HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2023

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

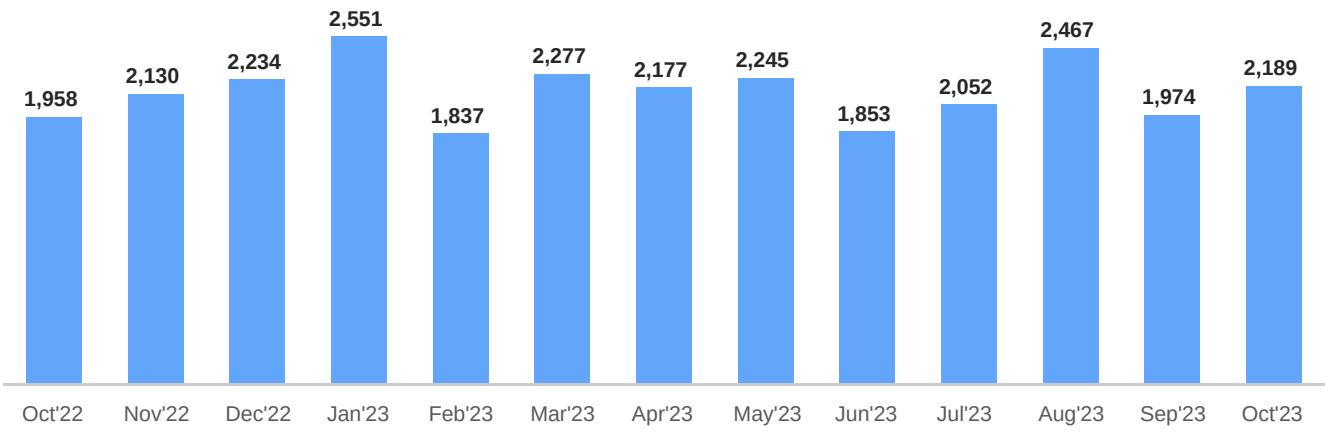
Flats sold: 2,189 Median price: $555,000 Median $psf: $539
Million-dollar flats: 40 (1.8%) Highest price: $1,450,000 (Bukit Merah)

Against the month before: sales +10.9%, median price +0.9%. Against a year ago: sales +11.8%, median price +2.3%.

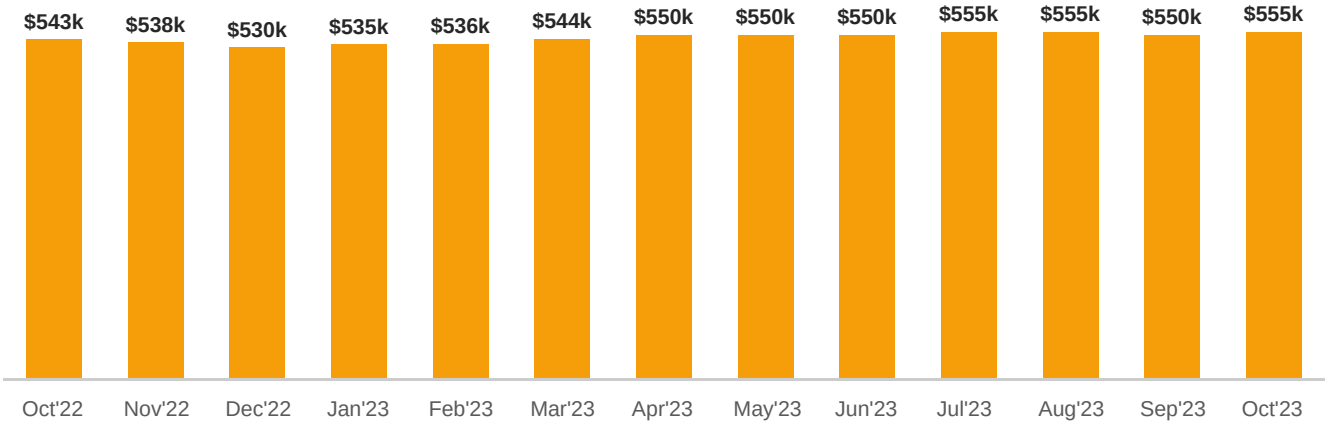
At a glance

- 2,189 HDB resale flats changed hands in October 2023, 10.9% more than the month before (1,974).
- 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 $558,000 (1,006 sales), or about $548 per square foot.
- 40 flats sold for $1 million or more (1.8% of all sales), most of them in Bishan, Bukit Merah, Queenstown.
- The highest price was $1,450,000 for a 5-room flat at Blk 96A Henderson Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Jurong East (median $480,000) and the dearest was Queenstown (median $916,500).
- The busiest town was Sengkang with 197 sales.

