HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2025

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

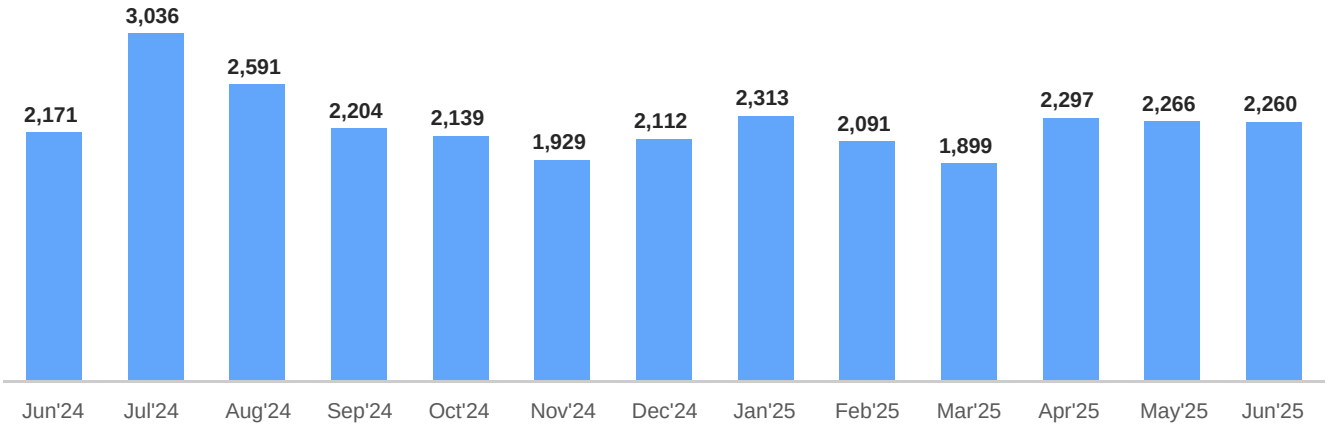
Flats sold: 2,260 Median price: $632,400 Median $psf: $603
Million-dollar flats: 132 (5.8%) Highest price: $1,658,888 (Queenstown)

Against the month before: sales -0.3%, median price -0.4%. Against a year ago: sales +4.1%, median price +6.3%.

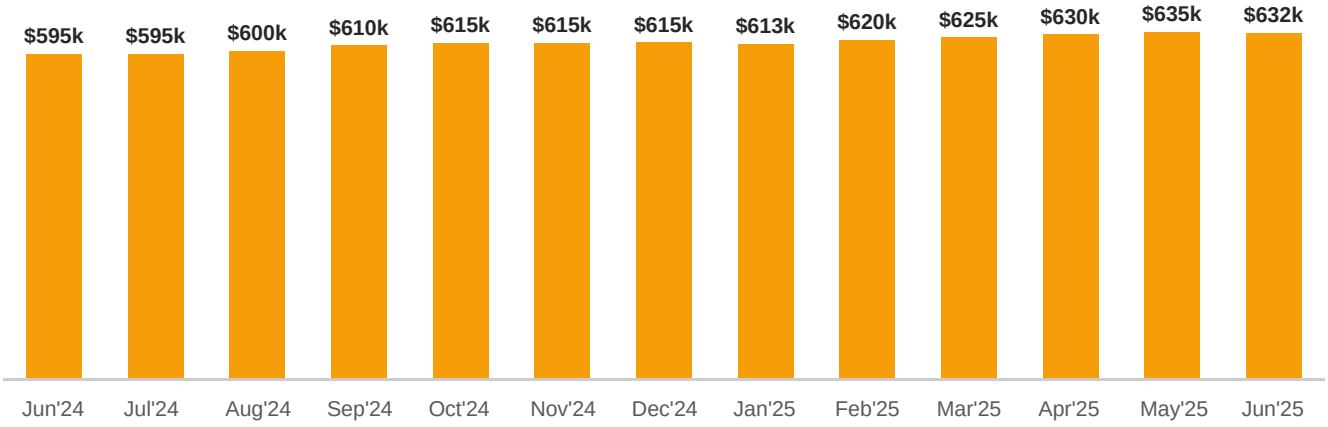
At a glance

- 2,260 HDB resale flats changed hands in June 2025, about the same as the month before (2,266).
- Half of all flats sold for $632,400 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $635,000 (935 sales), or about $617 per square foot.
- 132 flats sold for $1 million or more (5.8% of all sales), most of them in Toa Payoh, Queenstown, Bukit Merah.
- The highest price was $1,658,888 for a 5-room flat at Blk 92 Dawson Rd, Queenstown.
- For a 4-room flat, the most affordable town was Jurong East (median $540,000) and the dearest was Toa Payoh (median $1,031,000).
- The busiest town was Tampines with 187 sales.

