HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:12 pm.
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January 2020 in full

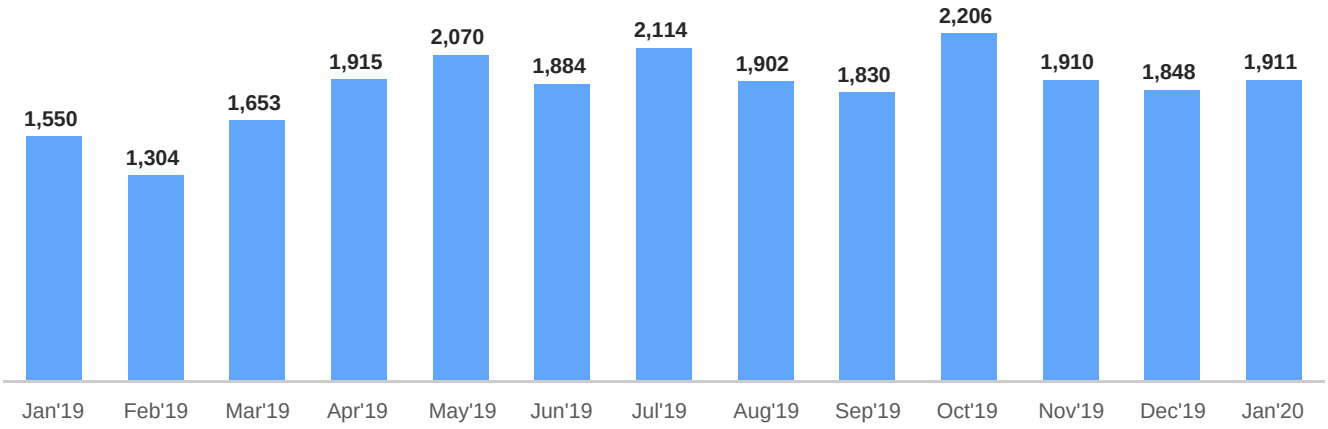
Flats sold: 1,911 **Median price: $400,000** **Median $psf: $390**
Million-dollar flats: 4 (0.2%) **Highest price: $1,025,000 (Toa Payoh)**

Against the month before: sales +3.4%, median price -1.2%. Against a year ago: sales +23.3%, median price +1.3%.

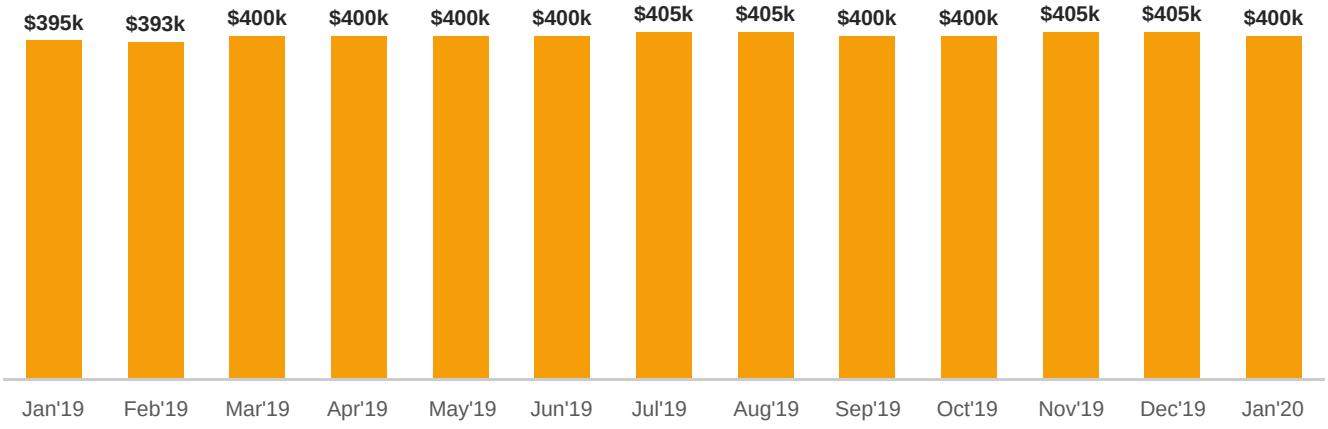
At a glance

- 1,911 HDB resale flats changed hands in January 2020, 3.4% more than the month before (1,848).
- Half of all flats sold for $400,000 or less (the median price), down 1.2% from the month before.
- A typical 4-room flat sold for $395,000 (824 sales), or about $392 per square foot.
- 4 flats sold for $1 million or more (0.2% of all sales), most of them in Toa Payoh, Bukit Merah, Clementi.
- The highest price was $1,025,000 for an executive flat at Blk 99B Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $325,000) and the dearest was Queenstown (median $715,000).
- The busiest town was Yishun with 180 sales.

