HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2025

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

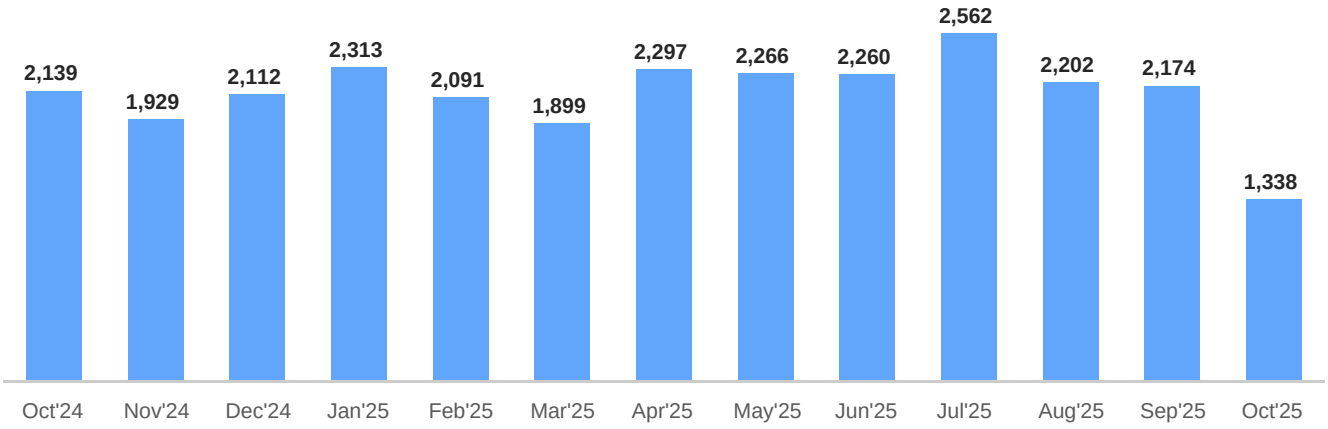
Flats sold: 1,338 Median price: $620,000 Median $psf: $607
Million-dollar flats: 86 (6.4%) Highest price: $1,550,000 (Central Area)

Against the month before: sales -38.5%, median price -3.9%. Against a year ago: sales -37.4%, median price +0.8%.

