HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2023

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:56 pm.
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December 2023 in full

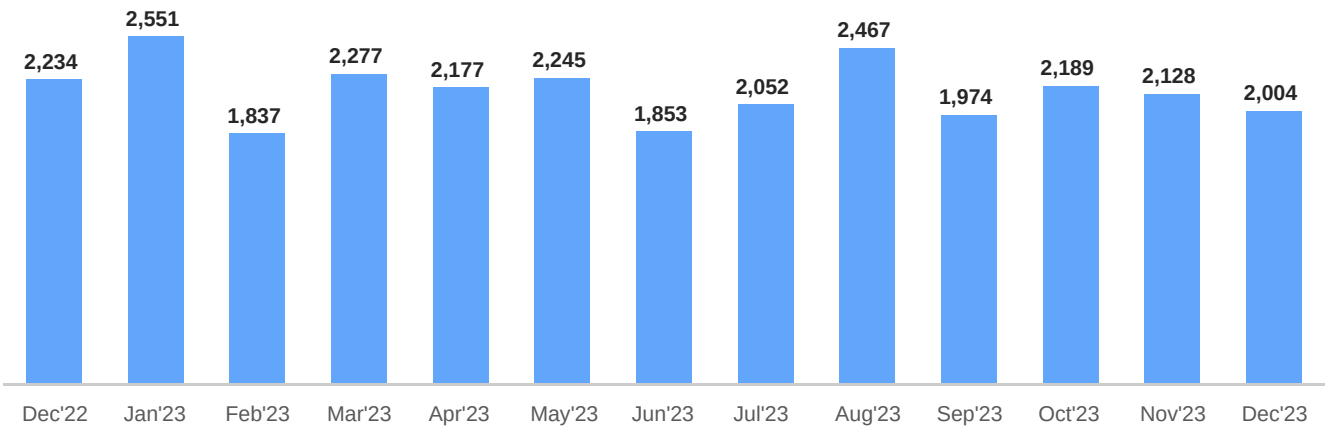
Flats sold: 2,004 Median price: $560,000 Median $psf: $541
Million-dollar flats: 48 (2.4%) Highest price: $1,420,000 (Central Area)

Against the month before: sales -5.8%, median price +0.0%. Against a year ago: sales -10.3%, median price +5.7%.

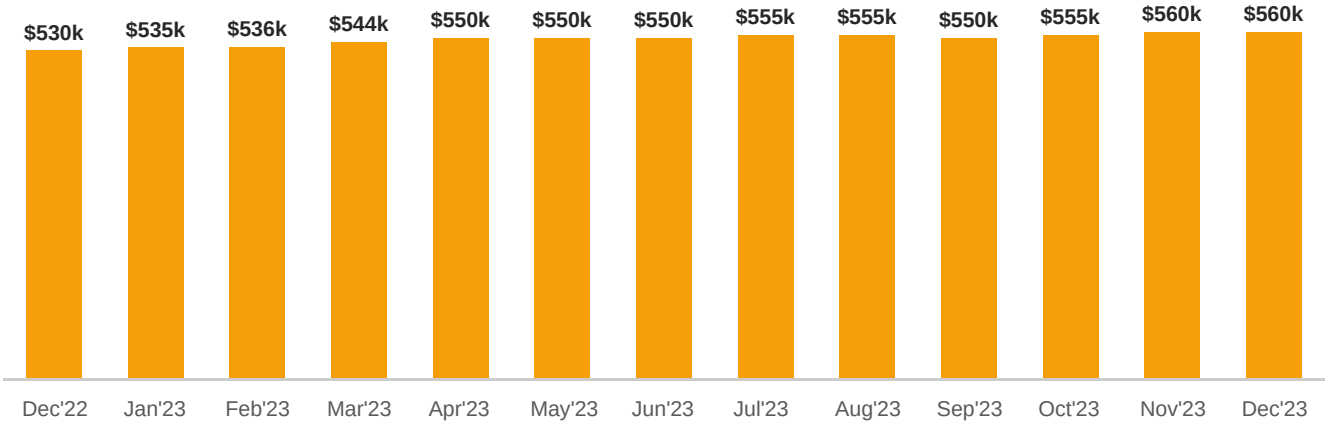
At a glance

- 2,004 HDB resale flats changed hands in December 2023, 5.8% fewer than the month before (2,128).
- Half of all flats sold for $560,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $564,000 (862 sales), or about $553 per square foot.
- 48 flats sold for $1 million or more (2.4% of all sales), most of them in Ang Mo Kio, Kallang/Whampoa, Queenstown.
- The highest price was $1,420,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $500,000) and the dearest was Central Area (median $1,158,000).
- The busiest town was Sengkang with 153 sales.

