HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2025

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:55 pm.
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September 2025 in full

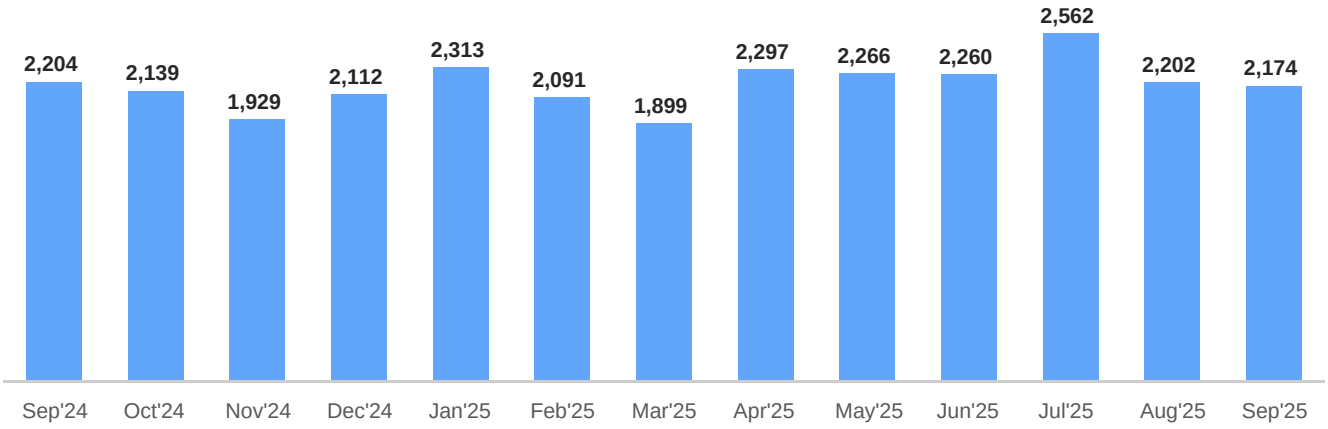
Flats sold: 2,174 Median price: $645,000 Median $psf: $607
Million-dollar flats: 172 (7.9%) Highest price: $1,590,000 (Central Area)

Against the month before: sales -1.3%, median price +3.7%. Against a year ago: sales -1.4%, median price +5.7%.

