HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2018

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:03 pm.
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February 2018 in full

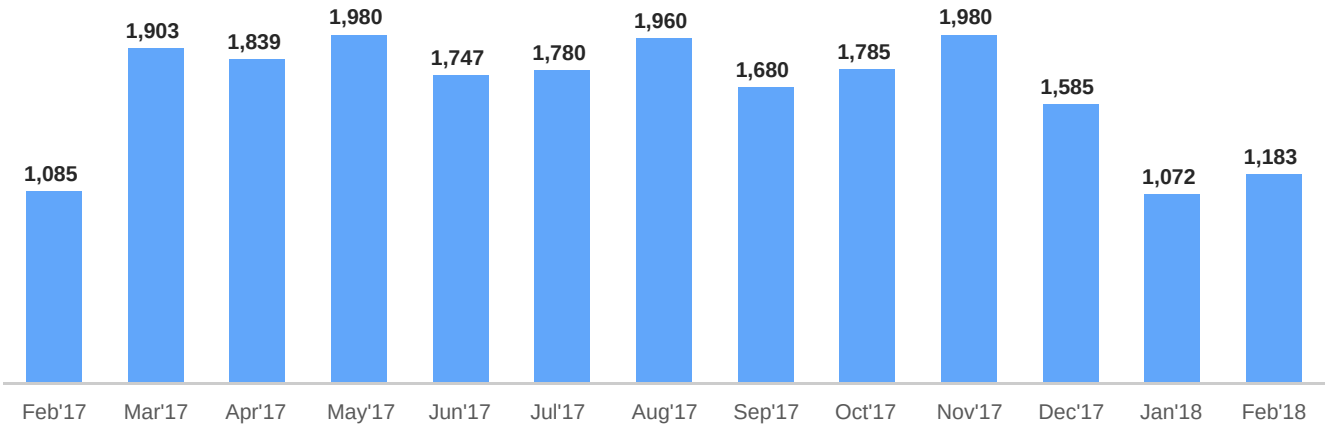
Flats sold: 1,183 Median price: $408,000 Median $psf: $394
Million-dollar flats: 3 (0.3%) Highest price: $1,130,000 (Central Area)

Against the month before: sales +10.4%, median price -1.7%. Against a year ago: sales +9.0%, median price -1.7%.

