HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2024

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

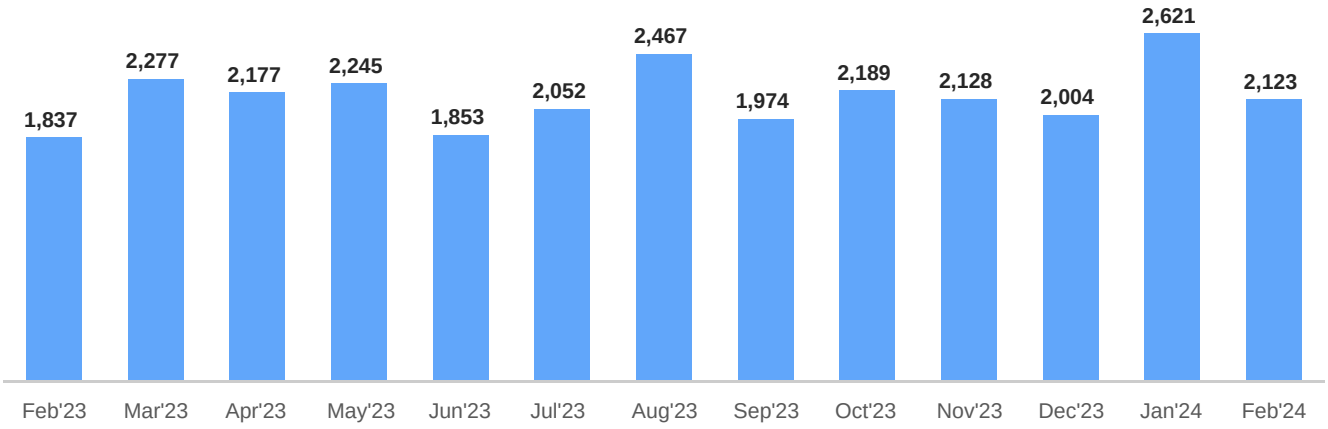
Flats sold: 2,123 Median price: $568,000 Median $psf: $543
Million-dollar flats: 49 (2.3%) Highest price: $1,480,000 (Bishan)

Against the month before: sales -19.0%, median price -0.4%. Against a year ago: sales +15.6%, median price +6.0%.

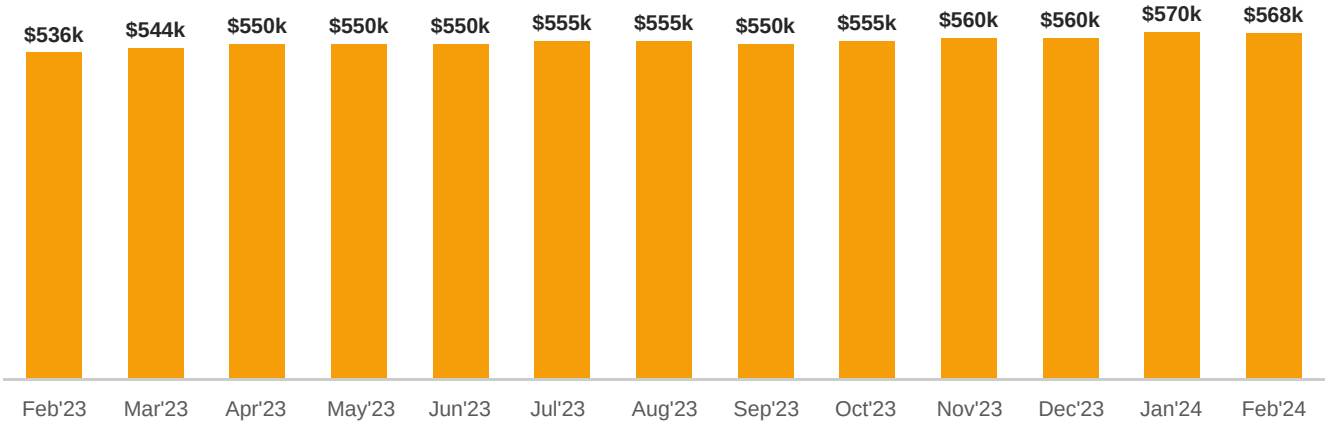
At a glance

- 2,123 HDB resale flats changed hands in February 2024, 19.0% fewer than the month before (2,621).
- Half of all flats sold for $568,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $570,000 (901 sales), or about $554 per square foot.
- 49 flats sold for $1 million or more (2.3% of all sales), most of them in Queenstown, Toa Payoh, Kallang/Whampoa.
- The highest price was $1,480,000 for an executive flat at Blk 286 Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Jurong West (median $495,000) and the dearest was Bukit Merah (median $904,500).
- The busiest town was Punggol with 179 sales.

