HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2024

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:58 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2024-10/

October 2024 in full

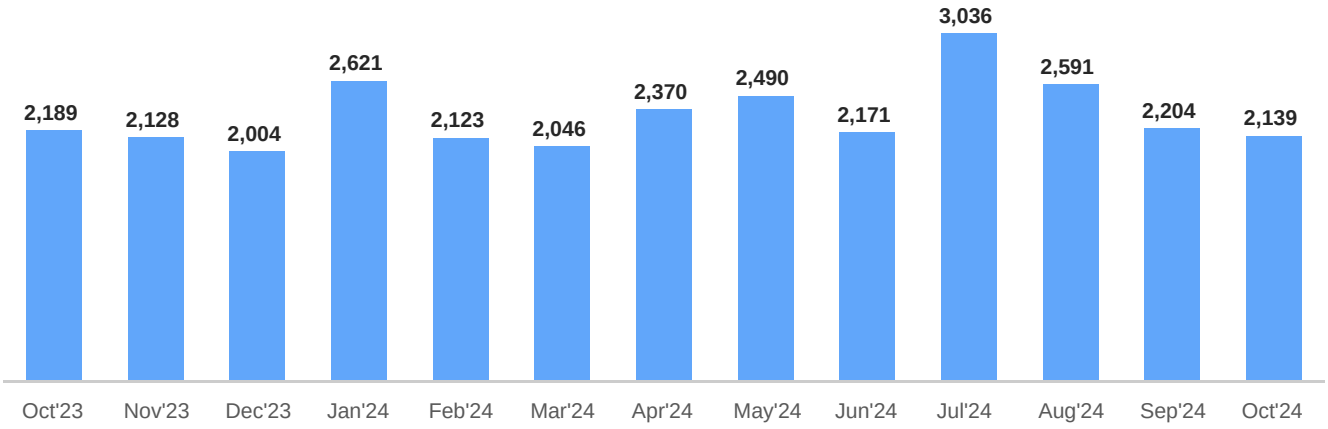
Flats sold: 2,139 Median price: $615,000 Median $psf: $585
Million-dollar flats: 103 (4.8%) Highest price: $1,540,000 (Central Area)

Against the month before: sales -2.9%, median price +0.8%. Against a year ago: sales -2.3%, median price +10.8%.

