HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2026

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

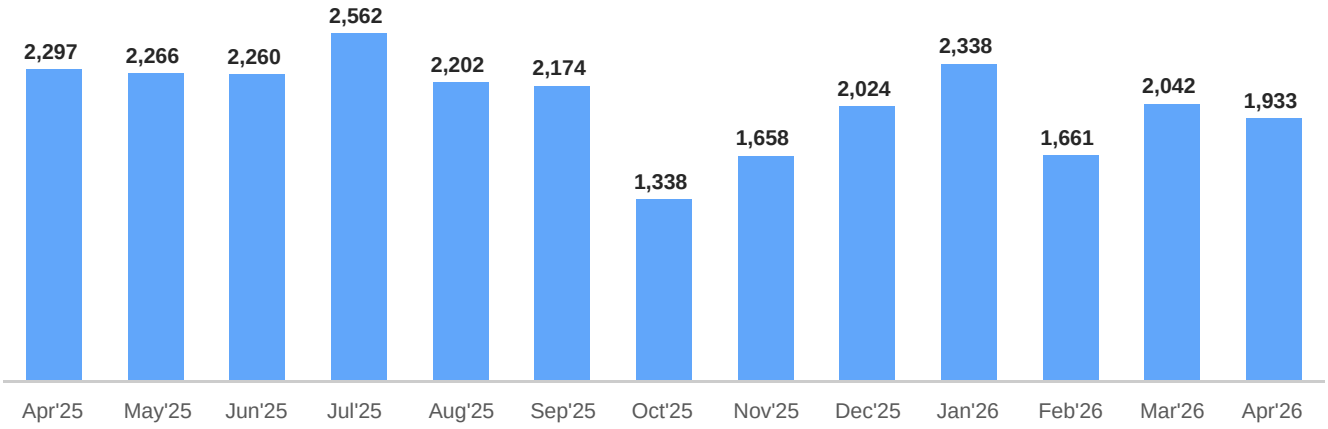
Flats sold: 1,933 Median price: $630,000 Median $psf: $603
Million-dollar flats: 137 (7.1%) Highest price: $1,728,000 (Bukit Merah)

Against the month before: sales -5.3%, median price -0.1%. Against a year ago: sales -15.8%, median price +0.0%.

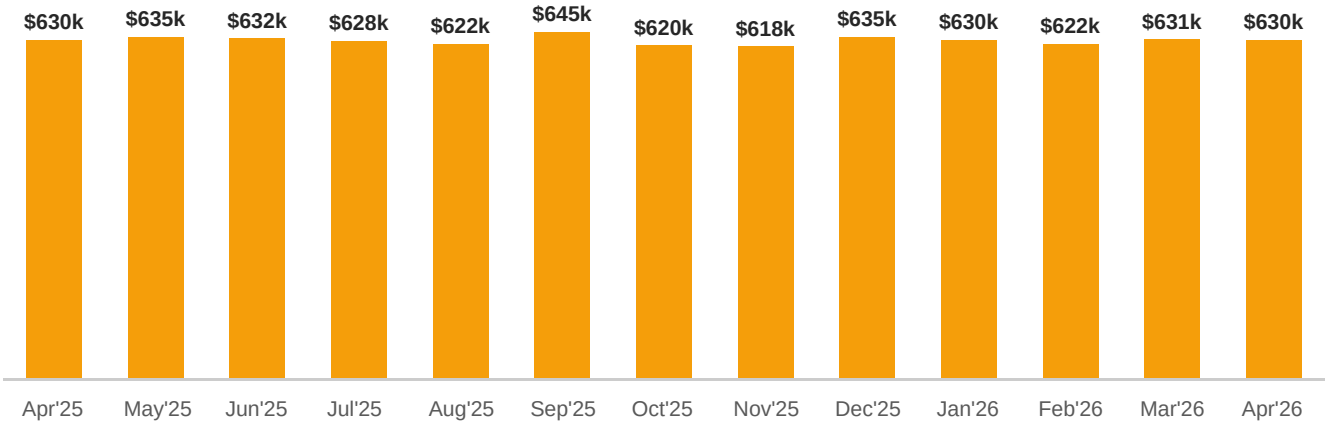
At a glance

- 1,933 HDB resale flats changed hands in April 2026, 5.3% fewer than the month before (2,042).
- Half of all flats sold for $630,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $638,000 (841 sales), or about $619 per square foot.
- 137 flats sold for $1 million or more (7.1% of all sales), most of them in Queenstown, Toa Payoh, Ang Mo Kio.
- The highest price was $1,728,000 for a 5-room flat at Blk 96A Henderson Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Jurong West (median $530,000) and the dearest was Central Area (median $1,200,000).
- The busiest town was Tampines with 185 sales.

