HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2023

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

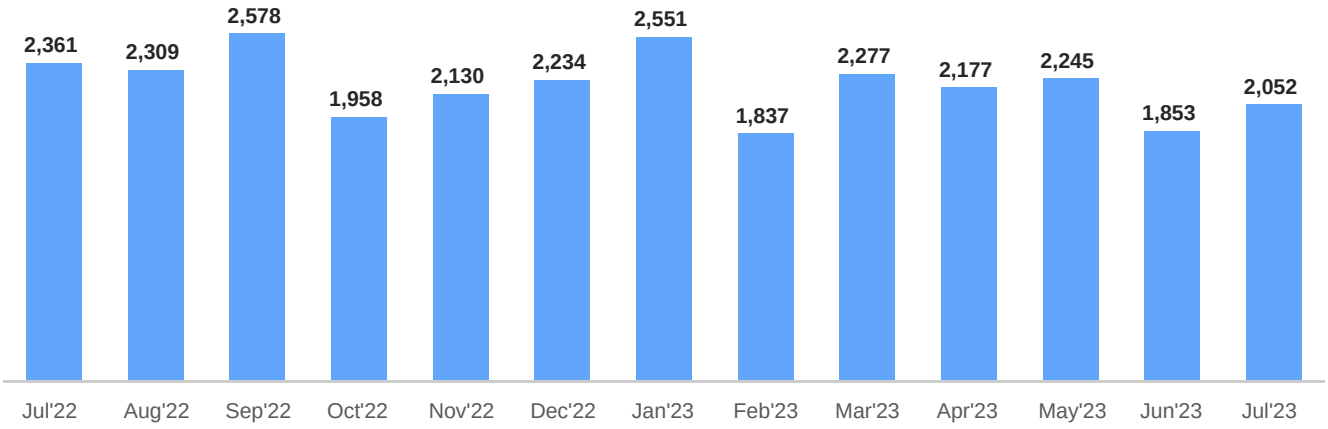
Flats sold: 2,052 Median price: $555,000 Median $psf: $530
Million-dollar flats: 32 (1.6%) Highest price: $1,380,000 (Toa Payoh)

Against the month before: sales +10.7%, median price +0.9%. Against a year ago: sales -13.1%, median price +4.7%.

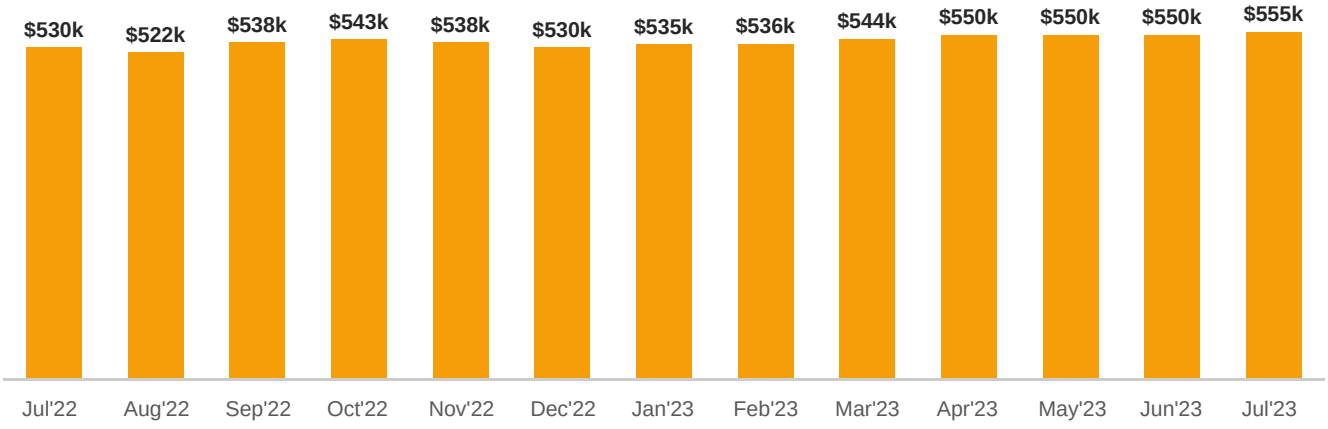
At a glance

- 2,052 HDB resale flats changed hands in July 2023, 10.7% more than the month before (1,853).
- Half of all flats sold for $555,000 or less (the median price), up 0.9% from the month before.
- A typical 4-room flat sold for $550,000 (906 sales), or about $535 per square foot.
- 32 flats sold for $1 million or more (1.6% of all sales), most of them in Bukit Merah, Kallang/Whampoa, Toa Payoh.
- The highest price was $1,380,000 for a 5-room flat at Blk 138C Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong East (median $485,000) and the dearest was Queenstown (median $930,000).
- The busiest town was Sengkang with 172 sales.