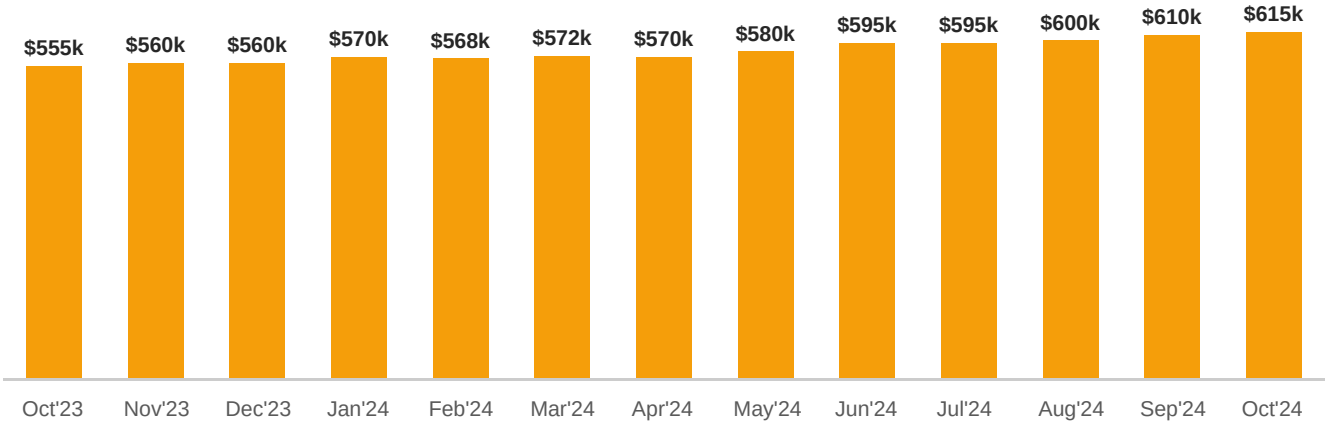
At a glance

- 2,139 HDB resale flats changed hands in October 2024, 2.9% fewer than the month before (2,204).
- Half of all flats sold for $615,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $618,944 (894 sales), or about $607 per square foot.
- 103 flats sold for $1 million or more (4.8% of all sales), most of them in Toa Payoh, Kallang/Whampoa, Bukit Merah.
- The highest price was $1,540,000 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 $515,000) and the dearest was Central Area (median $1,350,000).
- The busiest town was Woodlands with 178 sales.

