HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2025

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

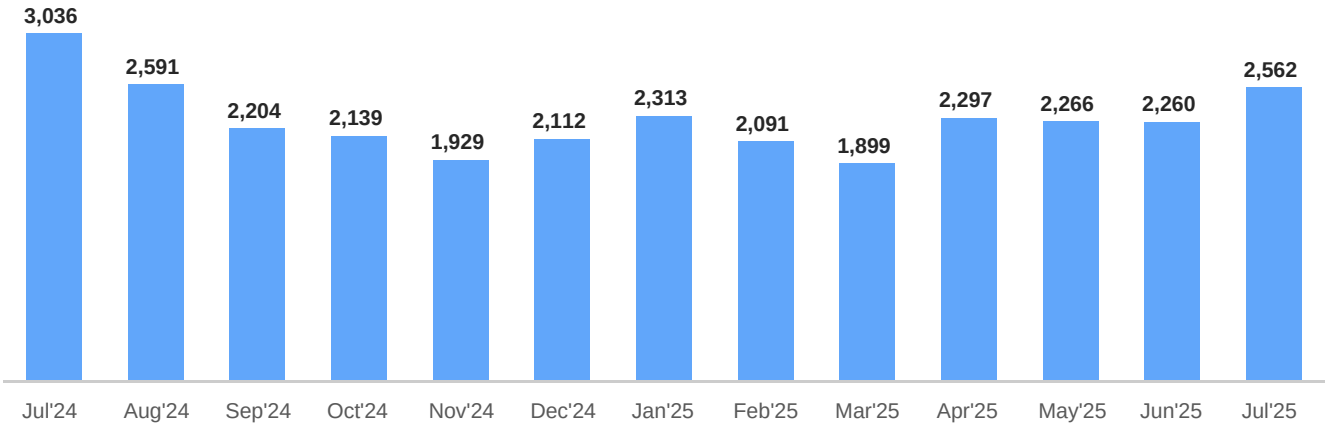
Flats sold: 2,562 Median price: $628,000 Median $psf: $606
Million-dollar flats: 167 (6.5%) Highest price: $1,588,000 (Bishan)

Against the month before: sales +13.4%, median price -0.7%. Against a year ago: sales -15.6%, median price +5.5%.

