HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:01 pm.
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February 2020 in full

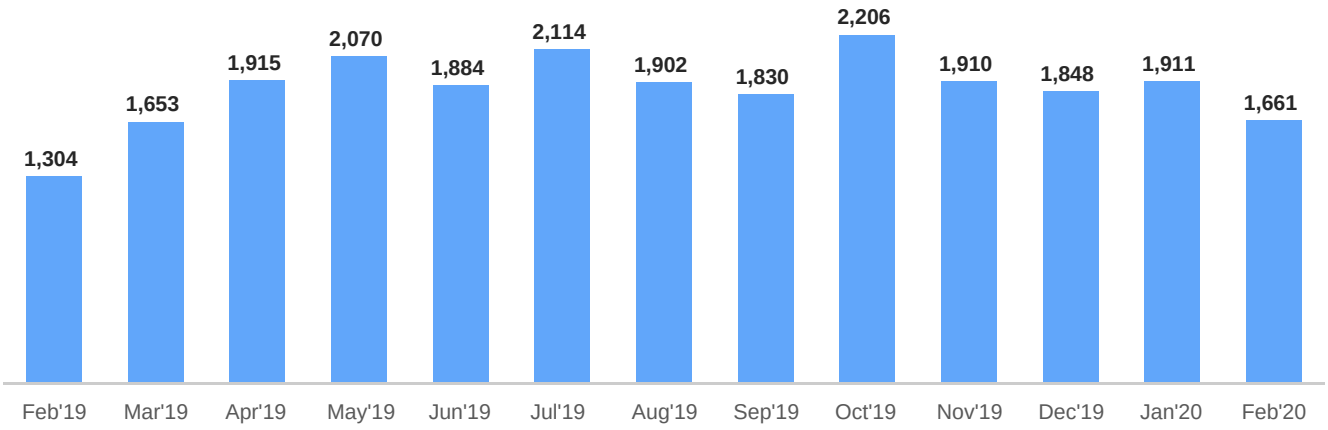
Flats sold: 1,661 Median price: $408,000 Median $psf: $394
Million-dollar flats: 4 (0.2%) Highest price: $1,100,000 (Queenstown)

Against the month before: sales -13.1%, median price +2.0%. Against a year ago: sales +27.4%, median price +3.8%.

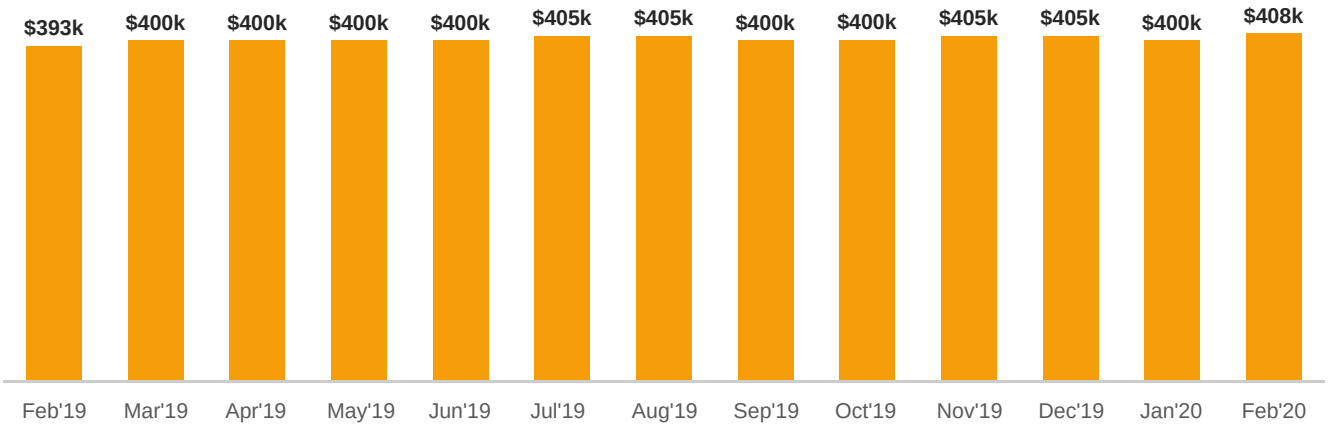
At a glance

- 1,661 HDB resale flats changed hands in February 2020, 13.1% fewer than the month before (1,911).
- Half of all flats sold for $408,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $400,000 (736 sales), or about $393 per square foot.
- 4 flats sold for $1 million or more (0.2% of all sales), most of them in Queenstown, Kallang/Whampoa.
- The highest price was $1,100,000 for a 5-room flat at Blk 50 C'wealth Dr, Queenstown.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $330,000) and the dearest was Bukit Merah (median $745,000).
- The busiest town was Sengkang with 162 sales.

