HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2023

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:57 pm.
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January 2023 in full

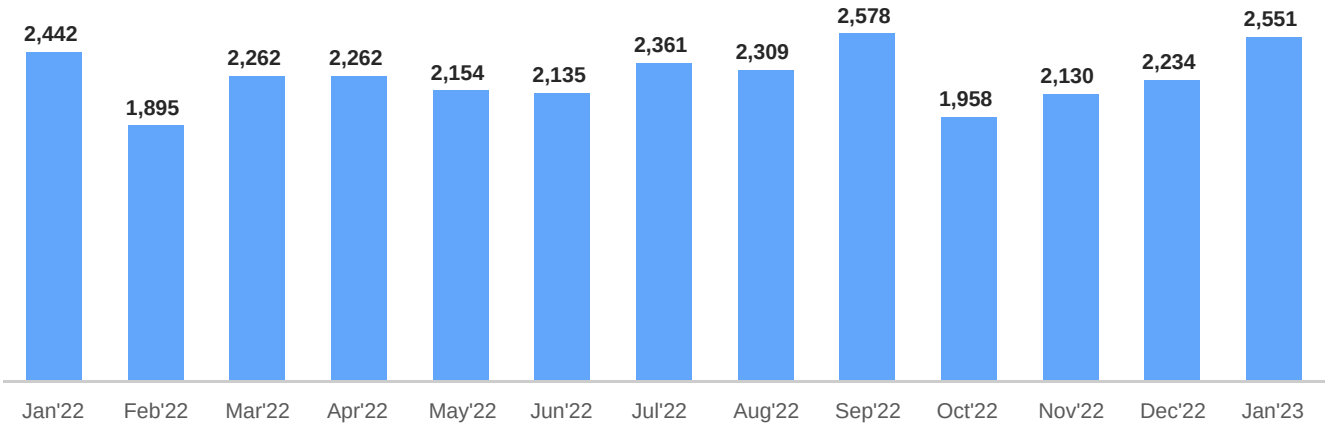
Flats sold: 2,551 Median price: $535,000 Median $psf: $519
Million-dollar flats: 40 (1.6%) Highest price: $1,340,000 (Central Area)

Against the month before: sales +14.2%, median price +0.9%. Against a year ago: sales +4.5%, median price +7.0%.

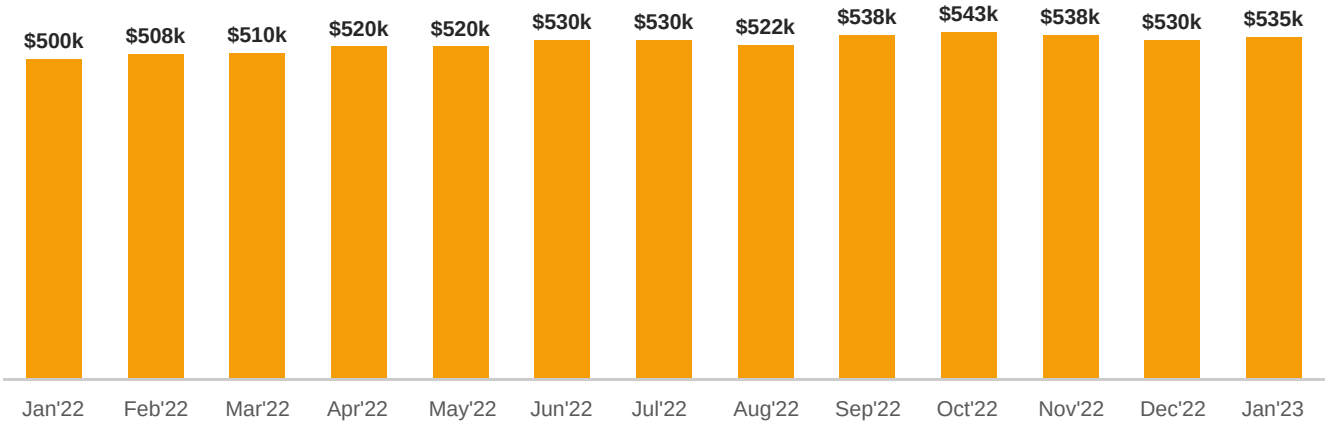
At a glance

- 2,551 HDB resale flats changed hands in January 2023, 14.2% more than the month before (2,234).
- Half of all flats sold for $535,000 or less (the median price), up 0.9% from the month before.
- A typical 4-room flat sold for $530,000 (1,074 sales), or about $522 per square foot.
- 40 flats sold for $1 million or more (1.6% of all sales), most of them in Ang Mo Kio, Central Area, Bishan.
- The highest price was $1,340,000 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 $470,000) and the dearest was Central Area (median $1,014,000).
- The busiest town was Woodlands with 233 sales.