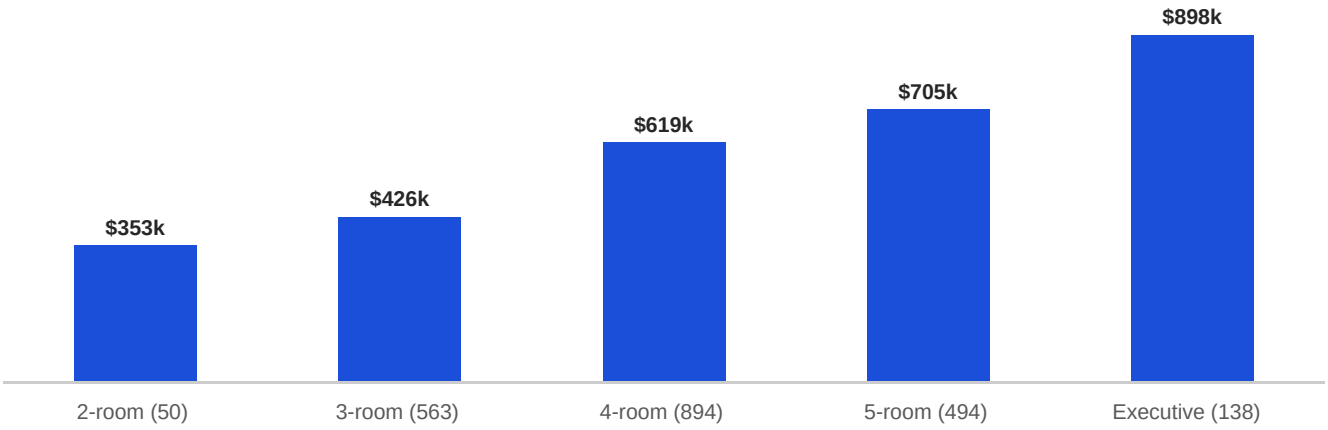
Flats sold each month, last 13 months



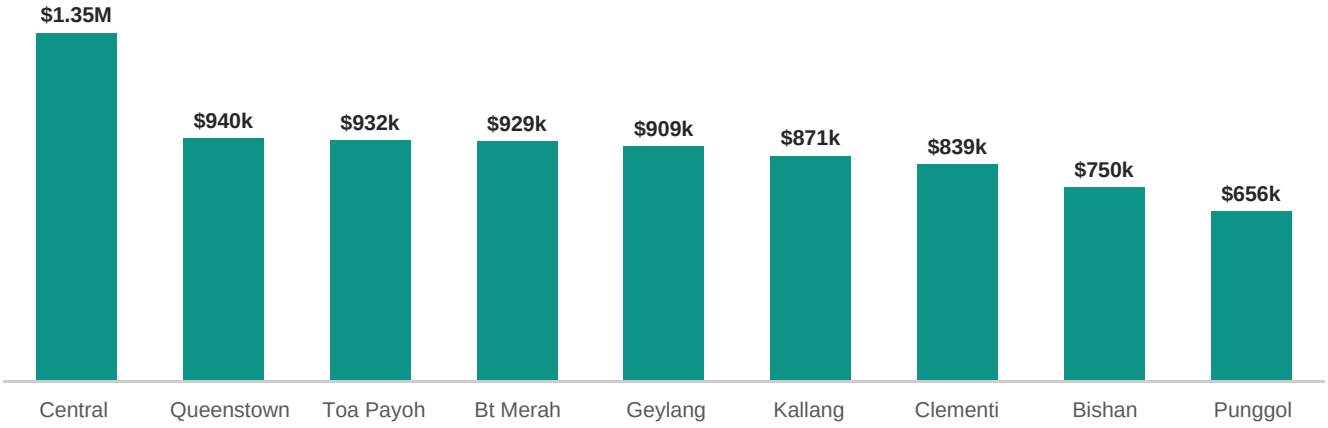
Median price each month, last 13 months



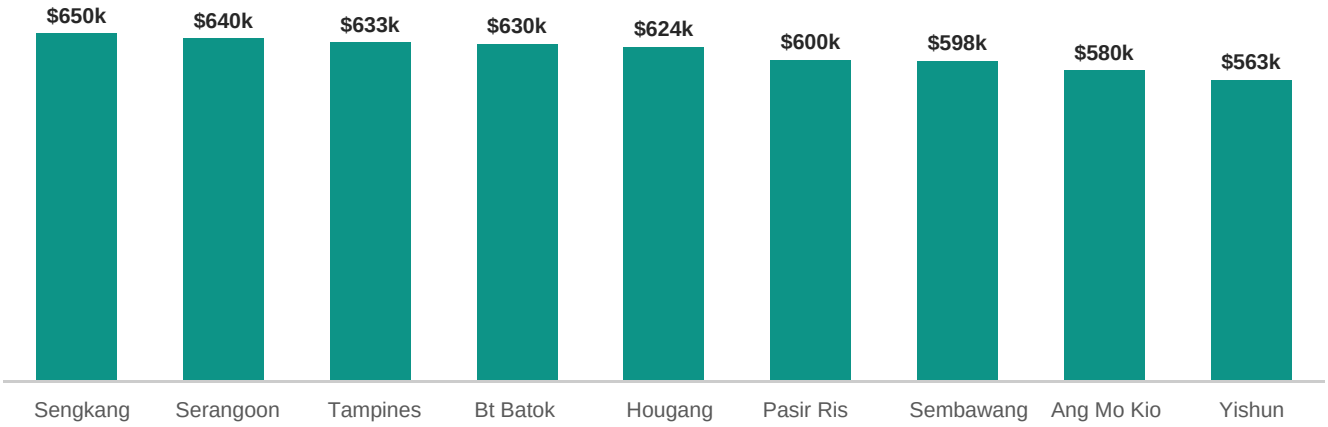
Median price by flat type (number sold), October 2024



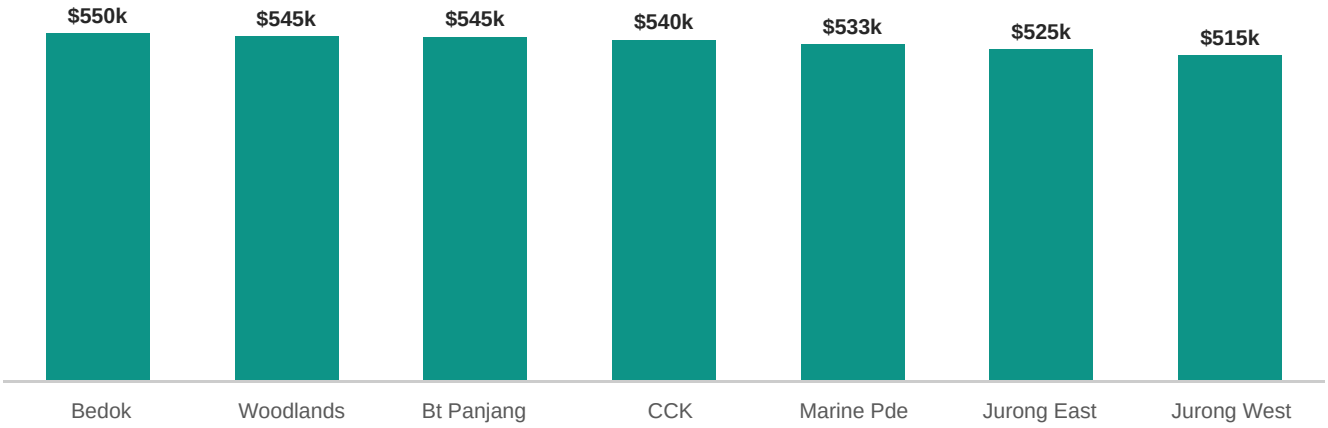
Median 4-room price by town, dearest first