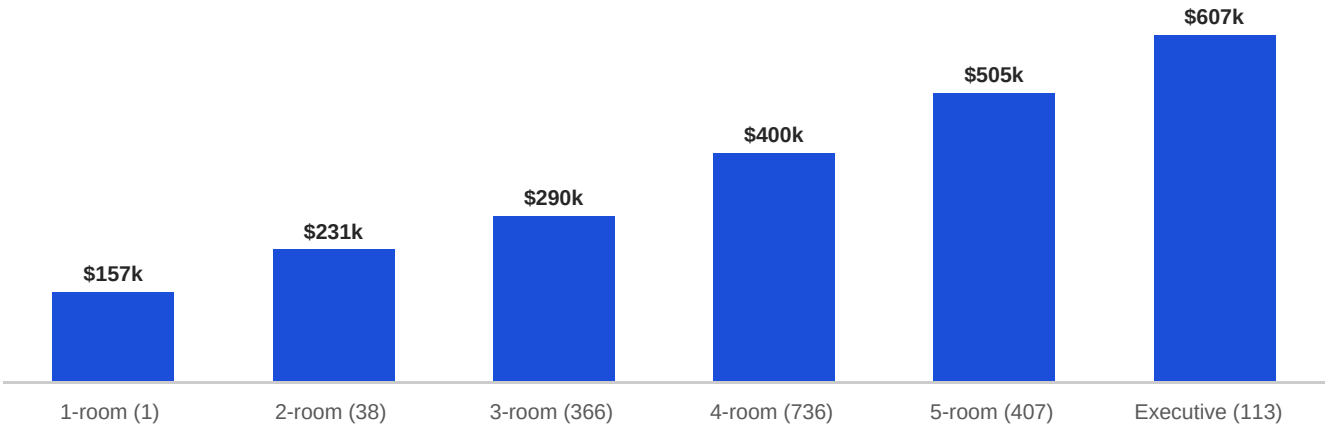
Flats sold each month, last 13 months



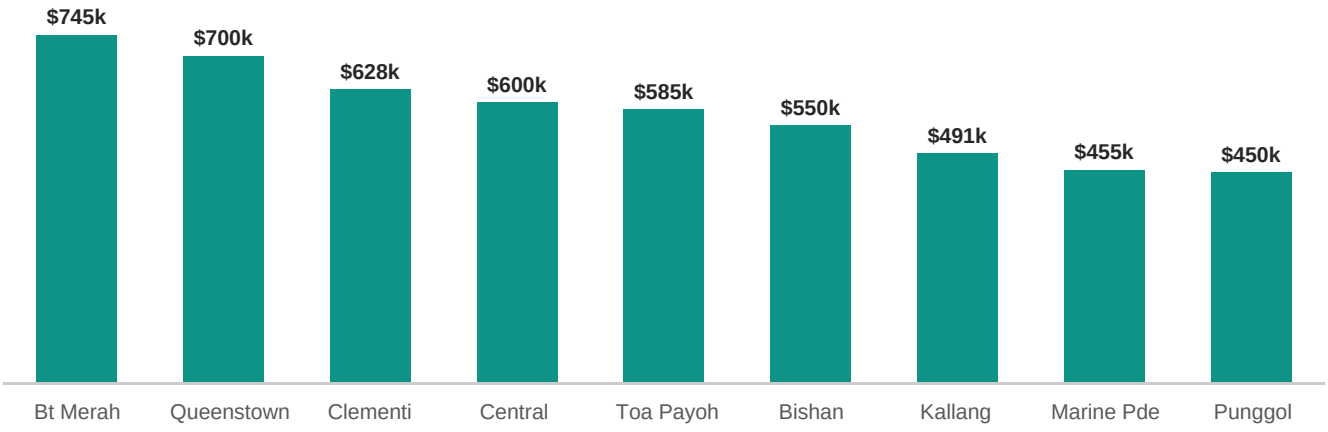
Median price each month, last 13 months



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