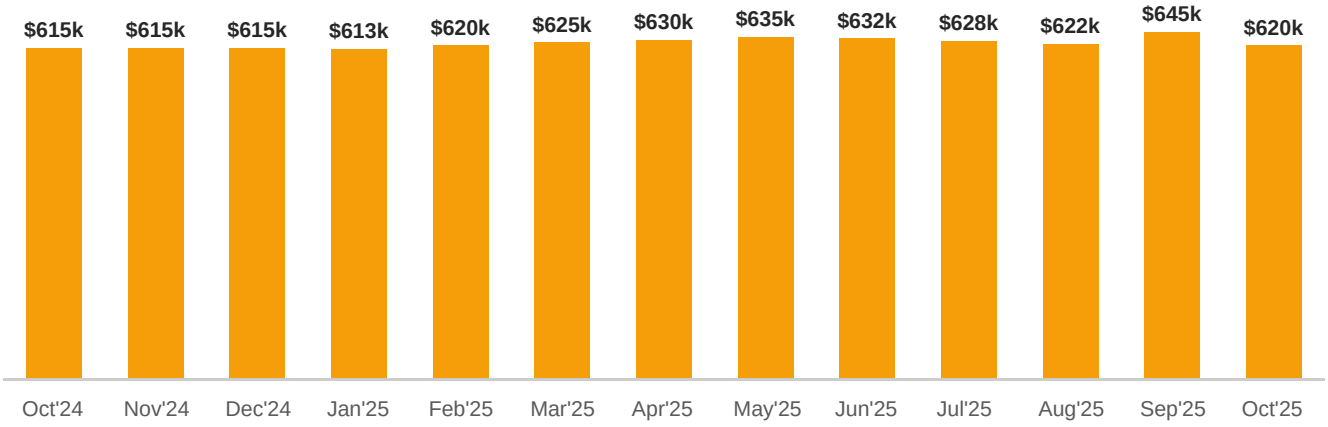
At a glance

- 1,338 HDB resale flats changed hands in October 2025, 38.5% fewer than the month before (2,174).
- Half of all flats sold for $620,000 or less (the median price), down 3.9% from the month before.
- A typical 4-room flat sold for $625,000 (584 sales), or about $614 per square foot.
- 86 flats sold for $1 million or more (6.4% of all sales), most of them in Toa Payoh, Bukit Merah, Kallang/Whampoa.
- The highest price was $1,550,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong East (median $531,250) and the dearest was Toa Payoh (median $1,040,000).
- The busiest town was Woodlands with 99 sales.

