HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2026

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

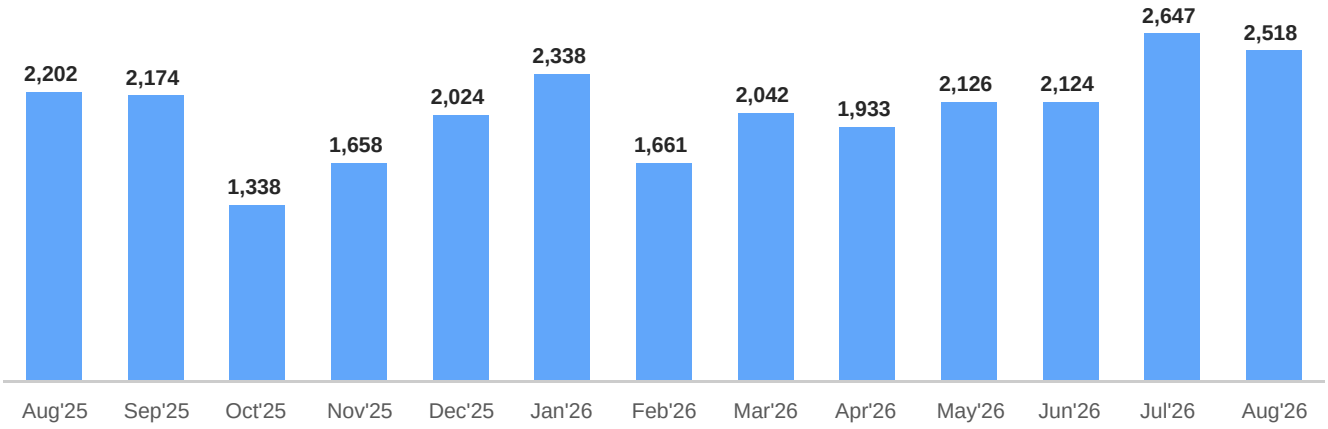
Flats sold: 2,518 Median price: $635,000 Median $psf: $601
Million-dollar flats: 201 (8.0%) Highest price: $1,688,888 (Bukit Merah)

Against the month before: sales -4.9%, median price +0.8%. Against a year ago: sales +14.4%, median price +2.1%.

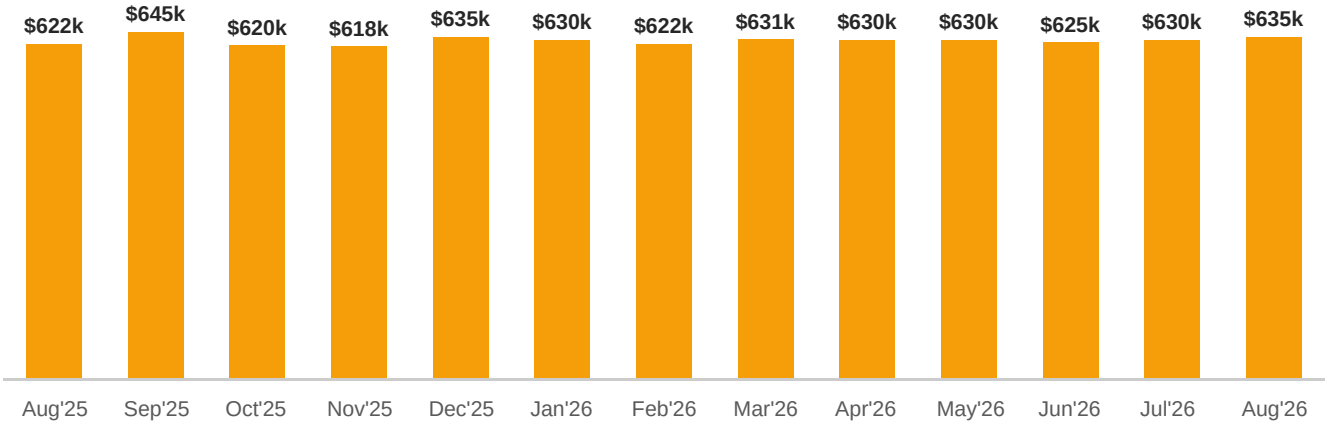
At a glance

- 2,518 HDB resale flats changed hands in August 2026, 4.9% fewer than the month before (2,647).
- Half of all flats sold for $635,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $628,000 (1,154 sales), or about $610 per square foot.
- 201 flats sold for $1 million or more (8.0% of all sales), most of them in Toa Payoh, Queenstown, Bukit Merah.
- The highest price was $1,688,888 for a 5-room flat at Blk 9B Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $545,000) and the dearest was Queenstown (median $1,080,000).
- The busiest town was Tampines with 229 sales.

