HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2024

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

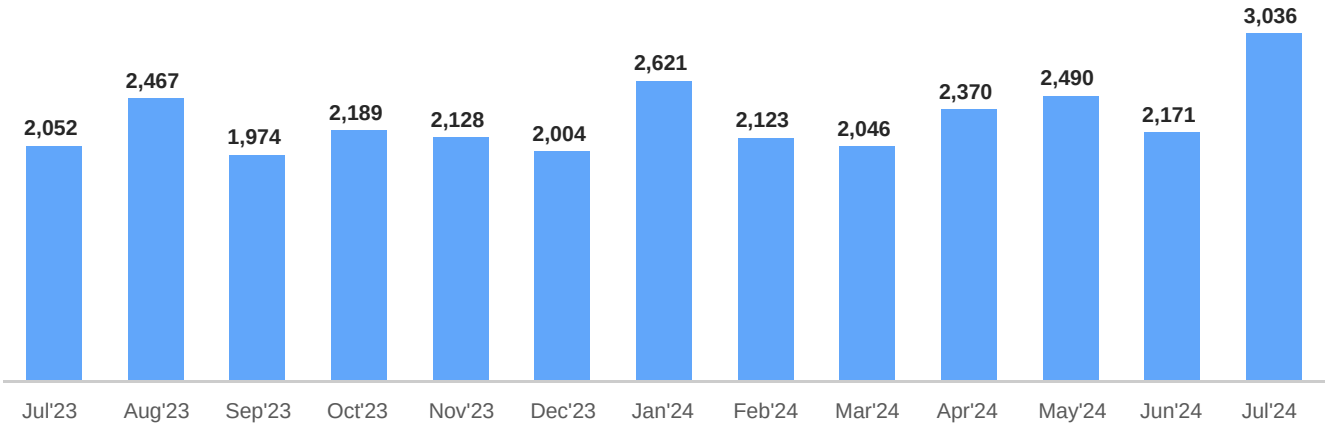
Flats sold: 3,036 Median price: $595,000 Median $psf: $571
Million-dollar flats: 120 (4.0%) Highest price: $1,568,000 (Bishan)

Against the month before: sales +39.8%, median price +0.0%. Against a year ago: sales +48.0%, median price +7.2%.

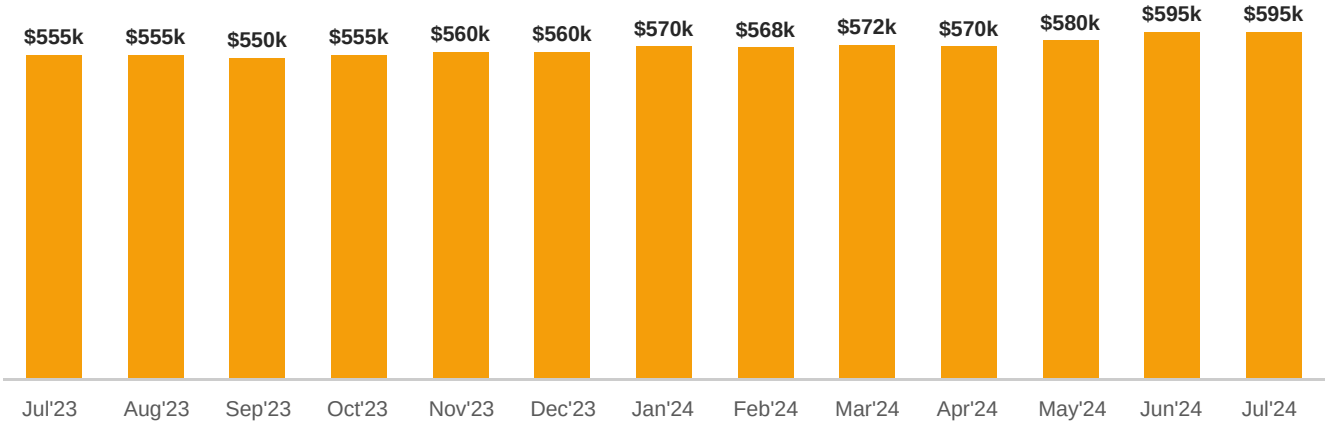
At a glance

- 3,036 HDB resale flats changed hands in July 2024, 39.8% more than the month before (2,171).
- Half of all flats sold for $595,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $600,000 (1,357 sales), or about $586 per square foot.
- 120 flats sold for $1 million or more (4.0% of all sales), most of them in Kallang/Whampoa, Bukit Merah, Queenstown.
- The highest price was $1,568,000 for a 5-room flat at Blk 275A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Jurong West (median $503,500) and the dearest was Kallang/Whampoa (median $955,444).
- The busiest town was Sengkang with 241 sales.