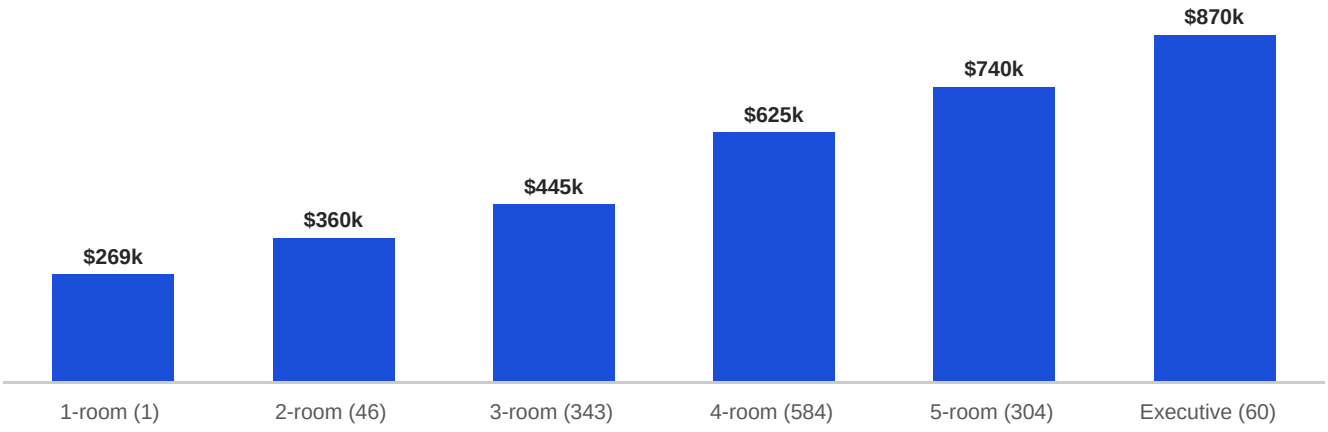
Flats sold each month, last 13 months



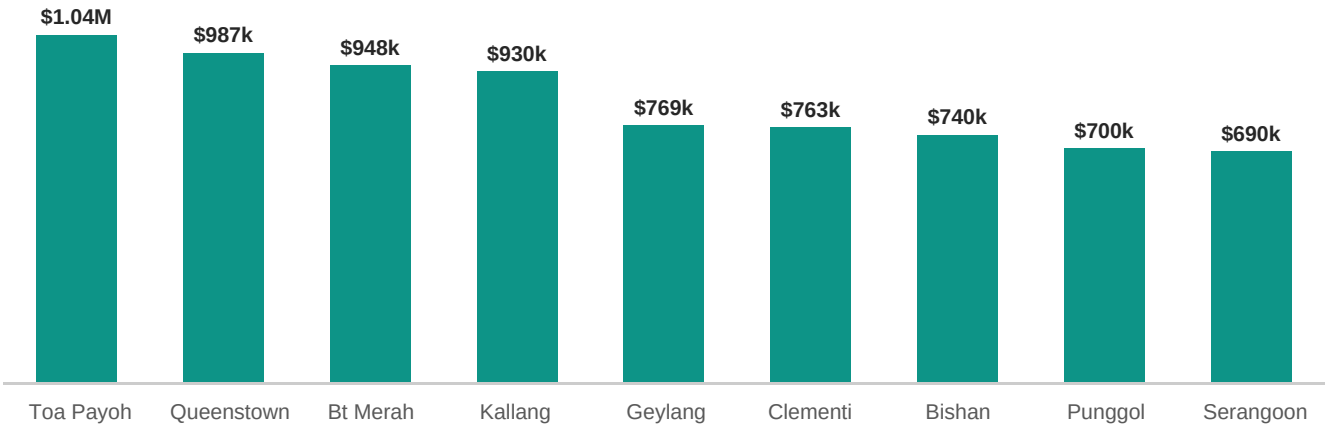
Median price each month, last 13 months



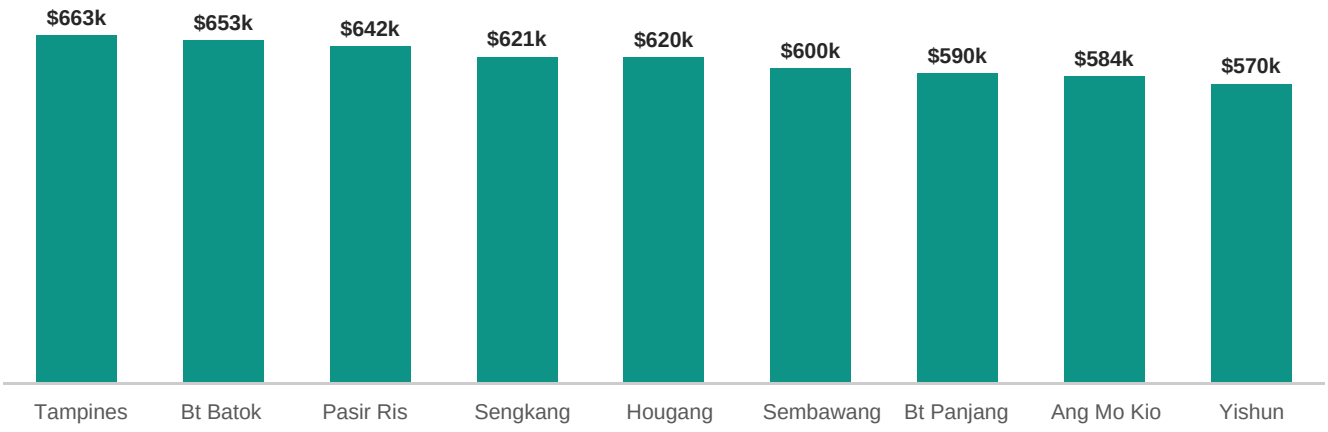
Median price by flat type (number sold), October 2025



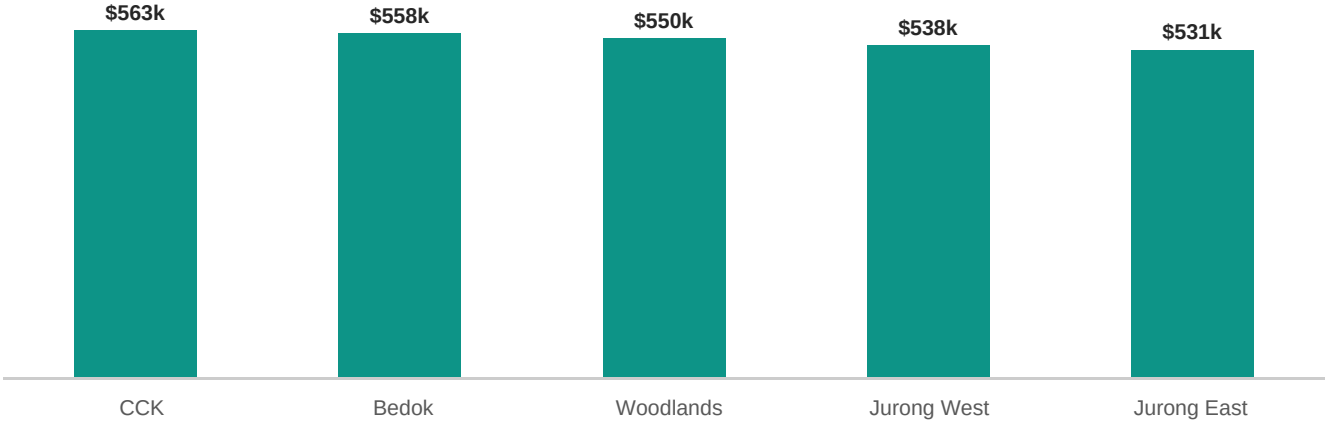
Median 4-room price by town, dearest first



