HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2026

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:55 pm.
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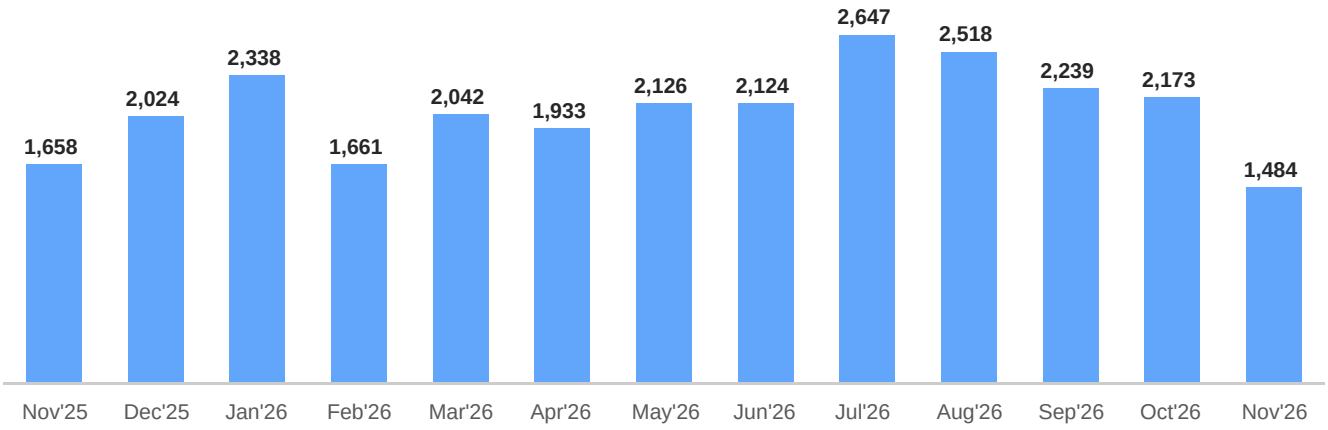
November 2026 so far

Flats sold: 1,484 **Median price: $648,888** **Median $psf: $600**
Million-dollar flats: 141 (9.5%) **Highest price: $1,588,000 (Bedok)**

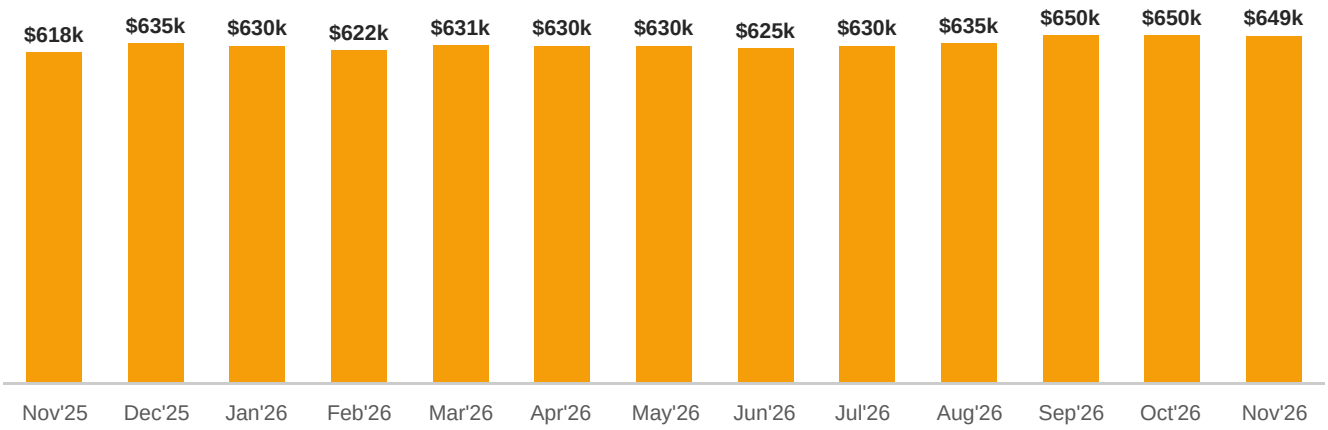
At a glance

- 1,484 HDB resale flats have been registered for November 2026 so far.
- Half of all flats sold for $648,888 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $635,000 (603 sales), or about $624 per square foot.
- 141 flats sold for $1 million or more (9.5% of all sales), most of them in Toa Payoh, Queenstown, Bedok.
- The highest price was $1,588,000 for a 5-room flat at Blk 152B Bedok Sth Rd, Bedok.
- For a 4-room flat, the most affordable town was Yishun (median $531,500) and the dearest was Central Area (median $1,200,000).
- The busiest town was Tampines with 144 sales.