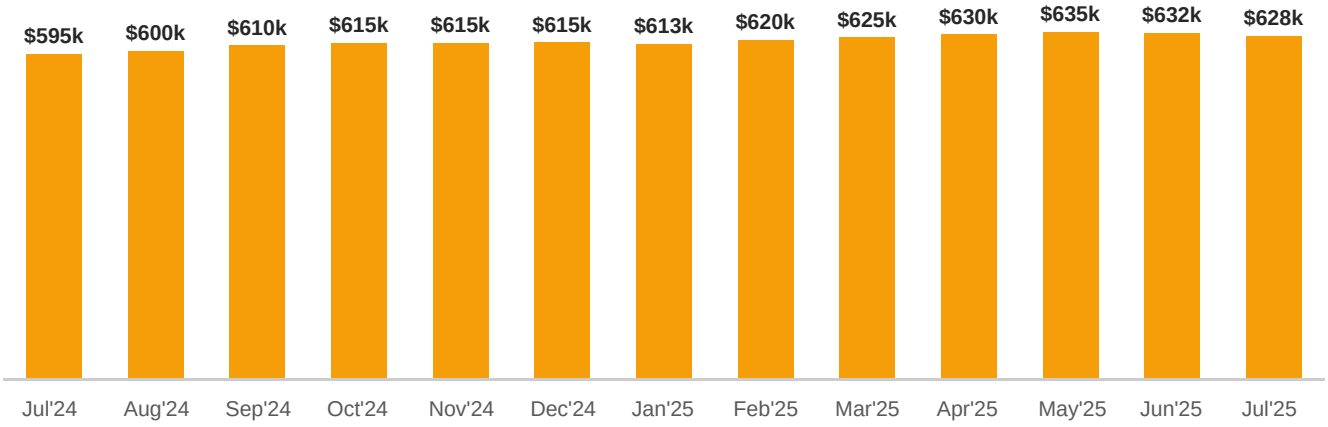
At a glance

- 2,562 HDB resale flats changed hands in July 2025, 13.4% more than the month before (2,260).
- Half of all flats sold for $628,000 or less (the median price), down 0.7% from the month before.
- A typical 4-room flat sold for $625,000 (1,124 sales), or about $612 per square foot.
- 167 flats sold for $1 million or more (6.5% of all sales), most of them in Toa Payoh, Bukit Merah, Kallang/Whampoa.
- The highest price was $1,588,000 for an executive flat at Blk 194 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Jurong West (median $535,000) and the dearest was Central Area (median $1,368,000).
- The busiest town was Sengkang with 214 sales.