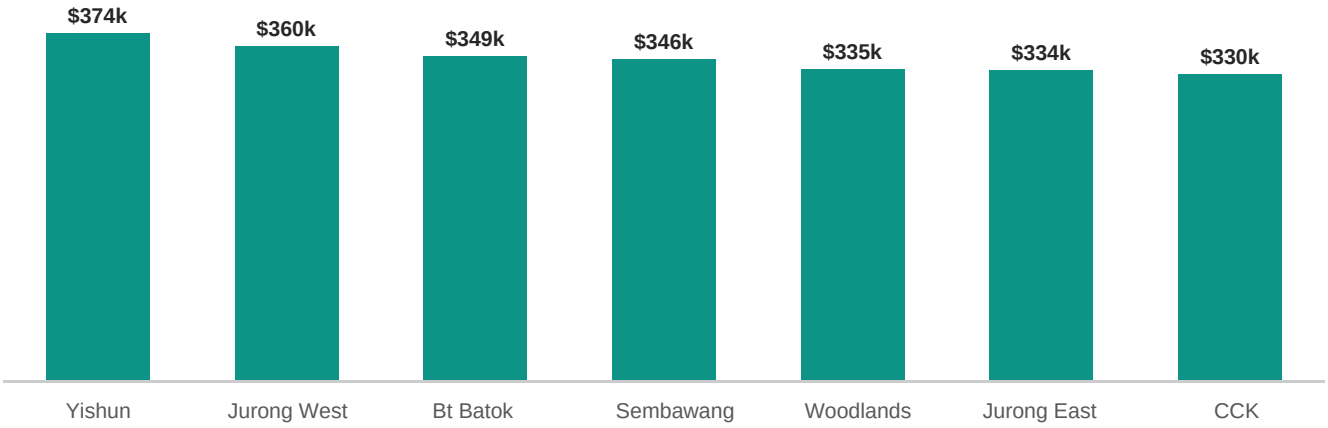
Median 4-room price by town, dearest first



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



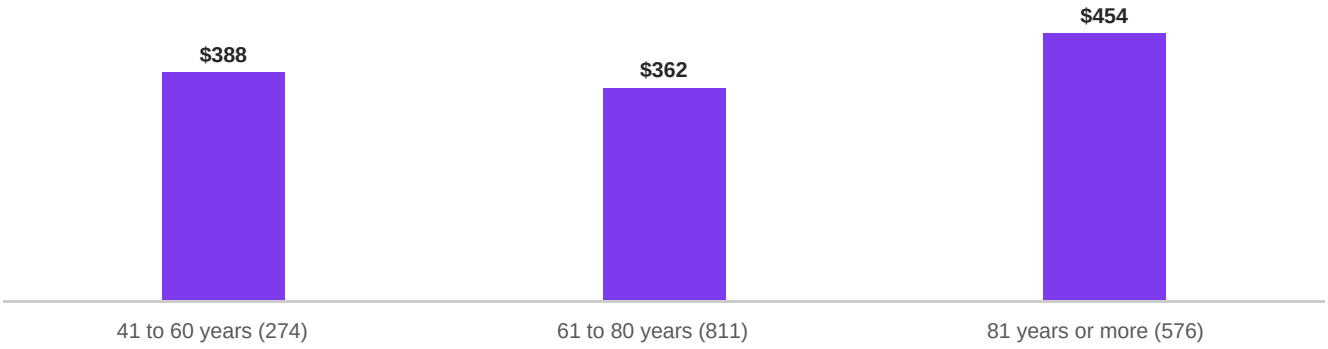
Median 4-room price by town, dearest first (continued)