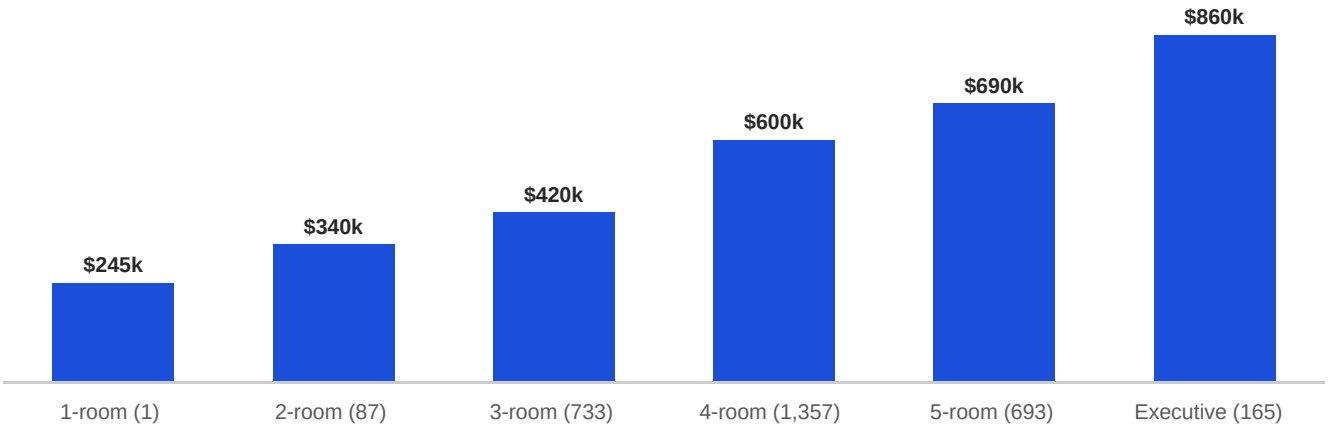
Flats sold each month, last 13 months



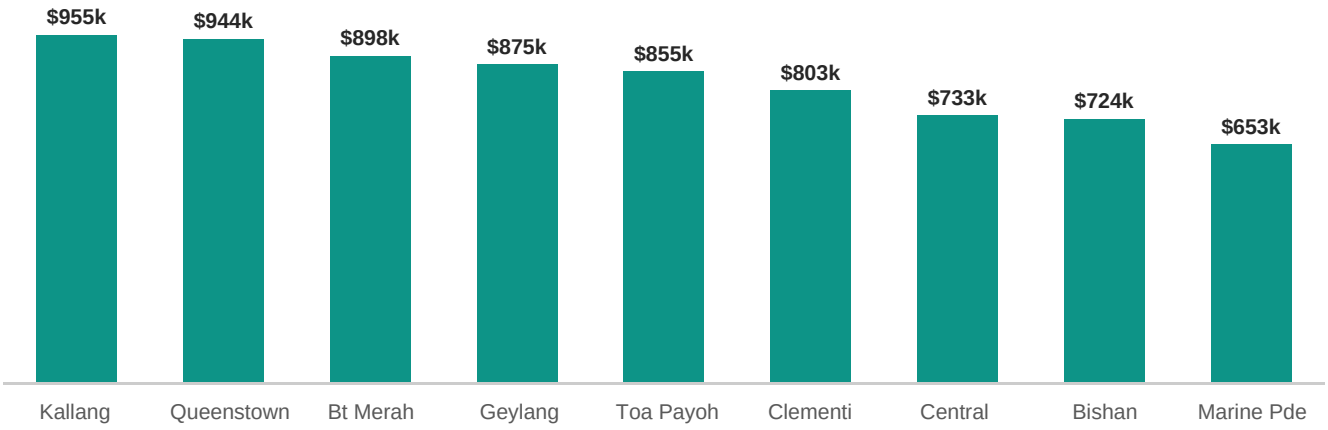
Median price each month, last 13 months