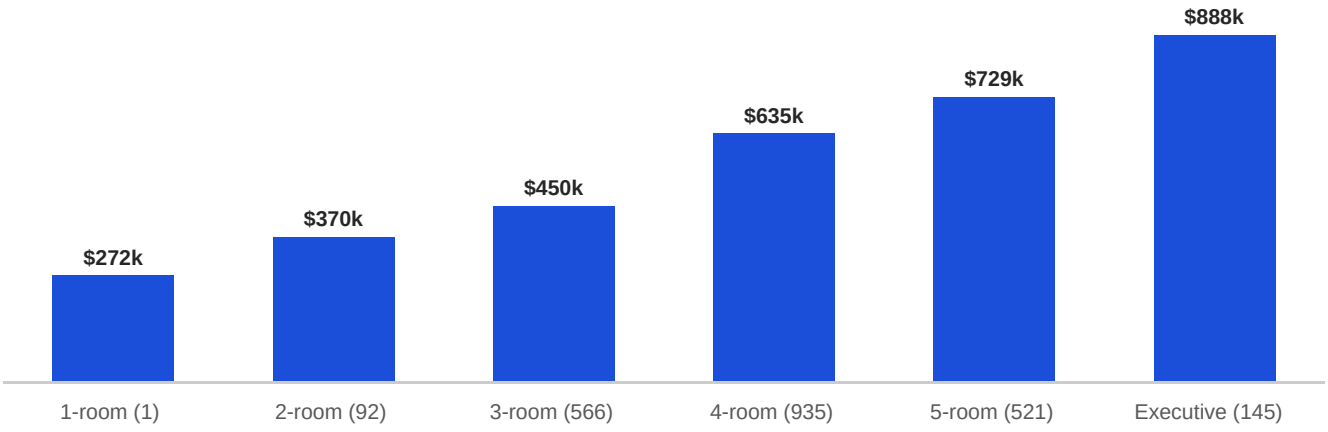
Flats sold each month, last 13 months



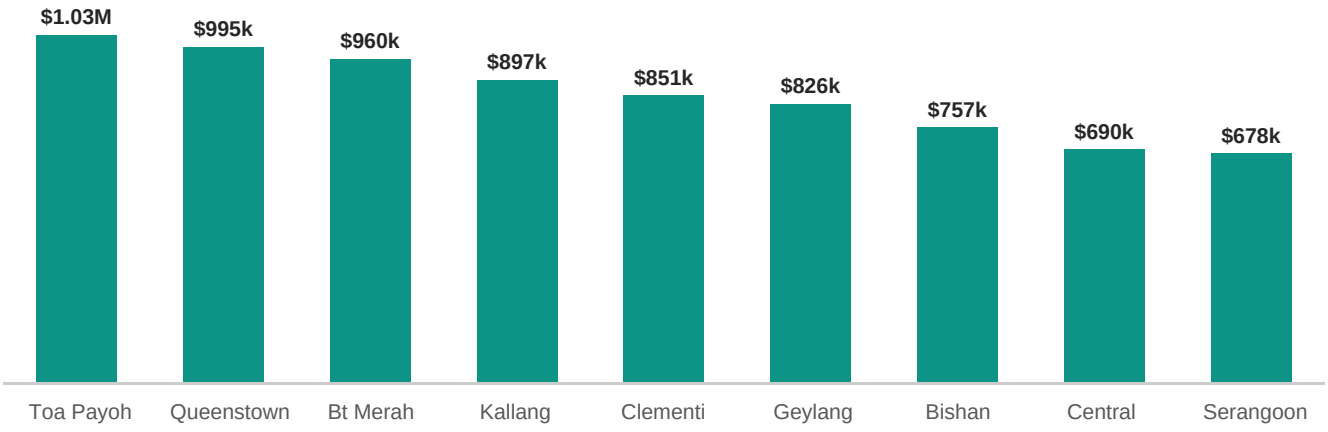
Median price each month, last 13 months



