HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2024

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

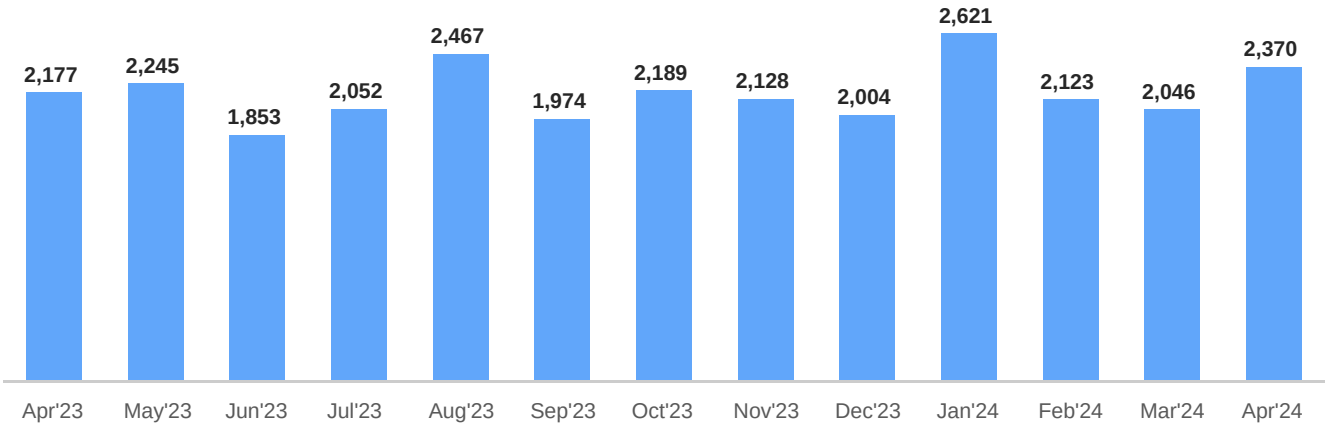
Flats sold: 2,370 Median price: $570,000 Median $psf: $552
Million-dollar flats: 68 (2.9%) Highest price: $1,438,000 (Toa Payoh)

Against the month before: sales +15.8%, median price -0.3%. Against a year ago: sales +8.9%, median price +3.6%.

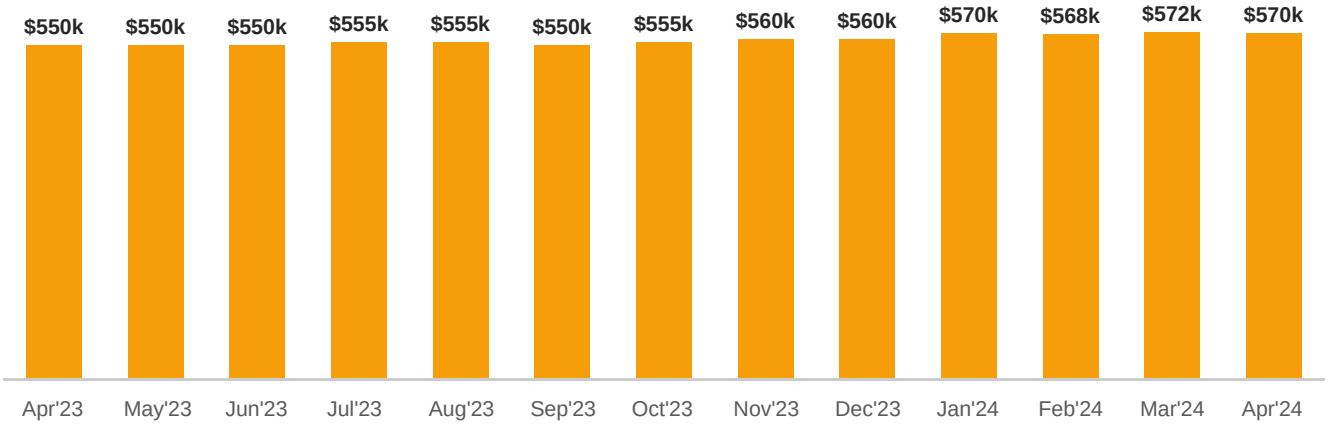
At a glance

- 2,370 HDB resale flats changed hands in April 2024, 15.8% more than the month before (2,046).
- Half of all flats sold for $570,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $569,444 (1,036 sales), or about $555 per square foot.
- 68 flats sold for $1 million or more (2.9% of all sales), most of them in Kallang/Whampoa, Bukit Merah, Toa Payoh.
- The highest price was $1,438,000 for a 5-room flat at Blk 139B Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong West (median $480,000) and the dearest was Queenstown (median $923,000).
- The busiest town was Woodlands with 202 sales.

