HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2024

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

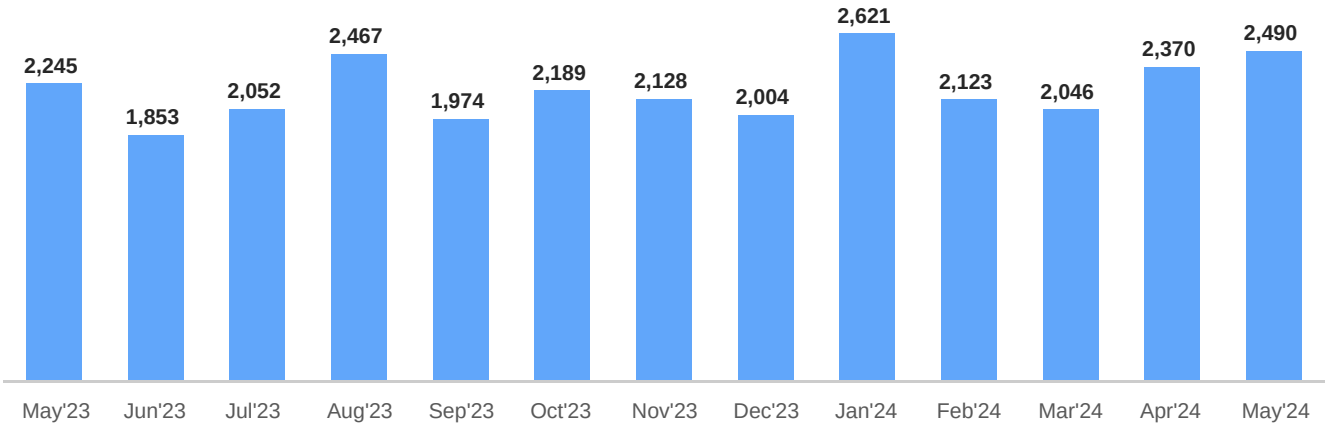
Flats sold: 2,490 Median price: $580,000 Median $psf: $555
Million-dollar flats: 73 (2.9%) Highest price: $1,515,000 (Central Area)

Against the month before: sales +5.1%, median price +1.8%. Against a year ago: sales +10.9%, median price +5.5%.

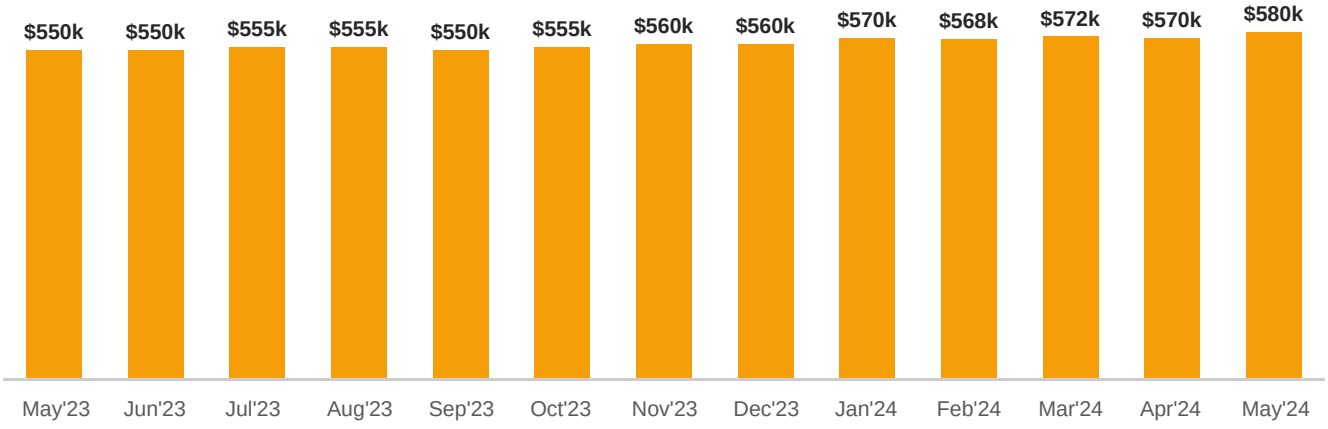
At a glance

- 2,490 HDB resale flats changed hands in May 2024, 5.1% more than the month before (2,370).
- Half of all flats sold for $580,000 or less (the median price), up 1.8% from the month before.
- A typical 4-room flat sold for $580,000 (1,050 sales), or about $568 per square foot.
- 73 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 $1,515,000 for a 5-room flat at Blk 1C Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $495,000) and the dearest was Queenstown (median $902,500).
- The busiest town was Tampines with 188 sales.