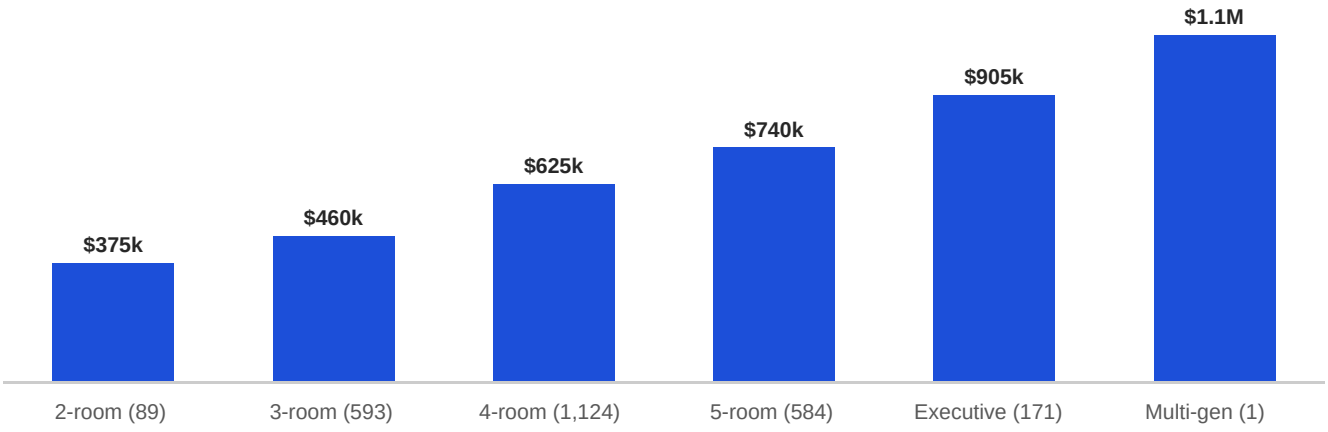
Flats sold each month, last 13 months



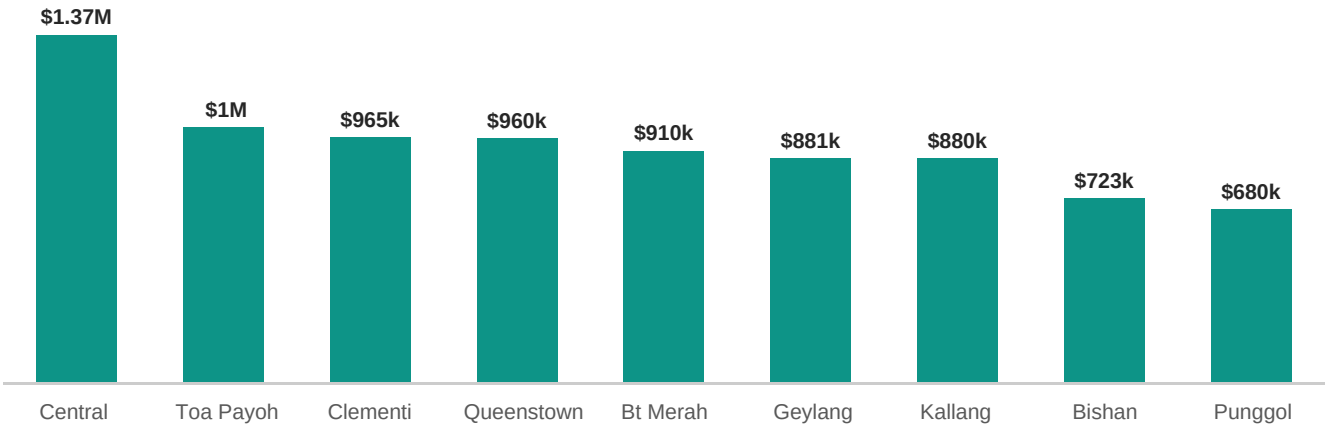
Median price each month, last 13 months



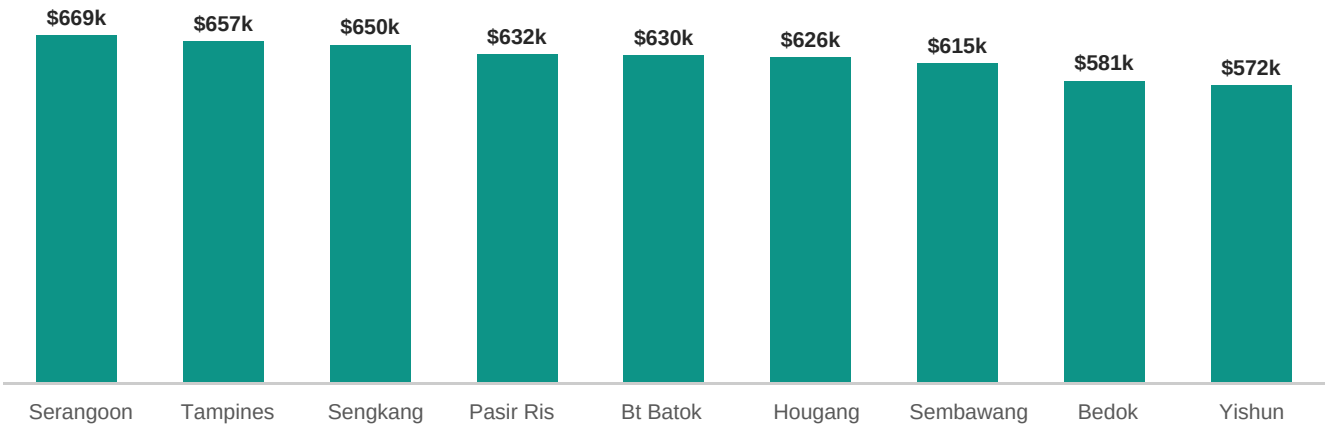
Median price by flat type (number sold), July 2025



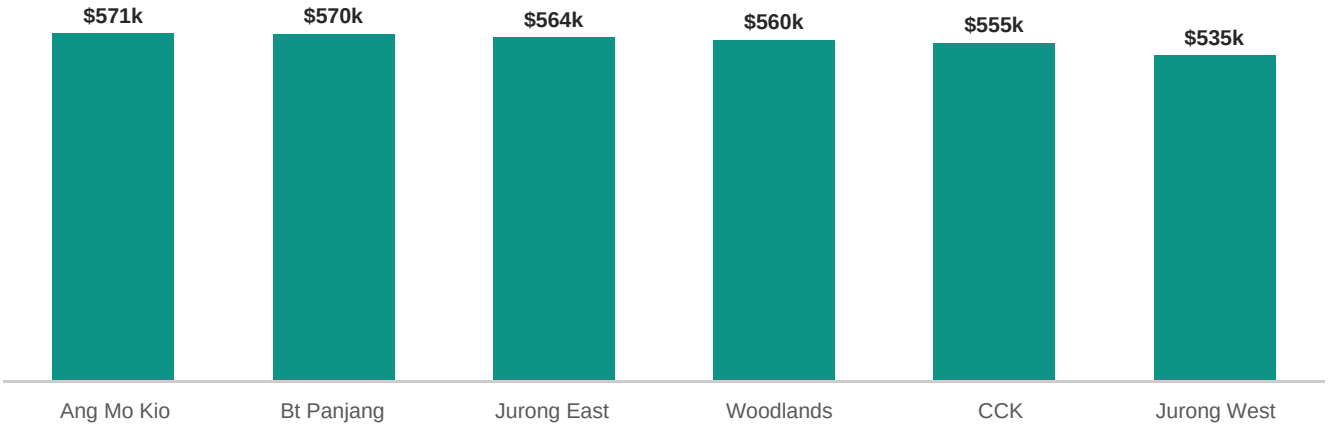
Median 4-room price by town, dearest first



