HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2021

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:59 pm.
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January 2021 in full

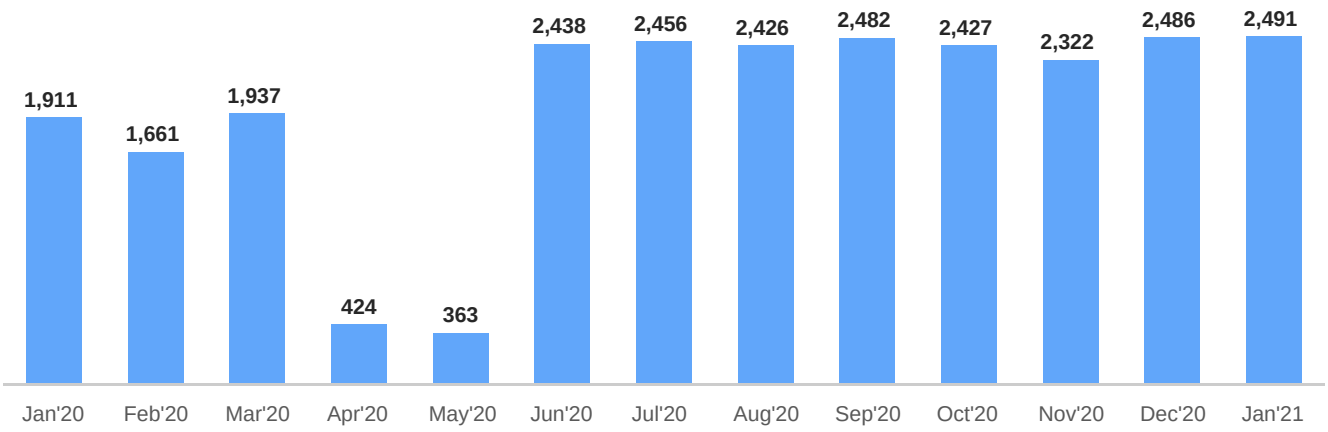
Flats sold: 2,491 Median price: $460,000 Median $psf: $430
Million-dollar flats: 13 (0.5%) Highest price: $1,210,000 (Bishan)

Against the month before: sales +0.2%, median price +2.1%. Against a year ago: sales +30.4%, median price +15.0%.

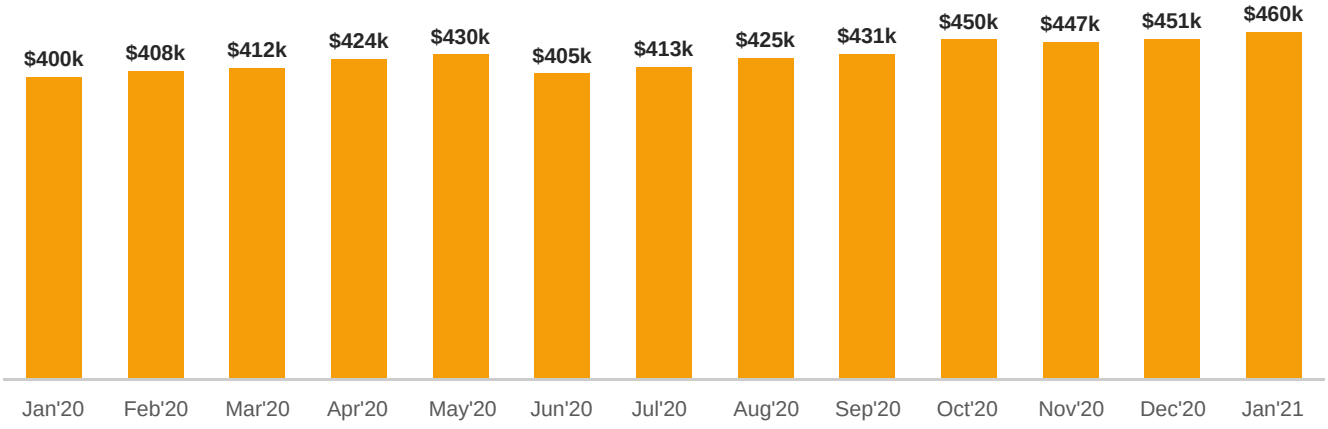
At a glance

- 2,491 HDB resale flats changed hands in January 2021, about the same as the month before (2,486).
- Half of all flats sold for $460,000 or less (the median price), up 2.1% from the month before.
- A typical 4-room flat sold for $448,000 (1,046 sales), or about $440 per square foot.
- 13 flats sold for $1 million or more (0.5% of all sales), most of them in Central Area, Bishan, Queenstown.
- The highest price was $1,210,000 for a 5-room flat at Blk 273A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $376,500) and the dearest was Queenstown (median $782,000).
- The busiest town was Sengkang with 241 sales.

