HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2025

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

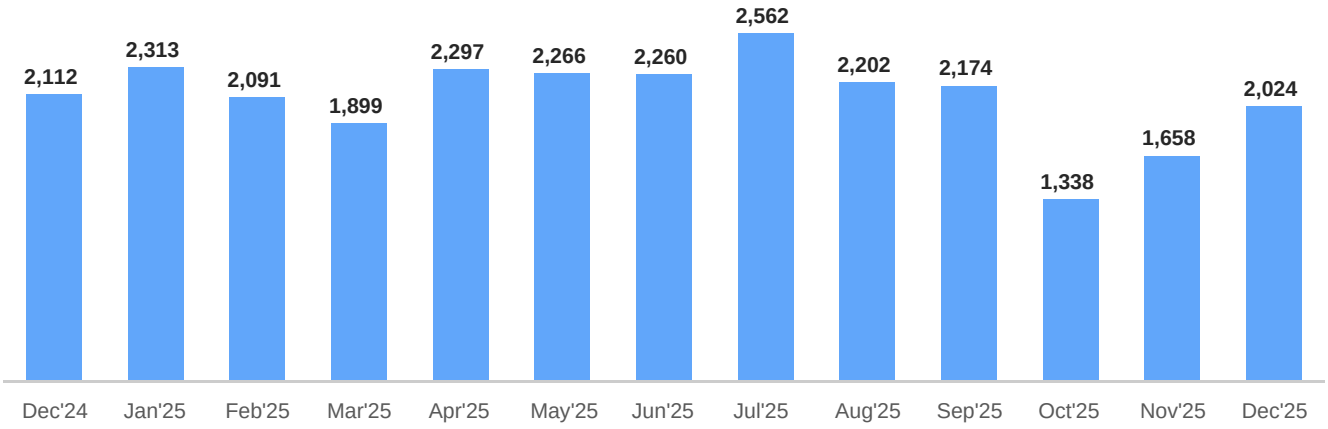
Flats sold: 2,024 **Median price: $635,000** **Median $psf: $603**
Million-dollar flats: 144 (7.1%) **Highest price: $1,525,000 (Toa Payoh)**

Against the month before: sales +22.1%, median price +2.8%. Against a year ago: sales -4.2%, median price +3.2%.

