HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2024

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:56 pm.
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November 2024 in full

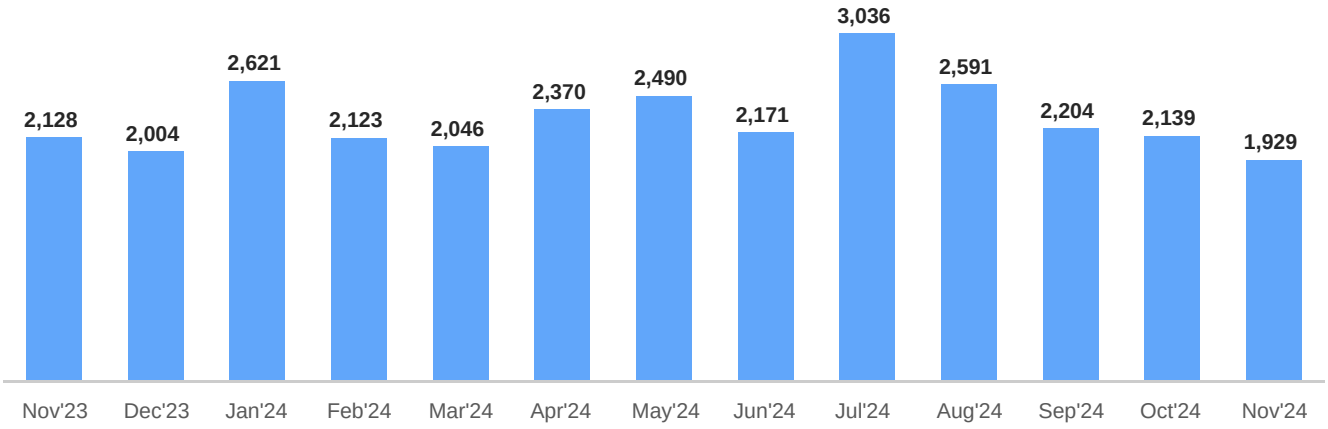
Flats sold: 1,929 **Median price: $615,000** **Median $psf: $583**
Million-dollar flats: 87 (4.5%) **Highest price: $1,550,000 (Queenstown)**

Against the month before: sales -9.8%, median price +0.0%. Against a year ago: sales -9.4%, median price +9.8%.