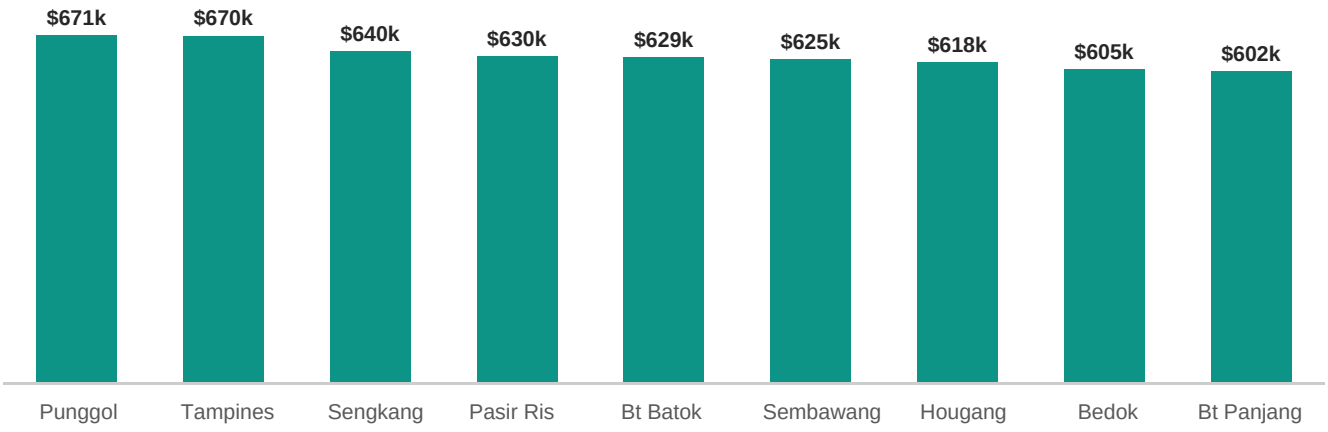
Median price by flat type (number sold), June 2025



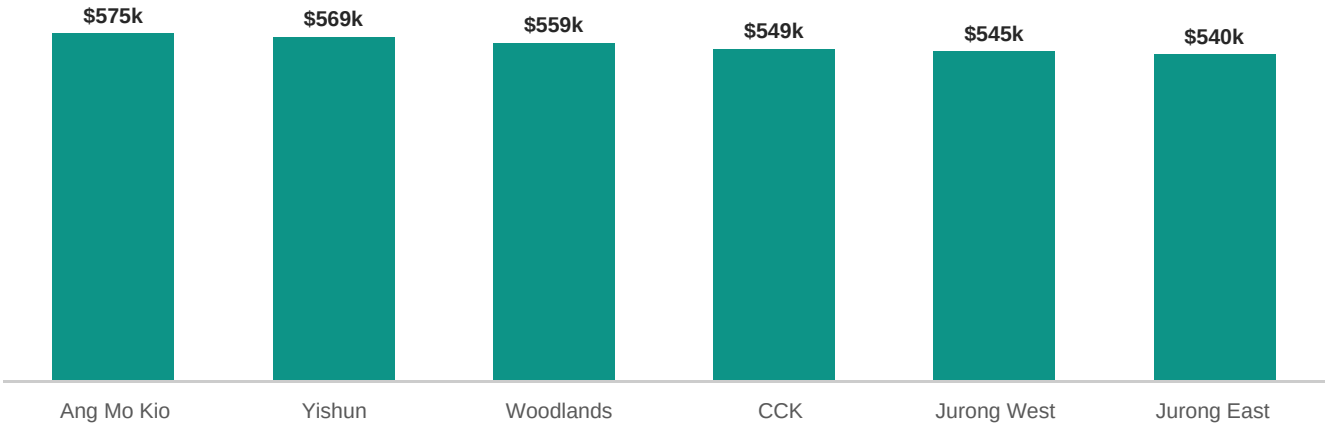
Median 4-room price by town, dearest first



