HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2023

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

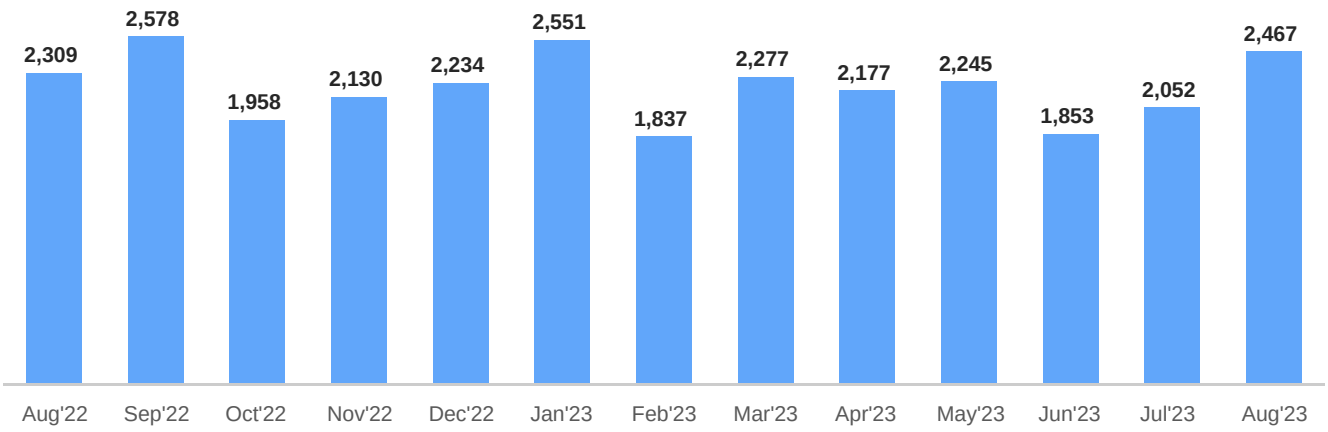
Flats sold: 2,467 Median price: $555,000 Median $psf: $536
Million-dollar flats: 54 (2.2%) Highest price: $1,480,000 (Central Area)

Against the month before: sales +20.2%, median price +0.0%. Against a year ago: sales +6.8%, median price +6.3%.

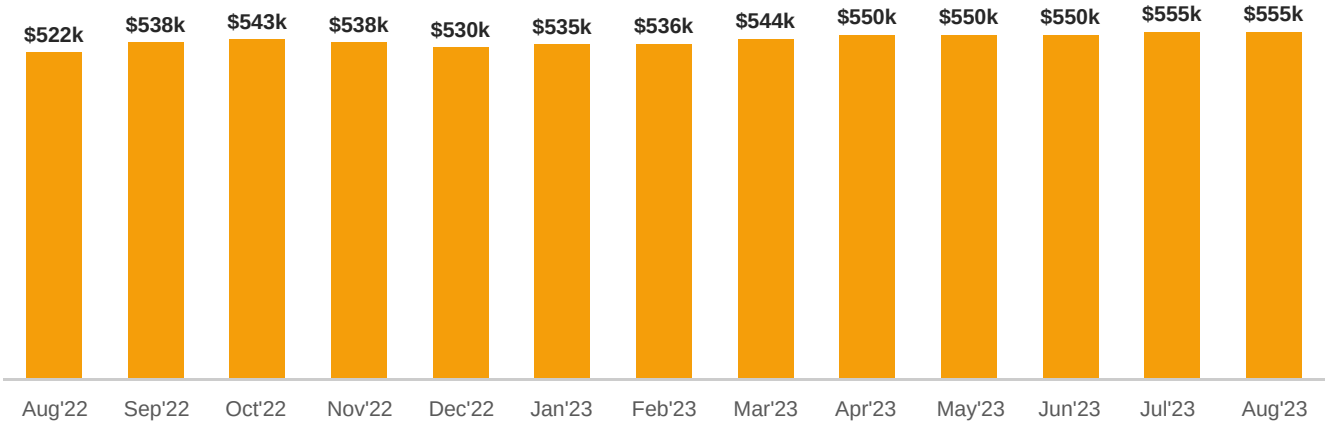
At a glance

- 2,467 HDB resale flats changed hands in August 2023, 20.2% more than the month before (2,052).
- Half of all flats sold for $555,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $559,444 (1,068 sales), or about $553 per square foot.
- 54 flats sold for $1 million or more (2.2% of all sales), most of them in Bukit Merah, Central Area, Ang Mo Kio.
- The highest price was $1,480,000 for a 5-room flat at Blk 1D Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong West (median $494,000) and the dearest was Central Area (median $1,200,000).
- The busiest town was Sengkang with 198 sales.

