HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2025

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:56 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2025-05/

May 2025 in full

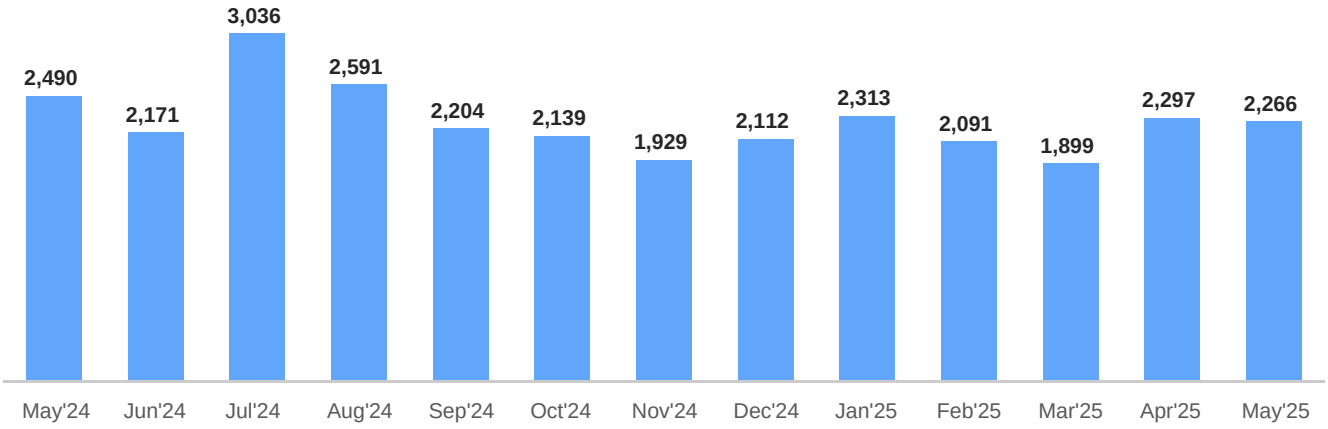
Flats sold: 2,266 **Median price: $635,000** **Median $psf: $610**
Million-dollar flats: 142 (6.3%) **Highest price: $1,568,380 (Central Area)**

Against the month before: sales -1.3%, median price +0.8%. Against a year ago: sales -9.0%, median price +9.5%.

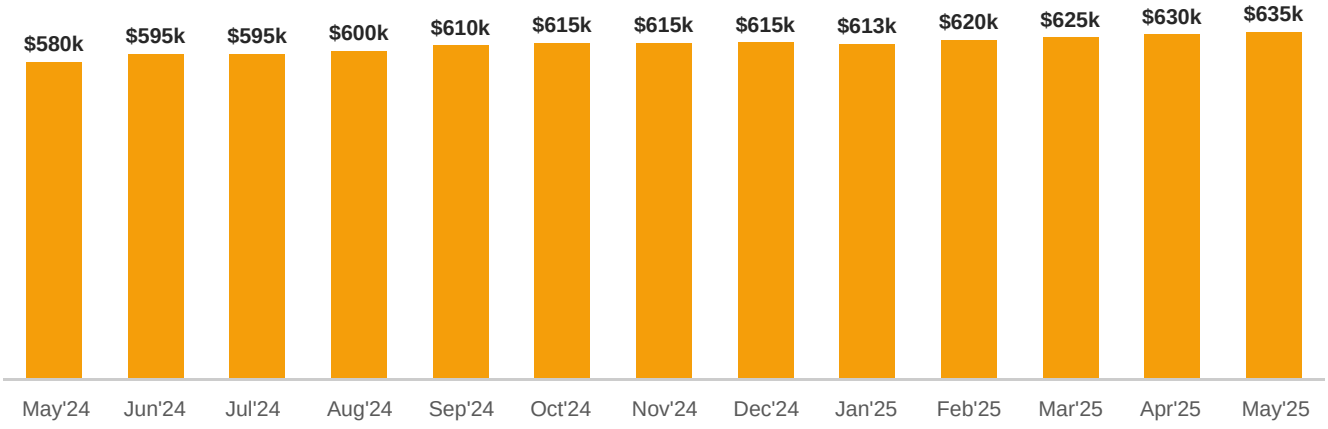
At a glance

- 2,266 HDB resale flats changed hands in May 2025, 1.3% fewer than the month before (2,297).
- Half of all flats sold for $635,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $630,000 (991 sales), or about $619 per square foot.
- 142 flats sold for $1 million or more (6.3% of all sales), most of them in Toa Payoh, Bukit Merah, Queenstown.
- The highest price was $1,568,380 for a 5-room flat at Blk 1G Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $537,500) and the dearest was Central Area (median $1,334,000).
- The busiest town was Tampines with 188 sales.

