HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2024

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

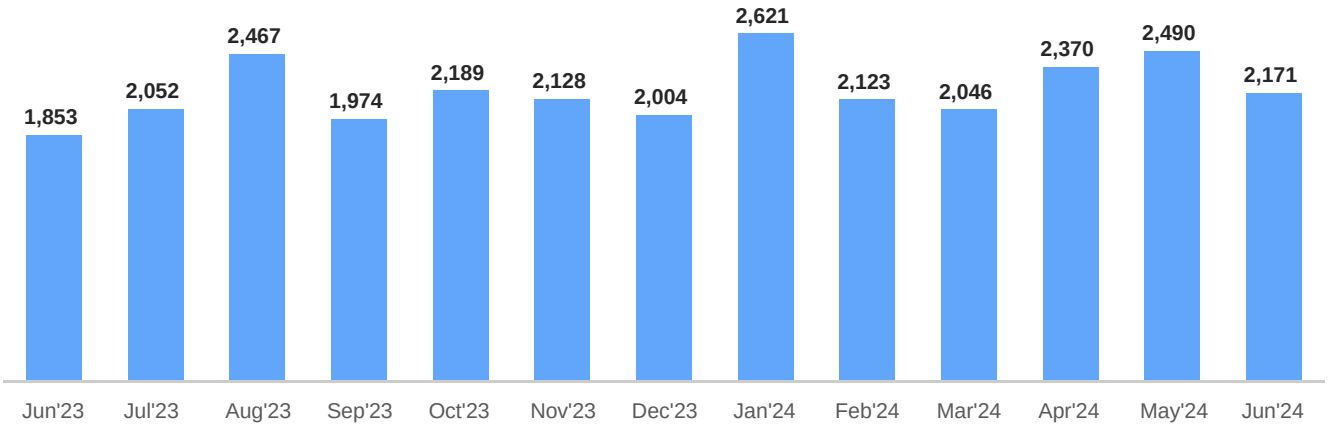
Flats sold: 2,171 Median price: $595,000 Median $psf: $568
Million-dollar flats: 95 (4.4%) Highest price: $1,588,000 (Bukit Merah)

Against the month before: sales -12.8%, median price +2.6%. Against a year ago: sales +17.2%, median price +8.2%.

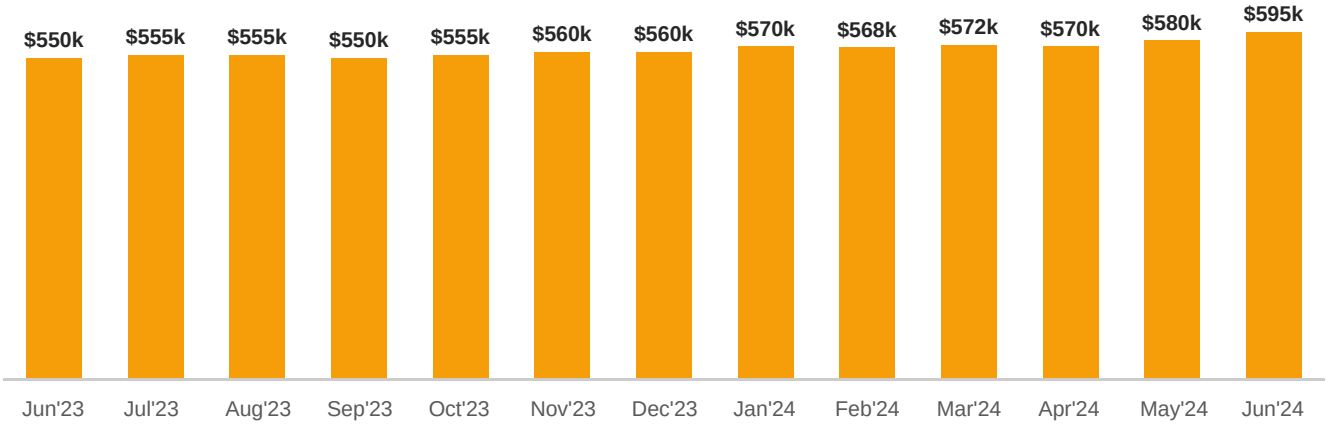
At a glance

- 2,171 HDB resale flats changed hands in June 2024, 12.8% fewer than the month before (2,490).
- Half of all flats sold for $595,000 or less (the median price), up 2.6% from the month before.
- A typical 4-room flat sold for $590,000 (920 sales), or about $582 per square foot.
- 95 flats sold for $1 million or more (4.4% of all sales), most of them in Kallang/Whampoa, Bukit Merah, Geylang.
- The highest price was $1,588,000 for a 5-room flat at Blk 9B Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Jurong East (median $485,000) and the dearest was Kallang/Whampoa (median $940,000).
- The busiest town was Tampines with 160 sales.

