HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: April 2025

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

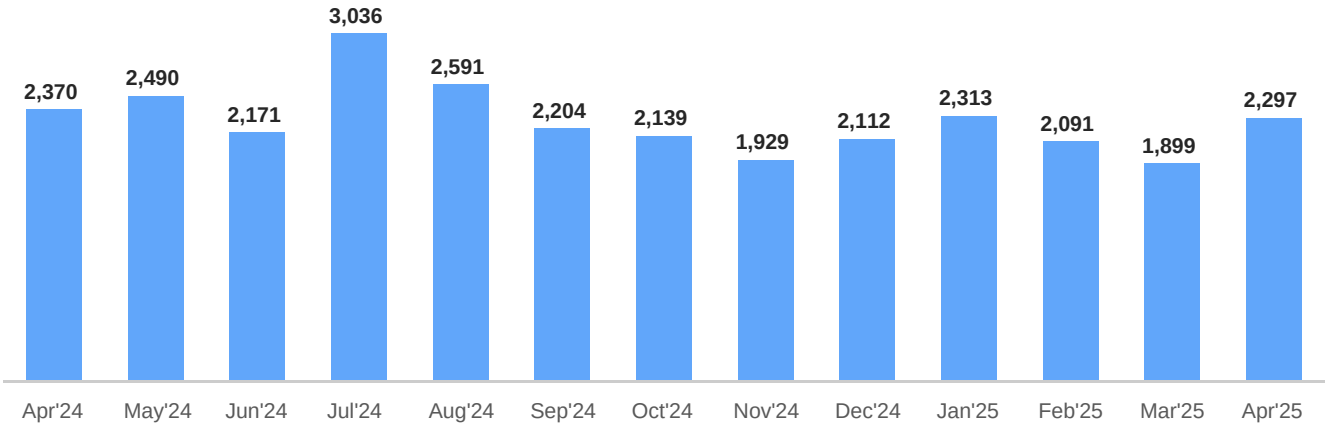
**Flats sold: 2,297  Median price: $630,000  Median $psf: $611**
**Million-dollar flats: 141 (6.1%)  Highest price: $1,490,000 (Toa Payoh)**

Against the month before: sales +21.0%, median price +0.8%.  Against a year ago: sales -3.1%, median price +10.5%.

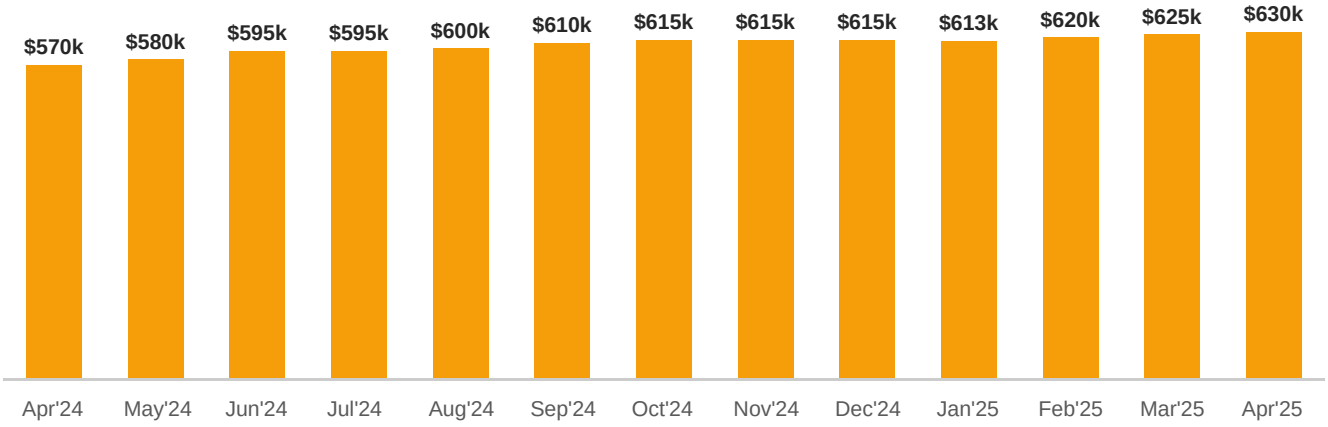
### At a glance

- 2,297 HDB resale flats changed hands in April 2025, 21.0% more than the month before (1,899).
- Half of all flats sold for $630,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $630,888 (997 sales), or about $623 per square foot.
- 141 flats sold for $1 million or more (6.1% of all sales), most of them in Toa Payoh, Bukit Merah, Kallang/Whampoa.
- The highest price was $1,490,000 for a 5-room flat at Blk 139B Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong West (median $550,000) and the dearest was Central Area (median $1,180,000).
- The busiest town was Woodlands with 188 sales.

