HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2026

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

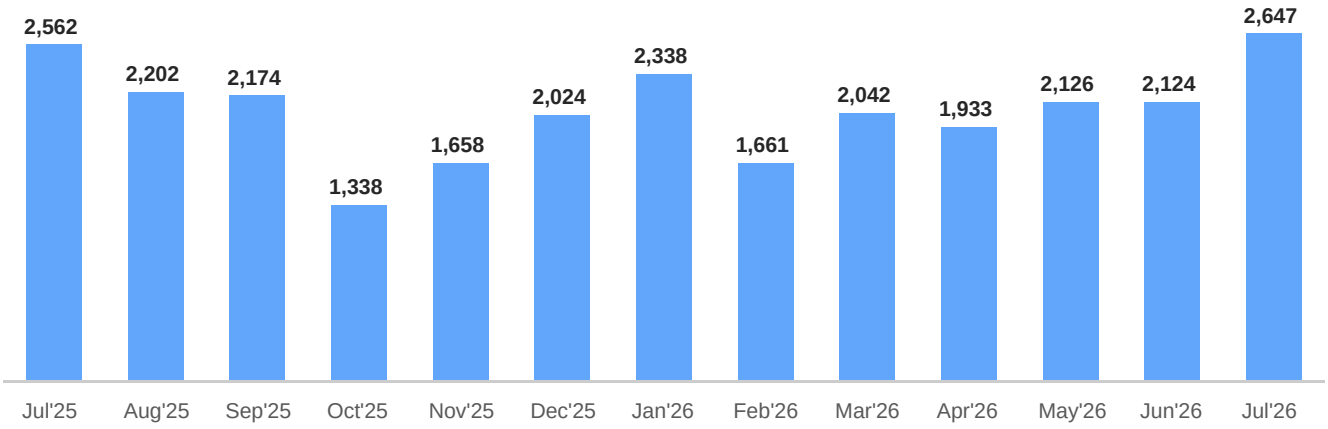
Flats sold: 2,647 Median price: $630,000 Median $psf: $595
Million-dollar flats: 187 (7.1%) Highest price: $1,580,000 (Bishan)

Against the month before: sales +24.6%, median price +0.8%. Against a year ago: sales +3.3%, median price +0.3%.

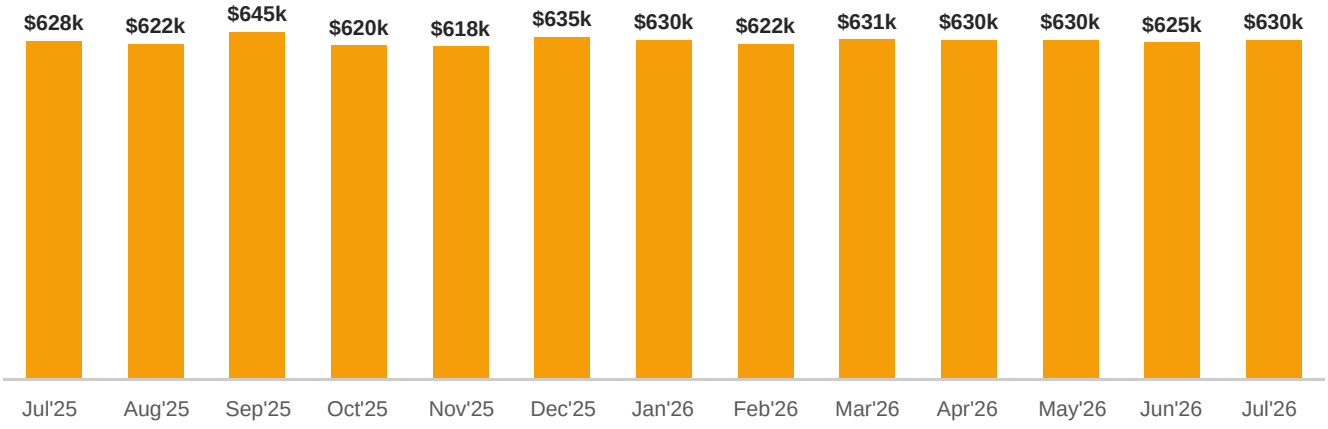
At a glance

- 2,647 HDB resale flats changed hands in July 2026, 24.6% more than the month before (2,124).
- Half of all flats sold for $630,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $625,000 (1,155 sales), or about $608 per square foot.
- 187 flats sold for $1 million or more (7.1% of all sales), most of them in Queenstown, Toa Payoh, Bukit Merah.
- The highest price was $1,580,000 for a 5-room flat at Blk 273B Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Jurong East (median $531,500) and the dearest was Queenstown (median $1,064,000).
- The busiest town was Tampines with 234 sales.