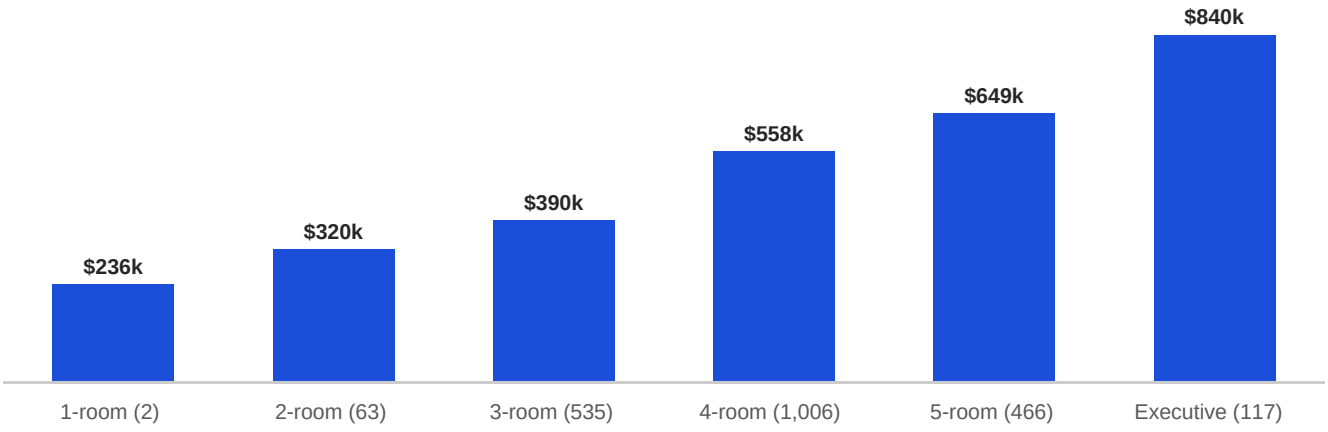
Flats sold each month, last 13 months



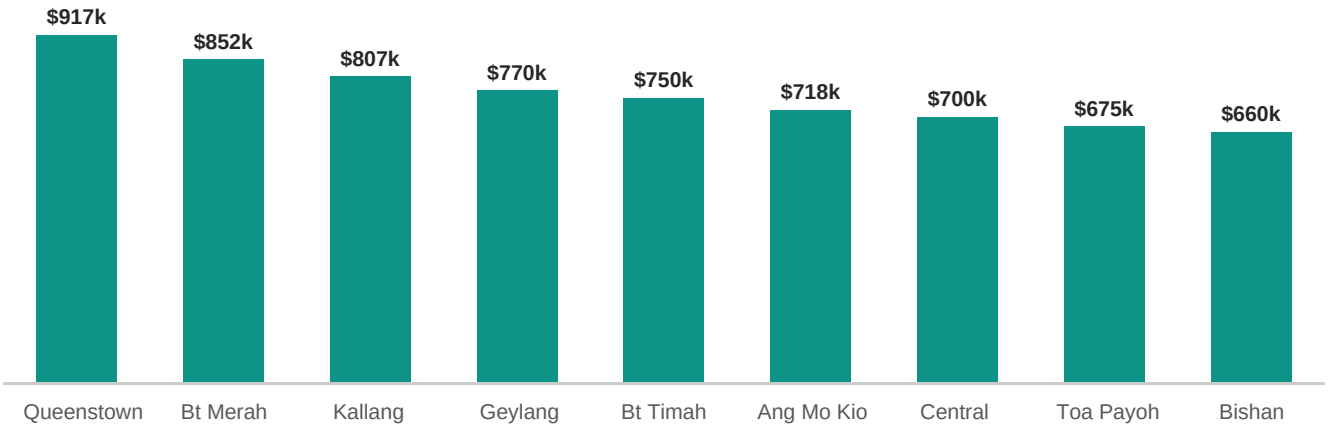
Median price each month, last 13 months