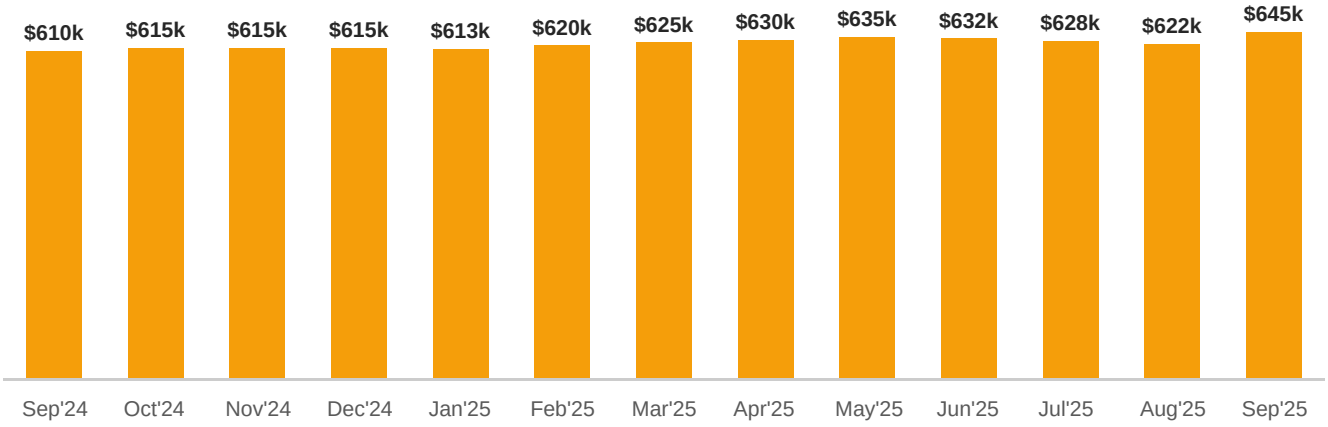
At a glance

- 2,174 HDB resale flats changed hands in September 2025, 1.3% fewer than the month before (2,202).
- Half of all flats sold for $645,000 or less (the median price), up 3.7% from the month before.
- A typical 4-room flat sold for $640,000 (964 sales), or about $626 per square foot.
- 172 flats sold for $1 million or more (7.9% of all sales), most of them in Toa Payoh, Bukit Merah, Queenstown.
- The highest price was $1,590,000 for a 5-room flat at Blk 1A Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $535,944) and the dearest was Central Area (median $1,300,000).
- The busiest town was Tampines with 166 sales.