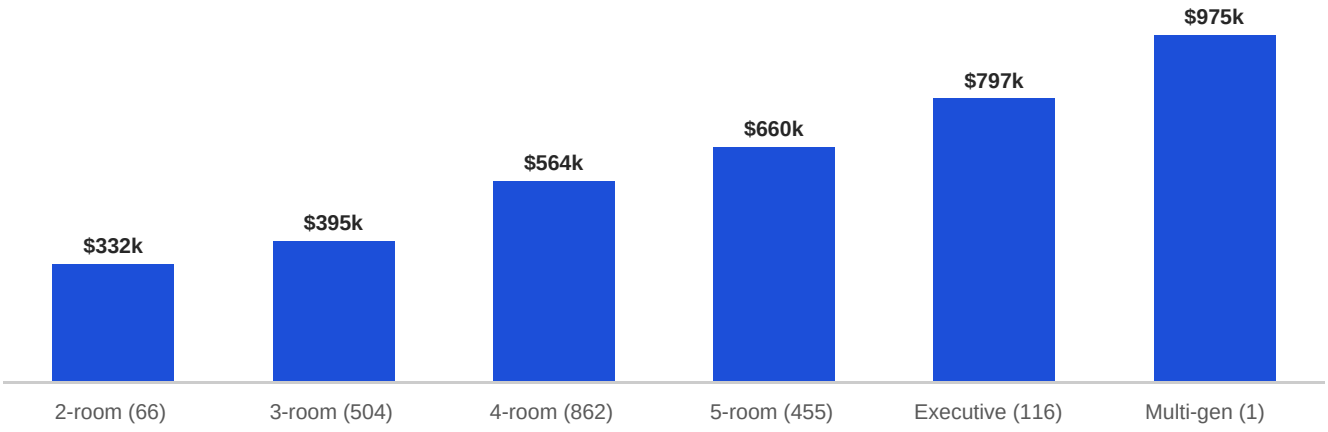
Flats sold each month, last 13 months



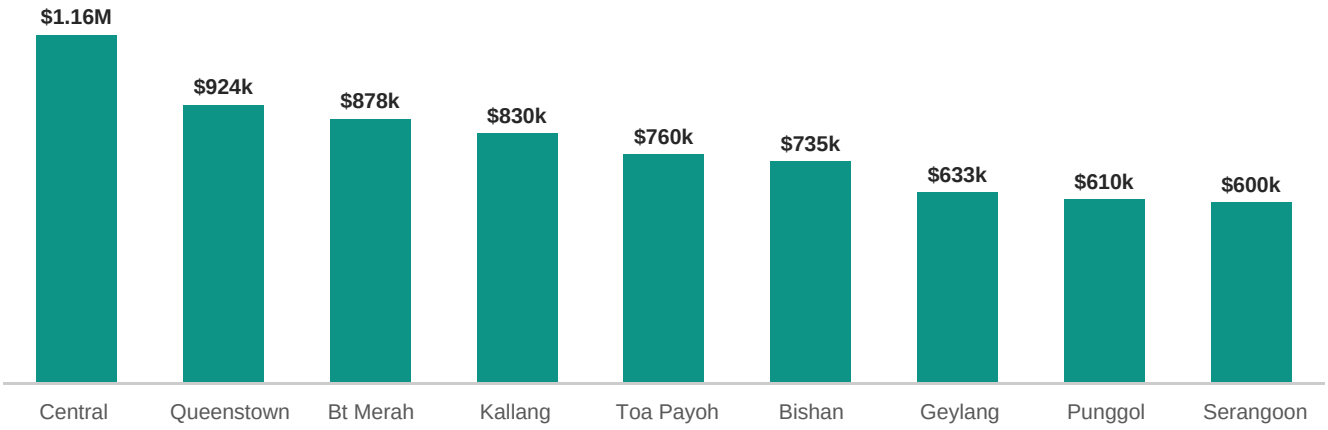
Median price each month, last 13 months



