HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2024

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

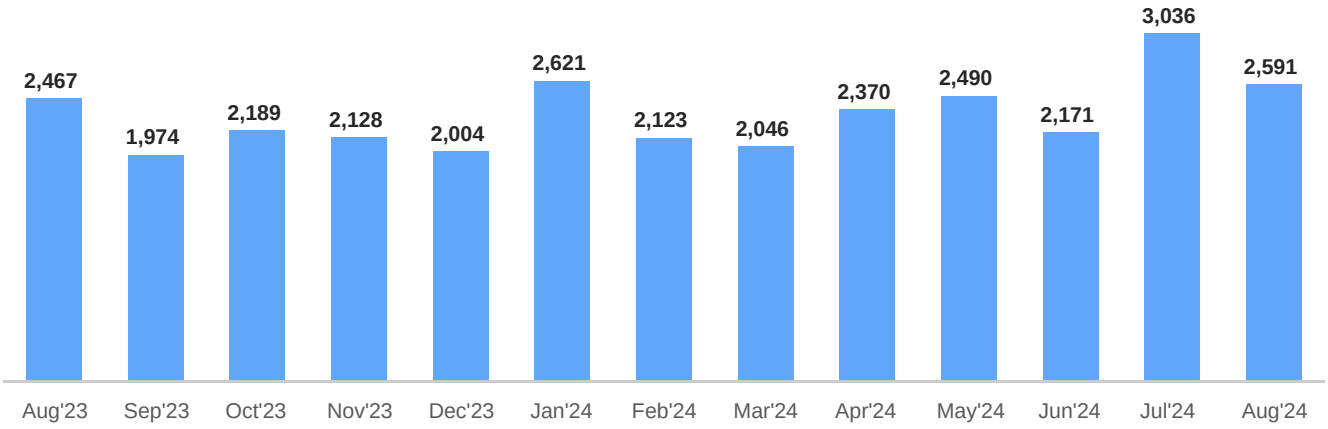
Flats sold: 2,591 Median price: $600,000 Median $psf: $569
Million-dollar flats: 105 (4.1%) Highest price: $1,480,000 (Central Area)

Against the month before: sales -14.7%, median price +0.8%. Against a year ago: sales +5.0%, median price +8.1%.

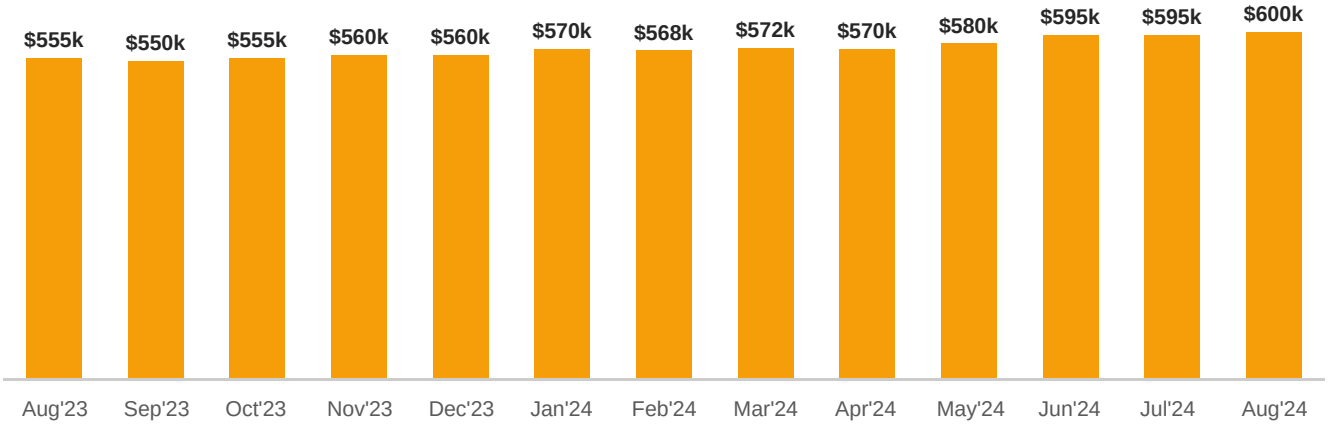
At a glance

- 2,591 HDB resale flats changed hands in August 2024, 14.7% fewer than the month before (3,036).
- Half of all flats sold for $600,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $595,000 (1,091 sales), or about $582 per square foot.
- 105 flats sold for $1 million or more (4.1% of all sales), most of them in Bukit Merah, Kallang/Whampoa, Bishan.
- The highest price was $1,480,000 for a 5-room flat at Blk 1F Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong West (median $502,500) and the dearest was Queenstown (median $933,888).
- The busiest town was Sengkang with 216 sales.

