HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2026

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

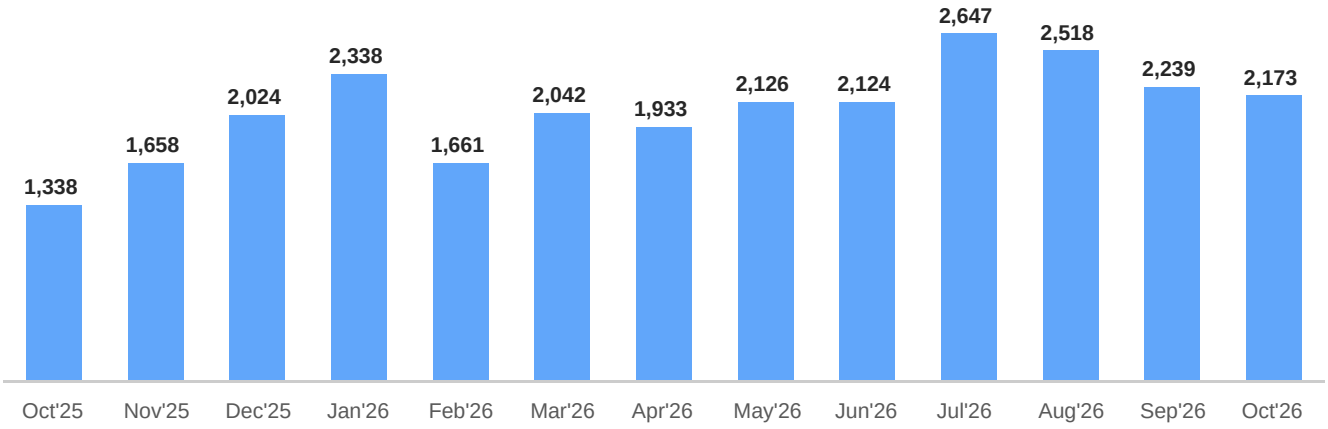
Flats sold: 2,173 Median price: $650,000 Median $psf: $601
Million-dollar flats: 238 (11.0%) Highest price: $1,818,000 (Queenstown)

Against the month before: sales -2.9%, median price +0.0%. Against a year ago: sales +62.4%, median price +4.8%.

