HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2019

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:02 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2019-02/

February 2019 in full

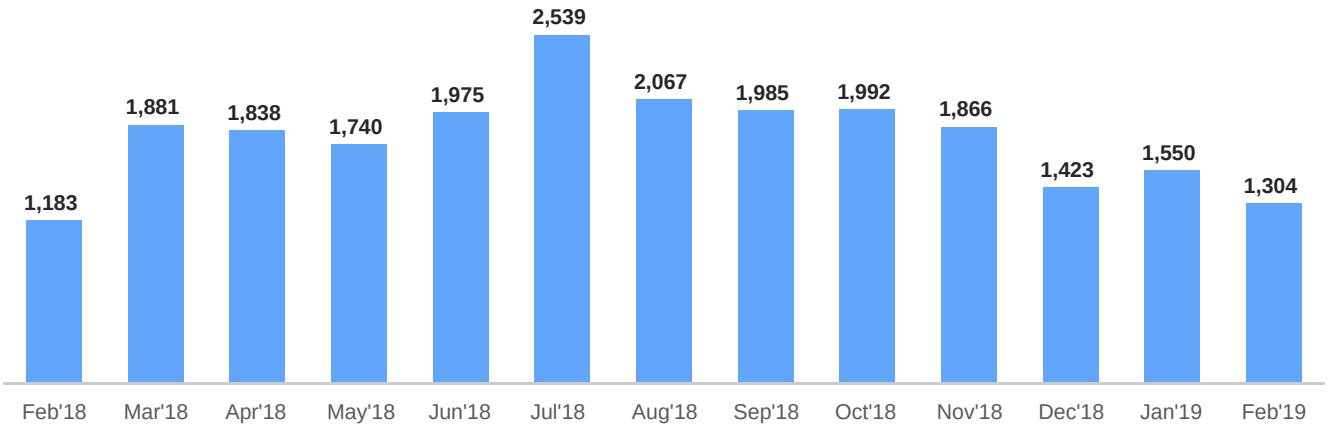
Flats sold: 1,304 Median price: $393,000 Median $psf: $388
Million-dollar flats: 4 (0.3%) Highest price: $1,035,000 (Toa Payoh)

Against the month before: sales -15.9%, median price -0.5%. Against a year ago: sales +10.2%, median price -3.7%.

