

Annex D

Median Rents by Town and Flat Type, for Approved Applications to Rent Out HDB Flats in 1st Quarter 2026

TOWN/ESTATE	1-ROOM	2-ROOM	3-ROOM	4-ROOM	5-ROOM	EXECUTIVE
ANG MO KIO	-	*	\$2,800	\$3,500	\$3,800	*
BEDOK	-	*	\$2,800	\$3,300	\$3,650	\$4,200
BISHAN	-	-	\$3,000	\$3,600	\$4,000	*
BUKIT BATOK	-	\$2,500	\$2,750	\$3,200	\$3,500	*
BUKIT MERAH	*	*	\$3,000	\$3,900	\$4,200	-
BUKIT PANJANG	-	*	\$2,600	\$3,000	\$3,250	\$3,600
BUKIT TIMAH	-	-	*	*	*	*
CENTRAL AREA	-	*	\$3,200	\$4,200	*	-
CHOA CHU KANG	-	*	*	\$3,100	\$3,300	\$3,300
CLEMENTI	-	*	\$3,000	\$3,900	\$4,100	*
GEYLANG	-	*	\$2,850	\$3,500	\$4,050	*
HOUGANG	-	*	\$2,700	\$3,280	\$3,400	\$3,600
JURONG EAST	-	*	\$2,800	\$3,400	\$3,750	*
JURONG WEST	-	*	\$2,700	\$3,400	\$3,600	\$3,780
KALLANG/WHAMPOA	-	*	\$3,000	\$3,850	\$4,100	*
MARINE PARADE	-	-	\$3,030	\$3,500	*	-
PASIR RIS	-	*	*	\$3,300	\$3,500	\$3,700
PUNGGOL	-	\$2,300	\$2,900	\$3,200	\$3,300	*
QUEENSTOWN	-	*	\$3,000	\$4,150	\$4,400	*
SEMBAWANG	-	\$2,400	*	\$3,100	\$3,230	\$3,500
SENGKANG	-	*	\$2,900	\$3,200	\$3,300	\$3,600
SERANGOON	-	*	\$2,800	\$3,400	\$3,600	*
TAMPINES	-	*	\$2,850	\$3,400	\$3,600	\$4,000
TOA PAYOH	-	*	\$2,900	\$3,800	\$4,000	*
WOODLANDS	-	*	\$2,500	\$3,100	\$3,300	\$3,600
YISHUN	-	\$2,300	\$2,700	\$3,100	\$3,500	\$3,600

Notes:

1. (-) indicates no rental transactions in the quarter.
2. Asterisks (“ * ”) refer to cases where there are less than 20 rental transactions in the quarter for the particular town and flat type. The median rents of these cases are not shown as they may not be representative.
3. The data above is based on rents self-declared in the application forms. Nevertheless, it serves as a useful reference in rental flat hunting.
4. The median rent tells you that half of the units for that flat type in that town were rented above that rent and half below.
5. The figures are rounded to the nearest ten dollars.