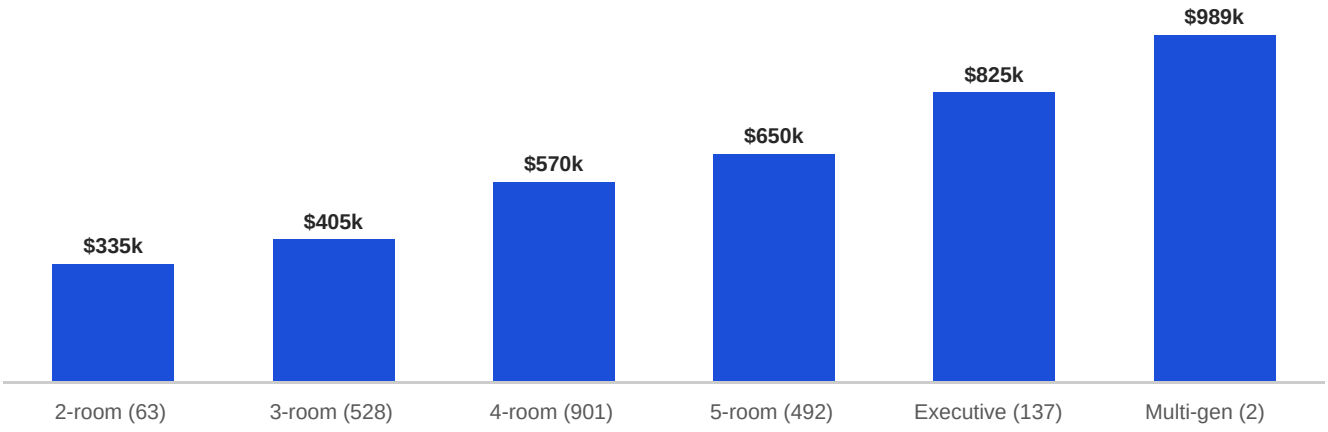
Flats sold each month, last 13 months



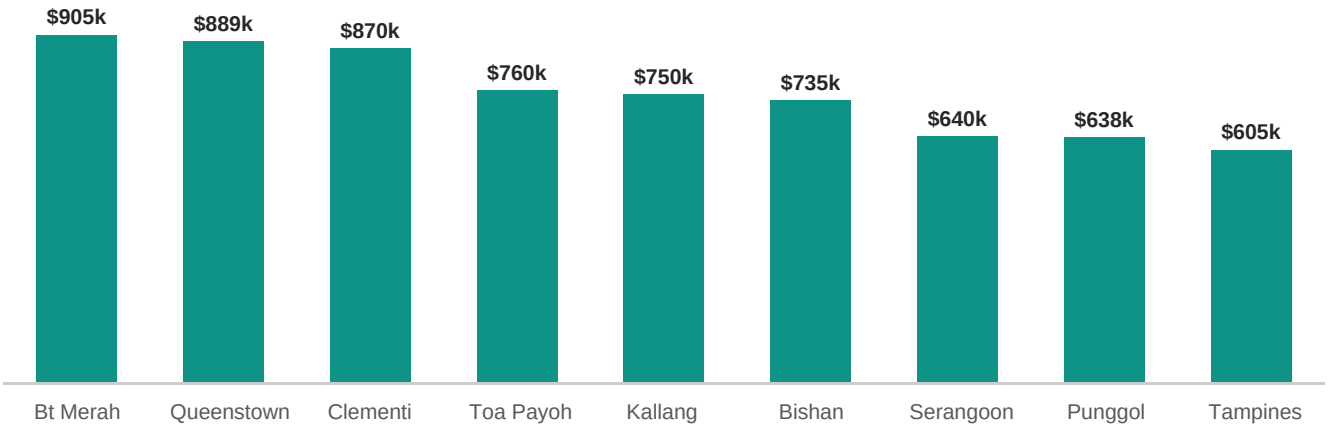
Median price each month, last 13 months



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



