HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2025

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

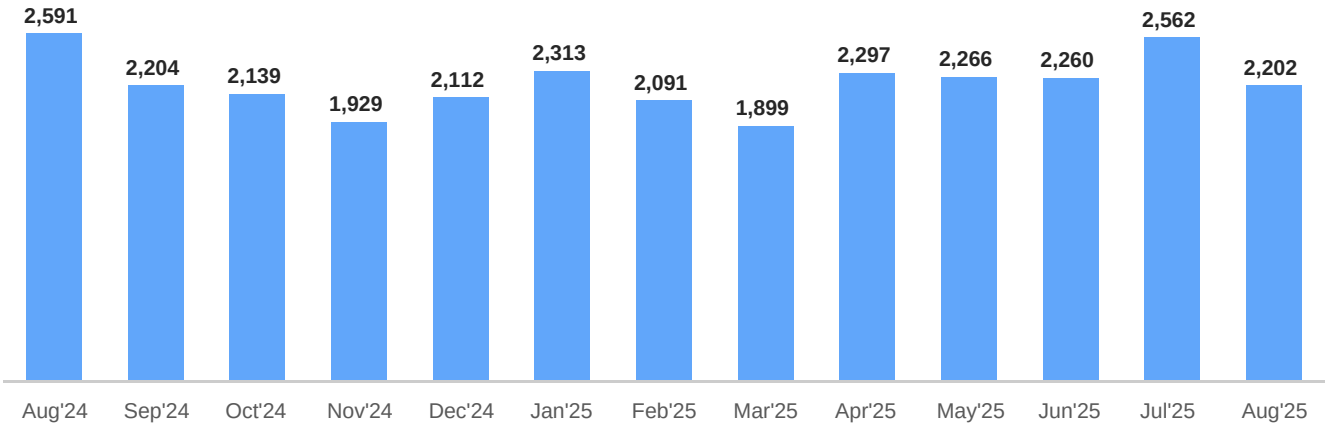
Flats sold: 2,202 **Median price: $622,000** **Median $psf: $604**
Million-dollar flats: 141 (6.4%) **Highest price: $1,600,000 (Central Area)**

Against the month before: sales -14.1%, median price -1.0%. Against a year ago: sales -15.0%, median price +3.7%.

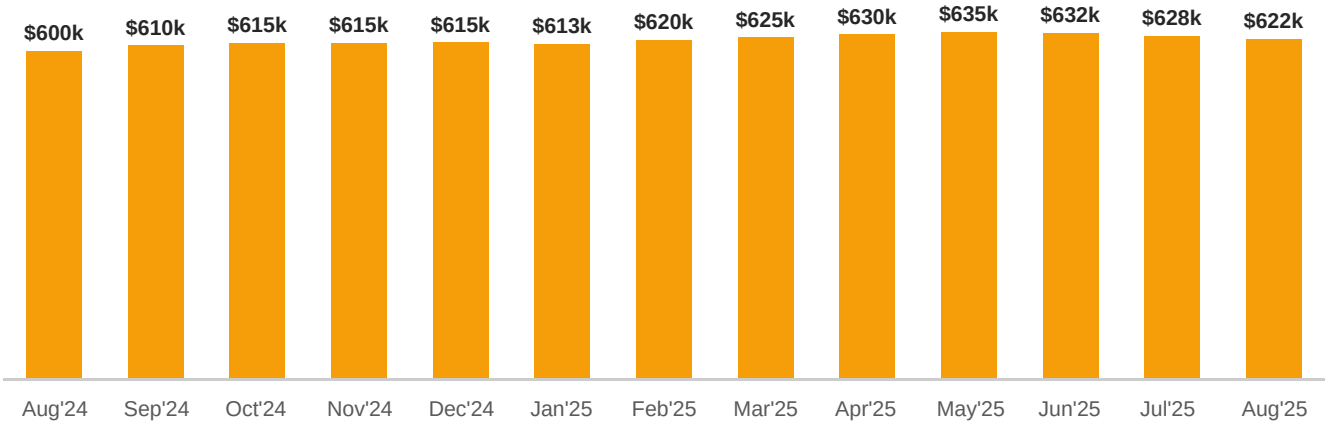
At a glance

- 2,202 HDB resale flats changed hands in August 2025, 14.1% fewer than the month before (2,562).
- Half of all flats sold for $622,000 or less (the median price), down 1.0% from the month before.
- A typical 4-room flat sold for $627,000 (969 sales), or about $618 per square foot.
- 141 flats sold for $1 million or more (6.4% of all sales), most of them in Bukit Merah, Toa Payoh, Clementi.
- The highest price was $1,600,000 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 $519,444) and the dearest was Central Area (median $1,310,000).
- The busiest town was Sengkang with 183 sales.