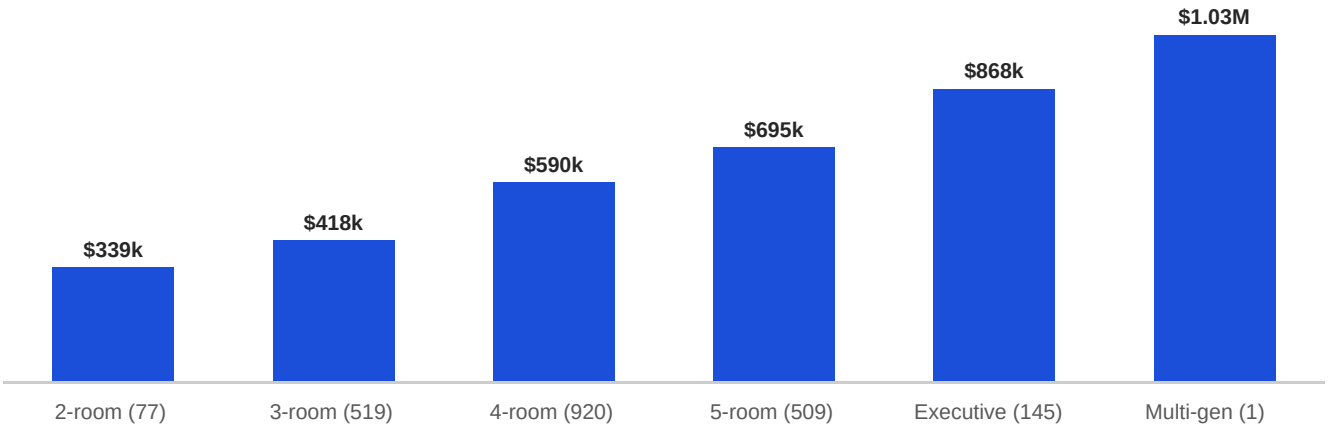
Flats sold each month, last 13 months



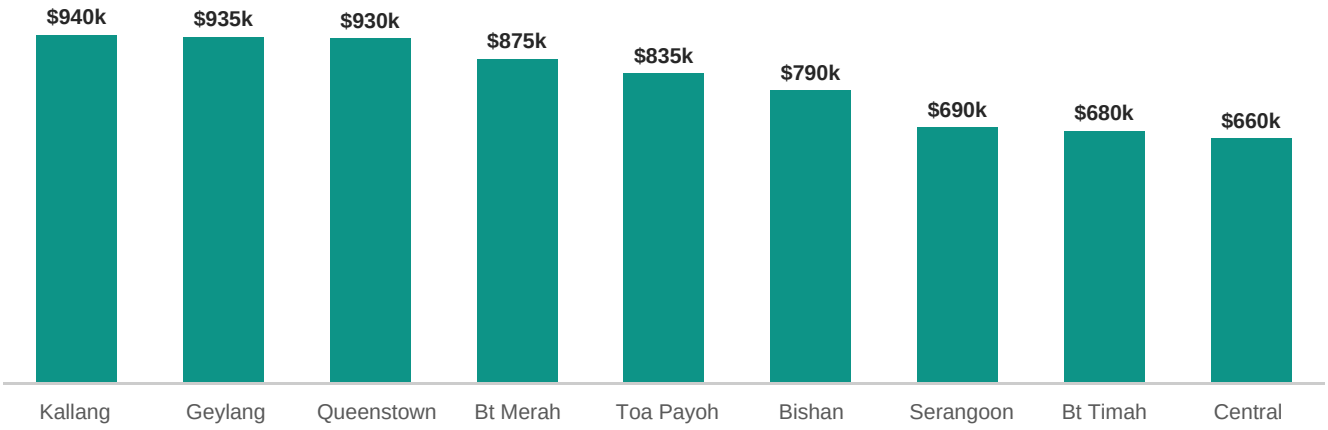
Median price each month, last 13 months



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