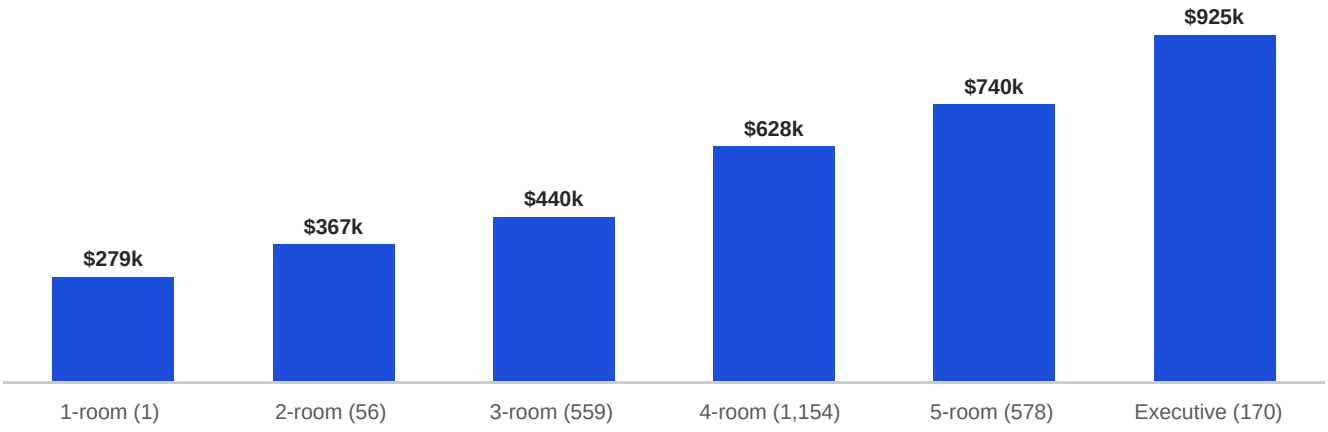
Flats sold each month, last 13 months



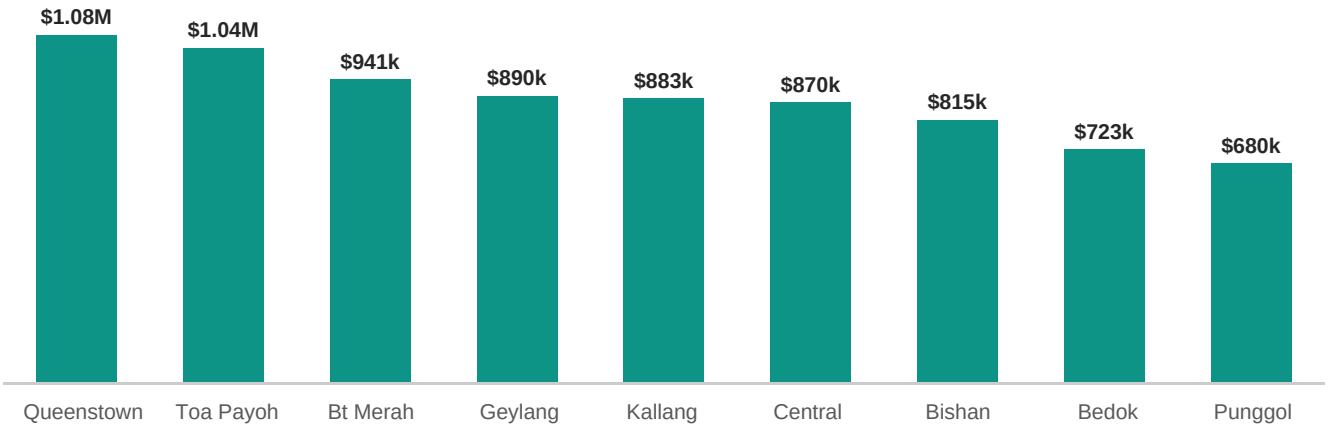
Median price each month, last 13 months



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