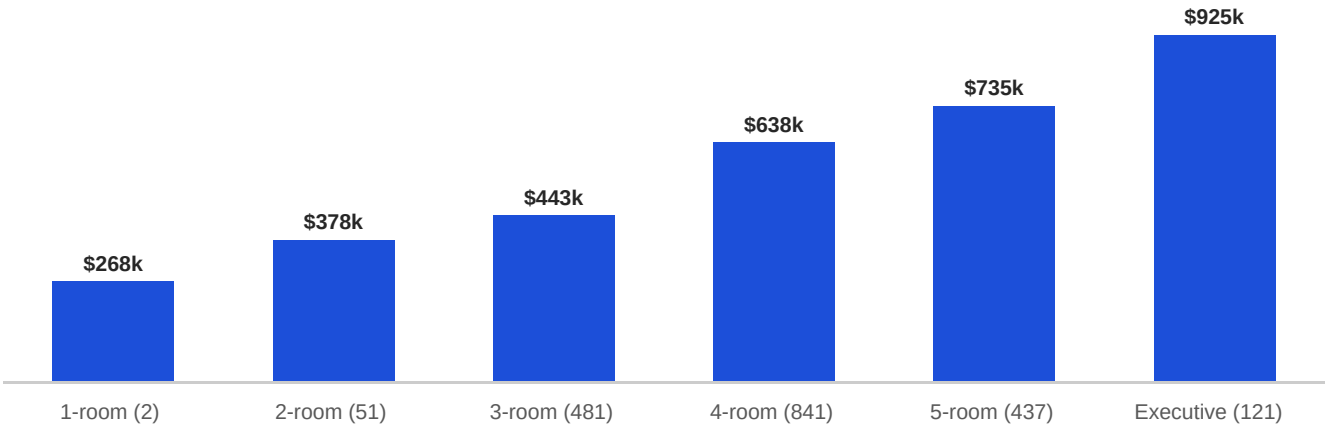
Flats sold each month, last 13 months



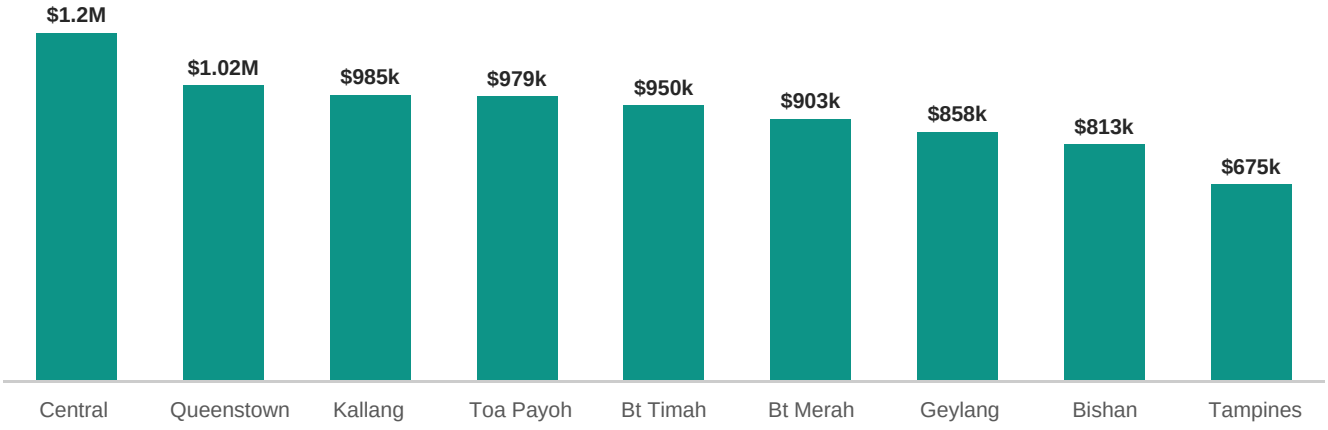
Median price each month, last 13 months



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