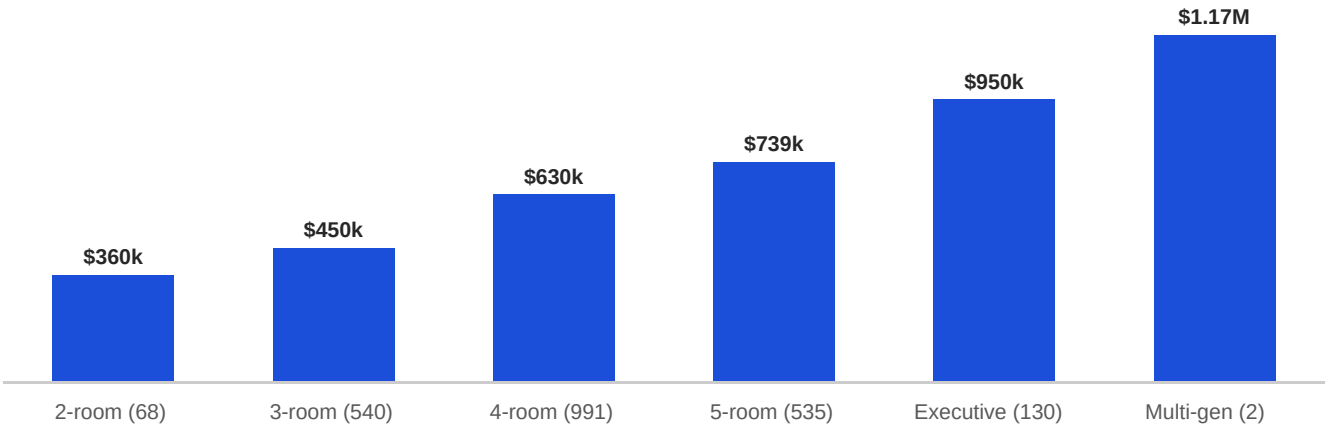
Flats sold each month, last 13 months



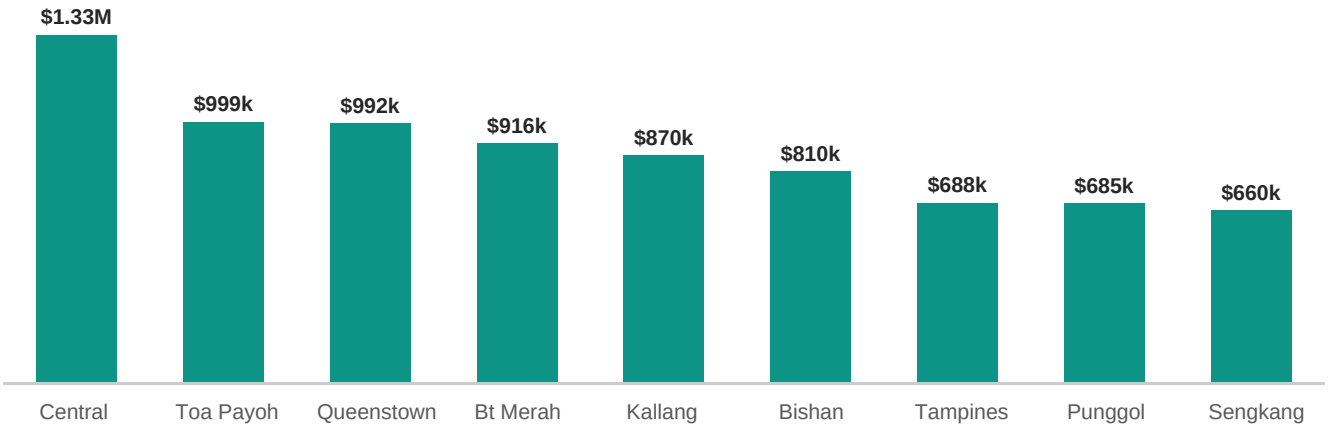
Median price each month, last 13 months