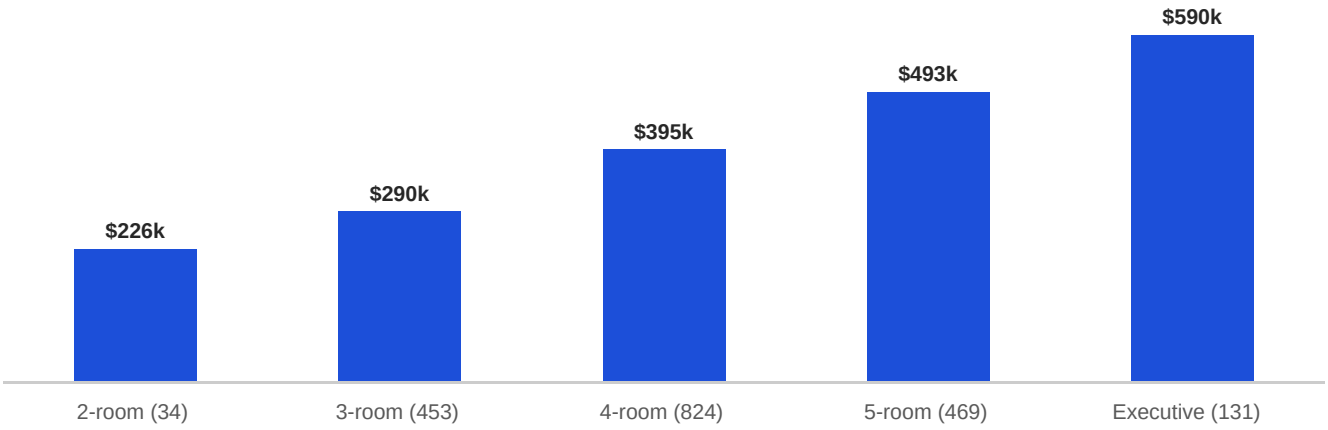
Flats sold each month, last 13 months



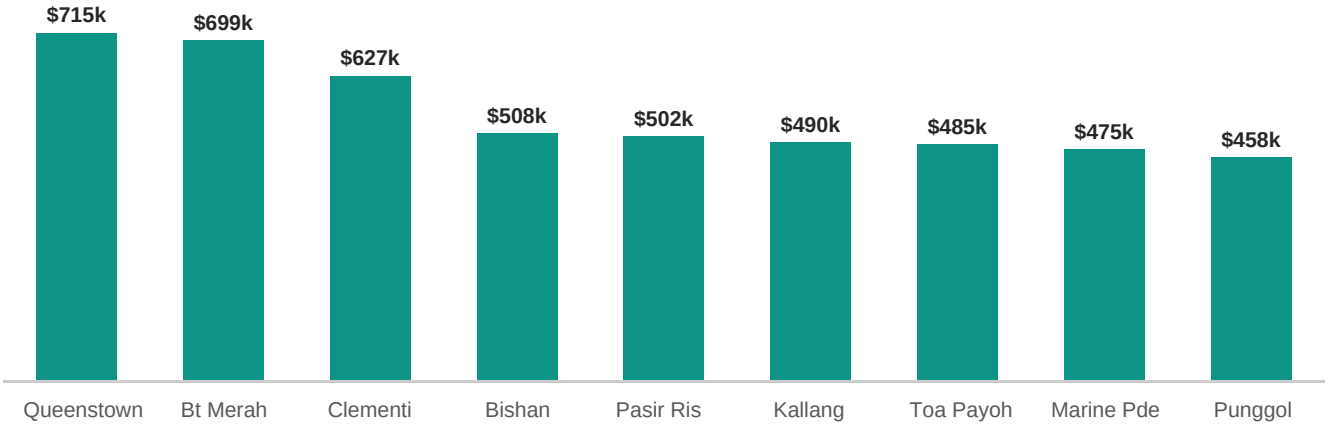
Median price each month, last 13 months



Median price by flat type (number sold), January 2020



