HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: March 2024

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

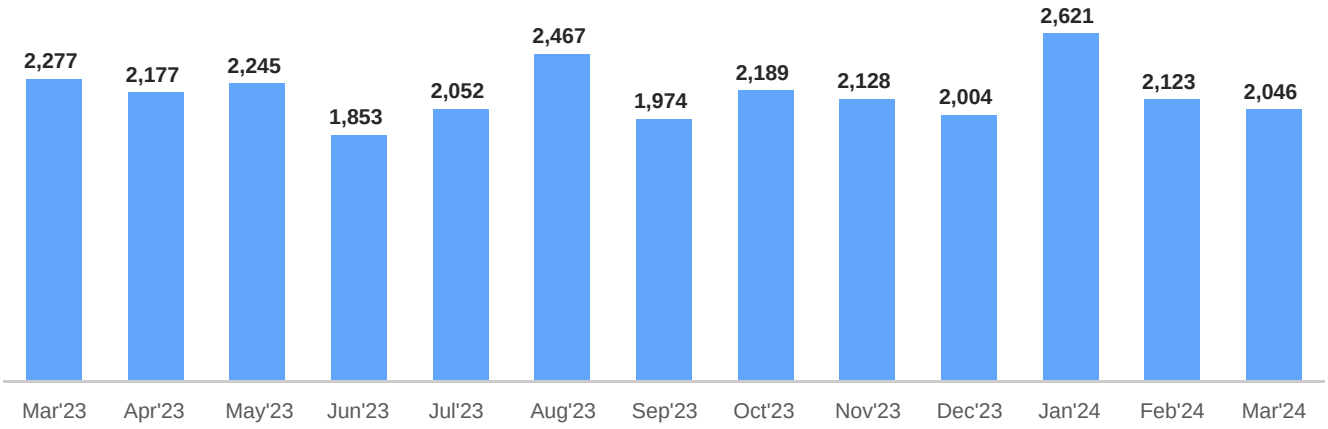
**Flats sold: 2,046** **Median price: $572,000** **Median $psf: $549**
**Million-dollar flats: 60 (2.9%)** **Highest price: $1,450,000 (Bukit Merah)**

Against the month before: sales -3.6%, median price +0.7%. Against a year ago: sales -10.1%, median price +5.2%.

