HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2026

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:55 pm.
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March 2026 in full

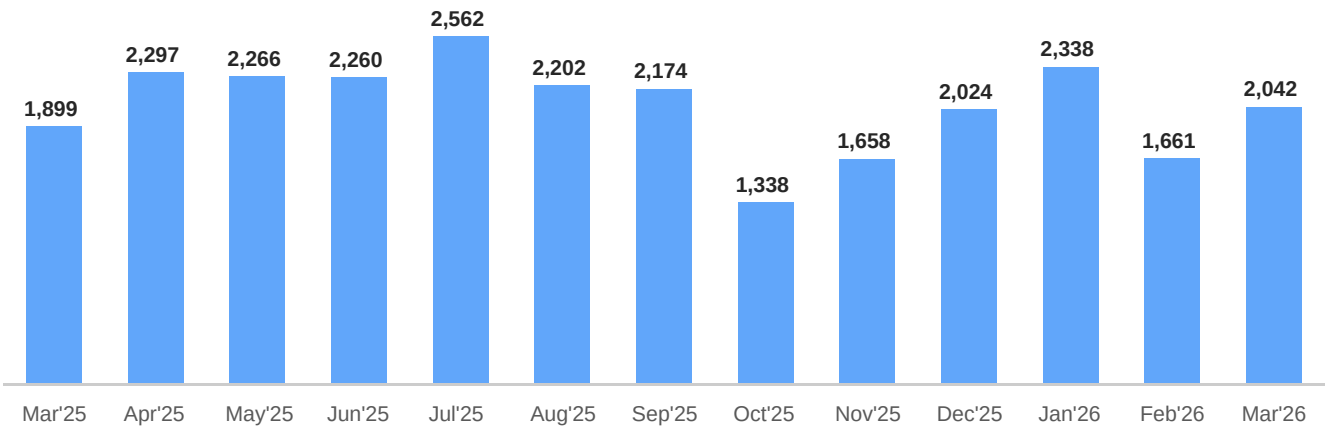
Flats sold: 2,042 Median price: $630,750 Median $psf: $609
Million-dollar flats: 144 (7.1%) Highest price: $1,648,888 (Bukit Merah)

Against the month before: sales +22.9%, median price +1.4%. Against a year ago: sales +7.5%, median price +0.9%.

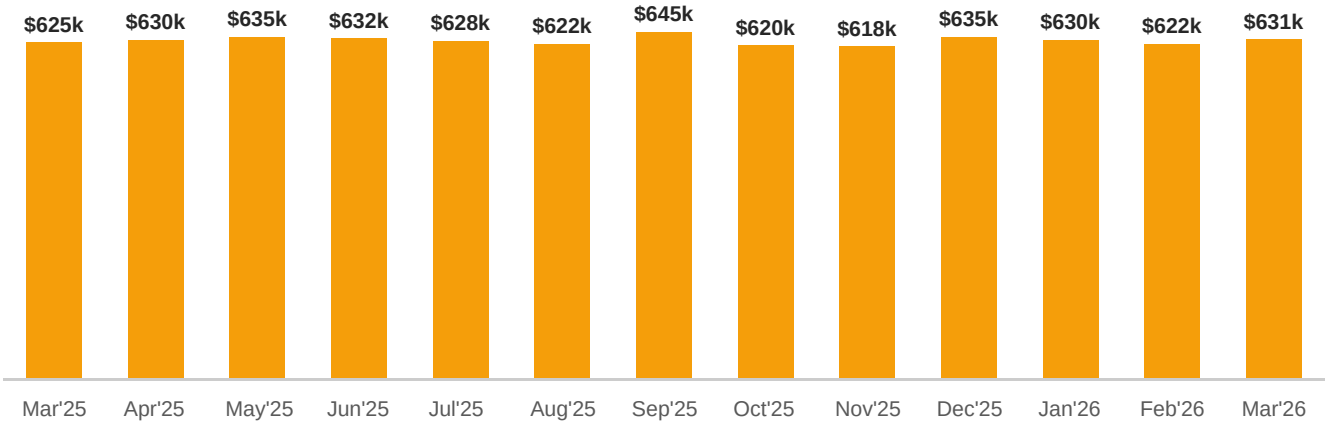
At a glance

- 2,042 HDB resale flats changed hands in March 2026, 22.9% more than the month before (1,661).
- Half of all flats sold for $630,750 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $633,500 (890 sales), or about $619 per square foot.
- 144 flats sold for $1 million or more (7.1% of all sales), most of them in Toa Payoh, Bukit Merah, Ang Mo Kio.
- The highest price was $1,648,888 for a 5-room flat at Blk 9A Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Jurong West (median $540,000) and the dearest was Toa Payoh (median $1,012,500).
- The busiest town was Woodlands with 150 sales.