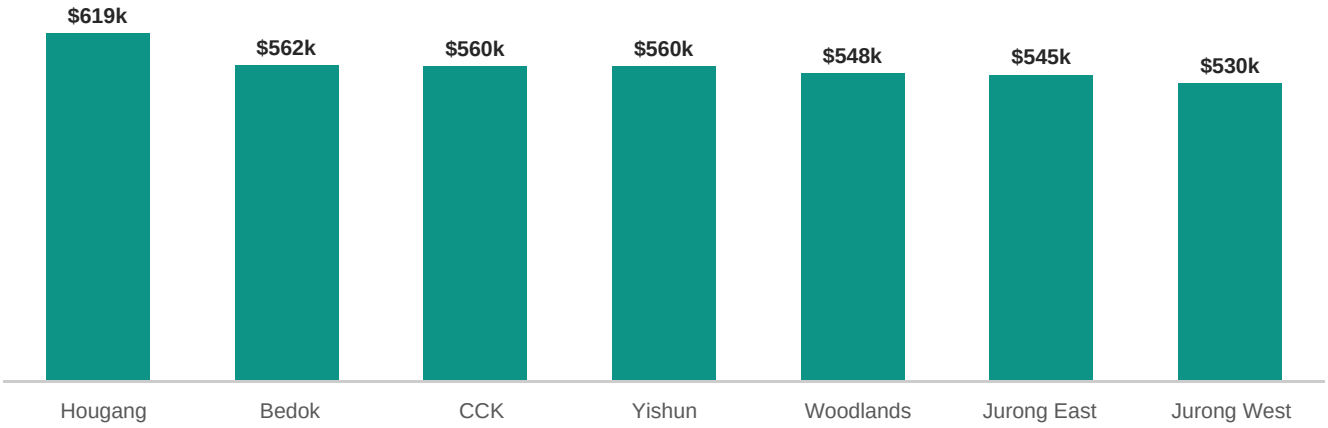
Median 4-room price by town, dearest first



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



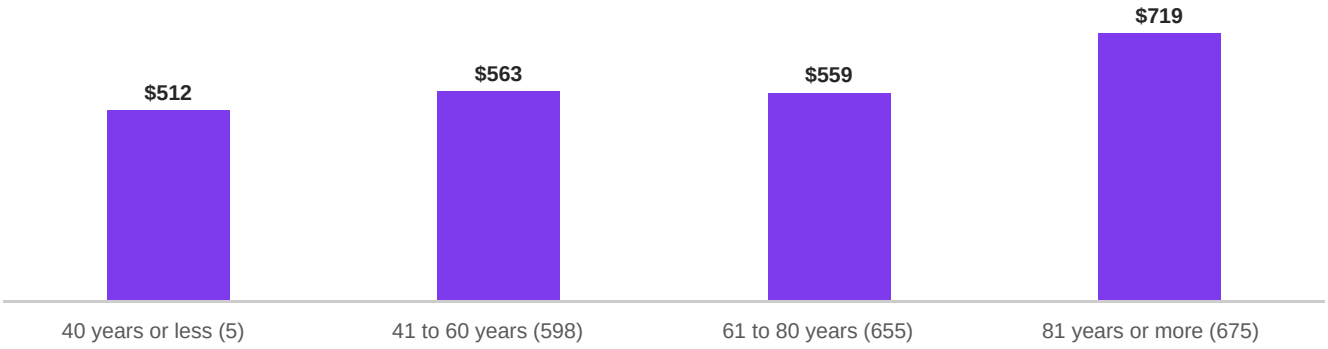
Median 4-room price by town, dearest first (continued)