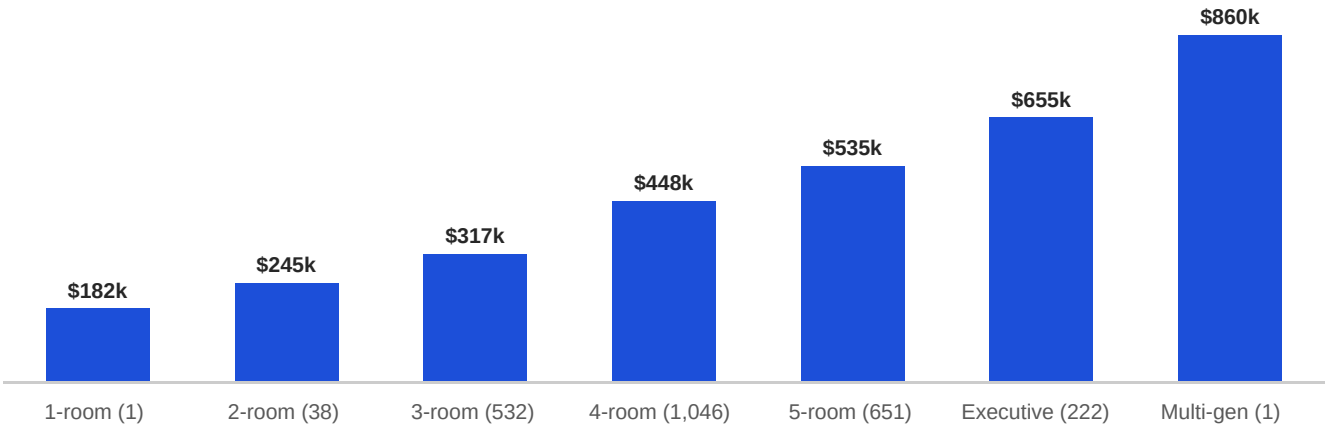
Flats sold each month, last 13 months



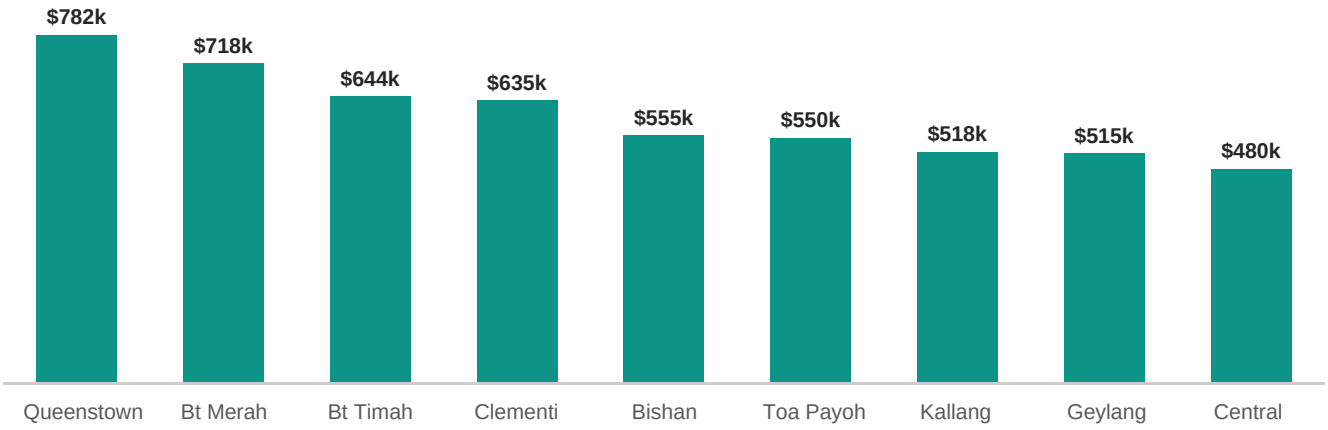
Median price each month, last 13 months



Median price by flat type (number sold), January 2021



Median 4-room price by town, dearest first



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



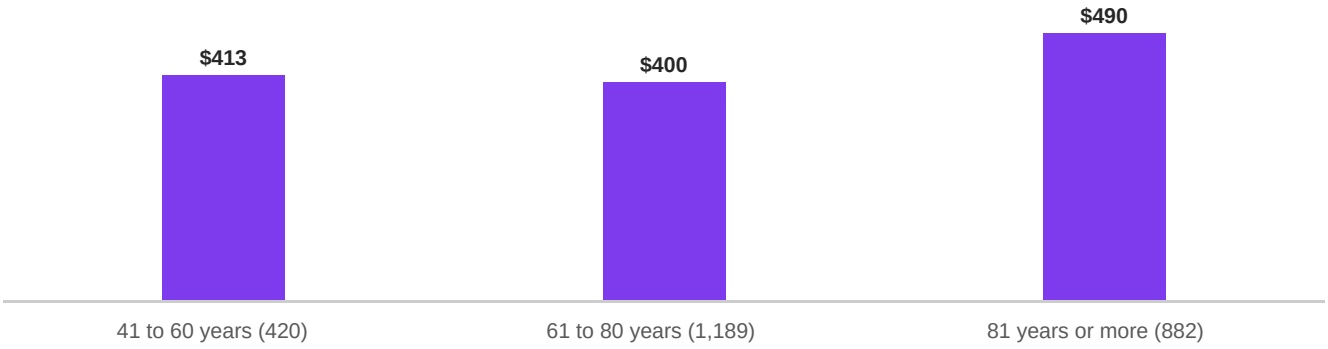
Median 4-room price by town, dearest first (continued)