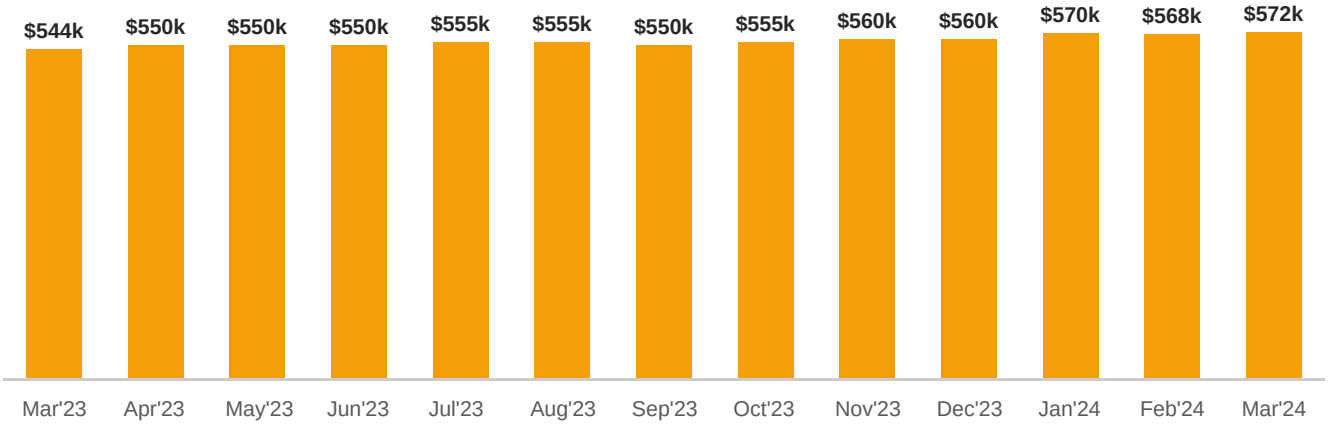
### At a glance

- 2,046 HDB resale flats changed hands in March 2024, 3.6% fewer than the month before (2,123).
- Half of all flats sold for $572,000 or less (the median price), up 0.7% from the month before.
- A typical 4-room flat sold for $570,000 (864 sales), or about $563 per square foot.
- 60 flats sold for $1 million or more (2.9% of all sales), most of them in Toa Payoh, Bukit Merah, Clementi.
- The highest price was $1,450,000 for a 5-room flat at Blk 9A Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Jurong East (median $484,888) and the dearest was Queenstown (median $895,000).
- The busiest town was Jurong West with 163 sales.

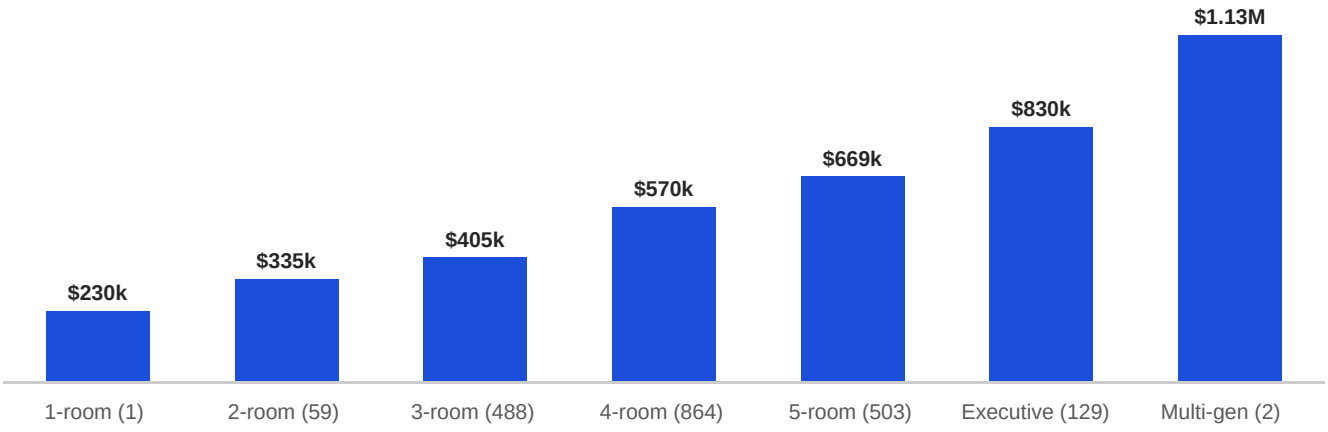
**Flats sold each month, last 13 months**