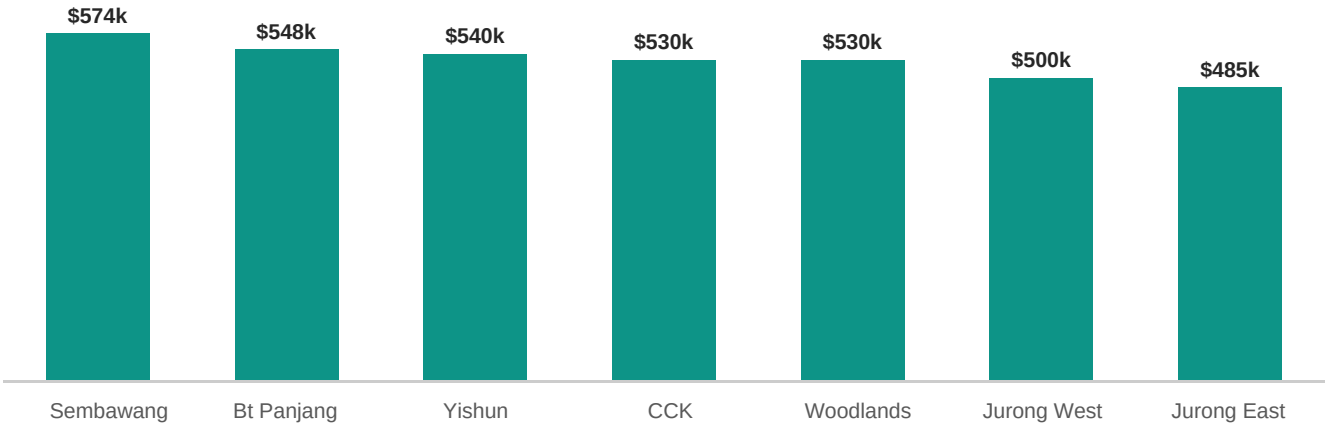
Median 4-room price by town, dearest first



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



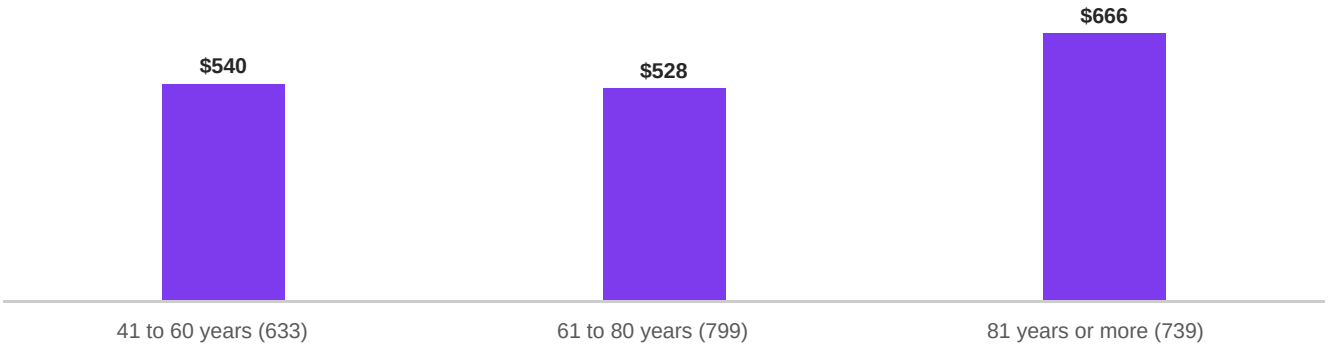
Median 4-room price by town, dearest first (continued)