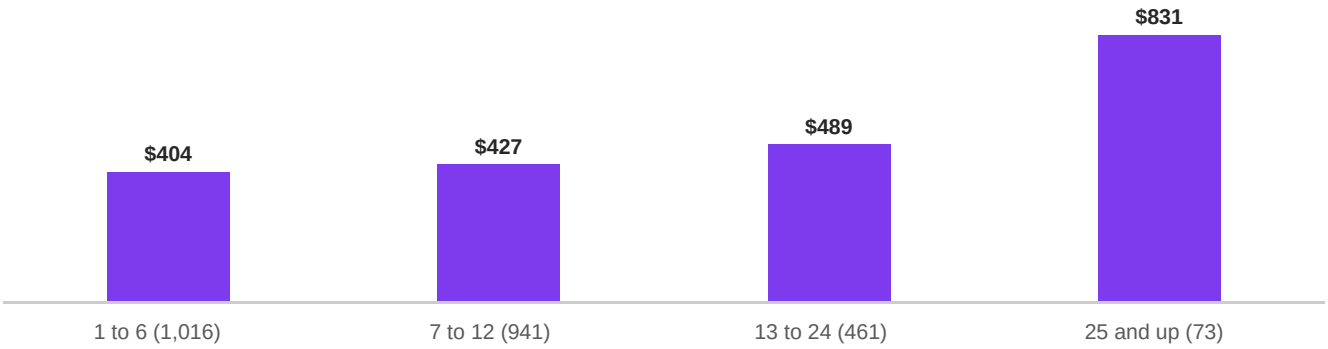
Town by town, January 2021

Ang Mo Kio: 93 sold - median $351,000 - 4-room median $448,000 - $423 psf
Bedok: 151 sold - median $420,000 - 4-room median $419,444 - $420 psf
Bishan: 55 sold - median $600,000 - 4-room median $555,000 - $536 psf - 2 at $1M+
Bukit Batok: 66 sold - median $400,000 - 4-room median $400,000 - $386 psf
Bukit Merah: 91 sold - median $620,000 - 4-room median $718,000 - $562 psf - 1 at $1M+
Bukit Panjang: 108 sold - median $453,750 - 4-room median $441,944 - $439 psf
Bukit Timah: 12 sold - median $738,000 - 4-room median $643,800 - $578 psf
Central Area: 23 sold - median $480,000 - 4-room median $480,000 - $549 psf - 4 at $1M+
Choa Chu Kang: 116 sold - median $431,500 - 4-room median $426,500 - $370 psf
Clementi: 70 sold - median $416,500 - 4-room median $635,000 - $465 psf - 1 at $1M+
Geylang: 64 sold - median $474,000 - 4-room median $515,000 - $463 psf
Hougang: 112 sold - median $459,000 - 4-room median $404,000 - $406 psf
Jurong East: 44 sold - median $457,500 - 4-room median $435,333 - $421 psf
Jurong West: 141 sold - median $435,000 - 4-room median $390,000 - $378 psf
Kallang/Whampoa: 69 sold - median $480,000 - 4-room median $518,000 - $488 psf
Marine Parade: 8 sold - median $618,000 - 4-room median n/a - $569 psf
Pasir Ris: 95 sold - median $518,000 - 4-room median $440,000 - $391 psf
Punggol: 236 sold - median $479,000 - 4-room median $480,000 - $489 psf
Queenstown: 88 sold - median $711,944 - 4-room median $782,000 - $723 psf - 2 at $1M+
Sembawang: 38 sold - median $413,000 - 4-room median $390,000 - $390 psf
Sengkang: 241 sold - median $460,000 - 4-room median $444,444 - $440 psf
Serangoon: 60 sold - median $473,500 - 4-room median $453,900 - $449 psf - 1 at $1M+
Tampines: 189 sold - median $468,000 - 4-room median $435,000 - $416 psf
Toa Payoh: 79 sold - median $380,000 - 4-room median $550,000 - $437 psf - 2 at $1M+
Woodlands: 112 sold - median $397,500 - 4-room median $376,500 - $366 psf
Yishun: 130 sold - median $402,500 - 4-room median $390,000 - $394 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2021