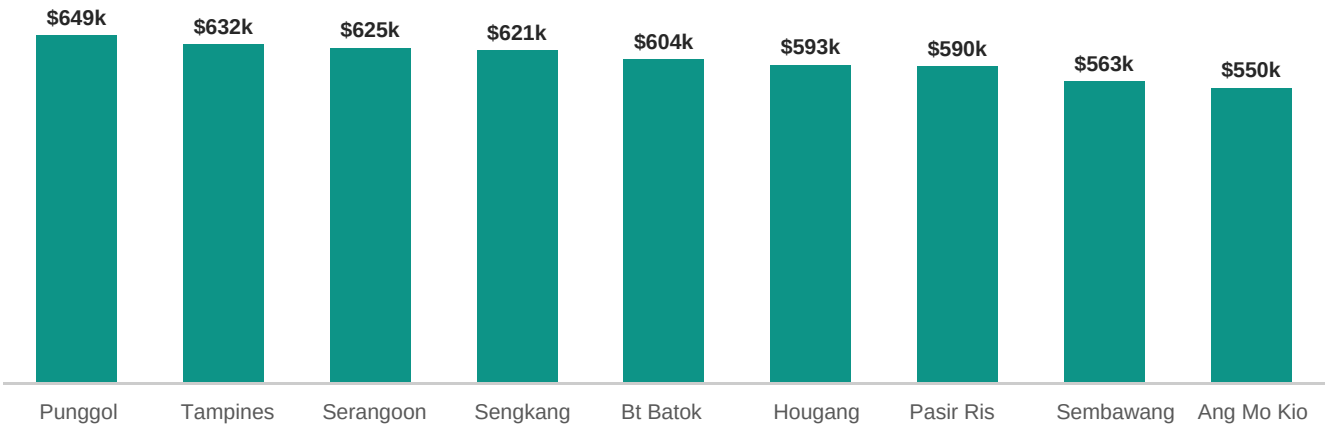
Median price by flat type (number sold), July 2024



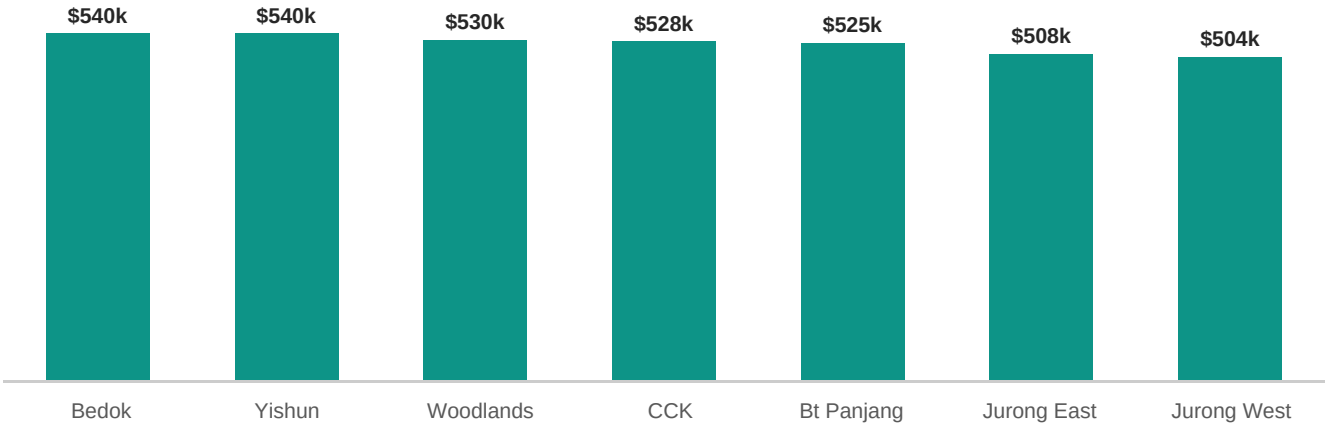
Median 4-room price by town, dearest first



