HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2021

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:00 pm.
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February 2021 in full

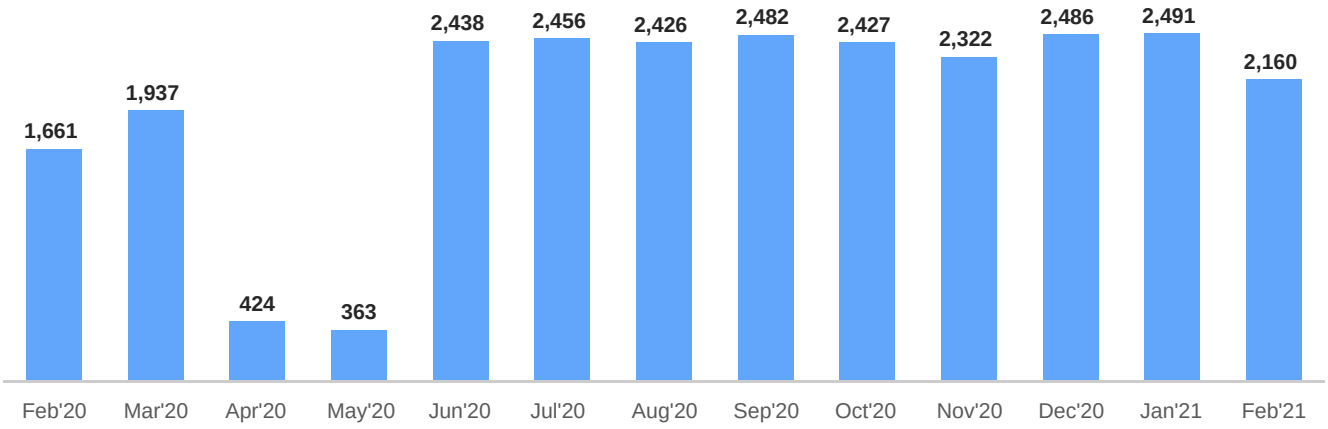
Flats sold: 2,160 Median price: $460,000 Median $psf: $439
Million-dollar flats: 23 (1.1%) Highest price: $1,210,000 (Bukit Timah)

Against the month before: sales -13.3%, median price +0.0%. Against a year ago: sales +30.0%, median price +12.7%.

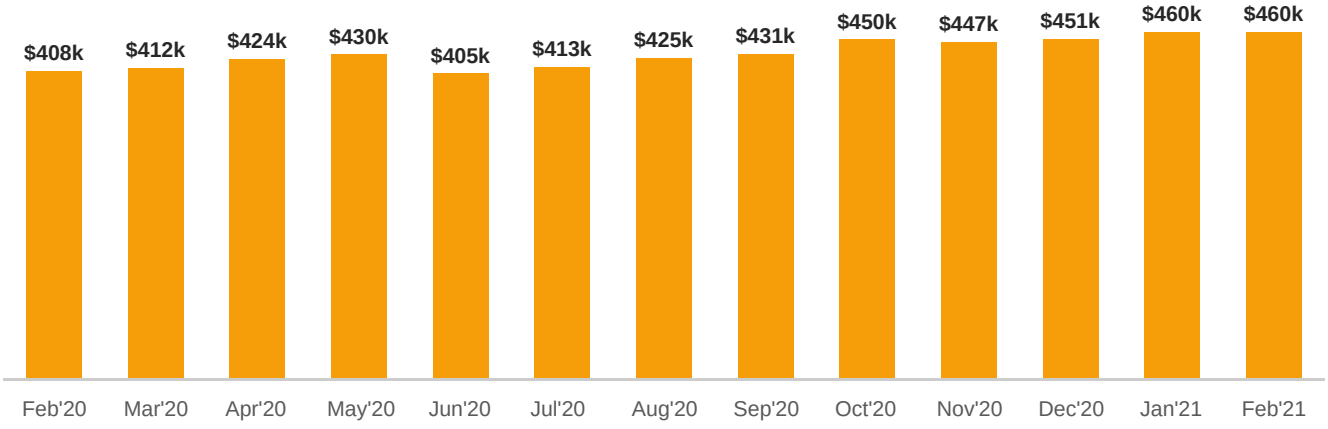
At a glance

- 2,160 HDB resale flats changed hands in February 2021, 13.3% fewer than the month before (2,491).
- Half of all flats sold for $460,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $448,000 (877 sales), or about $444 per square foot.
- 23 flats sold for $1 million or more (1.1% of all sales), most of them in Central Area, Queenstown, Toa Payoh.
- The highest price was $1,210,000 for an executive flat at Blk 2 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $380,000) and the dearest was Central Area (median $950,000).
- The busiest town was Punggol with 207 sales.