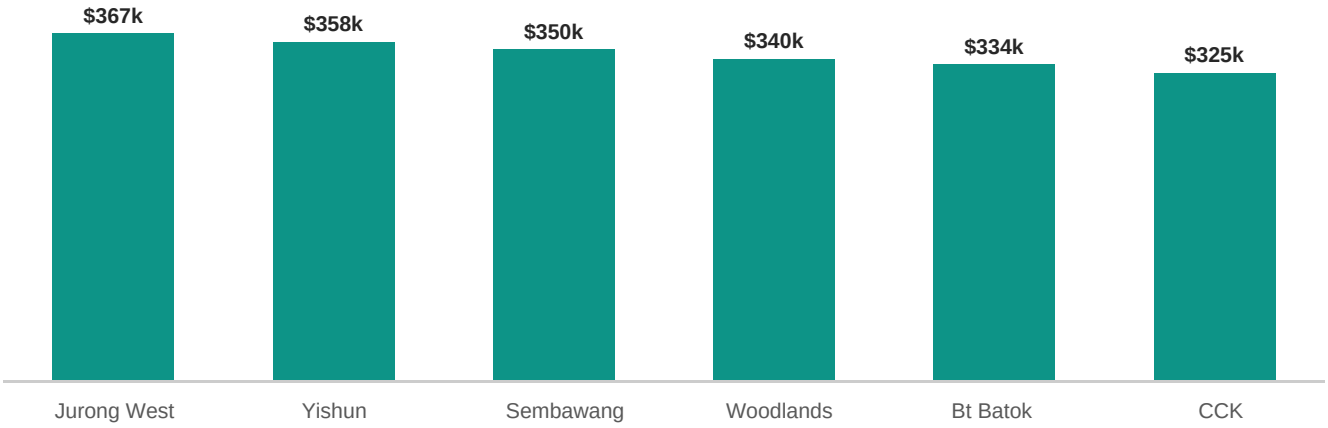
Median 4-room price by town, dearest first



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



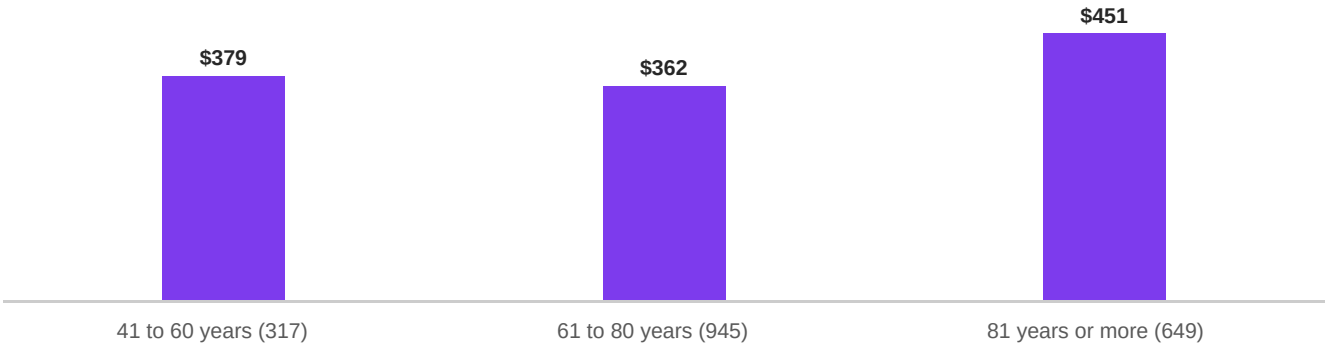
Median 4-room price by town, dearest first (continued)



