HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2024

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

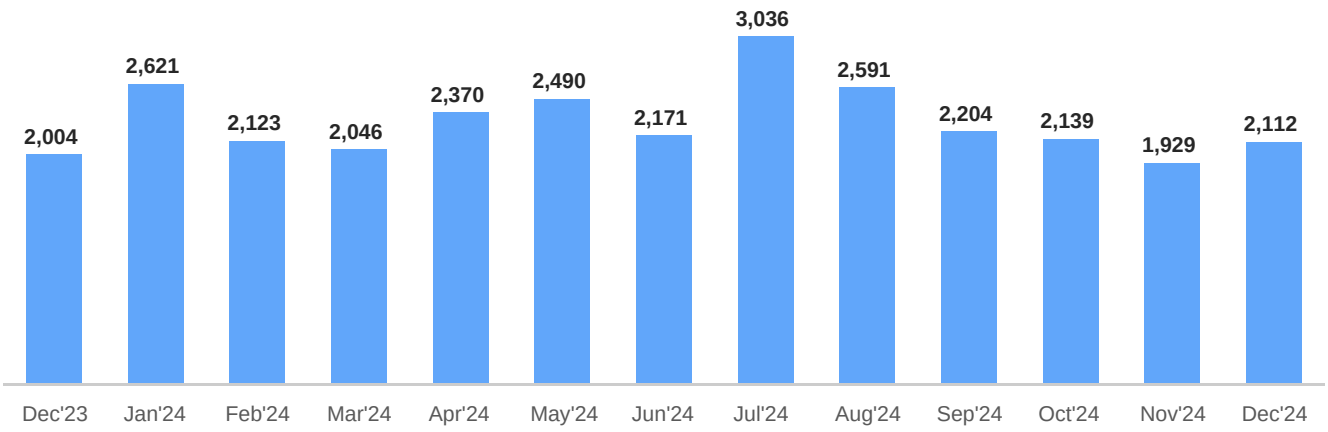
Flats sold: 2,112 Median price: $615,444 Median $psf: $591
Million-dollar flats: 95 (4.5%) Highest price: $1,539,000 (Bishan)

Against the month before: sales +9.5%, median price +0.1%. Against a year ago: sales +5.4%, median price +9.9%.

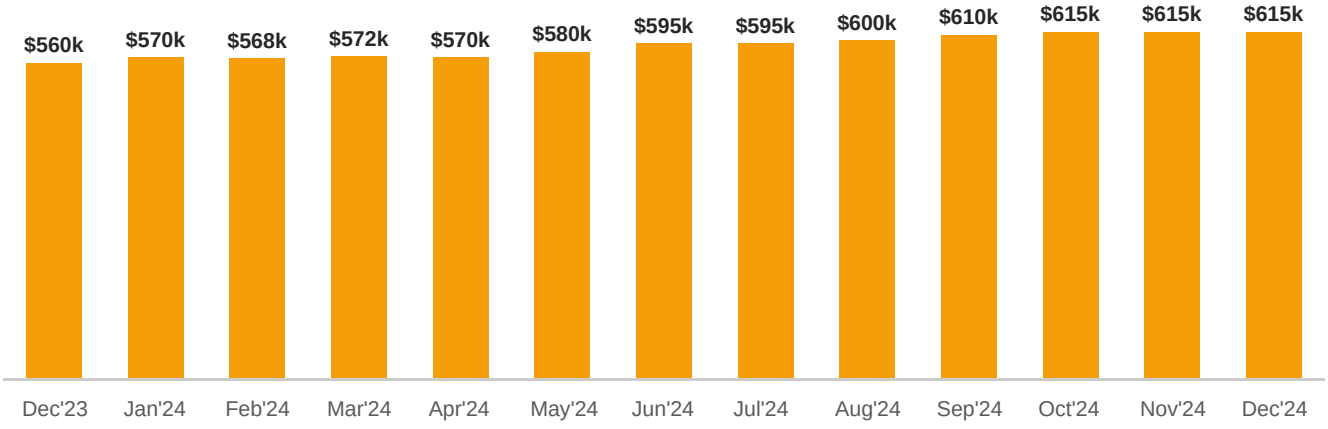
At a glance

- 2,112 HDB resale flats changed hands in December 2024, 9.5% more than the month before (1,929).
- Half of all flats sold for $615,444 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $620,000 (947 sales), or about $609 per square foot.
- 95 flats sold for $1 million or more (4.5% of all sales), most of them in Toa Payoh, Bukit Merah, Queenstown.
- The highest price was $1,539,000 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 $531,000) and the dearest was Central Area (median $1,340,000).
- The busiest town was Tampines with 183 sales.