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



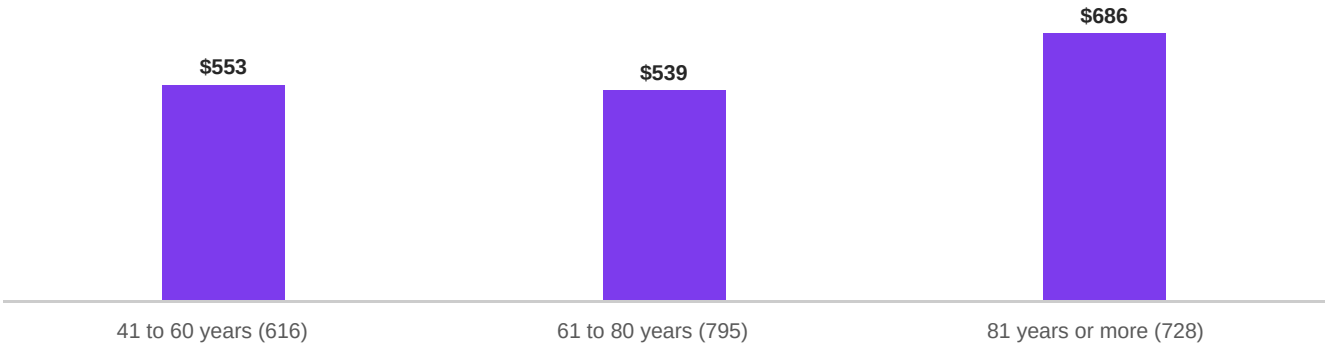
Median 4-room price by town, dearest first (continued)



