HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2023

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:58 pm.
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February 2023 in full

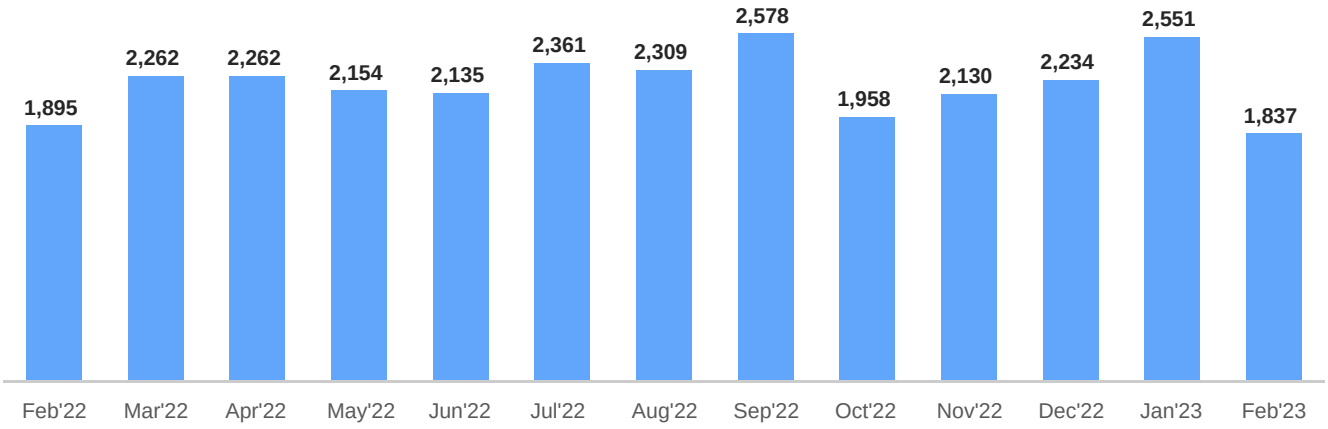
Flats sold: 1,837 Median price: $535,800 Median $psf: $517
Million-dollar flats: 24 (1.3%) Highest price: $1,340,000 (Central Area)

Against the month before: sales -28.0%, median price +0.1%. Against a year ago: sales -3.1%, median price +5.5%.

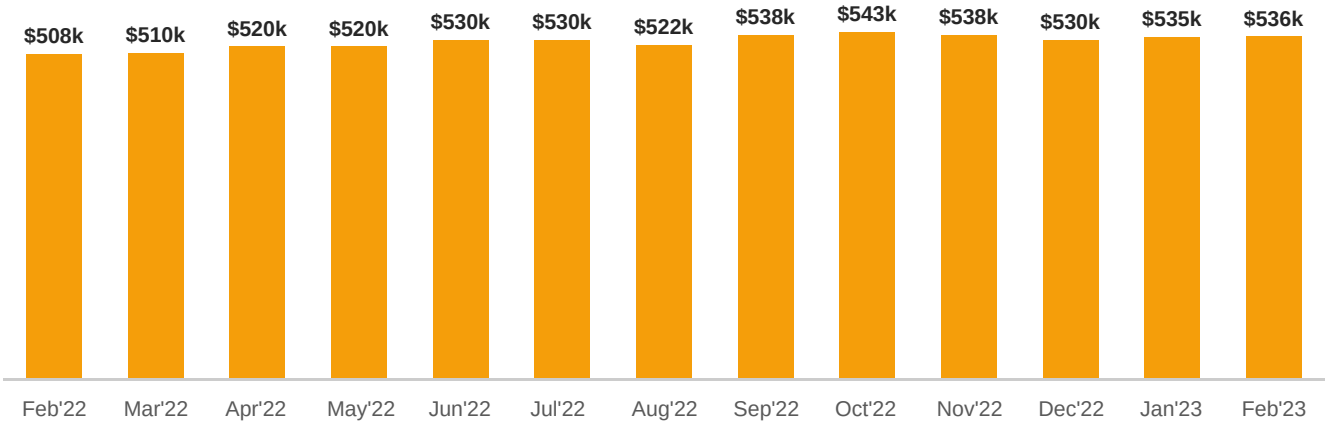
At a glance

- 1,837 HDB resale flats changed hands in February 2023, 28.0% fewer than the month before (2,551).
- Half of all flats sold for $535,800 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $535,000 (770 sales), or about $525 per square foot.
- 24 flats sold for $1 million or more (1.3% of all sales), most of them in Toa Payoh, Queenstown, Central Area.
- The highest price was $1,340,000 for a 5-room flat at Blk 1E Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong West (median $461,500) and the dearest was Queenstown (median $851,000).
- The busiest town was Punggol with 163 sales.