Flats sold each month, last 13 months

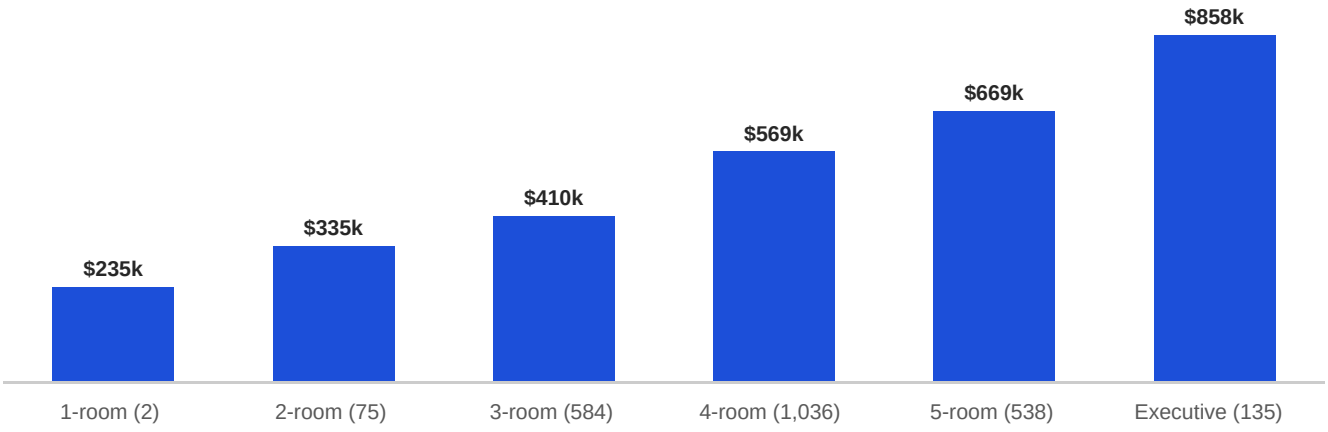


Median price each month, last 13 months

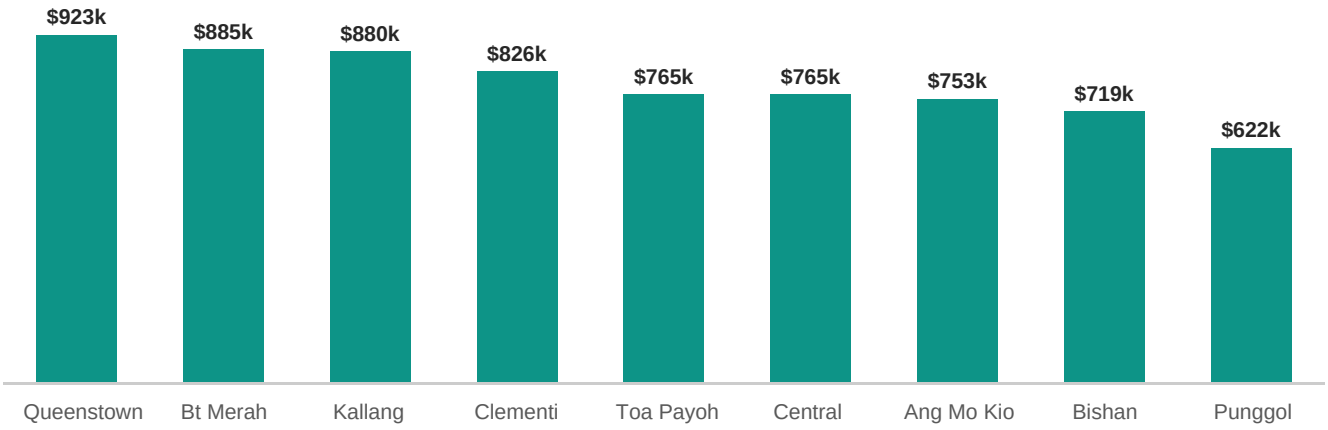


Source: HDB resale flat prices, data.gov.sg. Read online and share: https://www.anything.sg/hdb-resale-report/monthly/2024-04/