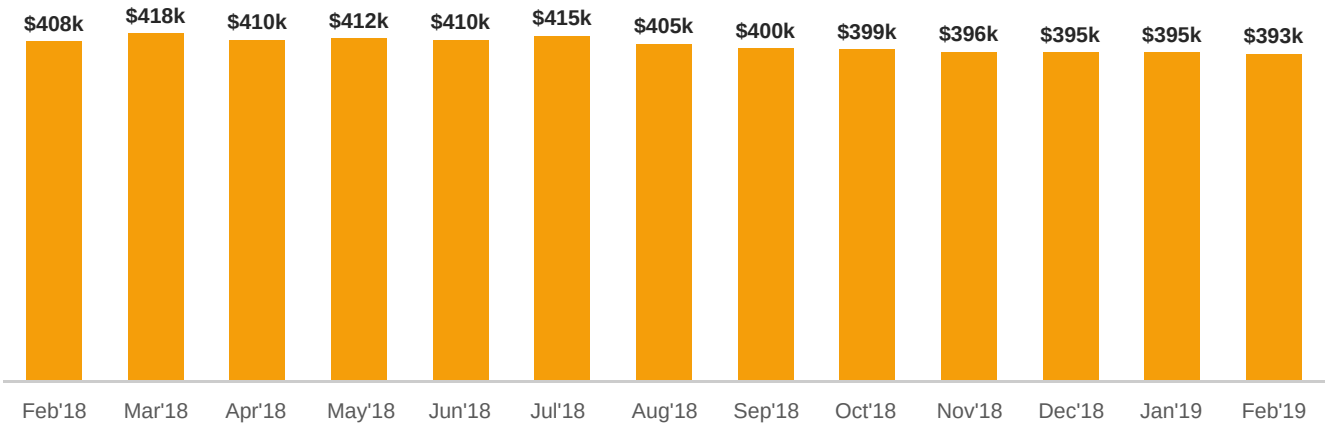
At a glance

- 1,304 HDB resale flats changed hands in February 2019, 15.9% fewer than the month before (1,550).
- Half of all flats sold for $393,000 or less (the median price), down 0.5% from the month before.
- A typical 4-room flat sold for $393,888 (543 sales), or about $385 per square foot.
- 4 flats sold for $1 million or more (0.3% of all sales), most of them in Toa Payoh, Bishan, Queenstown.
- The highest price was $1,035,000 for a 5-room flat at Blk 138B Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Woodlands (median $320,000) and the dearest was Bukit Merah (median $700,000).
- The busiest town was Woodlands with 111 sales.