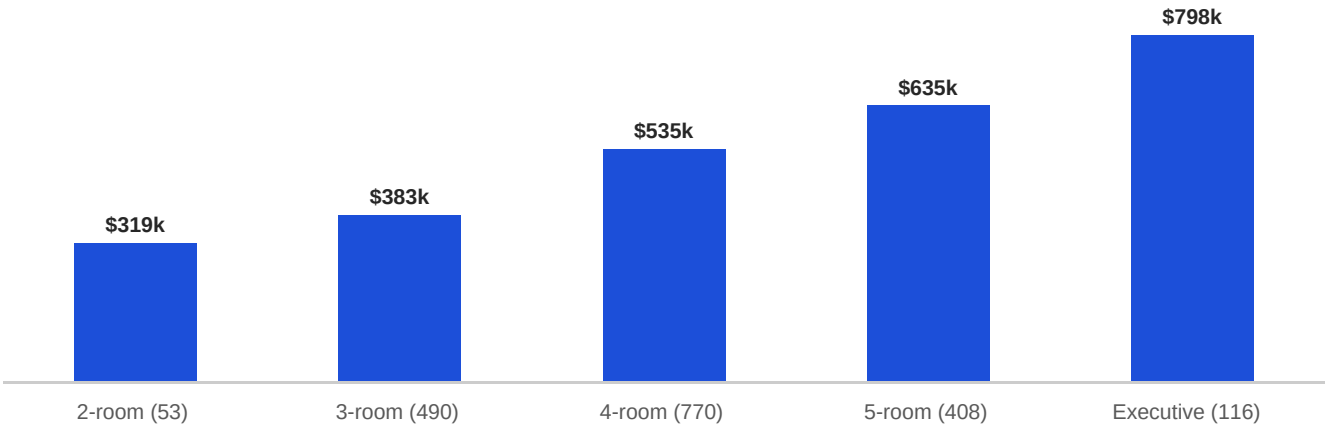
Flats sold each month, last 13 months



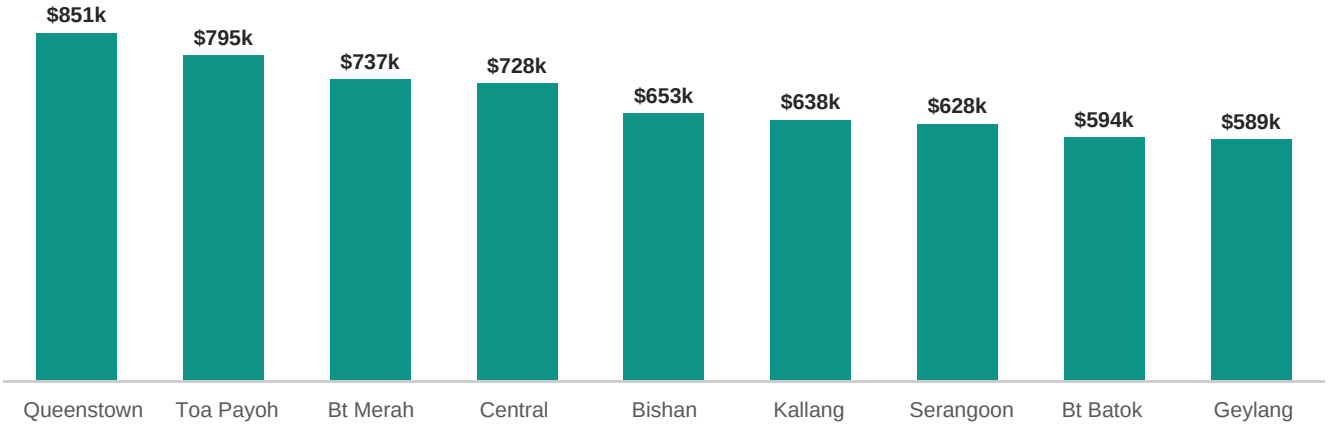
Median price each month, last 13 months



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