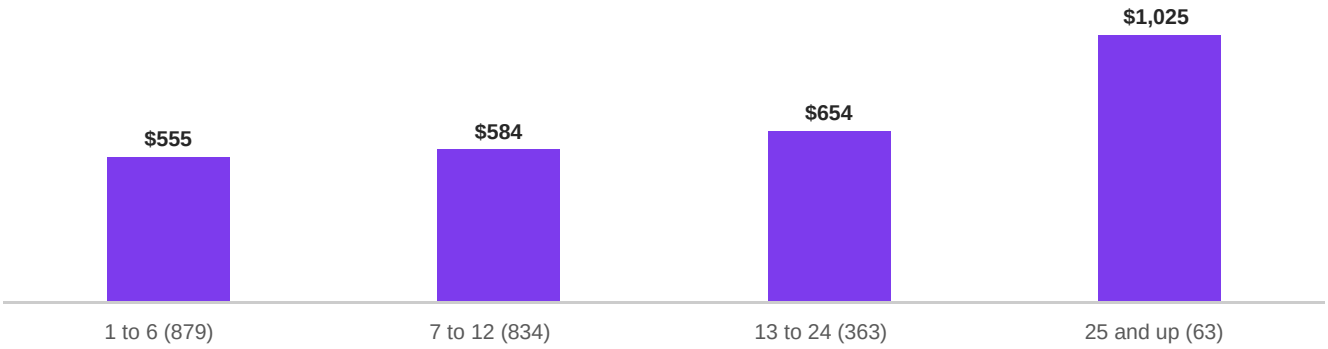
Town by town, October 2024

Ang Mo Kio: 94 sold - median $477,500 - 4-room median $580,000 - $570 psf - 6 at $1M+
Bedok: 98 sold - median $536,500 - 4-room median $550,000 - $572 psf - 3 at $1M+
Bishan: 32 sold - median $790,000 - 4-room median $750,000 - $726 psf - 7 at $1M+
Bukit Batok: 135 sold - median $555,000 - 4-room median $630,000 - $576 psf
Bukit Merah: 81 sold - median $690,000 - 4-room median $928,888 - $713 psf - 13 at $1M+
Bukit Panjang: 70 sold - median $623,500 - 4-room median $544,500 - $578 psf - 2 at $1M+
Bukit Timah: 4 sold - median $974,000 - 4-room median n/a - $801 psf - 2 at $1M+
Central Area: 11 sold - median $1,325,000 - 4-room median $1,350,000 - $1,273 psf - 6 at $1M+
Choa Chu Kang: 83 sold - median $580,000 - 4-room median $540,000 - $499 psf
Clementi: 41 sold - median $455,000 - 4-room median $839,000 - $582 psf - 3 at $1M+
Geylang: 45 sold - median $590,000 - 4-room median $909,000 - $622 psf - 3 at $1M+
Hougang: 83 sold - median $638,000 - 4-room median $624,000 - $592 psf - 2 at $1M+
Jurong East: 48 sold - median $510,000 - 4-room median $525,000 - $543 psf
Jurong West: 164 sold - median $540,000 - 4-room median $515,000 - $506 psf
Kallang/Whampoa: 75 sold - median $730,000 - 4-room median $871,444 - $722 psf - 15 at $1M+
Marine Parade: 10 sold - median $490,000 - 4-room median $533,000 - $618 psf
Pasir Ris: 52 sold - median $645,944 - 4-room median $600,000 - $526 psf
Punggol: 169 sold - median $655,888 - 4-room median $655,888 - $657 psf
Queenstown: 49 sold - median $780,000 - 4-room median $940,000 - $790 psf - 12 at $1M+
Sembawang: 84 sold - median $573,500 - 4-room median $598,000 - $617 psf
Sengkang: 170 sold - median $652,000 - 4-room median $650,000 - $639 psf
Serangoon: 25 sold - median $640,000 - 4-room median $640,000 - $681 psf - 3 at $1M+
Tampines: 155 sold - median $668,888 - 4-room median $632,500 - $597 psf - 3 at $1M+
Toa Payoh: 62 sold - median $680,000 - 4-room median $932,000 - $639 psf - 18 at $1M+
Woodlands: 178 sold - median $592,500 - 4-room median $545,000 - $520 psf - 4 at $1M+
Yishun: 121 sold - median $535,000 - 4-room median $562,500 - $564 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2024

$1,540,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,152 sqft - $1,337 psf - 85 yrs lease left

$1,500,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,227 sqft - $1,222 psf - 86 yrs lease left

$1,480,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,141 sqft - $1,297 psf - 85 yrs lease left

$1,466,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,152 sqft - $1,273 psf - 85 yrs lease left

$1,410,000 Blk 103 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $804 psf - 61 yrs lease left

$1,400,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 16 to 18 - 1,163 sqft - $1,204 psf - 90 yrs lease left

$1,390,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,259 sqft - $1,104 psf - 85 yrs lease left

$1,388,888 Blk 1G Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,001 sqft - $1,387 psf - 85 yrs lease left

$1,360,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 16 to 18 - 1,216 sqft - $1,118 psf - 93 yrs lease left

$1,350,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,001 sqft - $1,349 psf - 85 yrs lease left

The 5 most affordable 4-room flats, October 2024

$368,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $389 psf - 50 yrs lease left

$380,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $401 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

$432,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $410 psf - 53 yrs lease left

$435,000 Blk 417 Jurong West St 42, Jurong West

4-room - storey 01 to 03 - 904 sqft - $481 psf - 60 yrs lease left

The 10 busiest streets, October 2024

Ang Mo Kio Ave 10, Ang Mo Kio: 30 sales
Punggol Dr, Punggol: 30 sales
Yishun Ring Rd, Yishun: 29 sales
Bt Batok West Ave 6, Bukit Batok: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Bt Batok West Ave 8, Bukit Batok: 21 sales
Edgedale Plains, Punggol: 21 sales
Bedok Reservoir Rd, Bedok: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 19 sales
Circuit Rd, Geylang: 19 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