HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2026

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

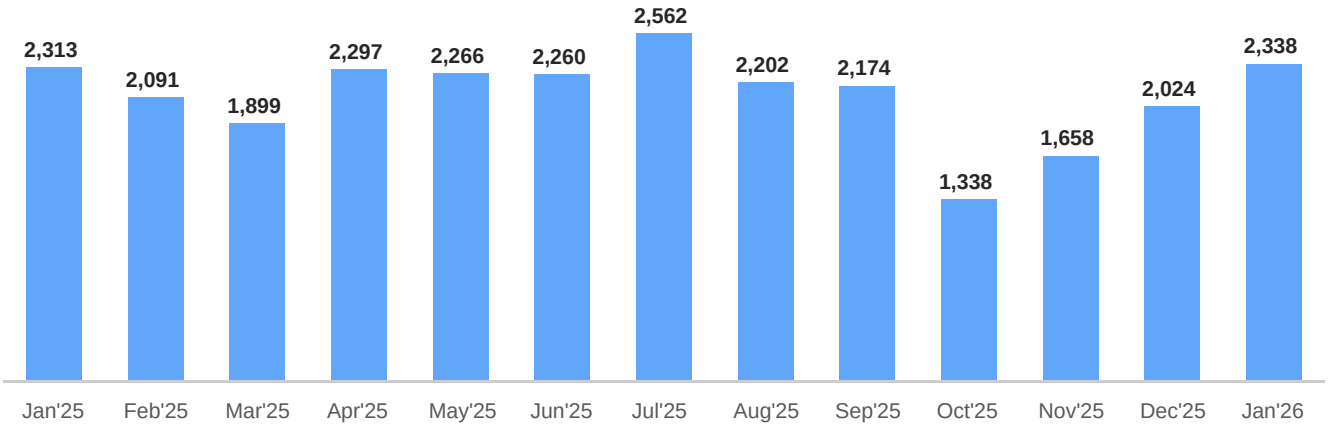
Flats sold: 2,338 **Median price: $630,000** **Median $psf: $605**
Million-dollar flats: 145 (6.2%) **Highest price: $1,560,000 (Central Area)**

Against the month before: sales +15.5%, median price -0.8%. Against a year ago: sales +1.1%, median price +2.8%.

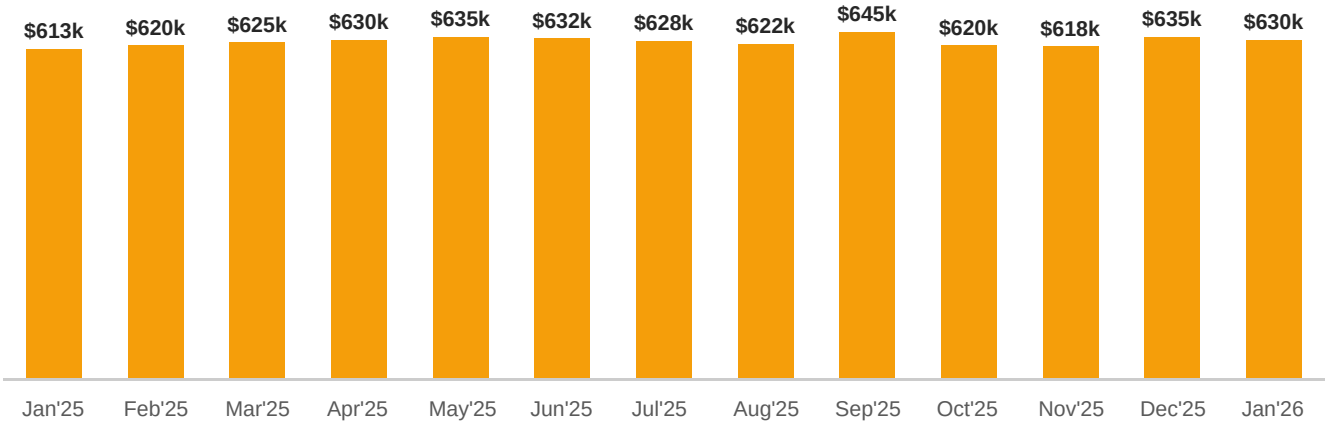
At a glance

- 2,338 HDB resale flats changed hands in January 2026, 15.5% more than the month before (2,024).
- Half of all flats sold for $630,000 or less (the median price), down 0.8% from the month before.
- A typical 4-room flat sold for $625,000 (1,061 sales), or about $614 per square foot.
- 145 flats sold for $1 million or more (6.2% of all sales), most of them in Queenstown, Toa Payoh, Bukit Merah.
- The highest price was $1,560,000 for a 5-room flat at Blk 1A Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Jurong West (median $535,000) and the dearest was Queenstown (median $1,081,444).
- The busiest town was Woodlands with 191 sales.