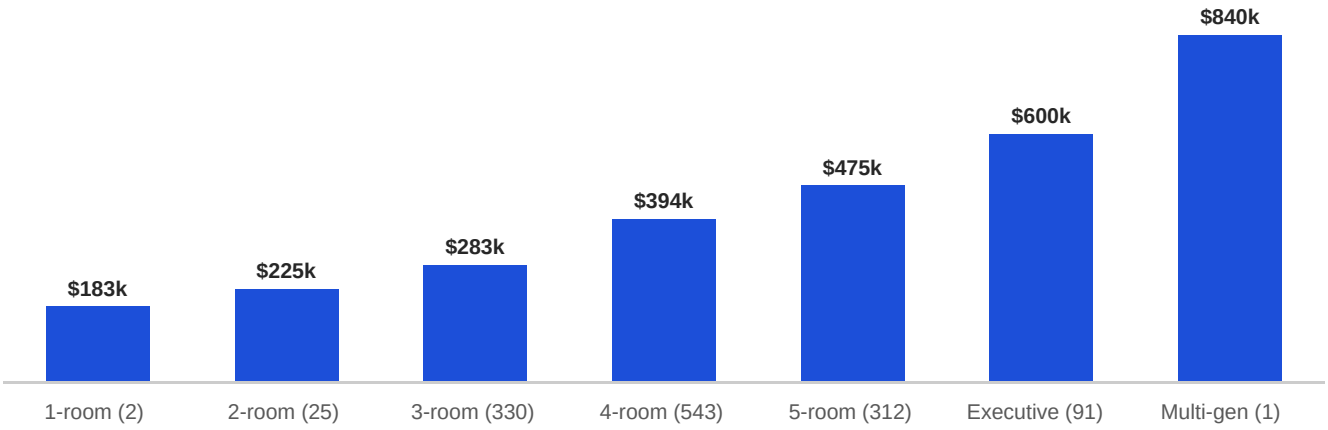
Flats sold each month, last 13 months



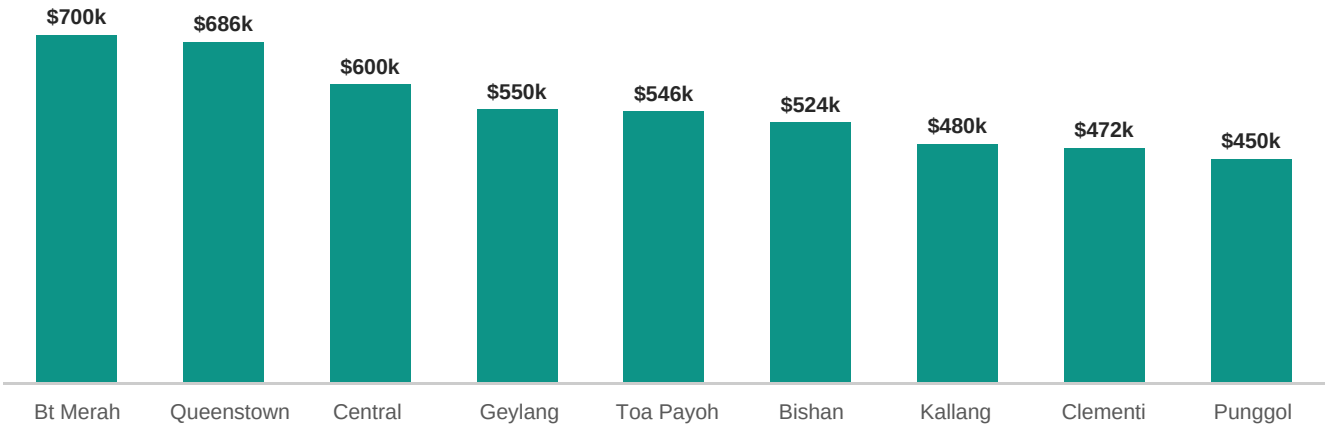
Median price each month, last 13 months



Median price by flat type (number sold), February 2019



Median 4-room price by town, dearest first



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



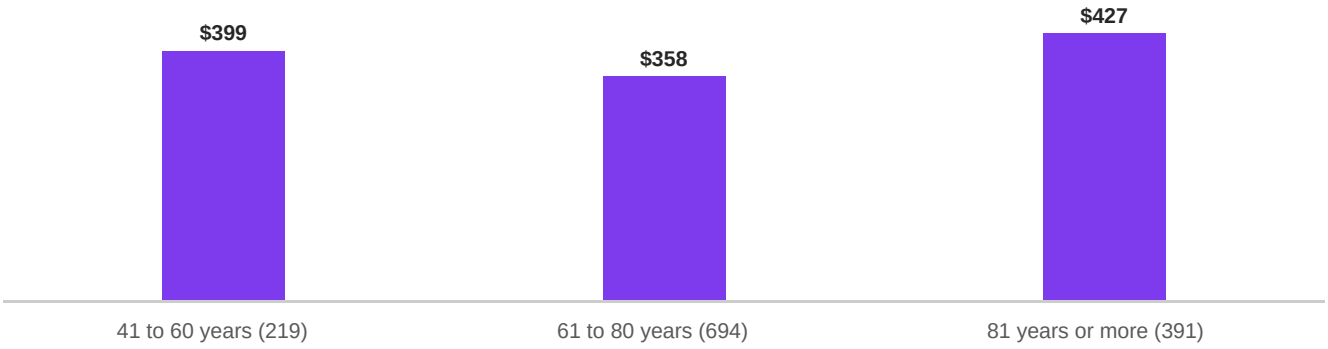
Median 4-room price by town, dearest first (continued)