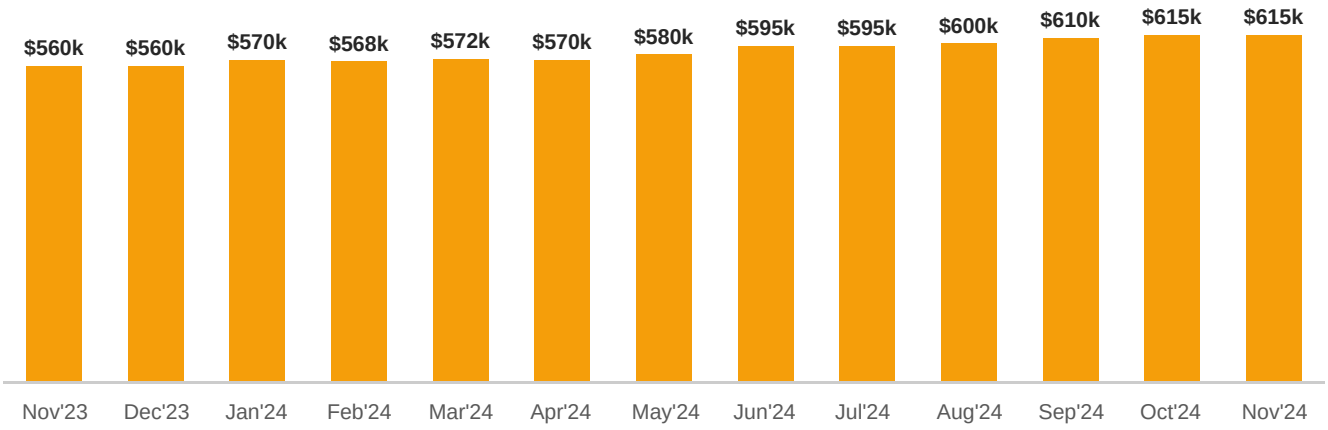
At a glance

- 1,929 HDB resale flats changed hands in November 2024, 9.8% fewer than the month before (2,139).
- Half of all flats sold for $615,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $603,500 (844 sales), or about $590 per square foot.
- 87 flats sold for $1 million or more (4.5% of all sales), most of them in Toa Payoh, Bukit Merah, Kallang/Whampoa.
- The highest price was $1,550,000 for a 5-room flat at Blk 28A Dover Cres, Queenstown.
- For a 4-room flat, the most affordable town was Jurong West (median $523,000) and the dearest was Clementi (median $954,000).
- The busiest town was Woodlands with 149 sales.