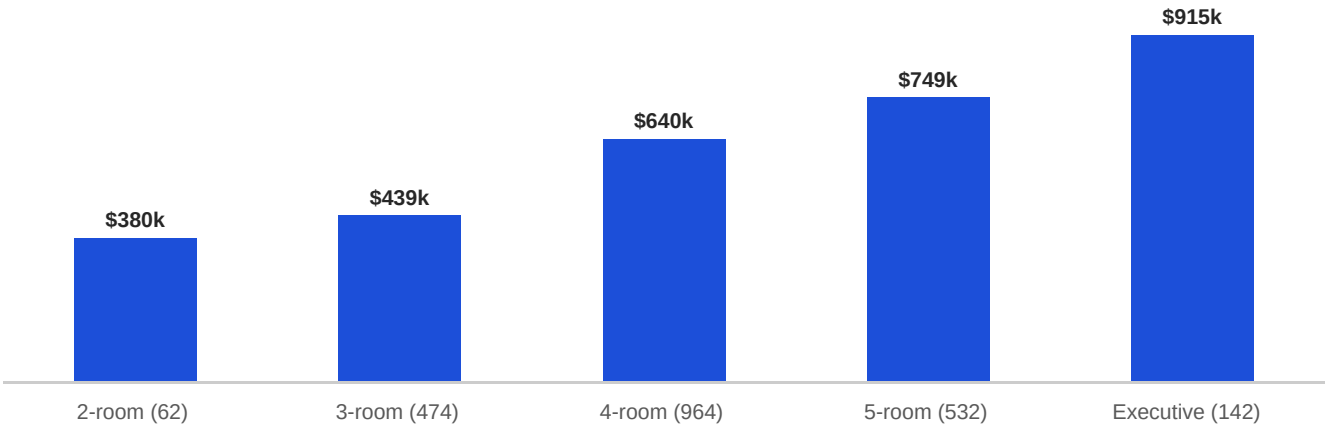
Flats sold each month, last 13 months



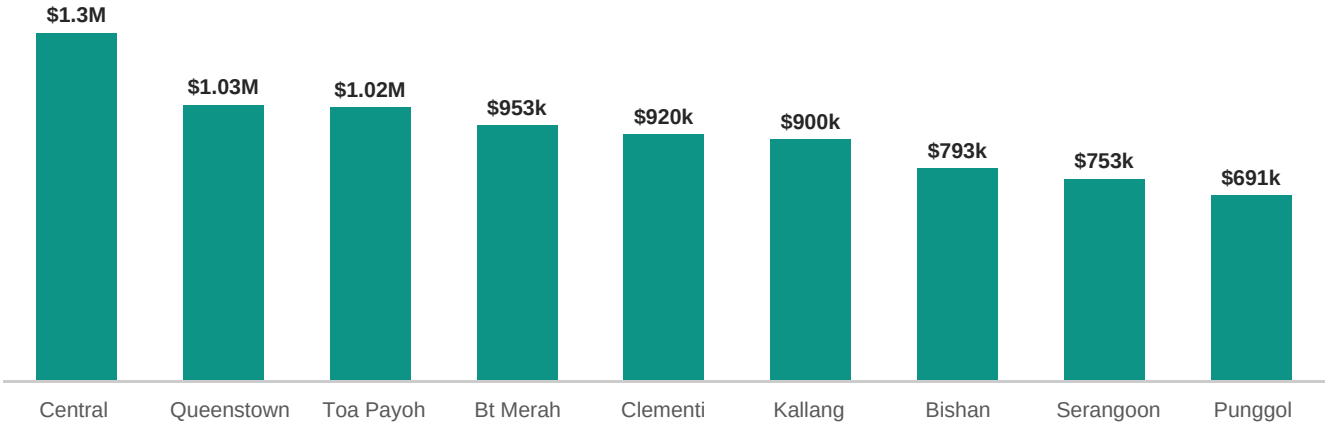
Median price each month, last 13 months



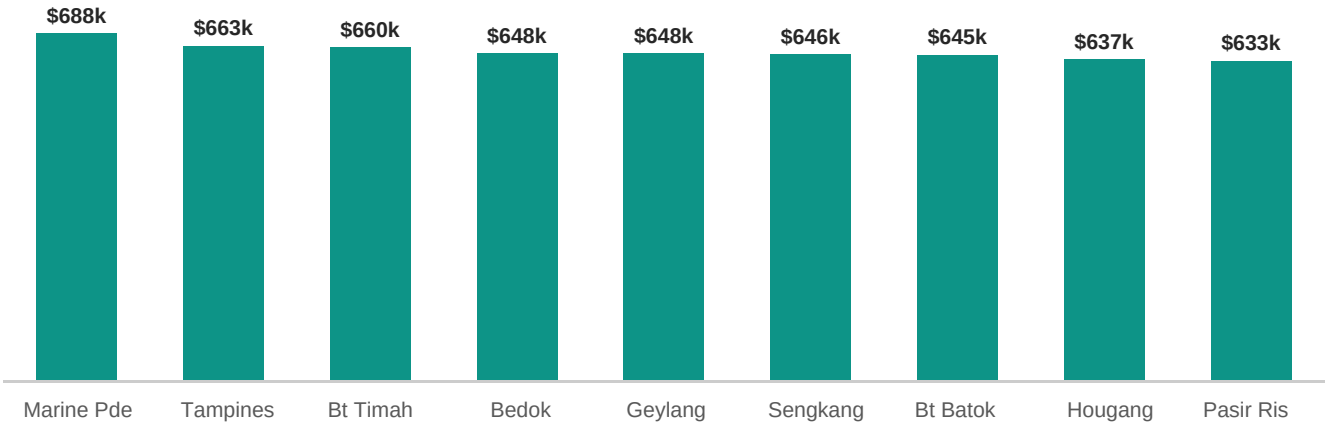
Median price by flat type (number sold), September 2025



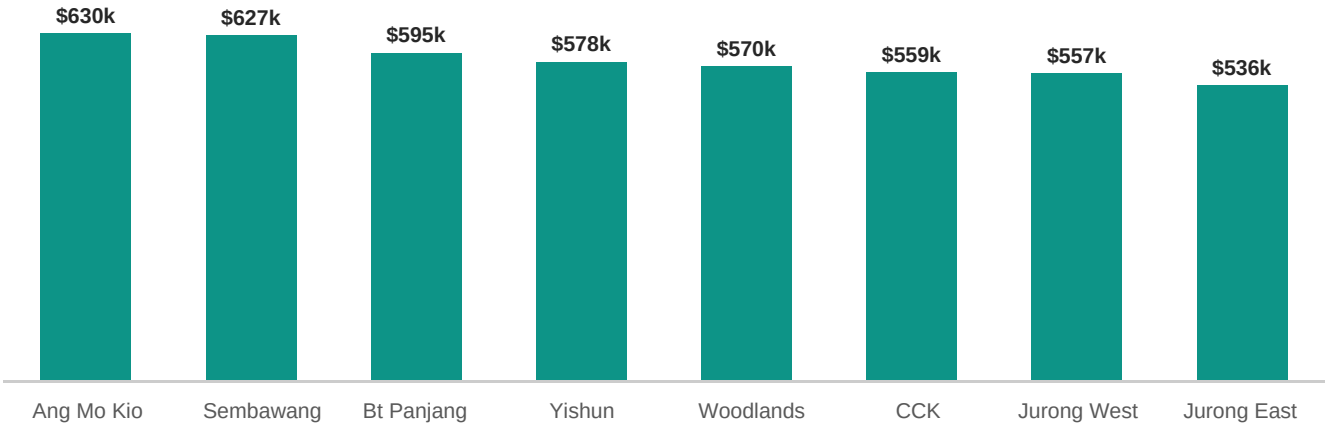
Median 4-room price by town, dearest first