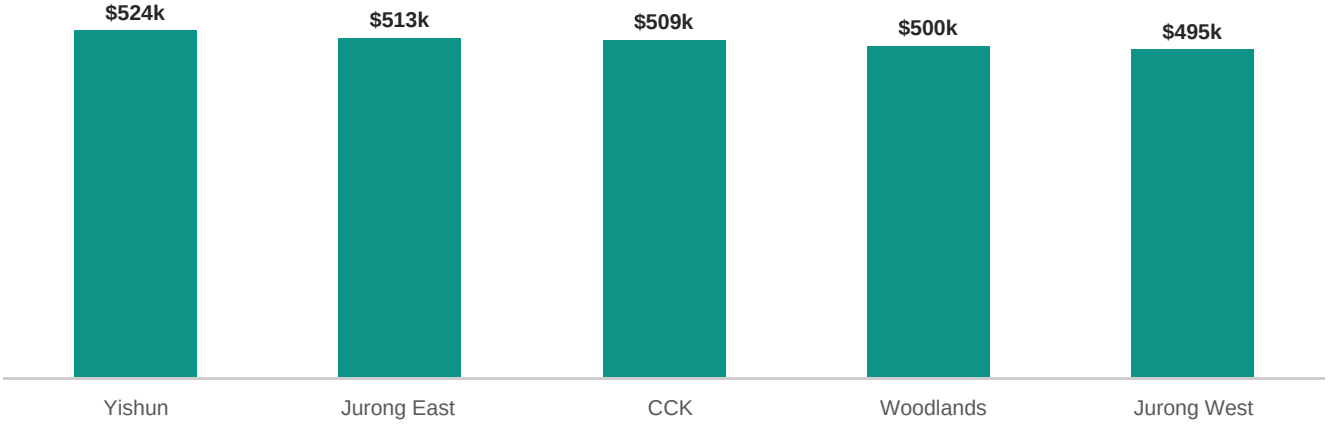
Median 4-room price by town, dearest first



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



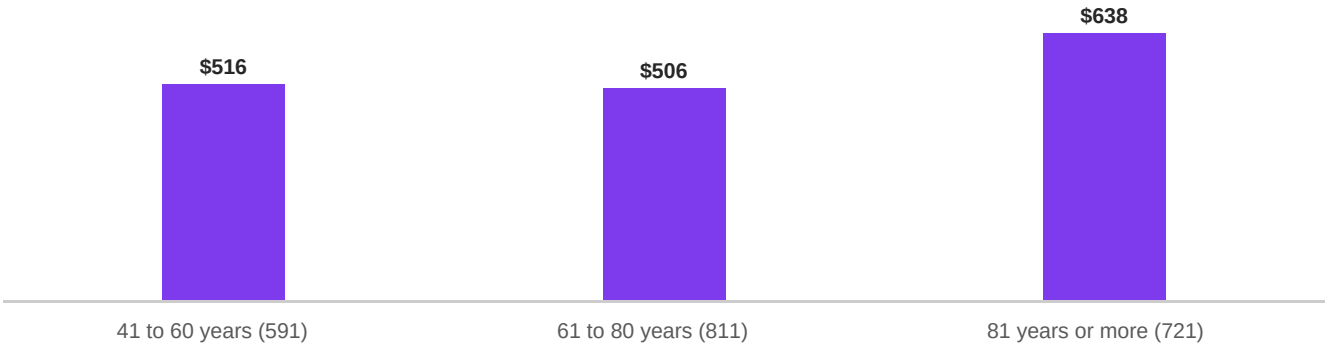
Median 4-room price by town, dearest first (continued)