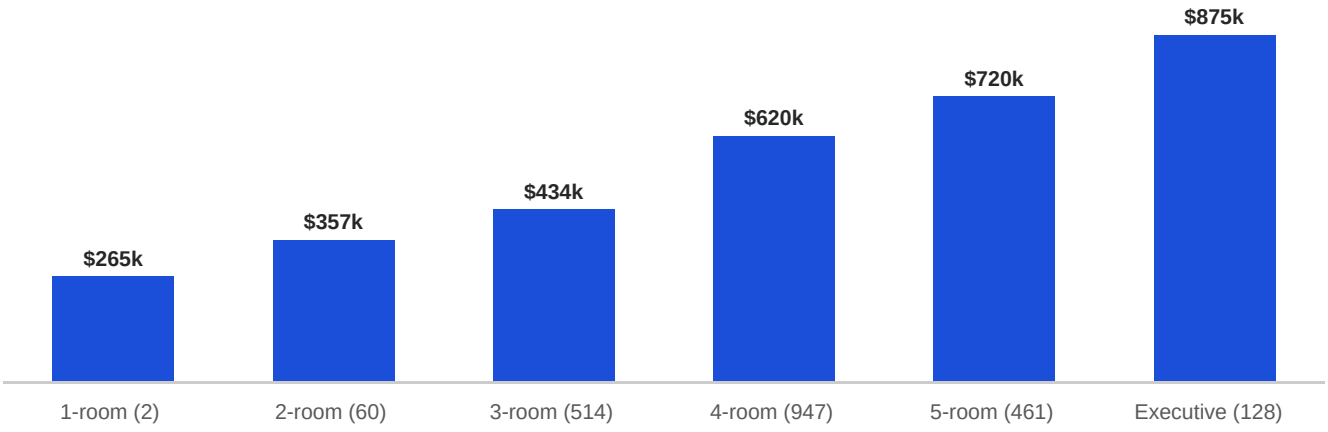
Flats sold each month, last 13 months



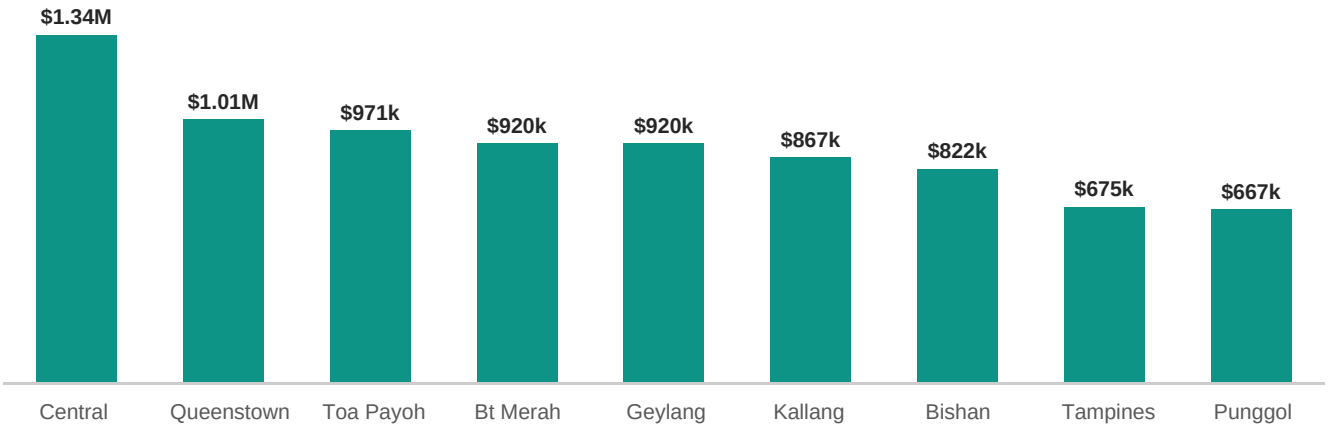
Median price each month, last 13 months