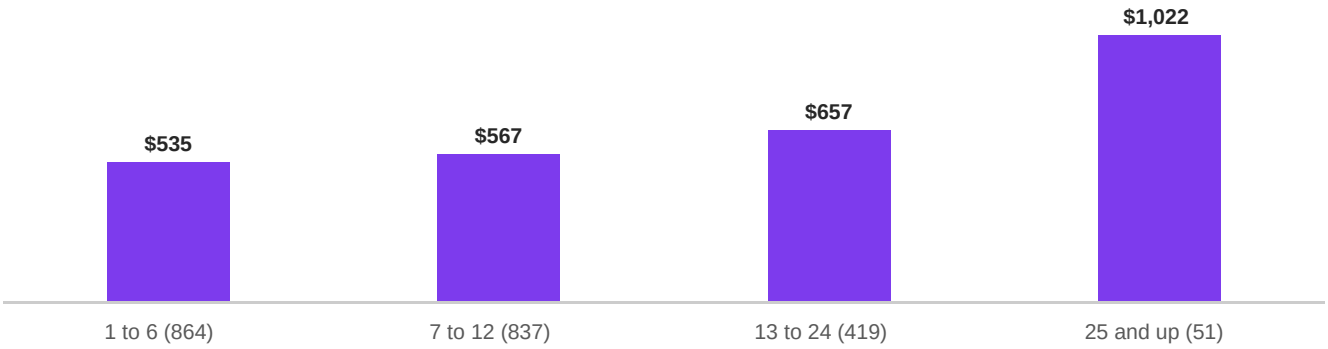
Town by town, June 2024

Ang Mo Kio: 98 sold - median $490,000 - 4-room median $574,944 - $560 psf - 7 at $1M+
Bedok: 106 sold - median $460,000 - 4-room median $581,000 - $552 psf - 1 at $1M+
Bishan: 32 sold - median $855,444 - 4-room median $790,000 - $726 psf - 8 at $1M+
Bukit Batok: 139 sold - median $583,888 - 4-room median $613,000 - $592 psf
Bukit Merah: 85 sold - median $800,000 - 4-room median $875,000 - $857 psf - 11 at $1M+
Bukit Panjang: 58 sold - median $605,000 - 4-room median $547,500 - $532 psf
Bukit Timah: 5 sold - median $900,000 - 4-room median $680,000 - $787 psf - 2 at $1M+
Central Area: 19 sold - median $625,000 - 4-room median $660,000 - $728 psf - 3 at $1M+
Choa Chu Kang: 113 sold - median $565,000 - 4-room median $530,000 - $500 psf
Clementi: 50 sold - median $491,000 - 4-room median $594,444 - $562 psf - 7 at $1M+
Geylang: 60 sold - median $527,500 - 4-room median $935,000 - $628 psf - 11 at $1M+
Hougang: 133 sold - median $618,000 - 4-room median $595,000 - $568 psf - 2 at $1M+
Jurong East: 39 sold - median $485,000 - 4-room median $485,000 - $503 psf
Jurong West: 133 sold - median $530,000 - 4-room median $500,000 - $487 psf
Kallang/Whampoa: 83 sold - median $785,000 - 4-room median $940,000 - $709 psf - 18 at $1M+
Marine Parade: 7 sold - median $470,000 - 4-room median n/a - $669 psf - 2 at $1M+
Pasir Ris: 44 sold - median $719,000 - 4-room median $575,000 - $529 psf - 1 at $1M+
Punggol: 147 sold - median $638,000 - 4-room median $637,500 - $644 psf
Queenstown: 44 sold - median $532,500 - 4-room median $930,000 - $664 psf - 4 at $1M+
Sembawang: 56 sold - median $606,844 - 4-room median $573,888 - $532 psf
Sengkang: 155 sold - median $625,000 - 4-room median $608,000 - $596 psf
Serangoon: 37 sold - median $780,000 - 4-room median $690,000 - $619 psf - 3 at $1M+
Tampines: 160 sold - median $667,500 - 4-room median $615,000 - $560 psf - 1 at $1M+
Toa Payoh: 84 sold - median $650,833 - 4-room median $835,000 - $639 psf - 10 at $1M+
Woodlands: 132 sold - median $580,000 - 4-room median $530,000 - $511 psf - 1 at $1M+
Yishun: 152 sold - median $522,500 - 4-room median $540,000 - $555 psf - 3 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2024

$1,588,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 34 to 36 - 1,206 sqft - $1,317 psf - 90 yrs lease left

$1,588,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 46 to 48 - 1,216 sqft - $1,306 psf - 94 yrs lease left

$1,540,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $1,223 psf - 86 yrs lease left

$1,538,000 Blk 275A Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $1,191 psf - 86 yrs lease left

$1,503,888 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $1,226 psf - 86 yrs lease left

$1,500,000 Blk 95C Henderson Rd, Bukit Merah
5-room - storey 40 to 42 - 1,216 sqft - $1,233 psf - 94 yrs lease left

$1,480,000 Blk 447 Bright Hill Dr, Bishan
Executive - storey 22 to 24 - 1,873 sqft - $790 psf - 64 yrs lease left

$1,420,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,259 sqft - $1,128 psf - 86 yrs lease left

$1,380,000 Blk 64 Marine Dr, Marine Parade
5-room - storey 10 to 12 - 1,690 sqft - $817 psf - 50 yrs lease left

$1,365,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,012 sqft - $1,349 psf - 85 yrs lease left

The 5 most affordable 4-room flats, June 2024

$400,000 Blk 484D Choa Chu Kang Ave 5, Choa Chu Kang

4-room - storey 04 to 06 - 1,087 sqft - $368 psf - 73 yrs lease left

$415,000 Blk 950 Jurong West St 91, Jurong West

4-room - storey 01 to 03 - 1,130 sqft - $367 psf - 64 yrs lease left

$420,000 Blk 41 Teban Gdns Rd, Jurong East

4-room - storey 01 to 03 - 1,066 sqft - $394 psf - 56 yrs lease left

$420,000 Blk 43 Bedok Sth Rd, Bedok

4-room - storey 01 to 03 - 904 sqft - $465 psf - 52 yrs lease left

$427,880 Blk 29 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,044 sqft - $410 psf - 54 yrs lease left

The 10 busiest streets, June 2024

Bt Batok West Ave 8, Bukit Batok: 43 sales
Yishun Ring Rd, Yishun: 28 sales
Sumang Walk, Punggol: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Circuit Rd, Geylang: 21 sales
Bt Batok West Ave 9, Bukit Batok: 20 sales
Toa Payoh East, Toa Payoh: 19 sales
Bedok Reservoir Rd, Bedok: 18 sales
Buangkok Cres, Hougang: 18 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 17 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