HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2023

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:57 pm.
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November 2023 in full

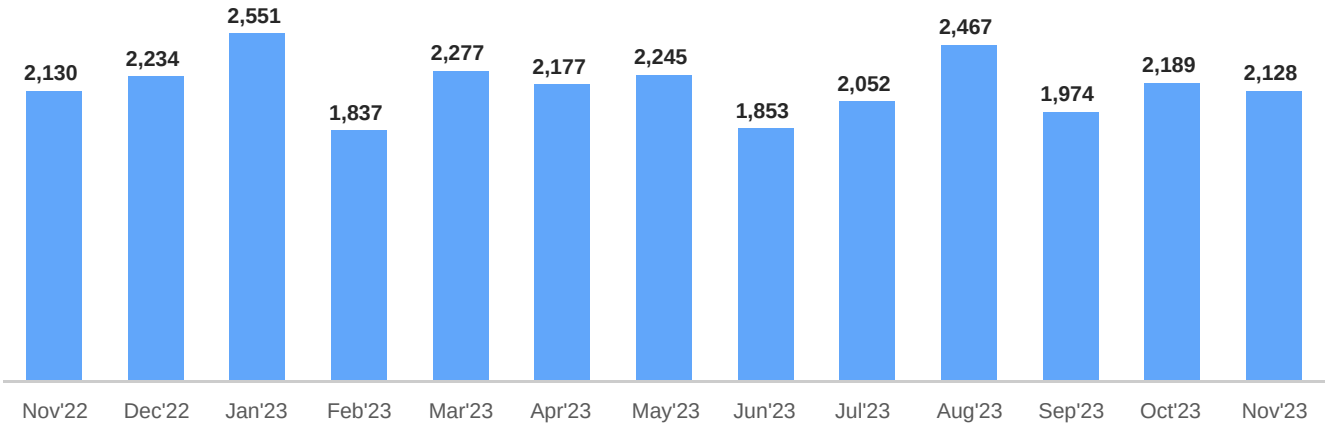
Flats sold: 2,128 **Median price: $560,000** **Median $psf: $539**
Million-dollar flats: 45 (2.1%) **Highest price: $1,460,000 (Bukit Merah)**

Against the month before: sales -2.8%, median price +0.9%. Against a year ago: sales -0.1%, median price +4.1%.

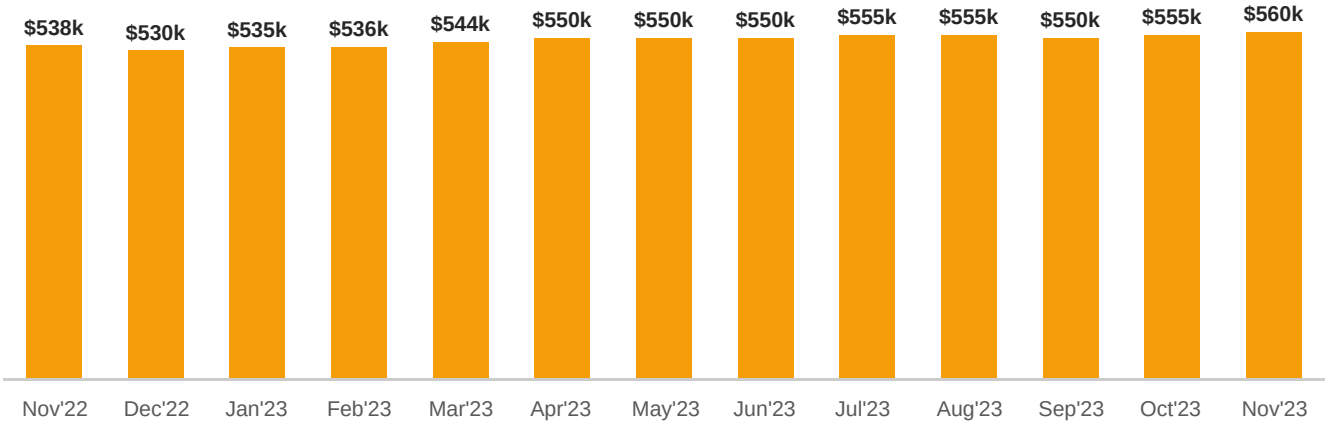
At a glance

- 2,128 HDB resale flats changed hands in November 2023, 2.8% fewer than the month before (2,189).
- Half of all flats sold for $560,000 or less (the median price), up 0.9% from the month before.
- A typical 4-room flat sold for $560,000 (939 sales), or about $549 per square foot.
- 45 flats sold for $1 million or more (2.1% of all sales), most of them in Bukit Merah, Kallang/Whampoa, Ang Mo Kio.
- The highest price was $1,460,000 for a 5-room flat at Blk 95C Henderson Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Jurong West (median $486,000) and the dearest was Queenstown (median $890,000).
- The busiest town was Punggol with 164 sales.