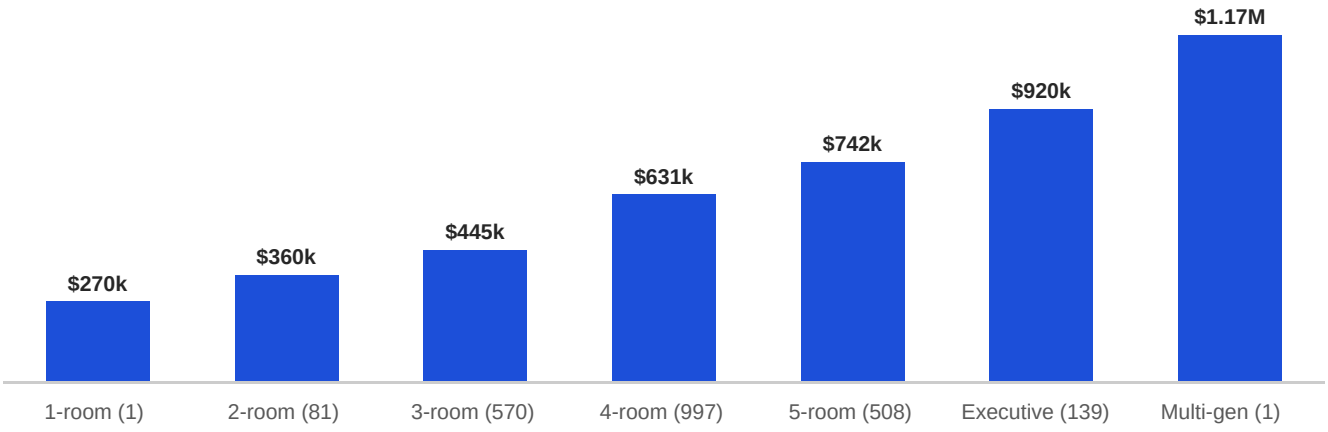
**Flats sold each month, last 13 months**