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



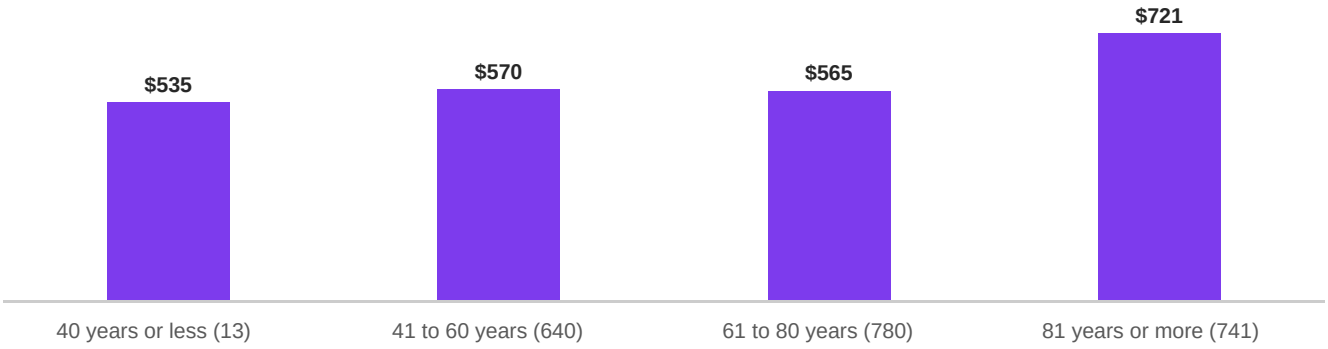
Median 4-room price by town, dearest first (continued)