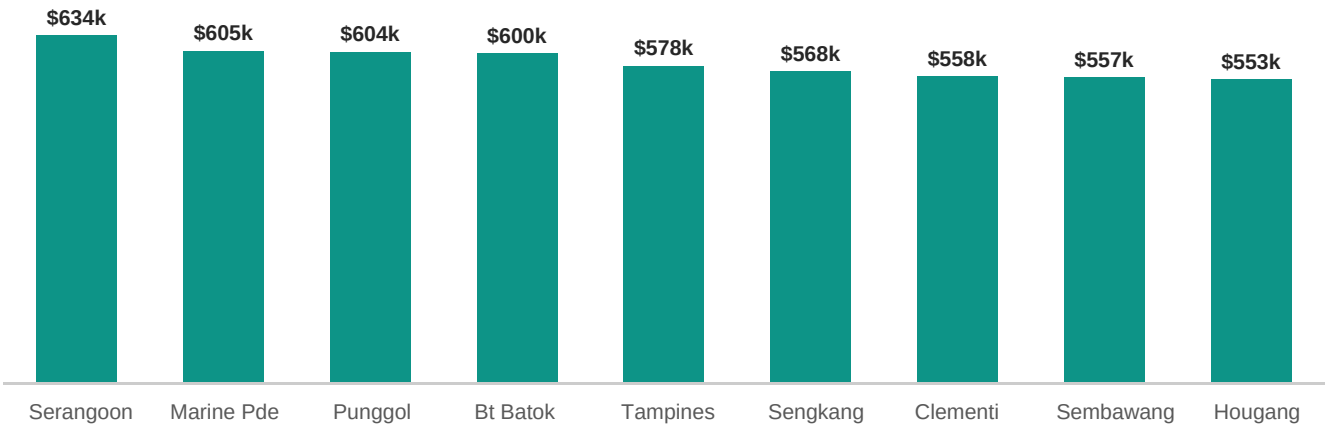
Median price by flat type (number sold), October 2023



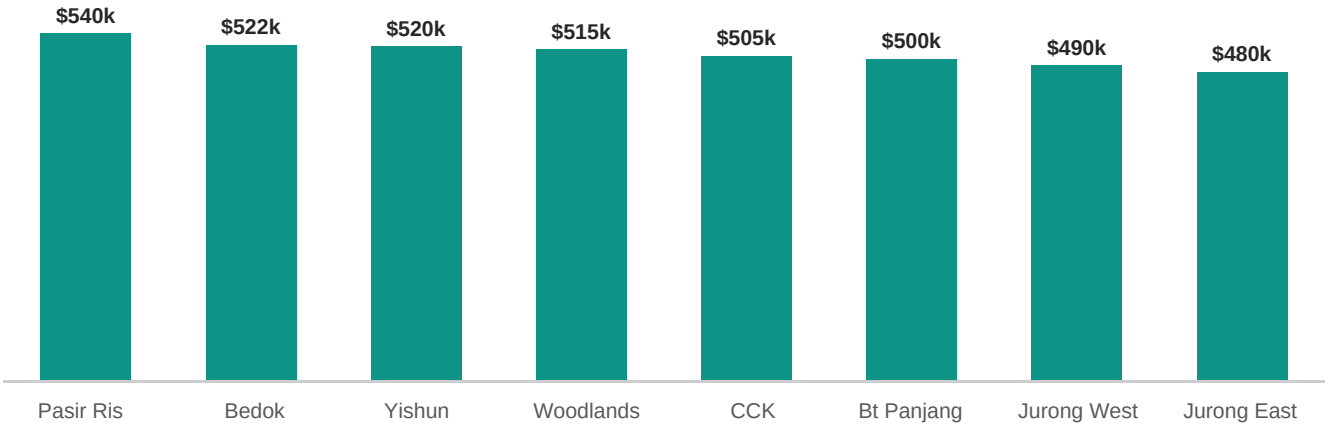
Median 4-room price by town, dearest first