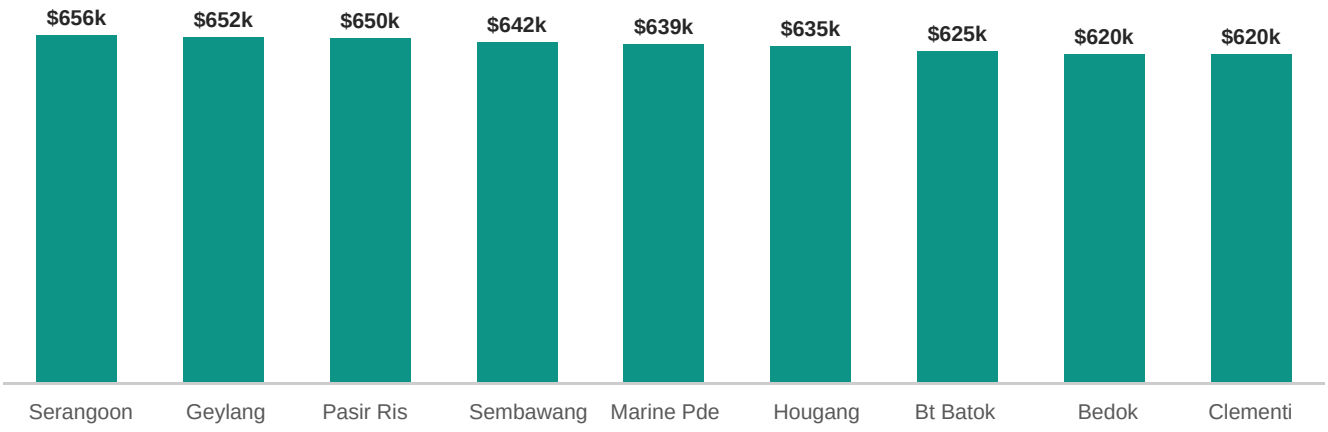
Median price by flat type (number sold), May 2025



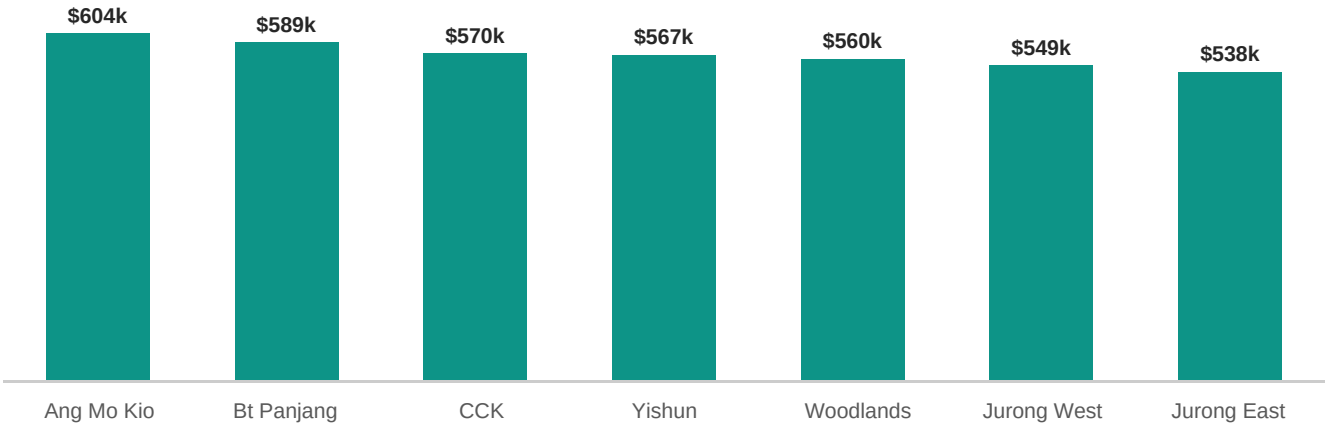
Median 4-room price by town, dearest first



