HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2025

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

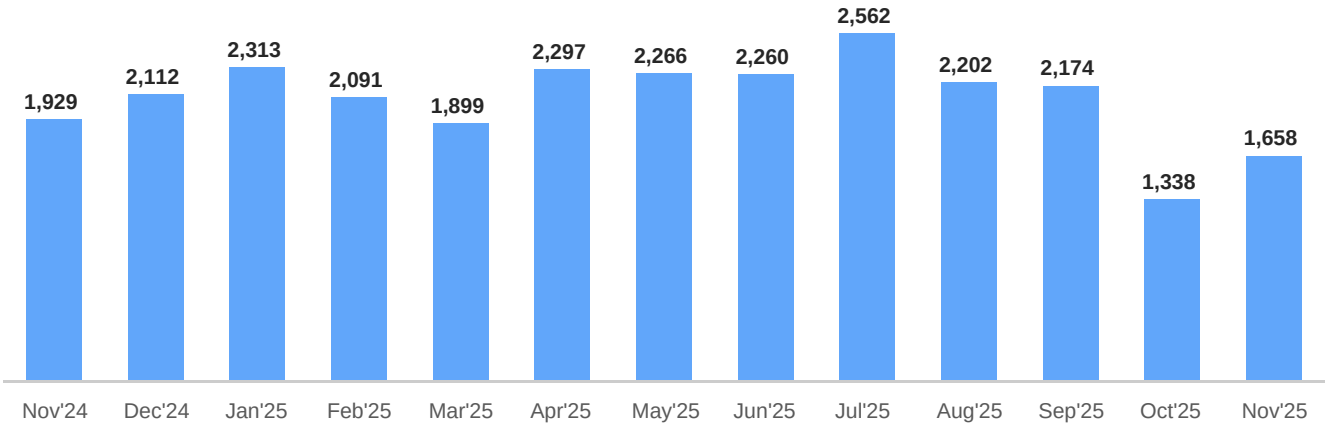
Flats sold: 1,658 **Median price: $618,000** **Median $psf: $603**
Million-dollar flats: 120 (7.2%) **Highest price: $1,632,000 (Bishan)**

Against the month before: sales +23.9%, median price -0.3%. Against a year ago: sales -14.0%, median price +0.5%.

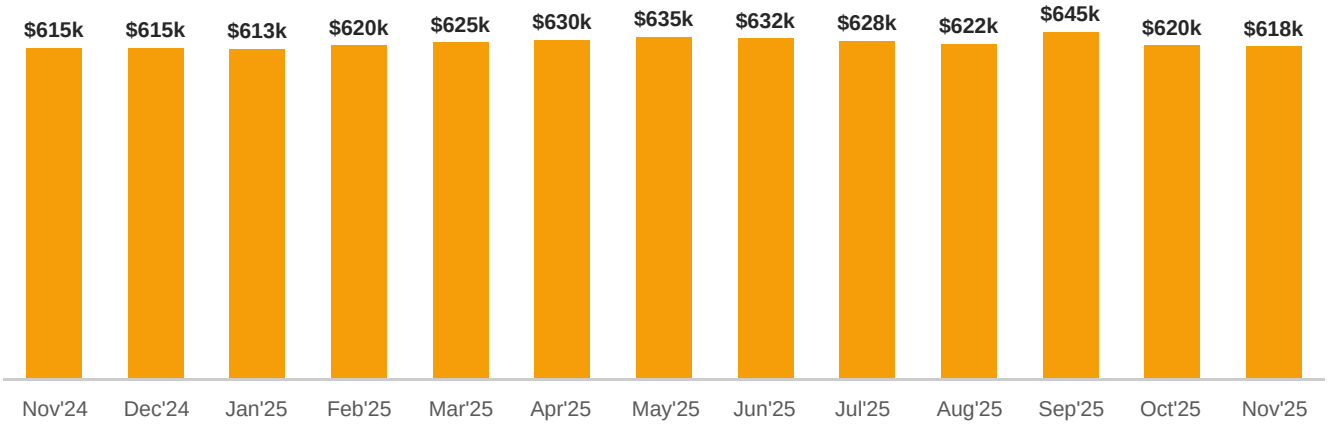
At a glance

- 1,658 HDB resale flats changed hands in November 2025, 23.9% more than the month before (1,338).
- Half of all flats sold for $618,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $625,888 (731 sales), or about $614 per square foot.
- 120 flats sold for $1 million or more (7.2% of all sales), most of them in Bukit Merah, Toa Payoh, Queenstown.
- The highest price was $1,632,000 for a 5-room flat at Blk 275A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Jurong West (median $535,000) and the dearest was Queenstown (median $1,020,000).
- The busiest town was Tampines with 121 sales.