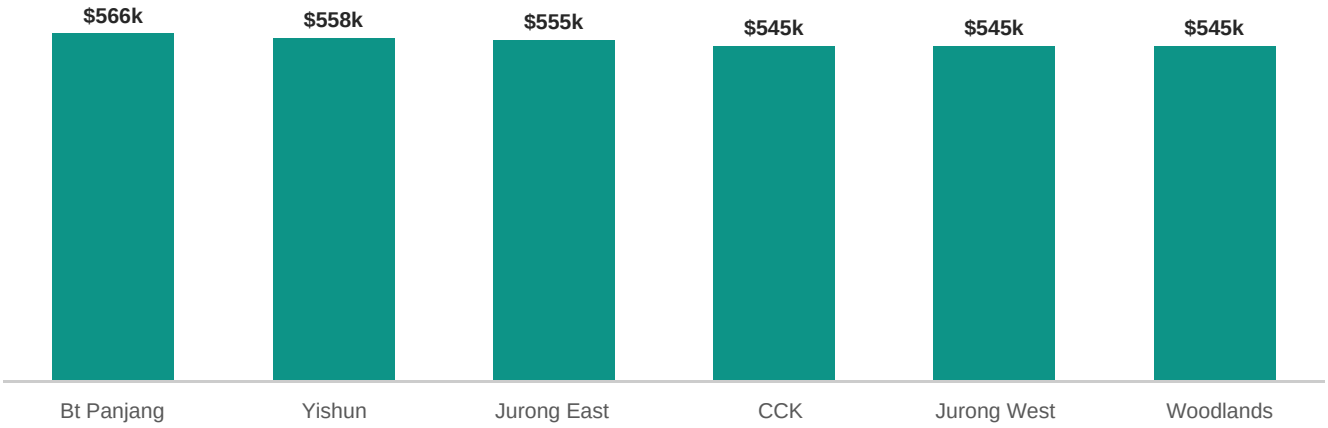
Median 4-room price by town, dearest first



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



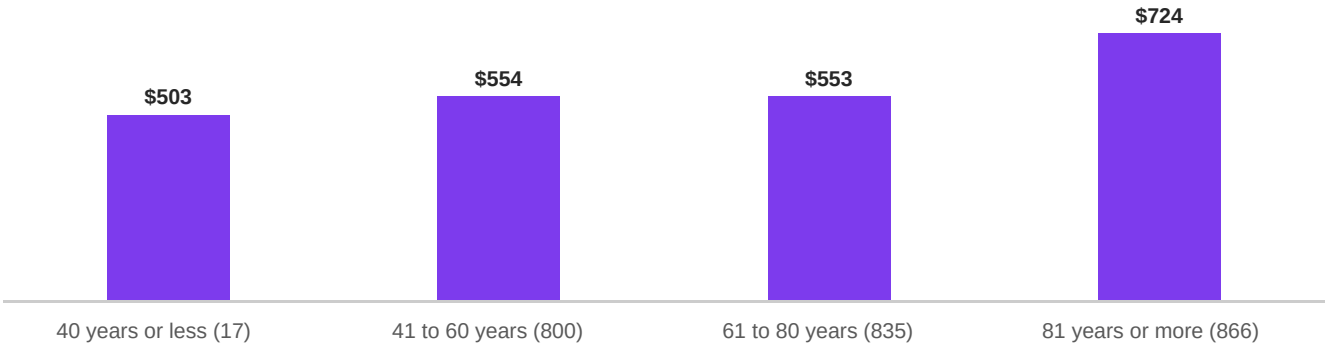
Median 4-room price by town, dearest first (continued)