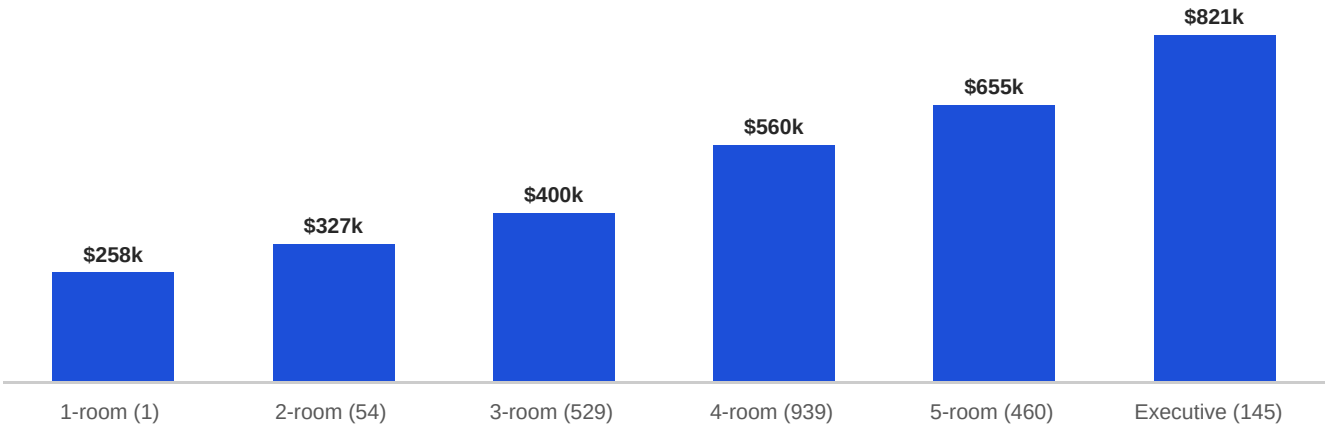
Flats sold each month, last 13 months



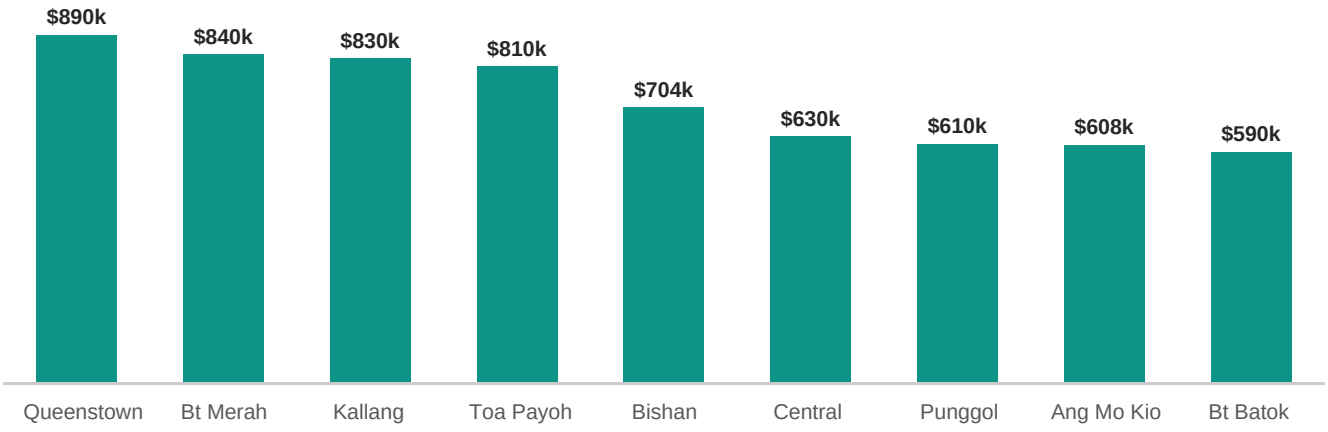
Median price each month, last 13 months



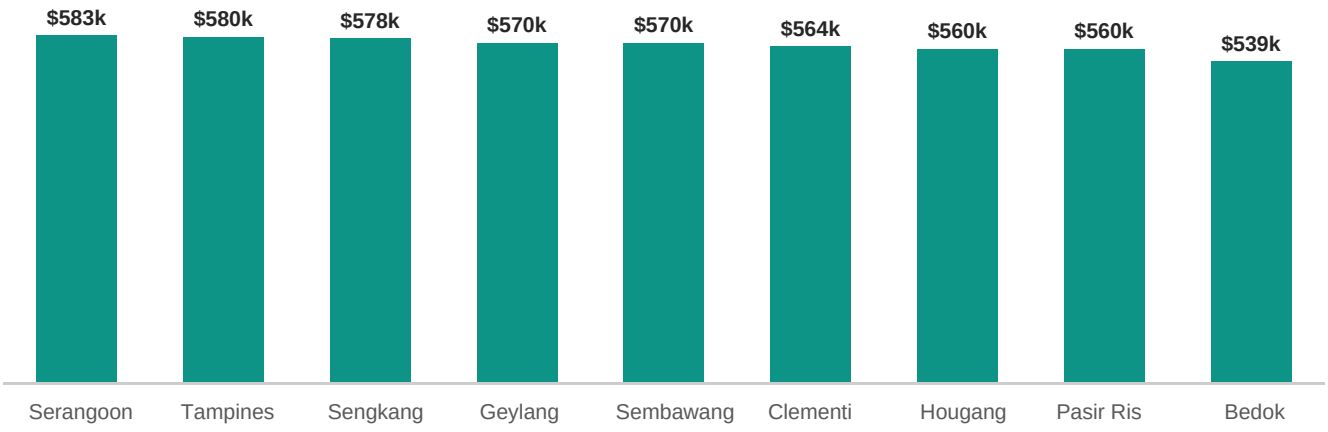
