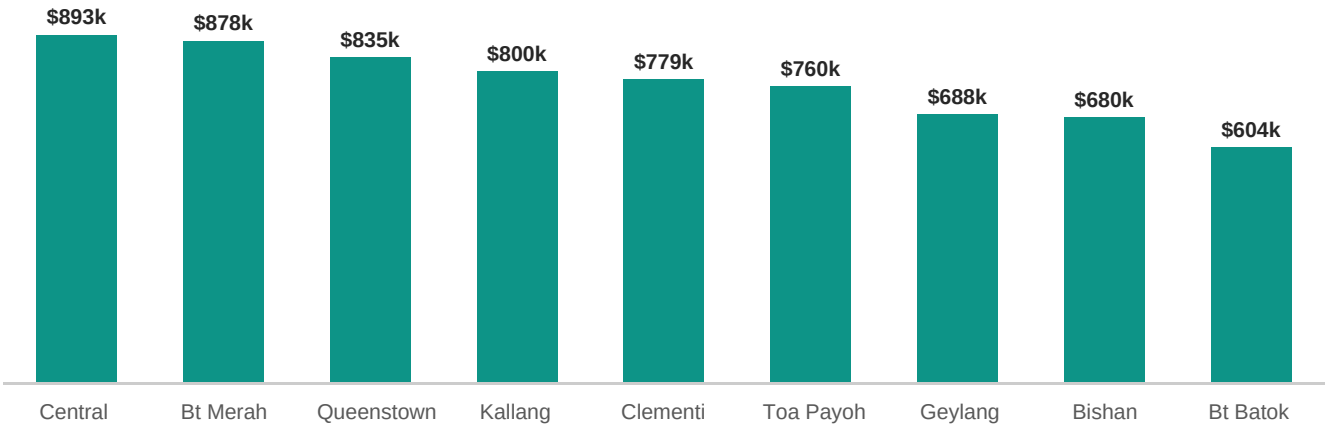
Median price each month, last 13 months



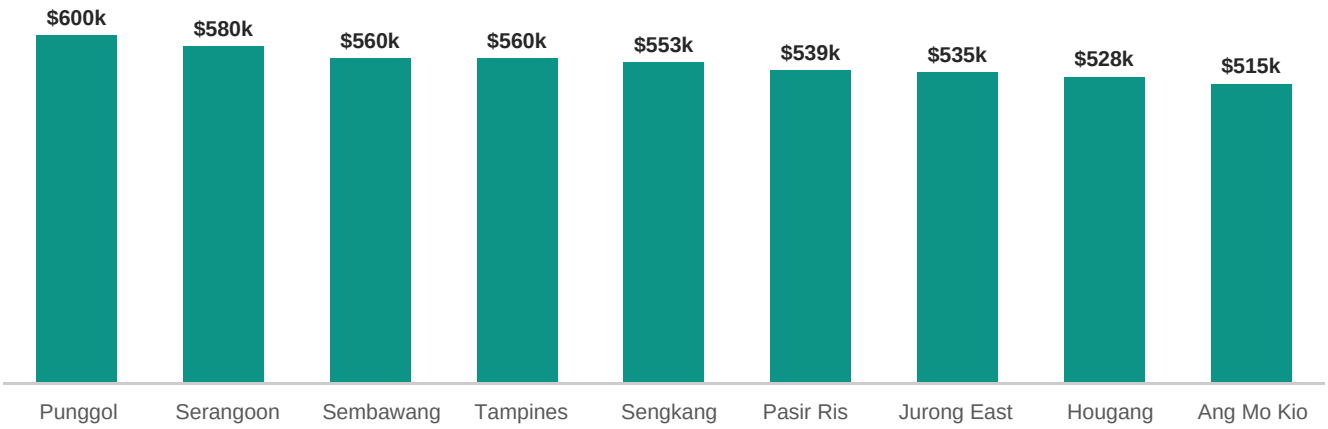
Median price by flat type (number sold), June 2023