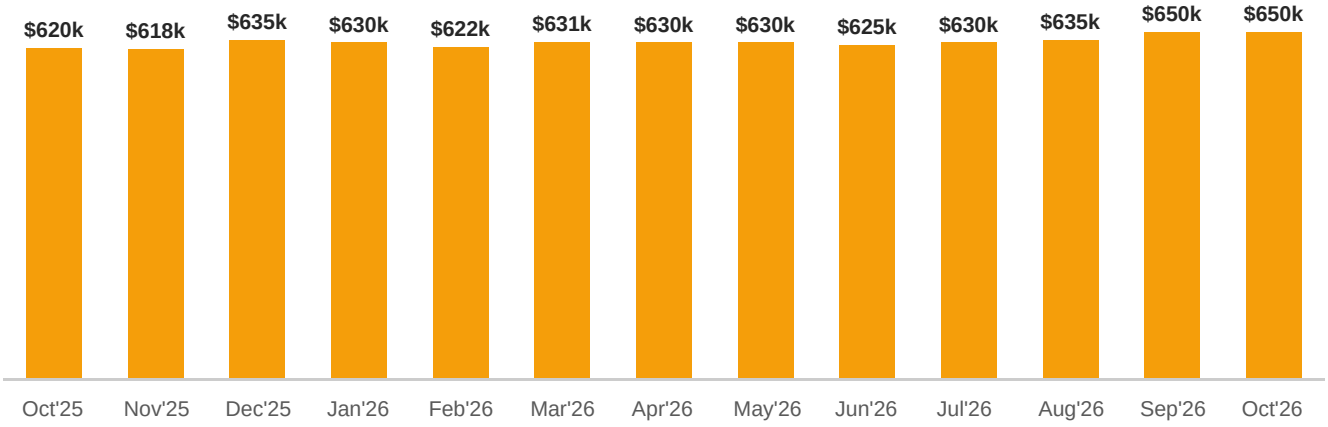
At a glance

- 2,173 HDB resale flats changed hands in October 2026, 2.9% fewer than the month before (2,239).
- Half of all flats sold for $650,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $629,444 (876 sales), or about $616 per square foot.
- 238 flats sold for $1 million or more (11.0% of all sales), most of them in Toa Payoh, Queenstown, Bedok.
- The highest price was $1,818,000 for a 5-room flat at Blk 96 Dawson Rd, Queenstown.
- For a 4-room flat, the most affordable town was Jurong West (median $502,500) and the dearest was Central Area (median $1,188,888).
- The busiest town was Tampines with 193 sales.