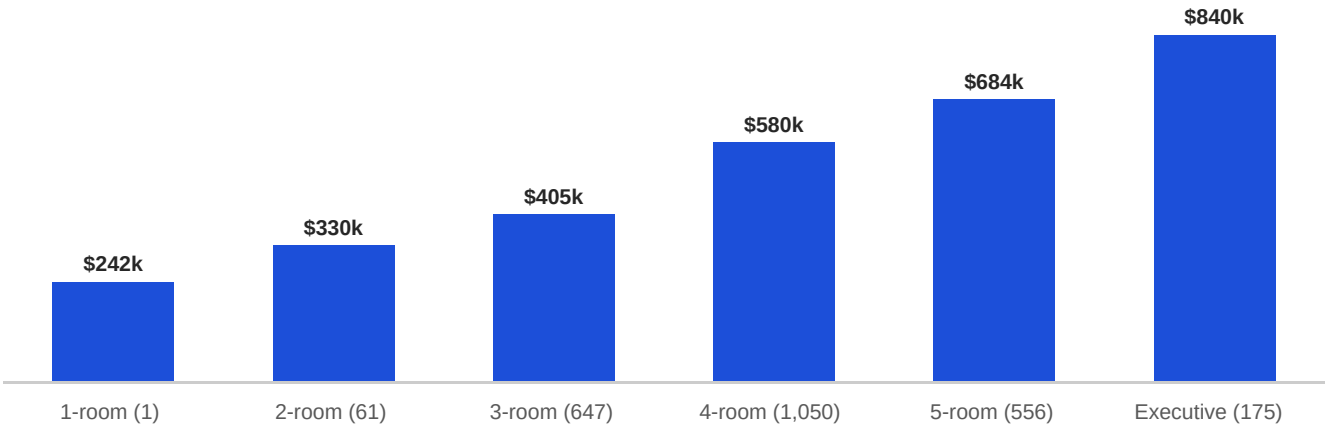
Flats sold each month, last 13 months



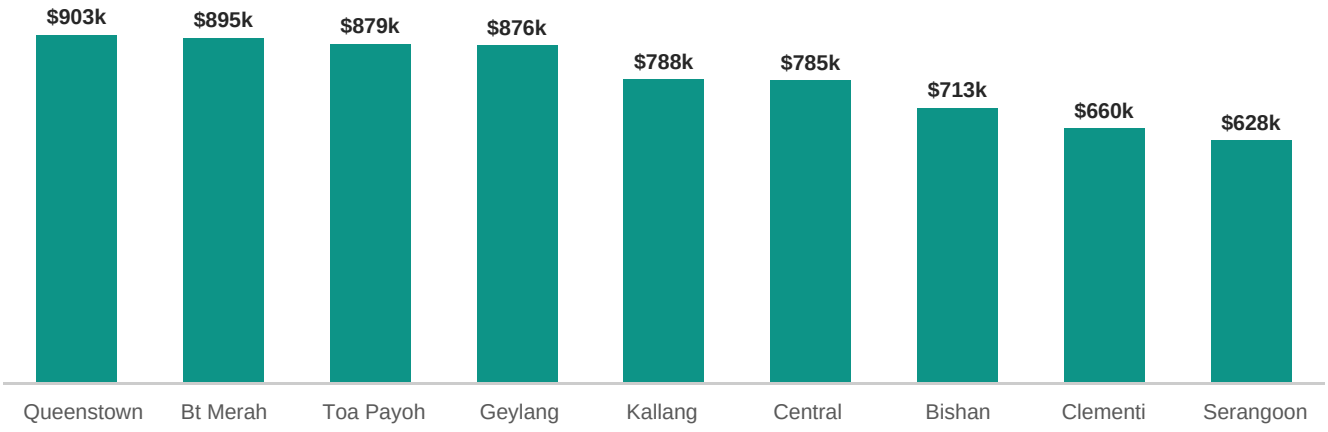
Median price each month, last 13 months