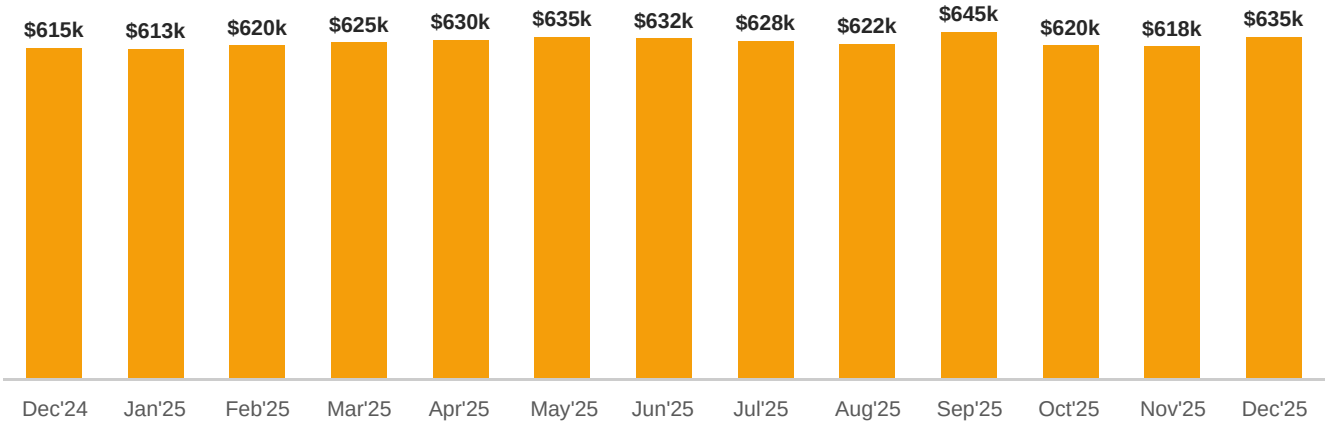
At a glance

- 2,024 HDB resale flats changed hands in December 2025, 22.1% more than the month before (1,658).
- Half of all flats sold for $635,000 or less (the median price), up 2.8% from the month before.
- A typical 4-room flat sold for $631,000 (849 sales), or about $616 per square foot.
- 144 flats sold for $1 million or more (7.1% of all sales), most of them in Toa Payoh, Queenstown, Kallang/Whampoa.
- The highest price was $1,525,000 for a 5-room flat at Blk 139B Lor 1a Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong East (median $535,000) and the dearest was Toa Payoh (median $1,076,500).
- The busiest town was Tampines with 160 sales.