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



Median 4-room price by town, dearest first

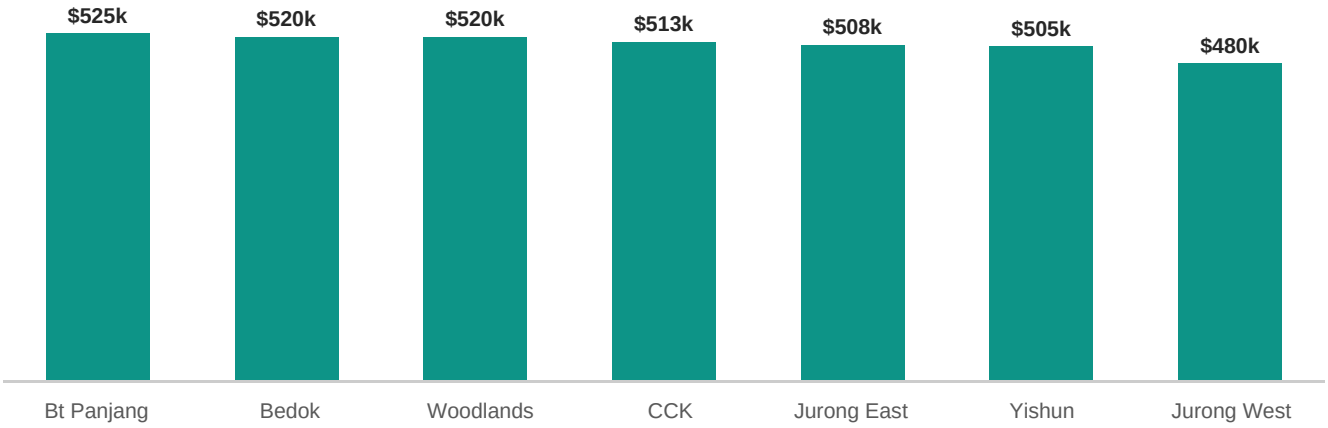


Median 4-room price by town, dearest first (continued)



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

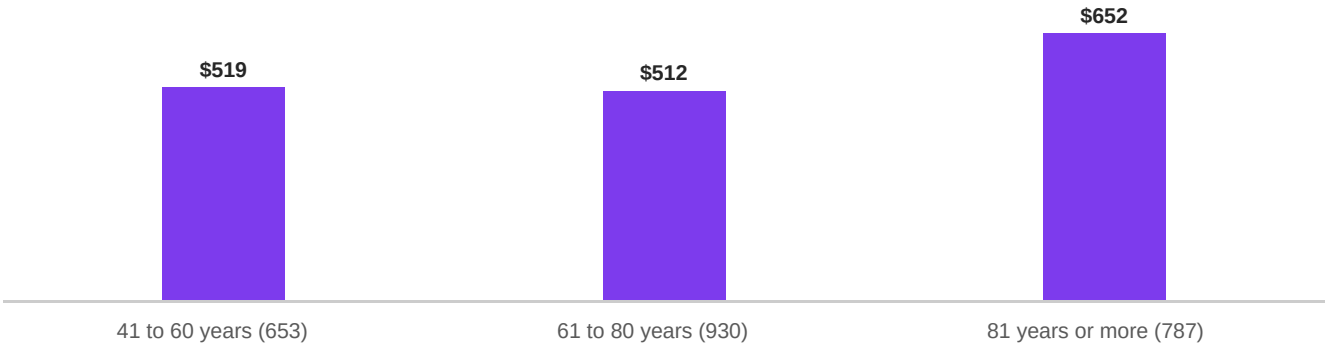
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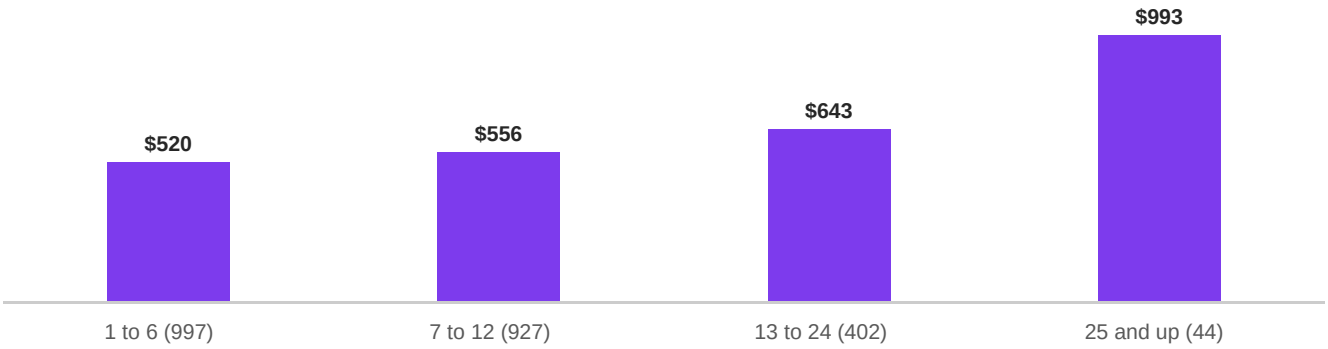
Town by town, April 2024