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



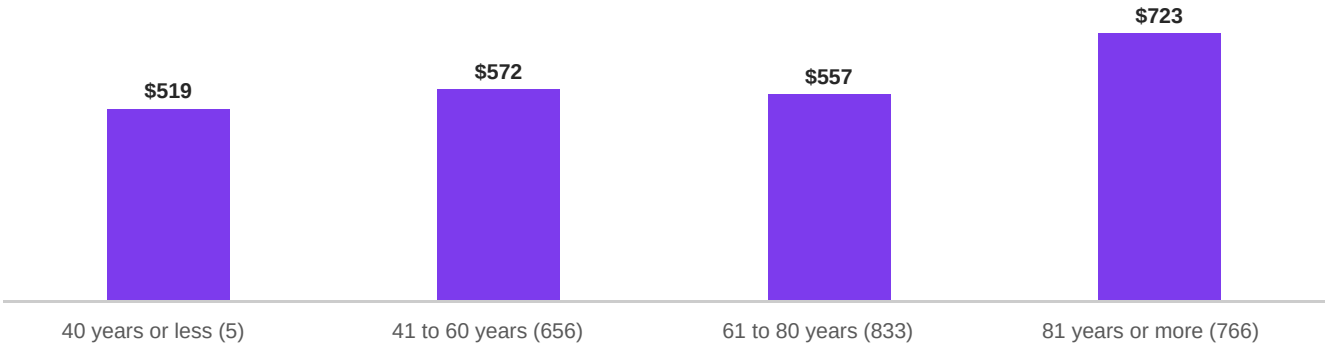
Median 4-room price by town, dearest first (continued)