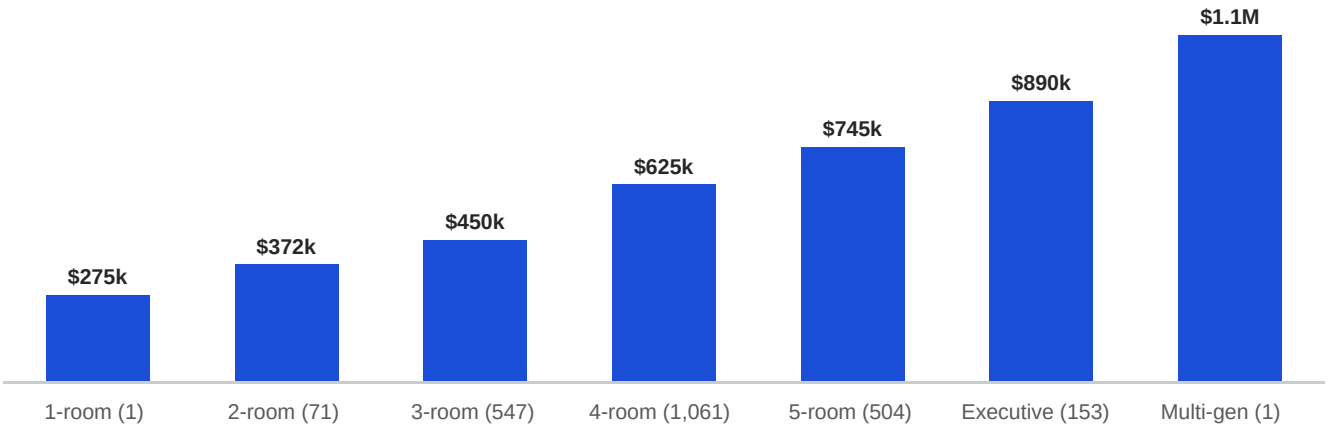
Flats sold each month, last 13 months



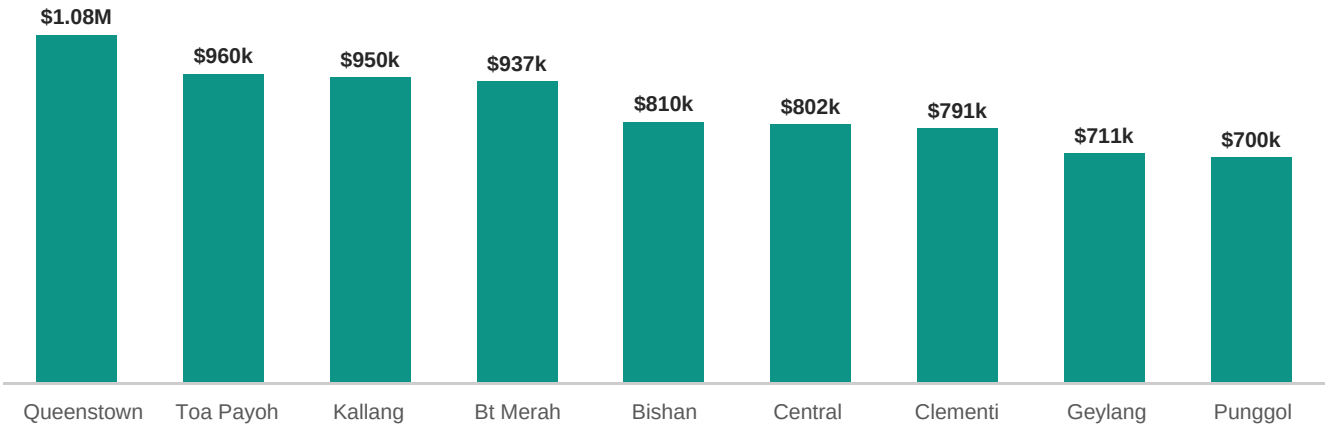
Median price each month, last 13 months