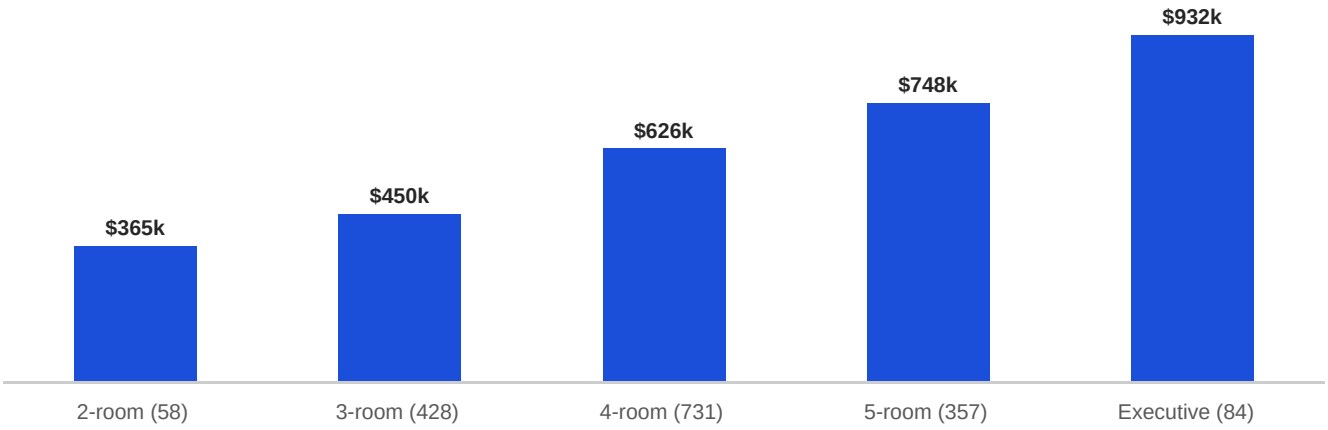
Flats sold each month, last 13 months



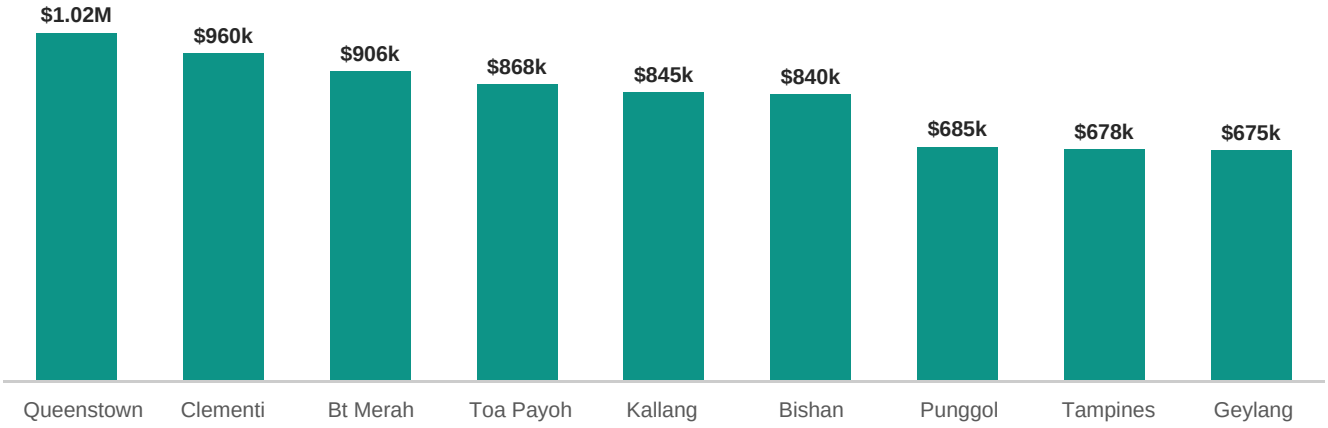
Median price each month, last 13 months



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