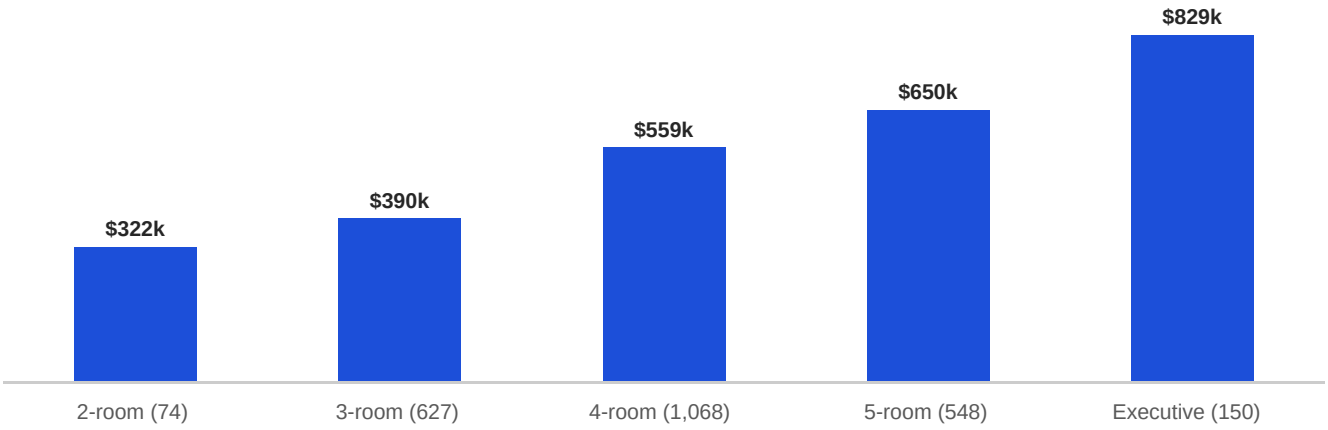
Flats sold each month, last 13 months



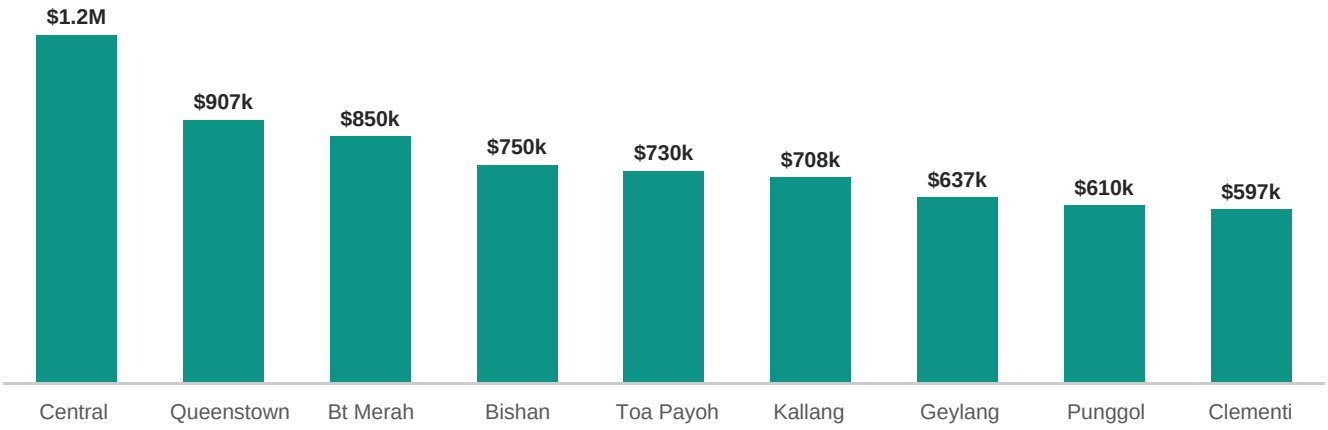
Median price each month, last 13 months



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



