HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2026

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

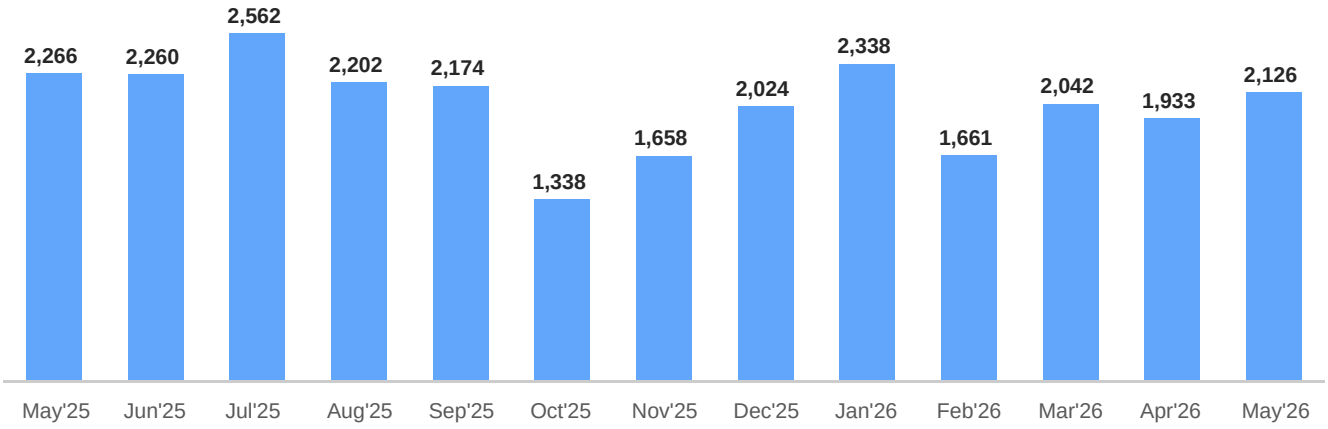
Flats sold: 2,126 **Median price: $630,000** **Median $psf: $605**
Million-dollar flats: 165 (7.8%) **Highest price: $1,630,000 (Central Area)**

Against the month before: sales +10.0%, median price +0.0%. Against a year ago: sales -6.2%, median price -0.8%.

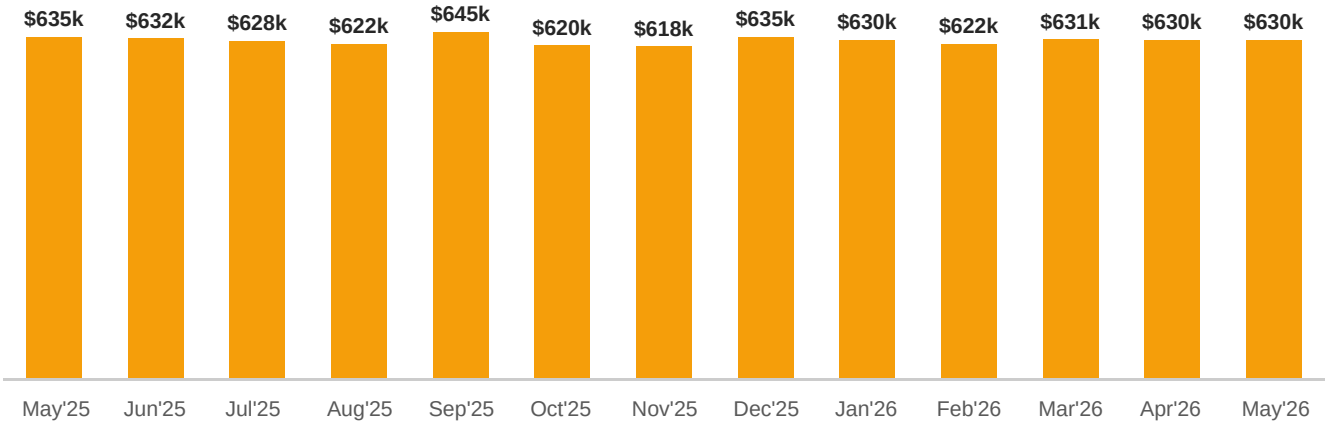
At a glance

- 2,126 HDB resale flats changed hands in May 2026, 10.0% more than the month before (1,933).
- 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 $630,000 (948 sales), or about $619 per square foot.
- 165 flats sold for $1 million or more (7.8% of all sales), most of them in Bukit Merah, Queenstown, Toa Payoh.
- The highest price was $1,630,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Yishun (median $522,944) and the dearest was Central Area (median $1,178,000).
- The busiest town was Tampines with 174 sales.

