HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2025

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

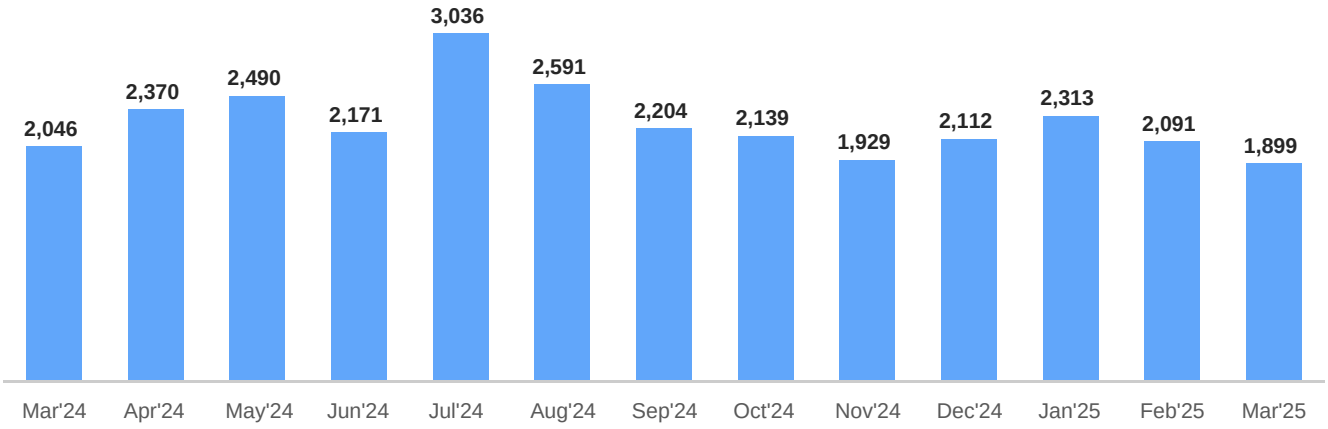
Flats sold: 1,899 **Median price: $625,000** **Median $psf: $602**
Million-dollar flats: 108 (5.7%) **Highest price: $1,518,000 (Central Area)**

Against the month before: sales -9.2%, median price +0.8%. Against a year ago: sales -7.2%, median price +9.3%.

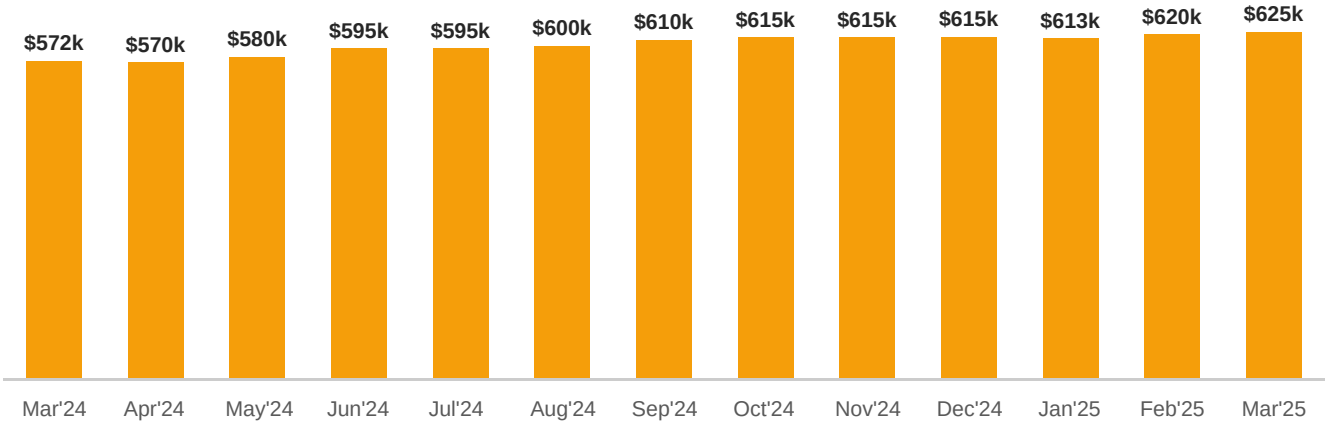
At a glance

- 1,899 HDB resale flats changed hands in March 2025, 9.2% fewer than the month before (2,091).
- Half of all flats sold for $625,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $628,000 (812 sales), or about $618 per square foot.
- 108 flats sold for $1 million or more (5.7% of all sales), most of them in Toa Payoh, Bukit Merah, Kallang/Whampoa.
- The highest price was $1,518,000 for a 4-room flat at Blk 1C Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $545,000) and the dearest was Toa Payoh (median $959,188).
- The busiest town was Tampines with 154 sales.