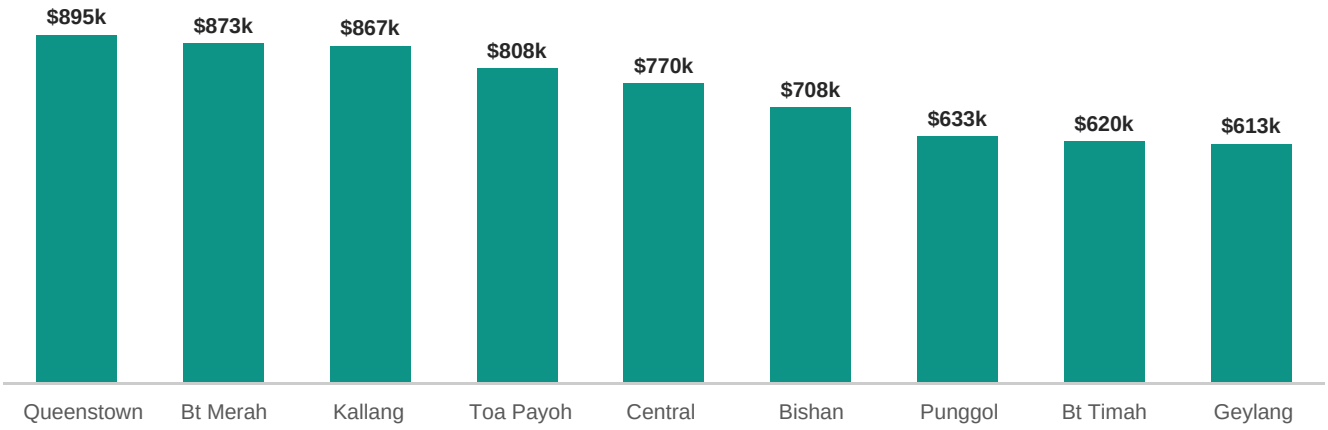

**Median price each month, last 13 months**



## Median price by flat type (number sold), March 2024



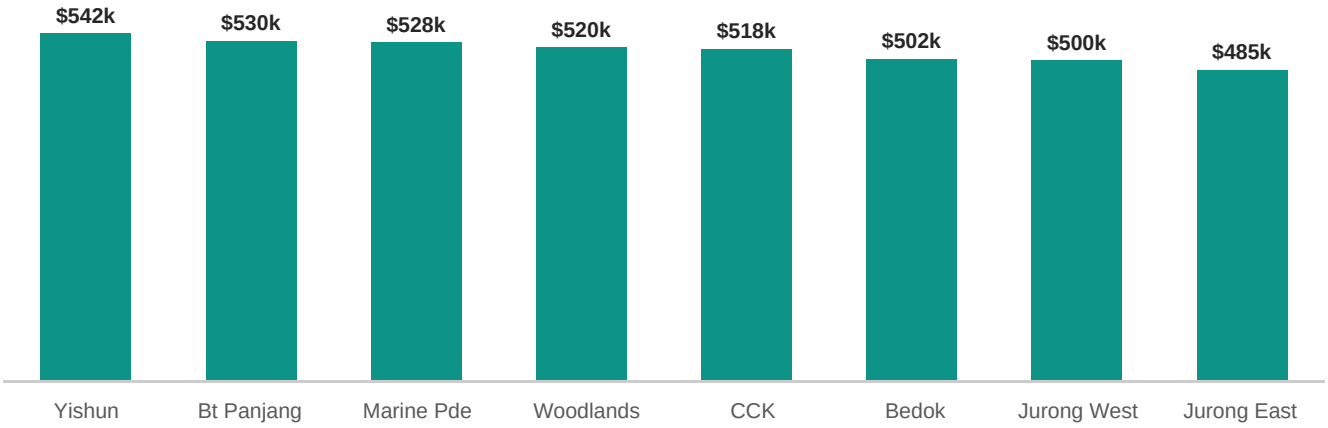

## Median 4-room price by town, dearest first




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



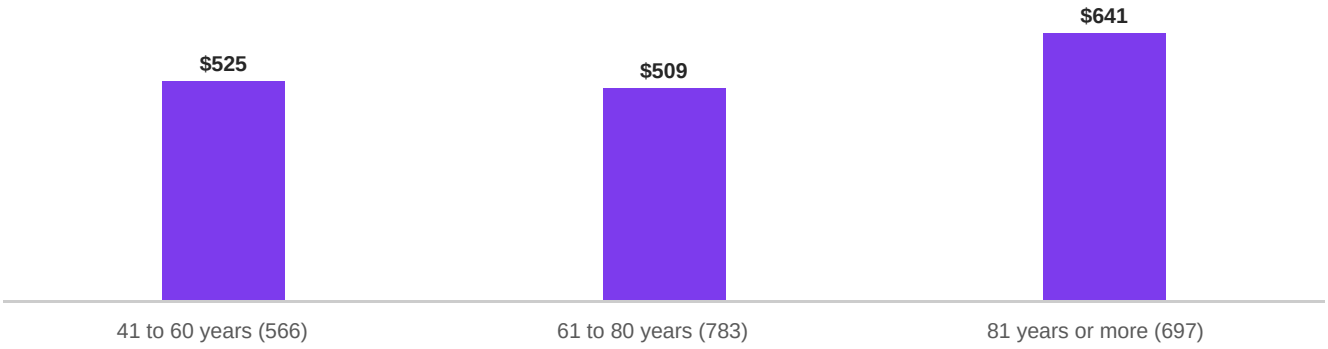

## Median 4-room price by town, dearest first (continued)



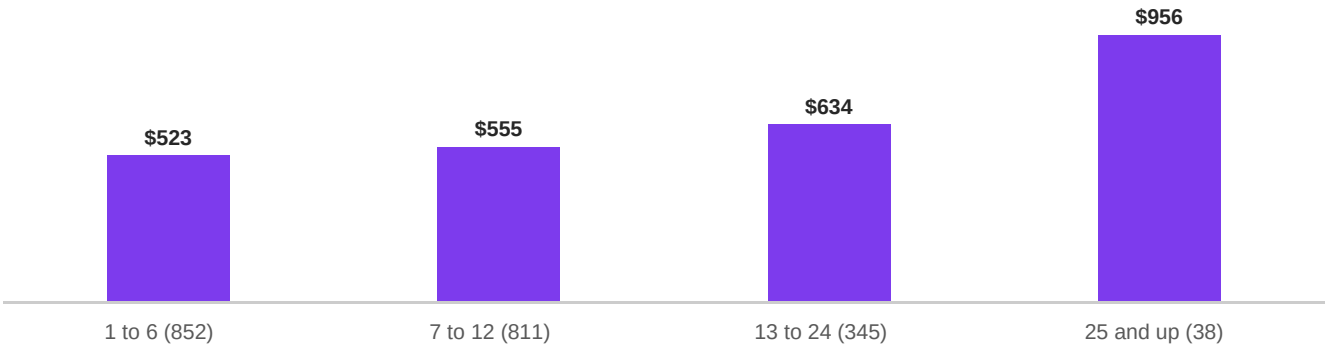

## Town by town, March 2024

Ang Mo Kio: 71 sold - median $462,000 - 4-room median $555,000 - $539 psf - 2 at $1M+
Bedok: 89 sold - median $486,000 - 4-room median $502,000 - $529 psf - 3 at $1M+
Bishan: 25 sold - median $800,888 - 4-room median $708,000 - $680 psf - 4 at $1M+
Bukit Batok: 121 sold - median $568,000 - 4-room median $608,888 - $594 psf
Bukit Merah: 92 sold - median $744,000 - 4-room median $872,500 - $682 psf - 7 at $1M+
Bukit Panjang: 63 sold - median $575,000 - 4-room median $530,000 - $503 psf - 1 at $1M+
Bukit Timah: 5 sold - median $620,000 - 4-room median $620,000 - $633 psf - 1 at $1M+
Central Area: 23 sold - median $522,000 - 4-room median $770,000 - $698 psf - 4 at $1M+
Choa Chu Kang: 100 sold - median $547,500 - 4-room median $517,500 - $472 psf
Clementi: 45 sold - median $560,000 - 4-room median $600,000 - $557 psf - 7 at $1M+