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



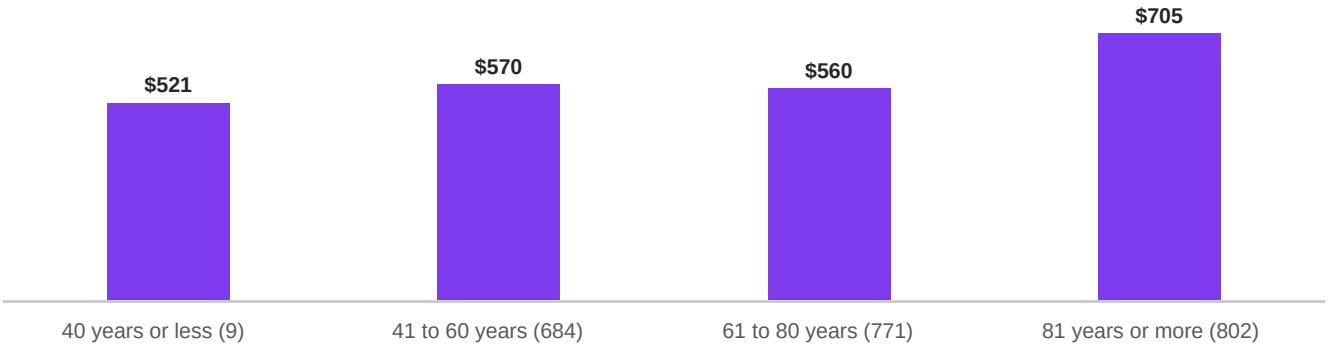
Median 4-room price by town, dearest first (continued)