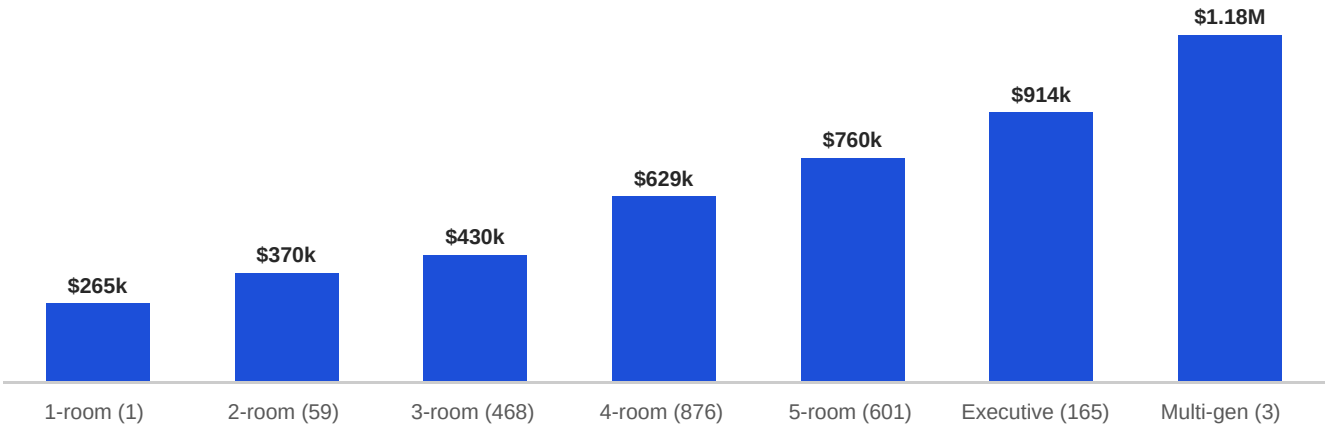
Flats sold each month, last 13 months



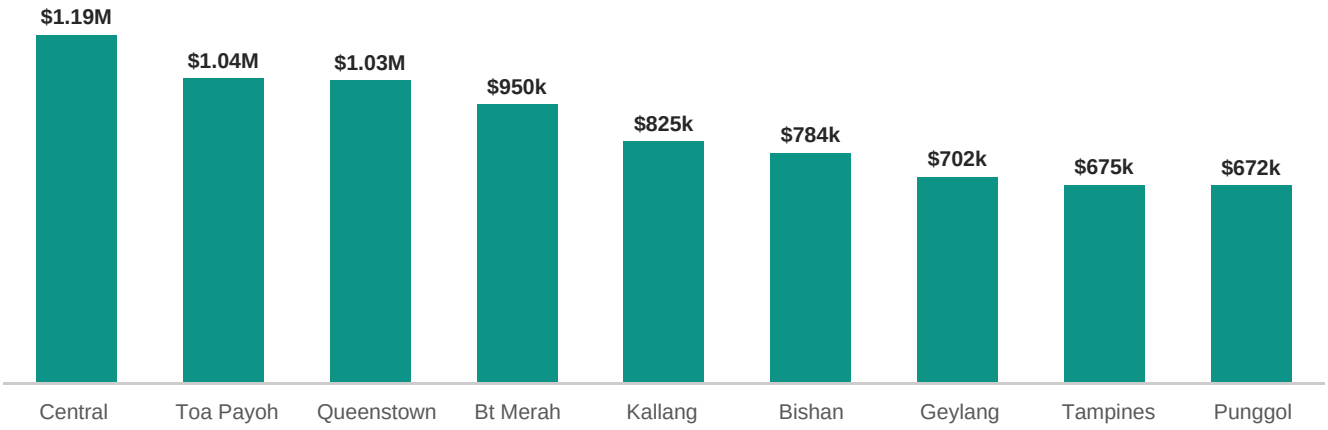
Median price each month, last 13 months



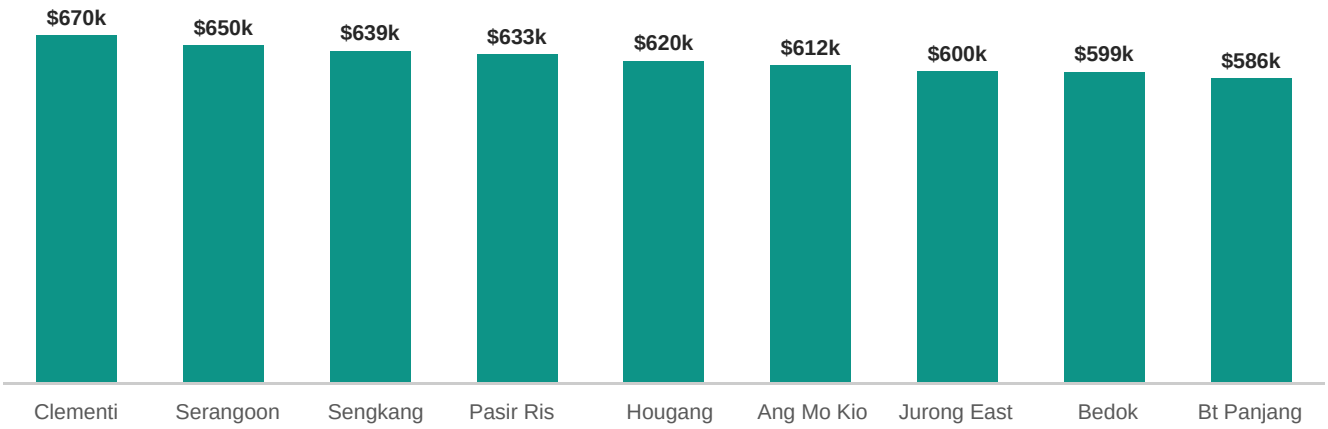
Median price by flat type (number sold), October 2026



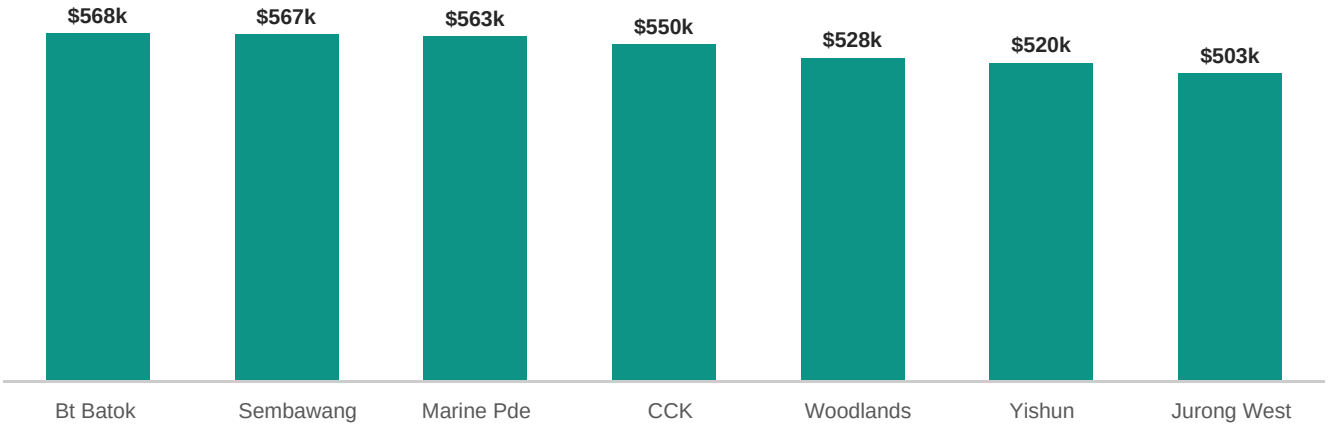
Median 4-room price by town, dearest first