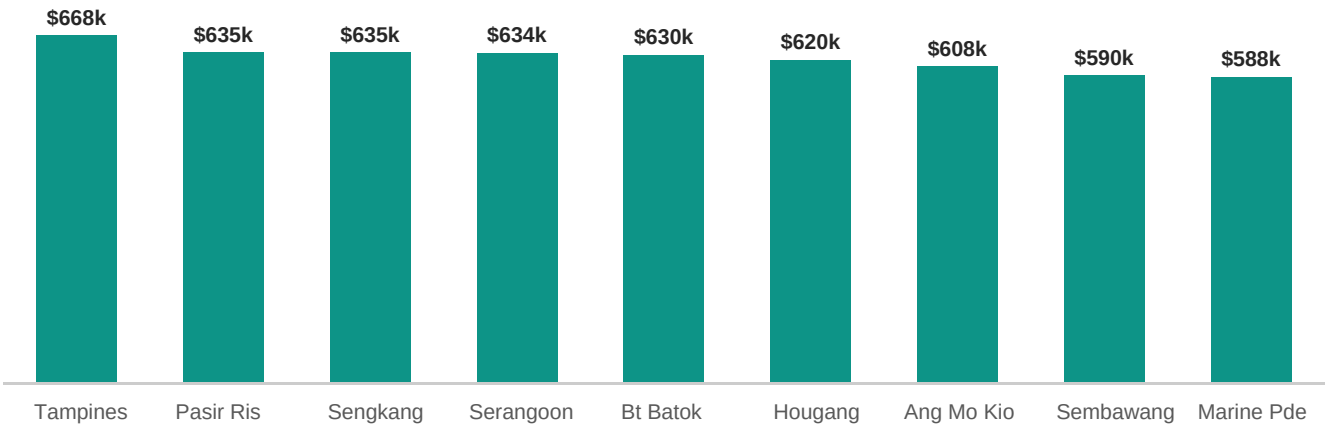
Median price by flat type (number sold), January 2026



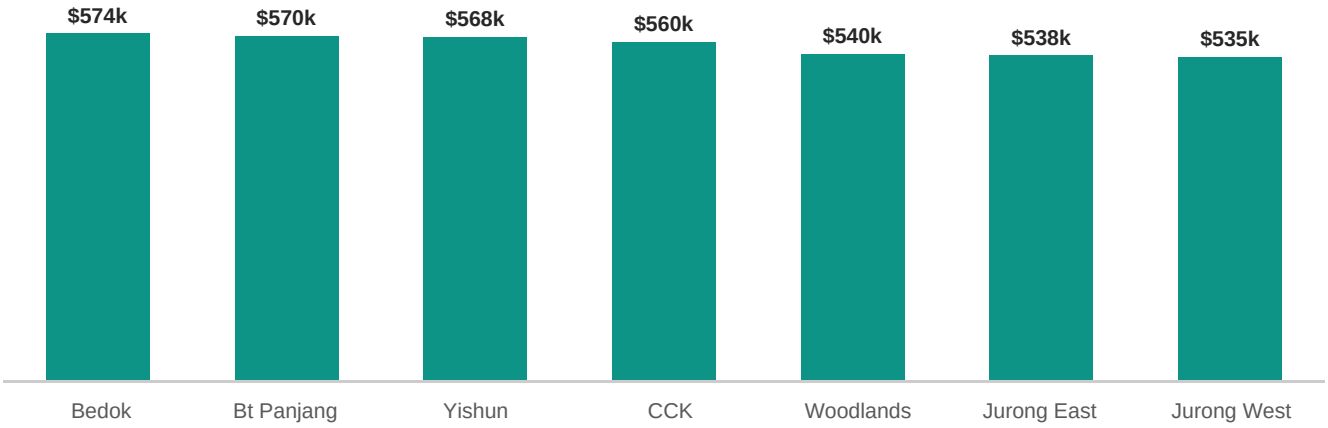
Median 4-room price by town, dearest first