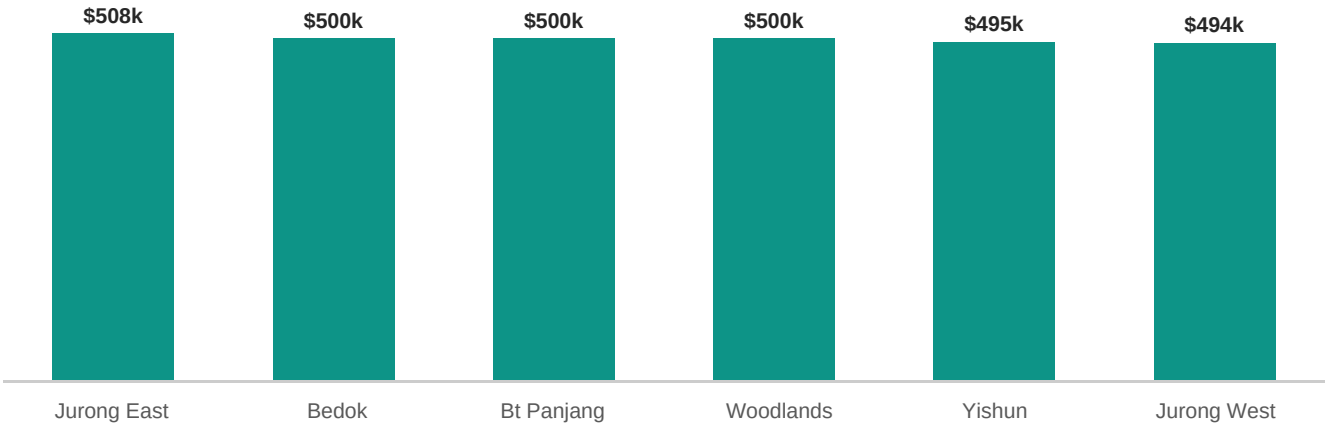
Median 4-room price by town, dearest first



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



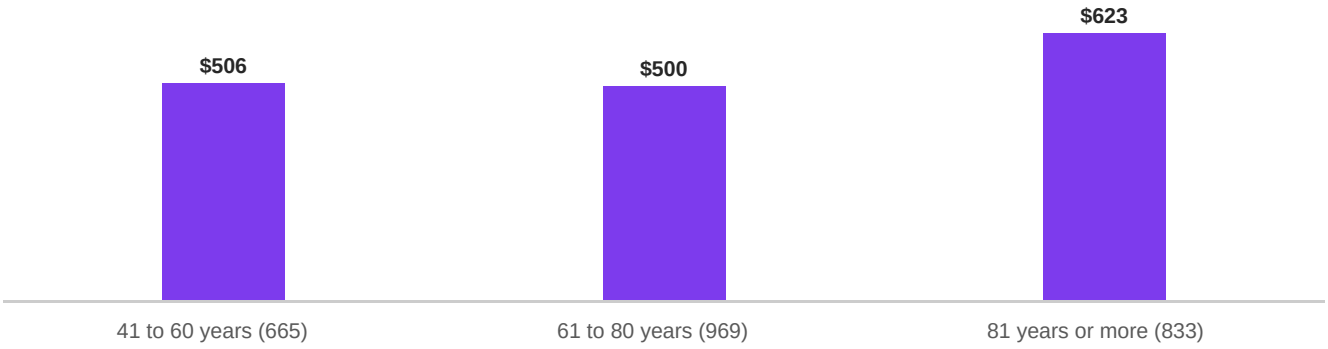
Median 4-room price by town, dearest first (continued)