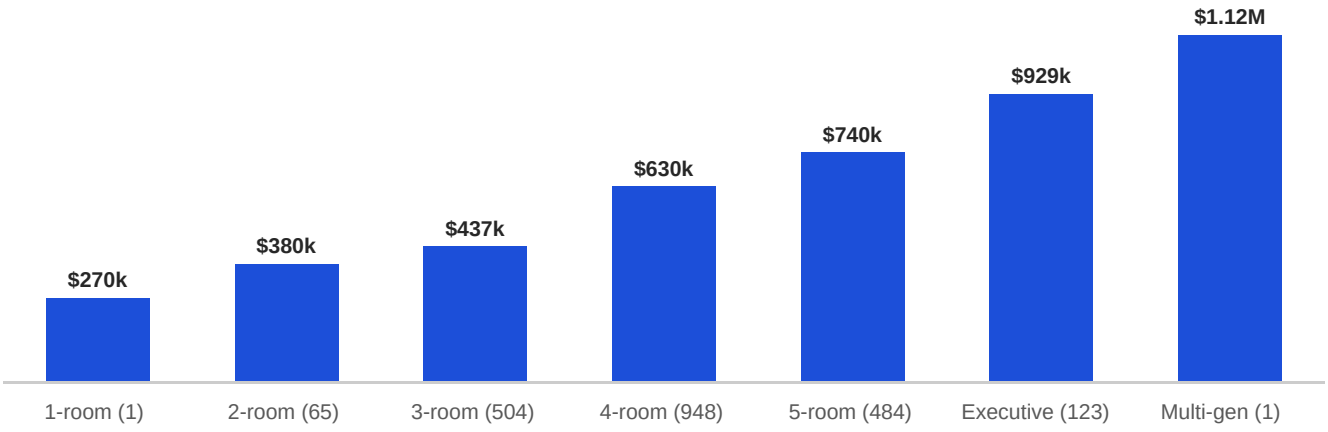
Flats sold each month, last 13 months



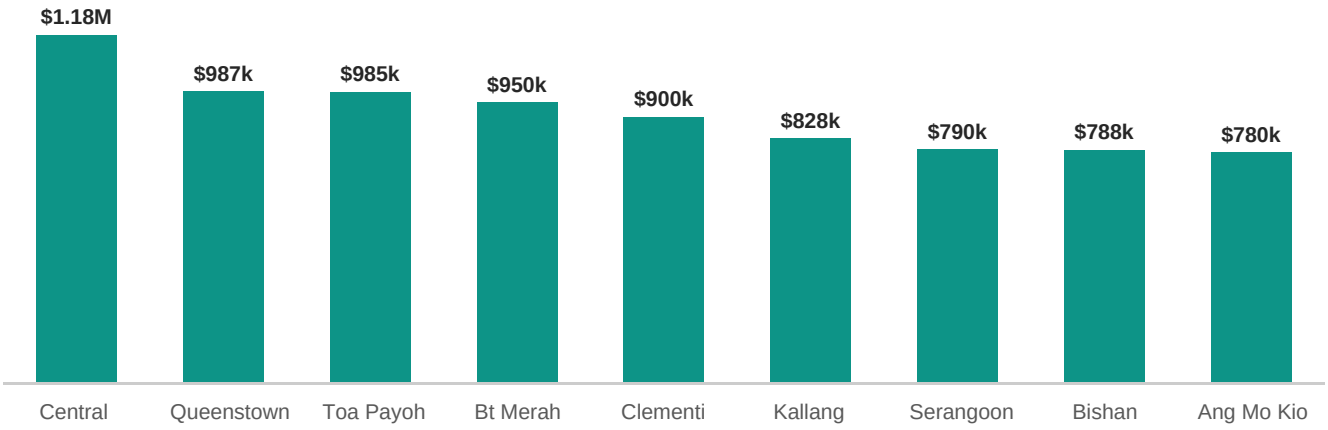
Median price each month, last 13 months



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