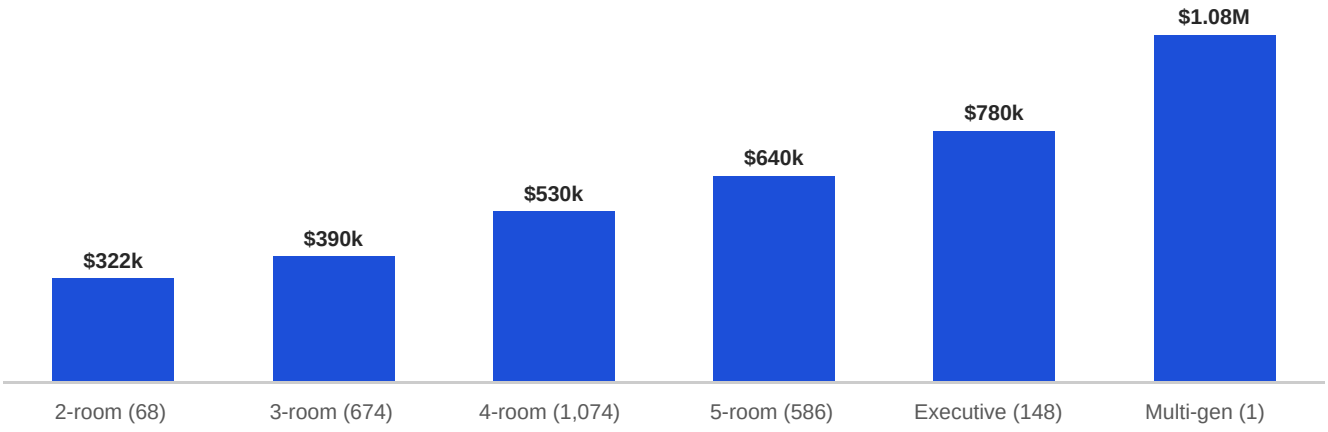
Flats sold each month, last 13 months



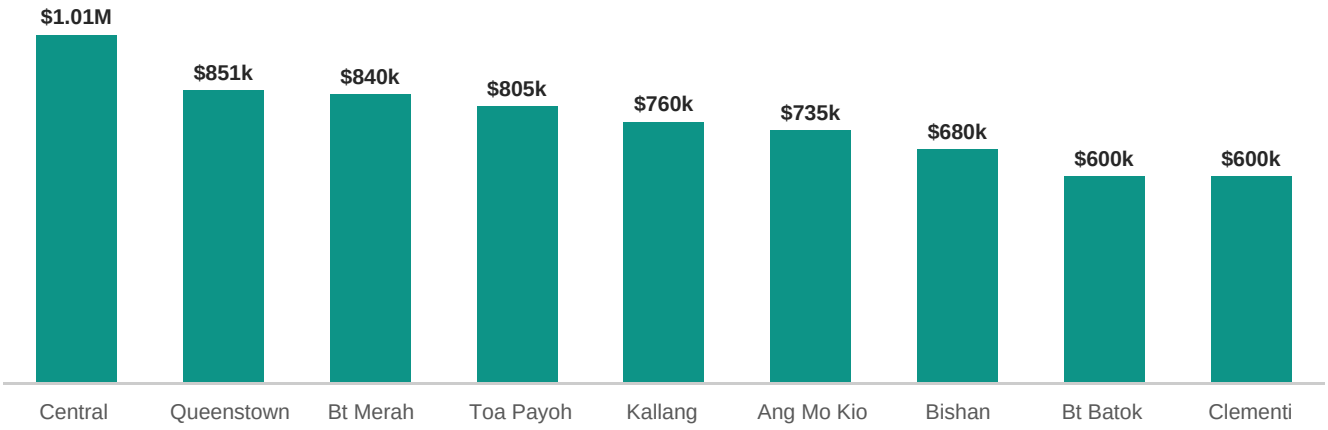
Median price each month, last 13 months