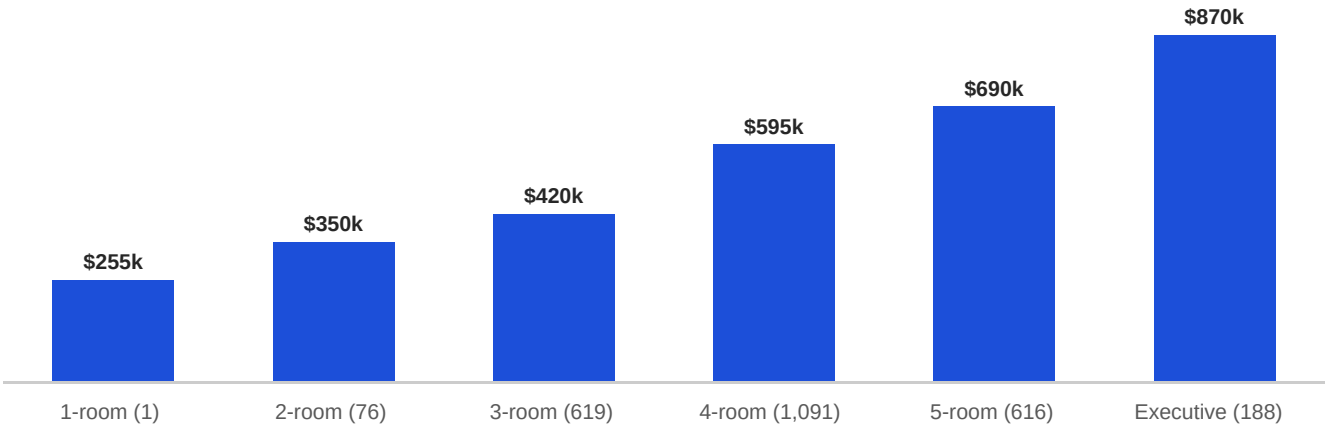
Flats sold each month, last 13 months



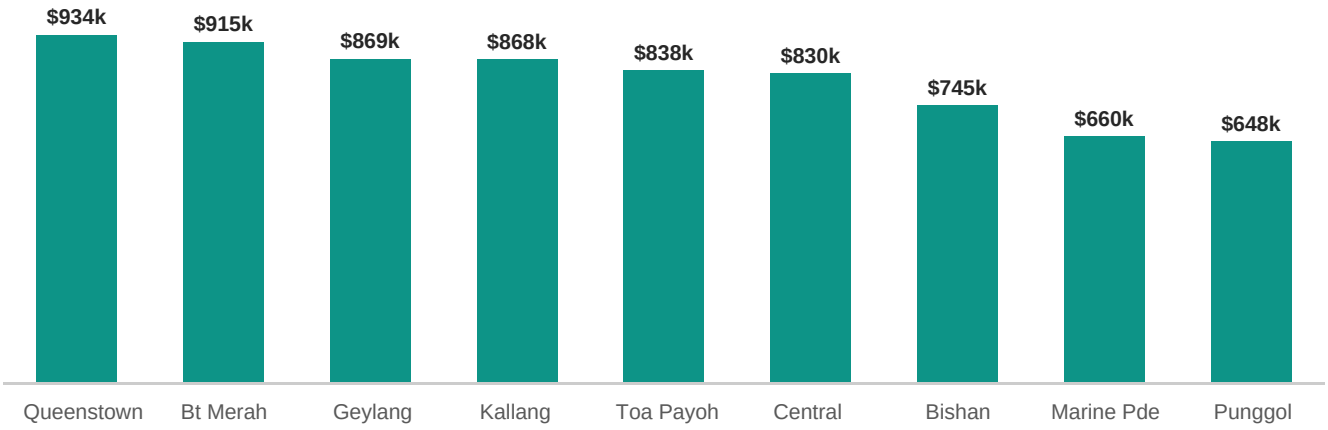
Median price each month, last 13 months