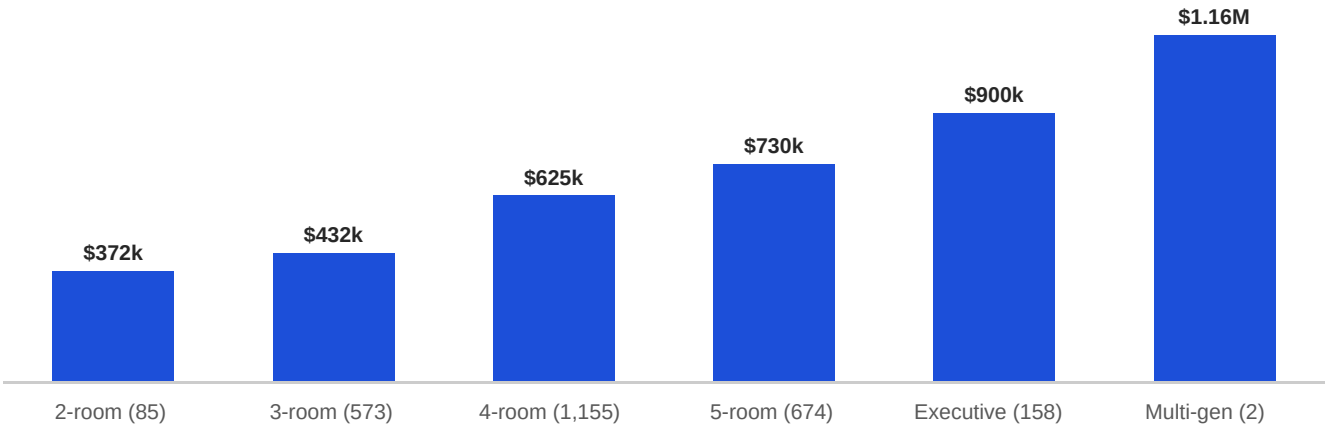
Flats sold each month, last 13 months



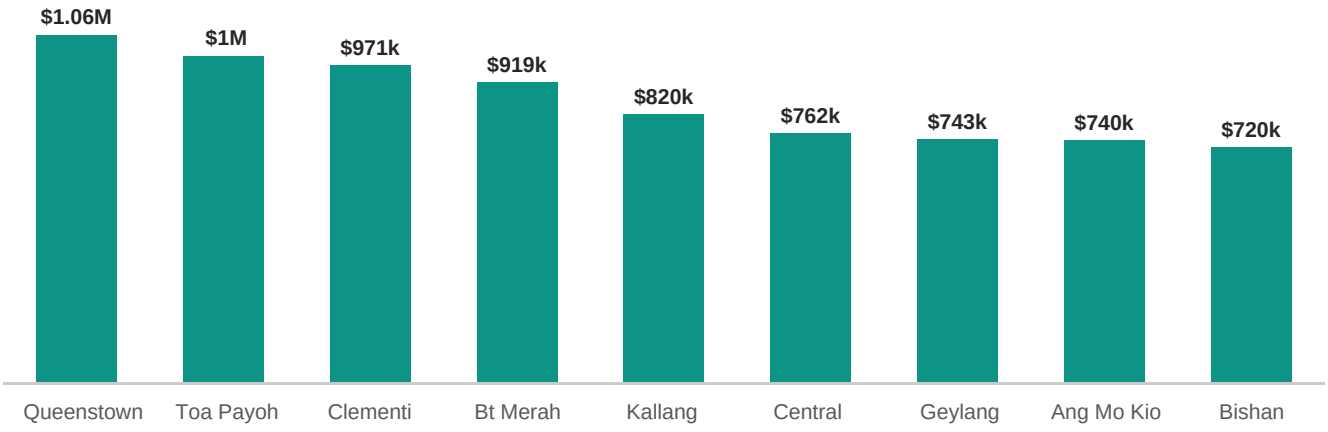
Median price each month, last 13 months