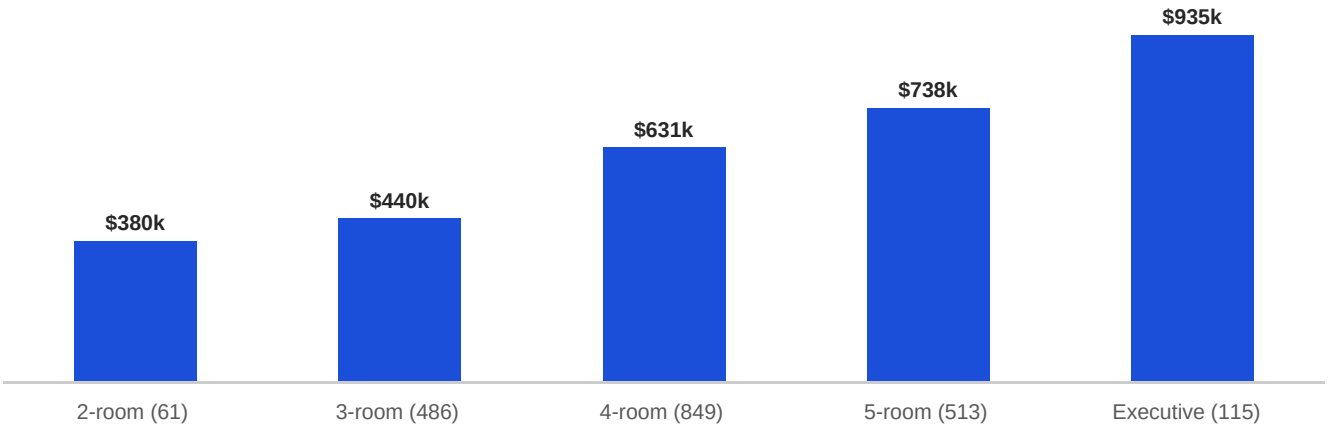
Flats sold each month, last 13 months



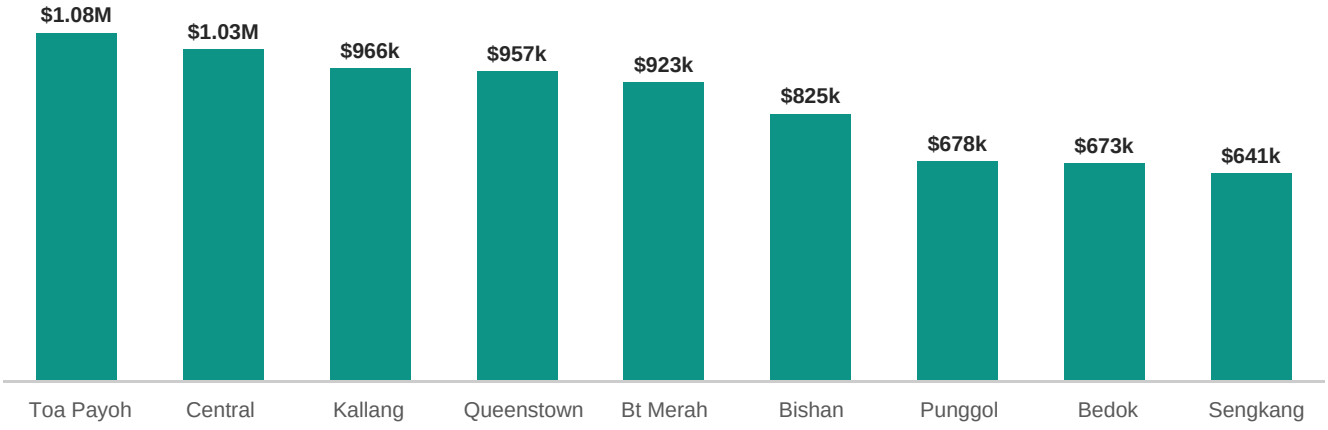
Median price each month, last 13 months



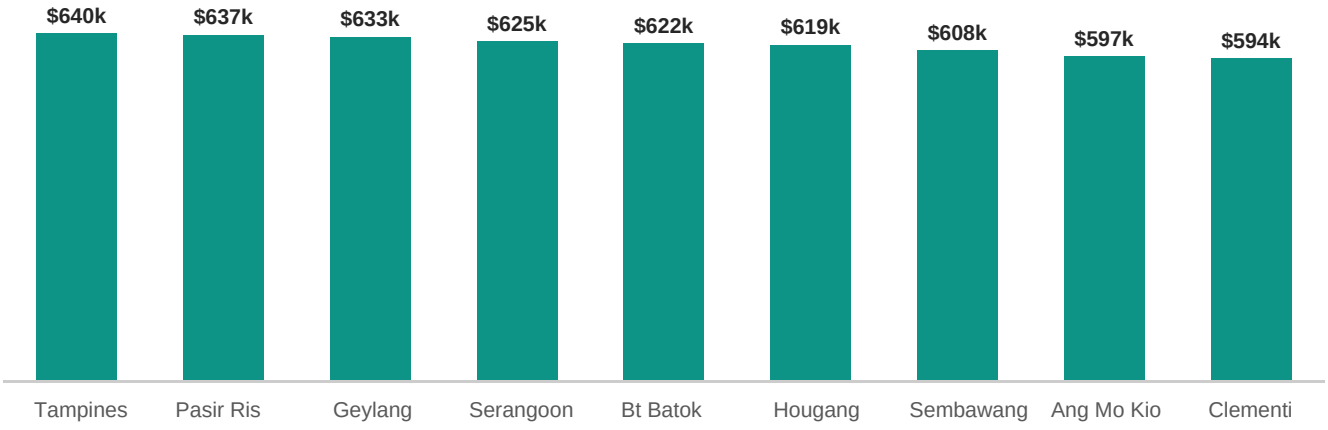
Median price by flat type (number sold), December 2025



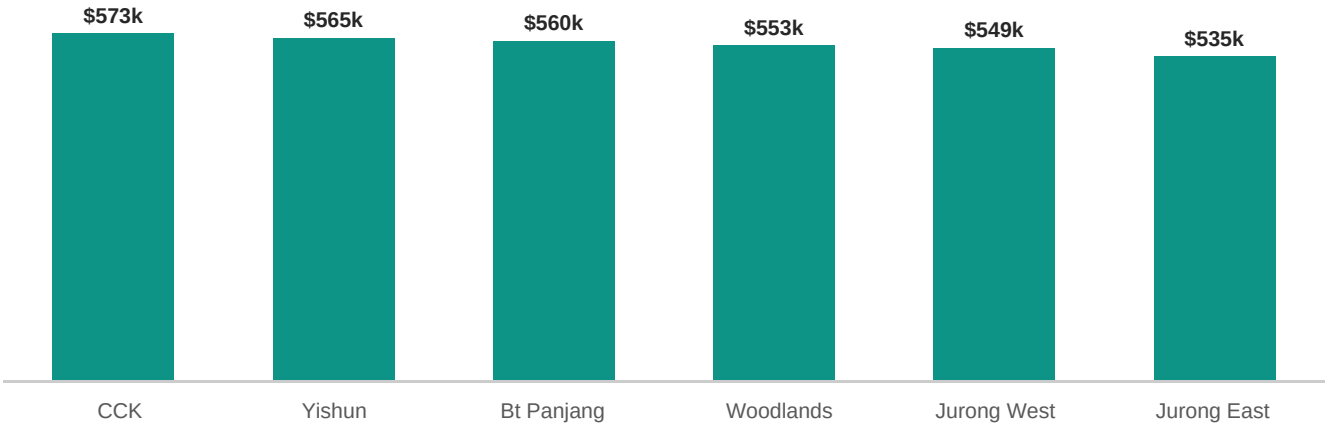
Median 4-room price by town, dearest first