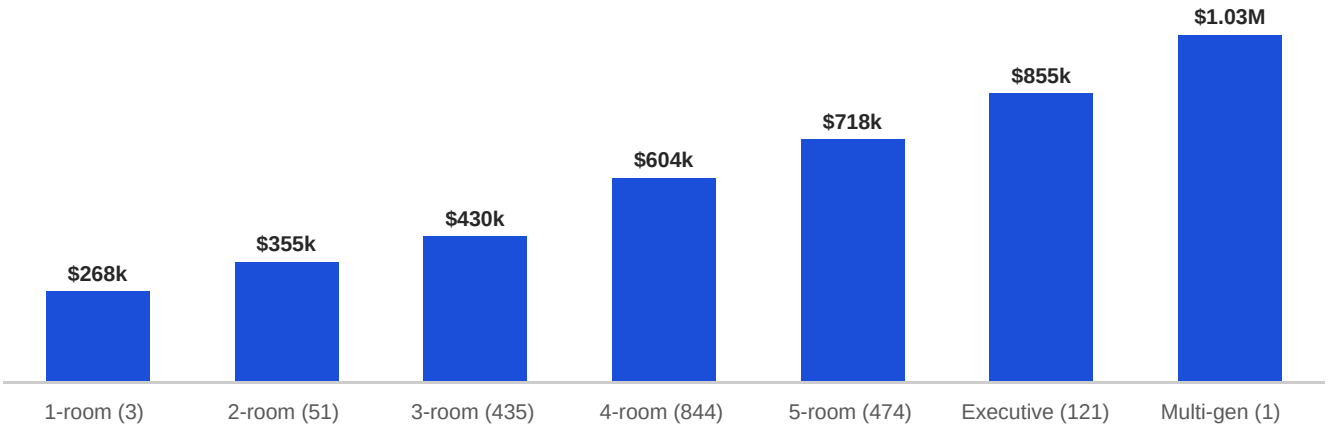
Flats sold each month, last 13 months



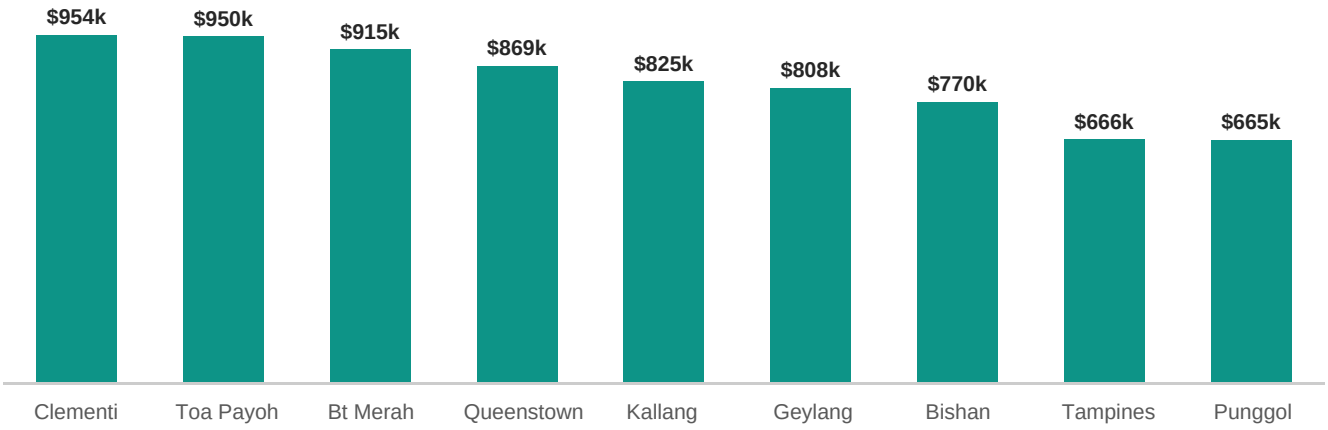
Median price each month, last 13 months



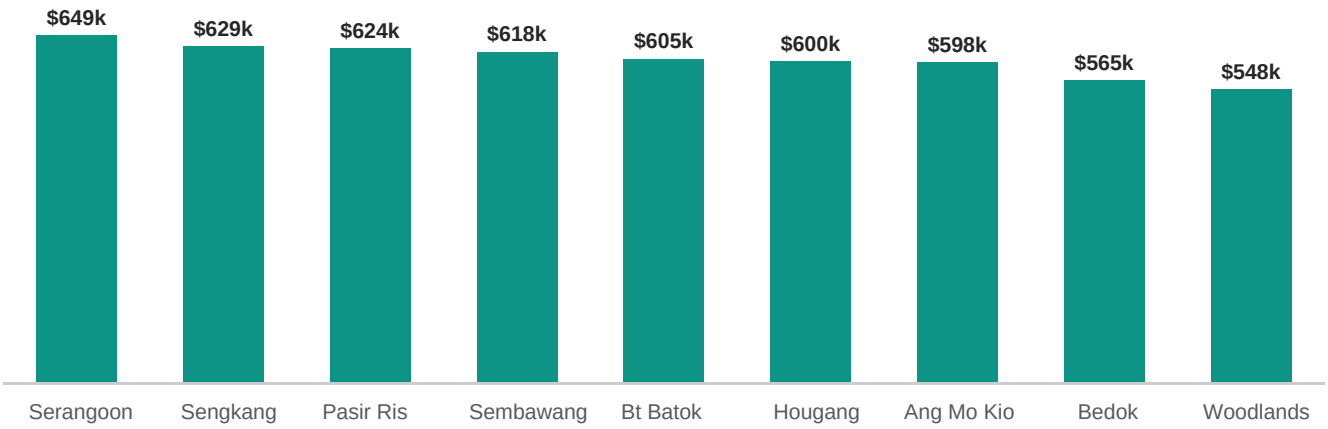
Median price by flat type (number sold), November 2024



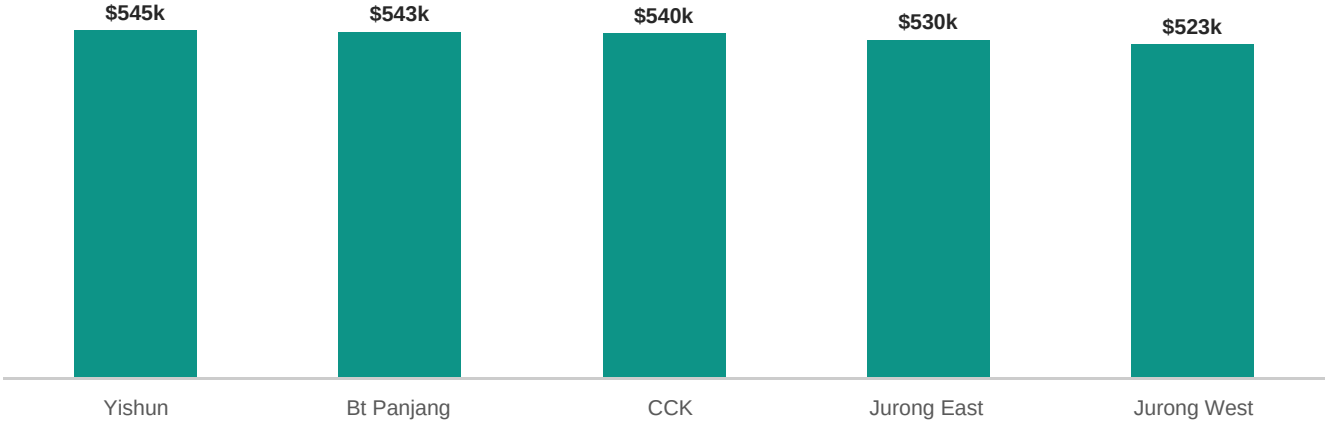
Median 4-room price by town, dearest first



