HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2024

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:57 pm.
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January 2024 in full

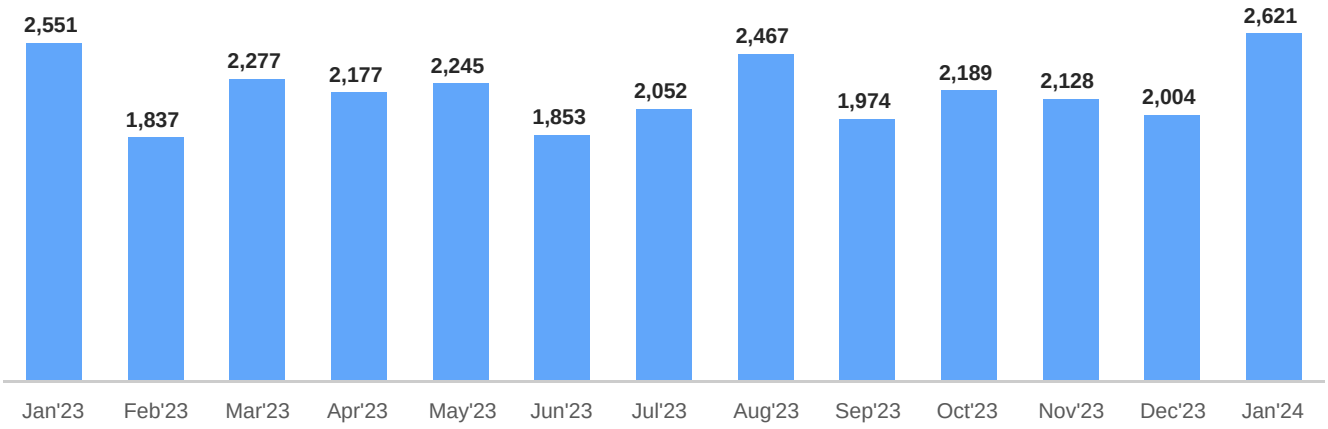
Flats sold: 2,621 Median price: $570,000 Median $psf: $546
Million-dollar flats: 74 (2.8%) Highest price: $1,568,888 (Toa Payoh)

Against the month before: sales +30.8%, median price +1.8%. Against a year ago: sales +2.7%, median price +6.5%.

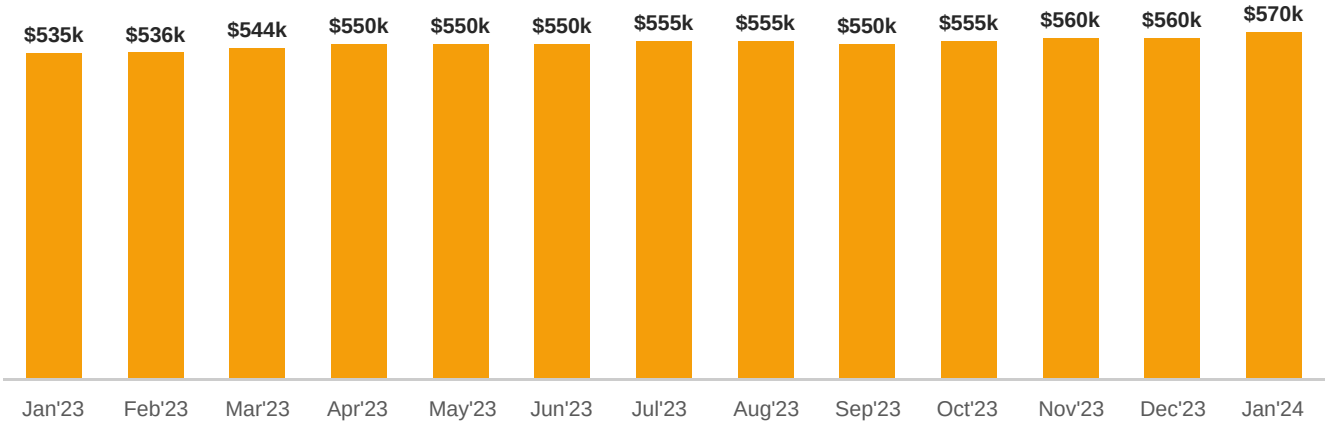
At a glance

- 2,621 HDB resale flats changed hands in January 2024, 30.8% more than the month before (2,004).
- Half of all flats sold for $570,000 or less (the median price), up 1.8% from the month before.
- A typical 4-room flat sold for $565,000 (1,159 sales), or about $553 per square foot.
- 74 flats sold for $1 million or more (2.8% of all sales), most of them in Bishan, Bukit Merah, Kallang/Whampoa.
- The highest price was $1,568,888 for a 5-room flat at Blk 139A Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong East (median $475,000) and the dearest was Bukit Merah (median $900,000).
- The busiest town was Sengkang with 212 sales.