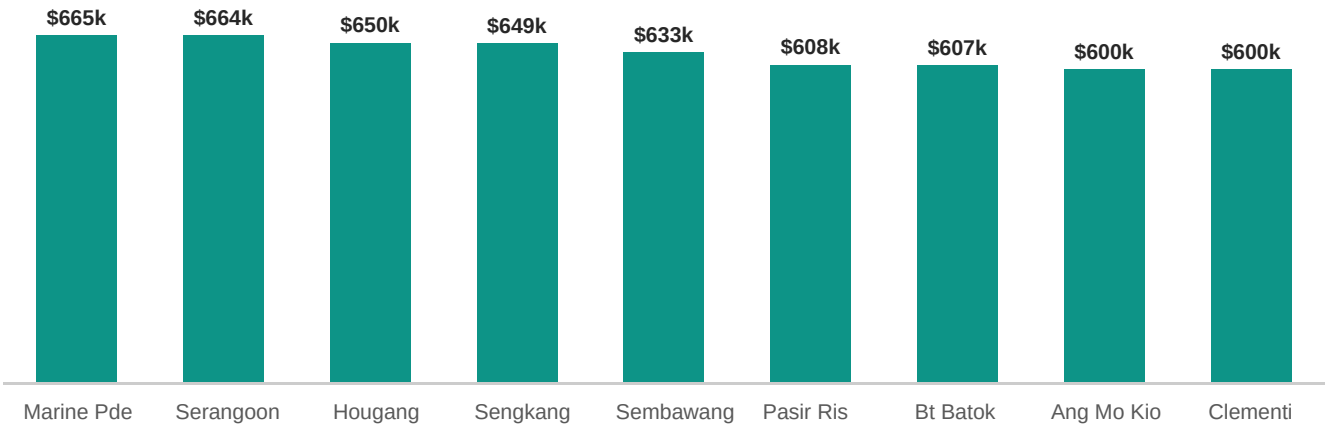
Median price by flat type (number sold), December 2024



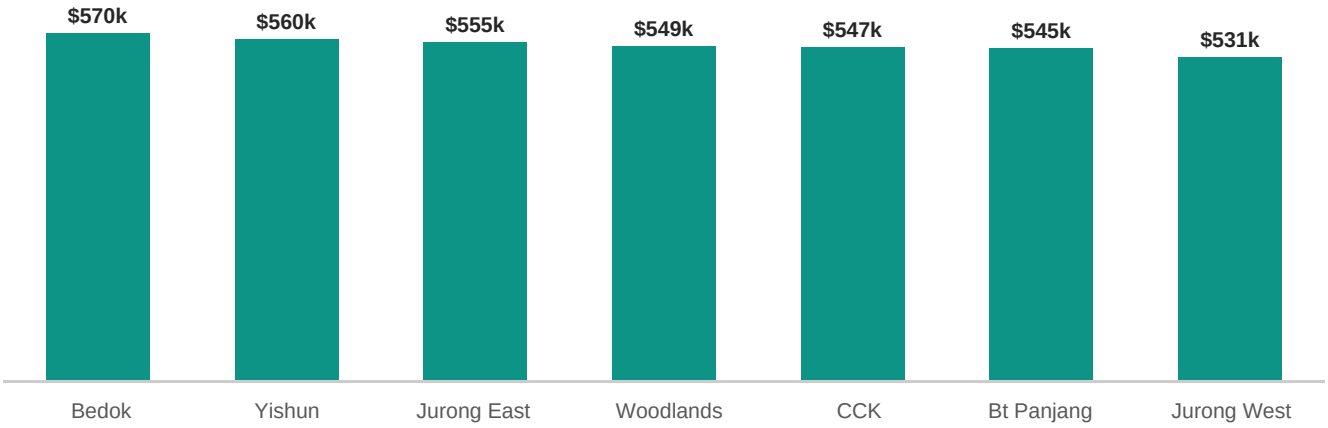
Median 4-room price by town, dearest first