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



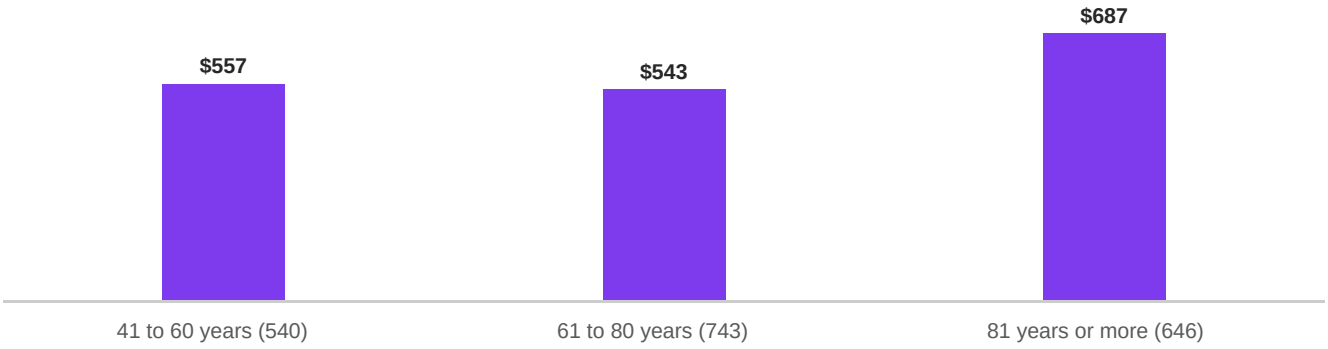
Median 4-room price by town, dearest first (continued)