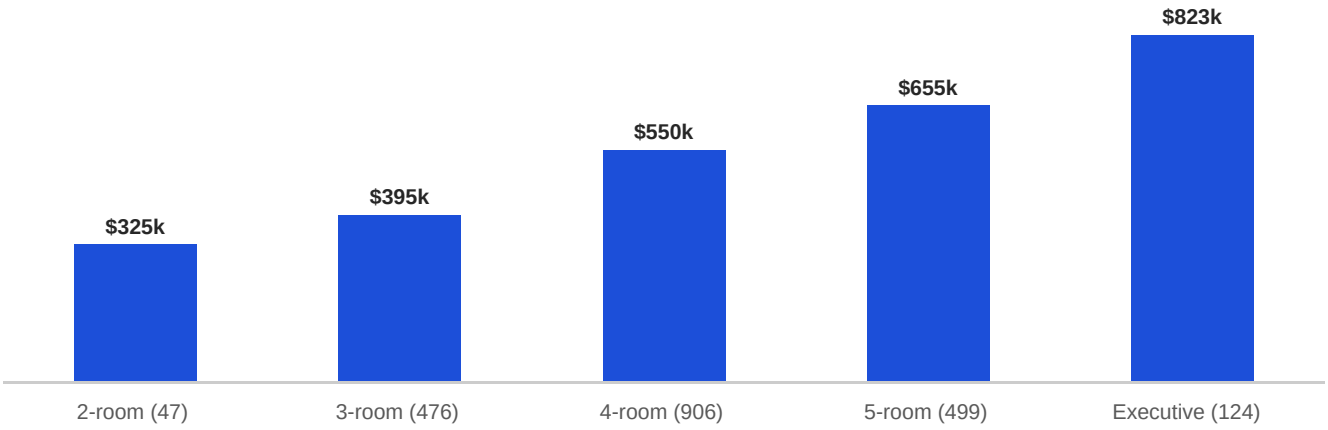
Flats sold each month, last 13 months



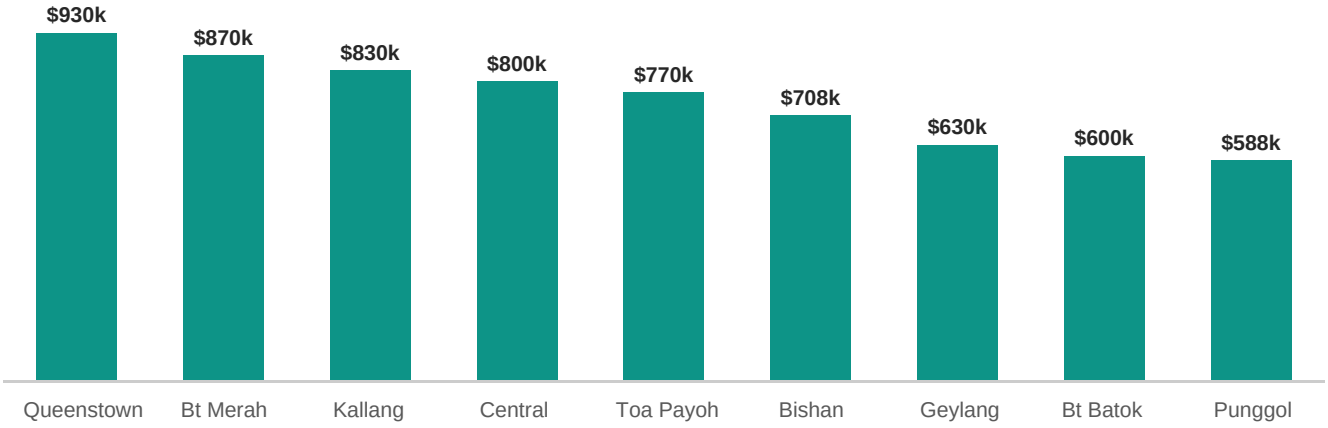
Median price each month, last 13 months



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



Median 4-room price by town, dearest first



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



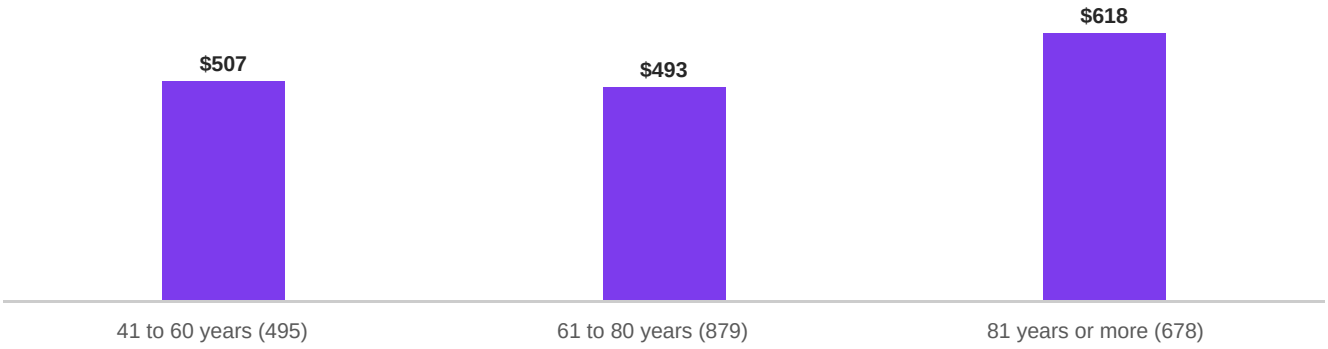
Median 4-room price by town, dearest first (continued)