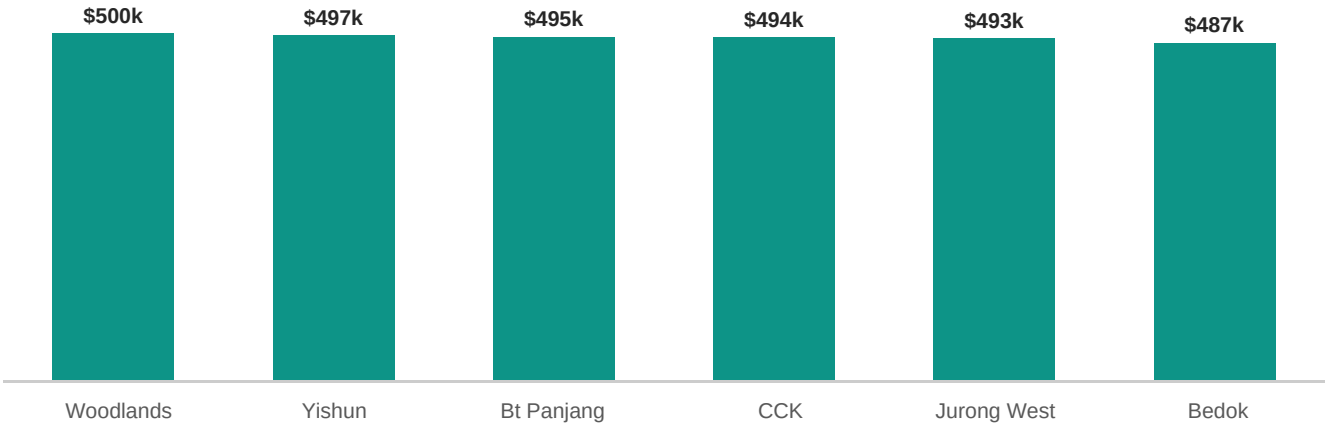
Median 4-room price by town, dearest first



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



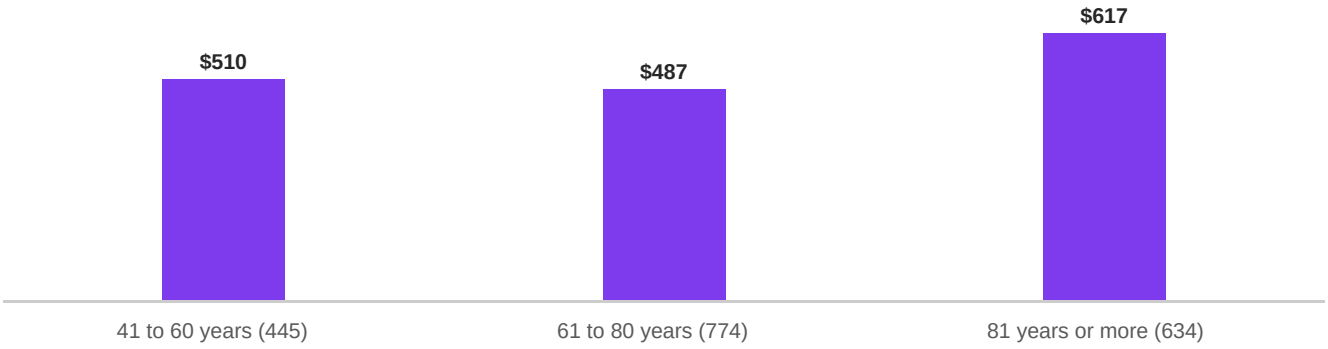
Median 4-room price by town, dearest first (continued)