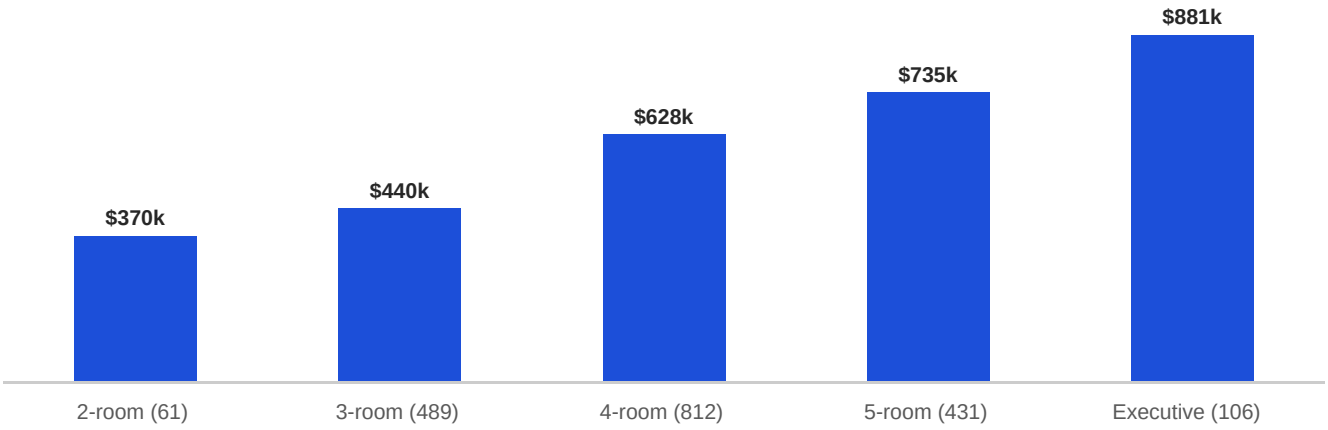
Flats sold each month, last 13 months



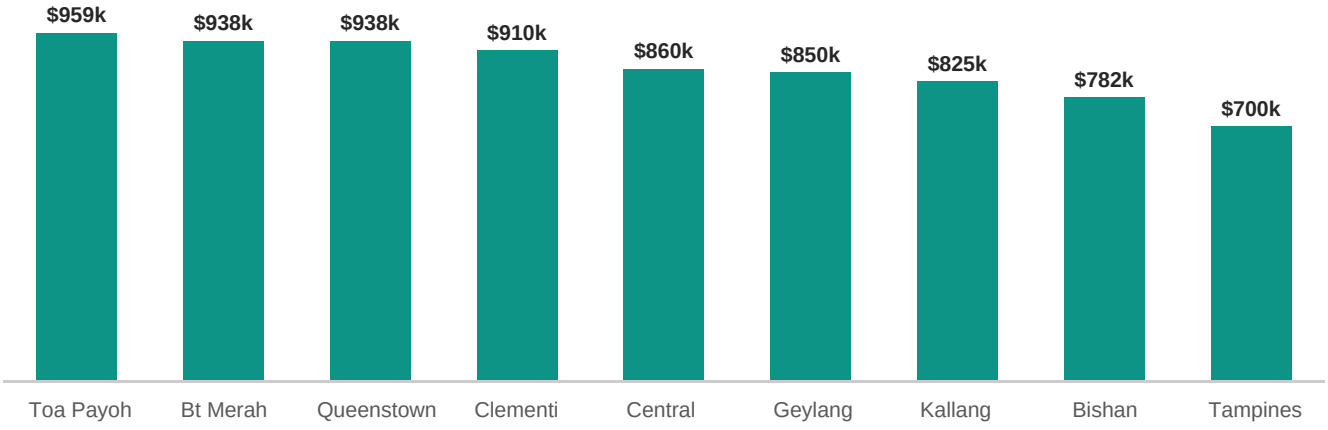
Median price each month, last 13 months