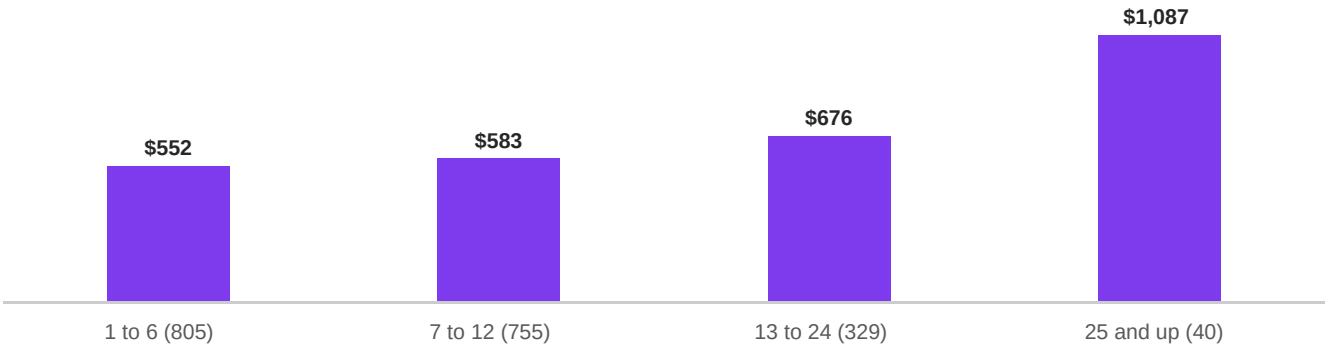
Town by town, November 2024

Ang Mo Kio: 65 sold - median $490,000 - 4-room median $598,000 - $571 psf - 4 at $1M+
Bedok: 65 sold - median $572,000 - 4-room median $565,000 - $580 psf - 4 at $1M+
Bishan: 26 sold - median $854,000 - 4-room median $770,000 - $735 psf - 6 at $1M+
Bukit Batok: 104 sold - median $601,000 - 4-room median $605,000 - $598 psf
Bukit Merah: 72 sold - median $699,444 - 4-room median $915,000 - $767 psf - 10 at $1M+
Bukit Panjang: 73 sold - median $590,000 - 4-room median $542,888 - $540 psf - 1 at $1M+
Bukit Timah: 4 sold - median $705,000 - 4-room median n/a - $727 psf - 1 at $1M+
Central Area: 7 sold - median $1,008,000 - 4-room median n/a - $699 psf - 5 at $1M+
Choa Chu Kang: 107 sold - median $560,000 - 4-room median $540,000 - $511 psf
Clementi: 33 sold - median $616,888 - 4-room median $954,000 - $643 psf - 5 at $1M+
Geylang: 57 sold - median $645,000 - 4-room median $808,000 - $641 psf - 4 at $1M+
Hougang: 110 sold - median $615,000 - 4-room median $600,000 - $587 psf - 2 at $1M+
Jurong East: 41 sold - median $530,000 - 4-room median $530,000 - $530 psf
Jurong West: 132 sold - median $560,000 - 4-room median $523,000 - $511 psf
Kallang/Whampoa: 54 sold - median $680,000 - 4-room median $825,288 - $698 psf - 10 at $1M+
Marine Parade: 10 sold - median $534,000 - 4-room median n/a - $648 psf
Pasir Ris: 55 sold - median $700,000 - 4-room median $624,000 - $545 psf
Punggol: 139 sold - median $660,000 - 4-room median $665,000 - $663 psf
Queenstown: 58 sold - median $679,000 - 4-room median $868,888 - $725 psf - 8 at $1M+
Sembawang: 83 sold - median $616,000 - 4-room median $618,000 - $600 psf
Sengkang: 147 sold - median $640,000 - 4-room median $629,000 - $618 psf - 1 at $1M+
Serangoon: 23 sold - median $658,000 - 4-room median $649,444 - $619 psf
Tampines: 120 sold - median $720,000 - 4-room median $666,000 - $597 psf - 4 at $1M+
Toa Payoh: 60 sold - median $764,000 - 4-room median $950,000 - $733 psf - 20 at $1M+
Woodlands: 149 sold - median $575,888 - 4-room median $548,000 - $516 psf - 2 at $1M+
Yishun: 135 sold - median $533,800 - 4-room median $545,000 - $553 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2024

$1,550,000 Blk 28A Dover Cres, Queenstown
5-room - storey 37 to 39 - 1,335 sqft - $1,161 psf - 86 yrs lease left

$1,542,880 Blk 1D Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,130 sqft - $1,365 psf - 85 yrs lease left

$1,500,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,315 psf - 85 yrs lease left

$1,460,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,227 sqft - $1,190 psf - 86 yrs lease left

$1,450,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,259 sqft - $1,151 psf - 85 yrs lease left

$1,350,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,604 sqft - $842 psf - 70 yrs lease left

$1,310,000 Blk 106A Bidadari Pk Dr, Toa Payoh
5-room - storey 07 to 09 - 1,227 sqft - $1,068 psf - 94 yrs lease left

$1,302,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,001 sqft - $1,301 psf - 85 yrs lease left

$1,300,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,184 sqft - $1,098 psf - 86 yrs lease left

$1,200,000 Blk 21 Joo Seng Rd, Toa Payoh
Executive - storey 07 to 09 - 1,636 sqft - $733 psf - 62 yrs lease left

The 5 most affordable 4-room flats, November 2024

$392,888 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $415 psf - 50 yrs lease left

$420,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $429 psf - 52 yrs lease left

$422,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $431 psf - 51 yrs lease left

$438,000 Blk 368 Bt Batok St 31, Bukit Batok

4-room - storey 07 to 09 - 1,012 sqft - $433 psf - 61 yrs lease left

$440,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $417 psf - 53 yrs lease left

The 10 busiest streets, November 2024

Yishun Ring Rd, Yishun: 26 sales
Bt Batok West Ave 6, Bukit Batok: 24 sales
Circuit Rd, Geylang: 24 sales
Bt Batok West Ave 8, Bukit Batok: 21 sales
Hougang Ave 8, Hougang: 19 sales
Tampines Nth Dr 1, Tampines: 19 sales
Yishun Ave 6, Yishun: 18 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 17 sales
Sumang Lane, Punggol: 17 sales
Marsiling Dr, Woodlands: 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.

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