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



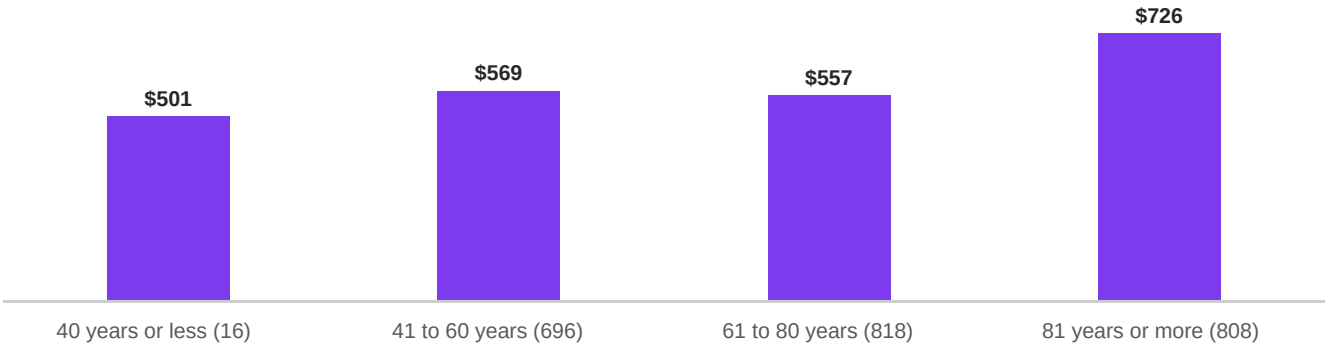
Median 4-room price by town, dearest first (continued)