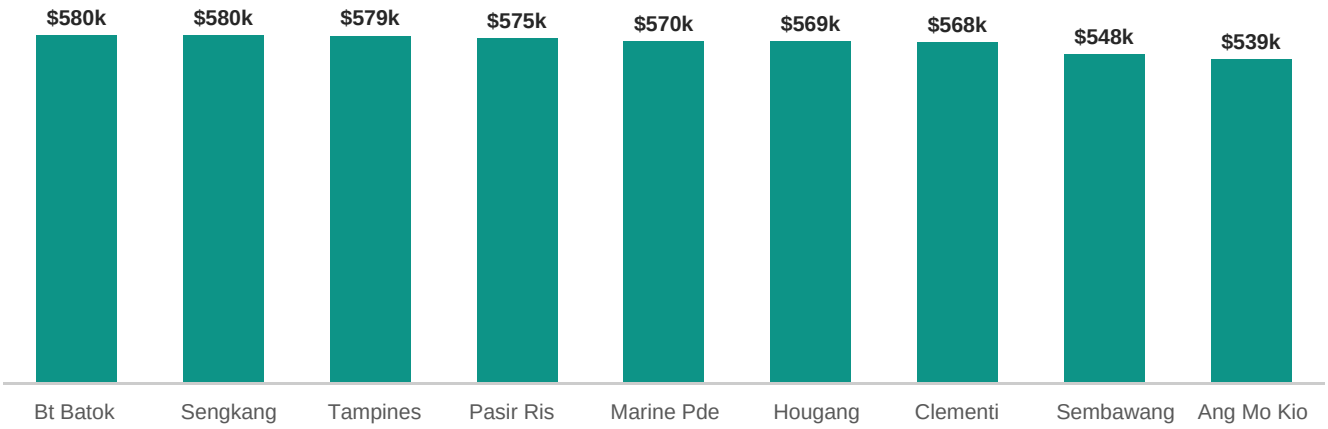
Median price by flat type (number sold), December 2023



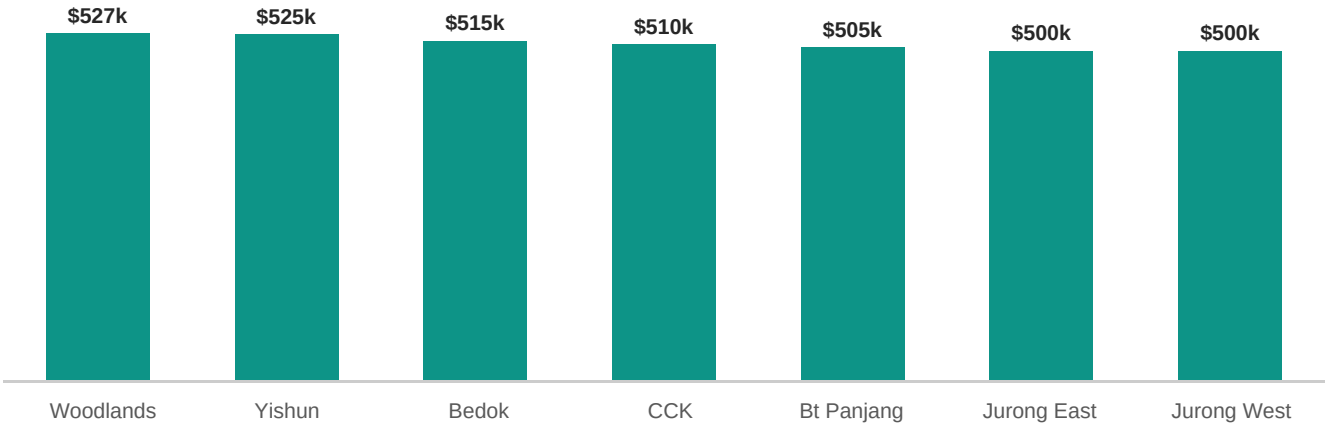
Median 4-room price by town, dearest first