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



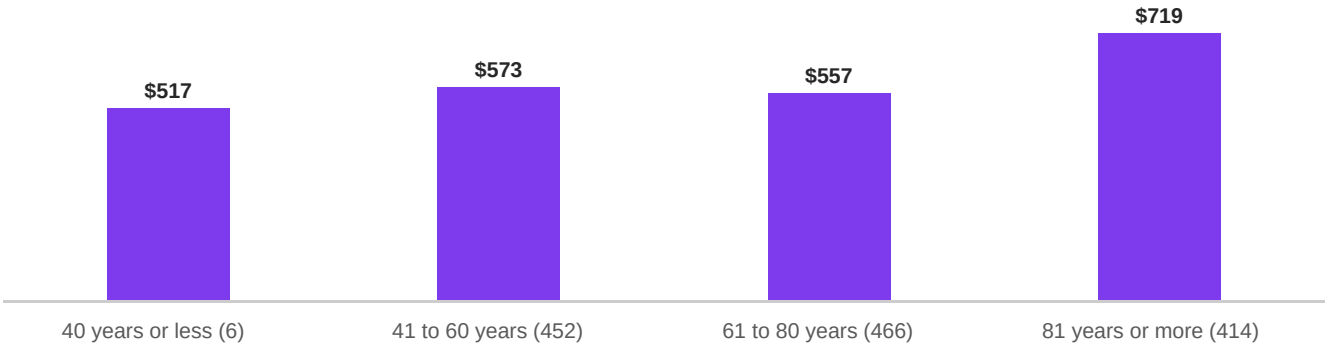
Median 4-room price by town, dearest first (continued)