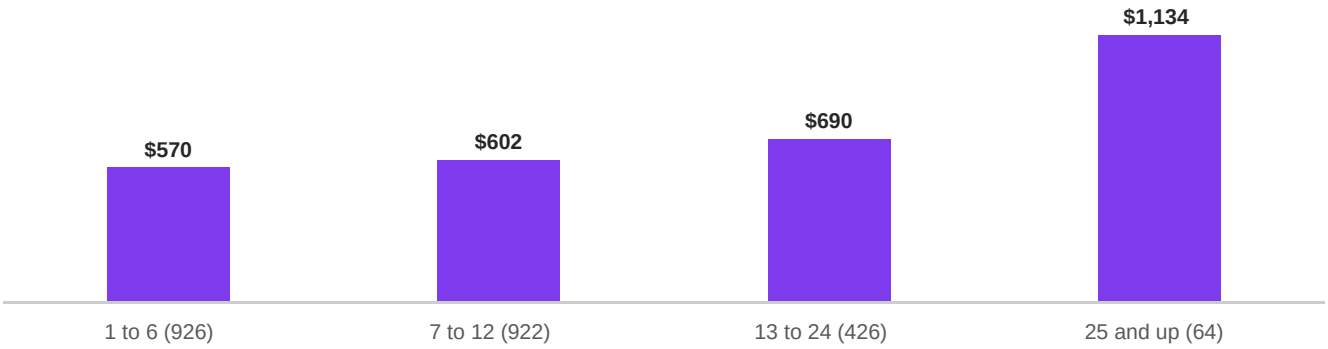
Town by town, January 2026

Ang Mo Kio: 67 sold - median $500,000 - 4-room median $607,500 - $588 psf - 10 at $1M+
Bedok: 118 sold - median $538,000 - 4-room median $574,000 - $596 psf - 4 at $1M+
Bishan: 33 sold - median $860,000 - 4-room median $810,000 - $758 psf - 7 at $1M+
Bukit Batok: 117 sold - median $630,000 - 4-room median $630,000 - $664 psf - 2 at $1M+
Bukit Merah: 74 sold - median $704,000 - 4-room median $936,944 - $720 psf - 17 at $1M+
Bukit Panjang: 70 sold - median $596,500 - 4-room median $570,000 - $564 psf
Bukit Timah: 4 sold - median $722,500 - 4-room median n/a - $781 psf - 1 at $1M+
Central Area: 20 sold - median $702,944 - 4-room median $802,000 - $833 psf - 4 at $1M+
Choa Chu Kang: 109 sold - median $612,000 - 4-room median $560,000 - $518 psf
Clementi: 49 sold - median $545,000 - 4-room median $790,500 - $624 psf - 9 at $1M+
Geylang: 74 sold - median $647,500 - 4-room median $711,444 - $638 psf - 5 at $1M+
Hougang: 114 sold - median $632,500 - 4-room median $620,444 - $597 psf - 2 at $1M+
Jurong East: 47 sold - median $515,000 - 4-room median $537,500 - $560 psf - 3 at $1M+
Jurong West: 138 sold - median $572,500 - 4-room median $535,000 - $527 psf
Kallang/Whampoa: 70 sold - median $835,000 - 4-room median $950,000 - $804 psf - 15 at $1M+
Marine Parade: 14 sold - median $547,500 - 4-room median $587,500 - $666 psf - 1 at $1M+
Pasir Ris: 73 sold - median $745,000 - 4-room median $635,000 - $567 psf - 1 at $1M+
Punggol: 161 sold - median $685,000 - 4-room median $700,000 - $699 psf - 1 at $1M+
Queenstown: 65 sold - median $865,000 - 4-room median $1,081,444 - $1,011 psf - 22 at $1M+
Sembawang: 102 sold - median $602,500 - 4-room median $590,000 - $617 psf
Sengkang: 180 sold - median $664,444 - 4-room median $635,000 - $633 psf - 1 at $1M+
Serangoon: 31 sold - median $648,000 - 4-room median $634,000 - $635 psf - 6 at $1M+
Tampines: 177 sold - median $725,000 - 4-room median $668,000 - $611 psf - 10 at $1M+
Toa Payoh: 91 sold - median $721,888 - 4-room median $960,000 - $645 psf - 20 at $1M+
Woodlands: 191 sold - median $573,000 - 4-room median $540,000 - $520 psf - 4 at $1M+
Yishun: 149 sold - median $540,000 - 4-room median $568,000 - $576 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2026

$1,560,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $1,367 psf - 84 yrs lease left

$1,557,000 Blk 275A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $1,205 psf - 84 yrs lease left

$1,530,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 34 to 36 - 1,216 sqft - $1,258 psf - 92 yrs lease left

$1,510,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 40 to 42 - 1,216 sqft - $1,241 psf - 94 yrs lease left

$1,500,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,467 psf - 84 yrs lease left

$1,480,000 Blk 9 Boon Keng Rd, Kallang/Whampoa
5-room - storey 10 to 12 - 1,281 sqft - $1,155 psf - 84 yrs lease left

$1,470,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 34 to 36 - 1,216 sqft - $1,209 psf - 94 yrs lease left

$1,435,888 Blk 1B Cantonment Rd, Central Area
4-room - storey 31 to 33 - 1,033 sqft - $1,390 psf - 84 yrs lease left

$1,428,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 07 to 09 - 1,216 sqft - $1,174 psf - 92 yrs lease left

$1,420,000 Blk 275A Bishan St 24, Bishan
5-room - storey 13 to 15 - 1,292 sqft - $1,099 psf - 84 yrs lease left

The 5 most affordable 4-room flats, January 2026

$400,000 Blk 8 Marsiling Dr, Woodlands

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

$400,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $413 psf - 47 yrs lease left

$425,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $439 psf - 49 yrs lease left

$425,000 Blk 36 Bedok Sth Ave 2, Bedok

4-room - storey 01 to 03 - 904 sqft - $470 psf - 50 yrs lease left

$430,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 10 to 12 - 980 sqft - $439 psf - 54 yrs lease left

The 10 busiest streets, January 2026

Canberra St, Sembawang: 25 sales
Bt Batok West Ave 8, Bukit Batok: 23 sales
Circuit Rd, Geylang: 23 sales
Northshore Dr, Punggol: 22 sales
Bedok Reservoir Rd, Bedok: 21 sales
Punggol Field, Punggol: 21 sales
Punggol Dr, Punggol: 20 sales
Dawson Rd, Queenstown: 20 sales
Yishun Ring Rd, Yishun: 20 sales
Bt Batok West Ave 6, Bukit Batok: 19 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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