HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2025

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:56 pm.
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January 2025 in full

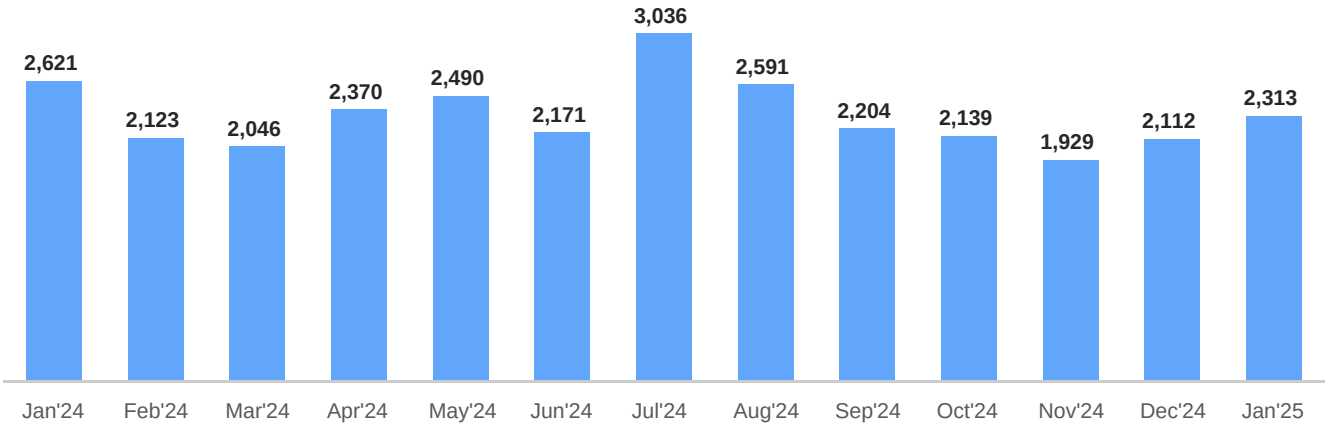
Flats sold: 2,313 Median price: $612,888 Median $psf: $592
Million-dollar flats: 119 (5.1%) Highest price: $1,600,000 (Toa Payoh)

Against the month before: sales +9.5%, median price -0.4%. Against a year ago: sales -11.8%, median price +7.5%.

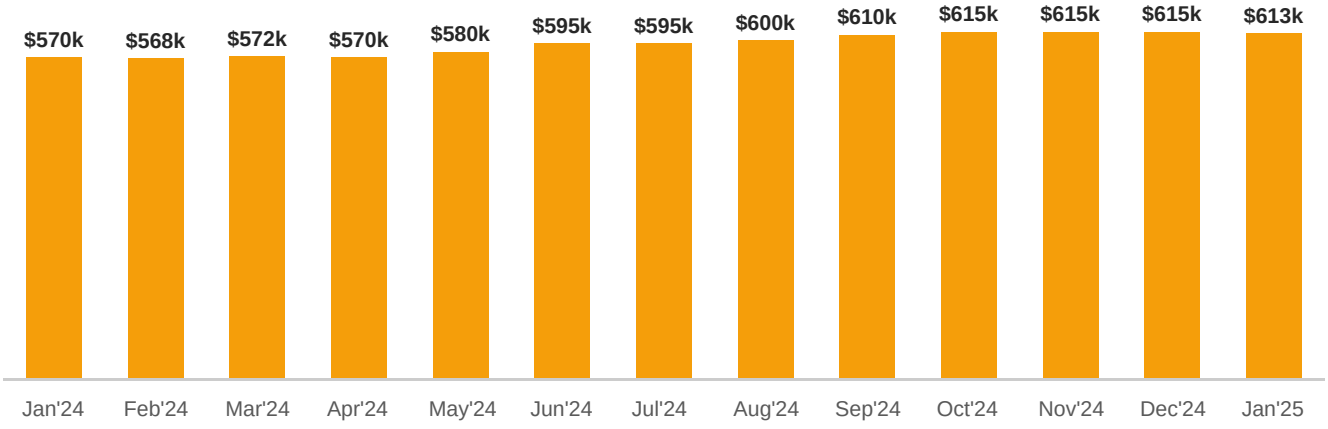
At a glance

- 2,313 HDB resale flats changed hands in January 2025, 9.5% more than the month before (2,112).
- Half of all flats sold for $612,888 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $618,000 (1,024 sales), or about $606 per square foot.
- 119 flats sold for $1 million or more (5.1% of all sales), most of them in Toa Payoh, Queenstown, Bukit Merah.
- The highest price was $1,600,000 for a 5-room flat at Blk 138A Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong East (median $512,888) and the dearest was Central Area (median $1,150,000).
- The busiest town was Sengkang with 188 sales.