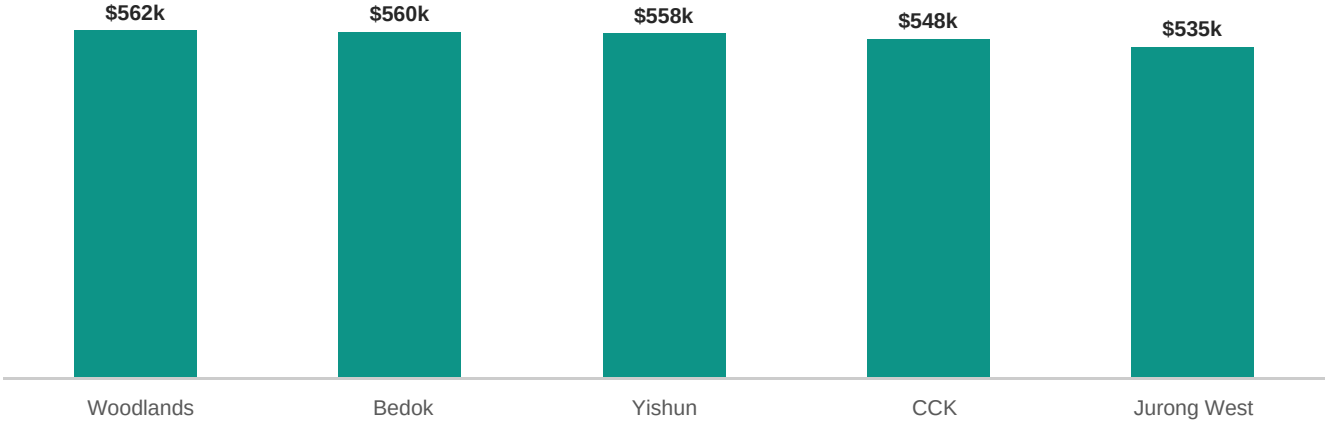
Median 4-room price by town, dearest first



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



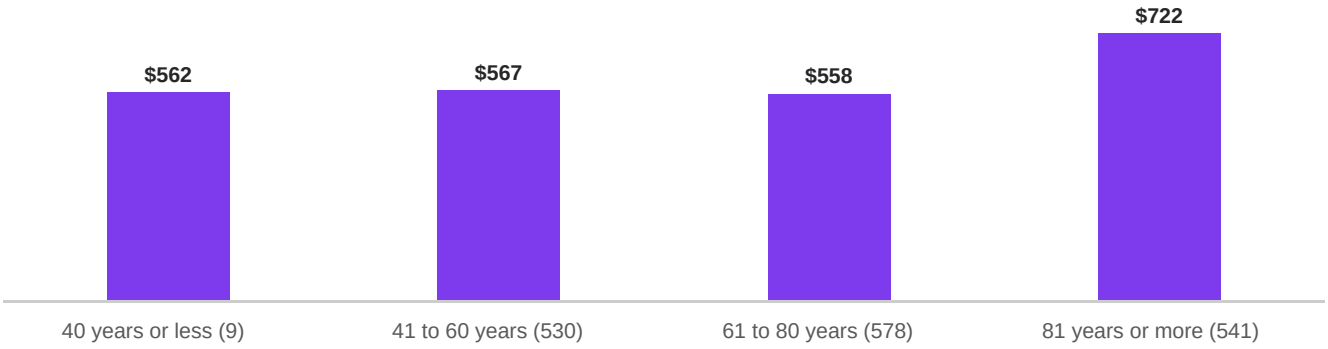
Median 4-room price by town, dearest first (continued)