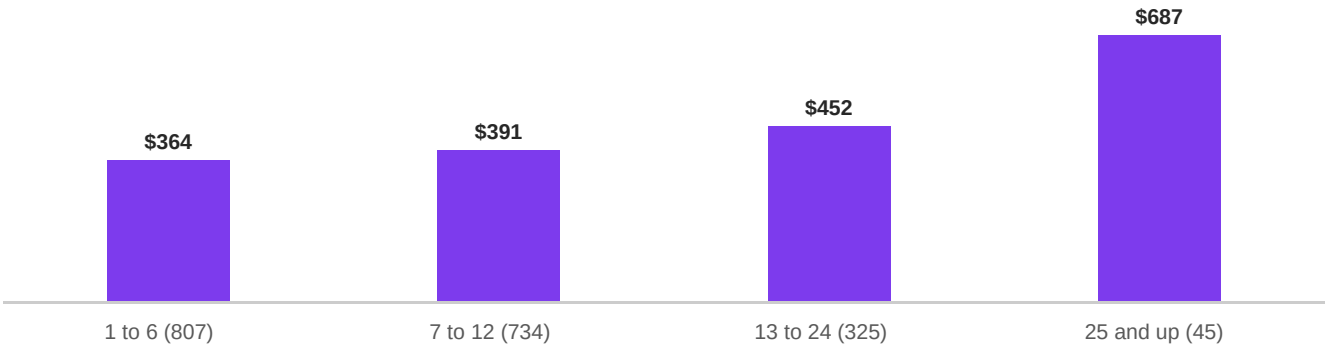
Town by town, January 2020

Ang Mo Kio: 87 sold - median $348,000 - 4-room median $383,000 - $375 psf
Bedok: 107 sold - median $368,000 - 4-room median $395,000 - $388 psf
Bishan: 40 sold - median $660,000 - 4-room median $508,000 - $521 psf
Bukit Batok: 63 sold - median $333,000 - 4-room median $334,000 - $358 psf
Bukit Merah: 61 sold - median $606,000 - 4-room median $699,000 - $646 psf - 1 at $1M+
Bukit Panjang: 103 sold - median $420,000 - 4-room median $412,000 - $411 psf
Bukit Timah: 4 sold - median $589,029 - 4-room median n/a - $580 psf
Central Area: 7 sold - median $375,000 - 4-room median n/a - $499 psf
Choa Chu Kang: 79 sold - median $355,000 - 4-room median $325,000 - $313 psf
Clementi: 34 sold - median $560,000 - 4-room median $626,500 - $484 psf - 1 at $1M+
Geylang: 45 sold - median $338,000 - 4-room median $458,000 - $413 psf
Hougang: 95 sold - median $395,000 - 4-room median $380,000 - $377 psf
Jurong East: 38 sold - median $385,000 - 4-room median $375,000 - $364 psf
Jurong West: 138 sold - median $385,500 - 4-room median $367,000 - $343 psf
Kallang/Whampoa: 49 sold - median $490,000 - 4-room median $490,000 - $450 psf
Marine Parade: 11 sold - median $335,000 - 4-room median $475,000 - $479 psf
Pasir Ris: 69 sold - median $500,000 - 4-room median $501,500 - $385 psf
Punggol: 99 sold - median $455,000 - 4-room median $458,444 - $460 psf
Queenstown: 44 sold - median $410,000 - 4-room median $715,000 - $492 psf
Sembawang: 37 sold - median $358,000 - 4-room median $350,000 - $350 psf
Sengkang: 175 sold - median $425,000 - 4-room median $420,000 - $425 psf
Serangoon: 33 sold - median $450,000 - 4-room median $435,000 - $430 psf
Tampines: 127 sold - median $440,000 - 4-room median $423,000 - $406 psf
Toa Payoh: 55 sold - median $328,000 - 4-room median $485,000 - $400 psf - 2 at $1M+
Woodlands: 131 sold - median $360,000 - 4-room median $340,000 - $322 psf
Yishun: 180 sold - median $356,250 - 4-room median $358,000 - $364 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2020

$1,025,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh

Executive - storey 13 to 15 - 1,550 sqft - $661 psf - 72 yrs lease left

$1,008,888 Blk 138C Lor 1a Toa Payoh, Toa Payoh

5-room - storey 31 to 33 - 1,227 sqft - $822 psf - 91 yrs lease left

$1,008,000 Blk 10A Boon Tiong Rd, Bukit Merah

4-room - storey 16 to 18 - 1,001 sqft - $1,007 psf - 95 yrs lease left

$1,000,000 Blk 441A Clementi Ave 3, Clementi

5-room - storey 10 to 12 - 1,249 sqft - $801 psf - 91 yrs lease left

$980,000 Blk 9A Boon Tiong Rd, Bukit Merah

5-room - storey 04 to 06 - 1,206 sqft - $813 psf - 95 yrs lease left

$975,000 Blk 28D Dover Cres, Queenstown

5-room - storey 31 to 33 - 1,335 sqft - $730 psf - 91 yrs lease left

$970,000 Blk 13 Cantonment Cl, Bukit Merah

5-room - storey 13 to 15 - 1,184 sqft - $819 psf - 82 yrs lease left

$968,000 Blk 10A Boon Tiong Rd, Bukit Merah

4-room - storey 31 to 33 - 990 sqft - $978 psf - 95 yrs lease left

$958,000 Blk 1B Cantonment Rd, Central Area

4-room - storey 19 to 21 - 1,023 sqft - $937 psf - 90 yrs lease left

$940,000 Blk 187 Bishan St 13, Bishan

Executive - storey 04 to 06 - 1,572 sqft - $598 psf - 66 yrs lease left

The 5 most affordable 4-room flats, January 2020

$238,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,033 sqft - $230 psf - 60 yrs lease left

$260,000 Blk 412 Saujana Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $288 psf - 67 yrs lease left

$270,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $299 psf - 67 yrs lease left

$270,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 07 to 09 - 904 sqft - $299 psf - 67 yrs lease left

$273,000 Blk 247 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $302 psf - 64 yrs lease left

The 10 busiest streets, January 2020

Segar Rd, Bukit Panjang: 35 sales
Pasir Ris St 51, Pasir Ris: 31 sales
Yishun Ave 11, Yishun: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 27 sales
Bedok Reservoir Rd, Bedok: 27 sales
Fernvale Rd, Sengkang: 27 sales
Yishun Ring Rd, Yishun: 26 sales
Senja Rd, Bukit Panjang: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Punggol Field, Punggol: 18 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