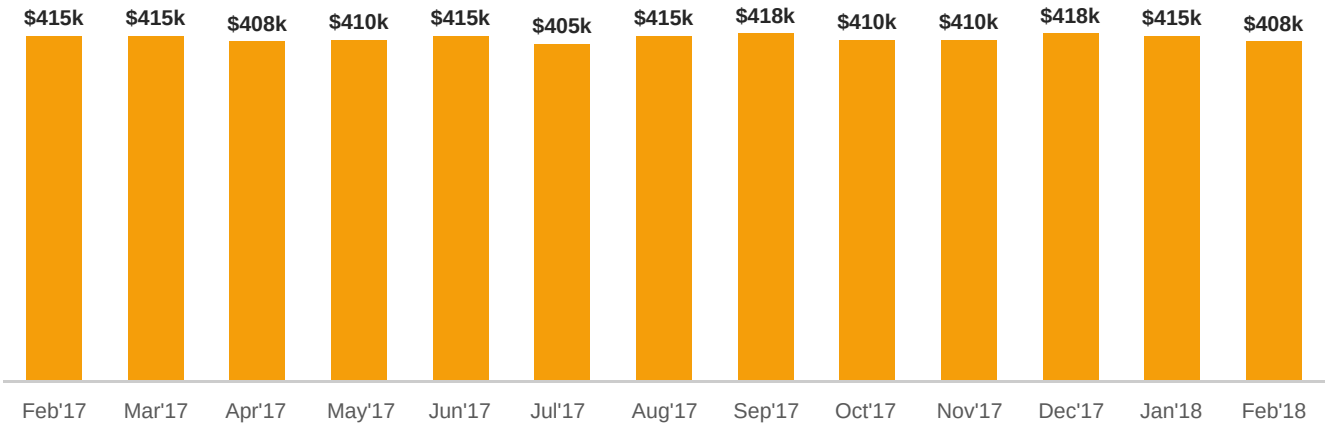
At a glance

- 1,183 HDB resale flats changed hands in February 2018, 10.4% more than the month before (1,072).
- Half of all flats sold for $408,000 or less (the median price), down 1.7% from the month before.
- A typical 4-room flat sold for $400,000 (494 sales), or about $387 per square foot.
- 3 flats sold for $1 million or more (0.3% of all sales), most of them in Central Area, Queenstown.
- The highest price was $1,130,000 for a 5-room flat at Blk 1C Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $320,000) and the dearest was Central Area (median $760,000).
- The busiest town was Jurong West with 94 sales.

