HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2025

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

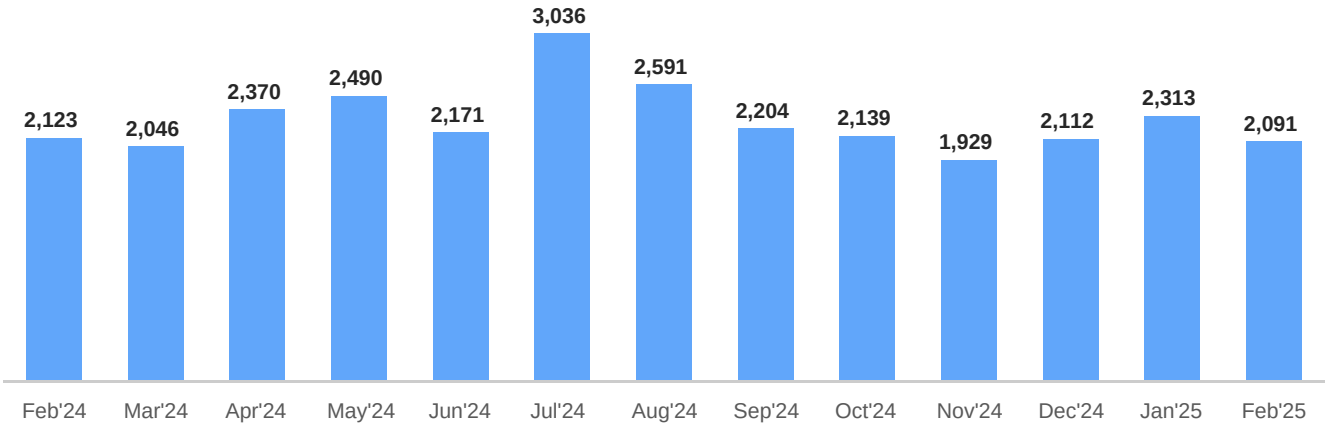
Flats sold: 2,091 Median price: $620,000 Median $psf: $599
Million-dollar flats: 121 (5.8%) Highest price: $1,558,000 (Toa Payoh)

Against the month before: sales -9.6%, median price +1.2%. Against a year ago: sales -1.5%, median price +9.2%.

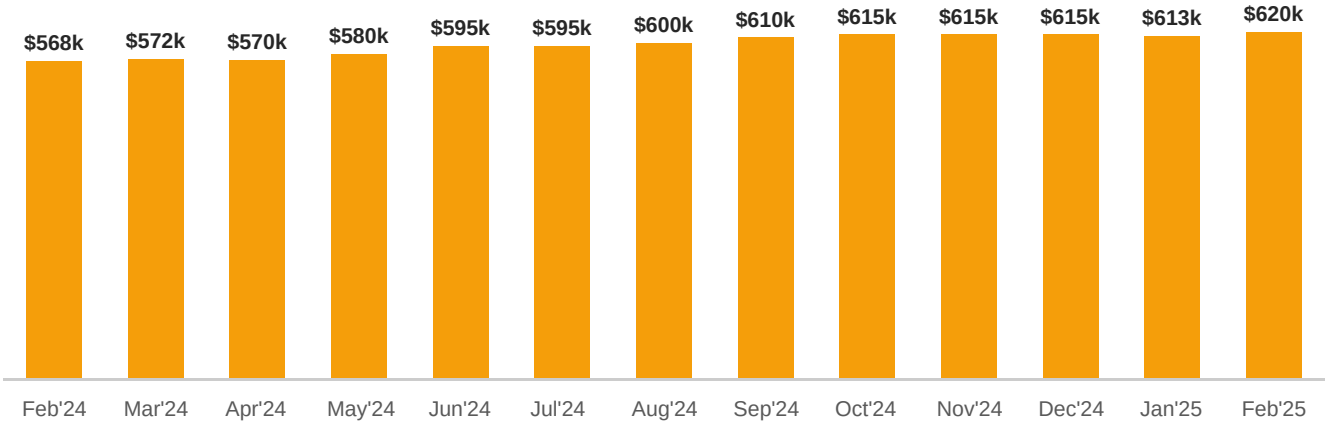
At a glance

- 2,091 HDB resale flats changed hands in February 2025, 9.6% fewer than the month before (2,313).
- Half of all flats sold for $620,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $623,800 (863 sales), or about $609 per square foot.
- 121 flats sold for $1 million or more (5.8% of all sales), most of them in Bukit Merah, Toa Payoh, Kallang/Whampoa.
- The highest price was $1,558,000 for a 5-room flat at Blk 138C Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong East (median $528,000) and the dearest was Queenstown (median $982,800).
- The busiest town was Sengkang with 168 sales.