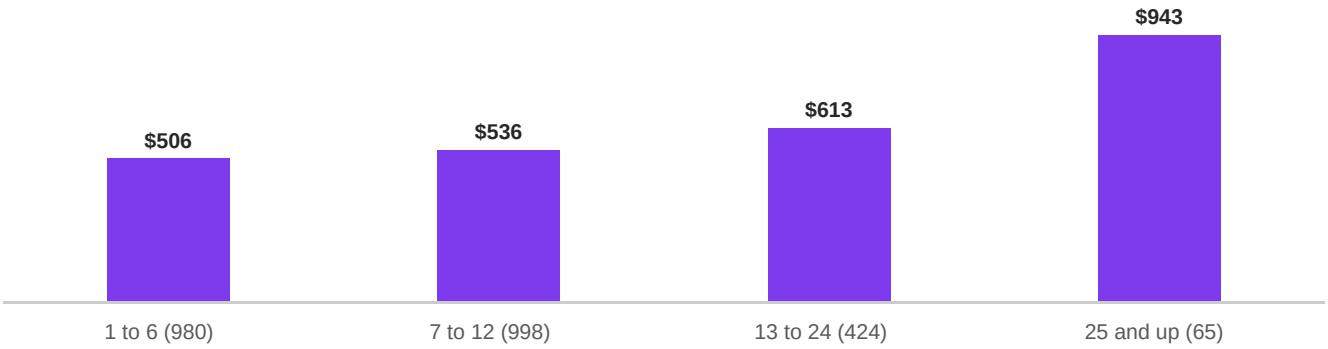
Town by town, August 2023

Ang Mo Kio: 113 sold - median $430,000 - 4-room median $555,000 - $525 psf - 6 at $1M+
Bedok: 139 sold - median $455,000 - 4-room median $500,000 - $522 psf
Bishan: 32 sold - median $775,500 - 4-room median $750,000 - $676 psf - 2 at $1M+
Bukit Batok: 143 sold - median $550,000 - 4-room median $590,000 - $586 psf
Bukit Merah: 121 sold - median $758,000 - 4-room median $850,000 - $735 psf - 9 at $1M+
Bukit Panjang: 58 sold - median $534,444 - 4-room median $500,000 - $496 psf
Bukit Timah: 5 sold - median $1,150,000 - 4-room median n/a - $764 psf - 3 at $1M+
Central Area: 20 sold - median $787,500 - 4-room median $1,200,000 - $830 psf - 8 at $1M+
Choa Chu Kang: 95 sold - median $538,000 - 4-room median $512,000 - $457 psf
Clementi: 46 sold - median $576,500 - 4-room median $596,500 - $581 psf - 3 at $1M+
Geylang: 66 sold - median $532,500 - 4-room median $636,944 - $547 psf - 1 at $1M+
Hougang: 134 sold - median $544,000 - 4-room median $521,500 - $517 psf - 2 at $1M+
Jurong East: 50 sold - median $560,000 - 4-room median $507,500 - $503 psf
Jurong West: 147 sold - median $535,000 - 4-room median $494,000 - $475 psf
Kallang/Whampoa: 80 sold - median $559,444 - 4-room median $707,500 - $601 psf - 6 at $1M+
Marine Parade: 17 sold - median $520,000 - 4-room median n/a - $611 psf - 2 at $1M+
Pasir Ris: 51 sold - median $640,000 - 4-room median $545,000 - $493 psf
Punggol: 189 sold - median $603,000 - 4-room median $610,000 - $609 psf
Queenstown: 55 sold - median $778,000 - 4-room median $906,500 - $834 psf - 4 at $1M+
Sembawang: 100 sold - median $550,944 - 4-room median $560,000 - $560 psf
Sengkang: 198 sold - median $585,000 - 4-room median $572,444 - $567 psf
Serangoon: 46 sold - median $549,000 - 4-room median $583,000 - $580 psf - 1 at $1M+
Tampines: 125 sold - median $585,000 - 4-room median $571,000 - $522 psf - 1 at $1M+
Toa Payoh: 77 sold - median $455,000 - 4-room median $730,000 - $544 psf - 4 at $1M+
Woodlands: 178 sold - median $535,000 - 4-room median $500,000 - $480 psf - 2 at $1M+
Yishun: 182 sold - median $487,750 - 4-room median $495,000 - $509 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2023

$1,480,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $1,285 psf - 86 yrs lease left

$1,460,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,227 sqft - $1,190 psf - 87 yrs lease left

$1,410,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,394 psf - 86 yrs lease left

$1,375,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 43 to 45 - 1,216 sqft - $1,130 psf - 94 yrs lease left

$1,325,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 22 to 24 - 1,206 sqft - $1,099 psf - 91 yrs lease left

$1,320,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,319 psf - 86 yrs lease left

$1,305,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,276 psf - 86 yrs lease left

$1,270,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 31 to 33 - 1,119 sqft - $1,134 psf - 92 yrs lease left

$1,233,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,012 sqft - $1,219 psf - 86 yrs lease left

$1,220,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 19 to 21 - 1,001 sqft - $1,219 psf - 86 yrs lease left

The 5 most affordable 4-room flats, August 2023

$360,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $368 psf - 52 yrs lease left

$368,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $376 psf - 56 yrs lease left

$375,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,012 sqft - $371 psf - 56 yrs lease left

$395,000 Blk 209 Toa Payoh Nth, Toa Payoh

4-room - storey 01 to 03 - 872 sqft - $453 psf - 49 yrs lease left

$400,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $442 psf - 63 yrs lease left

The 10 busiest streets, August 2023

Yishun Ring Rd, Yishun: 43 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 36 sales
Bt Batok West Ave 8, Bukit Batok: 34 sales
Bt Batok West Ave 6, Bukit Batok: 30 sales
Canberra St, Sembawang: 27 sales
Bedok Reservoir Rd, Bedok: 26 sales
Punggol Field, Punggol: 26 sales
Punggol Dr, Punggol: 25 sales
Fernvale Link, Sengkang: 25 sales
Yishun Ave 4, Yishun: 23 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