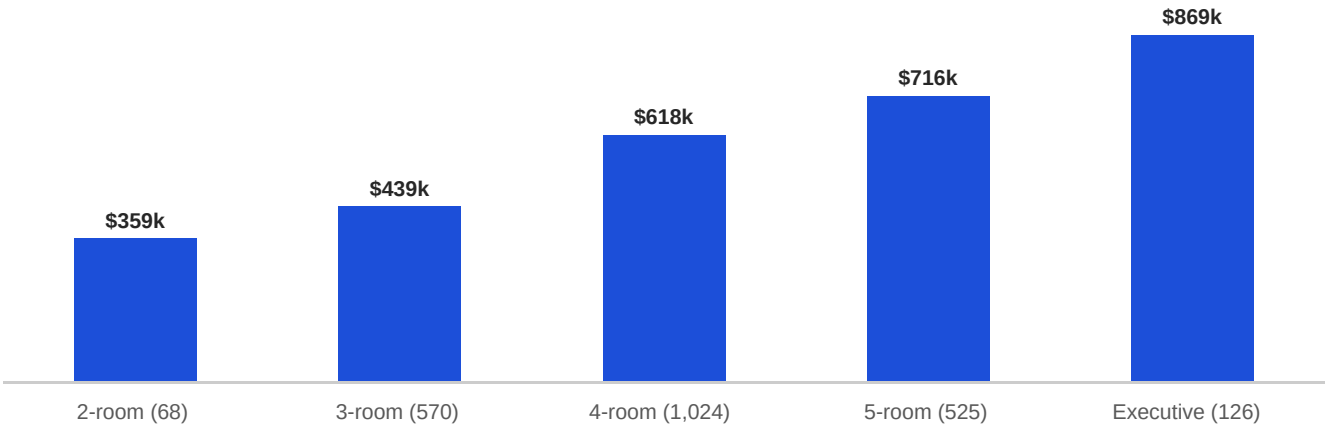
Flats sold each month, last 13 months



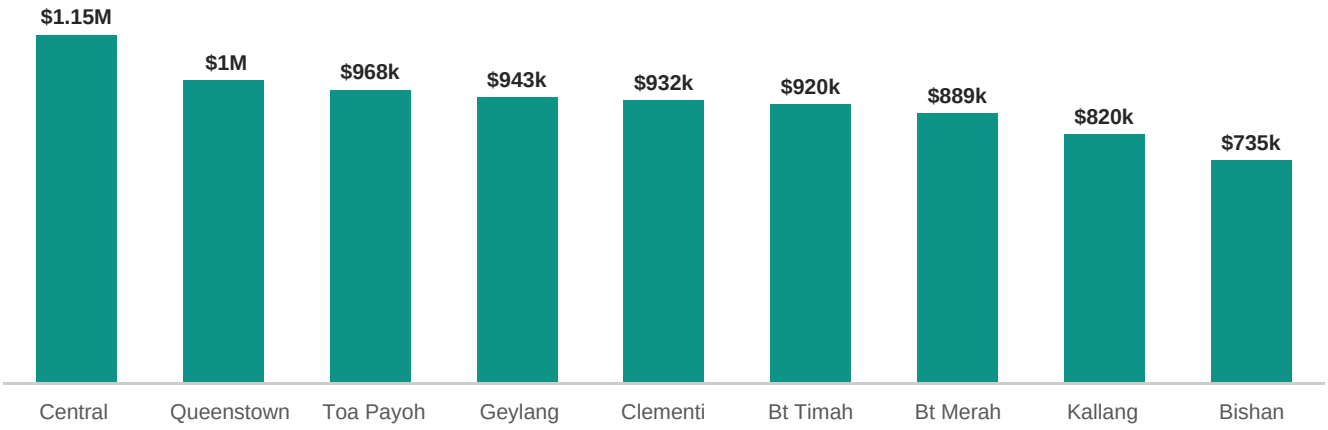
Median price each month, last 13 months



Median price by flat type (number sold), January 2025