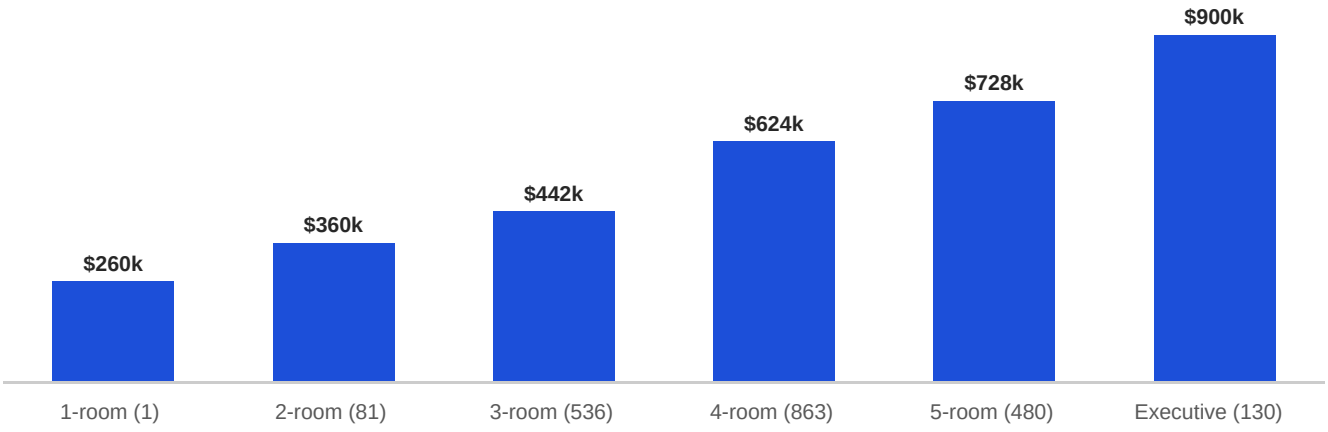
Flats sold each month, last 13 months



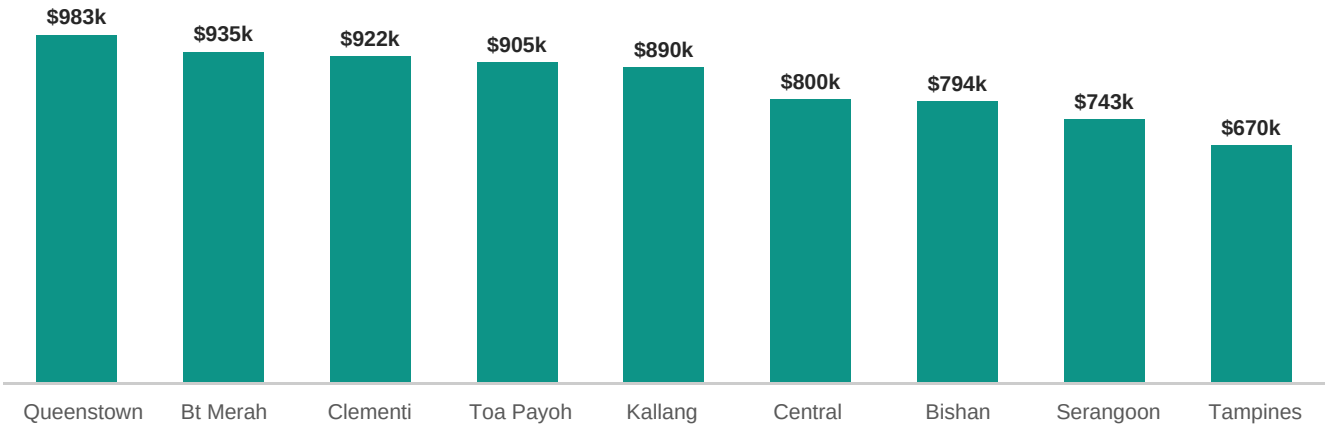
Median price each month, last 13 months