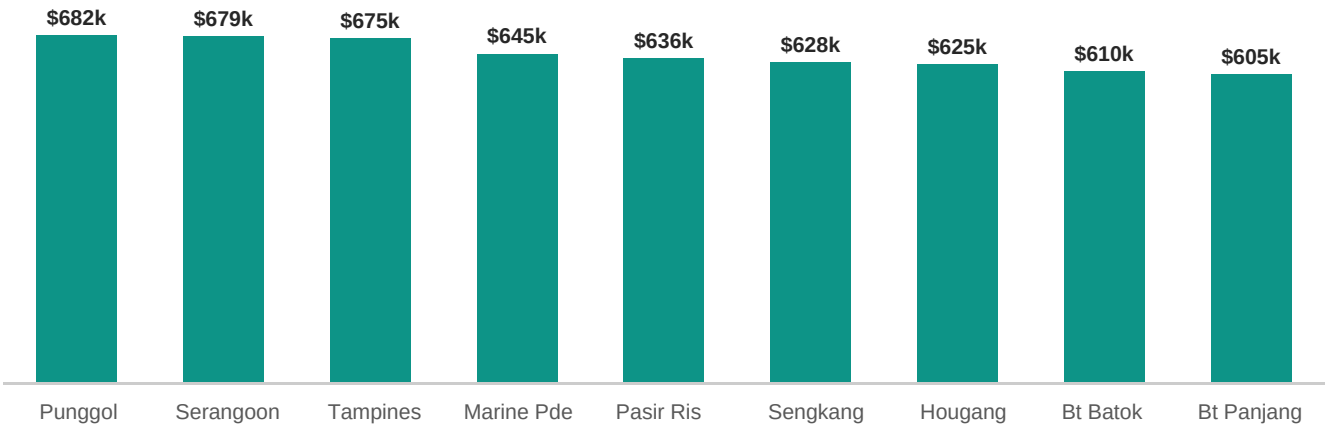
Median price by flat type (number sold), July 2026



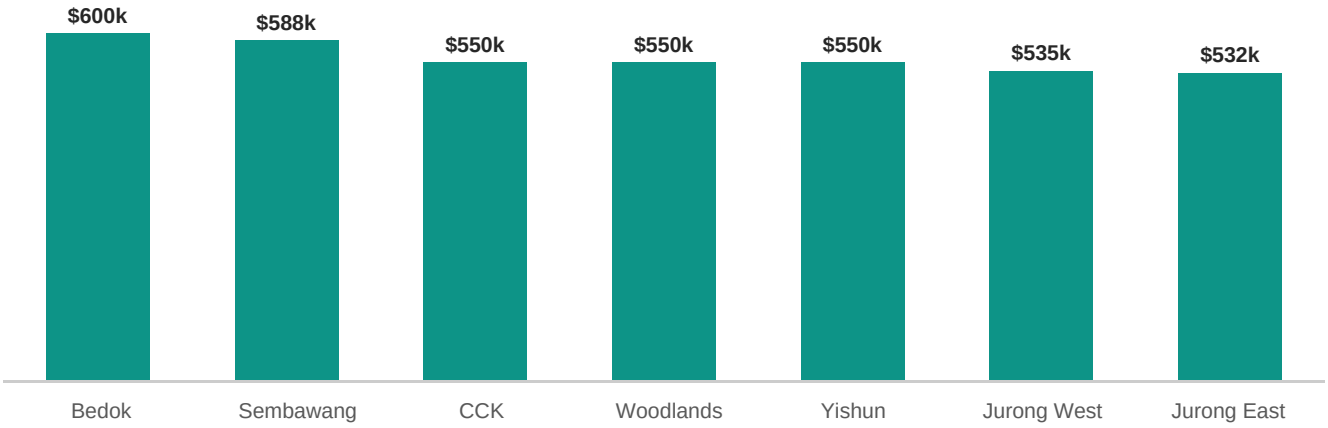
Median 4-room price by town, dearest first