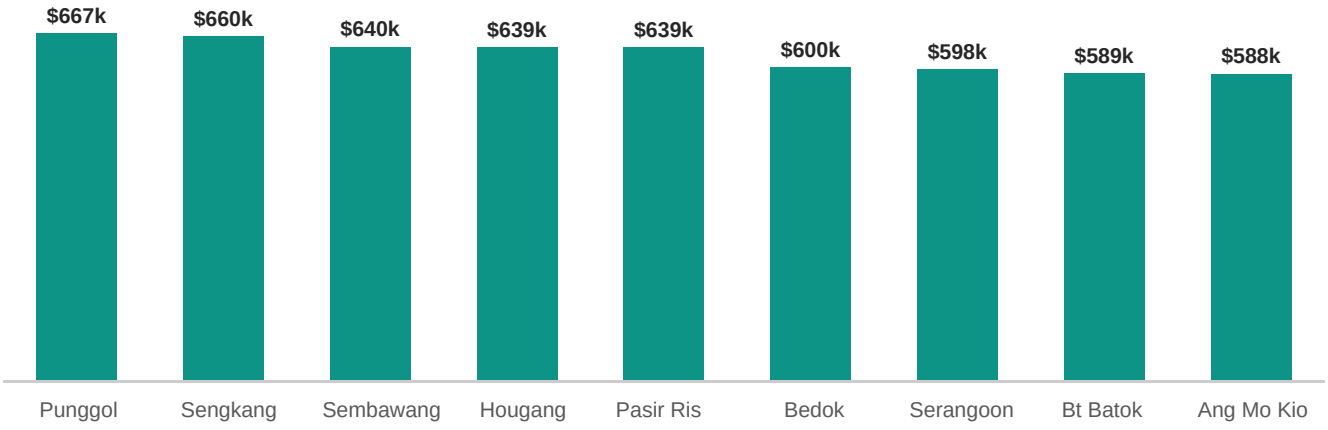
Median price by flat type (number sold), March 2025



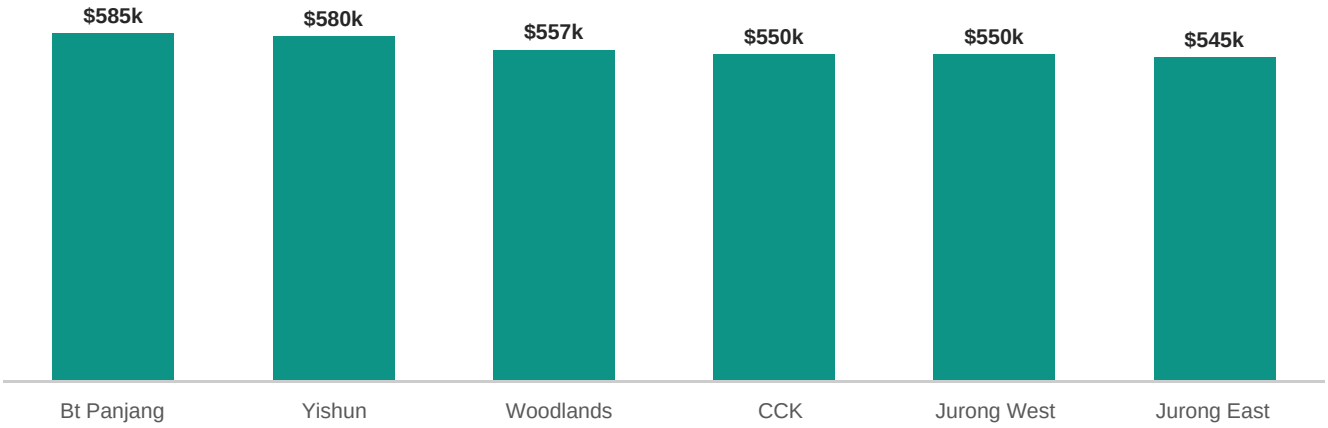
Median 4-room price by town, dearest first