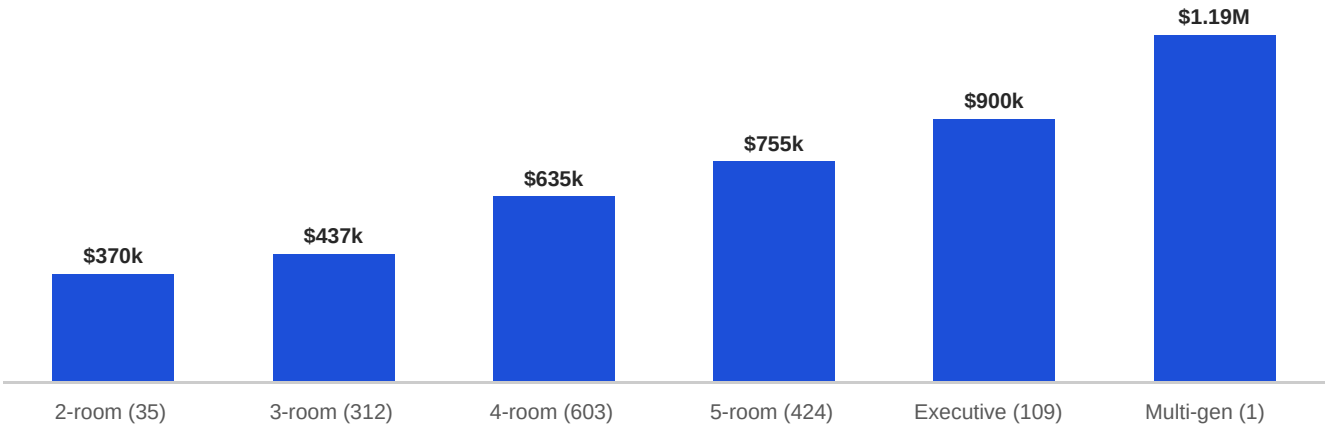
Flats sold each month, last 13 months



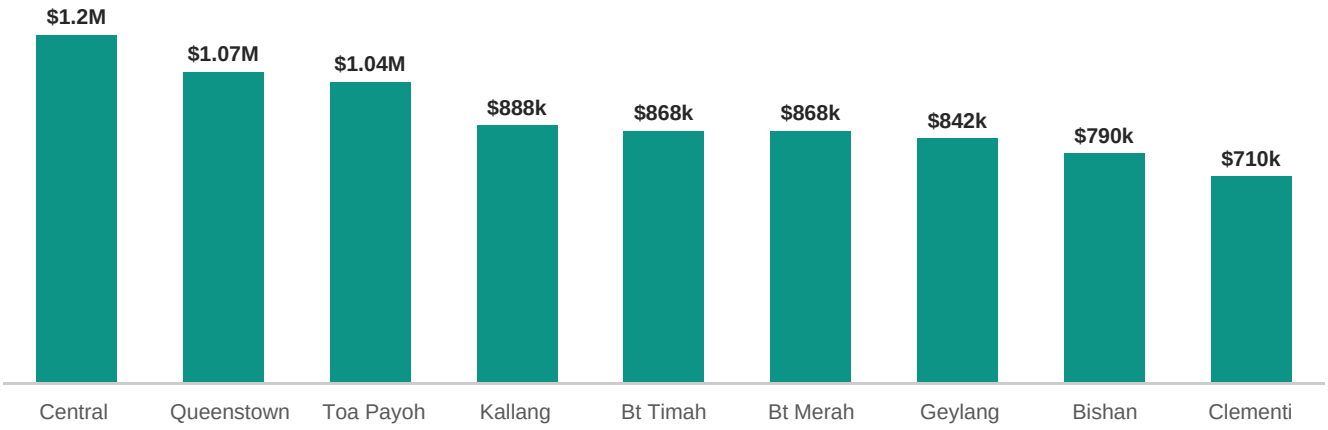
Median price each month, last 13 months