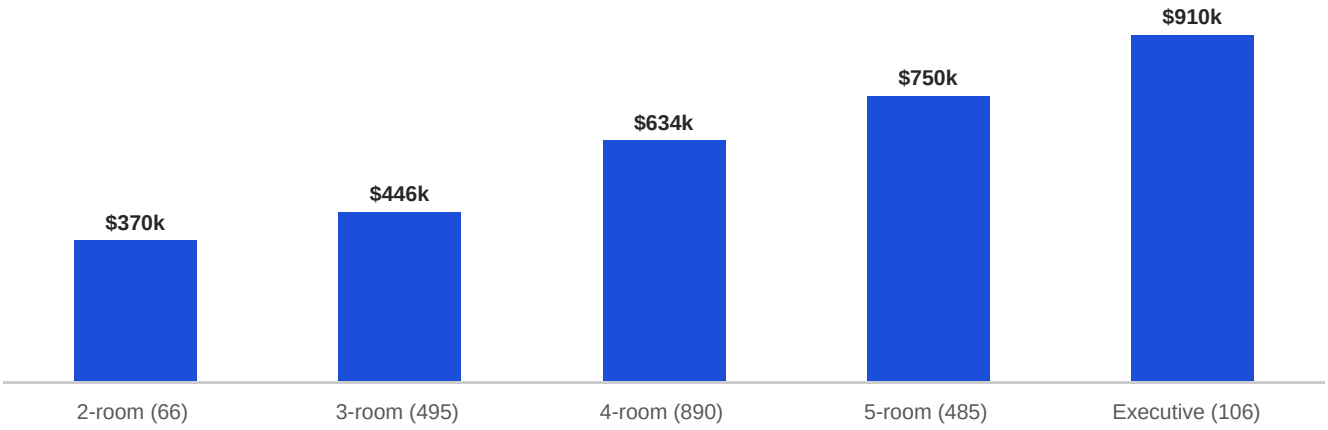
Flats sold each month, last 13 months



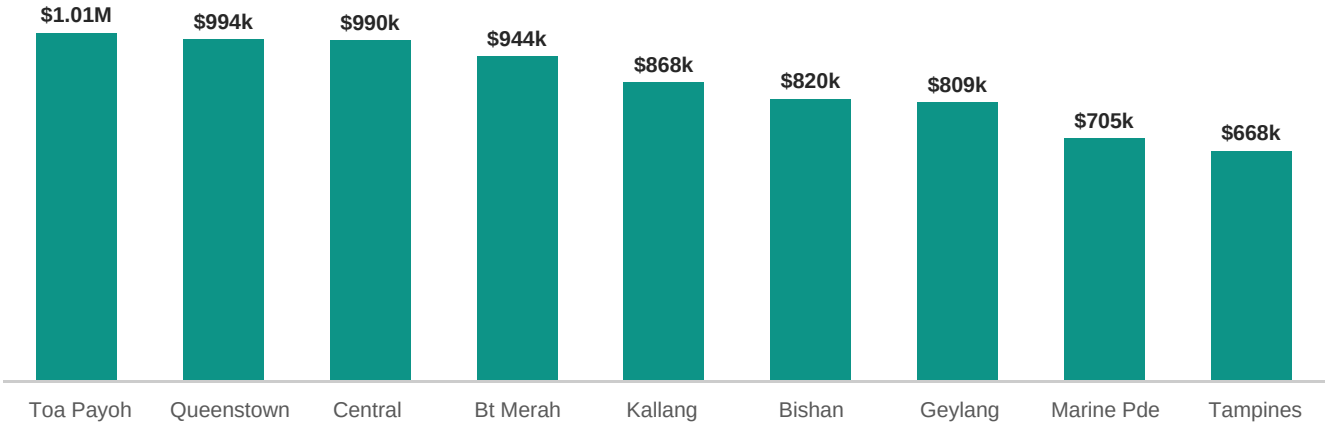
Median price each month, last 13 months



Median price by flat type (number sold), March 2026



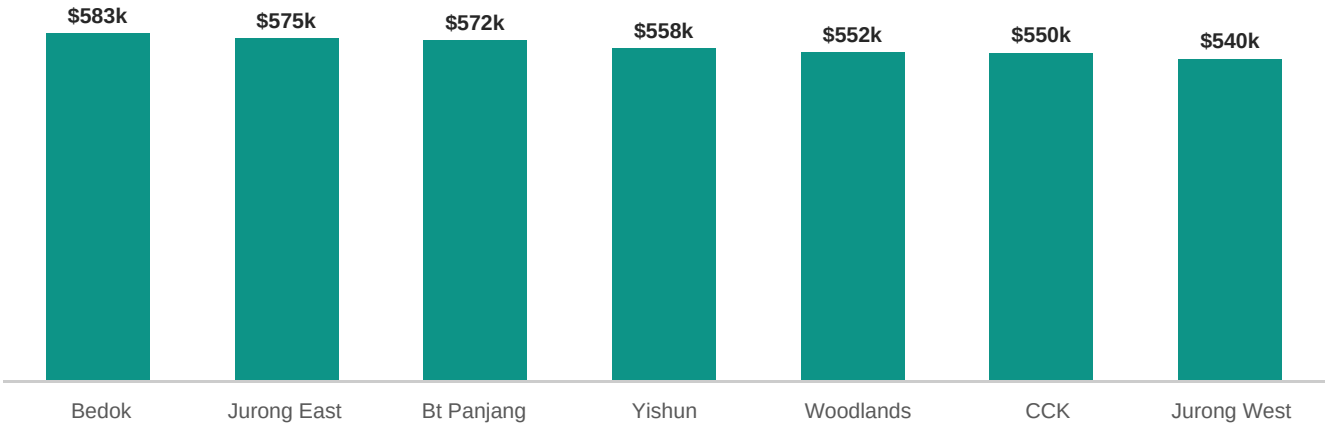
Median 4-room price by town, dearest first