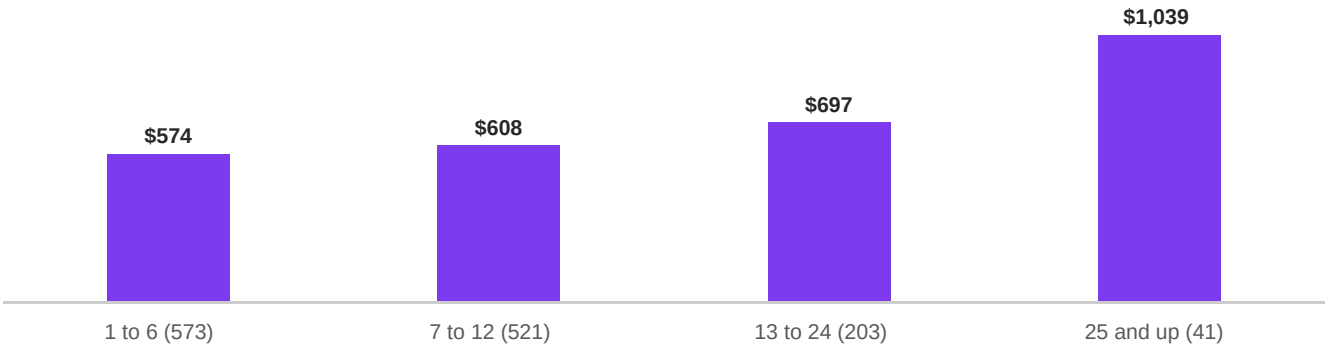
Town by town, October 2025

Ang Mo Kio: 61 sold - median $478,000 - 4-room median $584,000 - $582 psf - 4 at $1M+
Bedok: 67 sold - median $490,000 - 4-room median $557,500 - $574 psf
Bishan: 20 sold - median $875,000 - 4-room median $740,000 - $752 psf - 4 at $1M+
Bukit Batok: 68 sold - median $650,000 - 4-room median $653,000 - $591 psf
Bukit Merah: 49 sold - median $810,000 - 4-room median $948,000 - $827 psf - 13 at $1M+
Bukit Panjang: 42 sold - median $582,500 - 4-room median $590,000 - $576 psf
Central Area: 10 sold - median $601,944 - 4-room median n/a - $875 psf - 4 at $1M+
Choa Chu Kang: 49 sold - median $588,000 - 4-room median $562,500 - $509 psf
Clementi: 24 sold - median $559,444 - 4-room median $763,000 - $633 psf - 4 at $1M+
Geylang: 46 sold - median $701,000 - 4-room median $768,500 - $635 psf - 7 at $1M+
Hougang: 62 sold - median $615,000 - 4-room median $620,000 - $625 psf - 2 at $1M+
Jurong East: 32 sold - median $526,500 - 4-room median $531,250 - $536 psf
Jurong West: 77 sold - median $548,000 - 4-room median $538,444 - $527 psf
Kallang/Whampoa: 48 sold - median $687,500 - 4-room median $930,000 - $717 psf - 10 at $1M+
Marine Parade: 13 sold - median $560,000 - 4-room median n/a - $683 psf - 1 at $1M+
Pasir Ris: 38 sold - median $714,000 - 4-room median $641,500 - $548 psf - 1 at $1M+
Punggol: 83 sold - median $680,000 - 4-room median $699,999 - $687 psf
Queenstown: 26 sold - median $908,444 - 4-room median $986,500 - $923 psf - 8 at $1M+
Sembawang: 55 sold - median $615,000 - 4-room median $600,000 - $613 psf
Sengkang: 90 sold - median $659,500 - 4-room median $621,400 - $637 psf
Serangoon: 26 sold - median $704,000 - 4-room median $690,000 - $685 psf - 2 at $1M+
Tampines: 95 sold - median $690,000 - 4-room median $663,000 - $624 psf - 2 at $1M+
Toa Payoh: 67 sold - median $790,000 - 4-room median $1,040,000 - $727 psf - 20 at $1M+
Woodlands: 99 sold - median $578,000 - 4-room median $550,000 - $531 psf - 3 at $1M+
Yishun: 91 sold - median $540,000 - 4-room median $570,000 - $575 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2025

$1,550,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,130 sqft - $1,371 psf - 84 yrs lease left

$1,550,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,259 sqft - $1,231 psf - 84 yrs lease left

$1,515,000 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $1,235 psf - 85 yrs lease left

$1,500,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $954 psf - 69 yrs lease left

$1,480,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 43 to 45 - 1,001 sqft - $1,478 psf - 84 yrs lease left

$1,466,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 07 to 09 - 1,152 sqft - $1,273 psf - 84 yrs lease left

$1,460,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 46 to 48 - 1,130 sqft - $1,292 psf - 84 yrs lease left

$1,460,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $1,190 psf - 85 yrs lease left

$1,438,888 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $916 psf - 60 yrs lease left

$1,408,888 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 16 to 18 - 1,227 sqft - $1,148 psf - 86 yrs lease left

The 5 most affordable 4-room flats, October 2025

$430,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $408 psf - 53 yrs lease left

$430,000 Blk 462 Choa Chu Kang Ave 4, Choa Chu Kang

4-room - storey 04 to 06 - 1,109 sqft - $388 psf - 73 yrs lease left

$440,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $444 psf - 51 yrs lease left

$450,000 Blk 105 Woodlands St 13, Woodlands

4-room - storey 01 to 03 - 980 sqft - $459 psf - 58 yrs lease left

$451,888 Blk 44 Sims Dr, Geylang

4-room - storey 04 to 06 - 947 sqft - $477 psf - 48 yrs lease left

The 10 busiest streets, October 2025

Yishun Ring Rd, Yishun: 23 sales
Canberra St, Sembawang: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Bt Batok West Ave 8, Bukit Batok: 17 sales
Fernvale Link, Sengkang: 15 sales
Punggol Dr, Punggol: 14 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 13 sales
Circuit Rd, Geylang: 13 sales
Bidadari Pk Dr, Toa Payoh: 12 sales
Yishun Ave 4, Yishun: 12 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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