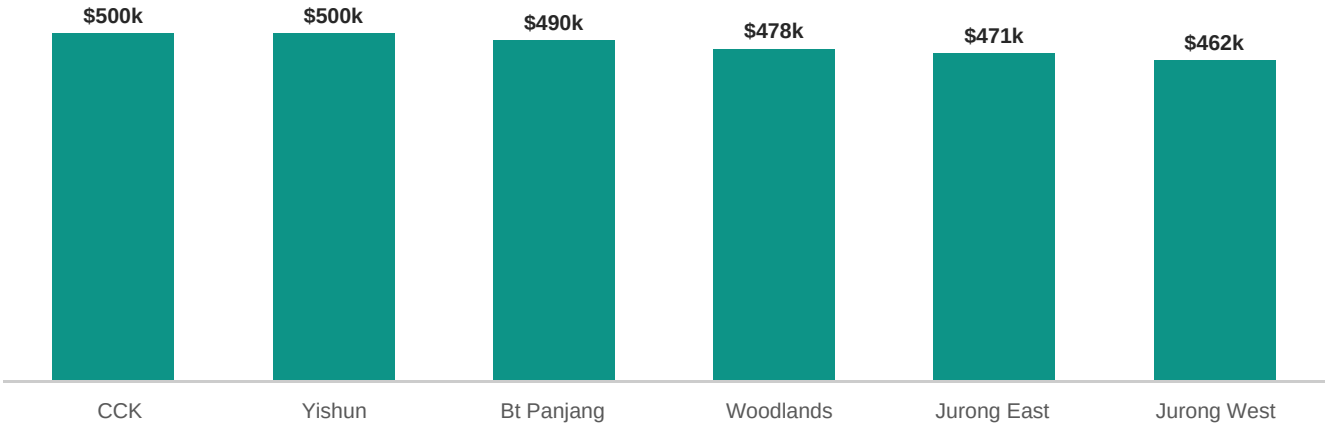
Median 4-room price by town, dearest first



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



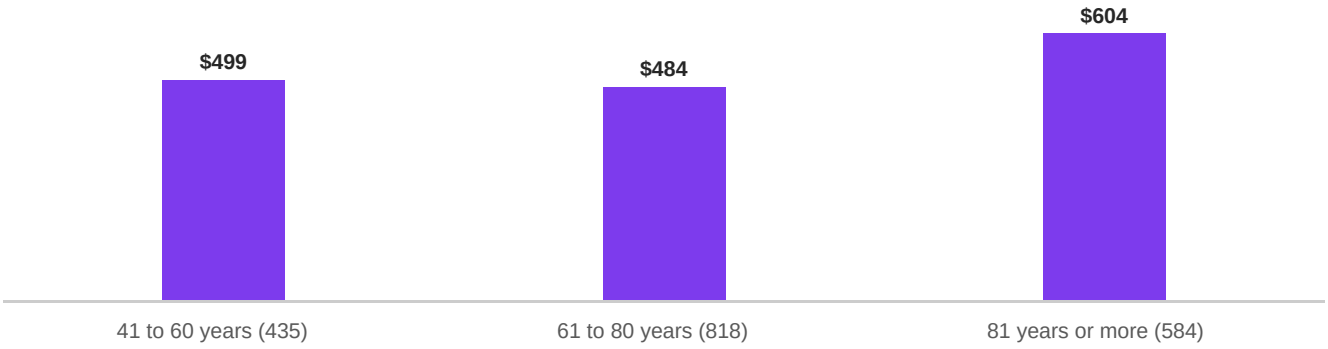
Median 4-room price by town, dearest first (continued)