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



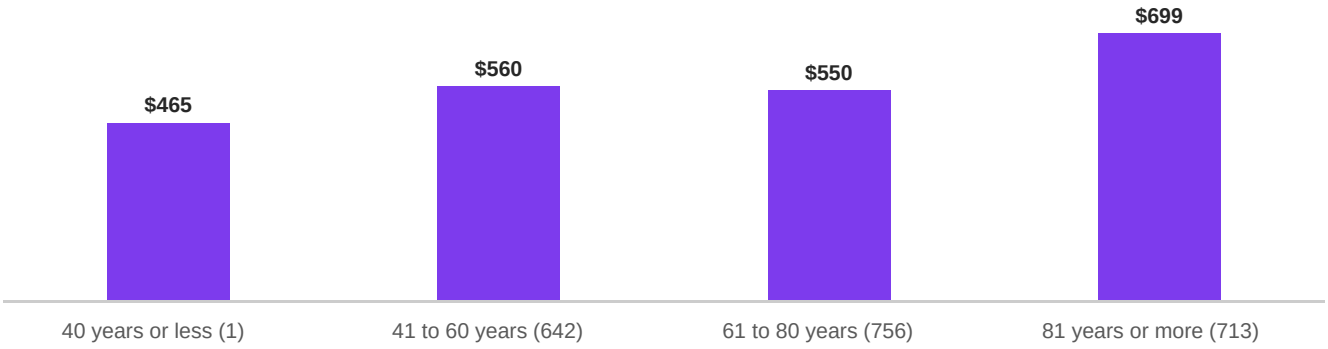
Median 4-room price by town, dearest first (continued)