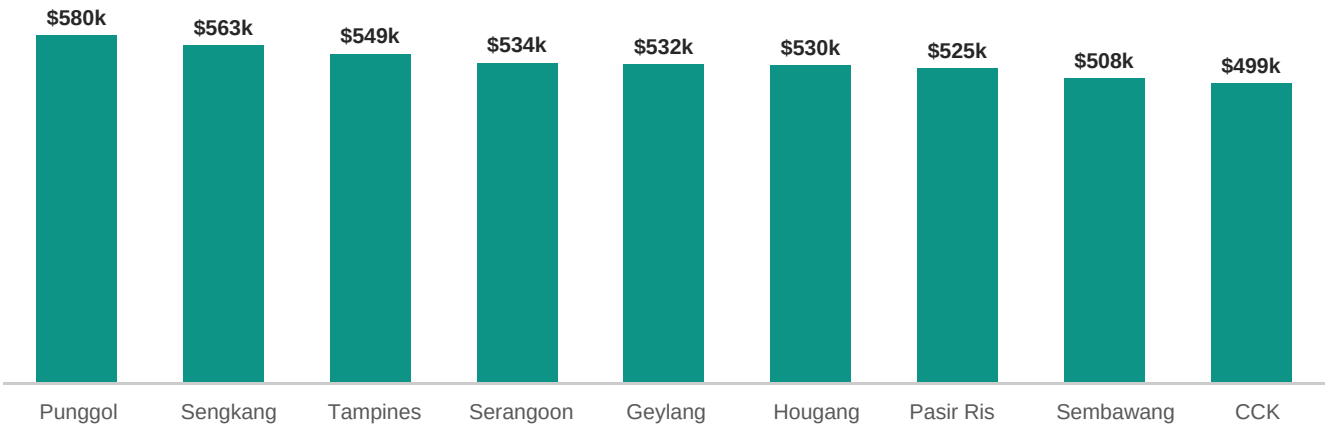
Median price by flat type (number sold), January 2023



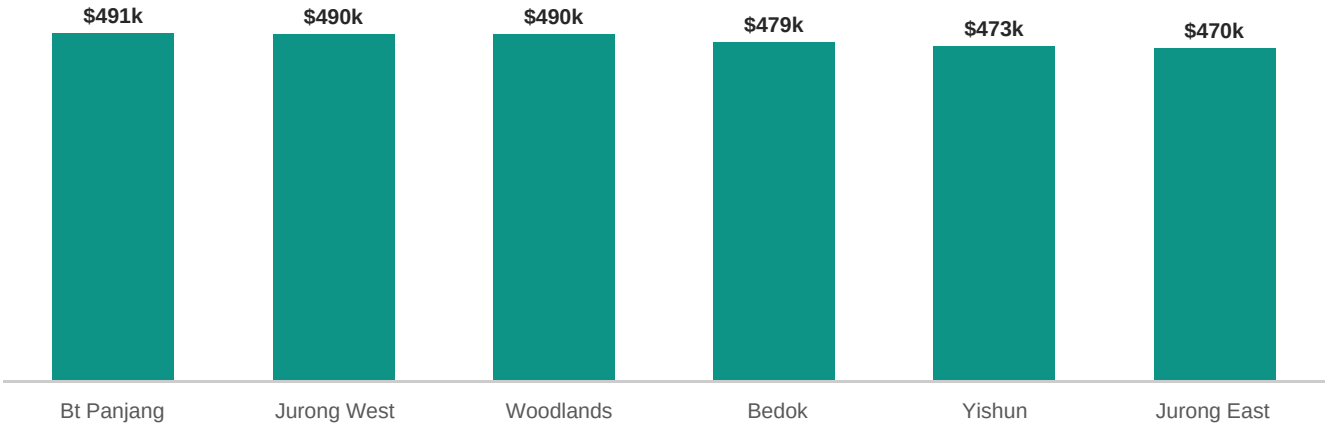
Median 4-room price by town, dearest first