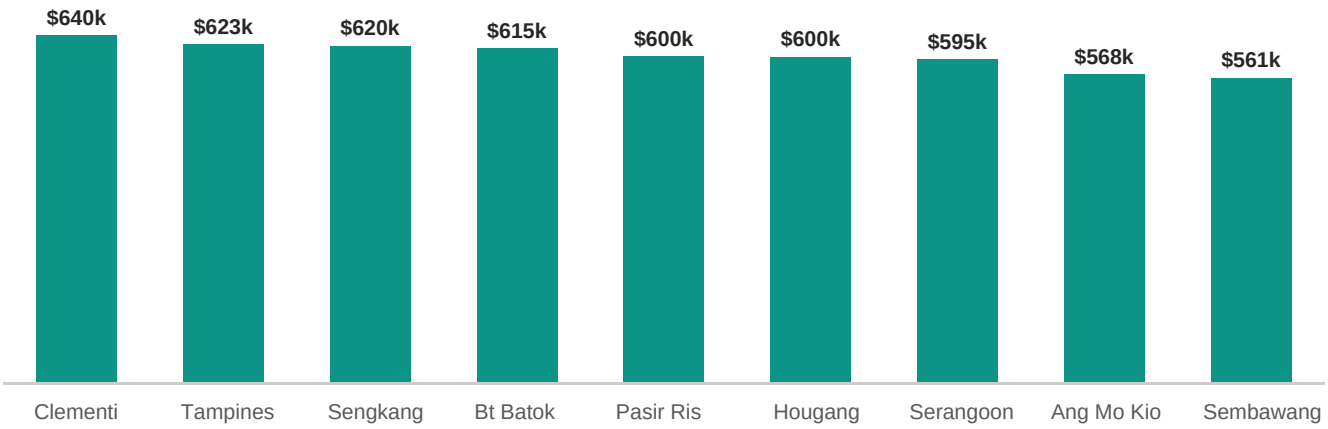
Median price by flat type (number sold), August 2024



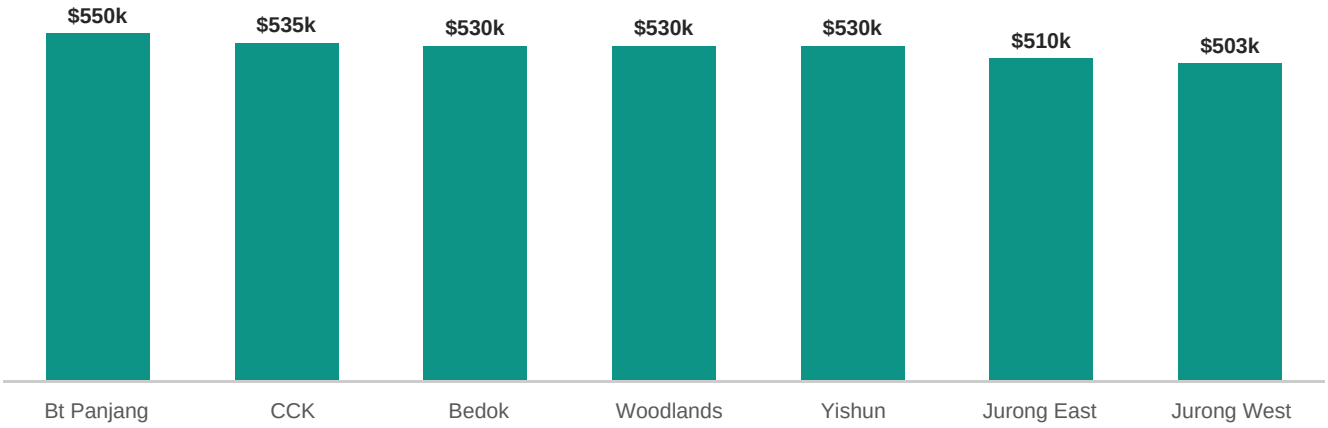
Median 4-room price by town, dearest first