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



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



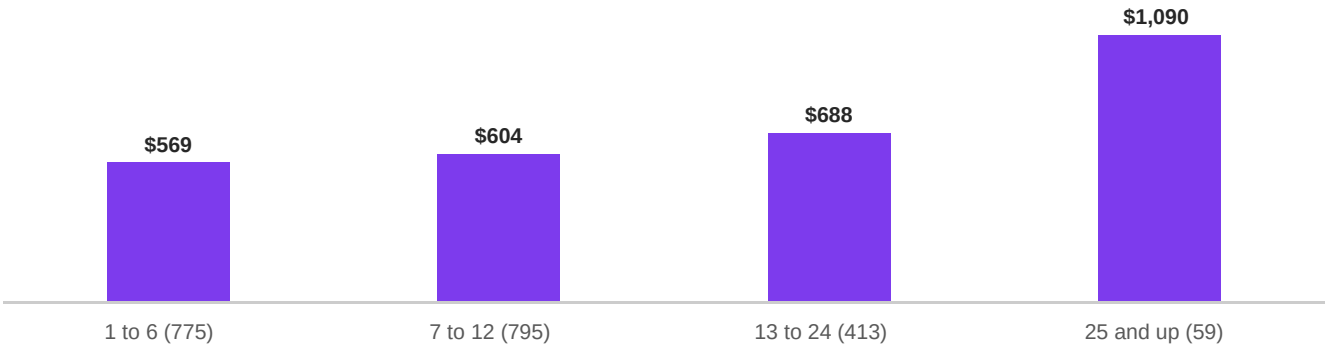
Town by town, March 2026

Ang Mo Kio: 84 sold - median $602,944 - 4-room median $635,000 - $607 psf - 18 at $1M+
Bedok: 92 sold - median $562,944 - 4-room median $583,000 - $590 psf - 3 at $1M+
Bishan: 32 sold - median $869,000 - 4-room median $820,000 - $727 psf - 4 at $1M+
Bukit Batok: 110 sold - median $657,500 - 4-room median $665,000 - $666 psf - 1 at $1M+
Bukit Merah: 80 sold - median $812,500 - 4-room median $944,000 - $816 psf - 22 at $1M+
Bukit Panjang: 68 sold - median $611,944 - 4-room median $571,500 - $595 psf
Bukit Timah: 7 sold - median $1,118,000 - 4-room median n/a - $859 psf - 5 at $1M+
Central Area: 17 sold - median $598,000 - 4-room median $990,000 - $818 psf - 4 at $1M+
Choa Chu Kang: 79 sold - median $600,000 - 4-room median $550,000 - $513 psf
Clementi: 38 sold - median $572,500 - 4-room median $664,000 - $631 psf - 6 at $1M+
Geylang: 63 sold - median $620,000 - 4-room median $808,888 - $667 psf - 5 at $1M+
Hougang: 93 sold - median $622,000 - 4-room median $610,000 - $601 psf - 1 at $1M+
Jurong East: 44 sold - median $515,500 - 4-room median $575,000 - $544 psf - 1 at $1M+
Jurong West: 133 sold - median $565,000 - 4-room median $540,000 - $521 psf
Kallang/Whampoa: 55 sold - median $725,000 - 4-room median $868,000 - $739 psf - 7 at $1M+
Marine Parade: 8 sold - median $689,000 - 4-room median $705,000 - $727 psf - 1 at $1M+
Pasir Ris: 73 sold - median $720,000 - 4-room median $650,444 - $559 psf - 2 at $1M+
Punggol: 134 sold - median $660,000 - 4-room median $660,000 - $700 psf
Queenstown: 65 sold - median $786,000 - 4-room median $994,444 - $844 psf - 16 at $1M+
Sembawang: 74 sold - median $616,500 - 4-room median $620,888 - $632 psf
Sengkang: 132 sold - median $668,000 - 4-room median $650,500 - $652 psf - 4 at $1M+
Serangoon: 32 sold - median $655,944 - 4-room median $655,944 - $629 psf - 5 at $1M+
Tampines: 142 sold - median $690,000 - 4-room median $668,000 - $628 psf - 3 at $1M+
Toa Payoh: 94 sold - median $794,400 - 4-room median $1,012,500 - $743 psf - 34 at $1M+
Woodlands: 150 sold - median $586,500 - 4-room median $551,500 - $535 psf - 2 at $1M+