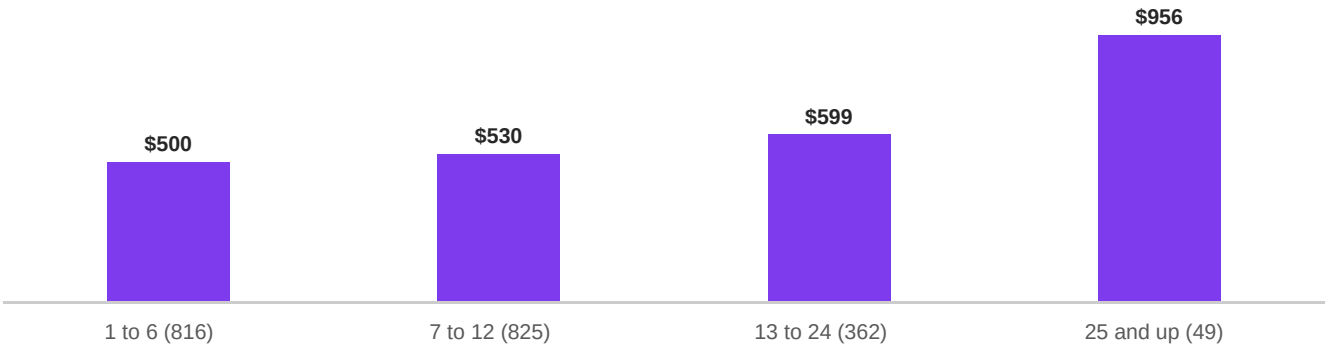
Town by town, July 2023

Ang Mo Kio: 68 sold - median $435,944 - 4-room median $533,444 - $512 psf
Bedok: 90 sold - median $495,000 - 4-room median $525,000 - $512 psf
Bishan: 31 sold - median $771,200 - 4-room median $708,000 - $678 psf - 3 at $1M+
Bukit Batok: 108 sold - median $590,000 - 4-room median $600,000 - $604 psf
Bukit Merah: 65 sold - median $750,000 - 4-room median $870,000 - $839 psf - 5 at $1M+
Bukit Panjang: 71 sold - median $518,888 - 4-room median $498,000 - $506 psf
Bukit Timah: 3 sold - median $1,200,000 - 4-room median n/a - $764 psf - 2 at $1M+
Central Area: 17 sold - median $500,000 - 4-room median $800,000 - $732 psf - 2 at $1M+
Choa Chu Kang: 91 sold - median $515,000 - 4-room median $491,500 - $456 psf
Clementi: 35 sold - median $530,000 - 4-room median $570,178 - $540 psf - 3 at $1M+
Geylang: 49 sold - median $570,000 - 4-room median $630,000 - $543 psf - 1 at $1M+
Hougang: 105 sold - median $538,000 - 4-room median $525,000 - $525 psf - 1 at $1M+
Jurong East: 46 sold - median $512,000 - 4-room median $485,000 - $494 psf - 1 at $1M+
Jurong West: 143 sold - median $515,000 - 4-room median $495,444 - $479 psf
Kallang/Whampoa: 51 sold - median $788,000 - 4-room median $830,000 - $689 psf - 4 at $1M+
Marine Parade: 9 sold - median $540,000 - 4-room median $545,000 - $593 psf
Pasir Ris: 59 sold - median $658,000 - 4-room median $555,000 - $500 psf - 1 at $1M+
Punggol: 160 sold - median $590,000 - 4-room median $588,000 - $596 psf
Queenstown: 43 sold - median $825,000 - 4-room median $930,000 - $691 psf - 3 at $1M+
Sembawang: 84 sold - median $550,000 - 4-room median $559,444 - $559 psf
Sengkang: 172 sold - median $566,500 - 4-room median $540,000 - $546 psf
Serangoon: 43 sold - median $638,000 - 4-room median $580,000 - $573 psf - 1 at $1M+
Tampines: 145 sold - median $575,000 - 4-room median $560,000 - $519 psf
Toa Payoh: 59 sold - median $420,000 - 4-room median $770,000 - $535 psf - 4 at $1M+
Woodlands: 159 sold - median $525,000 - 4-room median $492,500 - $465 psf - 1 at $1M+