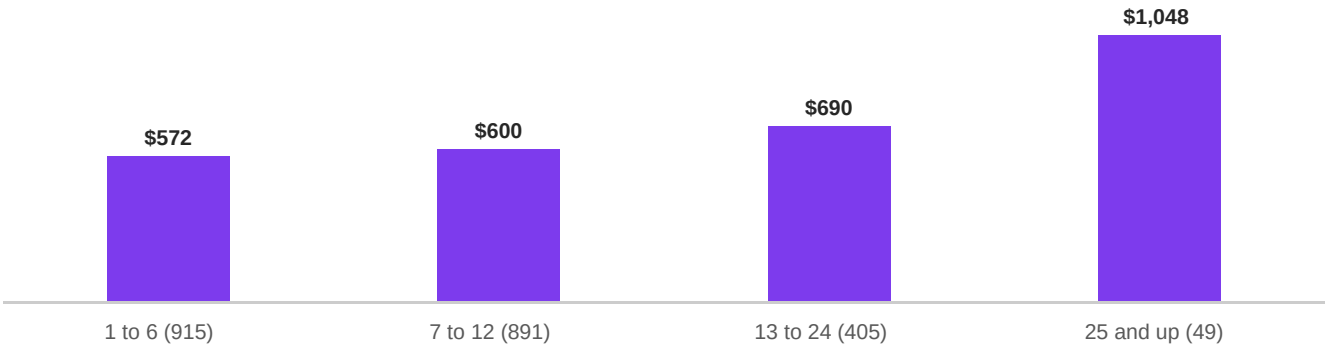
Town by town, June 2025

Ang Mo Kio: 89 sold - median $490,000 - 4-room median $575,000 - $585 psf - 3 at $1M+
Bedok: 117 sold - median $553,888 - 4-room median $605,000 - $598 psf - 2 at $1M+
Bishan: 42 sold - median $843,444 - 4-room median $756,888 - $766 psf - 11 at $1M+
Bukit Batok: 128 sold - median $626,500 - 4-room median $629,000 - $615 psf - 1 at $1M+
Bukit Merah: 78 sold - median $760,000 - 4-room median $960,000 - $820 psf - 17 at $1M+
Bukit Panjang: 72 sold - median $619,444 - 4-room median $601,500 - $600 psf - 2 at $1M+
Bukit Timah: 2 sold - median $1,295,000 - 4-room median n/a - $904 psf - 2 at $1M+
Central Area: 12 sold - median $658,000 - 4-room median $690,000 - $845 psf - 4 at $1M+
Choa Chu Kang: 97 sold - median $610,000 - 4-room median $549,000 - $509 psf
Clementi: 42 sold - median $518,400 - 4-room median $851,000 - $604 psf - 4 at $1M+
Geylang: 49 sold - median $610,000 - 4-room median $826,044 - $650 psf - 7 at $1M+
Hougang: 120 sold - median $616,500 - 4-room median $618,000 - $622 psf - 5 at $1M+
Jurong East: 42 sold - median $506,944 - 4-room median $540,000 - $539 psf
Jurong West: 131 sold - median $575,000 - 4-room median $545,000 - $518 psf
Kallang/Whampoa: 72 sold - median $701,000 - 4-room median $896,944 - $737 psf - 10 at $1M+
Marine Parade: 9 sold - median $462,888 - 4-room median n/a - $662 psf
Pasir Ris: 59 sold - median $725,000 - 4-room median $630,000 - $555 psf - 3 at $1M+
Punggol: 135 sold - median $670,000 - 4-room median $671,444 - $677 psf
Queenstown: 58 sold - median $949,000 - 4-room median $995,000 - $967 psf - 20 at $1M+
Sembawang: 132 sold - median $612,500 - 4-room median $625,000 - $640 psf
Sengkang: 156 sold - median $650,000 - 4-room median $640,000 - $624 psf
Serangoon: 28 sold - median $722,500 - 4-room median $678,000 - $652 psf - 3 at $1M+
Tampines: 187 sold - median $685,000 - 4-room median $670,000 - $611 psf - 5 at $1M+
Toa Payoh: 93 sold - median $820,000 - 4-room median $1,031,000 - $743 psf - 28 at $1M+
Woodlands: 152 sold - median $601,500 - 4-room median $559,000 - $531 psf - 4 at $1M+
Yishun: 158 sold - median $562,500 - 4-room median $569,000 - $571 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2025

$1,658,888 Blk 92 Dawson Rd, Queenstown
5-room - storey 22 to 24 - 1,313 sqft - $1,263 psf - 89 yrs lease left

$1,580,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $1,398 psf - 84 yrs lease left

$1,520,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,259 sqft - $1,207 psf - 85 yrs lease left

$1,518,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,227 sqft - $1,237 psf - 86 yrs lease left

$1,510,000 Blk 273B Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $1,169 psf - 85 yrs lease left

$1,500,000 Blk 275A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $1,161 psf - 85 yrs lease left

$1,477,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $1,295 psf - 84 yrs lease left

$1,423,888 Blk 1D Cantonment Rd, Central Area
4-room - storey 19 to 21 - 1,033 sqft - $1,378 psf - 84 yrs lease left

$1,370,000 Blk 92 Dawson Rd, Queenstown
4-room - storey 40 to 42 - 1,044 sqft - $1,312 psf - 89 yrs lease left

$1,360,000 Blk 105B Bidadari Pk Dr, Toa Payoh
5-room - storey 13 to 15 - 1,227 sqft - $1,108 psf - 94 yrs lease left

The 5 most affordable 4-room flats, June 2025

$400,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $422 psf - 49 yrs lease left

$424,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $438 psf - 48 yrs lease left

$432,888 Blk 206 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,001 sqft - $432 psf - 54 yrs lease left

$435,000 Blk 43 Bedok Sth Rd, Bedok

4-room - storey 01 to 03 - 904 sqft - $481 psf - 51 yrs lease left

$450,000 Blk 24 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $454 psf - 51 yrs lease left

The 10 busiest streets, June 2025

Canberra St, Sembawang: 48 sales
Yishun Ring Rd, Yishun: 29 sales
Bt Batok West Ave 8, Bukit Batok: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Bedok Reservoir Rd, Bedok: 24 sales
Senja Rd, Bukit Panjang: 21 sales
Bedok Nth Rd, Bedok: 20 sales
Edgefield Plains, Punggol: 20 sales
Tampines Nth Dr 1, Tampines: 20 sales
Yishun Ave 4, Yishun: 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