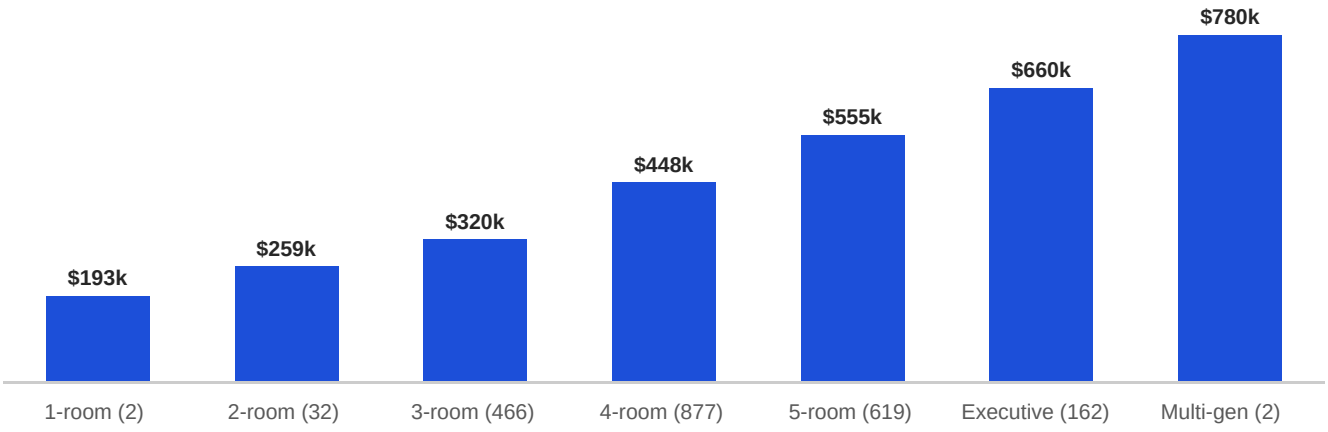
Flats sold each month, last 13 months



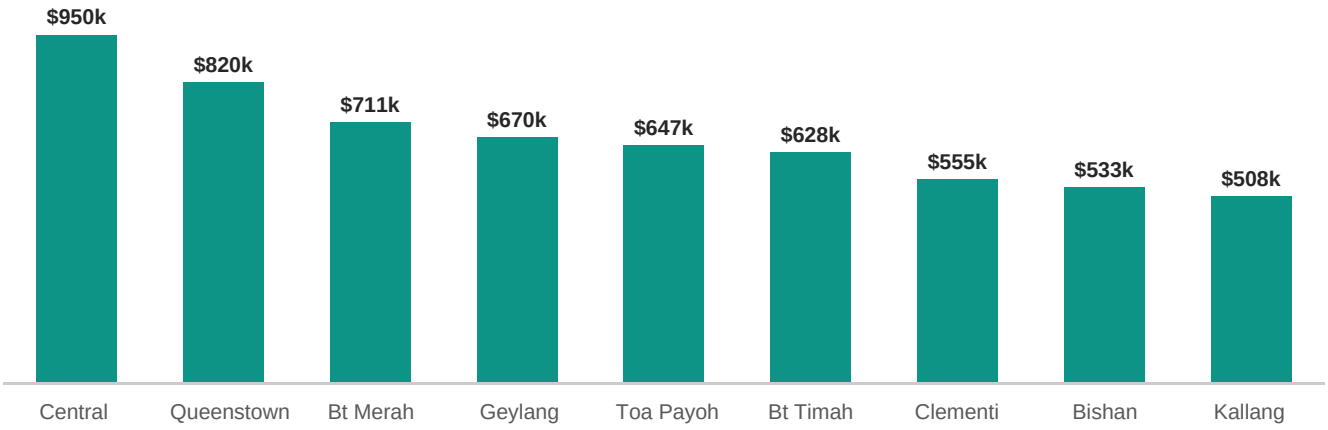
Median price each month, last 13 months



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