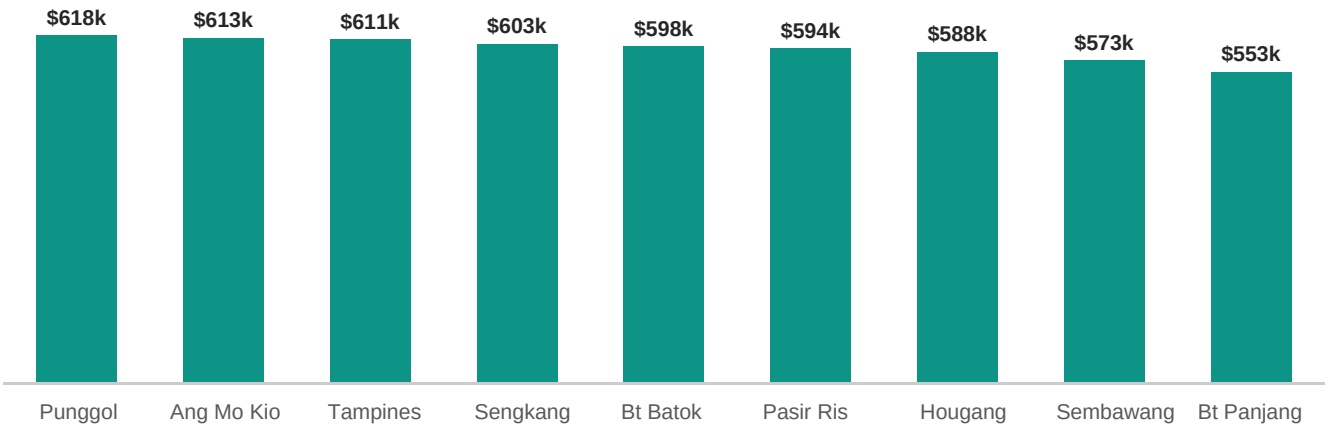
Median price by flat type (number sold), May 2024



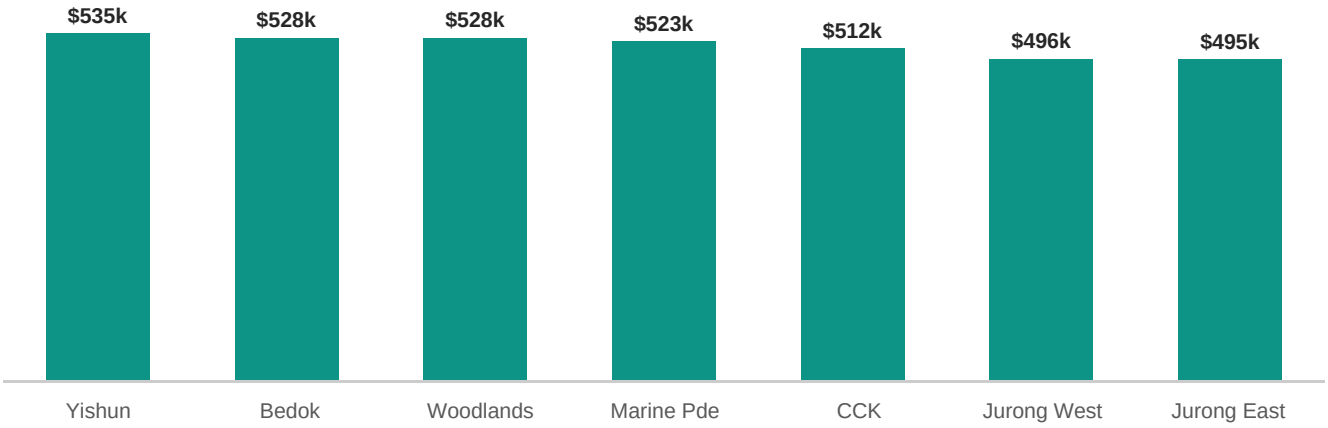
Median 4-room price by town, dearest first