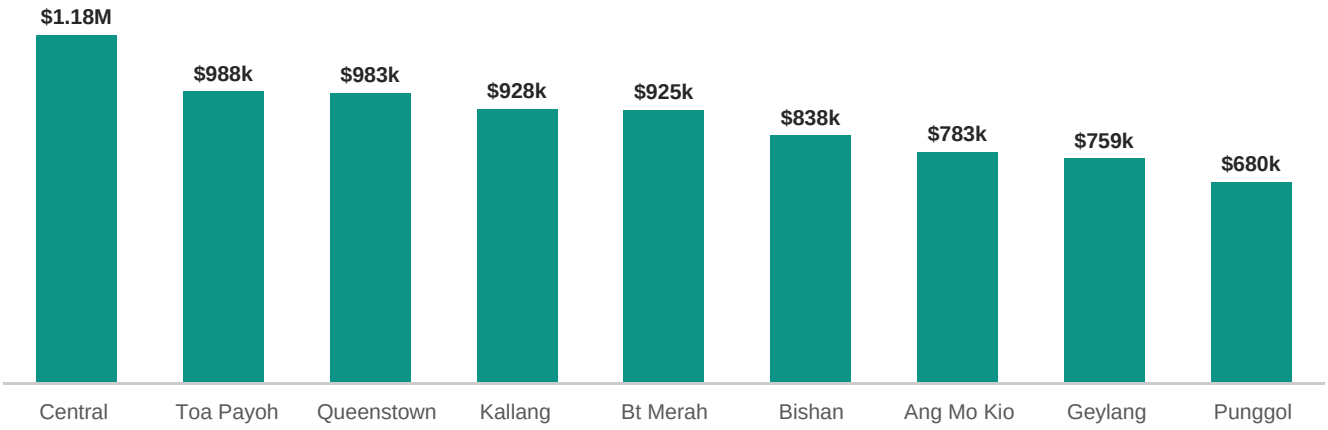

**Median price each month, last 13 months**



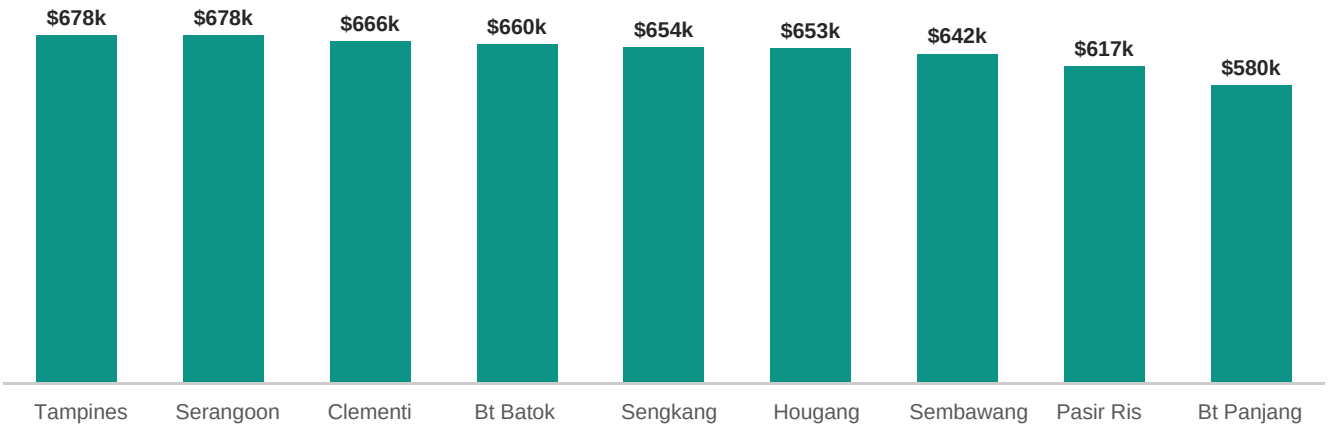
## Median price by flat type (number sold), April 2025