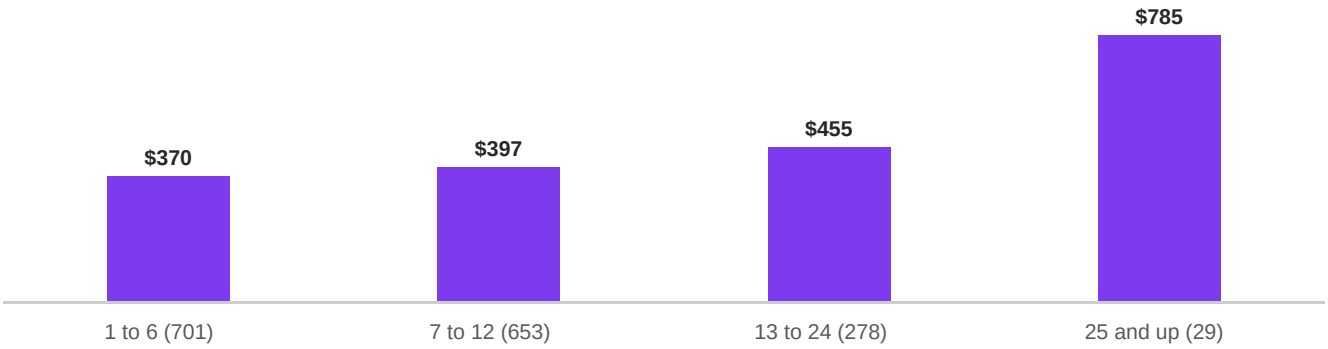
Town by town, February 2020

Ang Mo Kio: 77 sold - median $380,000 - 4-room median $408,000 - $397 psf
Bedok: 90 sold - median $358,500 - 4-room median $375,000 - $387 psf
Bishan: 27 sold - median $615,000 - 4-room median $550,000 - $506 psf
Bukit Batok: 56 sold - median $349,500 - 4-room median $349,000 - $341 psf
Bukit Merah: 58 sold - median $560,000 - 4-room median $745,000 - $536 psf
Bukit Panjang: 76 sold - median $413,000 - 4-room median $410,000 - $415 psf
Central Area: 15 sold - median $560,000 - 4-room median $600,000 - $586 psf
Choa Chu Kang: 61 sold - median $357,000 - 4-room median $330,000 - $320 psf
Clementi: 44 sold - median $500,000 - 4-room median $628,000 - $469 psf
Geylang: 38 sold - median $350,000 - 4-room median $427,500 - $394 psf
Hougang: 98 sold - median $410,500 - 4-room median $400,000 - $384 psf
Jurong East: 27 sold - median $320,000 - 4-room median $334,000 - $335 psf
Jurong West: 113 sold - median $388,000 - 4-room median $360,000 - $352 psf
Kallang/Whampoa: 31 sold - median $408,000 - 4-room median $490,944 - $465 psf - 1 at $1M+
Marine Parade: 8 sold - median $455,000 - 4-room median $455,000 - $515 psf
Pasir Ris: 65 sold - median $500,000 - 4-room median $410,000 - $378 psf
Punggol: 82 sold - median $450,000 - 4-room median $450,000 - $452 psf
Queenstown: 51 sold - median $600,000 - 4-room median $700,000 - $603 psf - 3 at $1M+
Sembawang: 41 sold - median $372,000 - 4-room median $346,000 - $350 psf
Sengkang: 162 sold - median $438,000 - 4-room median $430,000 - $429 psf
Serangoon: 29 sold - median $390,000 - 4-room median $390,000 - $385 psf
Tampines: 129 sold - median $427,000 - 4-room median $416,500 - $399 psf
Toa Payoh: 39 sold - median $385,000 - 4-room median $585,000 - $419 psf
Woodlands: 109 sold - median $358,000 - 4-room median $335,000 - $325 psf
Yishun: 135 sold - median $375,000 - 4-room median $374,000 - $370 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2020

$1,100,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 31 to 33 - 1,227 sqft - $896 psf - 94 yrs lease left

$1,040,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,173 sqft - $886 psf - 90 yrs lease left

$1,038,000 Blk 89 Dawson Rd, Queenstown
5-room - storey 34 to 36 - 1,066 sqft - $974 psf - 95 yrs lease left

$1,000,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,658 sqft - $603 psf - 74 yrs lease left

$980,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 25 to 27 - 1,012 sqft - $969 psf - 89 yrs lease left

$968,000 Blk 127D Kim Tian Rd, Bukit Merah
5-room - storey 10 to 12 - 1,216 sqft - $796 psf - 92 yrs lease left

$963,000 Blk 311A Clementi Ave 4, Clementi
5-room - storey 37 to 39 - 1,130 sqft - $852 psf - 93 yrs lease left

$959,000 Blk 10B Boon Tiong Rd, Bukit Merah
4-room - storey 22 to 24 - 936 sqft - $1,024 psf - 94 yrs lease left

$958,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 10 to 12 - 1,281 sqft - $748 psf - 90 yrs lease left

$950,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,302 sqft - $729 psf - 78 yrs lease left

The 5 most affordable 4-room flats, February 2020

$250,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $258 psf - 53 yrs lease left

$260,000 Blk 304 Jurong East St 32, Jurong East

4-room - storey 04 to 06 - 1,012 sqft - $257 psf - 62 yrs lease left

$270,000 Blk 437 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 904 sqft - $299 psf - 75 yrs lease left

$273,000 Blk 440 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $302 psf - 67 yrs lease left

$280,000 Blk 335 Woodlands St 32, Woodlands

4-room - storey 04 to 06 - 893 sqft - $313 psf - 64 yrs lease left

The 10 busiest streets, February 2020

Yishun Ring Rd, Yishun: 31 sales
Fernvale Link, Sengkang: 29 sales
Bedok Reservoir Rd, Bedok: 27 sales
Segar Rd, Bukit Panjang: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Yishun Ave 11, Yishun: 21 sales
Senja Rd, Bukit Panjang: 18 sales
Pasir Ris St 51, Pasir Ris: 18 sales
Woodlands Cres, Woodlands: 16 sales
Clementi Ave 4, Clementi: 15 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