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



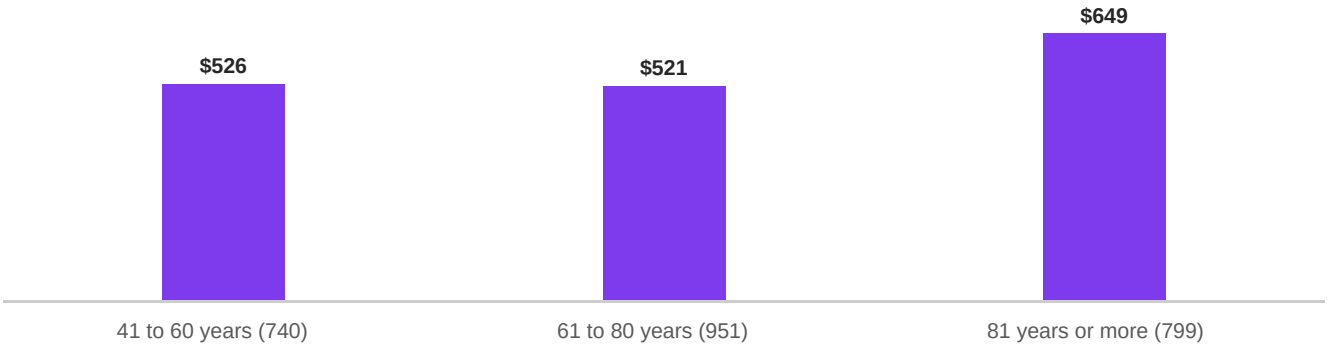
Median 4-room price by town, dearest first (continued)