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



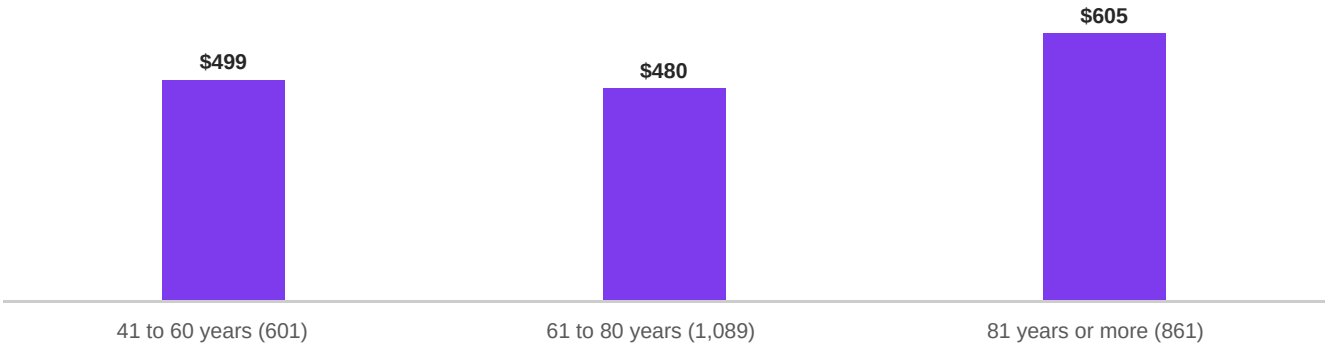
Median 4-room price by town, dearest first (continued)