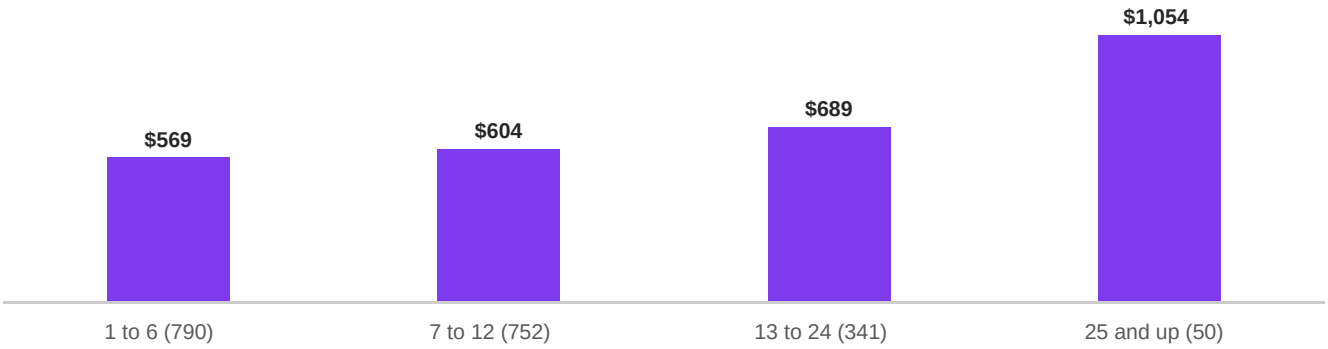
Town by town, April 2026

Ang Mo Kio: 74 sold - median $574,000 - 4-room median $670,000 - $595 psf - 15 at $1M+
Bedok: 101 sold - median $545,000 - 4-room median $561,944 - $582 psf - 6 at $1M+
Bishan: 38 sold - median $833,000 - 4-room median $813,444 - $733 psf - 6 at $1M+
Bukit Batok: 125 sold - median $630,000 - 4-room median $665,000 - $656 psf
Bukit Merah: 79 sold - median $740,000 - 4-room median $903,000 - $727 psf - 14 at $1M+
Bukit Panjang: 62 sold - median $641,500 - 4-room median $622,944 - $581 psf - 1 at $1M+
Bukit Timah: 6 sold - median $956,500 - 4-room median $950,000 - $815 psf - 2 at $1M+
Central Area: 12 sold - median $1,011,500 - 4-room median $1,200,000 - $1,058 psf - 6 at $1M+
Choa Chu Kang: 84 sold - median $583,500 - 4-room median $560,000 - $514 psf
Clementi: 34 sold - median $526,000 - 4-room median $637,000 - $631 psf - 5 at $1M+
Geylang: 62 sold - median $658,000 - 4-room median $858,000 - $634 psf - 5 at $1M+
Hougang: 93 sold - median $605,000 - 4-room median $618,888 - $597 psf - 3 at $1M+
Jurong East: 34 sold - median $545,000 - 4-room median $545,000 - $566 psf - 2 at $1M+
Jurong West: 126 sold - median $560,000 - 4-room median $530,000 - $525 psf
Kallang/Whampoa: 48 sold - median $861,500 - 4-room median $985,388 - $820 psf - 11 at $1M+
Marine Parade: 8 sold - median $454,444 - 4-room median n/a - $622 psf
Pasir Ris: 44 sold - median $740,000 - 4-room median $630,000 - $566 psf - 2 at $1M+
Punggol: 111 sold - median $660,000 - 4-room median $674,000 - $692 psf - 1 at $1M+
Queenstown: 54 sold - median $912,500 - 4-room median $1,017,500 - $985 psf - 21 at $1M+
Sembawang: 68 sold - median $602,500 - 4-room median $621,000 - $644 psf
Sengkang: 124 sold - median $645,000 - 4-room median $640,000 - $634 psf - 1 at $1M+
Serangoon: 17 sold - median $658,000 - 4-room median $658,000 - $653 psf - 2 at $1M+
Tampines: 185 sold - median $728,000 - 4-room median $675,000 - $620 psf - 9 at $1M+
Toa Payoh: 77 sold - median $660,000 - 4-room median $979,444 - $686 psf - 17 at $1M+
Woodlands: 154 sold - median $595,000 - 4-room median $548,000 - $525 psf - 7 at $1M+
Yishun: 113 sold - median $538,888 - 4-room median $560,000 - $565 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2026

$1,728,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 46 to 48 - 1,216 sqft - $1,421 psf - 92 yrs lease left

$1,480,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 37 to 39 - 1,216 sqft - $1,217 psf - 86 yrs lease left

$1,445,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,023 sqft - $1,413 psf - 83 yrs lease left

$1,438,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,001 sqft - $1,437 psf - 83 yrs lease left

$1,438,000 Blk 79 Dawson Rd, Queenstown
5-room - storey 19 to 21 - 1,152 sqft - $1,249 psf - 93 yrs lease left

$1,430,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,152 sqft - $1,242 psf - 83 yrs lease left

$1,430,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,259 sqft - $1,135 psf - 85 yrs lease left

$1,408,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 07 to 09 - 1,216 sqft - $1,158 psf - 94 yrs lease left

$1,380,000 Blk 6A Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $1,115 psf - 78 yrs lease left

$1,380,000 Blk 13 Holland Dr, Queenstown
5-room - storey 16 to 18 - 1,582 sqft - $872 psf - 47 yrs lease left

The 5 most affordable 4-room flats, April 2026

$385,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $397 psf - 47 yrs lease left

$400,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $422 psf - 48 yrs lease left

$407,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $430 psf - 48 yrs lease left

$430,000 Blk 498 Jurong West St 41, Jurong West

4-room - storey 01 to 03 - 904 sqft - $476 psf - 59 yrs lease left

$430,000 Blk 337 Bt Batok St 34, Bukit Batok

4-room - storey 01 to 03 - 904 sqft - $476 psf - 59 yrs lease left

The 10 busiest streets, April 2026

Bt Batok West Ave 9, Bukit Batok: 28 sales
Bt Batok West Ave 8, Bukit Batok: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Circuit Rd, Geylang: 19 sales
Bedok Reservoir Rd, Bedok: 18 sales
Canberra St, Sembawang: 17 sales
Yishun Ring Rd, Yishun: 17 sales
Tampines Nth Dr 1, Tampines: 16 sales
Bt Batok West Ave 6, Bukit Batok: 15 sales
Rivervale Cres, Sengkang: 15 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