$1,210,000 Blk 273A Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $937 psf - 89 yrs lease left

$1,128,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,130 sqft - $998 psf - 89 yrs lease left

$1,122,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $891 psf - 90 yrs lease left

$1,120,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,130 sqft - $991 psf - 89 yrs lease left

$1,080,000 Blk 440C Clementi Ave 3, Clementi
5-room - storey 31 to 33 - 1,206 sqft - $896 psf - 96 yrs lease left

$1,050,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,163 sqft - $903 psf - 89 yrs lease left

$1,050,000 Blk 22 Ghim Moh Link, Queenstown
5-room - storey 40 to 42 - 1,216 sqft - $863 psf - 91 yrs lease left

$1,045,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,227 sqft - $852 psf - 90 yrs lease left

$1,033,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $905 psf - 89 yrs lease left

$1,030,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 13 to 15 - 1,227 sqft - $839 psf - 93 yrs lease left

The 5 most affordable 4-room flats, January 2021

$300,000 Blk 436 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 904 sqft - $332 psf - 74 yrs lease left

$300,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $284 psf - 56 yrs lease left

$310,000 Blk 726 Yishun St 71, Yishun

4-room - storey 04 to 06 - 904 sqft - $343 psf - 63 yrs lease left

$310,000 Blk 204 Petir Rd, Bukit Panjang

4-room - storey 04 to 06 - 1,141 sqft - $272 psf - 66 yrs lease left

$315,000 Blk 280 Yishun St 22, Yishun

4-room - storey 10 to 12 - 904 sqft - $348 psf - 63 yrs lease left

The 10 busiest streets, January 2021

Punggol Dr, Punggol: 60 sales
Edgefield Plains, Punggol: 36 sales
Punggol Walk, Punggol: 36 sales
Fernvale Link, Sengkang: 30 sales
Yishun Ring Rd, Yishun: 30 sales
Bedok Reservoir Rd, Bedok: 29 sales
Rivervale Cres, Sengkang: 25 sales
Segar Rd, Bukit Panjang: 24 sales
Punggol Field, Punggol: 24 sales
Dawson Rd, Queenstown: 23 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