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



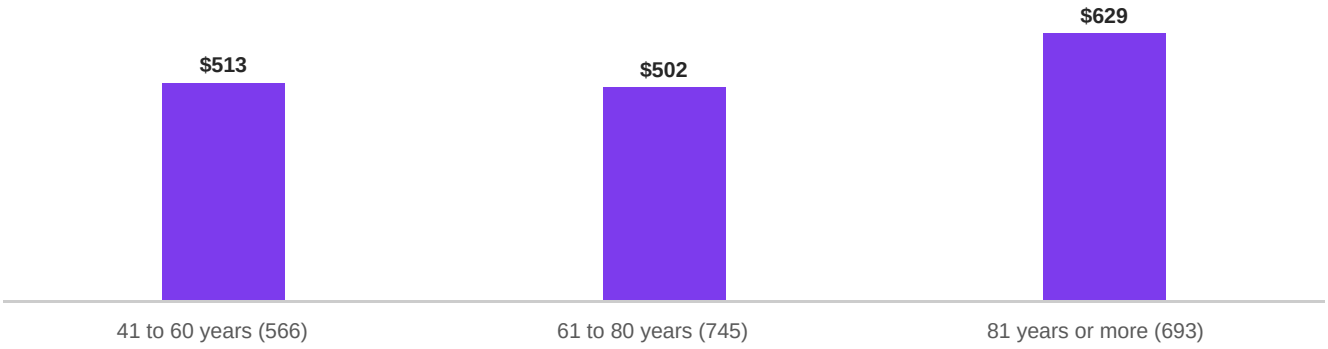
Median 4-room price by town, dearest first (continued)