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



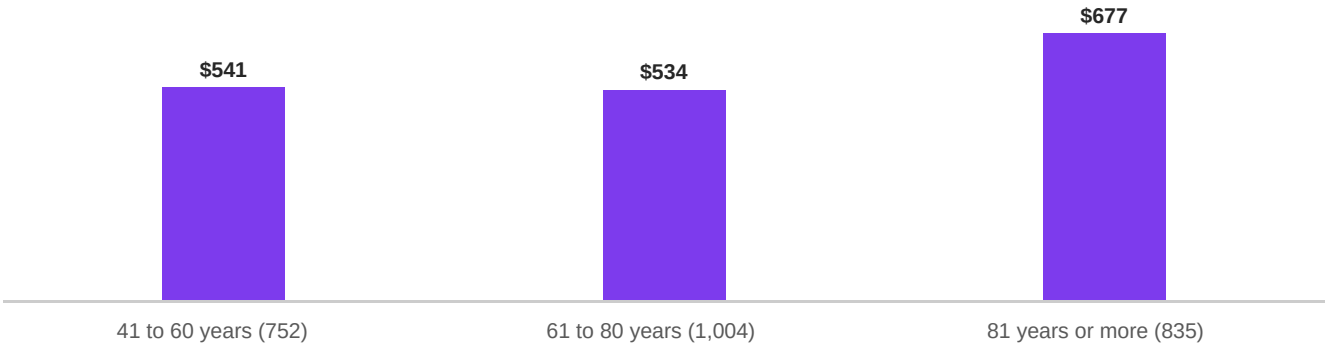
Median 4-room price by town, dearest first (continued)