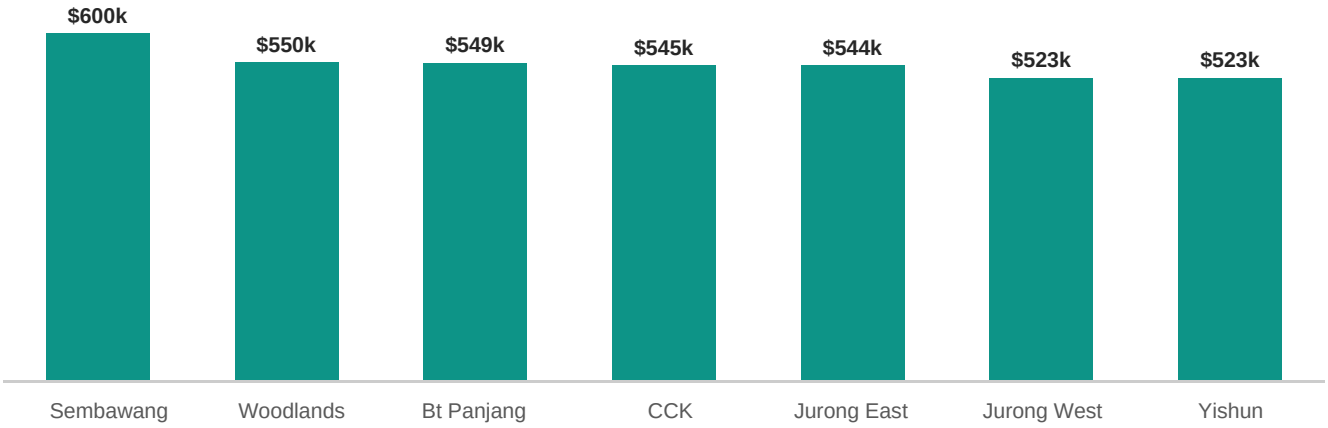
Median 4-room price by town, dearest first



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



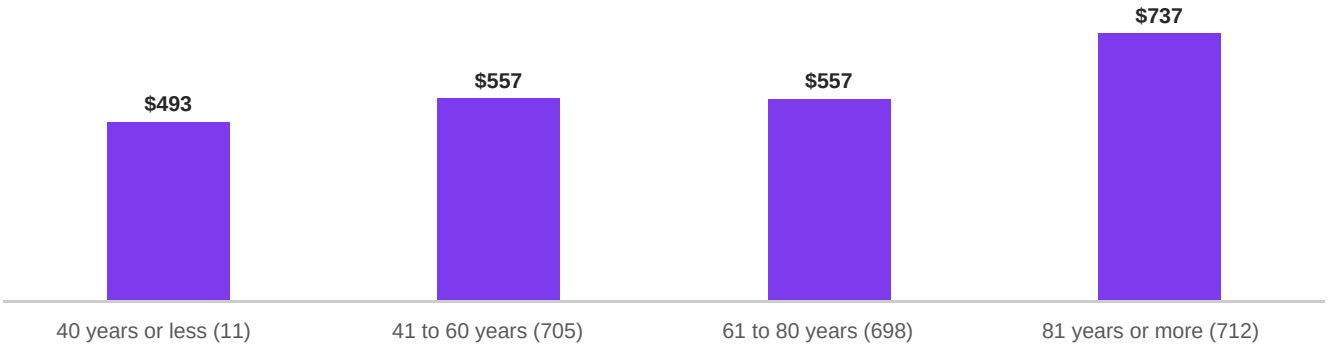
Median 4-room price by town, dearest first (continued)