Geylang: 41 sold - median $450,000 - 4-room median $613,444 - $565 psf
Hougang: 119 sold - median $565,000 - 4-room median $562,000 - $559 psf - 6 at $1M+
Jurong East: 41 sold - median $465,000 - 4-room median $484,888 - $497 psf - 1 at $1M+
Jurong West: 163 sold - median $545,000 - 4-room median $500,000 - $484 psf
Kallang/Whampoa: 63 sold - median $670,000 - 4-room median $866,500 - $712 psf - 6 at $1M+
Marine Parade: 7 sold - median $528,000 - 4-room median $528,000 - $634 psf
Pasir Ris: 54 sold - median $660,000 - 4-room median $565,000 - $508 psf
Punggol: 149 sold - median $625,000 - 4-room median $633,000 - $633 psf
Queenstown: 51 sold - median $655,000 - 4-room median $895,000 - $724 psf - 4 at $1M+
Sembawang: 65 sold - median $570,000 - 4-room median $565,000 - $553 psf
Sengkang: 140 sold - median $618,888 - 4-room median $600,500 - $572 psf
Serangoon: 33 sold - median $570,000 - 4-room median $568,000 - $574 psf - 3 at $1M+
Tampines: 159 sold - median $638,000 - 4-room median $600,188 - $565 psf - 1 at $1M+
Toa Payoh: 54 sold - median $476,000 - 4-room median $808,250 - $547 psf - 9 at $1M+
Woodlands: 125 sold - median $540,000 - 4-room median $520,000 - $495 psf
Yishun: 148 sold - median $540,000 - 4-room median $542,000 - $534 psf - 1 at $1M+