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



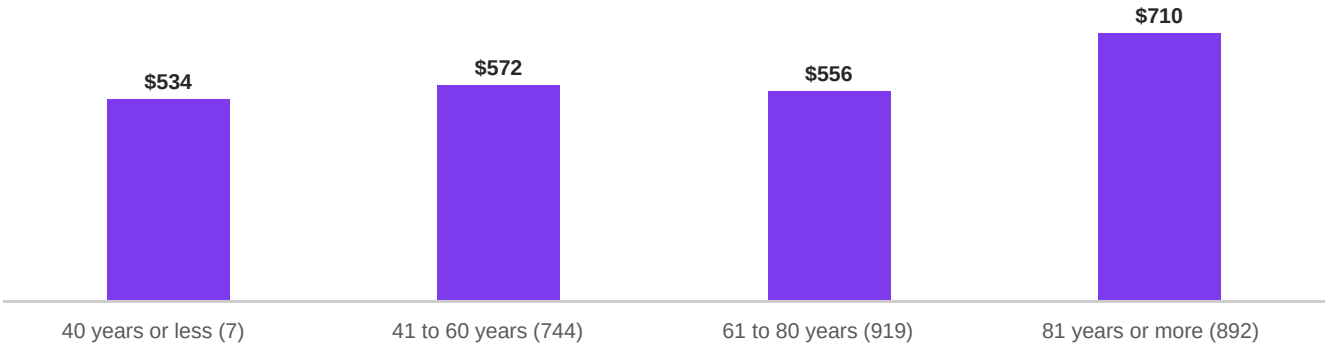
Median 4-room price by town, dearest first (continued)