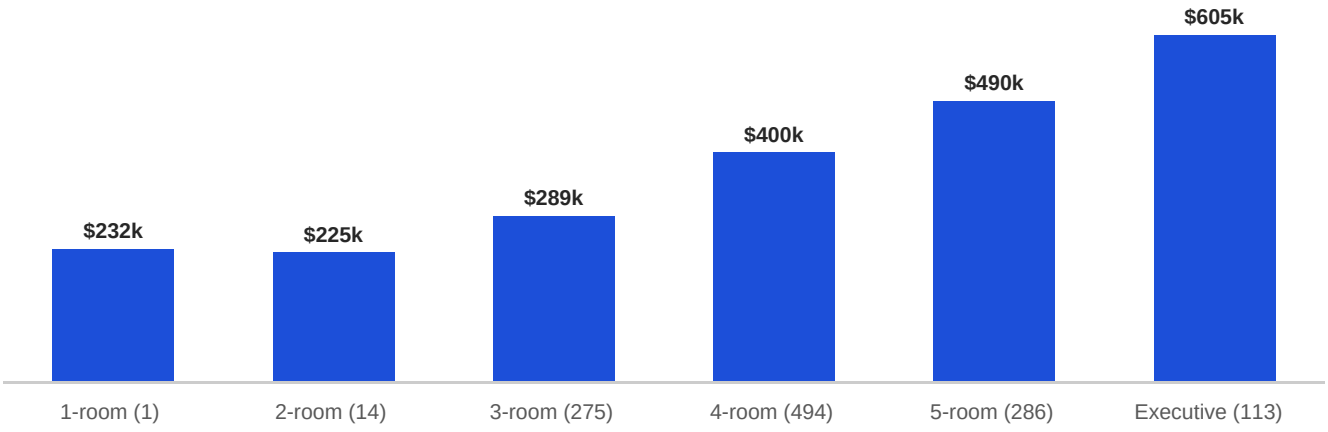
Flats sold each month, last 13 months



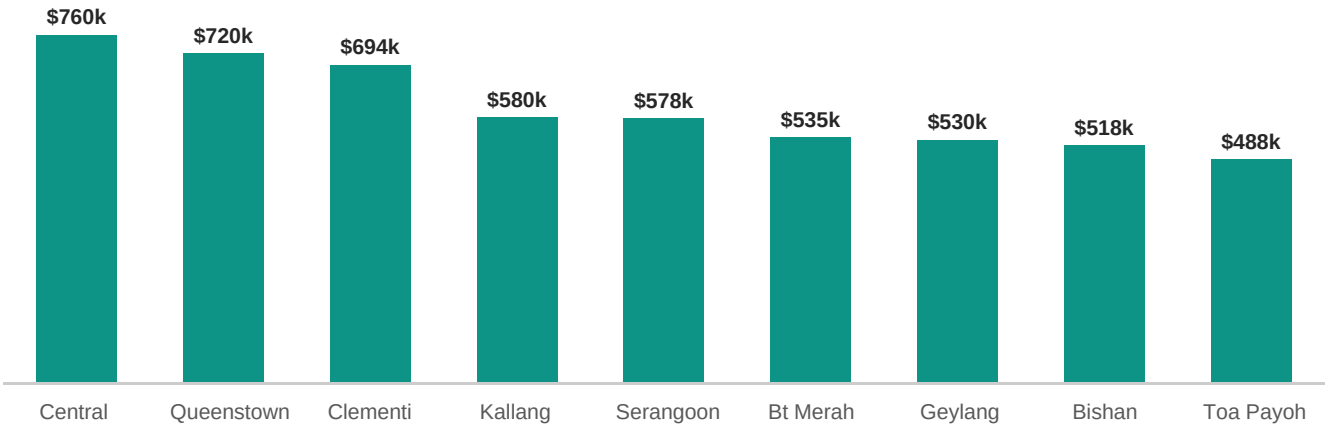
Median price each month, last 13 months



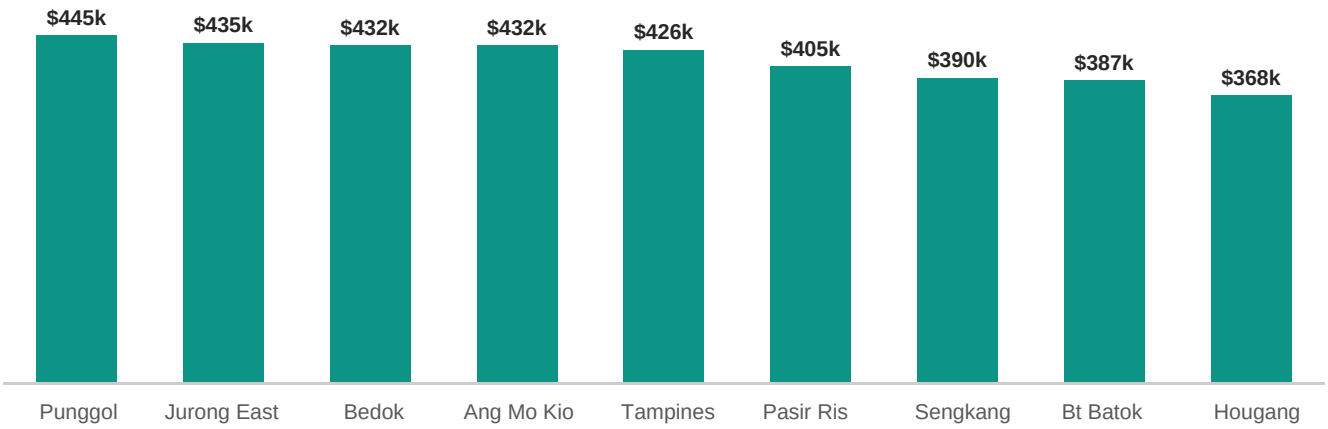
Median price by flat type (number sold), February 2018



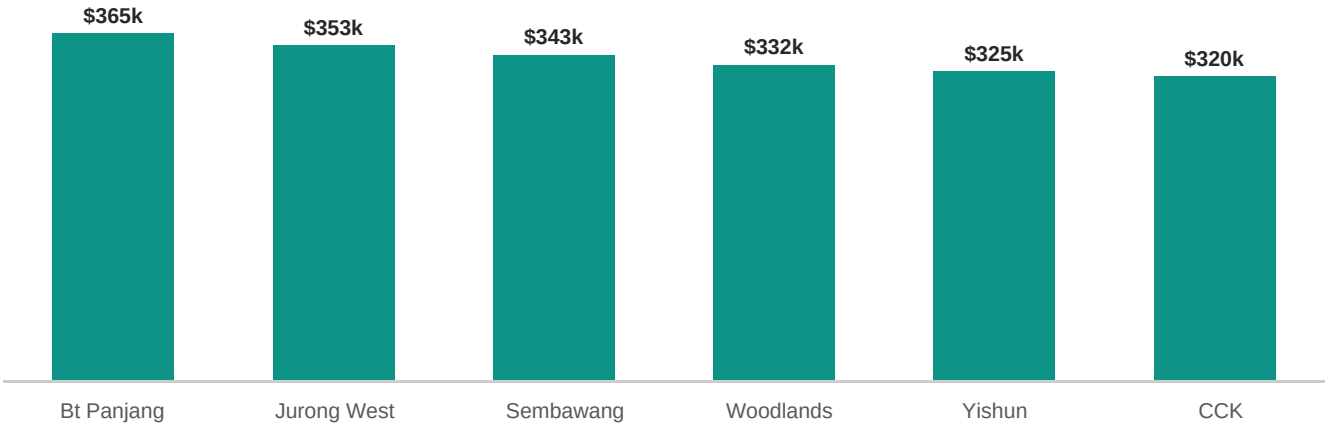
Median 4-room price by town, dearest first