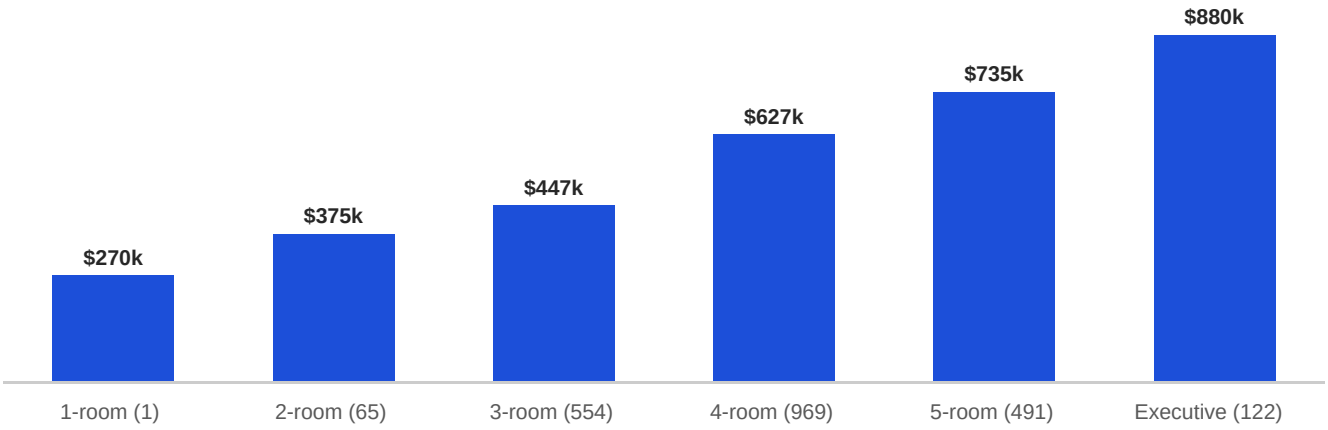
Flats sold each month, last 13 months



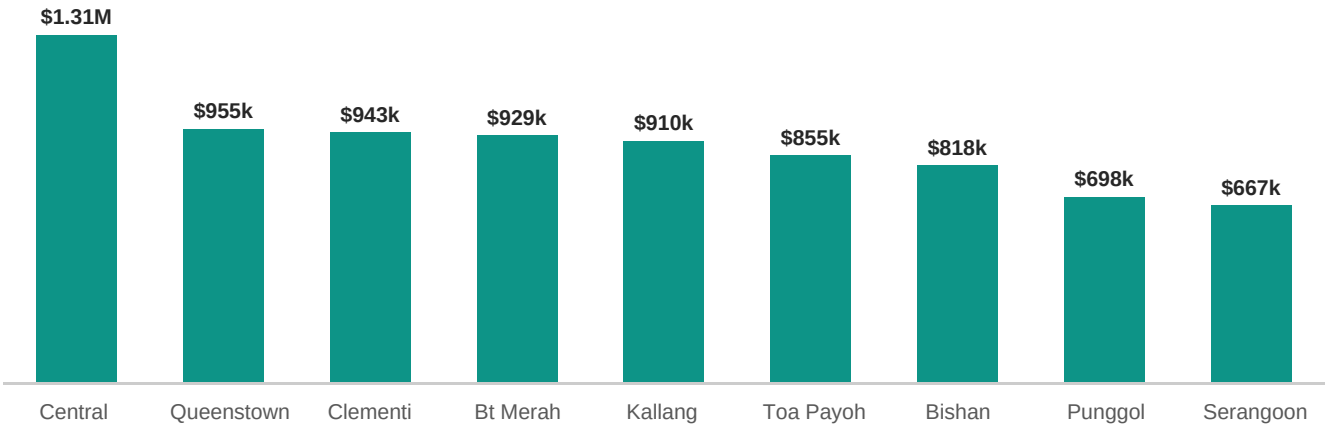
Median price each month, last 13 months



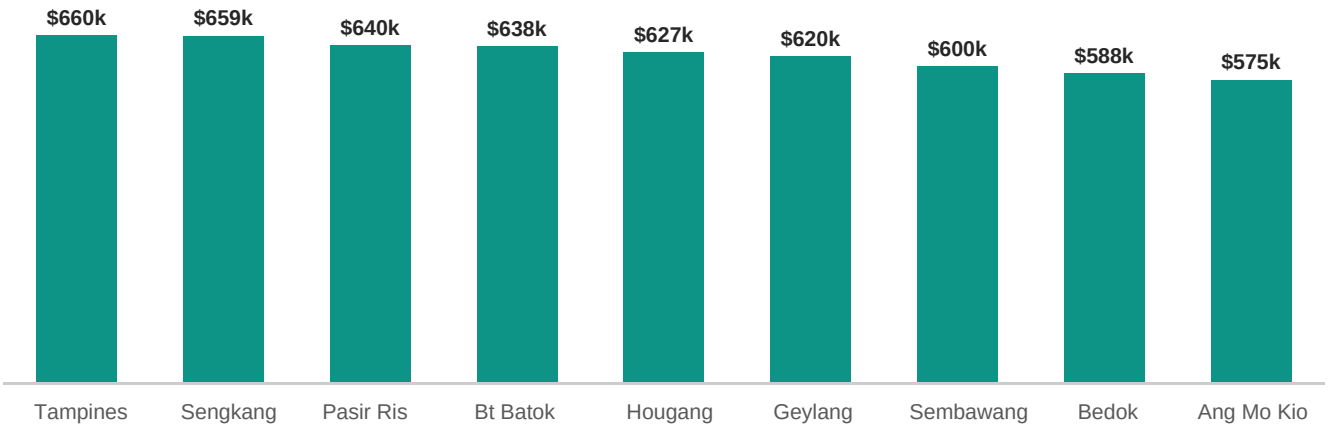