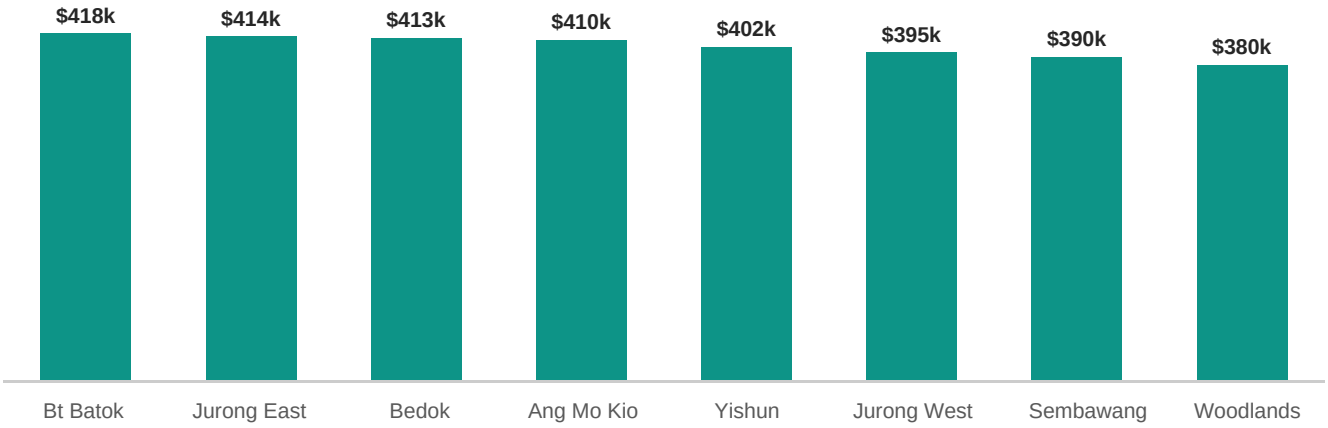
Median 4-room price by town, dearest first



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



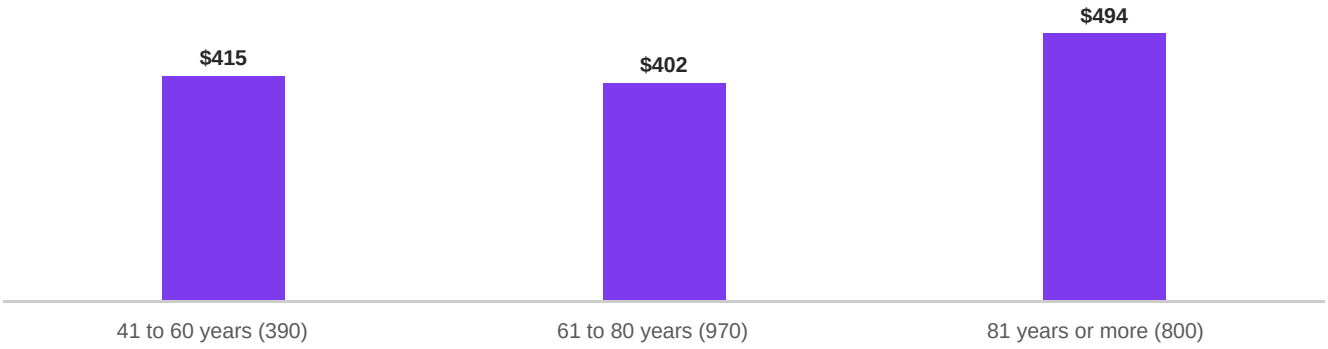
Median 4-room price by town, dearest first (continued)



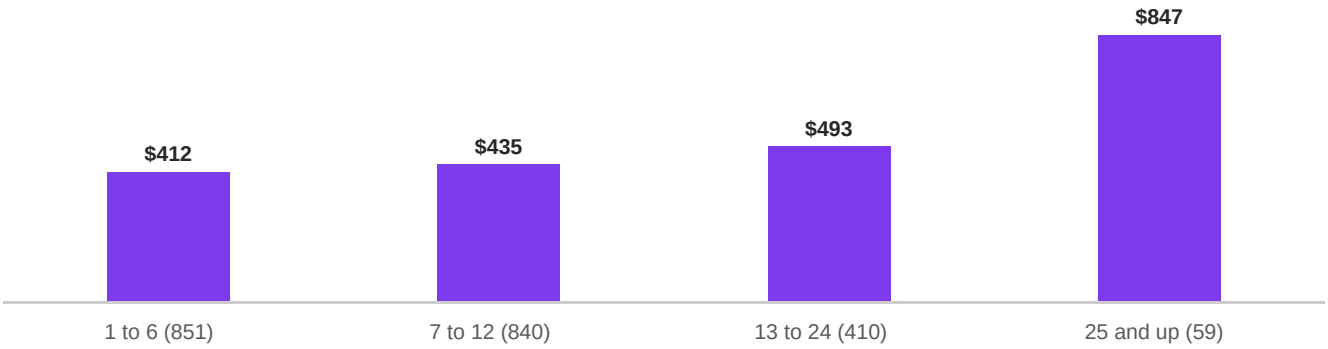
Town by town, February 2021

Ang Mo Kio: 90 sold - median $354,500 - 4-room median $410,000 - $403 psf
Bedok: 117 sold - median $410,000 - 4-room median $412,500 - $427 psf
Bishan: 50 sold - median $591,500 - 4-room median $533,000 - $553 psf - 2 at $1M+
Bukit Batok: 51 sold - median $428,000 - 4-room median $418,000 - $406 psf
Bukit Merah: 85 sold - median $585,000 - 4-room median $711,250 - $548 psf - 2 at $1M+
Bukit Panjang: 94 sold - median $472,500 - 4-room median $450,000 - $459 psf
Bukit Timah: 7 sold - median $637,000 - 4-room median $628,000 - $569 psf - 2 at $1M+
Central Area: 15 sold - median $940,000 - 4-room median $950,000 - $885 psf - 6 at $1M+
Choa Chu Kang: 95 sold - median $440,000 - 4-room median $435,000 - $389 psf
Clementi: 55 sold - median $538,000 - 4-room median $555,000 - $497 psf - 2 at $1M+
Geylang: 54 sold - median $477,500 - 4-room median $670,000 - $460 psf
Hougang: 113 sold - median $450,000 - 4-room median $420,000 - $412 psf
Jurong East: 53 sold - median $455,000 - 4-room median $414,400 - $430 psf
Jurong West: 120 sold - median $425,000 - 4-room median $395,000 - $391 psf
Kallang/Whampoa: 55 sold - median $465,000 - 4-room median $507,500 - $492 psf - 1 at $1M+
Marine Parade: 21 sold - median $439,000 - 4-room median $452,000 - $537 psf
Pasir Ris: 68 sold - median $552,500 - 4-room median $485,000 - $397 psf
Punggol: 207 sold - median $478,000 - 4-room median $475,000 - $491 psf
Queenstown: 76 sold - median $698,500 - 4-room median $820,000 - $676 psf - 4 at $1M+
Sembawang: 36 sold - median $402,750 - 4-room median $390,000 - $385 psf
Sengkang: 205 sold - median $460,000 - 4-room median $450,000 - $445 psf
Serangoon: 34 sold - median $547,500 - 4-room median $488,000 - $456 psf
Tampines: 153 sold - median $485,000 - 4-room median $448,000 - $427 psf
Toa Payoh: 84 sold - median $644,500 - 4-room median $647,000 - $562 psf - 4 at $1M+
Woodlands: 101 sold - median $402,000 - 4-room median $380,000 - $366 psf
Yishun: 121 sold - median $415,000 - 4-room median $401,500 - $411 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2021

$1,210,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,658 sqft - $730 psf - 66 yrs lease left

$1,160,000 Blk 275A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $898 psf - 89 yrs lease left

$1,138,800 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $720 psf - 73 yrs lease left

$1,138,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,163 sqft - $979 psf - 89 yrs lease left

$1,128,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $718 psf - 66 yrs lease left

$1,100,000 Blk 126A Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,216 sqft - $904 psf - 91 yrs lease left

$1,095,000 Blk 440C Clementi Ave 3, Clementi
5-room - storey 34 to 36 - 1,206 sqft - $908 psf - 96 yrs lease left

$1,060,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 34 to 36 - 1,119 sqft - $947 psf - 94 yrs lease left

$1,060,000 Blk 93 Dawson Rd, Queenstown
5-room - storey 04 to 06 - 1,313 sqft - $807 psf - 94 yrs lease left

$1,055,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,259 sqft - $838 psf - 90 yrs lease left

The 5 most affordable 4-room flats, February 2021

$280,000 Blk 843 Woodlands St 82, Woodlands

4-room - storey 01 to 03 - 904 sqft - $310 psf - 72 yrs lease left

$290,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $296 psf - 55 yrs lease left

$293,000 Blk 227 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $332 psf - 54 yrs lease left

$300,000 Blk 445B Fernvale Rd, Sengkang

4-room - storey 22 to 24 - 1,012 sqft - $296 psf - 90 yrs lease left

$306,000 Blk 256 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $338 psf - 63 yrs lease left

The 10 busiest streets, February 2021

Punggol Dr, Punggol: 46 sales
Punggol Walk, Punggol: 31 sales
Yishun Ring Rd, Yishun: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Edgefield Plains, Punggol: 27 sales
Fernvale Link, Sengkang: 26 sales
Segar Rd, Bukit Panjang: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Circuit Rd, Geylang: 22 sales
Dawson Rd, Queenstown: 22 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