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



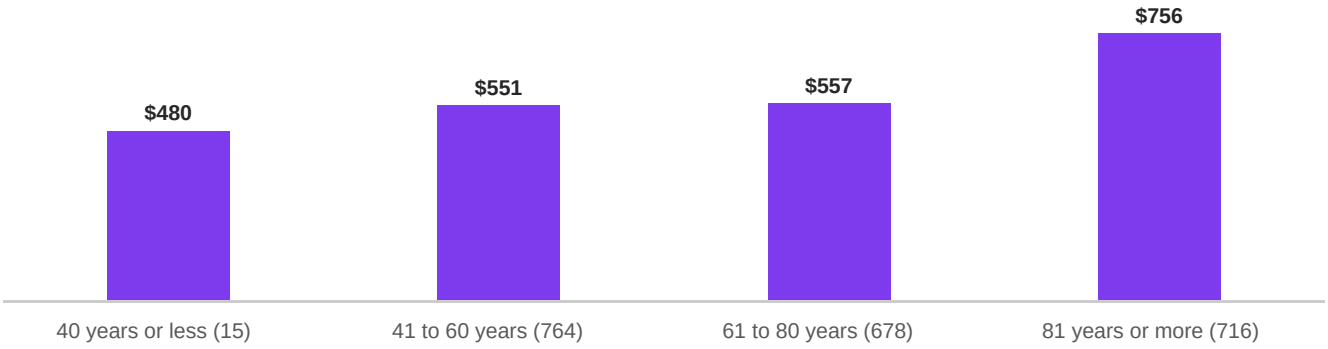
Median 4-room price by town, dearest first (continued)