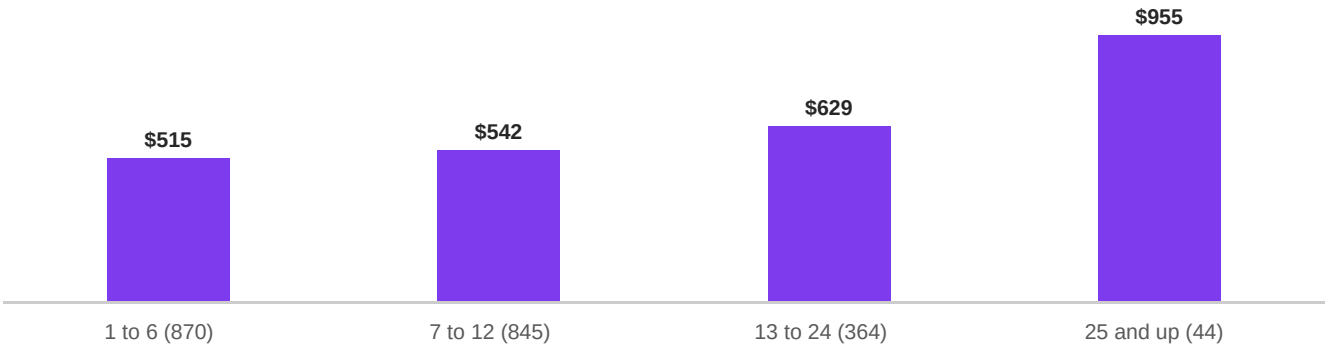
Town by town, February 2024

Ang Mo Kio: 77 sold - median $460,000 - 4-room median $546,000 - $534 psf - 4 at $1M+
Bedok: 90 sold - median $458,500 - 4-room median $530,000 - $534 psf - 1 at $1M+
Bishan: 22 sold - median $749,500 - 4-room median $734,500 - $676 psf - 2 at $1M+
Bukit Batok: 154 sold - median $560,000 - 4-room median $590,000 - $549 psf
Bukit Merah: 76 sold - median $780,000 - 4-room median $904,500 - $728 psf - 4 at $1M+
Bukit Panjang: 58 sold - median $593,500 - 4-room median $555,000 - $531 psf
Bukit Timah: 6 sold - median $1,054,000 - 4-room median n/a - $759 psf - 4 at $1M+
Central Area: 12 sold - median $504,444 - 4-room median n/a - $690 psf - 2 at $1M+
Choa Chu Kang: 98 sold - median $539,444 - 4-room median $509,000 - $471 psf
Clementi: 41 sold - median $600,000 - 4-room median $870,000 - $610 psf - 4 at $1M+
Geylang: 43 sold - median $488,000 - 4-room median $564,000 - $567 psf - 1 at $1M+
Hougang: 126 sold - median $547,500 - 4-room median $545,000 - $534 psf - 1 at $1M+
Jurong East: 47 sold - median $418,000 - 4-room median $512,500 - $489 psf
Jurong West: 165 sold - median $510,000 - 4-room median $495,000 - $481 psf
Kallang/Whampoa: 59 sold - median $600,000 - 4-room median $750,000 - $613 psf - 5 at $1M+
Marine Parade: 6 sold - median $517,500 - 4-room median n/a - $622 psf
Pasir Ris: 50 sold - median $605,444 - 4-room median $572,000 - $513 psf - 1 at $1M+
Punggol: 179 sold - median $630,000 - 4-room median $638,000 - $635 psf
Queenstown: 46 sold - median $741,500 - 4-room median $888,500 - $808 psf - 9 at $1M+
Sembawang: 88 sold - median $554,444 - 4-room median $559,500 - $559 psf
Sengkang: 147 sold - median $595,000 - 4-room median $569,000 - $554 psf
Serangoon: 34 sold - median $656,900 - 4-room median $640,000 - $613 psf - 2 at $1M+
Tampines: 138 sold - median $625,000 - 4-room median $605,000 - $557 psf
Toa Payoh: 56 sold - median $526,500 - 4-room median $760,000 - $579 psf - 8 at $1M+
Woodlands: 164 sold - median $550,000 - 4-room median $500,000 - $489 psf - 1 at $1M+
Yishun: 141 sold - median $500,000 - 4-room median $523,500 - $539 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2024

$1,480,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,851 sqft - $799 psf - 67 yrs lease left

$1,400,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,141 sqft - $1,227 psf - 86 yrs lease left

$1,280,000 Blk 58 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,239 sqft - $572 psf - 47 yrs lease left

$1,270,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $808 psf - 64 yrs lease left

$1,268,000 Blk 588C Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 13 to 15 - 1,292 sqft - $982 psf - 86 yrs lease left

$1,190,000 Blk 311C Clementi Ave 4, Clementi
5-room - storey 28 to 30 - 1,130 sqft - $1,053 psf - 89 yrs lease left

$1,180,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 13 to 15 - 1,356 sqft - $870 psf - 70 yrs lease left

$1,170,000 Blk 312C Clementi Ave 4, Clementi
5-room - storey 25 to 27 - 1,216 sqft - $962 psf - 92 yrs lease left

$1,170,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 07 to 09 - 1,184 sqft - $988 psf - 87 yrs lease left

$1,160,000 Blk 129 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $669 psf - 59 yrs lease left

The 5 most affordable 4-room flats, February 2024

$400,000 Blk 201 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 980 sqft - $408 psf - 55 yrs lease left

$410,000 Blk 120 Bt Merah View, Bukit Merah
4-room - storey 01 to 03 - 947 sqft - $433 psf - 47 yrs lease left

$410,000 Blk 34 Bedok Sth Ave 2, Bedok
4-room - storey 04 to 06 - 969 sqft - $423 psf - 52 yrs lease left

$415,000 Blk 433 Yishun Ave 6, Yishun
4-room - storey 01 to 03 - 904 sqft - $459 psf - 63 yrs lease left

$415,000 Blk 17 Teck Whye Lane, Choa Chu Kang
4-room - storey 01 to 03 - 980 sqft - $424 psf - 56 yrs lease left

The 10 busiest streets, February 2024

Bt Batok West Ave 8, Bukit Batok: 39 sales
Sumang Walk, Punggol: 26 sales
Yishun Ring Rd, Yishun: 24 sales
Edgedale Plains, Punggol: 23 sales
Bt Batok West Ave 6, Bukit Batok: 22 sales
Woodlands St 13, Woodlands: 22 sales
Rivervale Cres, Sengkang: 21 sales
Punggol Ctrl, Punggol: 20 sales
Sembawang Cres, Sembawang: 20 sales
Tampines St 61, Tampines: 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