Ang Mo Kio: 78 sold - median $486,944 - 4-room median $752,500 - $550 psf - 5 at $1M+
Bedok: 129 sold - median $500,000 - 4-room median $520,000 - $534 psf - 2 at $1M+
Bishan: 32 sold - median $750,000 - 4-room median $718,888 - $720 psf - 2 at $1M+
Bukit Batok: 155 sold - median $570,000 - 4-room median $585,000 - $566 psf
Bukit Merah: 91 sold - median $708,000 - 4-room median $885,000 - $749 psf - 9 at $1M+
Bukit Panjang: 75 sold - median $570,000 - 4-room median $525,000 - $519 psf - 1 at $1M+
Bukit Timah: 6 sold - median $914,000 - 4-room median n/a - $737 psf - 3 at $1M+
Central Area: 16 sold - median $552,500 - 4-room median $765,000 - $754 psf - 1 at $1M+
Choa Chu Kang: 112 sold - median $534,000 - 4-room median $512,500 - $465 psf
Clementi: 44 sold - median $537,944 - 4-room median $825,500 - $573 psf - 2 at $1M+
Geylang: 43 sold - median $380,000 - 4-room median $620,000 - $535 psf - 1 at $1M+
Hougang: 129 sold - median $555,000 - 4-room median $571,000 - $548 psf - 1 at $1M+
Jurong East: 51 sold - median $468,000 - 4-room median $508,000 - $510 psf - 2 at $1M+
Jurong West: 176 sold - median $487,500 - 4-room median $480,000 - $466 psf
Kallang/Whampoa: 80 sold - median $706,000 - 4-room median $880,000 - $683 psf - 15 at $1M+
Marine Parade: 9 sold - median $565,000 - 4-room median $572,888 - $615 psf
Pasir Ris: 44 sold - median $704,400 - 4-room median $590,000 - $519 psf
Punggol: 165 sold - median $618,000 - 4-room median $622,000 - $628 psf
Queenstown: 55 sold - median $660,000 - 4-room median $923,000 - $693 psf - 8 at $1M+
Sembawang: 81 sold - median $545,888 - 4-room median $560,000 - $559 psf
Sengkang: 162 sold - median $600,000 - 4-room median $588,000 - $579 psf - 1 at $1M+
Serangoon: 43 sold - median $610,000 - 4-room median $592,388 - $560 psf
Tampines: 170 sold - median $630,500 - 4-room median $608,000 - $567 psf - 4 at $1M+
Toa Payoh: 56 sold - median $507,500 - 4-room median $765,400 - $575 psf - 9 at $1M+
Woodlands: 202 sold - median $572,000 - 4-room median $520,000 - $503 psf - 1 at $1M+
Yishun: 166 sold - median $499,500 - 4-room median $505,000 - $536 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2024

$1,438,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,259 sqft - $1,142 psf - 86 yrs lease left

$1,425,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $1,237 psf - 85 yrs lease left

$1,410,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $897 psf - 63 yrs lease left

$1,400,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,259 sqft - $1,112 psf - 87 yrs lease left

$1,330,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $846 psf - 63 yrs lease left

$1,295,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $1,046 psf - 75 yrs lease left

$1,288,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $820 psf - 64 yrs lease left

$1,280,000 Blk 126A Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,216 sqft - $1,052 psf - 87 yrs lease left

$1,252,888 Blk 28D Dover Cres, Queenstown
5-room - storey 34 to 36 - 1,335 sqft - $939 psf - 87 yrs lease left

$1,250,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $1,010 psf - 80 yrs lease left

The 5 most affordable 4-room flats, April 2024

$400,000 Blk 740 Woodlands Circle, Woodlands

4-room - storey 10 to 12 - 1,098 sqft - $364 psf - 72 yrs lease left

$410,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $453 psf - 63 yrs lease left

$410,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $419 psf - 52 yrs lease left

$410,000 Blk 220 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $465 psf - 51 yrs lease left

$410,000 Blk 103 Bedok Reservoir Rd, Bedok

4-room - storey 01 to 03 - 1,001 sqft - $410 psf - 60 yrs lease left

The 10 busiest streets, April 2024

Bt Batok West Ave 8, Bukit Batok: 38 sales
Yishun Ring Rd, Yishun: 33 sales
Sumang Walk, Punggol: 29 sales
Buangkok Cres, Hougang: 27 sales
Woodlands St 13, Woodlands: 25 sales
Tampines Ave 9, Tampines: 21 sales
Bedok Nth St 3, Bedok: 20 sales
Bedok Reservoir Rd, Bedok: 19 sales
Bt Batok West Ave 6, Bukit Batok: 19 sales
Bt Batok West Ave 5, Bukit Batok: 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