Yishun: 143 sold - median $555,000 - 4-room median $557,500 - $573 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2026

$1,648,888 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,206 sqft - $1,368 psf - 88 yrs lease left

$1,580,000 Blk 273A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $1,223 psf - 84 yrs lease left

$1,550,000 Blk 91 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,066 sqft - $1,455 psf - 89 yrs lease left

$1,550,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,259 sqft - $1,231 psf - 85 yrs lease left

$1,520,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,227 sqft - $1,239 psf - 85 yrs lease left

$1,520,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $1,239 psf - 85 yrs lease left

$1,510,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,259 sqft - $1,199 psf - 85 yrs lease left

$1,500,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,152 sqft - $1,302 psf - 83 yrs lease left

$1,500,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 22 to 24 - 1,216 sqft - $1,233 psf - 94 yrs lease left

$1,460,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 22 to 24 - 1,216 sqft - $1,200 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 2026

$392,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $405 psf - 47 yrs lease left

$405,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $413 psf - 50 yrs lease left

$420,000 Blk 146 Woodlands St 13, Woodlands

4-room - storey 01 to 03 - 1,001 sqft - $420 psf - 58 yrs lease left

$428,000 Blk 217 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $473 psf - 60 yrs lease left

$430,000 Blk 730 Yishun St 71, Yishun

4-room - storey 04 to 06 - 904 sqft - $476 psf - 59 yrs lease left

The 10 busiest streets, March 2026

Bt Batok West Ave 8, Bukit Batok: 28 sales
Yishun Ring Rd, Yishun: 27 sales
Punggol Dr, Punggol: 20 sales
Punggol Walk, Punggol: 20 sales
Bt Batok West Ave 9, Bukit Batok: 18 sales
Senja Rd, Bukit Panjang: 18 sales
Dawson Rd, Queenstown: 18 sales
Bidadari Pk Dr, Toa Payoh: 18 sales
Bt Batok West Ave 6, Bukit Batok: 17 sales
Woodlands St 13, 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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