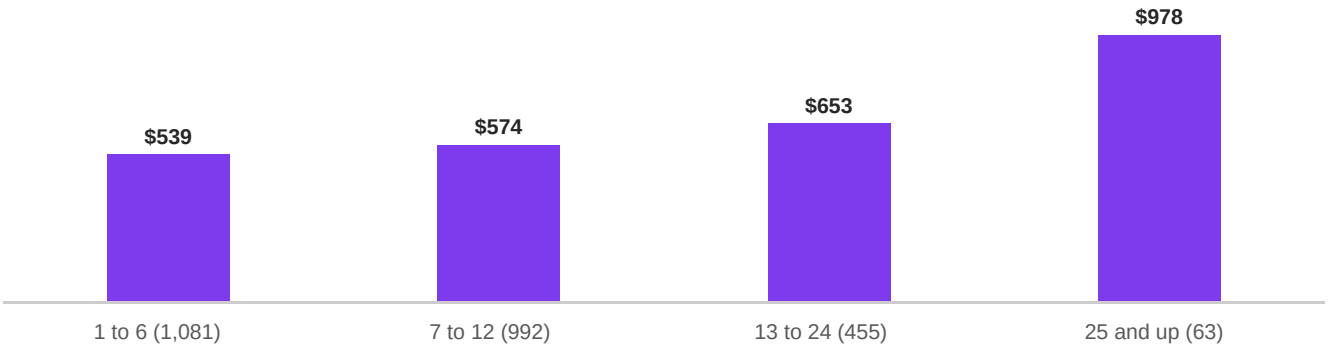
Town by town, August 2024

Ang Mo Kio: 97 sold - median $516,888 - 4-room median $568,000 - $565 psf - 10 at $1M+
Bedok: 125 sold - median $495,000 - 4-room median $530,000 - $552 psf - 2 at $1M+
Bishan: 35 sold - median $802,000 - 4-room median $745,000 - $732 psf - 11 at $1M+
Bukit Batok: 164 sold - median $576,000 - 4-room median $615,000 - $617 psf
Bukit Merah: 90 sold - median $760,000 - 4-room median $915,000 - $780 psf - 12 at $1M+
Bukit Panjang: 80 sold - median $585,000 - 4-room median $550,000 - $554 psf - 1 at $1M+
Bukit Timah: 8 sold - median $907,500 - 4-room median n/a - $770 psf - 3 at $1M+
Central Area: 16 sold - median $590,000 - 4-room median $830,000 - $707 psf - 5 at $1M+
Choa Chu Kang: 123 sold - median $565,000 - 4-room median $535,000 - $496 psf
Clementi: 56 sold - median $574,000 - 4-room median $640,000 - $568 psf - 7 at $1M+
Geylang: 62 sold - median $677,500 - 4-room median $869,000 - $643 psf - 8 at $1M+
Hougang: 148 sold - median $615,444 - 4-room median $600,000 - $575 psf - 5 at $1M+
Jurong East: 65 sold - median $498,000 - 4-room median $510,000 - $527 psf
Jurong West: 140 sold - median $550,000 - 4-room median $502,500 - $503 psf
Kallang/Whampoa: 94 sold - median $741,500 - 4-room median $868,000 - $715 psf - 12 at $1M+
Marine Parade: 17 sold - median $480,000 - 4-room median $660,000 - $650 psf
Pasir Ris: 66 sold - median $692,500 - 4-room median $600,444 - $532 psf - 1 at $1M+
Punggol: 204 sold - median $645,000 - 4-room median $647,500 - $650 psf - 1 at $1M+
Queenstown: 65 sold - median $538,000 - 4-room median $933,888 - $666 psf - 6 at $1M+
Sembawang: 93 sold - median $573,000 - 4-room median $560,888 - $553 psf
Sengkang: 216 sold - median $640,000 - 4-room median $620,000 - $607 psf - 1 at $1M+
Serangoon: 42 sold - median $587,500 - 4-room median $595,000 - $618 psf - 4 at $1M+
Tampines: 178 sold - median $633,500 - 4-room median $623,400 - $571 psf - 1 at $1M+
Toa Payoh: 75 sold - median $507,178 - 4-room median $838,000 - $581 psf - 9 at $1M+
Woodlands: 172 sold - median $567,888 - 4-room median $530,000 - $518 psf - 5 at $1M+
Yishun: 160 sold - median $533,344 - 4-room median $530,000 - $540 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2024

$1,480,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,297 psf - 85 yrs lease left

$1,465,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 25 to 27 - 1,216 sqft - $1,204 psf - 93 yrs lease left

$1,420,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $1,256 psf - 85 yrs lease left

$1,392,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $886 psf - 64 yrs lease left

$1,380,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 13 to 15 - 1,130 sqft - $1,221 psf - 85 yrs lease left

$1,380,000 Blk 90 Dawson Rd, Queenstown
4-room - storey 34 to 36 - 1,023 sqft - $1,350 psf - 90 yrs lease left

$1,330,000 Blk 59 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,948 sqft - $683 psf - 47 yrs lease left

$1,320,000 Blk 422 Ang Mo Kio Ave 3, Ang Mo Kio
Executive - storey 13 to 15 - 1,873 sqft - $705 psf - 53 yrs lease left

$1,318,000 Blk 46 Bendemeer Rd, Kallang/Whampoa
Executive - storey 19 to 21 - 1,572 sqft - $839 psf - 69 yrs lease left

$1,313,000 Blk 8B Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $1,061 psf - 80 yrs lease left

The 5 most affordable 4-room flats, August 2024

$420,000 Blk 205 Marsiling Dr, Woodlands

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

$420,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,001 sqft - $420 psf - 55 yrs lease left

$421,500 Blk 28 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $404 psf - 51 yrs lease left

$428,000 Blk 220 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 04 to 06 - 883 sqft - $485 psf - 50 yrs lease left

$430,000 Blk 25 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $434 psf - 53 yrs lease left

The 10 busiest streets, August 2024

Bt Batok West Ave 8, Bukit Batok: 42 sales
Bedok Reservoir Rd, Bedok: 31 sales
Circuit Rd, Geylang: 31 sales
Edgedale Plains, Punggol: 31 sales
Yishun Ring Rd, Yishun: 31 sales
Punggol Dr, Punggol: 30 sales
Rivervale Cres, Sengkang: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Bt Batok West Ave 9, Bukit Batok: 24 sales
Sumang Walk, Punggol: 24 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