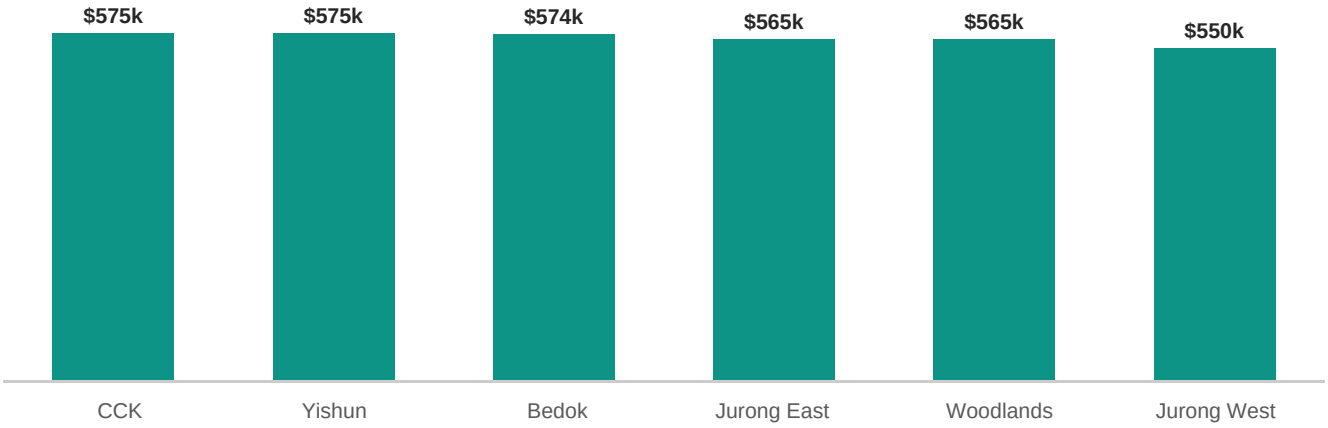

## Median 4-room price by town, dearest first




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



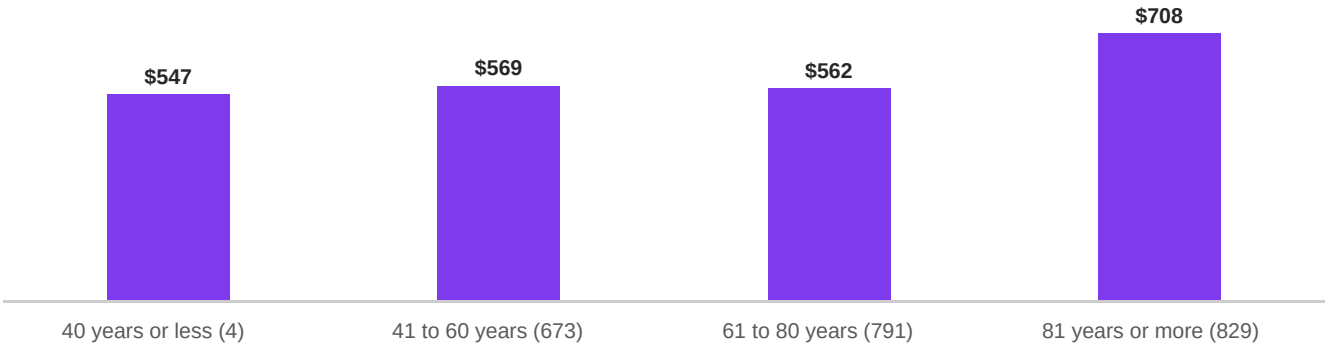

## Median 4-room price by town, dearest first (continued)



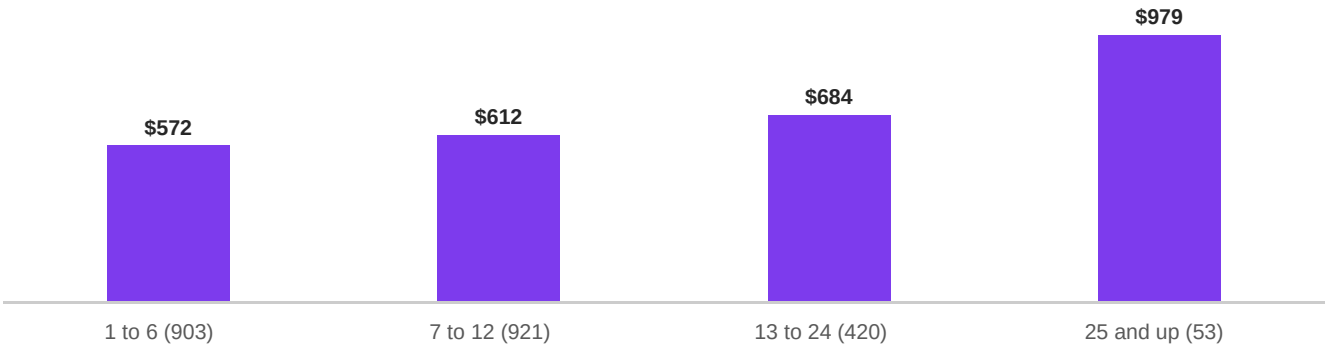

## Town by town, April 2025

Ang Mo Kio: 78 sold - median $502,500 - 4-room median $782,500 - $585 psf - 6 at $1M+
Bedok: 102 sold - median $555,000 - 4-room median $573,500 - $593 psf - 4 at $1M+
Bishan: 32 sold - median $896,500 - 4-room median $837,500 - $771 psf - 11 at $1M+
Bukit Batok: 120 sold - median $610,000 - 4-room median $660,000 - $654 psf
Bukit Merah: 99 sold - median $850,000 - 4-room median $925,000 - $858 psf - 23 at $1M+
Bukit Panjang: 65 sold - median $635,000 - 4-room median $580,000 - $579 psf - 1 at $1M+
Bukit Timah: 2 sold - median $1,009,000 - 4-room median n/a - $875 psf - 1 at $1M+
Central Area: 18 sold - median $580,000 - 4-room median $1,180,000 - $792 psf - 5 at $1M+
Choa Chu Kang: 84 sold - median $600,344 - 4-room median $575,000 - $514 psf
Clementi: 45 sold - median $540,000 - 4-room median $666,000 - $607 psf - 5 at $1M+
Geylang: 37 sold - median $500,000 - 4-room median $759,448 - $641 psf - 2 at $1M+
Hougang: 113 sold - median $610,000 - 4-room median $652,500 - $619 psf - 5 at $1M+
Jurong East: 40 sold - median $556,000 - 4-room median $565,000 - $584 psf - 2 at $1M+
Jurong West: 153 sold - median $568,000 - 4-room median $550,000 - $517 psf
Kallang/Whampoa: 80 sold - median $718,000 - 4-room median $928,000 - $683 psf - 14 at $1M+
Marine Parade: 16 sold - median $531,000 - 4-room median n/a - $693 psf - 2 at $1M+
Pasir Ris: 54 sold - median $699,400 - 4-room median $616,888 - $549 psf - 2 at $1M+
Punggol: 144 sold - median $677,250 - 4-room median $680,000 - $687 psf - 2 at $1M+
Queenstown: 54 sold - median $722,500 - 4-room median $982,500 - $855 psf - 14 at $1M+
Sembawang: 118 sold - median $636,944 - 4-room median $641,500 - $643 psf
Sengkang: 177 sold - median $660,888 - 4-room median $653,888 - $653 psf - 1 at $1M+
Serangoon: 37 sold - median $685,000 - 4-room median $677,500 - $671 psf - 8 at $1M+
Tampines: 177 sold - median $718,000 - 4-room median $678,000 - $624 psf - 3 at $1M+
Toa Payoh: 97 sold - median $815,000 - 4-room median $988,000 - $739 psf - 27 at $1M+
Woodlands: 188 sold - median $599,000 - 4-room median $565,000 - $540 psf - 3 at $1M+
Yishun: 167 sold - median $545,000 - 4-room median $575,000 - $581 psf