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



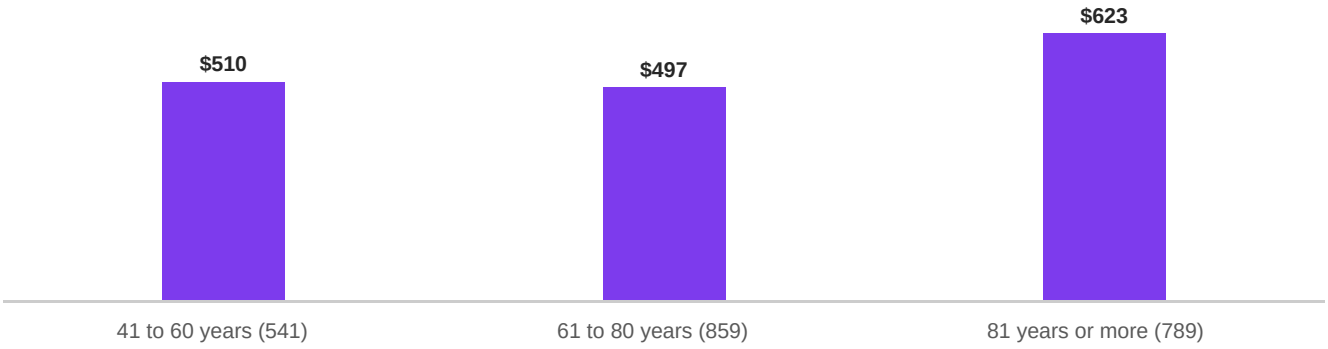
Median 4-room price by town, dearest first (continued)