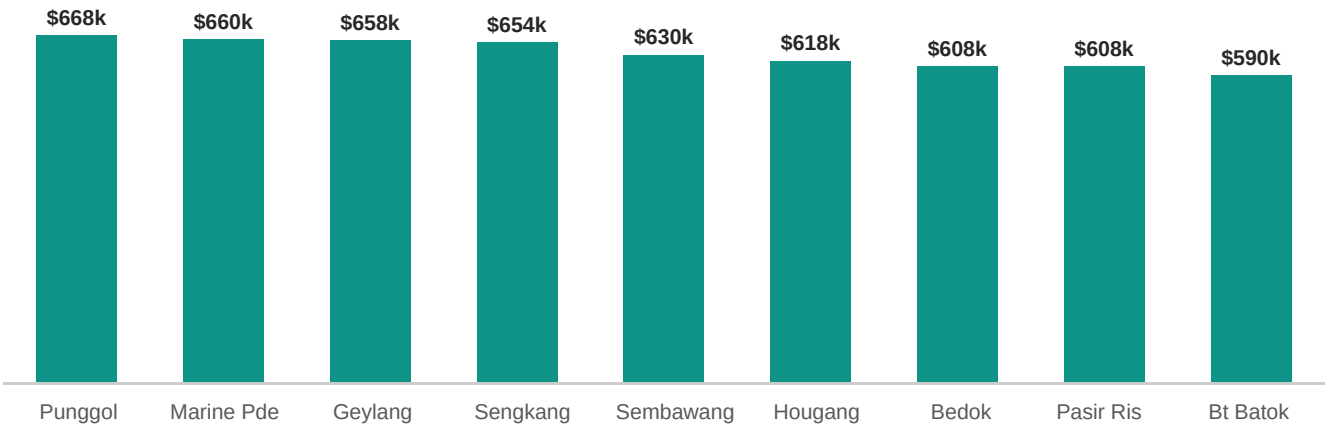
Median price by flat type (number sold), February 2025



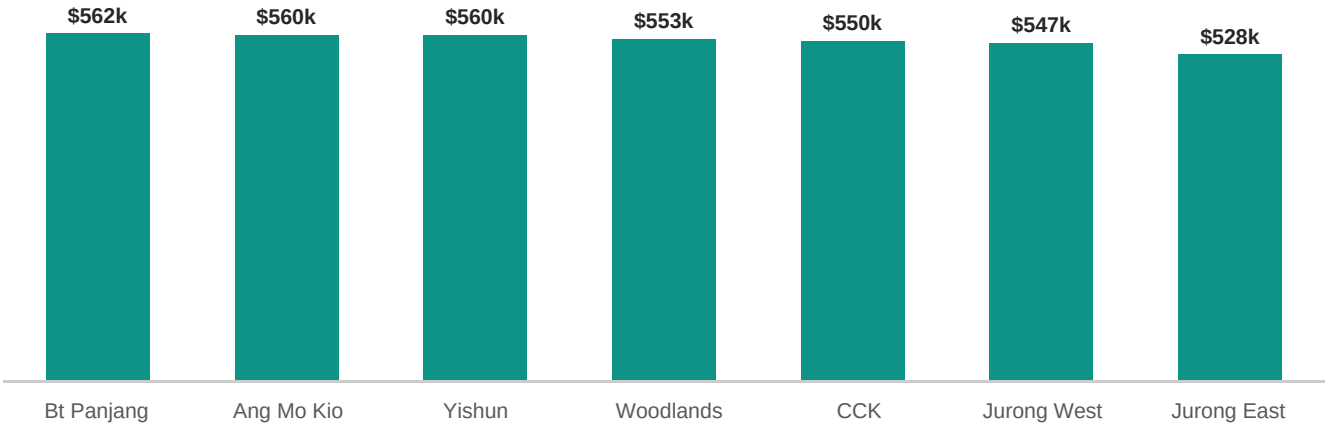
Median 4-room price by town, dearest first