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



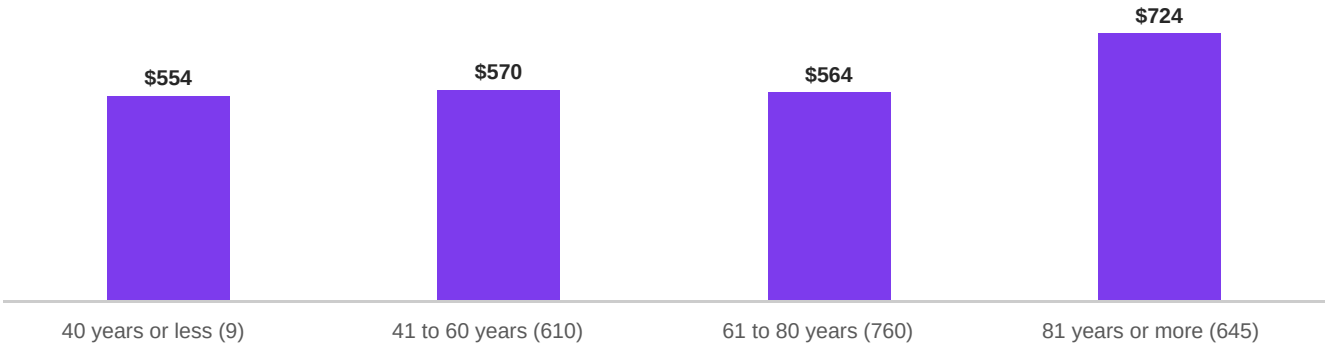
Median 4-room price by town, dearest first (continued)