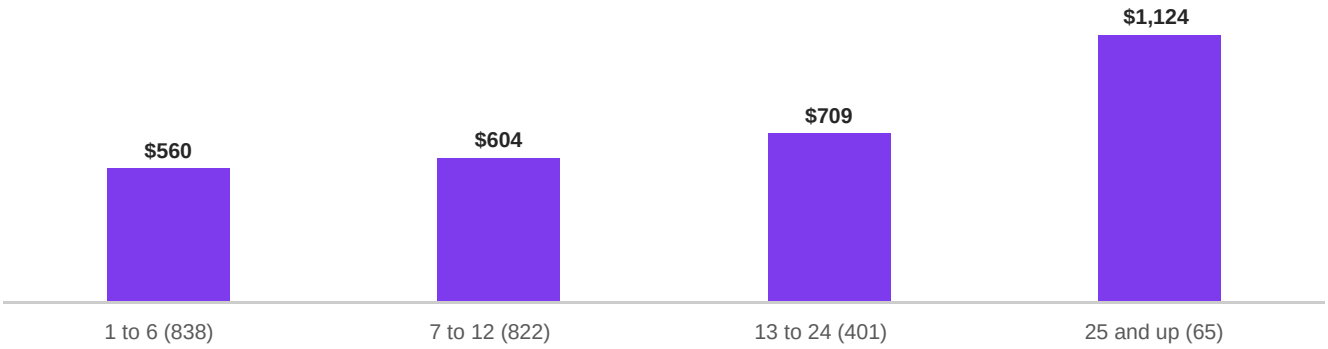
Town by town, May 2026

Ang Mo Kio: 81 sold - median $530,000 - 4-room median $780,000 - $581 psf - 13 at $1M+
Bedok: 106 sold - median $565,000 - 4-room median $669,000 - $584 psf - 12 at $1M+
Bishan: 32 sold - median $850,000 - 4-room median $788,000 - $751 psf - 9 at $1M+
Bukit Batok: 125 sold - median $620,000 - 4-room median $645,888 - $645 psf
Bukit Merah: 94 sold - median $767,000 - 4-room median $950,000 - $816 psf - 22 at $1M+
Bukit Panjang: 70 sold - median $582,500 - 4-room median $549,000 - $544 psf
Bukit Timah: 2 sold - median $1,035,000 - 4-room median n/a - $849 psf - 1 at $1M+
Central Area: 20 sold - median $885,000 - 4-room median $1,178,000 - $874 psf - 8 at $1M+
Choa Chu Kang: 74 sold - median $567,500 - 4-room median $545,000 - $506 psf
Clementi: 60 sold - median $659,444 - 4-room median $900,000 - $746 psf - 14 at $1M+
Geylang: 61 sold - median $548,888 - 4-room median $632,000 - $600 psf - 4 at $1M+
Hougang: 114 sold - median $636,500 - 4-room median $628,000 - $610 psf - 8 at $1M+
Jurong East: 51 sold - median $530,000 - 4-room median $544,444 - $546 psf - 2 at $1M+
Jurong West: 136 sold - median $551,500 - 4-room median $523,000 - $514 psf
Kallang/Whampoa: 62 sold - median $641,500 - 4-room median $827,500 - $694 psf - 9 at $1M+
Marine Parade: 14 sold - median $631,500 - 4-room median $660,000 - $713 psf - 2 at $1M+
Pasir Ris: 56 sold - median $728,000 - 4-room median $630,000 - $537 psf - 2 at $1M+
Punggol: 135 sold - median $680,000 - 4-room median $690,000 - $697 psf - 3 at $1M+
Queenstown: 79 sold - median $830,000 - 4-room median $986,500 - $967 psf - 21 at $1M+
Sembawang: 56 sold - median $582,500 - 4-room median $600,000 - $634 psf
Sengkang: 141 sold - median $652,000 - 4-room median $650,000 - $631 psf - 1 at $1M+
Serangoon: 29 sold - median $673,000 - 4-room median $790,000 - $659 psf
Tampines: 174 sold - median $726,500 - 4-room median $677,000 - $623 psf - 8 at $1M+
Toa Payoh: 80 sold - median $764,000 - 4-room median $985,000 - $708 psf - 21 at $1M+
Woodlands: 158 sold - median $600,000 - 4-room median $550,000 - $529 psf - 3 at $1M+
Yishun: 116 sold - median $512,388 - 4-room median $522,944 - $557 psf - 2 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2026

$1,630,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,130 sqft - $1,442 psf - 83 yrs lease left

$1,580,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $985 psf - 65 yrs lease left

$1,580,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 37 to 39 - 1,216 sqft - $1,299 psf - 94 yrs lease left

$1,550,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,033 sqft - $1,500 psf - 83 yrs lease left

$1,530,000 Blk 50 Moh Guan Ter, Bukit Merah
4-room - storey 01 to 03 - 1,615 sqft - $948 psf - 45 yrs lease left

$1,500,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 07 to 09 - 1,206 sqft - $1,244 psf - 88 yrs lease left

$1,460,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,023 sqft - $1,428 psf - 83 yrs lease left

$1,458,000 Blk 445B Clementi Ave 3, Clementi
5-room - storey 22 to 24 - 1,216 sqft - $1,199 psf - 94 yrs lease left

$1,450,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 40 to 42 - 1,216 sqft - $1,192 psf - 85 yrs lease left

$1,438,888 Blk 1E Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,012 sqft - $1,422 psf - 83 yrs lease left

The 5 most affordable 4-room flats, May 2026

$395,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $408 psf - 47 yrs lease left

$400,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 04 to 06 - 883 sqft - $453 psf - 48 yrs lease left

$425,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $403 psf - 50 yrs lease left

$425,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $434 psf - 53 yrs lease left

$428,000 Blk 11 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 1,066 sqft - $402 psf - 51 yrs lease left

The 10 busiest streets, May 2026

Bt Batok West Ave 9, Bukit Batok: 24 sales
Northshore Dr, Punggol: 23 sales
Dawson Rd, Queenstown: 22 sales
Yishun Ring Rd, Yishun: 22 sales
Bt Batok West Ave 8, Bukit Batok: 21 sales
Fernvale Rd, Sengkang: 21 sales
Tampines St 61, Tampines: 20 sales
Punggol Field, Punggol: 18 sales
Bedok Sth Rd, Bedok: 15 sales
Hougang Ave 8, Hougang: 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.

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