### Median $psf by remaining lease (number sold)




**Median $psf by storey (number sold)**




## The 10 highest prices, March 2024

**$1,450,000 Blk 9A Boon Tiong Rd, Bukit Merah**
5-room - storey 19 to 21 - 1,206 sqft - $1,203 psf - 90 yrs lease left

**$1,378,888 Blk 1E Cantonment Rd, Central Area**
5-room - storey 16 to 18 - 1,152 sqft - $1,197 psf - 85 yrs lease left

**$1,370,000 Blk 1A Cantonment Rd, Central Area**
4-room - storey 46 to 48 - 1,044 sqft - $1,312 psf - 85 yrs lease left

**$1,350,000 Blk 1G Cantonment Rd, Central Area**
4-room - storey 31 to 33 - 1,023 sqft - $1,320 psf - 85 yrs lease left

**$1,320,000 Blk 273B Bishan St 24, Bishan**
5-room - storey 04 to 06 - 1,292 sqft - $1,022 psf - 86 yrs lease left

**$1,280,000 Blk 62A Strathmore Ave, Queenstown**
5-room - storey 07 to 09 - 1,259 sqft - $1,016 psf - 86 yrs lease left

**$1,260,000 Blk 312A Clementi Ave 4, Clementi**
5-room - storey 37 to 39 - 1,216 sqft - $1,036 psf - 92 yrs lease left

**$1,220,000 Blk 1B Cantonment Rd, Central Area**
4-room - storey 16 to 18 - 1,001 sqft - $1,219 psf - 85 yrs lease left

**$1,210,000 Blk 440C Clementi Ave 3, Clementi**
5-room - storey 04 to 06 - 1,206 sqft - $1,004 psf - 93 yrs lease left

**$1,210,000 Blk 312B Clementi Ave 4, Clementi**
5-room - storey 22 to 24 - 1,216 sqft - $995 psf - 92 yrs lease left

## The 5 most affordable 4-room flats, March 2024

**$380,000 Blk 31 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 1,044 sqft - $364 psf - 52 yrs lease left

**$417,000 Blk 278 Yishun St 22, Yishun**

4-room - storey 07 to 09 - 904 sqft - $461 psf - 60 yrs lease left

**$420,000 Blk 395 Yishun Ring Rd, Yishun**

4-room - storey 07 to 09 - 904 sqft - $465 psf - 63 yrs lease left

**$420,000 Blk 201 Marsiling Dr, Woodlands**

4-room - storey 01 to 03 - 980 sqft - $429 psf - 55 yrs lease left

**$420,000 Blk 7 Bedok Sth Ave 2, Bedok**

4-room - storey 01 to 03 - 883 sqft - $476 psf - 51 yrs lease left

## The 10 busiest streets, March 2024

Bt Batok West Ave 8, Bukit Batok: 38 sales
Sumang Walk, Punggol: 26 sales
Woodlands St 13, Woodlands: 24 sales
Yishun Ave 4, Yishun: 24 sales
Yishun Ring Rd, Yishun: 24 sales
Bt Batok West Ave 6, Bukit Batok: 21 sales
Sumang Lane, Punggol: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 18 sales
Edgedale Plains, Punggol: 18 sales
Yishun Ave 6, Yishun: 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.

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