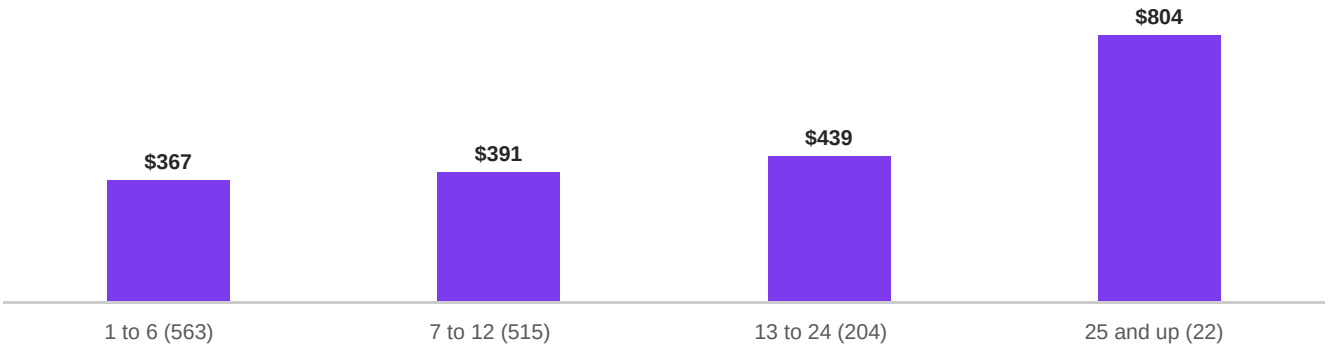
Town by town, February 2019

Ang Mo Kio: 57 sold - median $320,000 - 4-room median $415,000 - $397 psf
Bedok: 86 sold - median $334,444 - 4-room median $398,000 - $403 psf
Bishan: 28 sold - median $550,000 - 4-room median $523,500 - $522 psf - 1 at $1M+
Bukit Batok: 58 sold - median $345,000 - 4-room median $367,500 - $354 psf
Bukit Merah: 56 sold - median $634,000 - 4-room median $700,000 - $594 psf
Bukit Panjang: 62 sold - median $414,000 - 4-room median $419,000 - $394 psf
Bukit Timah: 3 sold - median $725,000 - 4-room median n/a - $593 psf
Central Area: 14 sold - median $492,500 - 4-room median $600,000 - $579 psf
Choa Chu Kang: 56 sold - median $352,500 - 4-room median $340,000 - $313 psf
Clementi: 32 sold - median $396,000 - 4-room median $471,944 - $457 psf
Geylang: 22 sold - median $406,944 - 4-room median $550,000 - $450 psf
Hougang: 52 sold - median $370,054 - 4-room median $369,444 - $363 psf
Jurong East: 37 sold - median $382,000 - 4-room median $385,000 - $375 psf
Jurong West: 104 sold - median $380,444 - 4-room median $360,000 - $345 psf
Kallang/Whampoa: 33 sold - median $455,000 - 4-room median $480,000 - $456 psf
Marine Parade: 4 sold - median $521,500 - 4-room median n/a - $547 psf
Pasir Ris: 42 sold - median $468,000 - 4-room median $395,000 - $359 psf
Punggol: 73 sold - median $445,000 - 4-room median $450,000 - $450 psf
Queenstown: 36 sold - median $524,750 - 4-room median $685,900 - $554 psf - 1 at $1M+
Sembawang: 37 sold - median $356,000 - 4-room median $338,000 - $327 psf
Sengkang: 74 sold - median $414,000 - 4-room median $398,000 - $395 psf
Serangoon: 22 sold - median $447,500 - 4-room median $441,500 - $437 psf
Tampines: 69 sold - median $435,000 - 4-room median $437,500 - $415 psf
Toa Payoh: 46 sold - median $415,000 - 4-room median $546,000 - $431 psf - 2 at $1M+
Woodlands: 111 sold - median $350,000 - 4-room median $320,000 - $325 psf
Yishun: 90 sold - median $328,500 - 4-room median $328,500 - $339 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2019

$1,035,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $822 psf - 92 yrs lease left

$1,028,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $650 psf - 65 yrs lease left

$1,008,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,227 sqft - $821 psf - 92 yrs lease left

$1,000,000 Blk 28 Ghim Moh Link, Queenstown
5-room - storey 25 to 27 - 1,216 sqft - $822 psf - 93 yrs lease left

$998,888 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,259 sqft - $793 psf - 92 yrs lease left

$983,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $593 psf - 69 yrs lease left

$970,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 04 to 06 - 1,141 sqft - $850 psf - 90 yrs lease left

$968,000 Blk 273A Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,292 sqft - $749 psf - 91 yrs lease left

$968,000 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 37 to 39 - 1,216 sqft - $796 psf - 93 yrs lease left

$955,000 Blk 127D Kim Tian Rd, Bukit Merah
5-room - storey 37 to 39 - 1,216 sqft - $785 psf - 93 yrs lease left

The 5 most affordable 4-room flats, February 2019

$264,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $292 psf - 68 yrs lease left

$265,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $271 psf - 57 yrs lease left

$270,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,001 sqft - $270 psf - 61 yrs lease left

$272,000 Blk 807 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $301 psf - 66 yrs lease left

$275,000 Blk 208 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $304 psf - 68 yrs lease left

The 10 busiest streets, February 2019

Punggol Ctrl, Punggol: 20 sales
Bedok Reservoir Rd, Bedok: 19 sales
Yishun Ring Rd, Yishun: 18 sales
Segar Rd, Bukit Panjang: 15 sales
Punggol Pl, Punggol: 15 sales
Yishun Ave 11, Yishun: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 14 sales
Hougang Ave 8, Hougang: 13 sales
Woodlands Cres, Woodlands: 13 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 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