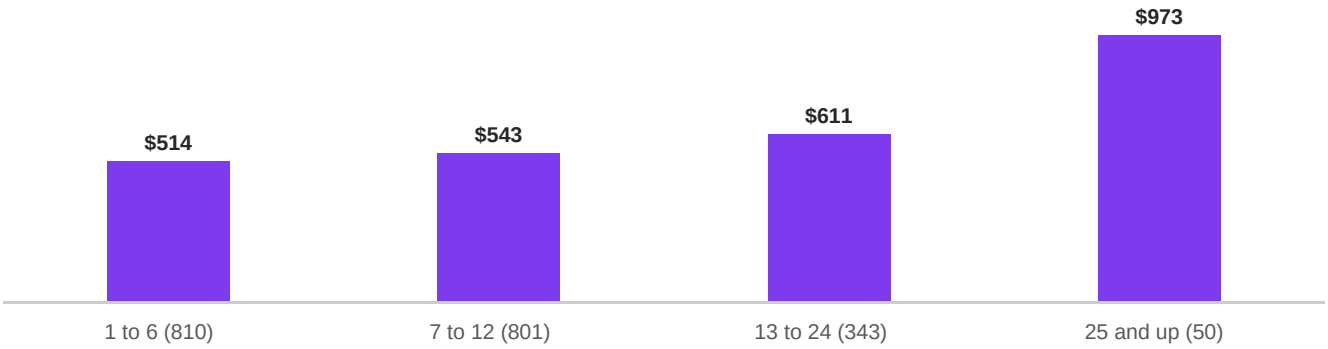
Town by town, December 2023

Ang Mo Kio: 93 sold - median $440,000 - 4-room median $538,888 - $532 psf - 7 at $1M+
Bedok: 108 sold - median $485,000 - 4-room median $515,000 - $525 psf
Bishan: 30 sold - median $815,000 - 4-room median $735,000 - $682 psf - 3 at $1M+
Bukit Batok: 107 sold - median $530,000 - 4-room median $580,000 - $584 psf
Bukit Merah: 71 sold - median $750,000 - 4-room median $878,000 - $800 psf - 5 at $1M+
Bukit Panjang: 58 sold - median $549,444 - 4-room median $505,000 - $502 psf
Bukit Timah: 3 sold - median $1,180,000 - 4-room median n/a - $859 psf - 3 at $1M+
Central Area: 14 sold - median $522,500 - 4-room median $1,158,000 - $690 psf - 4 at $1M+
Choa Chu Kang: 72 sold - median $533,445 - 4-room median $510,000 - $461 psf
Clementi: 37 sold - median $485,000 - 4-room median $567,500 - $552 psf - 4 at $1M+
Geylang: 47 sold - median $405,000 - 4-room median $632,500 - $551 psf - 1 at $1M+
Hougang: 139 sold - median $565,000 - 4-room median $569,000 - $549 psf
Jurong East: 51 sold - median $480,000 - 4-room median $500,000 - $502 psf - 1 at $1M+
Jurong West: 143 sold - median $510,000 - 4-room median $500,000 - $481 psf
Kallang/Whampoa: 57 sold - median $600,000 - 4-room median $830,000 - $594 psf - 6 at $1M+
Marine Parade: 14 sold - median $549,000 - 4-room median $570,000 - $620 psf
Pasir Ris: 37 sold - median $660,000 - 4-room median $575,000 - $502 psf
Punggol: 141 sold - median $600,888 - 4-room median $610,000 - $615 psf
Queenstown: 45 sold - median $655,000 - 4-room median $923,888 - $763 psf - 6 at $1M+
Sembawang: 88 sold - median $562,500 - 4-room median $548,000 - $549 psf
Sengkang: 153 sold - median $595,000 - 4-room median $580,000 - $562 psf
Serangoon: 35 sold - median $579,000 - 4-room median $600,000 - $571 psf - 2 at $1M+
Tampines: 116 sold - median $602,500 - 4-room median $578,888 - $534 psf
Toa Payoh: 58 sold - median $610,000 - 4-room median $760,000 - $611 psf - 4 at $1M+
Woodlands: 146 sold - median $552,000 - 4-room median $526,500 - $491 psf - 2 at $1M+
Yishun: 141 sold - median $511,888 - 4-room median $525,000 - $541 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2023

$1,420,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,130 sqft - $1,256 psf - 86 yrs lease left

$1,410,888 Blk 1C Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,409 psf - 86 yrs lease left

$1,400,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,206 sqft - $1,161 psf - 91 yrs lease left

$1,350,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $859 psf - 63 yrs lease left

$1,320,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,152 sqft - $1,146 psf - 86 yrs lease left

$1,288,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 04 to 06 - 1,216 sqft - $1,059 psf - 94 yrs lease left

$1,250,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $1,010 psf - 80 yrs lease left

$1,228,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,216 sqft - $1,010 psf - 87 yrs lease left

$1,215,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 13 to 15 - 1,216 sqft - $999 psf - 87 yrs lease left

$1,200,000 Blk 588C Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 25 to 27 - 1,259 sqft - $953 psf - 86 yrs lease left

The 5 most affordable 4-room flats, December 2023

$350,000 Blk 35 Circuit Rd, Geylang

4-room - storey 16 to 18 - 894 sqft - $391 psf - 46 yrs lease left

$400,000 Blk 209 Toa Payoh Nth, Toa Payoh

4-room - storey 01 to 03 - 872 sqft - $459 psf - 48 yrs lease left

$406,000 Blk 227 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $460 psf - 51 yrs lease left

$410,000 Blk 22 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $414 psf - 52 yrs lease left

$410,000 Blk 542 Choa Chu Kang St 52, Choa Chu Kang

4-room - storey 01 to 03 - 1,119 sqft - $366 psf - 70 yrs lease left

The 10 busiest streets, December 2023

Yishun Ring Rd, Yishun: 28 sales
Buangkok Cres, Hougang: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Hougang Ave 8, Hougang: 22 sales
Woodlands St 13, Woodlands: 22 sales
Bt Batok West Ave 8, Bukit Batok: 20 sales
Bt Batok West Ave 6, Bukit Batok: 20 sales
Yishun Ave 4, Yishun: 20 sales
Sumang Lane, Punggol: 19 sales
Punggol Dr, Punggol: 18 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