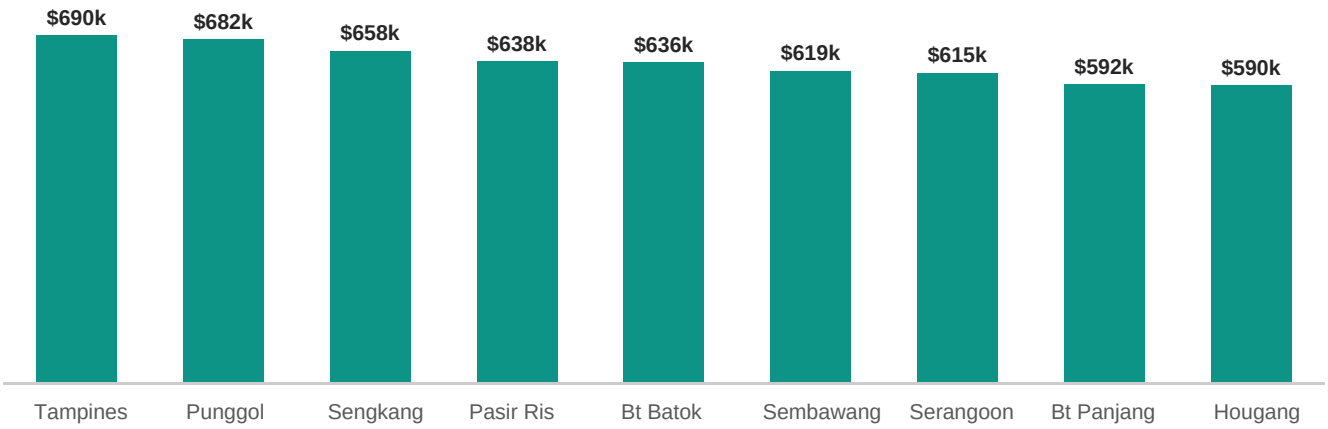
Median price by flat type (number sold), November 2026



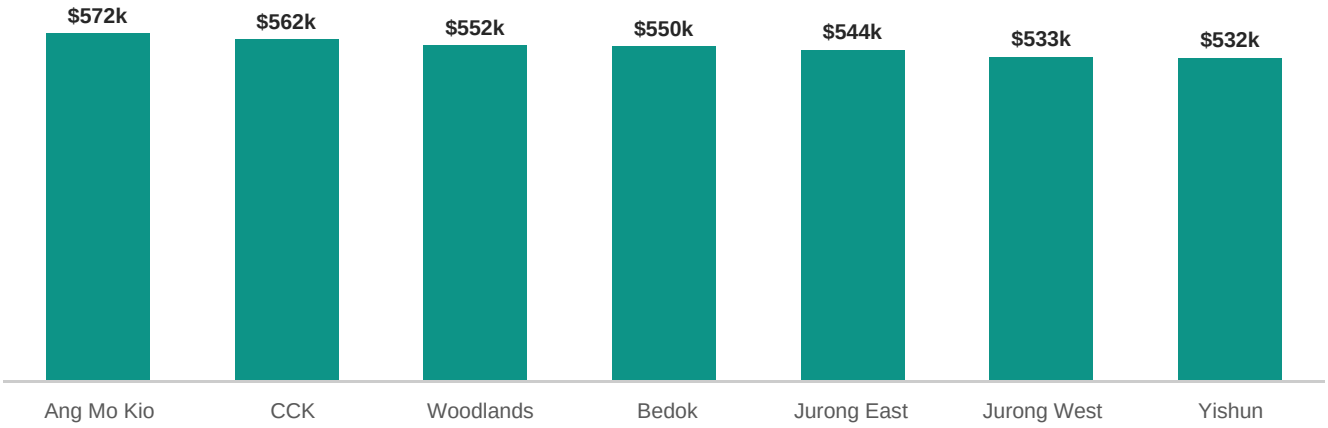
Median 4-room price by town, dearest first



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



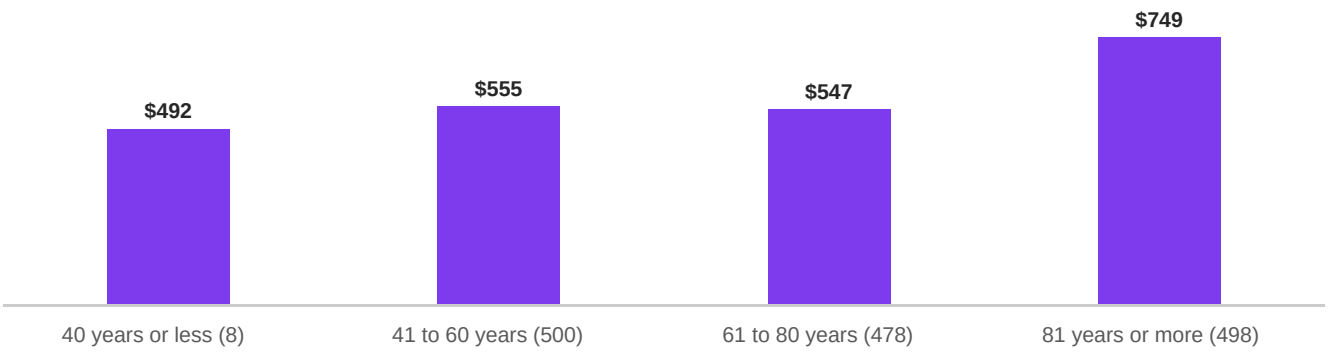
Median 4-room price by town, dearest first (continued)



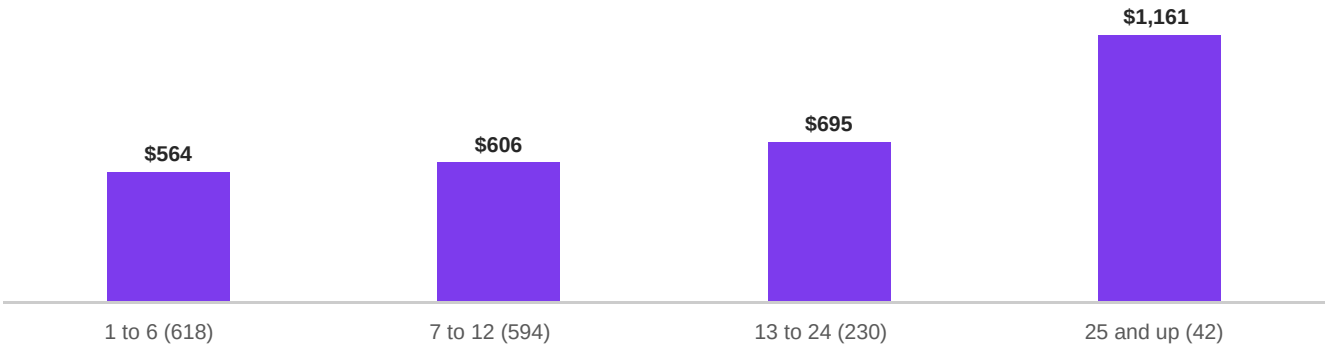
Town by town, November 2026

Ang Mo Kio: 55 sold - median $526,000 - 4-room median $571,500 - $571 psf - 6 at $1M+
Bedok: 79 sold - median $620,000 - 4-room median $550,000 - $590 psf - 15 at $1M+
Bishan: 28 sold - median $809,000 - 4-room median $790,000 - $732 psf - 5 at $1M+
Bukit Batok: 61 sold - median $650,000 - 4-room median $636,000 - $647 psf
Bukit Merah: 66 sold - median $778,444 - 4-room median $867,500 - $713 psf - 11 at $1M+
Bukit Panjang: 53 sold - median $630,000 - 4-room median $591,500 - $573 psf
Bukit Timah: 7 sold - median $868,000 - 4-room median $868,000 - $775 psf - 2 at $1M+
Central Area: 12 sold - median $1,155,000 - 4-room median $1,200,000 - $1,038 psf - 7 at $1M+
Choa Chu Kang: 61 sold - median $620,000 - 4-room median $561,500 - $503 psf
Clementi: 32 sold - median $643,000 - 4-room median $709,900 - $622 psf - 8 at $1M+
Geylang: 31 sold - median $568,000 - 4-room median $841,500 - $621 psf - 7 at $1M+
Hougang: 73 sold - median $675,000 - 4-room median $590,000 - $598 psf - 3 at $1M+
Jurong East: 27 sold - median $538,000 - 4-room median $544,000 - $532 psf
Jurong West: 96 sold - median $558,750 - 4-room median $532,500 - $504 psf
Kallang/Whampoa: 50 sold - median $694,444 - 4-room median $888,000 - $687 psf - 6 at $1M+
Marine Parade: 14 sold - median $491,500 - 4-room median n/a - $626 psf - 2 at $1M+
Pasir Ris: 31 sold - median $765,000 - 4-room median $637,500 - $560 psf - 3 at $1M+
Punggol: 95 sold - median $685,000 - 4-room median $682,000 - $691 psf - 2 at $1M+
Queenstown: 44 sold - median $860,000 - 4-room median $1,072,094 - $1,051 psf - 18 at $1M+
Sembawang: 68 sold - median $625,444 - 4-room median $618,800 - $593 psf
Sengkang: 85 sold - median $660,000 - 4-room median $658,444 - $633 psf - 1 at $1M+
Serangoon: 26 sold - median $645,500 - 4-room median $615,000 - $602 psf - 2 at $1M+
Tampines: 144 sold - median $760,000 - 4-room median $690,000 - $616 psf - 8 at $1M+
Toa Payoh: 70 sold - median $939,500 - 4-room median $1,038,000 - $1,024 psf - 30 at $1M+
Woodlands: 99 sold - median $570,000 - 4-room median $552,000 - $514 psf - 2 at $1M+
Yishun: 77 sold - median $550,000 - 4-room median $531,500 - $561 psf - 3 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2026

$1,588,000 Blk 152B Bedok Sth Rd, Bedok
5-room - storey 16 to 18 - 1,216 sqft - $1,306 psf - 94 yrs lease left

$1,580,000 Blk 109B Bidadari Pk Dr, Toa Payoh
5-room - storey 10 to 12 - 1,216 sqft - $1,299 psf - 94 yrs lease left

$1,566,000 Blk 39A Margaret Dr, Queenstown
5-room - storey 13 to 15 - 1,163 sqft - $1,347 psf - 94 yrs lease left

$1,560,000 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 25 to 27 - 1,216 sqft - $1,283 psf - 85 yrs lease left

$1,520,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 07 to 09 - 1,152 sqft - $1,320 psf - 83 yrs lease left

$1,498,888 Blk 152B Bedok Sth Rd, Bedok
5-room - storey 07 to 09 - 1,216 sqft - $1,232 psf - 94 yrs lease left

$1,495,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,493 psf - 83 yrs lease left

$1,490,888 Blk 152A Bedok Sth Rd, Bedok
5-room - storey 07 to 09 - 1,216 sqft - $1,226 psf - 94 yrs lease left

$1,468,888 Blk 153B Bedok Sth Rd, Bedok
5-room - storey 16 to 18 - 1,216 sqft - $1,208 psf - 94 yrs lease left

$1,468,888 Blk 109A Bidadari Pk Dr, Toa Payoh
5-room - storey 04 to 06 - 1,216 sqft - $1,208 psf - 94 yrs lease left

The 5 most affordable 4-room flats, November 2026

$390,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $403 psf - 46 yrs lease left

$395,000 Blk 112 Ho Ching Rd, Jurong West
4-room - storey 10 to 12 - 1,163 sqft - $340 psf - 42 yrs lease left

$400,000 Blk 329 Bt Batok St 33, Bukit Batok
4-room - storey 04 to 06 - 904 sqft - $442 psf - 59 yrs lease left

$430,000 Blk 288 Yishun Ave 6, Yishun
4-room - storey 04 to 06 - 904 sqft - $476 psf - 59 yrs lease left

$430,000 Blk 20 Teck Whye Lane, Choa Chu Kang
4-room - storey 04 to 06 - 980 sqft - $439 psf - 53 yrs lease left

The 10 busiest streets, November 2026

Tampines St 61, Tampines: 25 sales
Northshore Dr, Punggol: 24 sales
Bt Batok West Ave 8, Bukit Batok: 21 sales
Bidadari Pk Dr, Toa Payoh: 21 sales
Yishun Ring Rd, Yishun: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 16 sales
Segar Rd, Bukit Panjang: 15 sales
Bedok Sth Rd, Bedok: 14 sales
Bedok Reservoir Rd, Bedok: 14 sales
Hougang Ave 8, Hougang: 13 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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