Yishun: 146 sold - median $492,500 - 4-room median $503,500 - $513 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2023

$1,380,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $1,125 psf - 87 yrs lease left

$1,328,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $1,054 psf - 87 yrs lease left

$1,320,000 Blk 126A Kim Tian Rd, Bukit Merah
5-room - storey 40 to 42 - 1,216 sqft - $1,085 psf - 88 yrs lease left

$1,320,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,023 sqft - $1,291 psf - 86 yrs lease left

$1,260,000 Blk 125 Kim Tian Rd, Bukit Merah
5-room - storey 10 to 12 - 1,475 sqft - $854 psf - 71 yrs lease left

$1,248,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $794 psf - 64 yrs lease left

$1,200,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $764 psf - 64 yrs lease left

$1,200,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 28 to 30 - 1,119 sqft - $1,072 psf - 92 yrs lease left

$1,150,000 Blk 816 Woodlands St 82, Woodlands
Executive - storey 07 to 09 - 1,905 sqft - $604 psf - 70 yrs lease left

$1,145,000 Blk 312B Clementi Ave 4, Clementi
5-room - storey 19 to 21 - 1,216 sqft - $941 psf - 93 yrs lease left

The 5 most affordable 4-room flats, July 2023

$400,000 Blk 245 Yishun Ave 9, Yishun

4-room - storey 07 to 09 - 904 sqft - $442 psf - 60 yrs lease left

$400,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $379 psf - 55 yrs lease left

$400,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $442 psf - 64 yrs lease left

$401,888 Blk 278 Bt Batok East Ave 3, Bukit Batok

4-room - storey 01 to 03 - 893 sqft - $450 psf - 63 yrs lease left

$405,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 07 to 09 - 904 sqft - $448 psf - 63 yrs lease left

The 10 busiest streets, July 2023

Yishun Ring Rd, Yishun: 31 sales
Bt Batok West Ave 6, Bukit Batok: 24 sales
Yishun Ave 4, Yishun: 24 sales
Edgedale Plains, Punggol: 23 sales
Punggol Field, Punggol: 23 sales
Bedok Reservoir Rd, Bedok: 22 sales
Canberra St, Sembawang: 21 sales
Punggol Dr, Punggol: 20 sales
Sumang Lane, Punggol: 19 sales
Sembawang Cres, Sembawang: 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