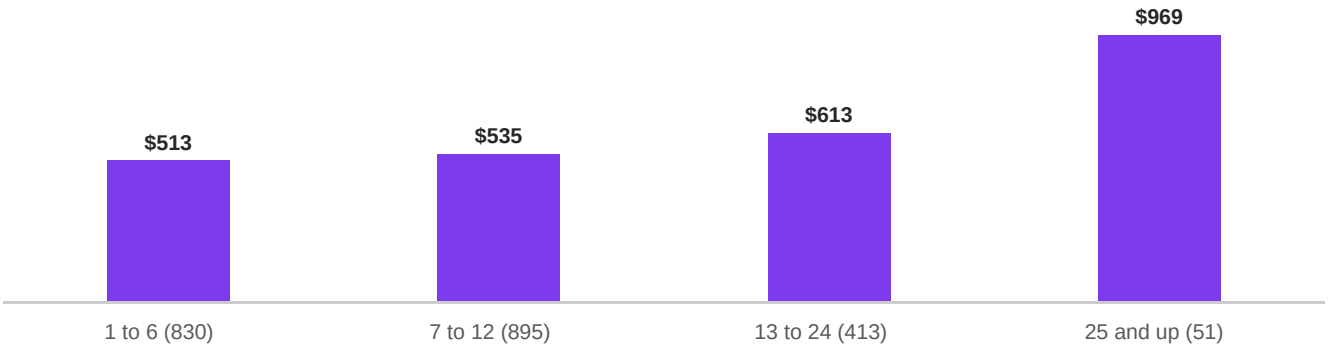
Town by town, October 2023

Ang Mo Kio: 97 sold - median $455,000 - 4-room median $718,000 - $531 psf - 4 at $1M+
Bedok: 101 sold - median $495,000 - 4-room median $521,944 - $519 psf
Bishan: 34 sold - median $732,500 - 4-room median $660,000 - $670 psf - 7 at $1M+
Bukit Batok: 138 sold - median $596,500 - 4-room median $600,000 - $583 psf
Bukit Merah: 80 sold - median $754,000 - 4-room median $852,000 - $743 psf - 7 at $1M+
Bukit Panjang: 60 sold - median $544,000 - 4-room median $500,000 - $497 psf
Bukit Timah: 6 sold - median $794,000 - 4-room median $750,000 - $701 psf - 1 at $1M+
Central Area: 10 sold - median $520,000 - 4-room median $700,000 - $757 psf - 2 at $1M+
Choa Chu Kang: 96 sold - median $521,500 - 4-room median $505,000 - $467 psf
Clementi: 50 sold - median $558,000 - 4-room median $558,000 - $591 psf - 5 at $1M+
Geylang: 52 sold - median $502,500 - 4-room median $770,000 - $559 psf - 1 at $1M+
Hougang: 150 sold - median $530,000 - 4-room median $552,500 - $532 psf
Jurong East: 40 sold - median $465,000 - 4-room median $480,000 - $497 psf
Jurong West: 132 sold - median $490,000 - 4-room median $490,000 - $481 psf
Kallang/Whampoa: 61 sold - median $525,000 - 4-room median $806,500 - $587 psf - 5 at $1M+
Marine Parade: 15 sold - median $550,000 - 4-room median $605,000 - $625 psf
Pasir Ris: 52 sold - median $641,500 - 4-room median $540,000 - $495 psf
Punggol: 181 sold - median $605,000 - 4-room median $603,500 - $611 psf
Queenstown: 51 sold - median $682,000 - 4-room median $916,500 - $791 psf - 6 at $1M+
Sembawang: 91 sold - median $545,000 - 4-room median $556,500 - $552 psf
Sengkang: 197 sold - median $577,000 - 4-room median $567,500 - $559 psf
Serangoon: 31 sold - median $580,000 - 4-room median $634,000 - $585 psf - 1 at $1M+
Tampines: 130 sold - median $600,000 - 4-room median $578,000 - $526 psf
Toa Payoh: 55 sold - median $400,000 - 4-room median $675,000 - $536 psf - 1 at $1M+
Woodlands: 166 sold - median $542,500 - 4-room median $515,000 - $477 psf
Yishun: 113 sold - median $492,000 - 4-room median $520,000 - $522 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2023

$1,450,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 19 to 21 - 1,216 sqft - $1,192 psf - 94 yrs lease left

$1,438,888 Blk 1C Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,141 sqft - $1,261 psf - 86 yrs lease left

$1,350,000 Blk 223 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,518 sqft - $889 psf - 67 yrs lease left

$1,330,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,301 psf - 86 yrs lease left

$1,300,888 Blk 8B Upp Boon Keng Rd, Kallang/Whampoa
4-room - storey 28 to 30 - 1,055 sqft - $1,233 psf - 92 yrs lease left

$1,288,000 Blk 451 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 1,959 sqft - $657 psf - 65 yrs lease left

$1,250,000 Blk 312C Clementi Ave 4, Clementi
5-room - storey 28 to 30 - 1,216 sqft - $1,028 psf - 92 yrs lease left

$1,208,000 Blk 440C Clementi Ave 3, Clementi
5-room - storey 13 to 15 - 1,206 sqft - $1,002 psf - 93 yrs lease left

$1,180,000 Blk 13 Toh Yi Dr, Bukit Timah
5-room - storey 13 to 15 - 1,378 sqft - $856 psf - 64 yrs lease left

$1,160,000 Blk 311A Clementi Ave 4, Clementi
5-room - storey 28 to 30 - 1,130 sqft - $1,026 psf - 90 yrs lease left

The 5 most affordable 4-room flats, October 2023

$395,000 Blk 27 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 980 sqft - $403 psf - 53 yrs lease left

$400,000 Blk 167 Yishun Ring Rd, Yishun
4-room - storey 01 to 03 - 904 sqft - $442 psf - 63 yrs lease left

$403,000 Blk 15 Teck Whye Lane, Choa Chu Kang
4-room - storey 01 to 03 - 990 sqft - $407 psf - 54 yrs lease left

$410,000 Blk 639 Yishun St 61, Yishun
4-room - storey 10 to 12 - 904 sqft - $453 psf - 62 yrs lease left

$410,000 Blk 173 Yishun Ave 7, Yishun
4-room - storey 07 to 09 - 904 sqft - $453 psf - 63 yrs lease left

The 10 busiest streets, October 2023

Bt Batok West Ave 6, Bukit Batok: 31 sales
Edgedale Plains, Punggol: 29 sales
Bt Batok West Ave 8, Bukit Batok: 28 sales
Buangkok Cres, Hougang: 28 sales
Punggol Dr, Punggol: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Yishun Ring Rd, Yishun: 25 sales
Anchorvale Rd, Sengkang: 24 sales
Hougang Ave 8, Hougang: 23 sales
Sumang Lane, Punggol: 22 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