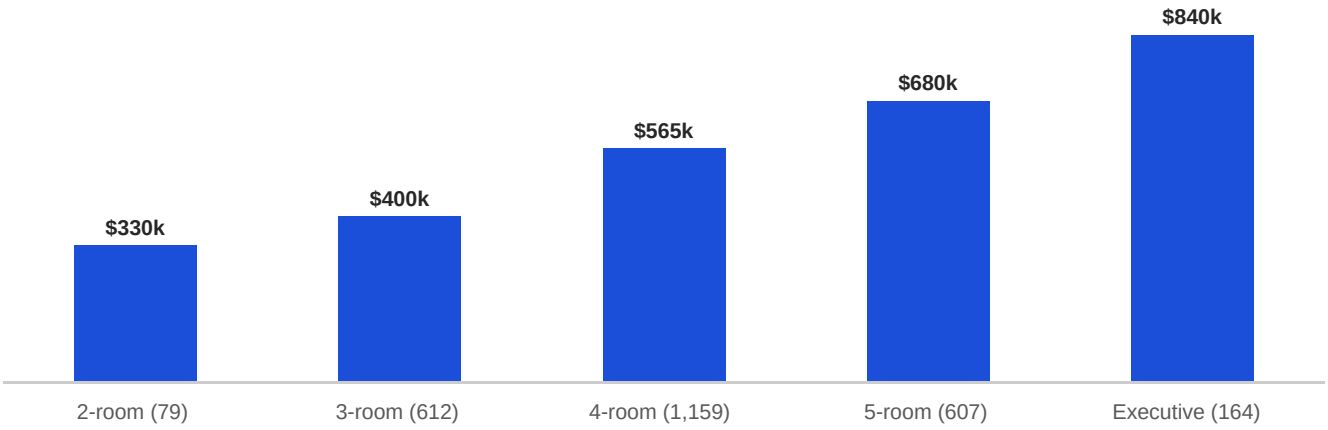
Flats sold each month, last 13 months



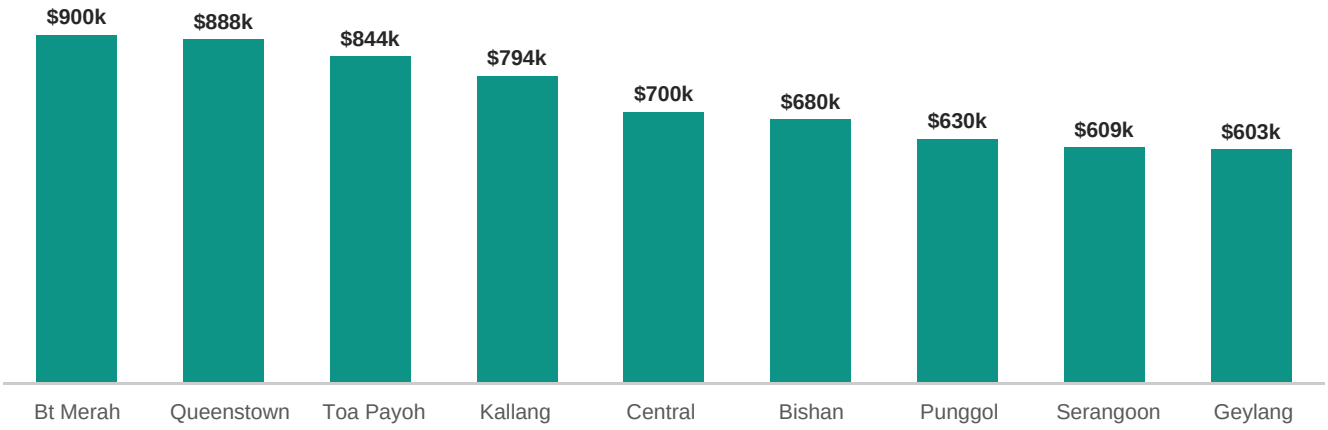
Median price each month, last 13 months



Median price by flat type (number sold), January 2024