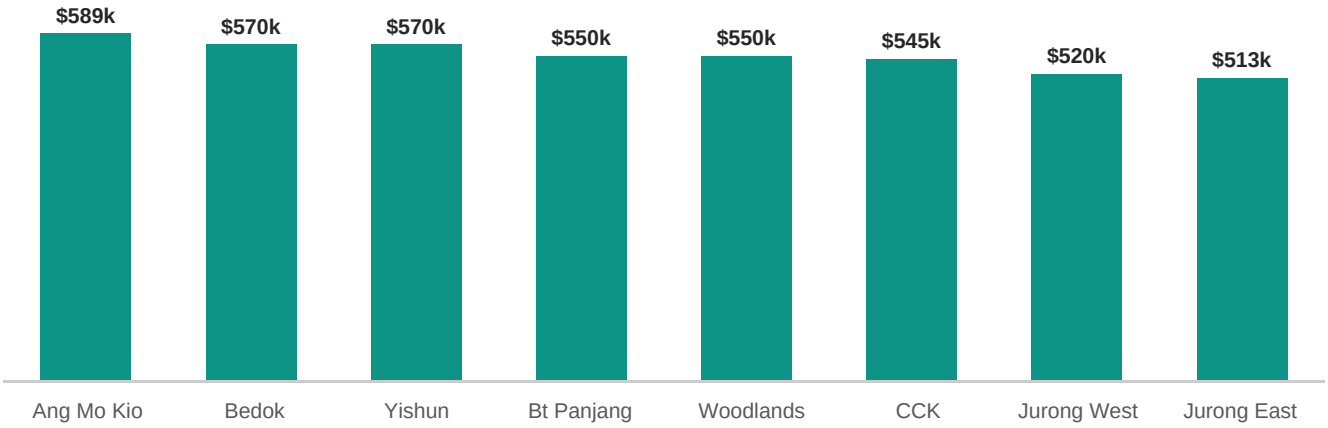
Median 4-room price by town, dearest first



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



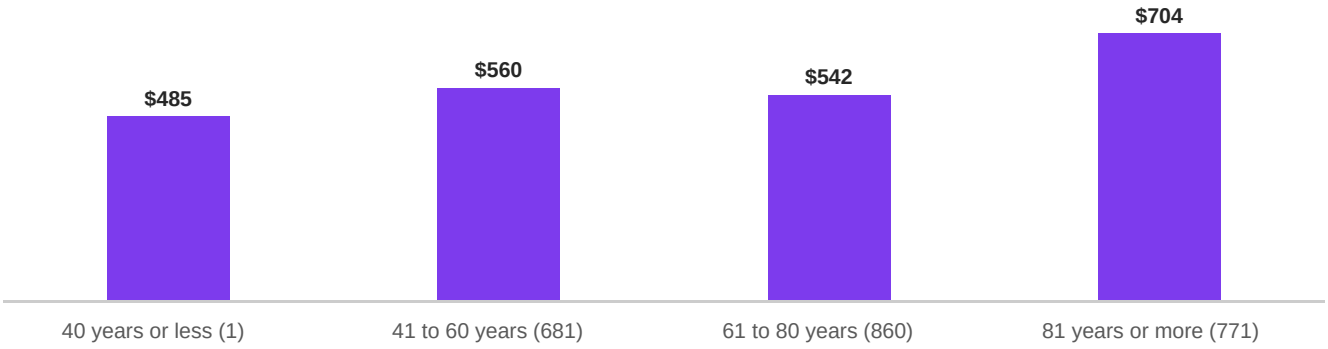
Median 4-room price by town, dearest first (continued)



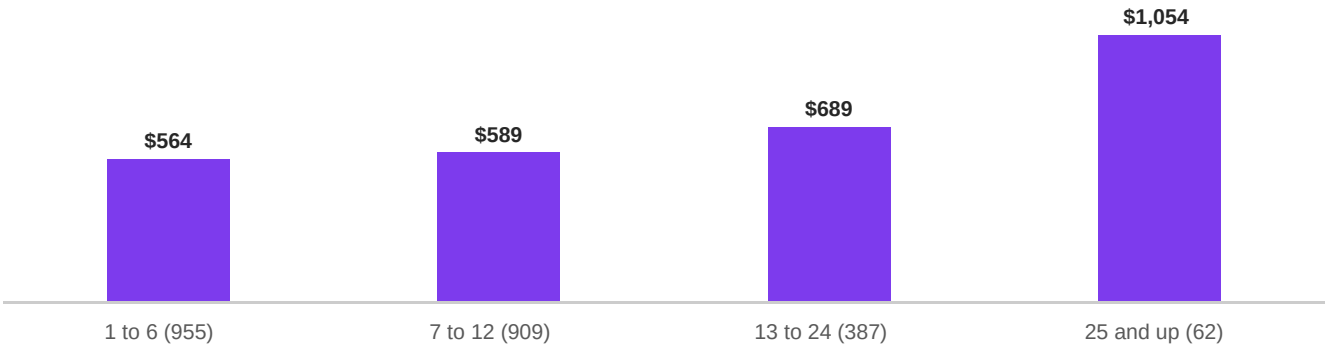
Town by town, January 2025

Ang Mo Kio: 102 sold - median $485,444 - 4-room median $588,500 - $575 psf - 6 at $1M+
Bedok: 97 sold - median $550,000 - 4-room median $570,000 - $592 psf - 5 at $1M+
Bishan: 26 sold - median $750,500 - 4-room median $735,000 - $728 psf - 5 at $1M+
Bukit Batok: 127 sold - median $595,000 - 4-room median $599,500 - $579 psf
Bukit Merah: 91 sold - median $742,000 - 4-room median $889,000 - $697 psf - 14 at $1M+
Bukit Panjang: 78 sold - median $602,944 - 4-room median $550,000 - $551 psf
Bukit Timah: 4 sold - median $835,000 - 4-room median $920,000 - $840 psf
Central Area: 13 sold - median $680,000 - 4-room median $1,150,000 - $852 psf - 4 at $1M+
Choa Chu Kang: 107 sold - median $589,000 - 4-room median $545,000 - $502 psf
Clementi: 41 sold - median $610,000 - 4-room median $931,888 - $645 psf - 10 at $1M+
Geylang: 53 sold - median $542,000 - 4-room median $942,500 - $597 psf - 5 at $1M+
Hougang: 108 sold - median $575,000 - 4-room median $624,000 - $590 psf - 1 at $1M+
Jurong East: 43 sold - median $475,000 - 4-room median $512,888 - $525 psf - 2 at $1M+
Jurong West: 147 sold - median $565,000 - 4-room median $520,000 - $497 psf
Kallang/Whampoa: 70 sold - median $611,944 - 4-room median $820,000 - $679 psf - 10 at $1M+
Marine Parade: 16 sold - median $552,500 - 4-room median $630,888 - $662 psf - 1 at $1M+
Pasir Ris: 49 sold - median $702,000 - 4-room median $628,444 - $541 psf - 1 at $1M+
Punggol: 122 sold - median $659,888 - 4-room median $668,000 - $673 psf
Queenstown: 64 sold - median $790,000 - 4-room median $1,000,000 - $857 psf - 20 at $1M+
Sembawang: 124 sold - median $626,944 - 4-room median $639,444 - $637 psf
Sengkang: 188 sold - median $656,500 - 4-room median $644,444 - $631 psf
Serangoon: 34 sold - median $672,500 - 4-room median $650,000 - $651 psf - 3 at $1M+
Tampines: 188 sold - median $722,444 - 4-room median $705,000 - $662 psf - 6 at $1M+
Toa Payoh: 84 sold - median $773,000 - 4-room median $968,000 - $760 psf - 22 at $1M+
Woodlands: 174 sold - median $579,000 - 4-room median $550,000 - $521 psf - 3 at $1M+
Yishun: 163 sold - median $550,000 - 4-room median $570,000 - $574 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2025

$1,600,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,259 sqft - $1,270 psf - 86 yrs lease left

$1,500,888 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,259 sqft - $1,192 psf - 86 yrs lease left

$1,450,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,206 sqft - $1,203 psf - 90 yrs lease left

$1,400,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $1,399 psf - 85 yrs lease left

$1,400,000 Blk 440C Clementi Ave 3, Clementi
5-room - storey 28 to 30 - 1,206 sqft - $1,161 psf - 92 yrs lease left

$1,358,000 Blk 257 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,615 sqft - $841 psf - 66 yrs lease left

$1,340,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 10 to 12 - 1,163 sqft - $1,153 psf - 90 yrs lease left

$1,333,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $1,077 psf - 79 yrs lease left

$1,330,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 16 to 18 - 1,012 sqft - $1,314 psf - 85 yrs lease left

$1,308,888 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 13 to 15 - 1,184 sqft - $1,105 psf - 86 yrs lease left

The 5 most affordable 4-room flats, January 2025

$400,000 Blk 23B Queen's Cl, Queenstown

4-room - storey 07 to 09 - 958 sqft - $418 psf - 47 yrs lease left

$440,000 Blk 36 Bedok Sth Ave 2, Bedok

4-room - storey 01 to 03 - 904 sqft - $487 psf - 51 yrs lease left

$445,000 Blk 408 Pandan Gdns, Jurong East

4-room - storey 01 to 03 - 1,044 sqft - $426 psf - 53 yrs lease left

$450,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $498 psf - 62 yrs lease left

$450,000 Blk 214 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $510 psf - 49 yrs lease left

The 10 busiest streets, January 2025

Tampines Nth Dr 1, Tampines: 56 sales
Canberra St, Sembawang: 44 sales
Yishun Ring Rd, Yishun: 35 sales
Bt Batok West Ave 8, Bukit Batok: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Bedok Reservoir Rd, Bedok: 23 sales
Circuit Rd, Geylang: 23 sales
Segar Rd, Bukit Panjang: 21 sales
Bt Batok West Ave 6, Bukit Batok: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 20 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