### Median $psf by remaining lease (number sold)




**Median $psf by storey (number sold)**




## The 10 highest prices, April 2025

**$1,490,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh**
5-room - storey 31 to 33 - 1,227 sqft - $1,214 psf - 86 yrs lease left

**$1,458,000 Blk 275A Bishan St 24, Bishan**
5-room - storey 16 to 18 - 1,292 sqft - $1,129 psf - 85 yrs lease left

**$1,450,000 Blk 96A Henderson Rd, Bukit Merah**
5-room - storey 22 to 24 - 1,216 sqft - $1,192 psf - 93 yrs lease left

**$1,418,000 Blk 6 Toh Yi Dr, Bukit Timah**
Executive - storey 07 to 09 - 1,615 sqft - $878 psf - 63 yrs lease left

**$1,400,000 Blk 79 Dawson Rd, Queenstown**
5-room - storey 22 to 24 - 1,152 sqft - $1,216 psf - 94 yrs lease left

**$1,400,000 Blk 106A Bidadari Pk Dr, Toa Payoh**
5-room - storey 16 to 18 - 1,227 sqft - $1,141 psf - 94 yrs lease left

**$1,388,888 Blk 1F Cantonment Rd, Central Area**
4-room - storey 37 to 39 - 1,023 sqft - $1,358 psf - 84 yrs lease left

**$1,383,000 Blk 440C Clementi Ave 3, Clementi**
5-room - storey 25 to 27 - 1,206 sqft - $1,147 psf - 92 yrs lease left

**$1,380,000 Blk 1C Cantonment Rd, Central Area**
4-room - storey 31 to 33 - 1,001 sqft - $1,379 psf - 84 yrs lease left

**$1,370,000 Blk 1F Cantonment Rd, Central Area**
4-room - storey 28 to 30 - 1,023 sqft - $1,340 psf - 84 yrs lease left

## The 5 most affordable 4-room flats, April 2025

**$300,000 Blk 414 Tampines St 41, Tampines**

4-room - storey 04 to 06 - 904 sqft - $332 psf - 61 yrs lease left

**$415,000 Blk 7 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 969 sqft - $428 psf - 49 yrs lease left

**$435,000 Blk 28 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 1,044 sqft - $417 psf - 51 yrs lease left

**$458,000 Blk 412 Jurong West St 42, Jurong West**

4-room - storey 01 to 03 - 1,109 sqft - $413 psf - 59 yrs lease left

**$460,000 Blk 244 Yishun Ring Rd, Yishun**

4-room - storey 01 to 03 - 904 sqft - $509 psf - 59 yrs lease left

## The 10 busiest streets, April 2025

Canberra St, Sembawang: 51 sales
Tampines Nth Dr 1, Tampines: 42 sales
Yishun Ring Rd, Yishun: 34 sales
Bt Batok West Ave 8, Bukit Batok: 22 sales
Yishun Ave 11, Yishun: 21 sales
Punggol Dr, Punggol: 18 sales
Hougang Ave 8, Hougang: 17 sales
Punggol Walk, Punggol: 17 sales
Anchorvale Lane, Sengkang: 17 sales
Woodlands St 13, Woodlands: 17 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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