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



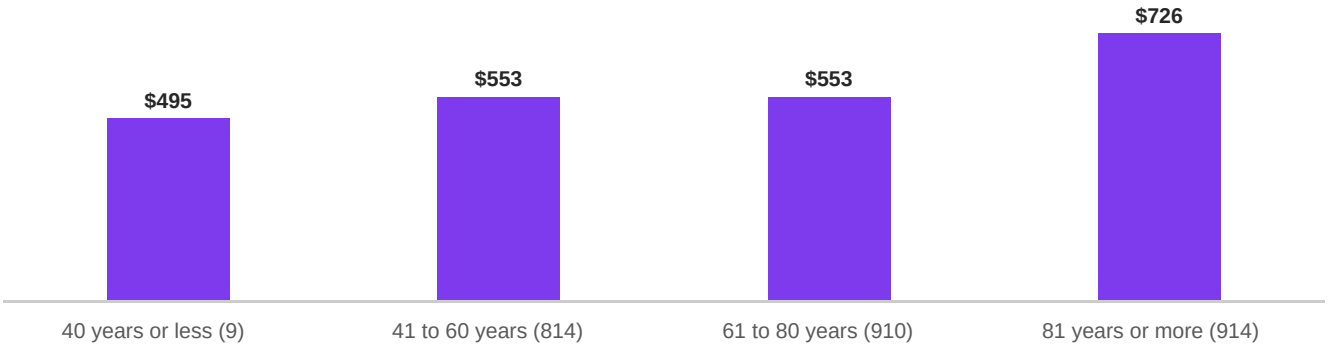
Median 4-room price by town, dearest first (continued)