Median price by flat type (number sold), November 2023



Median 4-room price by town, dearest first



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



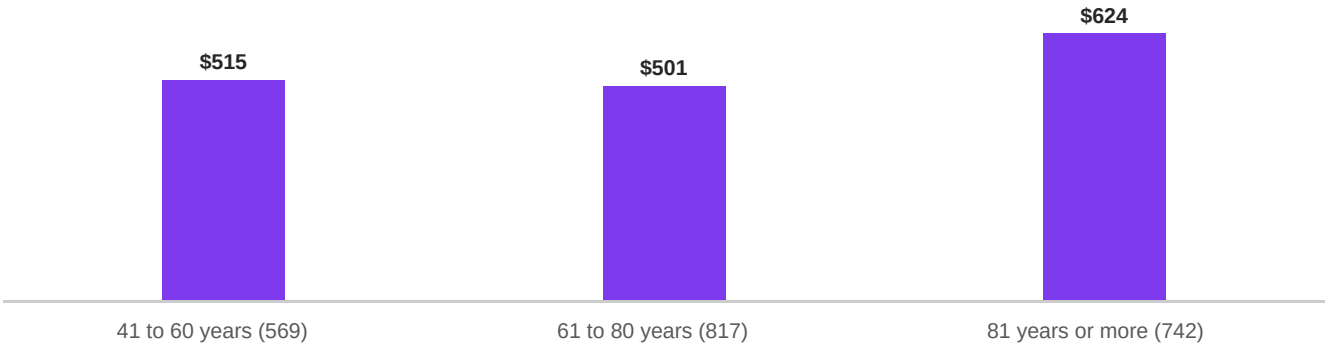
Median 4-room price by town, dearest first (continued)