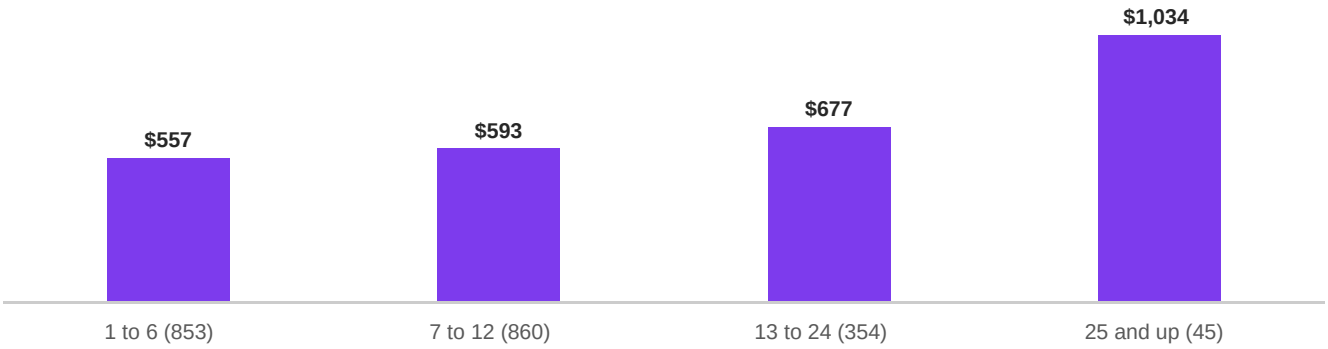
Town by town, December 2024

Ang Mo Kio: 78 sold - median $458,000 - 4-room median $600,000 - $574 psf - 5 at $1M+
Bedok: 99 sold - median $540,000 - 4-room median $570,000 - $585 psf
Bishan: 37 sold - median $900,000 - 4-room median $822,000 - $739 psf - 7 at $1M+
Bukit Batok: 128 sold - median $555,000 - 4-room median $606,500 - $575 psf
Bukit Merah: 79 sold - median $780,000 - 4-room median $920,000 - $792 psf - 15 at $1M+
Bukit Panjang: 70 sold - median $589,000 - 4-room median $545,000 - $562 psf - 1 at $1M+
Bukit Timah: 2 sold - median $895,944 - 4-room median n/a - $800 psf
Central Area: 19 sold - median $648,000 - 4-room median $1,340,000 - $860 psf - 9 at $1M+
Choa Chu Kang: 78 sold - median $580,500 - 4-room median $546,888 - $508 psf
Clementi: 41 sold - median $529,000 - 4-room median $600,000 - $593 psf - 1 at $1M+
Geylang: 55 sold - median $638,899 - 4-room median $920,000 - $624 psf - 7 at $1M+
Hougang: 77 sold - median $650,000 - 4-room median $650,000 - $599 psf
Jurong East: 33 sold - median $495,000 - 4-room median $555,000 - $541 psf - 1 at $1M+
Jurong West: 148 sold - median $557,500 - 4-room median $531,000 - $507 psf
Kallang/Whampoa: 58 sold - median $590,444 - 4-room median $866,944 - $669 psf - 10 at $1M+
Marine Parade: 18 sold - median $526,500 - 4-room median $665,000 - $693 psf
Pasir Ris: 53 sold - median $740,000 - 4-room median $608,000 - $549 psf
Punggol: 140 sold - median $655,000 - 4-room median $666,500 - $666 psf
Queenstown: 44 sold - median $760,500 - 4-room median $1,012,500 - $860 psf - 13 at $1M+
Sembawang: 103 sold - median $605,888 - 4-room median $632,500 - $635 psf
Sengkang: 167 sold - median $652,000 - 4-room median $649,444 - $630 psf
Serangoon: 37 sold - median $700,000 - 4-room median $663,844 - $606 psf - 3 at $1M+
Tampines: 183 sold - median $710,000 - 4-room median $675,000 - $614 psf - 1 at $1M+
Toa Payoh: 68 sold - median $729,000 - 4-room median $970,888 - $684 psf - 20 at $1M+
Woodlands: 163 sold - median $605,000 - 4-room median $549,000 - $522 psf - 2 at $1M+
Yishun: 134 sold - median $553,500 - 4-room median $560,000 - $566 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2024

$1,539,000 Blk 275A Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $1,191 psf - 85 yrs lease left

$1,500,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,227 sqft - $1,222 psf - 86 yrs lease left

$1,455,000 Blk 275A Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $1,126 psf - 85 yrs lease left

$1,430,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,413 psf - 85 yrs lease left

$1,415,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,023 sqft - $1,384 psf - 85 yrs lease left

$1,380,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $1,379 psf - 85 yrs lease left

$1,370,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $1,116 psf - 86 yrs lease left

$1,360,000 Blk 275A Bishan St 24, Bishan
5-room - storey 01 to 03 - 1,292 sqft - $1,053 psf - 85 yrs lease left

$1,345,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 22 to 24 - 1,001 sqft - $1,344 psf - 85 yrs lease left

$1,340,000 Blk 1G Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,012 sqft - $1,324 psf - 85 yrs lease left

The 5 most affordable 4-room flats, December 2024

$410,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $423 psf - 48 yrs lease left

$425,000 Blk 25 Sin Ming Rd, Bishan

4-room - storey 01 to 03 - 947 sqft - $449 psf - 48 yrs lease left

$430,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $439 psf - 51 yrs lease left

$435,000 Blk 201 Toa Payoh Nth, Toa Payoh

4-room - storey 01 to 03 - 936 sqft - $465 psf - 47 yrs lease left

$440,000 Blk 8 Bedok Sth Ave 2, Bedok

4-room - storey 10 to 12 - 883 sqft - $499 psf - 50 yrs lease left

The 10 busiest streets, December 2024

Tampines Nth Dr 1, Tampines: 35 sales
Yishun Ring Rd, Yishun: 31 sales
Bt Batok West Ave 8, Bukit Batok: 27 sales
Circuit Rd, Geylang: 23 sales
Canberra St, Sembawang: 23 sales
Canberra Cres, Sembawang: 23 sales
Bedok Reservoir Rd, Bedok: 20 sales
Bt Batok West Ave 6, Bukit Batok: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Lor 1 Toa Payoh, Toa Payoh: 18 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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