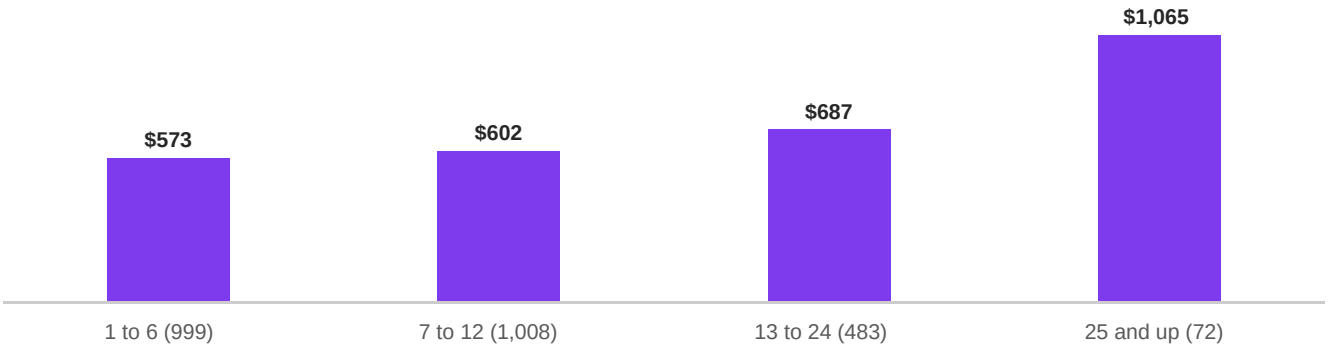
Town by town, July 2025

Ang Mo Kio: 93 sold - median $533,000 - 4-room median $570,944 - $595 psf - 10 at $1M+
Bedok: 114 sold - median $536,500 - 4-room median $580,888 - $578 psf - 3 at $1M+
Bishan: 34 sold - median $748,000 - 4-room median $723,000 - $755 psf - 6 at $1M+
Bukit Batok: 111 sold - median $620,000 - 4-room median $630,000 - $631 psf - 2 at $1M+
Bukit Merah: 87 sold - median $730,000 - 4-room median $910,000 - $797 psf - 18 at $1M+
Bukit Panjang: 98 sold - median $619,000 - 4-room median $570,000 - $586 psf - 1 at $1M+
Bukit Timah: 5 sold - median $1,020,000 - 4-room median n/a - $851 psf - 3 at $1M+
Central Area: 14 sold - median $698,500 - 4-room median $1,368,000 - $927 psf - 6 at $1M+
Choa Chu Kang: 116 sold - median $587,000 - 4-room median $555,000 - $526 psf
Clementi: 60 sold - median $520,000 - 4-room median $965,000 - $605 psf - 13 at $1M+
Geylang: 58 sold - median $629,000 - 4-room median $881,000 - $622 psf - 11 at $1M+
Hougang: 143 sold - median $620,000 - 4-room median $626,000 - $607 psf - 4 at $1M+
Jurong East: 49 sold - median $542,888 - 4-room median $564,000 - $557 psf - 1 at $1M+
Jurong West: 163 sold - median $580,000 - 4-room median $535,000 - $530 psf
Kallang/Whampoa: 85 sold - median $768,000 - 4-room median $880,000 - $714 psf - 17 at $1M+
Marine Parade: 19 sold - median $520,000 - 4-room median n/a - $679 psf - 1 at $1M+
Pasir Ris: 71 sold - median $720,000 - 4-room median $631,888 - $554 psf - 2 at $1M+
Punggol: 189 sold - median $670,888 - 4-room median $680,000 - $697 psf - 1 at $1M+
Queenstown: 45 sold - median $935,000 - 4-room median $960,000 - $947 psf - 12 at $1M+
Sembawang: 123 sold - median $620,000 - 4-room median $615,000 - $619 psf
Sengkang: 214 sold - median $658,944 - 4-room median $650,000 - $629 psf - 1 at $1M+
Serangoon: 50 sold - median $687,000 - 4-room median $669,038 - $649 psf - 6 at $1M+
Tampines: 177 sold - median $715,000 - 4-room median $656,500 - $609 psf - 8 at $1M+
Toa Payoh: 97 sold - median $800,000 - 4-room median $1,002,000 - $697 psf - 33 at $1M+
Woodlands: 165 sold - median $585,000 - 4-room median $560,000 - $539 psf - 3 at $1M+
Yishun: 182 sold - median $547,500 - 4-room median $571,544 - $596 psf - 5 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2025

$1,588,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $905 psf - 60 yrs lease left

$1,580,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,130 sqft - $1,398 psf - 84 yrs lease left

$1,568,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,206 sqft - $1,301 psf - 89 yrs lease left

$1,548,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,141 sqft - $1,357 psf - 84 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 - 85 yrs lease left

$1,485,000 Blk 88 Dawson Rd, Queenstown
5-room - storey 43 to 45 - 1,163 sqft - $1,277 psf - 90 yrs lease left

$1,423,888 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,259 sqft - $1,131 psf - 85 yrs lease left

$1,420,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 34 to 36 - 1,023 sqft - $1,389 psf - 84 yrs lease left

$1,380,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 19 to 21 - 1,023 sqft - $1,350 psf - 84 yrs lease left

$1,368,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,001 sqft - $1,367 psf - 84 yrs lease left

The 5 most affordable 4-room flats, July 2025

$400,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $413 psf - 48 yrs lease left

$408,000 Blk 112 Ho Ching Rd, Jurong West

4-room - storey 07 to 09 - 1,163 sqft - $351 psf - 44 yrs lease left

$450,000 Blk 255 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $498 psf - 59 yrs lease left

$455,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $503 psf - 61 yrs lease left

$455,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $465 psf - 54 yrs lease left

The 10 busiest streets, July 2025

Canberra St, Sembawang: 39 sales
Yishun Ring Rd, Yishun: 34 sales
Yishun Ave 4, Yishun: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Segar Rd, Bukit Panjang: 24 sales
Bt Batok West Ave 8, Bukit Batok: 23 sales
Buangkok Link, Hougang: 23 sales
Hougang Ave 8, Hougang: 23 sales
Punggol Pl, Punggol: 23 sales
Edgedale Plains, Punggol: 22 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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