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



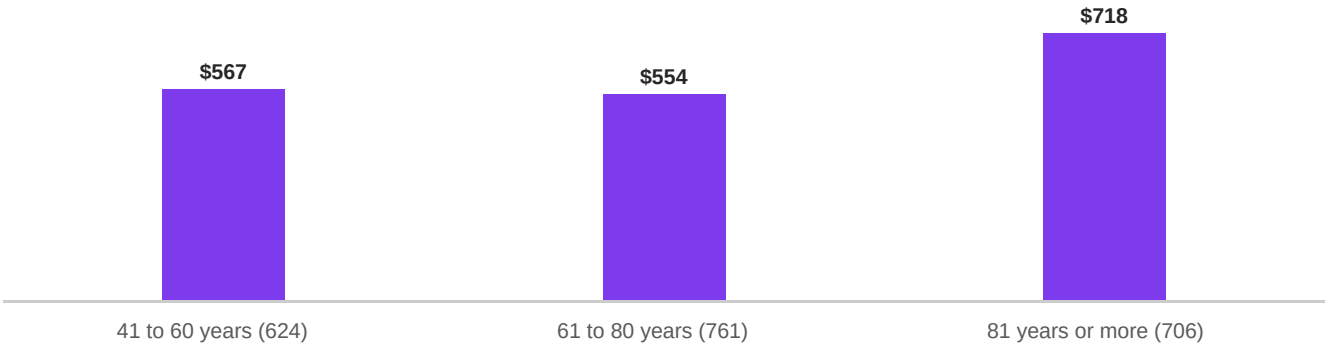
Median 4-room price by town, dearest first (continued)