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



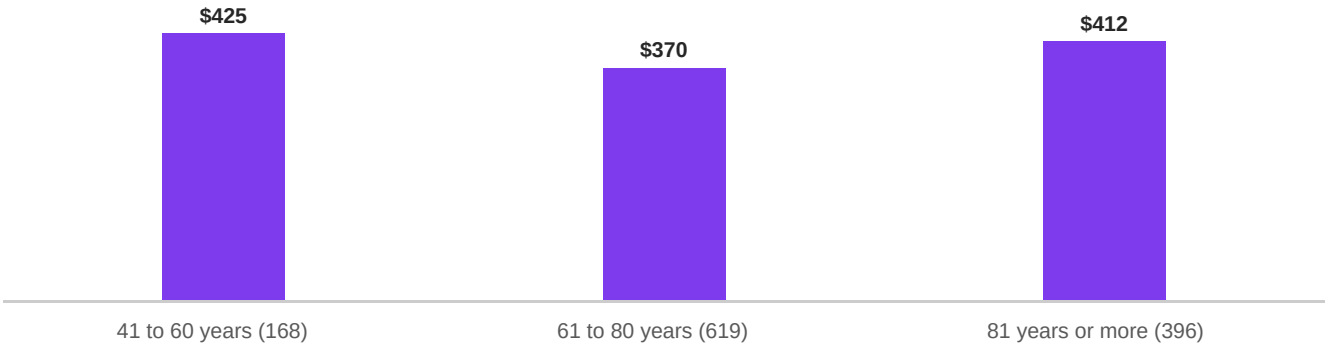
Median 4-room price by town, dearest first (continued)