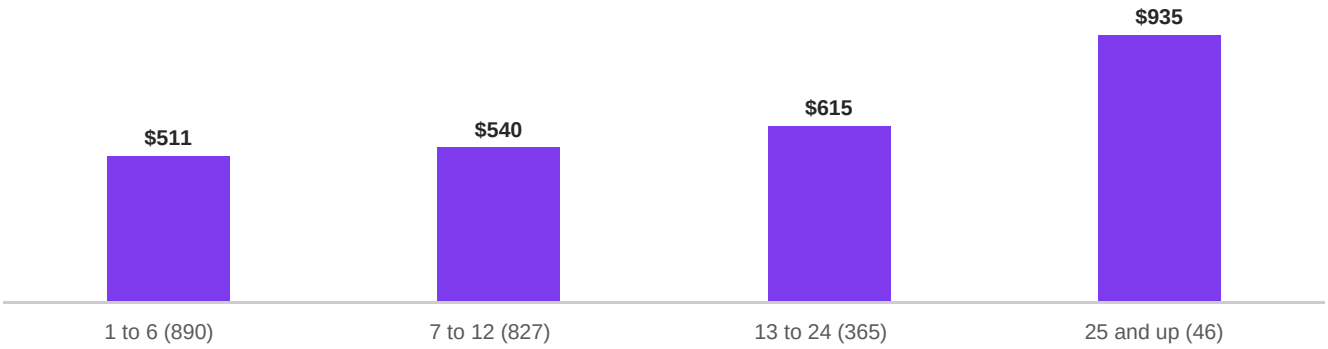
Town by town, November 2023

Ang Mo Kio: 99 sold - median $416,000 - 4-room median $607,500 - $523 psf - 5 at $1M+
Bedok: 96 sold - median $493,400 - 4-room median $539,000 - $526 psf - 1 at $1M+
Bishan: 31 sold - median $720,000 - 4-room median $704,000 - $677 psf - 4 at $1M+
Bukit Batok: 142 sold - median $557,500 - 4-room median $590,000 - $568 psf - 2 at $1M+
Bukit Merah: 86 sold - median $712,944 - 4-room median $839,888 - $719 psf - 9 at $1M+
Bukit Panjang: 66 sold - median $555,000 - 4-room median $513,000 - $499 psf
Bukit Timah: 2 sold - median $662,500 - 4-room median n/a - $674 psf
Central Area: 18 sold - median $526,500 - 4-room median $630,000 - $647 psf - 2 at $1M+
Choa Chu Kang: 101 sold - median $535,000 - 4-room median $507,500 - $474 psf
Clementi: 47 sold - median $528,000 - 4-room median $564,444 - $544 psf - 3 at $1M+
Geylang: 49 sold - median $518,000 - 4-room median $570,000 - $530 psf - 1 at $1M+
Hougang: 140 sold - median $558,000 - 4-room median $560,050 - $539 psf - 1 at $1M+
Jurong East: 32 sold - median $485,000 - 4-room median $526,500 - $492 psf
Jurong West: 126 sold - median $495,000 - 4-room median $486,000 - $472 psf
Kallang/Whampoa: 60 sold - median $734,000 - 4-room median $830,000 - $677 psf - 6 at $1M+
Marine Parade: 7 sold - median $530,000 - 4-room median n/a - $622 psf
Pasir Ris: 50 sold - median $665,000 - 4-room median $560,000 - $501 psf
Punggol: 164 sold - median $600,000 - 4-room median $610,000 - $609 psf
Queenstown: 53 sold - median $688,000 - 4-room median $890,000 - $829 psf - 4 at $1M+
Sembawang: 75 sold - median $570,000 - 4-room median $570,000 - $546 psf
Sengkang: 146 sold - median $595,000 - 4-room median $578,000 - $558 psf
Serangoon: 34 sold - median $605,500 - 4-room median $583,000 - $564 psf - 2 at $1M+
Tampines: 161 sold - median $588,588 - 4-room median $580,000 - $540 psf
Toa Payoh: 45 sold - median $650,000 - 4-room median $810,000 - $553 psf - 4 at $1M+
Woodlands: 149 sold - median $525,000 - 4-room median $507,500 - $487 psf - 1 at $1M+
Yishun: 149 sold - median $520,000 - 4-room median $510,000 - $521 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2023

$1,460,000 Blk 95C Henderson Rd, Bukit Merah
5-room - storey 31 to 33 - 1,216 sqft - $1,200 psf - 94 yrs lease left

$1,450,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 43 to 45 - 1,216 sqft - $1,192 psf - 94 yrs lease left

$1,330,888 Blk 1F Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,023 sqft - $1,302 psf - 86 yrs lease left

$1,305,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 04 to 06 - 1,216 sqft - $1,073 psf - 94 yrs lease left

$1,200,000 Blk 52 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,518 sqft - $791 psf - 47 yrs lease left

$1,180,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 04 to 06 - 1,216 sqft - $970 psf - 94 yrs lease left

$1,170,000 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $744 psf - 62 yrs lease left

$1,150,000 Blk 80A Telok Blangah St 31, Bukit Merah
4-room - storey 34 to 36 - 1,023 sqft - $1,125 psf - 88 yrs lease left

$1,140,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,152 sqft - $990 psf - 86 yrs lease left

$1,120,000 Blk 311B Clementi Ave 4, Clementi
5-room - storey 25 to 27 - 1,130 sqft - $991 psf - 90 yrs lease left

The 5 most affordable 4-room flats, November 2023

$370,888 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $392 psf - 51 yrs lease left

$405,000 Blk 167 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $448 psf - 63 yrs lease left

$408,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $451 psf - 62 yrs lease left

$415,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 01 to 03 - 893 sqft - $465 psf - 63 yrs lease left

$415,000 Blk 203 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $415 psf - 57 yrs lease left

The 10 busiest streets, November 2023

Bt Batok West Ave 8, Bukit Batok: 30 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 29 sales
Yishun Ring Rd, Yishun: 28 sales
Bt Batok West Ave 6, Bukit Batok: 26 sales
Sumang Lane, Punggol: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Buangkok Cres, Hougang: 22 sales
Bedok Reservoir Rd, Bedok: 21 sales
Punggol Dr, Punggol: 21 sales
Edgedale Plains, Punggol: 20 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