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



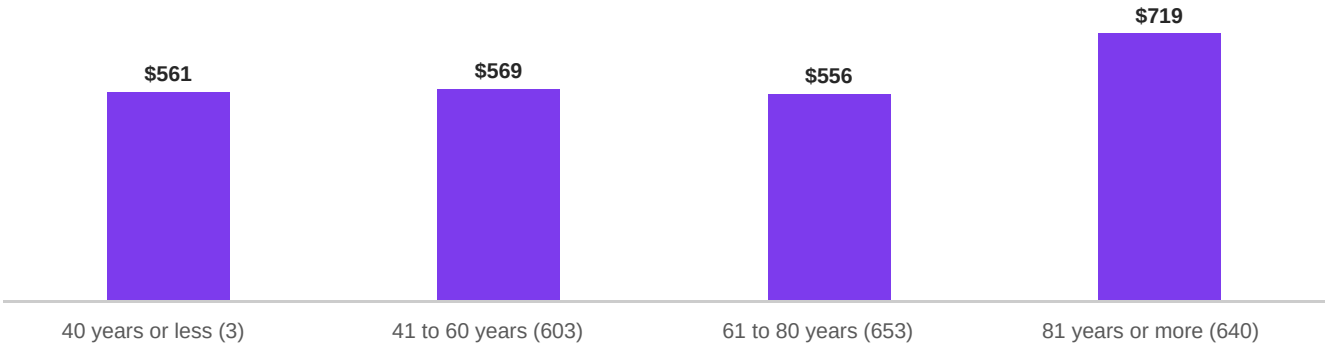
Median 4-room price by town, dearest first (continued)