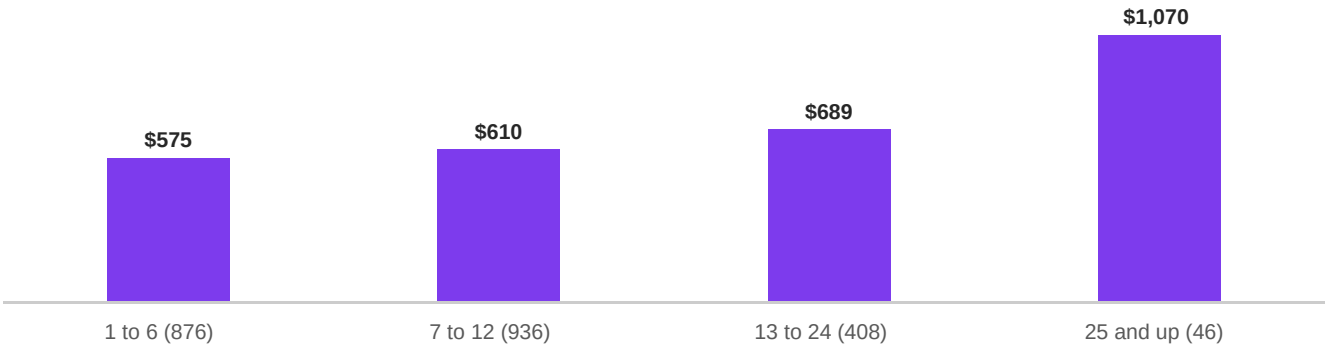
Town by town, May 2025

Ang Mo Kio: 85 sold - median $525,000 - 4-room median $604,444 - $595 psf - 12 at $1M+
Bedok: 105 sold - median $560,000 - 4-room median $620,000 - $603 psf - 4 at $1M+
Bishan: 42 sold - median $851,000 - 4-room median $810,000 - $740 psf - 7 at $1M+
Bukit Batok: 129 sold - median $616,000 - 4-room median $625,000 - $629 psf
Bukit Merah: 74 sold - median $780,000 - 4-room median $915,500 - $823 psf - 16 at $1M+
Bukit Panjang: 59 sold - median $620,000 - 4-room median $588,888 - $588 psf
Bukit Timah: 7 sold - median $1,190,000 - 4-room median n/a - $863 psf - 5 at $1M+
Central Area: 17 sold - median $640,000 - 4-room median $1,334,000 - $844 psf - 7 at $1M+
Choa Chu Kang: 99 sold - median $610,000 - 4-room median $570,000 - $526 psf
Clementi: 44 sold - median $511,500 - 4-room median $619,500 - $603 psf - 6 at $1M+
Geylang: 61 sold - median $500,000 - 4-room median $652,000 - $598 psf - 4 at $1M+
Hougang: 128 sold - median $587,500 - 4-room median $635,000 - $619 psf - 4 at $1M+
Jurong East: 56 sold - median $565,000 - 4-room median $537,500 - $549 psf - 4 at $1M+
Jurong West: 149 sold - median $560,000 - 4-room median $549,000 - $524 psf
Kallang/Whampoa: 76 sold - median $731,000 - 4-room median $870,000 - $738 psf - 13 at $1M+
Marine Parade: 12 sold - median $602,500 - 4-room median $638,888 - $696 psf - 2 at $1M+
Pasir Ris: 54 sold - median $720,000 - 4-room median $650,000 - $559 psf - 1 at $1M+
Punggol: 130 sold - median $686,944 - 4-room median $685,000 - $683 psf - 1 at $1M+
Queenstown: 55 sold - median $755,000 - 4-room median $992,444 - $836 psf - 15 at $1M+
Sembawang: 95 sold - median $640,000 - 4-room median $642,000 - $648 psf
Sengkang: 175 sold - median $670,000 - 4-room median $660,000 - $643 psf
Serangoon: 27 sold - median $680,000 - 4-room median $656,000 - $658 psf - 6 at $1M+
Tampines: 188 sold - median $726,500 - 4-room median $687,500 - $623 psf - 7 at $1M+
Toa Payoh: 94 sold - median $740,000 - 4-room median $999,444 - $744 psf - 25 at $1M+
Woodlands: 142 sold - median $590,000 - 4-room median $560,000 - $528 psf - 2 at $1M+
Yishun: 163 sold - median $558,000 - 4-room median $567,000 - $579 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2025

$1,568,380 Blk 1G Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $1,362 psf - 84 yrs lease left

$1,530,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,130 sqft - $1,354 psf - 84 yrs lease left

$1,510,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $961 psf - 69 yrs lease left

$1,501,555 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,658 sqft - $906 psf - 62 yrs lease left

$1,500,000 Blk 588B Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 19 to 21 - 1,292 sqft - $1,161 psf - 85 yrs lease left

$1,490,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,281 sqft - $1,163 psf - 84 yrs lease left

$1,438,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,206 sqft - $1,193 psf - 89 yrs lease left

$1,430,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,044 sqft - $1,370 psf - 84 yrs lease left

$1,430,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,216 sqft - $1,176 psf - 86 yrs lease left

$1,415,688 Blk 1C Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,001 sqft - $1,414 psf - 84 yrs lease left

The 5 most affordable 4-room flats, May 2025

$420,000 Blk 25 Teck Whye Lane, Choa Chu Kang
4-room - storey 04 to 06 - 990 sqft - $424 psf - 52 yrs lease left

$450,000 Blk 52 Teban Gdns Rd, Jurong East
4-room - storey 01 to 03 - 893 sqft - $504 psf - 60 yrs lease left

$450,000 Blk 102 Henderson Cres, Bukit Merah
4-room - storey 13 to 15 - 861 sqft - $523 psf - 44 yrs lease left

$455,000 Blk 250 Yishun Ave 9, Yishun
4-room - storey 04 to 06 - 904 sqft - $503 psf - 59 yrs lease left

$455,000 Blk 843 Woodlands St 82, Woodlands
4-room - storey 01 to 03 - 904 sqft - $503 psf - 68 yrs lease left

The 10 busiest streets, May 2025

Canberra St, Sembawang: 39 sales
Tampines Nth Dr 1, Tampines: 38 sales
Yishun Ring Rd, Yishun: 28 sales
Bt Batok West Ave 8, Bukit Batok: 27 sales
Bedok Reservoir Rd, Bedok: 23 sales
Bedok Nth Rd, Bedok: 22 sales
Buangkok Link, Hougang: 21 sales
Bt Batok West Ave 6, Bukit Batok: 19 sales
Yishun Ave 11, Yishun: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 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