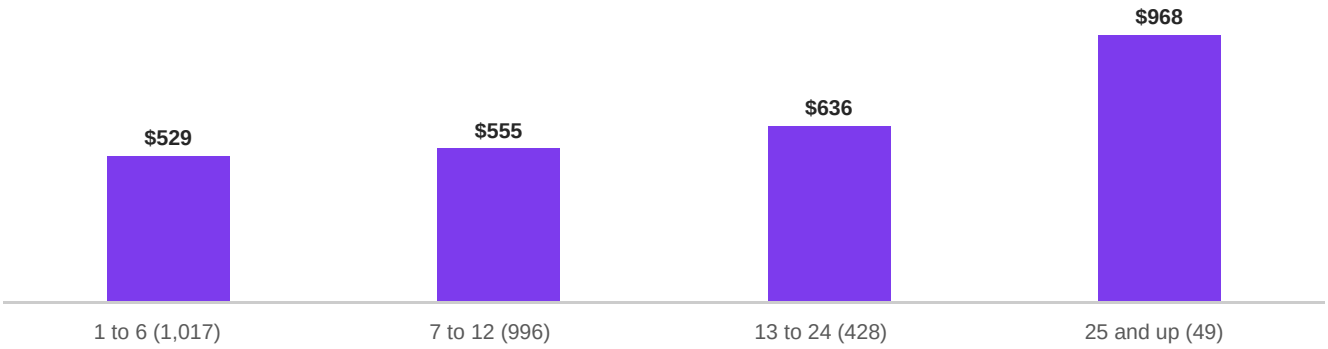
Town by town, May 2024

Ang Mo Kio: 98 sold - median $450,000 - 4-room median $612,944 - $539 psf - 2 at $1M+
Bedok: 141 sold - median $490,000 - 4-room median $528,000 - $537 psf - 4 at $1M+
Bishan: 33 sold - median $712,666 - 4-room median $712,666 - $713 psf - 5 at $1M+
Bukit Batok: 158 sold - median $590,000 - 4-room median $598,000 - $580 psf - 1 at $1M+
Bukit Merah: 96 sold - median $743,000 - 4-room median $895,000 - $774 psf - 11 at $1M+
Bukit Panjang: 72 sold - median $590,000 - 4-room median $552,500 - $535 psf
Bukit Timah: 2 sold - median $812,500 - 4-room median n/a - $767 psf - 1 at $1M+
Central Area: 11 sold - median $600,000 - 4-room median $785,000 - $816 psf - 3 at $1M+
Choa Chu Kang: 133 sold - median $540,888 - 4-room median $512,000 - $475 psf
Clementi: 45 sold - median $478,000 - 4-room median $660,000 - $548 psf - 2 at $1M+
Geylang: 55 sold - median $578,000 - 4-room median $876,000 - $574 psf - 6 at $1M+
Hougang: 139 sold - median $615,000 - 4-room median $588,000 - $566 psf - 3 at $1M+
Jurong East: 64 sold - median $476,000 - 4-room median $495,000 - $500 psf - 1 at $1M+
Jurong West: 165 sold - median $512,000 - 4-room median $495,888 - $488 psf
Kallang/Whampoa: 82 sold - median $639,000 - 4-room median $787,500 - $613 psf - 13 at $1M+
Marine Parade: 20 sold - median $507,500 - 4-room median $523,000 - $606 psf - 1 at $1M+
Pasir Ris: 79 sold - median $688,000 - 4-room median $594,000 - $530 psf - 1 at $1M+
Punggol: 163 sold - median $618,000 - 4-room median $618,000 - $628 psf
Queenstown: 65 sold - median $605,000 - 4-room median $902,500 - $737 psf - 7 at $1M+
Sembawang: 88 sold - median $578,000 - 4-room median $572,500 - $564 psf
Sengkang: 176 sold - median $617,000 - 4-room median $602,500 - $590 psf
Serangoon: 39 sold - median $600,000 - 4-room median $627,500 - $598 psf - 2 at $1M+
Tampines: 188 sold - median $616,944 - 4-room median $611,000 - $569 psf - 1 at $1M+
Toa Payoh: 60 sold - median $716,000 - 4-room median $879,000 - $714 psf - 8 at $1M+
Woodlands: 169 sold - median $555,000 - 4-room median $528,000 - $511 psf
Yishun: 149 sold - median $515,000 - 4-room median $535,000 - $539 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2024

$1,515,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,141 sqft - $1,328 psf - 85 yrs lease left

$1,500,000 Blk 275A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $1,161 psf - 86 yrs lease left

$1,500,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,851 sqft - $810 psf - 67 yrs lease left

$1,450,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,448 psf - 85 yrs lease left

$1,448,000 Blk 241 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,518 sqft - $954 psf - 67 yrs lease left

$1,310,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,184 sqft - $1,106 psf - 87 yrs lease left

$1,305,000 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $830 psf - 61 yrs lease left

$1,250,000 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 19 to 21 - 1,184 sqft - $1,056 psf - 83 yrs lease left

$1,248,888 Blk 1B Cantonment Rd, Central Area
4-room - storey 10 to 12 - 1,001 sqft - $1,248 psf - 85 yrs lease left

$1,242,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $790 psf - 67 yrs lease left

The 5 most affordable 4-room flats, May 2024

$358,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $378 psf - 50 yrs lease left

$415,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $438 psf - 50 yrs lease left

$415,000 Blk 168A Queensway, Queenstown

4-room - storey 07 to 09 - 904 sqft - $459 psf - 49 yrs lease left

$415,000 Blk 17 Teck Whye Lane, Choa Chu Kang

4-room - storey 01 to 03 - 1,001 sqft - $415 psf - 56 yrs lease left

$426,888 Blk 268 Bt Batok East Ave 4, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $472 psf - 60 yrs lease left

The 10 busiest streets, May 2024

Bt Batok West Ave 8, Bukit Batok: 52 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Rivervale Cres, Sengkang: 25 sales
Punggol Dr, Punggol: 24 sales
Bedok Reservoir Rd, Bedok: 23 sales
Buangkok Cres, Hougang: 23 sales
Sumang Walk, Punggol: 23 sales
Bt Batok West Ave 6, Bukit Batok: 22 sales
Tampines St 61, Tampines: 22 sales
Woodlands St 13, Woodlands: 22 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