Median price by flat type (number sold), August 2025



Median 4-room price by town, dearest first



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



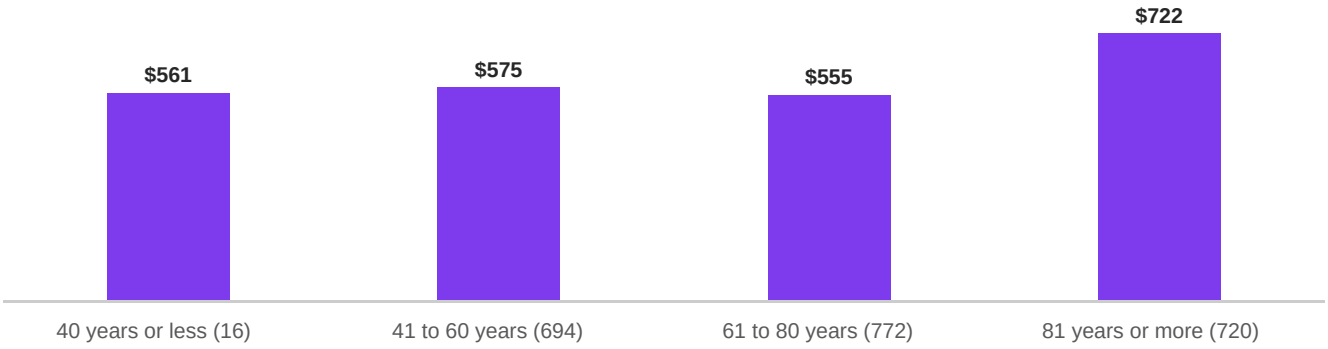
Median 4-room price by town, dearest first (continued)