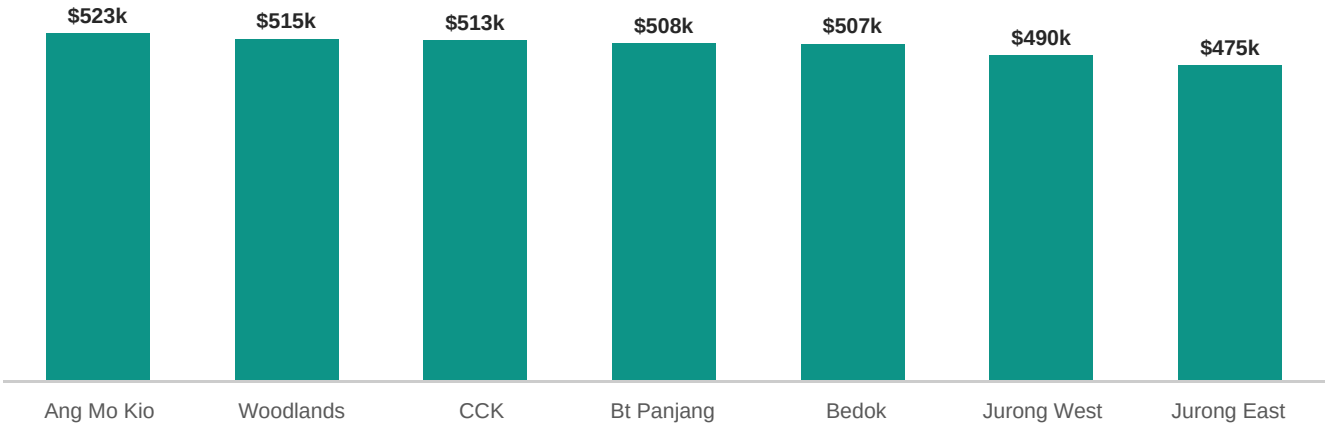
Median 4-room price by town, dearest first



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



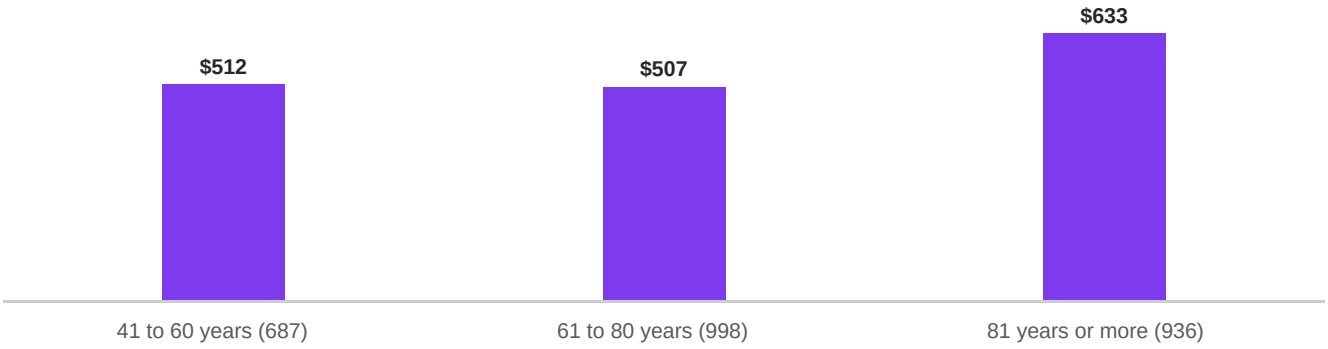
Median 4-room price by town, dearest first (continued)