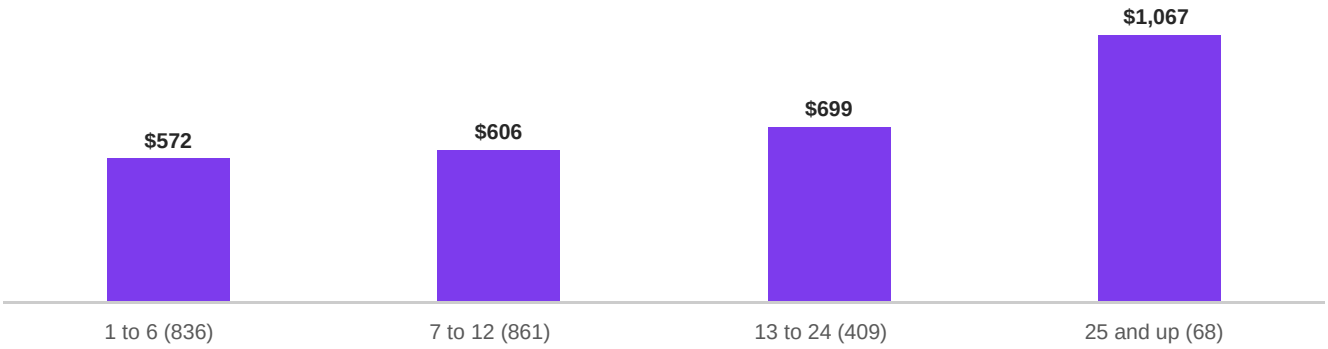
Town by town, September 2025

Ang Mo Kio: 97 sold - median $540,000 - 4-room median $630,000 - $591 psf - 13 at $1M+
Bedok: 90 sold - median $570,000 - 4-room median $648,000 - $596 psf - 5 at $1M+
Bishan: 36 sold - median $827,500 - 4-room median $792,888 - $762 psf - 11 at $1M+
Bukit Batok: 114 sold - median $650,000 - 4-room median $645,000 - $604 psf - 1 at $1M+
Bukit Merah: 68 sold - median $809,000 - 4-room median $952,500 - $808 psf - 18 at $1M+
Bukit Panjang: 66 sold - median $616,500 - 4-room median $595,000 - $611 psf - 1 at $1M+
Bukit Timah: 6 sold - median $640,000 - 4-room median $660,000 - $686 psf - 1 at $1M+
Central Area: 19 sold - median $800,000 - 4-room median $1,300,000 - $739 psf - 7 at $1M+
Choa Chu Kang: 90 sold - median $600,000 - 4-room median $559,000 - $526 psf
Clementi: 58 sold - median $508,344 - 4-room median $920,000 - $631 psf - 11 at $1M+
Geylang: 69 sold - median $628,000 - 4-room median $647,500 - $624 psf - 6 at $1M+
Hougang: 127 sold - median $635,000 - 4-room median $636,500 - $612 psf - 6 at $1M+
Jurong East: 42 sold - median $505,000 - 4-room median $535,944 - $555 psf - 2 at $1M+
Jurong West: 134 sold - median $593,500 - 4-room median $557,000 - $536 psf
Kallang/Whampoa: 63 sold - median $820,000 - 4-room median $900,000 - $761 psf - 10 at $1M+
Marine Parade: 19 sold - median $666,666 - 4-room median $688,000 - $732 psf - 4 at $1M+
Pasir Ris: 50 sold - median $718,000 - 4-room median $633,000 - $559 psf - 4 at $1M+
Punggol: 151 sold - median $680,000 - 4-room median $690,944 - $705 psf
Queenstown: 49 sold - median $828,000 - 4-room median $1,030,000 - $876 psf - 18 at $1M+
Sembawang: 88 sold - median $639,000 - 4-room median $626,500 - $615 psf
Sengkang: 154 sold - median $668,000 - 4-room median $645,500 - $640 psf - 2 at $1M+
Serangoon: 26 sold - median $687,500 - 4-room median $752,500 - $715 psf - 3 at $1M+
Tampines: 166 sold - median $697,500 - 4-room median $662,500 - $607 psf - 7 at $1M+
Toa Payoh: 103 sold - median $870,000 - 4-room median $1,020,000 - $828 psf - 37 at $1M+
Woodlands: 153 sold - median $602,888 - 4-room median $570,000 - $539 psf - 5 at $1M+
Yishun: 136 sold - median $568,000 - 4-room median $578,000 - $582 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2025

$1,590,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,152 sqft - $1,381 psf - 84 yrs lease left

$1,580,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 31 to 33 - 1,206 sqft - $1,311 psf - 89 yrs lease left

$1,550,000 Blk 275A Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $1,200 psf - 85 yrs lease left

$1,540,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,281 sqft - $1,202 psf - 84 yrs lease left

$1,540,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $1,223 psf - 85 yrs lease left

$1,490,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,488 psf - 84 yrs lease left

$1,450,000 Blk 1B Cantonment Rd, Central Area
4-room - storey 22 to 24 - 1,001 sqft - $1,448 psf - 84 yrs lease left

$1,435,000 Blk 588A Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 28 to 30 - 1,292 sqft - $1,111 psf - 85 yrs lease left

$1,430,000 Blk 105B Bidadari Pk Dr, Toa Payoh
5-room - storey 16 to 18 - 1,227 sqft - $1,165 psf - 94 yrs lease left

$1,402,888 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 10 to 12 - 1,281 sqft - $1,095 psf - 84 yrs lease left

The 5 most affordable 4-room flats, September 2025

$400,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $413 psf - 49 yrs lease left

$440,000 Blk 167 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $487 psf - 61 yrs lease left

$442,888 Blk 37 Bedok Sth Ave 2, Bedok

4-room - storey 01 to 03 - 904 sqft - $490 psf - 51 yrs lease left

$448,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $452 psf - 50 yrs lease left

$455,000 Blk 312 Bt Batok St 32, Bukit Batok

4-room - storey 04 to 06 - 1,001 sqft - $455 psf - 58 yrs lease left

The 10 busiest streets, September 2025

Yishun Ring Rd, Yishun: 30 sales
Canberra St, Sembawang: 27 sales
Bt Batok West Ave 8, Bukit Batok: 25 sales
Circuit Rd, Geylang: 24 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Bedok Reservoir Rd, Bedok: 19 sales
Punggol Dr, Punggol: 19 sales
Hougang Ave 8, Hougang: 18 sales
Sumang Lane, Punggol: 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.

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