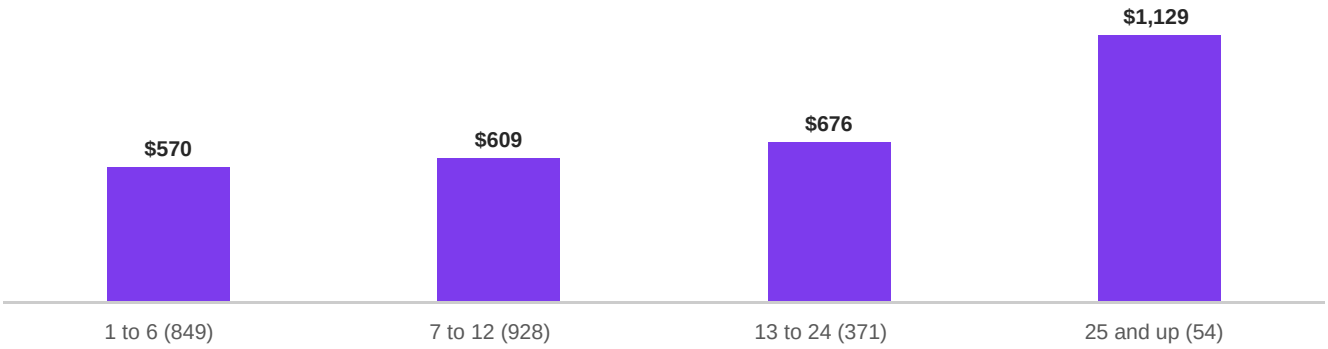
Town by town, August 2025

Ang Mo Kio: 77 sold - median $495,000 - 4-room median $575,000 - $579 psf - 8 at $1M+
Bedok: 122 sold - median $501,944 - 4-room median $587,500 - $590 psf - 3 at $1M+
Bishan: 36 sold - median $854,000 - 4-room median $818,000 - $767 psf - 11 at $1M+
Bukit Batok: 111 sold - median $598,888 - 4-room median $638,444 - $599 psf - 1 at $1M+
Bukit Merah: 87 sold - median $850,000 - 4-room median $929,444 - $794 psf - 25 at $1M+
Bukit Panjang: 76 sold - median $596,444 - 4-room median $558,000 - $585 psf - 3 at $1M+
Bukit Timah: 5 sold - median $1,178,888 - 4-room median n/a - $898 psf - 3 at $1M+
Central Area: 18 sold - median $656,000 - 4-room median $1,310,000 - $857 psf - 7 at $1M+
Choa Chu Kang: 94 sold - median $589,000 - 4-room median $562,000 - $514 psf
Clementi: 61 sold - median $610,000 - 4-room median $942,888 - $624 psf - 15 at $1M+
Geylang: 54 sold - median $570,000 - 4-room median $620,000 - $610 psf - 5 at $1M+
Hougang: 129 sold - median $625,000 - 4-room median $627,000 - $599 psf - 4 at $1M+
Jurong East: 40 sold - median $506,000 - 4-room median $519,444 - $514 psf - 1 at $1M+
Jurong West: 144 sold - median $580,000 - 4-room median $545,500 - $529 psf
Kallang/Whampoa: 68 sold - median $736,500 - 4-room median $910,000 - $720 psf - 13 at $1M+
Marine Parade: 10 sold - median $467,000 - 4-room median n/a - $644 psf
Pasir Ris: 53 sold - median $720,000 - 4-room median $640,000 - $564 psf
Punggol: 136 sold - median $677,000 - 4-room median $698,000 - $697 psf
Queenstown: 47 sold - median $785,000 - 4-room median $955,000 - $934 psf - 8 at $1M+
Sembawang: 84 sold - median $610,000 - 4-room median $600,000 - $618 psf
Sengkang: 183 sold - median $668,000 - 4-room median $658,500 - $646 psf - 2 at $1M+
Serangoon: 41 sold - median $665,000 - 4-room median $666,500 - $653 psf - 5 at $1M+
Tampines: 143 sold - median $680,000 - 4-room median $660,000 - $633 psf - 4 at $1M+
Toa Payoh: 95 sold - median $635,000 - 4-room median $855,000 - $669 psf - 22 at $1M+
Woodlands: 135 sold - median $610,000 - 4-room median $575,000 - $532 psf
Yishun: 153 sold - median $560,000 - 4-room median $570,000 - $571 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2025

$1,600,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 49 to 51 - 1,130 sqft - $1,416 psf - 84 yrs lease left

$1,528,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,206 sqft - $1,267 psf - 89 yrs lease left

$1,458,888 Blk 445B Clementi Ave 3, Clementi
5-room - storey 25 to 27 - 1,216 sqft - $1,199 psf - 94 yrs lease left

$1,455,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,615 sqft - $901 psf - 62 yrs lease left

$1,425,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,001 sqft - $1,424 psf - 84 yrs lease left

$1,415,000 Blk 56 Havelock Rd, Bukit Merah
5-room - storey 37 to 39 - 1,227 sqft - $1,153 psf - 86 yrs lease left

$1,400,000 Blk 89 Dawson Rd, Queenstown
5-room - storey 28 to 30 - 1,066 sqft - $1,314 psf - 89 yrs lease left

$1,398,888 Blk 58 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,876 sqft - $746 psf - 45 yrs lease left

$1,390,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,012 sqft - $1,374 psf - 84 yrs lease left

$1,388,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 16 to 18 - 1,216 sqft - $1,141 psf - 94 yrs lease left

The 5 most affordable 4-room flats, August 2025

$450,000 Blk 269 Bt Batok East Ave 4, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $498 psf - 60 yrs lease left

$452,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 07 to 09 - 990 sqft - $456 psf - 55 yrs lease left

$453,888 Blk 44 Sims Dr, Geylang

4-room - storey 07 to 09 - 947 sqft - $479 psf - 49 yrs lease left

$455,000 Blk 30 Teban Gdns Rd, Jurong East

4-room - storey 07 to 09 - 1,066 sqft - $427 psf - 54 yrs lease left

$460,000 Blk 217 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $509 psf - 60 yrs lease left

The 10 busiest streets, August 2025

Yishun Ring Rd, Yishun: 28 sales
Bt Batok West Ave 8, Bukit Batok: 27 sales
Canberra St, Sembawang: 24 sales
Segar Rd, Bukit Panjang: 22 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Yishun Ave 4, Yishun: 21 sales
Woodlands Dr 14, Woodlands: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Bedok Reservoir Rd, Bedok: 17 sales
Hougang Ave 8, Hougang: 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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