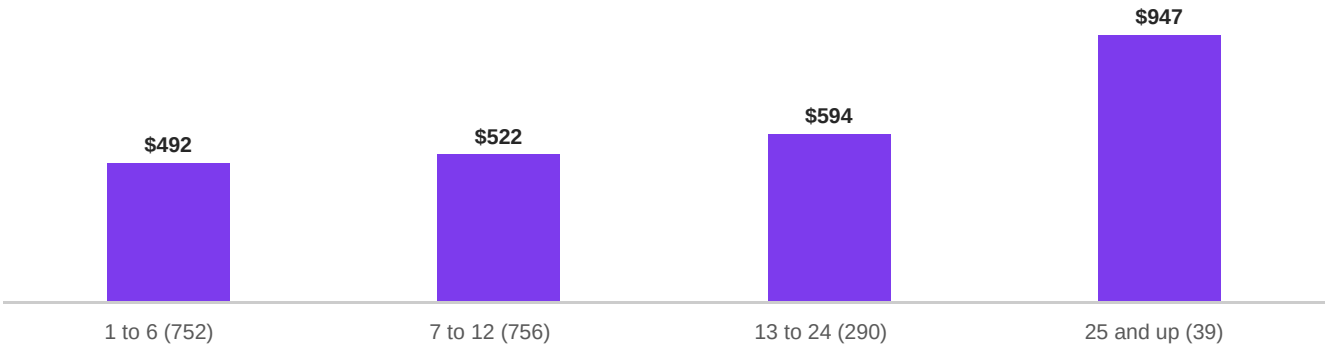
Town by town, February 2023

Ang Mo Kio: 68 sold - median $430,500 - 4-room median $545,000 - $520 psf
Bedok: 101 sold - median $480,000 - 4-room median $502,500 - $506 psf - 1 at $1M+
Bishan: 22 sold - median $686,500 - 4-room median $652,888 - $656 psf - 1 at $1M+
Bukit Batok: 75 sold - median $510,000 - 4-room median $594,000 - $581 psf
Bukit Merah: 57 sold - median $680,000 - 4-room median $736,500 - $620 psf - 2 at $1M+
Bukit Panjang: 66 sold - median $505,000 - 4-room median $490,000 - $488 psf
Bukit Timah: 2 sold - median $681,444 - 4-room median n/a - $648 psf
Central Area: 18 sold - median $535,500 - 4-room median $728,000 - $724 psf - 3 at $1M+
Choa Chu Kang: 89 sold - median $540,000 - 4-room median $500,000 - $457 psf
Clementi: 44 sold - median $487,500 - 4-room median $512,000 - $538 psf
Geylang: 46 sold - median $462,500 - 4-room median $589,000 - $535 psf - 1 at $1M+
Hougang: 97 sold - median $510,000 - 4-room median $510,000 - $510 psf
Jurong East: 38 sold - median $462,500 - 4-room median $471,000 - $481 psf - 2 at $1M+
Jurong West: 104 sold - median $490,000 - 4-room median $461,500 - $445 psf
Kallang/Whampoa: 59 sold - median $629,000 - 4-room median $637,500 - $606 psf - 1 at $1M+
Marine Parade: 12 sold - median $480,000 - 4-room median n/a - $568 psf
Pasir Ris: 37 sold - median $643,000 - 4-room median $555,000 - $489 psf
Punggol: 163 sold - median $580,000 - 4-room median $585,000 - $589 psf
Queenstown: 41 sold - median $828,000 - 4-room median $851,000 - $740 psf - 4 at $1M+
Sembawang: 60 sold - median $550,000 - 4-room median $550,000 - $557 psf
Sengkang: 123 sold - median $568,000 - 4-room median $530,000 - $517 psf
Serangoon: 17 sold - median $645,000 - 4-room median $628,000 - $561 psf
Tampines: 130 sold - median $552,500 - 4-room median $548,000 - $509 psf
Toa Payoh: 65 sold - median $568,000 - 4-room median $795,250 - $534 psf - 5 at $1M+
Woodlands: 153 sold - median $533,000 - 4-room median $477,888 - $468 psf - 3 at $1M+
Yishun: 150 sold - median $450,000 - 4-room median $500,000 - $512 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2023

$1,340,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,130 sqft - $1,186 psf - 87 yrs lease left

$1,290,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,206 sqft - $1,070 psf - 91 yrs lease left

$1,290,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,012 sqft - $1,275 psf - 87 yrs lease left

$1,260,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $780 psf - 71 yrs lease left

$1,208,888 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,281 sqft - $944 psf - 87 yrs lease left

$1,200,888 Blk 90 Dawson Rd, Queenstown
5-room - storey 37 to 39 - 1,066 sqft - $1,127 psf - 92 yrs lease left

$1,188,888 Blk 91 Dawson Rd, Queenstown
4-room - storey 40 to 42 - 1,023 sqft - $1,163 psf - 92 yrs lease left

$1,120,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 07 to 09 - 1,216 sqft - $921 psf - 88 yrs lease left

$1,120,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,539 sqft - $728 psf - 69 yrs lease left

$1,100,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,604 sqft - $686 psf - 71 yrs lease left

The 5 most affordable 4-room flats, February 2023

$350,000 Blk 104 Woodlands St 13, Woodlands

4-room - storey 04 to 06 - 980 sqft - $357 psf - 61 yrs lease left

$370,000 Blk 177 Woodlands St 13, Woodlands

4-room - storey 01 to 03 - 980 sqft - $378 psf - 62 yrs lease left

$380,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $388 psf - 53 yrs lease left

$384,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,055 sqft - $364 psf - 54 yrs lease left

$385,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $393 psf - 56 yrs lease left

The 10 busiest streets, February 2023

Yishun Ring Rd, Yishun: 32 sales
Edgedale Plains, Punggol: 29 sales
Sumang Lane, Punggol: 27 sales
Yishun Ave 4, Yishun: 27 sales
Bedok Reservoir Rd, Bedok: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Punggol Field, Punggol: 19 sales
Segar Rd, Bukit Panjang: 18 sales
Fernvale Link, Sengkang: 17 sales
Punggol Ctrl, Punggol: 16 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