HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2022

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:59 pm.
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January 2022 in full

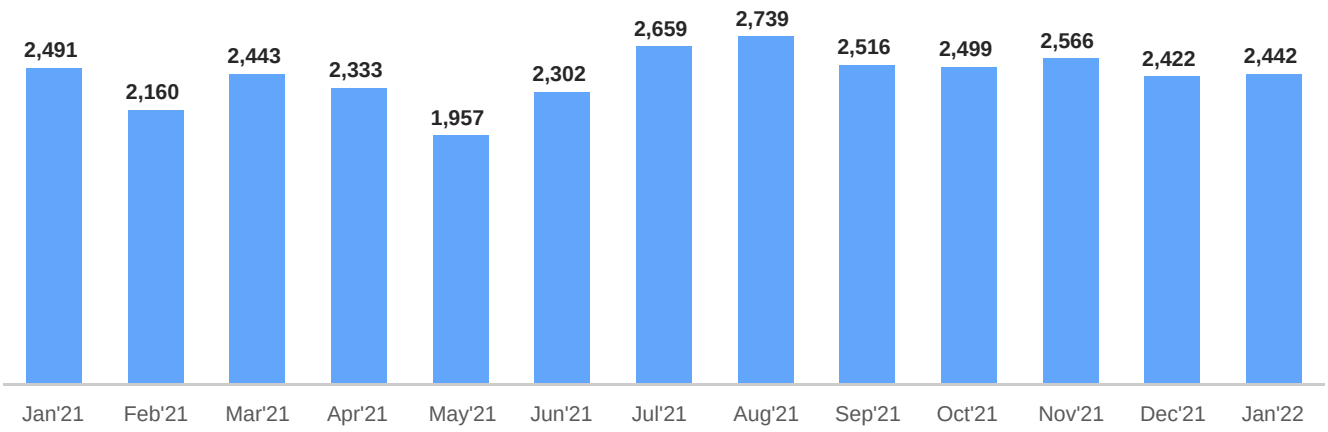
Flats sold: 2,442 **Median price: $500,000** **Median $psf: $477**
Million-dollar flats: 27 (1.1%) **Highest price: $1,338,888 (Bishan)**

Against the month before: sales +0.8%, median price -1.0%. Against a year ago: sales -2.0%, median price +8.7%.

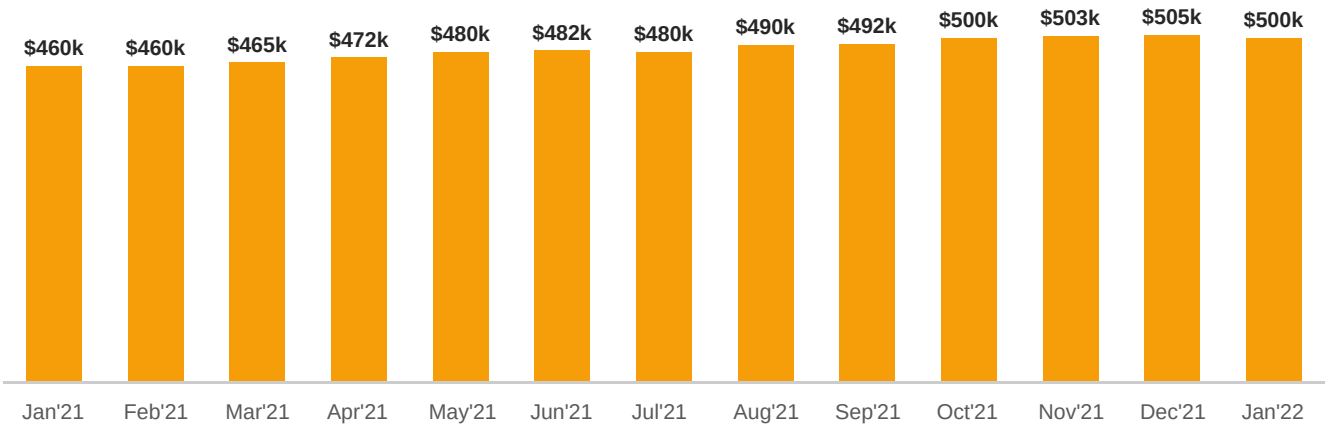
At a glance

- 2,442 HDB resale flats changed hands in January 2022, 0.8% more than the month before (2,422).
- Half of all flats sold for $500,000 or less (the median price), down 1.0% from the month before.
- A typical 4-room flat sold for $490,000 (1,023 sales), or about $484 per square foot.
- 27 flats sold for $1 million or more (1.1% of all sales), most of them in Queenstown, Bishan, Central Area.
- The highest price was $1,338,888 for a 5-room flat at Blk 273A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Jurong West (median $432,000) and the dearest was Central Area (median $925,000).
- The busiest town was Sengkang with 221 sales.

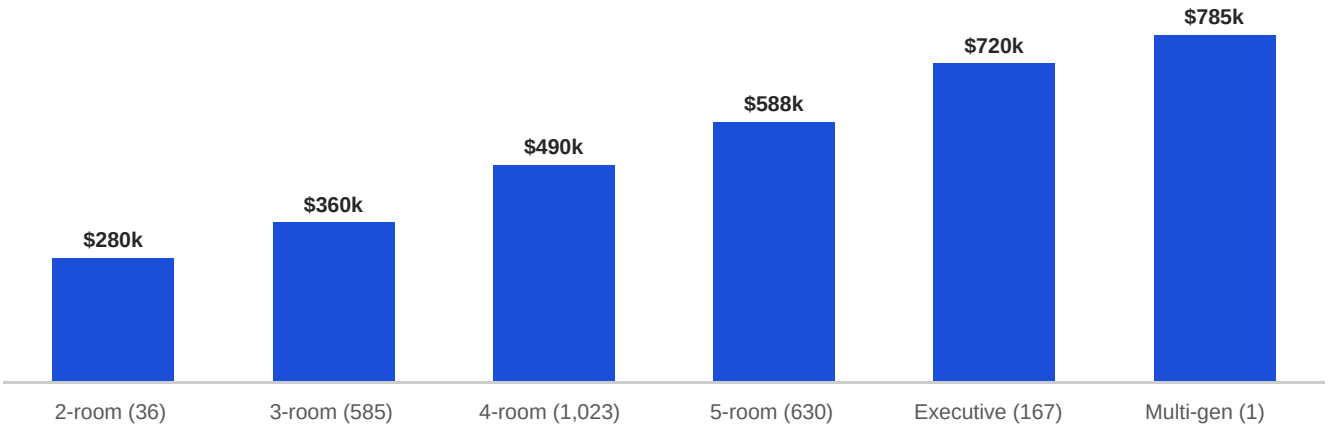
Flats sold each month, last 13 months



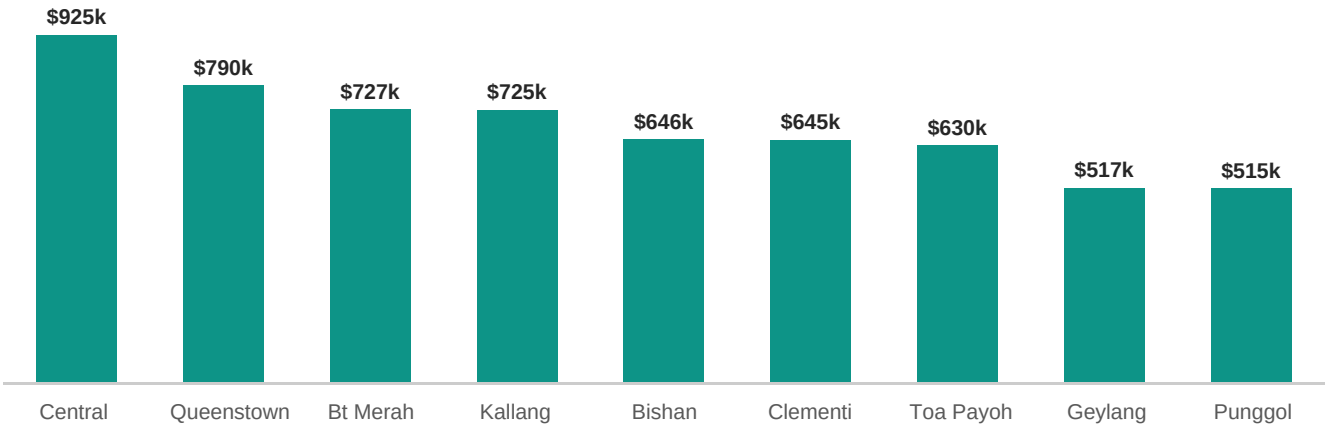
Median price each month, last 13 months



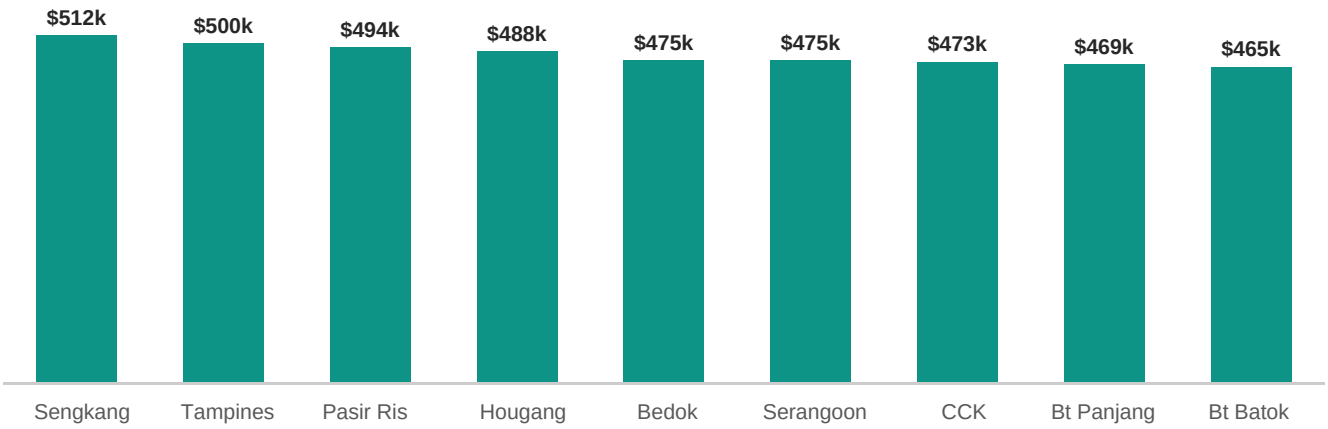
Median price by flat type (number sold), January 2022



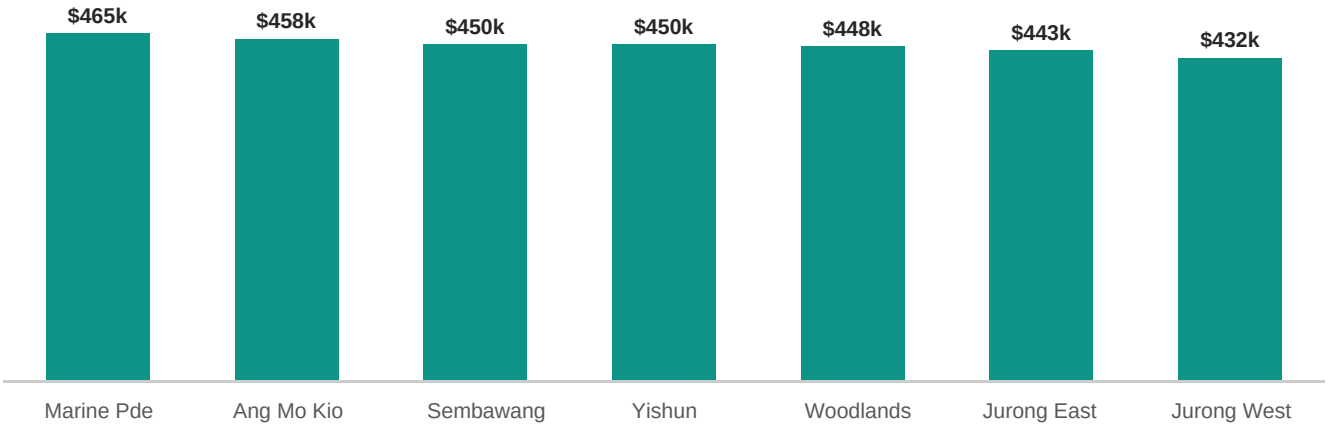
Median 4-room price by town, dearest first



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



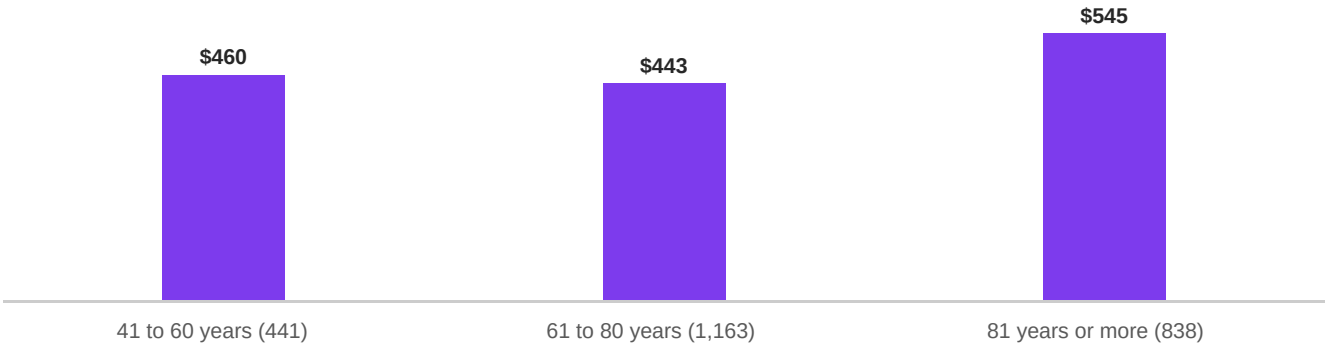
Median 4-room price by town, dearest first (continued)



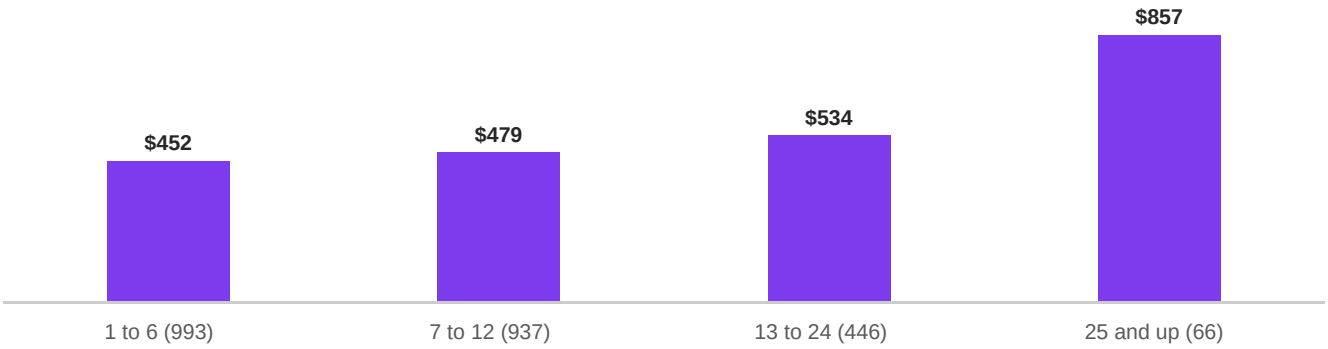
Town by town, January 2022

Ang Mo Kio: 82 sold - median $376,944 - 4-room median $457,500 - $470 psf - 2 at $1M+
Bedok: 123 sold - median $400,888 - 4-room median $475,000 - $471 psf
Bishan: 47 sold - median $680,000 - 4-room median $646,444 - $591 psf - 4 at $1M+
Bukit Batok: 83 sold - median $478,000 - 4-room median $465,000 - $458 psf
Bukit Merah: 82 sold - median $684,444 - 4-room median $726,500 - $638 psf
Bukit Panjang: 91 sold - median $480,000 - 4-room median $469,000 - $461 psf
Bukit Timah: 7 sold - median $590,000 - 4-room median n/a - $609 psf - 1 at $1M+
Central Area: 16 sold - median $699,400 - 4-room median $925,000 - $703 psf - 4 at $1M+
Choa Chu Kang: 156 sold - median $515,844 - 4-room median $472,500 - $451 psf
Clementi: 61 sold - median $428,000 - 4-room median $645,000 - $499 psf - 2 at $1M+
Geylang: 59 sold - median $438,000 - 4-room median $517,000 - $495 psf - 1 at $1M+
Hougang: 146 sold - median $510,000 - 4-room median $488,000 - $463 psf
Jurong East: 44 sold - median $417,500 - 4-room median $442,500 - $443 psf
Jurong West: 145 sold - median $455,000 - 4-room median $432,000 - $429 psf
Kallang/Whampoa: 75 sold - median $590,000 - 4-room median $725,000 - $602 psf - 4 at $1M+
Marine Parade: 12 sold - median $527,500 - 4-room median $465,000 - $585 psf
Pasir Ris: 76 sold - median $562,500 - 4-room median $493,500 - $448 psf
Punggol: 206 sold - median $520,000 - 4-room median $515,080 - $526 psf
Queenstown: 77 sold - median $655,000 - 4-room median $790,000 - $699 psf - 6 at $1M+
Sembawang: 60 sold - median $480,000 - 4-room median $450,000 - $452 psf
Sengkang: 221 sold - median $520,000 - 4-room median $512,000 - $504 psf
Serangoon: 40 sold - median $499,000 - 4-room median $475,000 - $486 psf - 1 at $1M+
Tampines: 163 sold - median $523,800 - 4-room median $500,000 - $465 psf
Toa Payoh: 61 sold - median $465,000 - 4-room median $630,000 - $505 psf - 2 at $1M+
Woodlands: 123 sold - median $480,000 - 4-room median $447,500 - $421 psf
Yishun: 186 sold - median $455,444 - 4-room median $450,000 - $458 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2022

$1,338,888 Blk 273A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $1,037 psf - 88 yrs lease left

$1,288,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $734 psf - 64 yrs lease left

$1,265,000 Blk 275A Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $979 psf - 88 yrs lease left

$1,260,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 49 to 51 - 1,130 sqft - $1,115 psf - 88 yrs lease left

$1,238,000 Blk 93 Dawson Rd, Queenstown
5-room - storey 16 to 18 - 1,313 sqft - $943 psf - 93 yrs lease left

$1,230,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,259 sqft - $977 psf - 88 yrs lease left

$1,202,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $765 psf - 65 yrs lease left

$1,200,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 37 to 39 - 1,163 sqft - $1,032 psf - 93 yrs lease left

$1,180,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,259 sqft - $937 psf - 88 yrs lease left

$1,180,000 Blk 18C Holland Dr, Queenstown
5-room - storey 22 to 24 - 1,259 sqft - $937 psf - 89 yrs lease left

The 5 most affordable 4-room flats, January 2022

$310,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $313 psf - 54 yrs lease left

$321,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $328 psf - 54 yrs lease left

$330,000 Blk 159 Tampines St 12, Tampines

4-room - storey 01 to 03 - 980 sqft - $337 psf - 61 yrs lease left

$350,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 07 to 09 - 904 sqft - $387 psf - 65 yrs lease left

$355,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $362 psf - 57 yrs lease left

The 10 busiest streets, January 2022

Punggol Dr, Punggol: 38 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Compassvale Cres, Sengkang: 30 sales
Punggol Field, Punggol: 29 sales
Yishun Ring Rd, Yishun: 29 sales
Yishun Ave 4, Yishun: 26 sales
Tampines St 21, Tampines: 25 sales
Bedok Reservoir Rd, Bedok: 24 sales
Punggol Ctrl, Punggol: 24 sales
Edgefield Plains, Punggol: 24 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