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



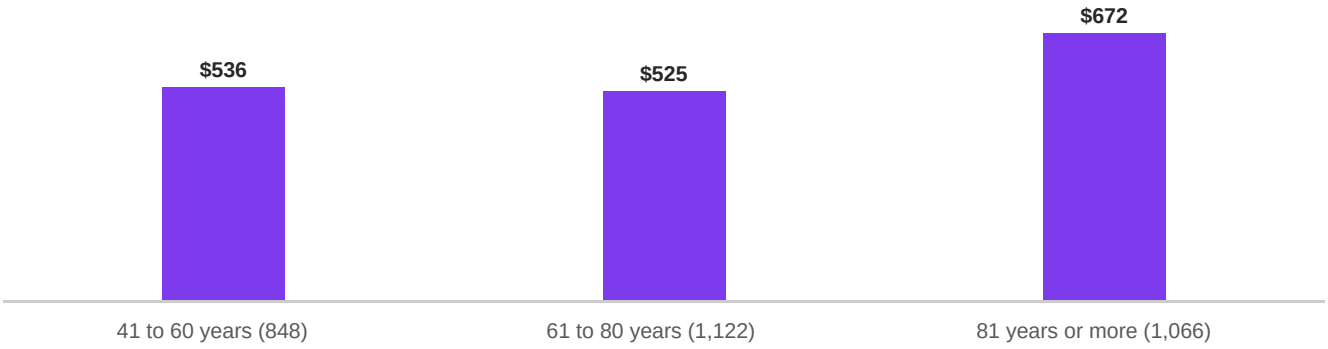
Median 4-room price by town, dearest first (continued)