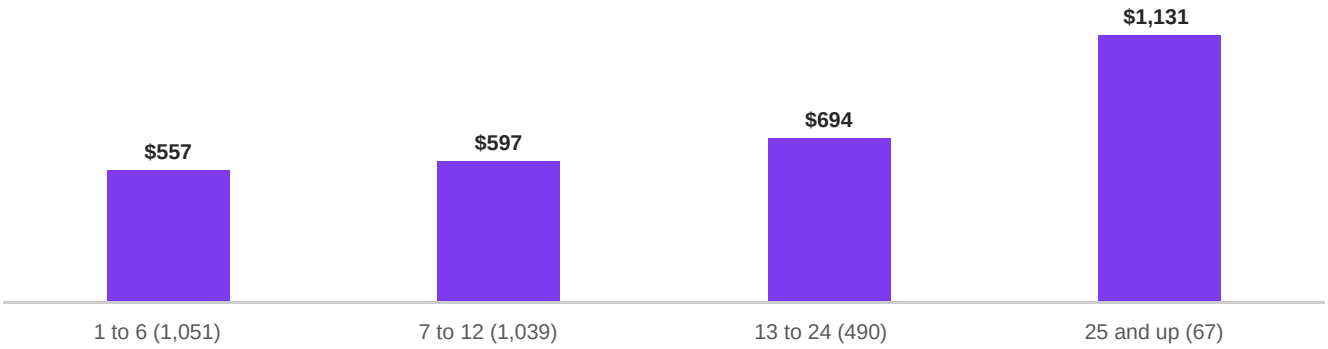
Town by town, July 2026

Ang Mo Kio: 78 sold - median $528,444 - 4-room median $740,000 - $603 psf - 17 at $1M+
Bedok: 146 sold - median $579,000 - 4-room median $600,000 - $573 psf - 9 at $1M+
Bishan: 33 sold - median $788,000 - 4-room median $720,000 - $702 psf - 6 at $1M+
Bukit Batok: 178 sold - median $600,444 - 4-room median $610,000 - $605 psf - 1 at $1M+
Bukit Merah: 92 sold - median $850,000 - 4-room median $919,000 - $771 psf - 20 at $1M+
Bukit Panjang: 89 sold - median $615,000 - 4-room median $605,000 - $573 psf - 1 at $1M+
Bukit Timah: 4 sold - median $1,122,500 - 4-room median n/a - $885 psf - 3 at $1M+
Central Area: 11 sold - median $762,000 - 4-room median $762,000 - $945 psf - 5 at $1M+
Choa Chu Kang: 108 sold - median $595,000 - 4-room median $550,000 - $506 psf
Clementi: 50 sold - median $705,444 - 4-room median $971,000 - $633 psf - 8 at $1M+
Geylang: 66 sold - median $514,000 - 4-room median $742,500 - $597 psf - 5 at $1M+
Hougang: 133 sold - median $648,888 - 4-room median $625,000 - $600 psf - 7 at $1M+
Jurong East: 46 sold - median $459,000 - 4-room median $531,500 - $533 psf
Jurong West: 146 sold - median $558,944 - 4-room median $535,000 - $504 psf
Kallang/Whampoa: 70 sold - median $655,000 - 4-room median $819,844 - $682 psf - 12 at $1M+
Marine Parade: 17 sold - median $950,000 - 4-room median $645,000 - $713 psf - 5 at $1M+
Pasir Ris: 93 sold - median $730,000 - 4-room median $635,500 - $557 psf
Punggol: 189 sold - median $670,000 - 4-room median $681,944 - $692 psf - 3 at $1M+
Queenstown: 91 sold - median $832,888 - 4-room median $1,064,000 - $1,059 psf - 32 at $1M+
Sembawang: 78 sold - median $579,000 - 4-room median $588,000 - $569 psf
Sengkang: 198 sold - median $650,000 - 4-room median $628,000 - $624 psf - 2 at $1M+
Serangoon: 46 sold - median $711,500 - 4-room median $679,444 - $670 psf - 7 at $1M+
Tampines: 234 sold - median $719,444 - 4-room median $675,000 - $614 psf - 9 at $1M+
Toa Payoh: 85 sold - median $890,000 - 4-room median $1,000,000 - $821 psf - 28 at $1M+
Woodlands: 187 sold - median $605,000 - 4-room median $550,000 - $517 psf - 4 at $1M+
Yishun: 179 sold - median $530,000 - 4-room median $550,000 - $559 psf - 3 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2026

$1,580,000 Blk 273B Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $1,223 psf - 84 yrs lease left

$1,570,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $1,279 psf - 84 yrs lease left

$1,550,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $1,263 psf - 84 yrs lease left

$1,521,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,281 sqft - $1,187 psf - 83 yrs lease left

$1,520,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,119 sqft - $1,358 psf - 89 yrs lease left

$1,510,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,152 sqft - $1,311 psf - 83 yrs lease left

$1,508,888 Blk 1B Cantonment Rd, Central Area
5-room - storey 13 to 15 - 1,130 sqft - $1,335 psf - 83 yrs lease left

$1,500,000 Blk 96 Dawson Rd, Queenstown
5-room - storey 19 to 21 - 1,163 sqft - $1,290 psf - 94 yrs lease left

$1,480,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 07 to 09 - 1,130 sqft - $1,309 psf - 83 yrs lease left

$1,468,888 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 31 to 33 - 1,227 sqft - $1,197 psf - 85 yrs lease left

The 5 most affordable 4-room flats, July 2026

$410,000 Blk 220 Lor 8 Toa Payoh, Toa Payoh
4-room - storey 01 to 03 - 883 sqft - $465 psf - 49 yrs lease left

$410,000 Blk 227 Lor 8 Toa Payoh, Toa Payoh
4-room - storey 04 to 06 - 883 sqft - $465 psf - 48 yrs lease left

$415,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $428 psf - 48 yrs lease left

$429,000 Blk 222 Lor 8 Toa Payoh, Toa Payoh
4-room - storey 01 to 03 - 883 sqft - $486 psf - 48 yrs lease left

$430,000 Blk 219 Lor 8 Toa Payoh, Toa Payoh
4-room - storey 13 to 15 - 883 sqft - $487 psf - 50 yrs lease left

The 10 busiest streets, July 2026

Bt Batok West Ave 8, Bukit Batok: 42 sales
Northshore Dr, Punggol: 40 sales
Yishun Ring Rd, Yishun: 36 sales
Tampines St 61, Tampines: 35 sales
Bedok Reservoir Rd, Bedok: 32 sales
Dawson Rd, Queenstown: 32 sales
Fernvale Link, Sengkang: 25 sales
Bt Batok West Ave 9, Bukit Batok: 24 sales
Senja Rd, Bukit Panjang: 24 sales
Bedok Sth Rd, Bedok: 22 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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