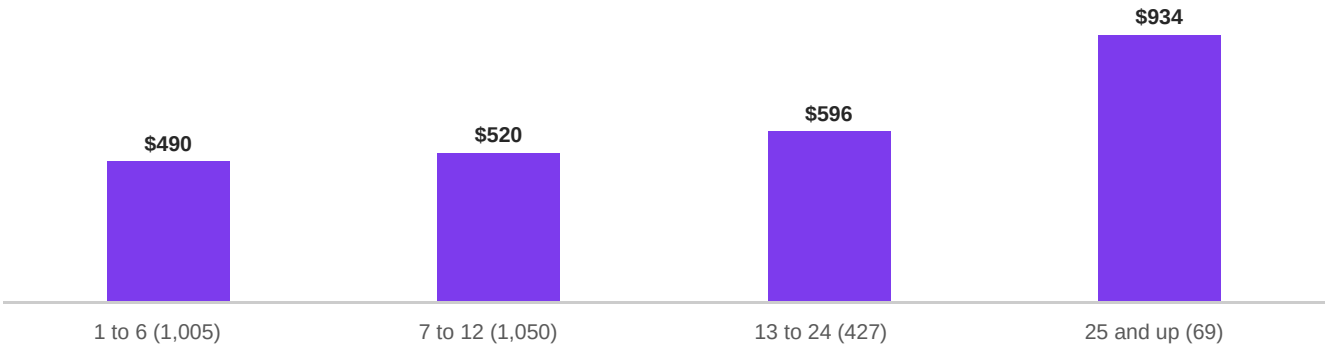
Town by town, January 2023

Ang Mo Kio: 120 sold - median $435,000 - 4-room median $735,000 - $525 psf - 5 at $1M+
Bedok: 136 sold - median $434,000 - 4-room median $479,000 - $493 psf - 1 at $1M+
Bishan: 31 sold - median $738,000 - 4-room median $680,000 - $653 psf - 4 at $1M+
Bukit Batok: 110 sold - median $600,000 - 4-room median $600,000 - $541 psf
Bukit Merah: 103 sold - median $720,000 - 4-room median $840,000 - $769 psf - 2 at $1M+
Bukit Panjang: 61 sold - median $527,000 - 4-room median $491,388 - $505 psf
Bukit Timah: 4 sold - median $652,500 - 4-room median n/a - $671 psf - 1 at $1M+
Central Area: 21 sold - median $500,000 - 4-room median $1,014,000 - $683 psf - 5 at $1M+
Choa Chu Kang: 122 sold - median $528,400 - 4-room median $499,444 - $454 psf
Clementi: 72 sold - median $557,500 - 4-room median $600,000 - $559 psf - 4 at $1M+
Geylang: 69 sold - median $425,000 - 4-room median $531,500 - $532 psf
Hougang: 126 sold - median $532,500 - 4-room median $530,000 - $514 psf
Jurong East: 45 sold - median $456,888 - 4-room median $470,000 - $460 psf
Jurong West: 153 sold - median $510,000 - 4-room median $490,000 - $465 psf
Kallang/Whampoa: 89 sold - median $595,000 - 4-room median $760,000 - $594 psf - 4 at $1M+
Marine Parade: 17 sold - median $525,000 - 4-room median n/a - $603 psf
Pasir Ris: 70 sold - median $635,000 - 4-room median $525,000 - $477 psf
Punggol: 200 sold - median $577,000 - 4-room median $580,444 - $589 psf - 1 at $1M+
Queenstown: 56 sold - median $665,000 - 4-room median $850,944 - $752 psf - 4 at $1M+
Sembawang: 92 sold - median $523,500 - 4-room median $507,500 - $514 psf
Sengkang: 157 sold - median $570,000 - 4-room median $562,944 - $552 psf
Serangoon: 45 sold - median $528,000 - 4-room median $533,888 - $539 psf - 3 at $1M+
Tampines: 169 sold - median $560,000 - 4-room median $548,888 - $509 psf
Toa Payoh: 42 sold - median $456,000 - 4-room median $805,000 - $574 psf - 4 at $1M+
Woodlands: 233 sold - median $525,000 - 4-room median $490,000 - $472 psf - 1 at $1M+
Yishun: 208 sold - median $465,000 - 4-room median $473,000 - $493 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2023

$1,340,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,174 psf - 87 yrs lease left

$1,335,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $1,060 psf - 88 yrs lease left

$1,288,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $777 psf - 64 yrs lease left

$1,280,000 Blk 441A Clementi Ave 3, Clementi
5-room - storey 22 to 24 - 1,249 sqft - $1,025 psf - 88 yrs lease left

$1,230,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,023 sqft - $1,203 psf - 87 yrs lease left

$1,220,000 Blk 268B Punggol Field, Punggol
5-room - storey 16 to 18 - 1,604 sqft - $761 psf - 89 yrs lease left

$1,200,000 Blk 275A Bishan St 24, Bishan
5-room - storey 04 to 06 - 1,292 sqft - $929 psf - 87 yrs lease left

$1,200,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,023 sqft - $1,174 psf - 87 yrs lease left

$1,200,000 Blk 816 Jellicoe Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,184 sqft - $1,013 psf - 79 yrs lease left

$1,200,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 22 to 24 - 1,163 sqft - $1,032 psf - 92 yrs lease left

The 5 most affordable 4-room flats, January 2023

$320,000 Blk 121 Paya Lebar Way, Geylang

4-room - storey 04 to 06 - 980 sqft - $327 psf - 56 yrs lease left

$370,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $382 psf - 50 yrs lease left

$375,000 Blk 44 Bedok Sth Rd, Bedok

4-room - storey 01 to 03 - 904 sqft - $415 psf - 53 yrs lease left

$380,000 Blk 101 Yishun Ave 5, Yishun

4-room - storey 01 to 03 - 969 sqft - $392 psf - 54 yrs lease left

$380,000 Blk 770 Woodlands Dr 60, Woodlands

4-room - storey 04 to 06 - 1,109 sqft - $343 psf - 73 yrs lease left

The 10 busiest streets, January 2023

Yishun Ring Rd, Yishun: 61 sales
Sumang Lane, Punggol: 35 sales
Yishun Ave 4, Yishun: 31 sales
Woodlands Dr 16, Woodlands: 29 sales
Bedok Reservoir Rd, Bedok: 27 sales
Woodlands Ave 6, Woodlands: 27 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 25 sales
Hougang Ave 8, Hougang: 25 sales
Punggol Dr, Punggol: 25 sales
Fernvale Link, Sengkang: 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