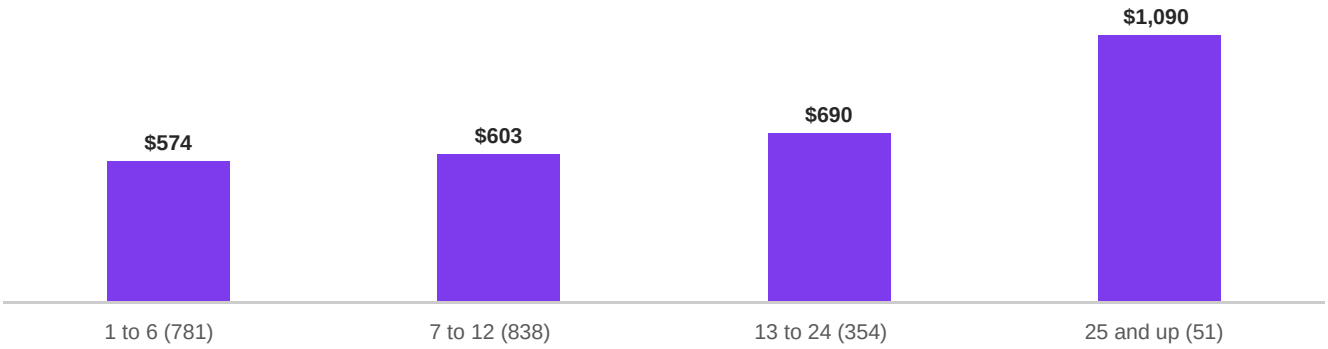
Town by town, December 2025

Ang Mo Kio: 70 sold - median $518,500 - 4-room median $596,500 - $589 psf - 5 at $1M+
Bedok: 124 sold - median $584,000 - 4-room median $672,500 - $599 psf - 3 at $1M+
Bishan: 31 sold - median $870,000 - 4-room median $825,000 - $755 psf - 10 at $1M+
Bukit Batok: 97 sold - median $583,888 - 4-room median $621,500 - $597 psf
Bukit Merah: 70 sold - median $737,500 - 4-room median $923,000 - $729 psf - 13 at $1M+
Bukit Panjang: 61 sold - median $595,000 - 4-room median $560,000 - $568 psf - 2 at $1M+
Bukit Timah: 5 sold - median $938,000 - 4-room median n/a - $811 psf - 1 at $1M+
Central Area: 13 sold - median $705,000 - 4-room median $1,025,000 - $776 psf - 4 at $1M+
Choa Chu Kang: 78 sold - median $620,444 - 4-room median $572,500 - $516 psf
Clementi: 41 sold - median $663,000 - 4-room median $594,000 - $653 psf - 13 at $1M+
Geylang: 59 sold - median $560,000 - 4-room median $633,000 - $641 psf - 4 at $1M+
Hougang: 97 sold - median $625,000 - 4-room median $618,500 - $624 psf - 3 at $1M+
Jurong East: 30 sold - median $504,000 - 4-room median $535,000 - $537 psf
Jurong West: 128 sold - median $581,444 - 4-room median $549,000 - $527 psf
Kallang/Whampoa: 64 sold - median $686,500 - 4-room median $965,944 - $747 psf - 18 at $1M+
Marine Parade: 11 sold - median $518,000 - 4-room median n/a - $715 psf - 1 at $1M+
Pasir Ris: 68 sold - median $710,000 - 4-room median $636,888 - $553 psf - 1 at $1M+
Punggol: 128 sold - median $664,994 - 4-room median $678,000 - $688 psf
Queenstown: 68 sold - median $840,000 - 4-room median $956,944 - $950 psf - 20 at $1M+
Sembawang: 73 sold - median $600,000 - 4-room median $607,500 - $601 psf
Sengkang: 158 sold - median $665,000 - 4-room median $641,000 - $626 psf - 3 at $1M+
Serangoon: 37 sold - median $610,000 - 4-room median $625,000 - $631 psf - 4 at $1M+
Tampines: 160 sold - median $666,500 - 4-room median $640,000 - $615 psf - 10 at $1M+
Toa Payoh: 87 sold - median $750,000 - 4-room median $1,076,500 - $665 psf - 25 at $1M+
Woodlands: 151 sold - median $575,000 - 4-room median $553,000 - $536 psf - 3 at $1M+
Yishun: 115 sold - median $560,000 - 4-room median $565,000 - $579 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2025

$1,525,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,259 sqft - $1,211 psf - 85 yrs lease left

$1,520,000 Blk 96 Dawson Rd, Queenstown
5-room - storey 37 to 39 - 1,163 sqft - $1,308 psf - 94 yrs lease left

$1,500,000 Blk 445B Clementi Ave 3, Clementi
5-room - storey 34 to 36 - 1,216 sqft - $1,233 psf - 94 yrs lease left

$1,480,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 31 to 33 - 1,216 sqft - $1,217 psf - 94 yrs lease left

$1,480,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 31 to 33 - 1,216 sqft - $1,217 psf - 94 yrs lease left

$1,470,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,281 sqft - $1,148 psf - 84 yrs lease left

$1,450,888 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,259 sqft - $1,152 psf - 84 yrs lease left

$1,450,000 Blk 221 Hougang St 21, Hougang
Executive - storey 04 to 06 - 1,593 sqft - $910 psf - 65 yrs lease left

$1,450,000 Blk 8B Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,259 sqft - $1,151 psf - 90 yrs lease left

$1,450,000 Blk 3 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $1,086 psf - 71 yrs lease left

The 5 most affordable 4-room flats, December 2025

$318,000 Blk 616 Woodlands Ave 4, Woodlands

4-room - storey 04 to 06 - 1,098 sqft - $290 psf - 71 yrs lease left

$395,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $417 psf - 49 yrs lease left

$426,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $435 psf - 51 yrs lease left

$430,000 Blk 15 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $434 psf - 52 yrs lease left

$438,000 Blk 226 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $496 psf - 49 yrs lease left

The 10 busiest streets, December 2025

Yishun Ring Rd, Yishun: 25 sales
Bedok Reservoir Rd, Bedok: 23 sales
Bt Batok West Ave 8, Bukit Batok: 22 sales
Edgedale Plains, Punggol: 20 sales
Punggol Dr, Punggol: 19 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Circuit Rd, Geylang: 17 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 16 sales
Yishun Ave 4, Yishun: 15 sales
Canberra St, Sembawang: 14 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg