August HDB resale hits record 201 million-dollar flats as volume slips

Description

A record 201 HDB resale flats changed hands for at least S$1 million in August 2026, according to the SRX flash report compiled with 99.co. PropNex Research, drawing on data.gov.sg registrations, put the same headline total at 201 units, above Juneâ??s previous high of 188 and Julyâ??s 187.

FLASH REPORT

August 2026 | HDB Flats Resale Market

SRX / 99.co HDB Flash Report cover for August 2026. Photo: SRX / 99 Group

Volume eases while the million-dollar share rises

SRX counted 2,524 resale flats in August, down 5.1 per cent from 2,660 in July. PropNexâ??s registration-based tally was 2,521, down 4.9 per cent from 2,651. Million-dollar deals made up about 8 per cent of the monthâ??s volume.

SRX said overall prices were little changed month on month, with mature estates firmer and year-on-year volume still higher. PropNex put the average resale price at about S$667,000, up 1.0 per cent from July.

HDB flat blocks from My Nice Home housing materials. Photo: My Nice Home / HDB

Where the seven-figure deals clustered

By flat type, PropNex counted 82 four-room, 65 five-room, 53 executive and one three-room terrace in Queenstown among the August million-dollar sales. Toa Payoh led mature towns with 32 such deals, followed by Queenstown with 26 and Bukit Merah with 21.

Non-mature towns set a second straight monthly record with 24 million-dollar resales, led by Hougang with 14 and Woodlands with five. The priciest deal was a five-room flat at Boon Tiong Road in Bukit Merah for S$1,688,888, a 112 sq m unit on storeys 28 to 30 with a 2016 lease start.

Observations

New ATH of 201 Million-Dollar Flats Sold in August 2026

1. HDB resale prices slightly increased by 0.1% in August 2026. HDB resale prices in Mature Estates increased by 0.7%, while Non-Mature Estates remained stable. By room type, prices for 3-room flats decreased by 0.3%, while prices for 4-room and Executive flats increased by 0.2% and 2.8%, respectively. Prices for 5-room flats remained stable.
   - Year-on-year, overall prices decreased by 0.5% compared with August 2025.
   - Year-on-year, resale prices for 3-room, 4-room, and 5-room flats decreased by 1.6%, 0.6%, and 0.6%, respectively, while prices for Executive flats increased by 1.7%.
   - Prices in Mature Estates and Non-Mature Estates decreased by 0.3% and 0.8%, respectively, compared with August 2025.

2. A total of 2,524 HDB resale flats were transacted in August 2026, representing a 5.1% decrease from July 2026.
   - Year-on-year, resale volume in August 2026 was 14.1% higher.
   - Breaking it down by room type, 22.7% of the HDB resale volume in August 2026 came from 3-room flats, 47% from 4-room flats, 23.4% from 5-room flats, and 6.9% from Executive flats.
   - Breaking it down by estate, 56.7% of the resale volume in August 2026 came from Non-Mature Estates. The remaining 43.3% were from Mature Estates.

3. The highest transacted price for a during the month was S$1,688,888 for flat at Tiong Bahru View.
   - In Non-Mature Estates, the highest price was S$1,250,000 for an Execu Woodlands Street 81.

4. In August 2026, 201 HDB resale transacted for at least S$1,000,000, a from the 187 units recorded in July 202
   - The number of million-dollar flats sol comprised 8% of the total resale volu the month.
   - Toa Payoh recorded 32 million-dollar transactions, followed by Queenstow and Bukit Merah with 21.
   - The remaining million-dollar flat trans were Bishan, Hougang, Kallang/Wha Bedok, Tampines, Geylang, Pasir Ris, Central Area, Ang Mo Kio, Woodland Serangoon, Jurong East, Marine Para Sengkang, Bukit Timah, Bukit Panjan Bukit Batok.

**Sold units are based on the resale registration date. Registered resale applications are generally representative of completed resale transactions.*

Inside page of the SRX August 2026 HDB flash report. Photo: SRX / 99 Group

Context around the August tally

Year to date, PropNex counted 1,290 million-dollar resales through August. Analysts have linked part of the premium demand to the removal of the 15-month wait-out for private owners buying non-subsidised resale flats without an HDB loan, effective from 27 July 2026, though that remains market commentary rather than an HDB causation claim.

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