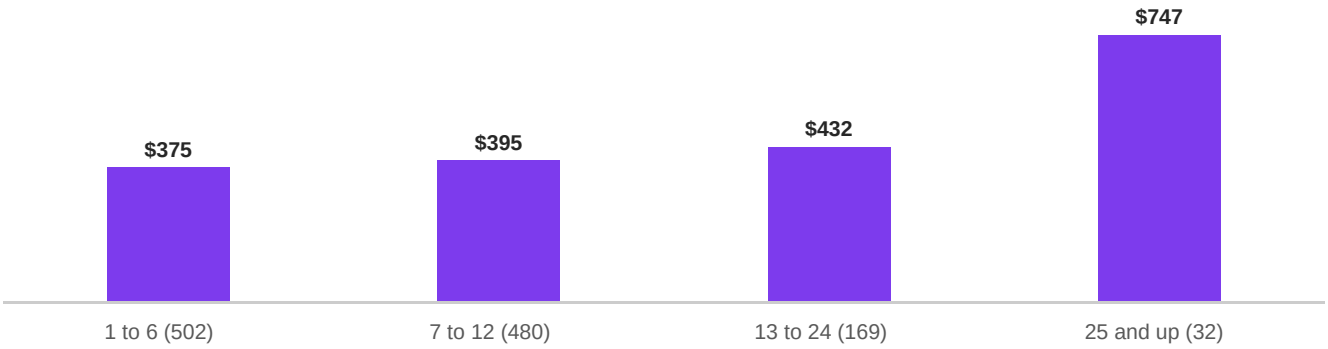
Town by town, February 2018

Ang Mo Kio: 45 sold - median $295,000 - 4-room median $431,500 - $395 psf
Bedok: 69 sold - median $390,000 - 4-room median $432,000 - $415 psf
Bishan: 16 sold - median $695,000 - 4-room median $518,000 - $551 psf
Bukit Batok: 46 sold - median $380,000 - 4-room median $386,500 - $367 psf
Bukit Merah: 41 sold - median $490,000 - 4-room median $535,000 - $508 psf
Bukit Panjang: 34 sold - median $414,000 - 4-room median $365,000 - $357 psf
Bukit Timah: 3 sold - median $870,000 - 4-room median n/a - $615 psf
Central Area: 10 sold - median $760,000 - 4-room median $760,000 - $806 psf - 2 at $1M+
Choa Chu Kang: 50 sold - median $336,500 - 4-room median $320,000 - $314 psf
Clementi: 31 sold - median $400,000 - 4-room median $694,444 - $508 psf
Geylang: 29 sold - median $388,000 - 4-room median $530,000 - $450 psf
Hougang: 58 sold - median $413,500 - 4-room median $368,000 - $372 psf
Jurong East: 27 sold - median $392,000 - 4-room median $435,000 - $410 psf
Jurong West: 94 sold - median $386,500 - 4-room median $352,500 - $346 psf
Kallang/Whampoa: 29 sold - median $380,000 - 4-room median $580,000 - $465 psf
Marine Parade: 12 sold - median $443,900 - 4-room median n/a - $543 psf
Pasir Ris: 28 sold - median $460,000 - 4-room median $405,000 - $364 psf
Punggol: 91 sold - median $440,000 - 4-room median $445,000 - $430 psf
Queenstown: 42 sold - median $653,000 - 4-room median $720,000 - $645 psf - 1 at $1M+
Sembawang: 31 sold - median $357,000 - 4-room median $342,500 - $329 psf
Sengkang: 89 sold - median $420,000 - 4-room median $390,000 - $383 psf
Serangoon: 32 sold - median $532,500 - 4-room median $577,500 - $478 psf
Tampines: 65 sold - median $485,000 - 4-room median $426,000 - $406 psf
Toa Payoh: 48 sold - median $528,500 - 4-room median $488,000 - $445 psf
Woodlands: 86 sold - median $350,000 - 4-room median $332,000 - $322 psf
Yishun: 77 sold - median $319,000 - 4-room median $325,000 - $353 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2018

$1,130,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $990 psf - 91 yrs lease left

$1,088,888 Blk 1G Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,130 sqft - $963 psf - 91 yrs lease left

$1,028,000 Blk 83 Strathmore Ave, Queenstown
5-room - storey 19 to 21 - 1,345 sqft - $764 psf - 78 yrs lease left

$988,888 Blk 275A Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $766 psf - 92 yrs lease left

$988,888 Blk 1E Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $977 psf - 91 yrs lease left

$985,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 07 to 09 - 1,593 sqft - $618 psf - 66 yrs lease left

$964,388 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,227 sqft - $786 psf - 93 yrs lease left

$955,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,615 sqft - $591 psf - 70 yrs lease left

$955,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $954 psf - 92 yrs lease left

$950,000 Blk 91 Tanglin Halt Rd, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $802 psf - 89 yrs lease left

The 5 most affordable 4-room flats, February 2018

$253,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $240 psf - 59 yrs lease left

$259,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $264 psf - 61 yrs lease left

$276,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,055 sqft - $262 psf - 59 yrs lease left

$280,000 Blk 603 Yishun St 61, Yishun

4-room - storey 04 to 06 - 893 sqft - $313 psf - 68 yrs lease left

$280,000 Blk 775 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 893 sqft - $313 psf - 67 yrs lease left

The 10 busiest streets, February 2018

Punggol Field, Punggol: 22 sales
Punggol Ctrl, Punggol: 18 sales
Fernvale Rd, Sengkang: 17 sales
Yishun Ring Rd, Yishun: 16 sales
Bedok Reservoir Rd, Bedok: 15 sales
Punggol Pl, Punggol: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 12 sales
Bedok Nth Rd, Bedok: 12 sales
Punggol Walk, Punggol: 12 sales
Rivervale Cres, Sengkang: 12 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