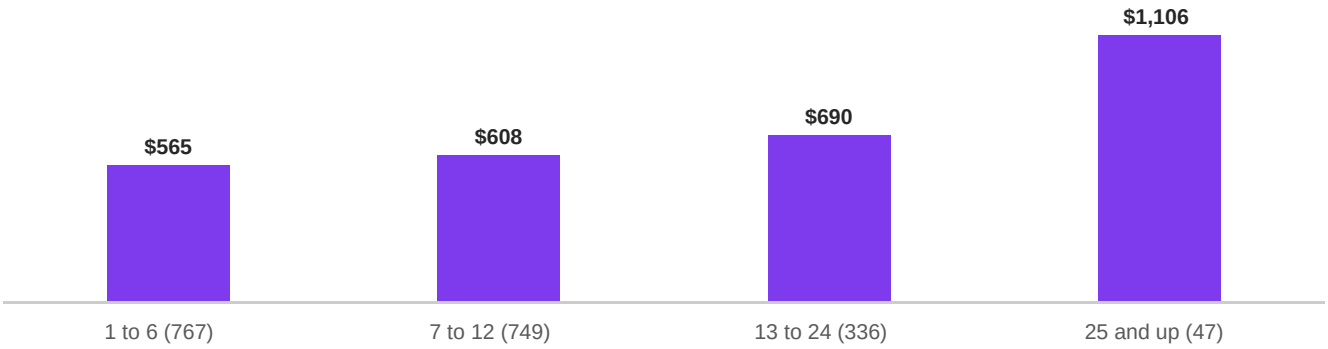
Town by town, March 2025

Ang Mo Kio: 76 sold - median $480,500 - 4-room median $587,988 - $585 psf - 5 at $1M+
Bedok: 98 sold - median $545,000 - 4-room median $600,000 - $590 psf - 3 at $1M+
Bishan: 24 sold - median $935,000 - 4-room median $781,500 - $764 psf - 7 at $1M+
Bukit Batok: 87 sold - median $583,000 - 4-room median $589,250 - $572 psf - 1 at $1M+
Bukit Merah: 70 sold - median $762,500 - 4-room median $937,500 - $845 psf - 18 at $1M+
Bukit Panjang: 60 sold - median $601,500 - 4-room median $585,000 - $577 psf
Bukit Timah: 6 sold - median $930,888 - 4-room median n/a - $707 psf
Central Area: 18 sold - median $599,000 - 4-room median $860,000 - $846 psf - 4 at $1M+
Choa Chu Kang: 53 sold - median $590,000 - 4-room median $550,000 - $503 psf
Clementi: 52 sold - median $639,000 - 4-room median $909,944 - $642 psf - 8 at $1M+
Geylang: 53 sold - median $581,888 - 4-room median $850,000 - $635 psf - 4 at $1M+
Hougang: 101 sold - median $620,000 - 4-room median $639,444 - $606 psf - 2 at $1M+
Jurong East: 42 sold - median $535,000 - 4-room median $545,000 - $538 psf - 1 at $1M+
Jurong West: 143 sold - median $560,000 - 4-room median $550,000 - $527 psf
Kallang/Whampoa: 56 sold - median $717,900 - 4-room median $825,000 - $722 psf - 10 at $1M+
Marine Parade: 17 sold - median $488,000 - 4-room median n/a - $650 psf
Pasir Ris: 50 sold - median $712,500 - 4-room median $639,000 - $547 psf
Punggol: 98 sold - median $670,000 - 4-room median $666,500 - $677 psf
Queenstown: 39 sold - median $750,000 - 4-room median $937,500 - $807 psf - 8 at $1M+
Sembawang: 91 sold - median $640,000 - 4-room median $640,000 - $639 psf
Sengkang: 138 sold - median $665,000 - 4-room median $660,000 - $643 psf
Serangoon: 34 sold - median $625,444 - 4-room median $597,500 - $633 psf - 4 at $1M+
Tampines: 154 sold - median $730,000 - 4-room median $700,000 - $638 psf - 6 at $1M+
Toa Payoh: 76 sold - median $804,944 - 4-room median $959,188 - $743 psf - 25 at $1M+
Woodlands: 130 sold - median $589,000 - 4-room median $557,000 - $529 psf - 2 at $1M+
Yishun: 133 sold - median $515,000 - 4-room median $580,000 - $575 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2025

$1,518,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,500 psf - 85 yrs lease left

$1,500,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $855 psf - 61 yrs lease left

$1,480,000 Blk 275A Bishan St 24, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $1,146 psf - 85 yrs lease left

$1,468,888 Blk 79 Dawson Rd, Queenstown
5-room - storey 28 to 30 - 1,152 sqft - $1,275 psf - 94 yrs lease left

$1,430,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $1,253 psf - 84 yrs lease left

$1,400,000 Blk 273B Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,292 sqft - $1,084 psf - 85 yrs lease left

$1,350,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 10 to 12 - 1,163 sqft - $1,161 psf - 90 yrs lease left

$1,340,000 Blk 105B Bidadari Pk Dr, Toa Payoh
5-room - storey 16 to 18 - 1,227 sqft - $1,092 psf - 94 yrs lease left

$1,338,888 Blk 56 Havelock Rd, Bukit Merah
5-room - storey 07 to 09 - 1,227 sqft - $1,091 psf - 87 yrs lease left

$1,330,000 Blk 106A Bidadari Pk Dr, Toa Payoh
5-room - storey 13 to 15 - 1,216 sqft - $1,093 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 2025

$420,000 Blk 101 Henderson Cres, Bukit Merah

4-room - storey 01 to 03 - 797 sqft - $527 psf - 44 yrs lease left

$445,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $454 psf - 54 yrs lease left

$450,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $454 psf - 54 yrs lease left

$450,000 Blk 745 Jurong West St 73, Jurong West

4-room - storey 07 to 09 - 1,119 sqft - $402 psf - 64 yrs lease left

$460,000 Blk 204 Toa Payoh Nth, Toa Payoh

4-room - storey 01 to 03 - 936 sqft - $491 psf - 47 yrs lease left

The 10 busiest streets, March 2025

Tampines Nth Dr 1, Tampines: 46 sales
Canberra St, Sembawang: 38 sales
Bedok Reservoir Rd, Bedok: 27 sales
Yishun Ring Rd, Yishun: 24 sales
Segar Rd, Bukit Panjang: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Bt Batok West Ave 8, Bukit Batok: 20 sales
Yishun Ave 4, Yishun: 18 sales
Circuit Rd, Geylang: 17 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 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.

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