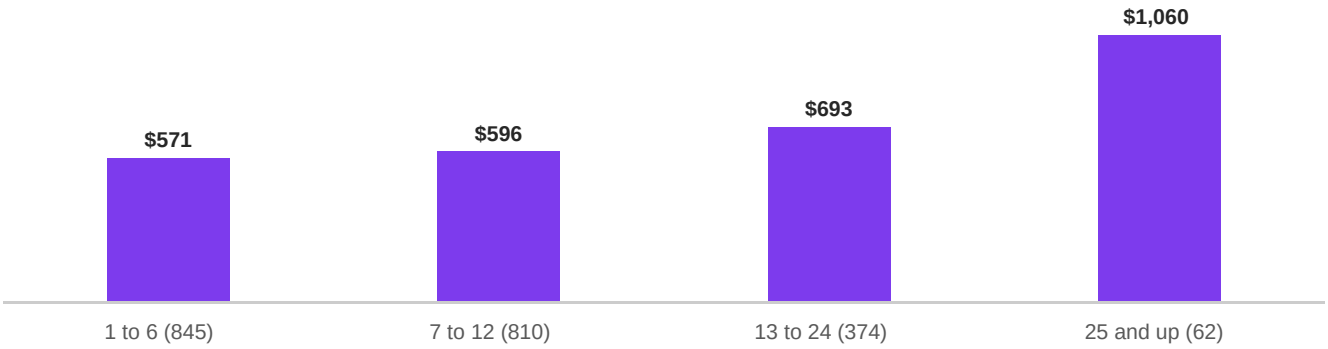
Town by town, February 2025

Ang Mo Kio: 82 sold - median $482,500 - 4-room median $560,000 - $575 psf - 5 at $1M+
Bedok: 105 sold - median $580,000 - 4-room median $608,000 - $596 psf - 4 at $1M+
Bishan: 23 sold - median $800,000 - 4-room median $794,000 - $759 psf - 4 at $1M+
Bukit Batok: 124 sold - median $568,000 - 4-room median $590,000 - $586 psf - 1 at $1M+
Bukit Merah: 93 sold - median $775,000 - 4-room median $935,000 - $841 psf - 21 at $1M+
Bukit Panjang: 63 sold - median $618,000 - 4-room median $562,000 - $549 psf - 1 at $1M+
Bukit Timah: 5 sold - median $930,000 - 4-room median n/a - $831 psf - 2 at $1M+
Central Area: 10 sold - median $542,500 - 4-room median $800,000 - $799 psf - 2 at $1M+
Choa Chu Kang: 97 sold - median $585,000 - 4-room median $550,000 - $506 psf
Clementi: 43 sold - median $715,000 - 4-room median $922,000 - $630 psf - 6 at $1M+
Geylang: 55 sold - median $543,000 - 4-room median $658,000 - $613 psf - 4 at $1M+
Hougang: 98 sold - median $603,000 - 4-room median $618,444 - $599 psf - 3 at $1M+
Jurong East: 35 sold - median $495,000 - 4-room median $528,000 - $527 psf - 2 at $1M+
Jurong West: 127 sold - median $538,000 - 4-room median $546,500 - $499 psf
Kallang/Whampoa: 60 sold - median $822,500 - 4-room median $890,000 - $842 psf - 14 at $1M+
Marine Parade: 11 sold - median $668,000 - 4-room median $660,000 - $712 psf - 2 at $1M+
Pasir Ris: 38 sold - median $700,000 - 4-room median $607,500 - $546 psf - 3 at $1M+
Punggol: 125 sold - median $663,000 - 4-room median $668,000 - $675 psf
Queenstown: 59 sold - median $785,000 - 4-room median $982,800 - $850 psf - 14 at $1M+
Sembawang: 126 sold - median $600,000 - 4-room median $630,000 - $646 psf
Sengkang: 168 sold - median $659,444 - 4-room median $654,444 - $650 psf
Serangoon: 33 sold - median $743,000 - 4-room median $743,000 - $682 psf - 5 at $1M+
Tampines: 165 sold - median $708,888 - 4-room median $670,000 - $617 psf - 5 at $1M+
Toa Payoh: 83 sold - median $788,000 - 4-room median $905,000 - $698 psf - 21 at $1M+
Woodlands: 140 sold - median $600,000 - 4-room median $553,000 - $529 psf
Yishun: 123 sold - median $520,000 - 4-room median $560,000 - $574 psf - 2 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2025

$1,558,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,259 sqft - $1,237 psf - 86 yrs lease left

$1,550,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,141 sqft - $1,358 psf - 85 yrs lease left

$1,500,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,259 sqft - $1,191 psf - 86 yrs lease left

$1,480,000 Blk 588D Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 28 to 30 - 1,281 sqft - $1,155 psf - 85 yrs lease left

$1,460,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $929 psf - 62 yrs lease left

$1,455,000 Blk 79 Dawson Rd, Queenstown
5-room - storey 25 to 27 - 1,152 sqft - $1,263 psf - 94 yrs lease left

$1,440,000 Blk 273B Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $1,115 psf - 85 yrs lease left

$1,420,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,206 sqft - $1,178 psf - 90 yrs lease left

$1,388,880 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,152 sqft - $1,206 psf - 85 yrs lease left

$1,370,000 Blk 312B Clementi Ave 4, Clementi
5-room - storey 37 to 39 - 1,216 sqft - $1,126 psf - 91 yrs lease left

The 5 most affordable 4-room flats, February 2025

$410,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $423 psf - 48 yrs lease left

$430,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 1,044 sqft - $412 psf - 53 yrs lease left

$430,000 Blk 42 Bedok Sth Rd, Bedok

4-room - storey 01 to 03 - 904 sqft - $476 psf - 51 yrs lease left

$440,000 Blk 103 Pasir Ris St 12, Pasir Ris

4-room - storey 07 to 09 - 1,109 sqft - $397 psf - 63 yrs lease left

$446,500 Blk 201 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $456 psf - 54 yrs lease left

The 10 busiest streets, February 2025

Canberra St, Sembawang: 52 sales
Tampines Nth Dr 1, Tampines: 29 sales
Hougang Ave 8, Hougang: 25 sales
Bt Batok West Ave 6, Bukit Batok: 20 sales
Bt Batok West Ave 8, Bukit Batok: 20 sales
Punggol Dr, Punggol: 19 sales
Anchorvale Lane, Sengkang: 19 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Sengkang West Rd, Sengkang: 18 sales
Simei St 1, Tampines: 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