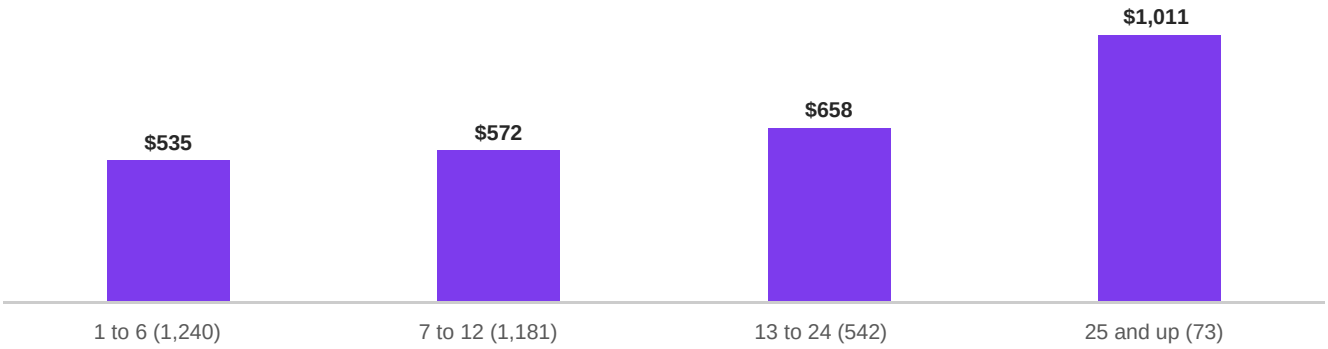
Town by town, July 2024

Ang Mo Kio: 124 sold - median $458,000 - 4-room median $550,000 - $553 psf - 8 at $1M+
Bedok: 143 sold - median $502,000 - 4-room median $540,000 - $557 psf - 2 at $1M+
Bishan: 52 sold - median $814,000 - 4-room median $724,000 - $726 psf - 8 at $1M+
Bukit Batok: 201 sold - median $595,000 - 4-room median $604,000 - $604 psf - 2 at $1M+
Bukit Merah: 107 sold - median $800,000 - 4-room median $898,000 - $856 psf - 21 at $1M+
Bukit Panjang: 88 sold - median $560,000 - 4-room median $525,000 - $525 psf
Bukit Timah: 8 sold - median $810,000 - 4-room median n/a - $709 psf - 3 at $1M+
Central Area: 20 sold - median $595,000 - 4-room median $733,000 - $762 psf - 3 at $1M+
Choa Chu Kang: 126 sold - median $553,500 - 4-room median $528,000 - $482 psf
Clementi: 67 sold - median $500,000 - 4-room median $802,500 - $567 psf - 7 at $1M+
Geylang: 90 sold - median $640,000 - 4-room median $875,000 - $634 psf - 1 at $1M+
Hougang: 123 sold - median $620,000 - 4-room median $593,000 - $584 psf - 3 at $1M+
Jurong East: 52 sold - median $507,444 - 4-room median $508,000 - $532 psf
Jurong West: 226 sold - median $510,000 - 4-room median $503,500 - $495 psf
Kallang/Whampoa: 110 sold - median $684,000 - 4-room median $955,444 - $704 psf - 23 at $1M+
Marine Parade: 13 sold - median $653,000 - 4-room median $653,000 - $701 psf - 1 at $1M+
Pasir Ris: 65 sold - median $690,000 - 4-room median $590,000 - $524 psf
Punggol: 234 sold - median $644,500 - 4-room median $648,888 - $656 psf - 1 at $1M+
Queenstown: 92 sold - median $744,000 - 4-room median $944,400 - $819 psf - 18 at $1M+
Sembawang: 85 sold - median $583,000 - 4-room median $562,550 - $559 psf
Sengkang: 241 sold - median $630,000 - 4-room median $620,888 - $606 psf - 1 at $1M+
Serangoon: 49 sold - median $640,000 - 4-room median $625,000 - $607 psf - 3 at $1M+
Tampines: 201 sold - median $640,000 - 4-room median $632,000 - $578 psf - 1 at $1M+
Toa Payoh: 87 sold - median $725,000 - 4-room median $855,000 - $665 psf - 12 at $1M+
Woodlands: 236 sold - median $565,000 - 4-room median $530,000 - $512 psf - 2 at $1M+
Yishun: 196 sold - median $539,000 - 4-room median $540,000 - $539 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2024

$1,568,000 Blk 275A Bishan St 24, Bishan
5-room - storey 37 to 39 - 1,292 sqft - $1,214 psf - 86 yrs lease left

$1,568,000 Blk 53 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 3,947 sqft - $397 psf - 47 yrs lease left

$1,428,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $1,164 psf - 86 yrs lease left

$1,400,000 Blk 95C Henderson Rd, Bukit Merah
5-room - storey 22 to 24 - 1,216 sqft - $1,151 psf - 93 yrs lease left

$1,400,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,369 psf - 85 yrs lease left

$1,378,888 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 37 to 39 - 1,227 sqft - $1,124 psf - 87 yrs lease left

$1,300,000 Blk 611 Ang Mo Kio Ave 5, Ang Mo Kio
Executive - storey 10 to 12 - 1,916 sqft - $679 psf - 55 yrs lease left

$1,300,000 Blk 90 Dawson Rd, Queenstown
4-room - storey 40 to 42 - 1,044 sqft - $1,245 psf - 90 yrs lease left

$1,280,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $814 psf - 63 yrs lease left

$1,277,000 Blk 186 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $813 psf - 62 yrs lease left

The 5 most affordable 4-room flats, July 2024

$370,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $382 psf - 50 yrs lease left

$395,888 Blk 35 Circuit Rd, Geylang

4-room - storey 10 to 12 - 894 sqft - $443 psf - 45 yrs lease left

$418,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 1,055 sqft - $396 psf - 53 yrs lease left

$420,000 Blk 509 West Coast Dr, Clementi

4-room - storey 01 to 03 - 990 sqft - $424 psf - 52 yrs lease left

$430,000 Blk 546 Jurong West St 42, Jurong West

4-room - storey 07 to 09 - 1,109 sqft - $388 psf - 59 yrs lease left

The 10 busiest streets, July 2024

Bt Batok West Ave 8, Bukit Batok: 51 sales
Circuit Rd, Geylang: 43 sales
Yishun Ring Rd, Yishun: 37 sales
Bt Batok West Ave 6, Bukit Batok: 34 sales
Bedok Reservoir Rd, Bedok: 31 sales
Woodlands St 13, Woodlands: 27 sales
Edgefield Plains, Punggol: 26 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 25 sales
Punggol Dr, Punggol: 25 sales
Fernvale Rd, Sengkang: 25 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