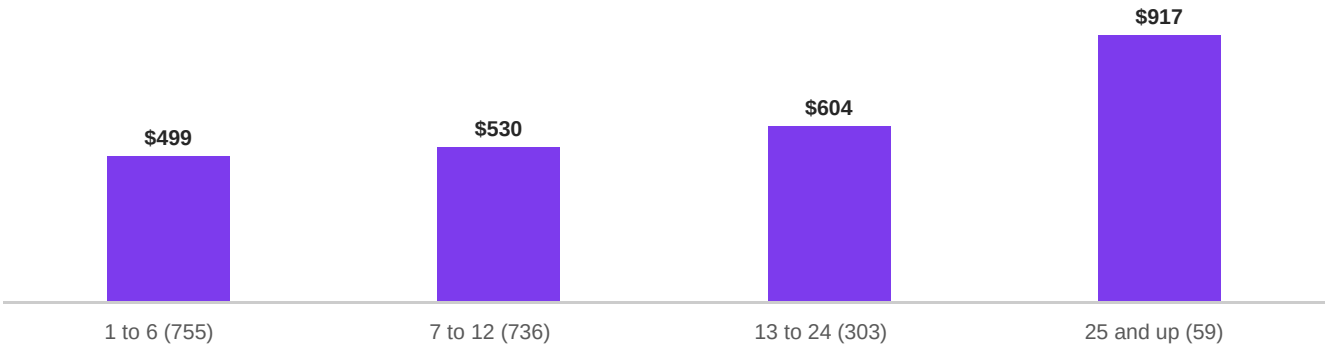
Town by town, June 2023

Ang Mo Kio: 61 sold - median $465,000 - 4-room median $515,388 - $523 psf - 2 at $1M+
Bedok: 93 sold - median $480,000 - 4-room median $486,500 - $512 psf - 1 at $1M+
Bishan: 31 sold - median $740,000 - 4-room median $680,000 - $663 psf - 3 at $1M+
Bukit Batok: 102 sold - median $575,000 - 4-room median $603,500 - $612 psf
Bukit Merah: 69 sold - median $715,888 - 4-room median $878,000 - $803 psf - 6 at $1M+
Bukit Panjang: 49 sold - median $550,000 - 4-room median $495,000 - $473 psf
Bukit Timah: 2 sold - median $707,500 - 4-room median n/a - $647 psf
Central Area: 20 sold - median $529,000 - 4-room median $893,000 - $746 psf - 5 at $1M+
Choa Chu Kang: 72 sold - median $520,000 - 4-room median $494,000 - $458 psf
Clementi: 31 sold - median $600,000 - 4-room median $779,000 - $609 psf - 2 at $1M+
Geylang: 42 sold - median $522,900 - 4-room median $687,500 - $553 psf - 1 at $1M+
Hougang: 103 sold - median $545,000 - 4-room median $527,500 - $514 psf
Jurong East: 21 sold - median $500,000 - 4-room median $535,000 - $490 psf - 1 at $1M+
Jurong West: 109 sold - median $505,000 - 4-room median $492,900 - $465 psf
Kallang/Whampoa: 53 sold - median $600,000 - 4-room median $800,000 - $638 psf - 2 at $1M+
Marine Parade: 12 sold - median $545,000 - 4-room median n/a - $610 psf - 1 at $1M+
Pasir Ris: 50 sold - median $600,000 - 4-room median $539,444 - $497 psf
Punggol: 181 sold - median $600,000 - 4-room median $599,944 - $599 psf
Queenstown: 48 sold - median $502,500 - 4-room median $835,000 - $663 psf - 4 at $1M+
Sembawang: 87 sold - median $556,888 - 4-room median $560,000 - $564 psf
Sengkang: 145 sold - median $570,000 - 4-room median $553,000 - $532 psf
Serangoon: 18 sold - median $597,500 - 4-room median $580,000 - $550 psf
Tampines: 121 sold - median $575,888 - 4-room median $560,000 - $521 psf
Toa Payoh: 58 sold - median $440,000 - 4-room median $760,000 - $565 psf - 6 at $1M+
Woodlands: 162 sold - median $535,000 - 4-room median $500,000 - $470 psf
Yishun: 113 sold - median $465,000 - 4-room median $497,000 - $509 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2023

$1,500,000 Blk 50 Moh Guan Ter, Bukit Merah
4-room - storey 04 to 06 - 1,894 sqft - $792 psf - 48 yrs lease left

$1,420,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $1,128 psf - 87 yrs lease left

$1,400,000 Blk 273A Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $1,084 psf - 87 yrs lease left

$1,262,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 13 to 15 - 1,259 sqft - $1,002 psf - 86 yrs lease left

$1,260,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $780 psf - 71 yrs lease left

$1,230,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,023 sqft - $1,203 psf - 86 yrs lease left

$1,225,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $779 psf - 65 yrs lease left

$1,200,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,012 sqft - $1,186 psf - 86 yrs lease left

$1,200,000 Blk 311C Clementi Ave 4, Clementi
5-room - storey 25 to 27 - 1,130 sqft - $1,062 psf - 90 yrs lease left

$1,170,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,152 sqft - $1,016 psf - 86 yrs lease left

The 5 most affordable 4-room flats, June 2023

$383,000 Blk 5 Bedok Sth Ave 2, Bedok

4-room - storey 01 to 03 - 883 sqft - $434 psf - 51 yrs lease left

$385,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $426 psf - 64 yrs lease left

$388,000 Blk 389 Yishun Ave 6, Yishun

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

$395,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $403 psf - 53 yrs lease left

$397,000 Blk 727 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $439 psf - 61 yrs lease left

The 10 busiest streets, June 2023

Canberra St, Sembawang: 31 sales
Sumang Lane, Punggol: 25 sales
Edgedale Plains, Punggol: 25 sales
Bt Batok West Ave 6, Bukit Batok: 23 sales
Yishun Ring Rd, Yishun: 23 sales
Edgefield Plains, Punggol: 19 sales
Sumang Walk, Punggol: 18 sales
Sembawang Cres, Sembawang: 18 sales
Punggol Field, Punggol: 17 sales
Punggol Ctrl, Punggol: 17 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