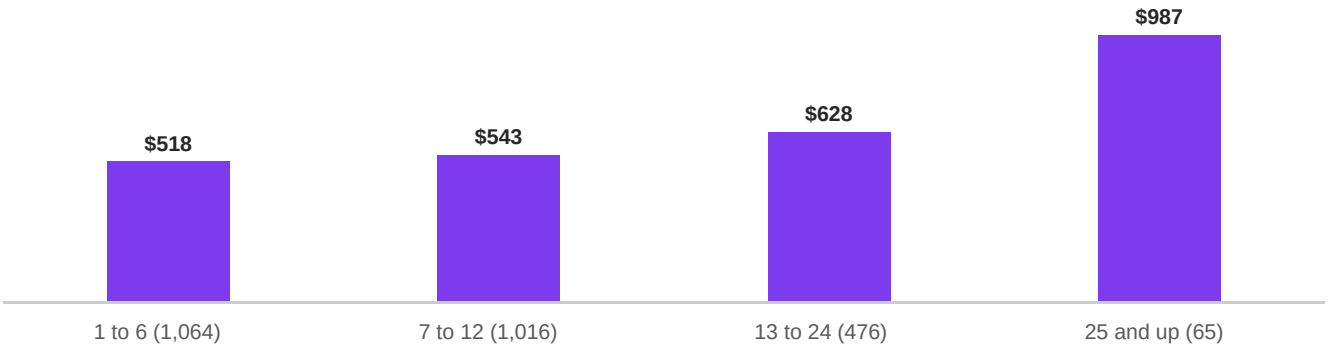
Town by town, January 2024

Ang Mo Kio: 92 sold - median $466,000 - 4-room median $522,900 - $528 psf - 7 at $1M+
Bedok: 129 sold - median $485,000 - 4-room median $507,000 - $534 psf - 1 at $1M+
Bishan: 31 sold - median $942,000 - 4-room median $680,000 - $713 psf - 13 at $1M+
Bukit Batok: 140 sold - median $540,500 - 4-room median $568,000 - $572 psf
Bukit Merah: 93 sold - median $825,000 - 4-room median $900,000 - $849 psf - 10 at $1M+
Bukit Panjang: 87 sold - median $560,000 - 4-room median $507,500 - $510 psf
Bukit Timah: 8 sold - median $969,000 - 4-room median n/a - $748 psf - 3 at $1M+
Central Area: 11 sold - median $540,000 - 4-room median $700,000 - $632 psf - 1 at $1M+
Choa Chu Kang: 109 sold - median $538,000 - 4-room median $512,500 - $475 psf
Clementi: 52 sold - median $494,444 - 4-room median $575,444 - $563 psf - 4 at $1M+
Geylang: 47 sold - median $520,000 - 4-room median $603,000 - $559 psf - 1 at $1M+
Hougang: 163 sold - median $556,000 - 4-room median $580,000 - $558 psf - 2 at $1M+
Jurong East: 48 sold - median $472,500 - 4-room median $475,000 - $473 psf
Jurong West: 194 sold - median $500,000 - 4-room median $490,000 - $478 psf
Kallang/Whampoa: 63 sold - median $705,000 - 4-room median $793,944 - $658 psf - 9 at $1M+
Marine Parade: 13 sold - median $448,000 - 4-room median $562,500 - $615 psf
Pasir Ris: 78 sold - median $680,000 - 4-room median $583,000 - $507 psf - 1 at $1M+
Punggol: 175 sold - median $622,800 - 4-room median $630,000 - $629 psf - 1 at $1M+
Queenstown: 68 sold - median $655,000 - 4-room median $888,000 - $711 psf - 7 at $1M+
Sembawang: 109 sold - median $560,000 - 4-room median $565,000 - $554 psf
Sengkang: 212 sold - median $594,000 - 4-room median $580,000 - $568 psf
Serangoon: 40 sold - median $636,000 - 4-room median $608,500 - $611 psf - 3 at $1M+
Tampines: 178 sold - median $620,000 - 4-room median $599,444 - $546 psf - 1 at $1M+
Toa Payoh: 79 sold - median $495,888 - 4-room median $843,800 - $554 psf - 9 at $1M+
Woodlands: 202 sold - median $540,944 - 4-room median $515,000 - $490 psf - 1 at $1M+
Yishun: 200 sold - median $530,000 - 4-room median $530,000 - $529 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2024

$1,568,888 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $1,246 psf - 87 yrs lease left

$1,540,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $1,223 psf - 87 yrs lease left

$1,458,000 Blk 273B Bishan St 24, Bishan
5-room - storey 40 to 42 - 1,292 sqft - $1,129 psf - 86 yrs lease left

$1,450,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,130 sqft - $1,283 psf - 86 yrs lease left

$1,400,000 Blk 453 Sin Ming Ave, Bishan
Executive - storey 16 to 18 - 1,873 sqft - $747 psf - 65 yrs lease left

$1,380,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $787 psf - 62 yrs lease left

$1,360,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $820 psf - 63 yrs lease left

$1,328,888 Blk 95C Henderson Rd, Bukit Merah
5-room - storey 19 to 21 - 1,216 sqft - $1,093 psf - 94 yrs lease left

$1,311,000 Blk 275A Bishan St 24, Bishan
5-room - storey 10 to 12 - 1,292 sqft - $1,015 psf - 86 yrs lease left

$1,300,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $827 psf - 64 yrs lease left

The 5 most affordable 4-room flats, January 2024

$350,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $361 psf - 49 yrs lease left

$380,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $401 psf - 51 yrs lease left

$392,000 Blk 30 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 1,066 sqft - $368 psf - 56 yrs lease left

$395,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $403 psf - 55 yrs lease left

$400,000 Blk 447 Jurong West St 42, Jurong West

4-room - storey 04 to 06 - 1,109 sqft - $361 psf - 59 yrs lease left

The 10 busiest streets, January 2024

Yishun Ring Rd, Yishun: 43 sales
Buangkok Cres, Hougang: 39 sales
Woodlands St 13, Woodlands: 32 sales
Bedok Reservoir Rd, Bedok: 29 sales
Edgedale Plains, Punggol: 27 sales
Canberra St, Sembawang: 27 sales
Rivervale Cres, Sengkang: 26 sales
Bt Batok West Ave 8, Bukit Batok: 25 sales
Sumang Walk, Punggol: 24 sales
Yishun Ave 4, Yishun: 24 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