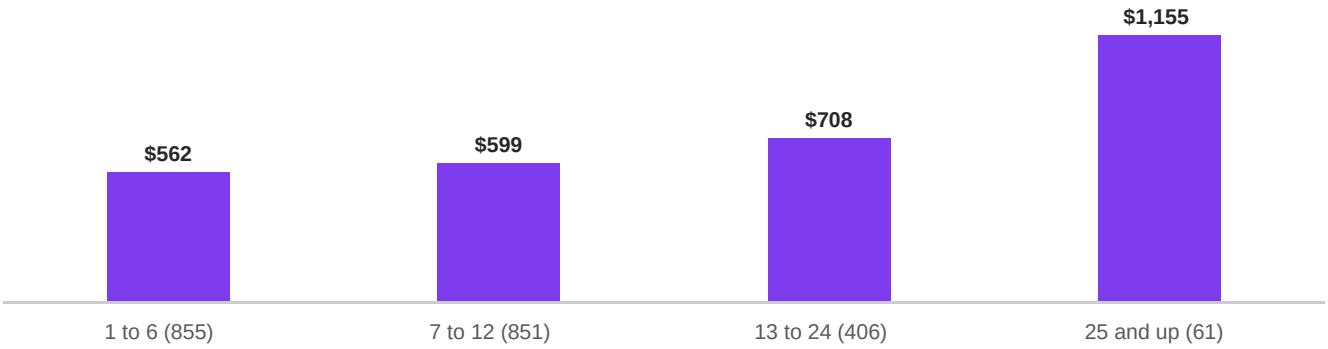
Town by town, October 2026

Ang Mo Kio: 84 sold - median $494,444 - 4-room median $612,000 - $571 psf - 12 at $1M+
Bedok: 129 sold - median $630,000 - 4-room median $599,000 - $609 psf - 26 at $1M+
Bishan: 49 sold - median $930,000 - 4-room median $784,000 - $760 psf - 17 at $1M+
Bukit Batok: 105 sold - median $613,000 - 4-room median $568,000 - $575 psf - 1 at $1M+
Bukit Merah: 86 sold - median $901,000 - 4-room median $950,000 - $879 psf - 26 at $1M+
Bukit Panjang: 66 sold - median $621,000 - 4-room median $585,944 - $571 psf
Bukit Timah: 4 sold - median $599,444 - 4-room median n/a - $732 psf - 1 at $1M+
Central Area: 18 sold - median $620,000 - 4-room median $1,188,888 - $859 psf - 5 at $1M+
Choa Chu Kang: 81 sold - median $572,000 - 4-room median $550,000 - $519 psf
Clementi: 42 sold - median $565,500 - 4-room median $670,000 - $619 psf - 7 at $1M+
Geylang: 55 sold - median $543,888 - 4-room median $701,900 - $619 psf - 12 at $1M+
Hougang: 100 sold - median $675,000 - 4-room median $620,000 - $598 psf - 4 at $1M+
Jurong East: 40 sold - median $565,444 - 4-room median $600,000 - $531 psf - 1 at $1M+
Jurong West: 127 sold - median $575,000 - 4-room median $502,500 - $498 psf
Kallang/Whampoa: 78 sold - median $684,000 - 4-room median $825,000 - $700 psf - 16 at $1M+
Marine Parade: 13 sold - median $490,000 - 4-room median $563,000 - $650 psf - 2 at $1M+
Pasir Ris: 49 sold - median $750,000 - 4-room median $632,500 - $562 psf - 4 at $1M+
Punggol: 146 sold - median $680,000 - 4-room median $671,944 - $688 psf - 9 at $1M+
Queenstown: 85 sold - median $880,000 - 4-room median $1,034,000 - $984 psf - 31 at $1M+
Sembawang: 72 sold - median $597,500 - 4-room median $566,500 - $568 psf
Sengkang: 140 sold - median $675,884 - 4-room median $639,444 - $615 psf - 3 at $1M+
Serangoon: 38 sold - median $633,000 - 4-room median $649,944 - $650 psf - 5 at $1M+
Tampines: 193 sold - median $750,000 - 4-room median $675,000 - $632 psf - 14 at $1M+
Toa Payoh: 110 sold - median $856,500 - 4-room median $1,038,888 - $921 psf - 39 at $1M+
Woodlands: 143 sold - median $570,000 - 4-room median $528,000 - $516 psf - 2 at $1M+
Yishun: 120 sold - median $512,500 - 4-room median $520,000 - $545 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2026

$1,818,000 Blk 96 Dawson Rd, Queenstown
5-room - storey 40 to 42 - 1,195 sqft - $1,522 psf - 94 yrs lease left

$1,711,000 Blk 273A Bishan St 24, Bishan
5-room - storey 37 to 39 - 1,292 sqft - $1,325 psf - 84 yrs lease left

$1,710,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,130 sqft - $1,513 psf - 83 yrs lease left

$1,688,000 Blk 273B Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $1,307 psf - 83 yrs lease left

$1,640,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,259 sqft - $1,302 psf - 83 yrs lease left

$1,588,000 Blk 273A Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $1,229 psf - 83 yrs lease left

$1,588,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,023 sqft - $1,553 psf - 83 yrs lease left

$1,588,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $1,261 psf - 84 yrs lease left

$1,561,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 25 to 27 - 1,119 sqft - $1,394 psf - 88 yrs lease left

$1,561,000 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 37 to 39 - 1,216 sqft - $1,283 psf - 85 yrs lease left

The 5 most affordable 4-room flats, October 2026

$415,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 13 to 15 - 883 sqft - $470 psf - 48 yrs lease left

$420,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $429 psf - 52 yrs lease left

$420,000 Blk 24 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $424 psf - 49 yrs lease left

$420,000 Blk 219 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 07 to 09 - 883 sqft - $476 psf - 50 yrs lease left

$422,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,012 sqft - $417 psf - 53 yrs lease left

The 10 busiest streets, October 2026

Northshore Dr, Punggol: 39 sales
Bedok Reservoir Rd, Bedok: 30 sales
Bidadari Pk Dr, Toa Payoh: 28 sales
Punggol Field, Punggol: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Tampines St 61, Tampines: 20 sales
Bedok Sth Rd, Bedok: 19 sales
Dawson Rd, Queenstown: 19 sales
Alkaff Cres, Toa Payoh: 18 sales
Yishun Ring Rd, Yishun: 18 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