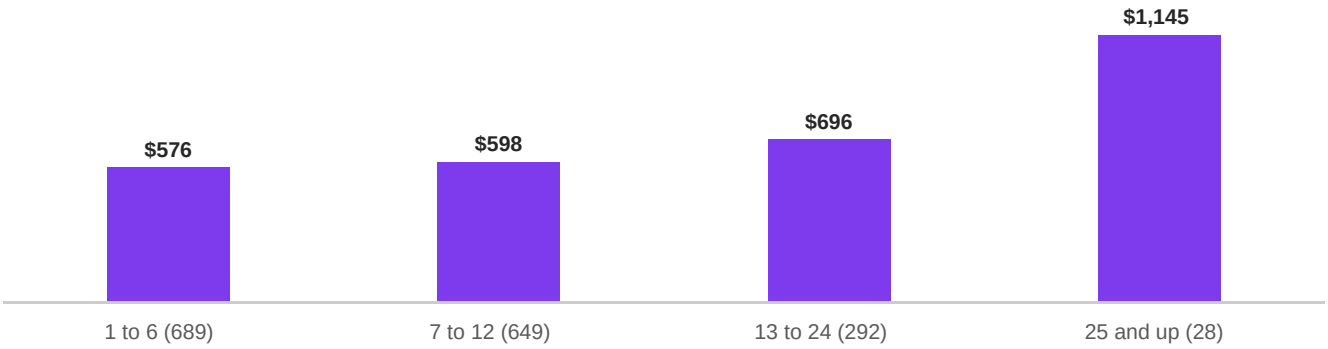
Town by town, November 2025

Ang Mo Kio: 61 sold - median $475,888 - 4-room median $615,000 - $580 psf - 3 at $1M+
Bedok: 66 sold - median $536,944 - 4-room median $560,000 - $586 psf - 3 at $1M+
Bishan: 30 sold - median $852,500 - 4-room median $840,000 - $769 psf - 11 at $1M+
Bukit Batok: 88 sold - median $561,500 - 4-room median $604,000 - $599 psf - 1 at $1M+
Bukit Merah: 67 sold - median $780,000 - 4-room median $906,000 - $813 psf - 20 at $1M+
Bukit Panjang: 58 sold - median $606,500 - 4-room median $585,000 - $591 psf
Bukit Timah: 7 sold - median $1,030,000 - 4-room median n/a - $825 psf - 5 at $1M+
Central Area: 10 sold - median $517,500 - 4-room median n/a - $699 psf - 1 at $1M+
Choa Chu Kang: 63 sold - median $580,000 - 4-room median $548,000 - $516 psf
Clementi: 40 sold - median $651,944 - 4-room median $960,000 - $627 psf - 11 at $1M+
Geylang: 45 sold - median $386,000 - 4-room median $675,000 - $583 psf - 3 at $1M+
Hougang: 87 sold - median $615,000 - 4-room median $610,000 - $613 psf - 6 at $1M+
Jurong East: 31 sold - median $565,000 - 4-room median $581,500 - $560 psf - 1 at $1M+
Jurong West: 95 sold - median $550,000 - 4-room median $535,000 - $519 psf
Kallang/Whampoa: 52 sold - median $624,000 - 4-room median $845,000 - $660 psf - 8 at $1M+
Marine Parade: 9 sold - median $738,000 - 4-room median n/a - $711 psf - 1 at $1M+
Pasir Ris: 50 sold - median $702,500 - 4-room median $645,000 - $576 psf - 2 at $1M+
Punggol: 97 sold - median $671,888 - 4-room median $685,000 - $687 psf
Queenstown: 41 sold - median $958,000 - 4-room median $1,020,000 - $964 psf - 16 at $1M+
Sembawang: 82 sold - median $611,944 - 4-room median $607,500 - $596 psf
Sengkang: 104 sold - median $666,500 - 4-room median $656,500 - $654 psf - 2 at $1M+
Serangoon: 29 sold - median $640,000 - 4-room median $635,000 - $633 psf - 1 at $1M+
Tampines: 121 sold - median $730,000 - 4-room median $678,000 - $625 psf - 5 at $1M+
Toa Payoh: 87 sold - median $668,000 - 4-room median $868,000 - $698 psf - 17 at $1M+
Woodlands: 119 sold - median $582,888 - 4-room median $562,000 - $533 psf - 1 at $1M+
Yishun: 119 sold - median $520,000 - 4-room median $557,500 - $571 psf - 2 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2025

$1,632,000 Blk 275A Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $1,263 psf - 84 yrs lease left

$1,600,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $912 psf - 60 yrs lease left

$1,490,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,152 sqft - $1,294 psf - 84 yrs lease left

$1,488,889 Blk 445A Clementi Ave 3, Clementi
5-room - storey 37 to 39 - 1,216 sqft - $1,224 psf - 94 yrs lease left

$1,465,888 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 22 to 24 - 1,216 sqft - $1,205 psf - 92 yrs lease left

$1,460,000 Blk 212 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,679 sqft - $869 psf - 65 yrs lease left

$1,450,000 Blk 105B Bidadari Pk Dr, Toa Payoh
5-room - storey 16 to 18 - 1,227 sqft - $1,182 psf - 93 yrs lease left

$1,448,000 Blk 445B Clementi Ave 3, Clementi
5-room - storey 07 to 09 - 1,216 sqft - $1,190 psf - 94 yrs lease left

$1,430,000 Blk 79 Dawson Rd, Queenstown
5-room - storey 16 to 18 - 1,152 sqft - $1,242 psf - 94 yrs lease left

$1,410,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 10 to 12 - 1,216 sqft - $1,159 psf - 92 yrs lease left

The 5 most affordable 4-room flats, November 2025

$400,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $422 psf - 49 yrs lease left

$418,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,055 sqft - $396 psf - 51 yrs lease left

$420,000 Blk 228 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $476 psf - 49 yrs lease left

$430,000 Blk 222 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $487 psf - 49 yrs lease left

$435,000 Blk 278 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $481 psf - 59 yrs lease left

The 10 busiest streets, November 2025

Yishun Ring Rd, Yishun: 27 sales
Bt Batok West Ave 8, Bukit Batok: 20 sales
Circuit Rd, Geylang: 19 sales
Punggol Dr, Punggol: 19 sales
Canberra St, Sembawang: 19 sales
Segar Rd, Bukit Panjang: 17 sales
Yishun Ave 11, Yishun: 17 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 15 sales
Bedok Reservoir Rd, Bedok: 15 sales
Punggol Field, Punggol: 15 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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