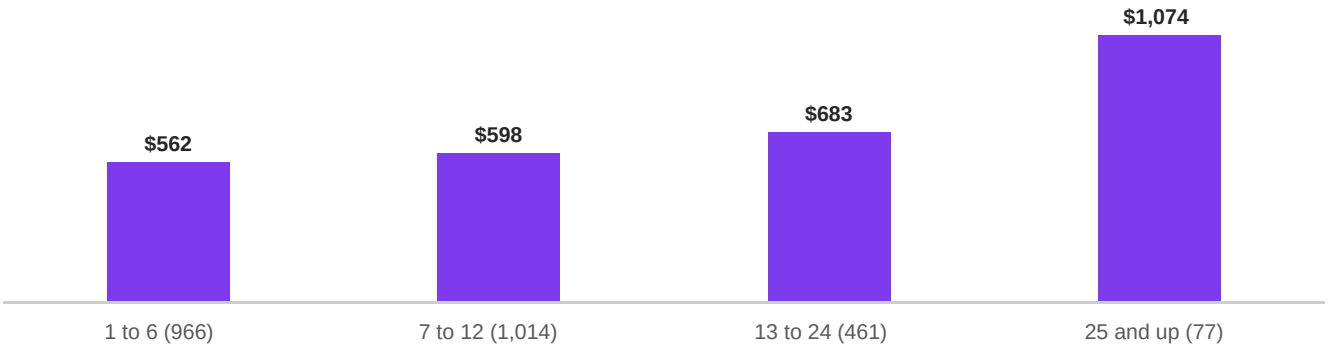
Town by town, August 2026

Ang Mo Kio: 71 sold - median $460,000 - 4-room median $580,000 - $567 psf - 6 at $1M+
Bedok: 152 sold - median $585,000 - 4-room median $722,500 - $588 psf - 13 at $1M+
Bishan: 48 sold - median $849,444 - 4-room median $815,444 - $736 psf - 15 at $1M+
Bukit Batok: 135 sold - median $575,000 - 4-room median $582,000 - $590 psf - 1 at $1M+
Bukit Merah: 74 sold - median $810,000 - 4-room median $940,500 - $886 psf - 21 at $1M+
Bukit Panjang: 77 sold - median $640,000 - 4-room median $565,500 - $564 psf - 1 at $1M+
Bukit Timah: 4 sold - median $966,500 - 4-room median n/a - $863 psf - 1 at $1M+
Central Area: 23 sold - median $730,000 - 4-room median $870,000 - $769 psf - 7 at $1M+
Choa Chu Kang: 103 sold - median $560,000 - 4-room median $545,000 - $505 psf
Clementi: 46 sold - median $612,500 - 4-room median $617,500 - $623 psf - 8 at $1M+
Geylang: 57 sold - median $650,000 - 4-room median $890,000 - $650 psf - 9 at $1M+
Hougang: 127 sold - median $621,188 - 4-room median $598,000 - $594 psf - 14 at $1M+
Jurong East: 43 sold - median $522,000 - 4-room median $554,944 - $567 psf - 2 at $1M+
Jurong West: 139 sold - median $555,000 - 4-room median $545,000 - $503 psf
Kallang/Whampoa: 82 sold - median $735,000 - 4-room median $883,000 - $725 psf - 14 at $1M+
Marine Parade: 13 sold - median $550,000 - 4-room median n/a - $684 psf - 2 at $1M+
Pasir Ris: 82 sold - median $735,400 - 4-room median $640,000 - $575 psf - 9 at $1M+
Punggol: 192 sold - median $680,000 - 4-room median $680,000 - $681 psf
Queenstown: 73 sold - median $848,000 - 4-room median $1,080,000 - $972 psf - 26 at $1M+
Sembawang: 86 sold - median $609,344 - 4-room median $609,344 - $609 psf
Sengkang: 173 sold - median $650,000 - 4-room median $648,888 - $629 psf - 1 at $1M+
Serangoon: 39 sold - median $653,000 - 4-room median $653,000 - $646 psf - 3 at $1M+
Tampines: 229 sold - median $688,000 - 4-room median $660,000 - $628 psf - 11 at $1M+
Toa Payoh: 101 sold - median $815,000 - 4-room median $1,040,000 - $909 psf - 32 at $1M+
Woodlands: 183 sold - median $585,000 - 4-room median $545,000 - $520 psf - 5 at $1M+
Yishun: 166 sold - median $556,500 - 4-room median $558,000 - $553 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2026

$1,688,888 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,206 sqft - $1,401 psf - 88 yrs lease left

$1,650,000 Blk 192 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,744 sqft - $946 psf - 60 yrs lease left

$1,620,000 Blk 273B Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $1,254 psf - 84 yrs lease left

$1,580,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 22 to 24 - 1,216 sqft - $1,299 psf - 93 yrs lease left

$1,550,000 Blk 442 Sin Ming Ave, Bishan
Executive - storey 19 to 21 - 1,722 sqft - $900 psf - 62 yrs lease left

$1,510,000 Blk 92 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,066 sqft - $1,417 psf - 88 yrs lease left

$1,500,000 Blk 28 Ghim Moh Link, Queenstown
5-room - storey 34 to 36 - 1,216 sqft - $1,233 psf - 85 yrs lease left

$1,490,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,227 sqft - $1,214 psf - 84 yrs lease left

$1,475,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $1,473 psf - 83 yrs lease left

$1,468,000 Blk 10A Boon Tiong Rd, Bukit Merah
4-room - storey 37 to 39 - 1,001 sqft - $1,466 psf - 88 yrs lease left

The 5 most affordable 4-room flats, August 2026

$390,000 Blk 15 Hougang Ave 3, Hougang
4-room - storey 04 to 06 - 883 sqft - $442 psf - 48 yrs lease left

$396,500 Blk 5 Marsiling Dr, Woodlands
4-room - storey 16 to 18 - 969 sqft - $409 psf - 46 yrs lease left

$405,000 Blk 15 Hougang Ave 3, Hougang
4-room - storey 07 to 09 - 883 sqft - $459 psf - 48 yrs lease left

$410,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 947 sqft - $433 psf - 48 yrs lease left

$420,000 Blk 280 Yishun St 22, Yishun
4-room - storey 04 to 06 - 904 sqft - $465 psf - 57 yrs lease left

The 10 busiest streets, August 2026

Northshore Dr, Punggol: 41 sales
Yishun Ring Rd, Yishun: 40 sales
Tampines St 61, Tampines: 31 sales
Bedok Reservoir Rd, Bedok: 27 sales
Bt Batok West Ave 8, Bukit Batok: 27 sales
Bedok Nth Rd, Bedok: 23 sales
Canberra St, Sembawang: 23 sales
Edgefield Plains, Punggol: 22 sales
Punggol Dr, Punggol: 22 sales
Alkaff Cres, Toa Payoh: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg