HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2022

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

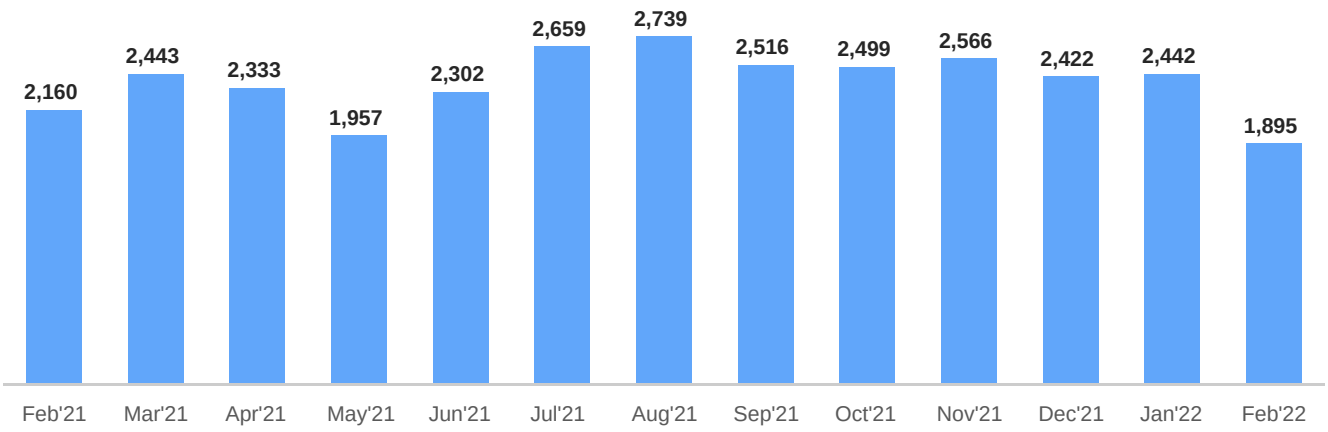
Flats sold: 1,895 Median price: $508,000 Median $psf: $478
Million-dollar flats: 29 (1.5%) Highest price: $1,308,000 (Central Area)

Against the month before: sales -22.4%, median price +1.6%. Against a year ago: sales -12.3%, median price +10.4%.

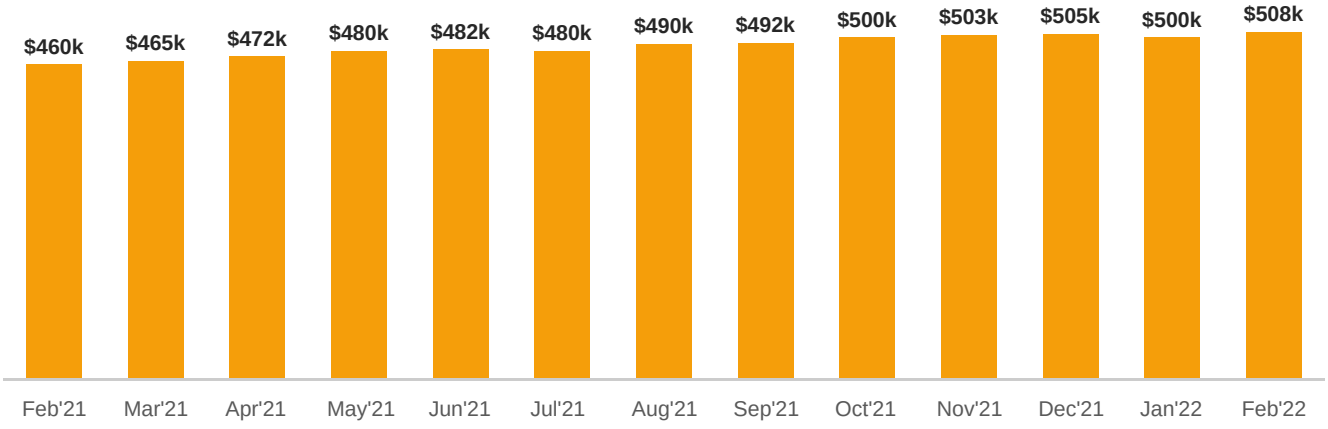
At a glance

- 1,895 HDB resale flats changed hands in February 2022, 22.4% fewer than the month before (2,442).
- Half of all flats sold for $508,000 or less (the median price), up 1.6% from the month before.
- A typical 4-room flat sold for $485,000 (814 sales), or about $480 per square foot.
- 29 flats sold for $1 million or more (1.5% of all sales), most of them in Central Area, Queenstown, Bishan.
- The highest price was $1,308,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $430,000) and the dearest was Central Area (median $882,000).
- The busiest town was Sengkang with 164 sales.

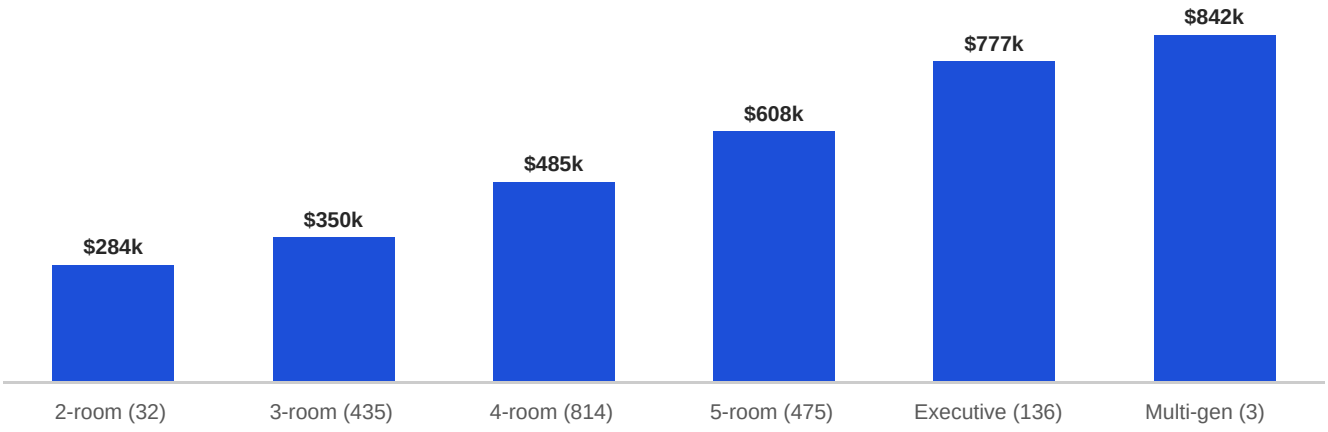
Flats sold each month, last 13 months



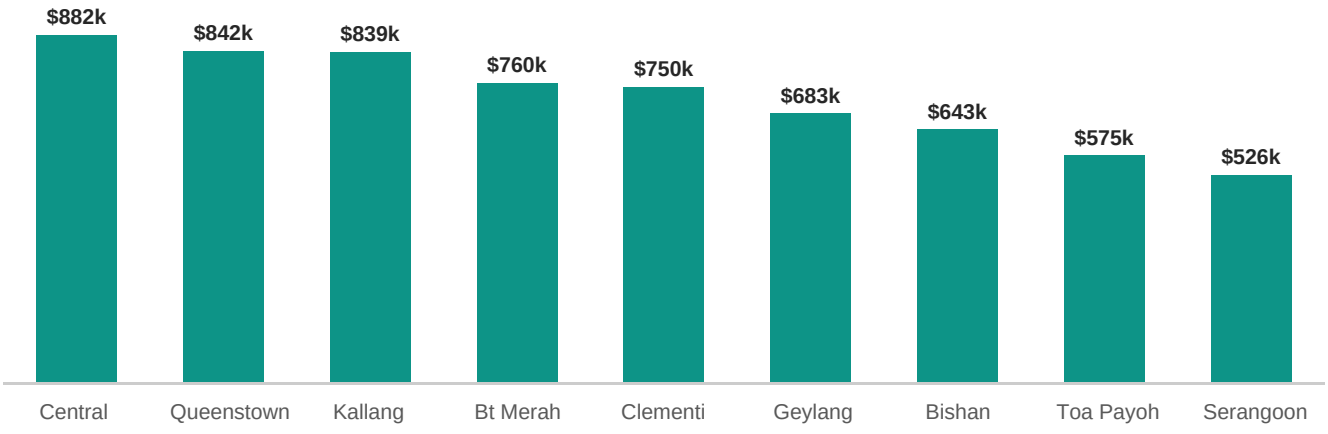
Median price each month, last 13 months



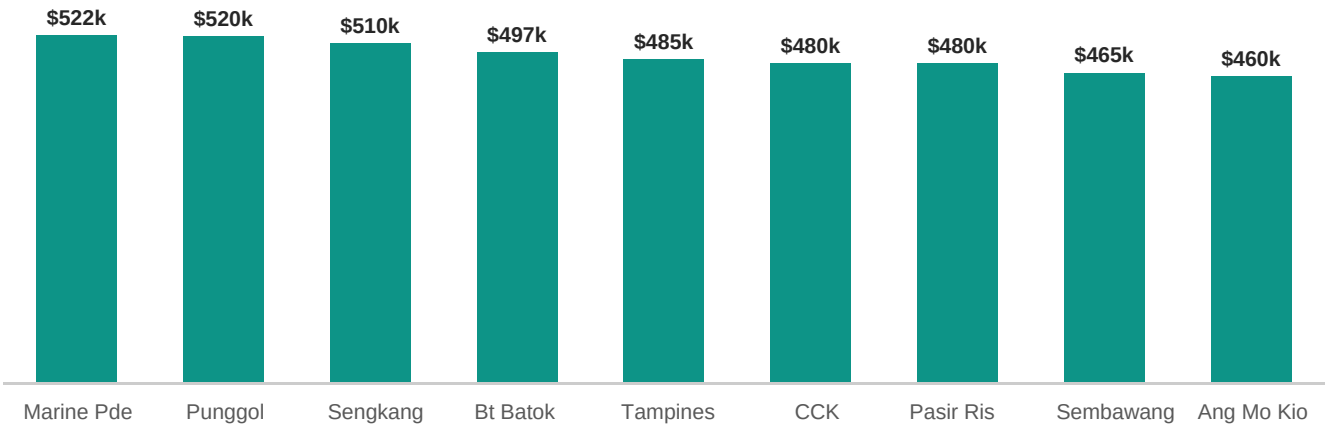
Median price by flat type (number sold), February 2022



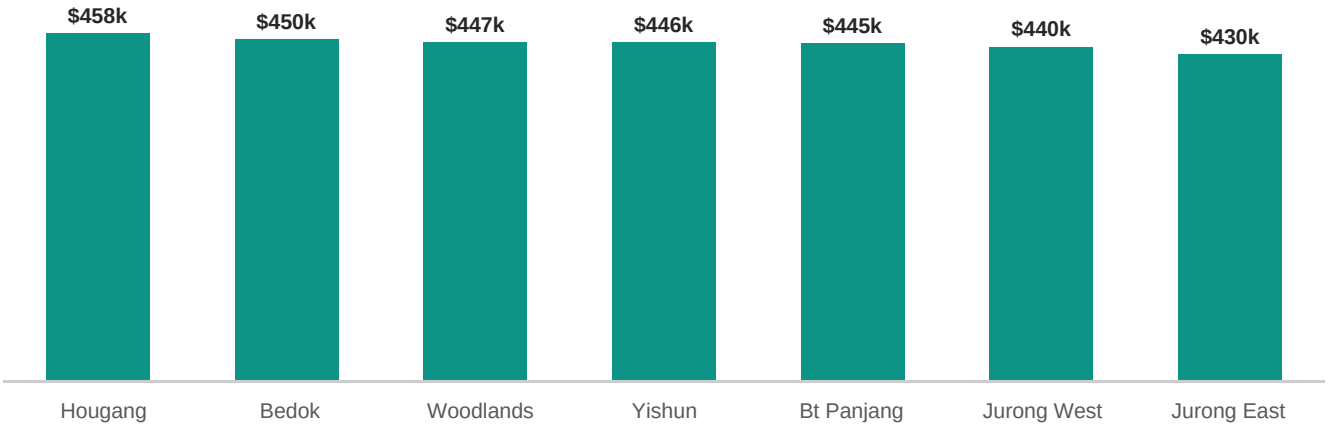
Median 4-room price by town, dearest first



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



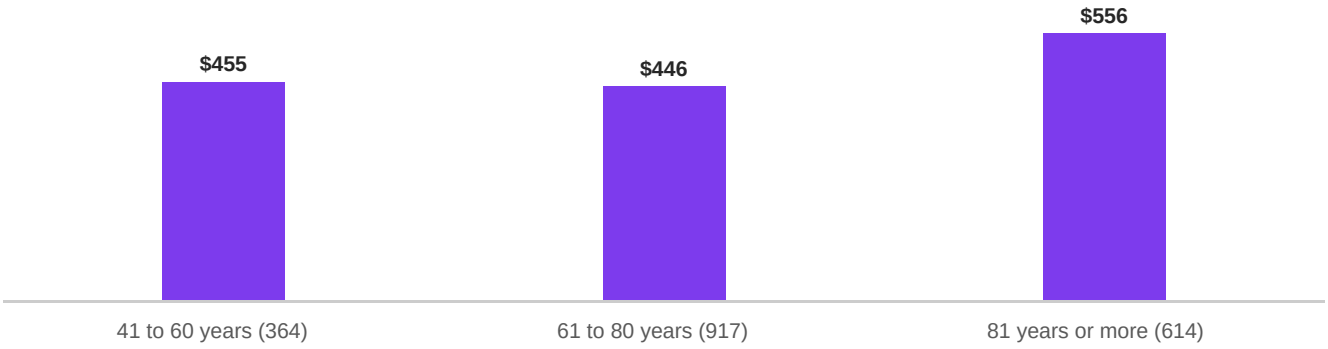
Median 4-room price by town, dearest first (continued)



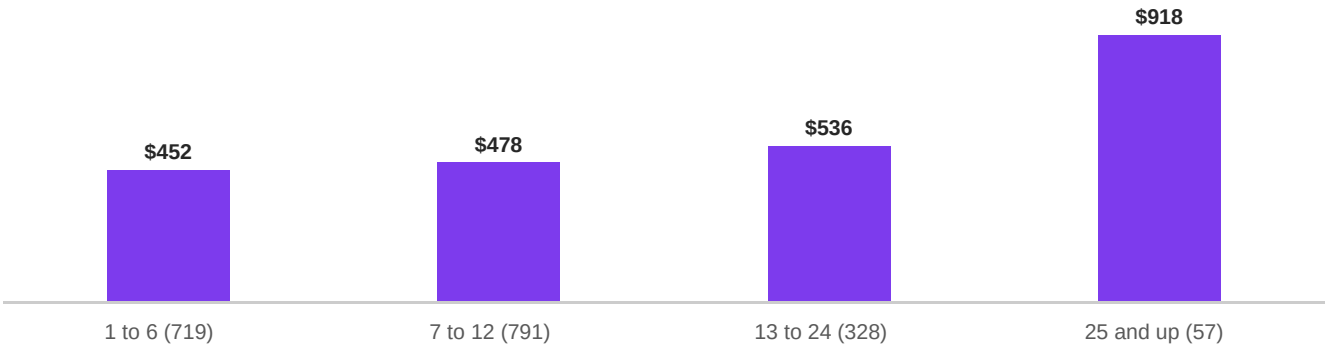
Town by town, February 2022

Ang Mo Kio: 81 sold - median $370,000 - 4-room median $460,000 - $469 psf - 1 at $1M+
Bedok: 95 sold - median $420,000 - 4-room median $450,000 - $455 psf
Bishan: 30 sold - median $647,500 - 4-room median $642,500 - $597 psf - 3 at $1M+
Bukit Batok: 54 sold - median $484,000 - 4-room median $496,500 - $458 psf
Bukit Merah: 70 sold - median $687,500 - 4-room median $760,000 - $748 psf - 2 at $1M+
Bukit Panjang: 69 sold - median $480,000 - 4-room median $445,000 - $444 psf
Bukit Timah: 4 sold - median $775,500 - 4-room median n/a - $693 psf - 1 at $1M+
Central Area: 22 sold - median $540,000 - 4-room median $882,000 - $629 psf - 7 at $1M+
Choa Chu Kang: 97 sold - median $510,000 - 4-room median $480,000 - $443 psf
Clementi: 45 sold - median $672,000 - 4-room median $750,000 - $546 psf - 3 at $1M+
Geylang: 54 sold - median $427,500 - 4-room median $683,000 - $480 psf
Hougang: 91 sold - median $470,000 - 4-room median $458,000 - $465 psf
Jurong East: 38 sold - median $449,444 - 4-room median $430,000 - $448 psf
Jurong West: 117 sold - median $510,000 - 4-room median $440,000 - $436 psf
Kallang/Whampoa: 67 sold - median $703,500 - 4-room median $839,000 - $647 psf - 3 at $1M+
Marine Parade: 11 sold - median $425,000 - 4-room median $522,000 - $565 psf
Pasir Ris: 72 sold - median $587,500 - 4-room median $480,000 - $439 psf
Punggol: 134 sold - median $530,000 - 4-room median $520,000 - $528 psf
Queenstown: 57 sold - median $620,000 - 4-room median $841,500 - $673 psf - 4 at $1M+
Sembawang: 44 sold - median $501,000 - 4-room median $465,000 - $482 psf
Sengkang: 164 sold - median $522,500 - 4-room median $510,000 - $500 psf
Serangoon: 40 sold - median $591,500 - 4-room median $526,000 - $533 psf - 1 at $1M+
Tampines: 129 sold - median $535,000 - 4-room median $485,000 - $480 psf
Toa Payoh: 52 sold - median $535,444 - 4-room median $575,000 - $498 psf - 3 at $1M+
Woodlands: 129 sold - median $473,000 - 4-room median $446,500 - $422 psf
Yishun: 129 sold - median $440,000 - 4-room median $446,000 - $462 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2022

$1,308,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,152 sqft - $1,136 psf - 87 yrs lease left

$1,288,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $1,023 psf - 89 yrs lease left

$1,268,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,141 sqft - $1,111 psf - 87 yrs lease left

$1,240,888 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,259 sqft - $985 psf - 88 yrs lease left

$1,235,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,141 sqft - $1,082 psf - 88 yrs lease left

$1,205,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,178 psf - 87 yrs lease left

$1,200,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $1,042 psf - 87 yrs lease left

$1,180,000 Blk 18C Holland Dr, Queenstown
5-room - storey 28 to 30 - 1,259 sqft - $937 psf - 89 yrs lease left

$1,180,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $746 psf - 72 yrs lease left

$1,180,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,227 sqft - $962 psf - 89 yrs lease left

The 5 most affordable 4-room flats, February 2022

$288,000 Blk 770 Yishun Ave 3, Yishun

4-room - storey 10 to 12 - 904 sqft - $319 psf - 63 yrs lease left

$320,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $323 psf - 54 yrs lease left

$348,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $355 psf - 57 yrs lease left

$350,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $357 psf - 54 yrs lease left

$350,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $370 psf - 53 yrs lease left

The 10 busiest streets, February 2022

Yishun Ring Rd, Yishun: 31 sales
Punggol Dr, Punggol: 27 sales
Compassvale Cres, Sengkang: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Fernvale Link, Sengkang: 20 sales
Bt Batok West Ave 6, Bukit Batok: 19 sales
Edgedale Plains, Punggol: 19 sales
Woodlands Dr 50, Woodlands: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 18 sales
Bedok Reservoir Rd, Bedok: 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