HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2026

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

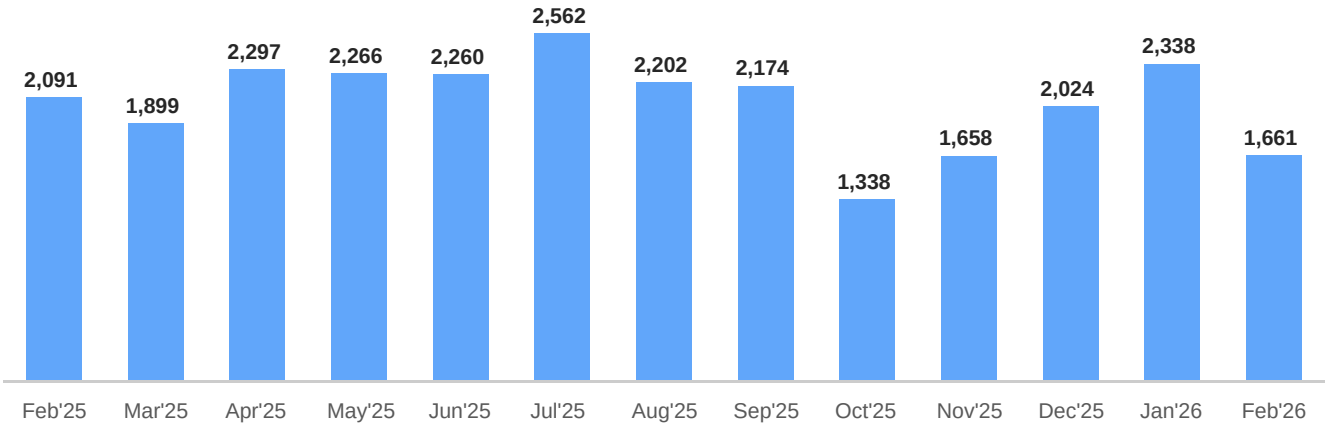
Flats sold: 1,661 **Median price: $622,000** **Median $psf: $596**
Million-dollar flats: 122 (7.3%) **Highest price: $1,700,000 (Queenstown)**

Against the month before: sales -29.0%, median price -1.3%. Against a year ago: sales -20.6%, median price +0.3%.

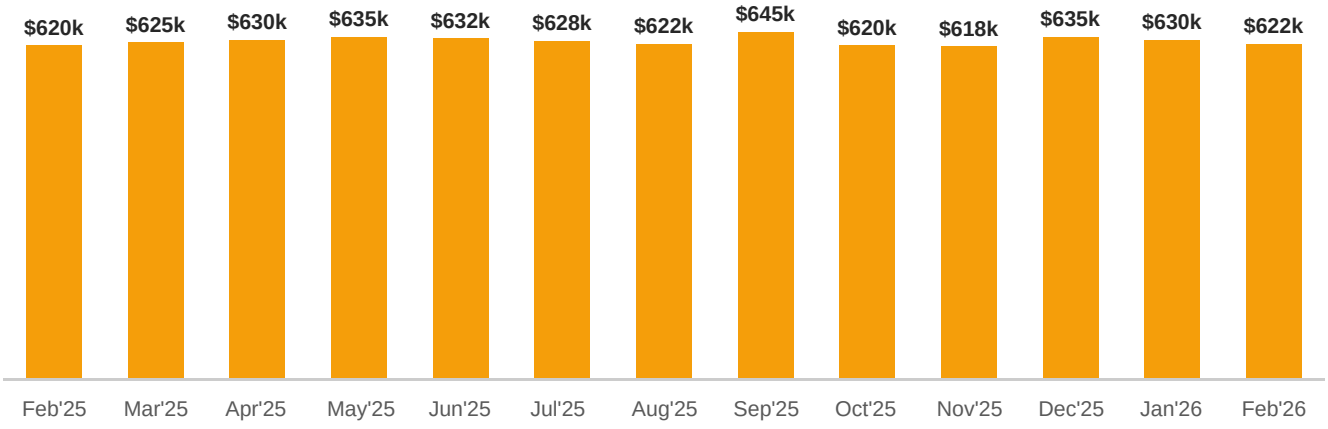
At a glance

- 1,661 HDB resale flats changed hands in February 2026, 29.0% fewer than the month before (2,338).
- Half of all flats sold for $622,000 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $620,000 (725 sales), or about $607 per square foot.
- 122 flats sold for $1 million or more (7.3% of all sales), most of them in Toa Payoh, Bukit Merah, Queenstown.
- The highest price was $1,700,000 for a 5-room flat at Blk 92 Dawson Rd, Queenstown.
- For a 4-room flat, the most affordable town was Jurong West (median $530,000) and the dearest was Queenstown (median $1,015,000).
- The busiest town was Tampines with 129 sales.

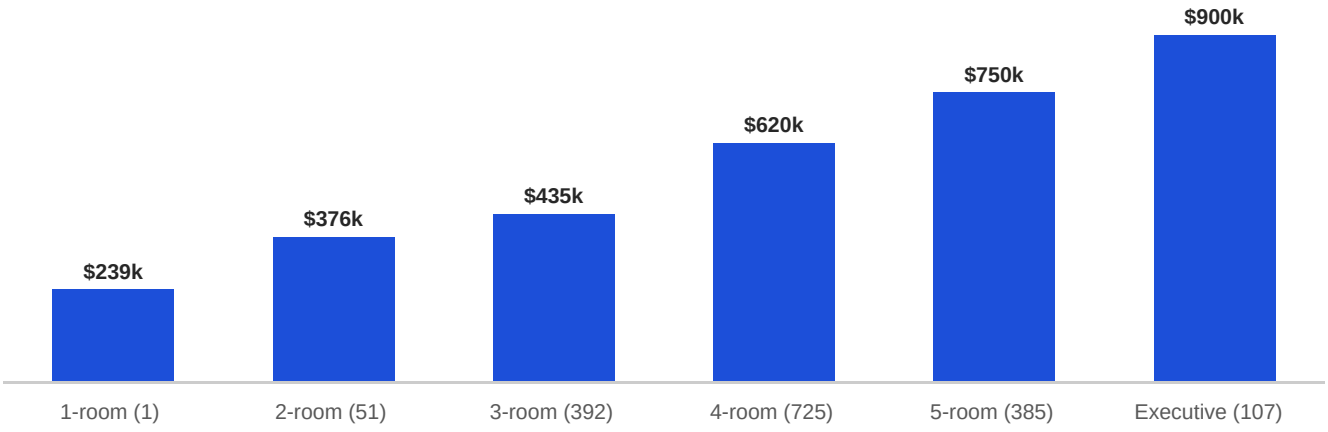
Flats sold each month, last 13 months



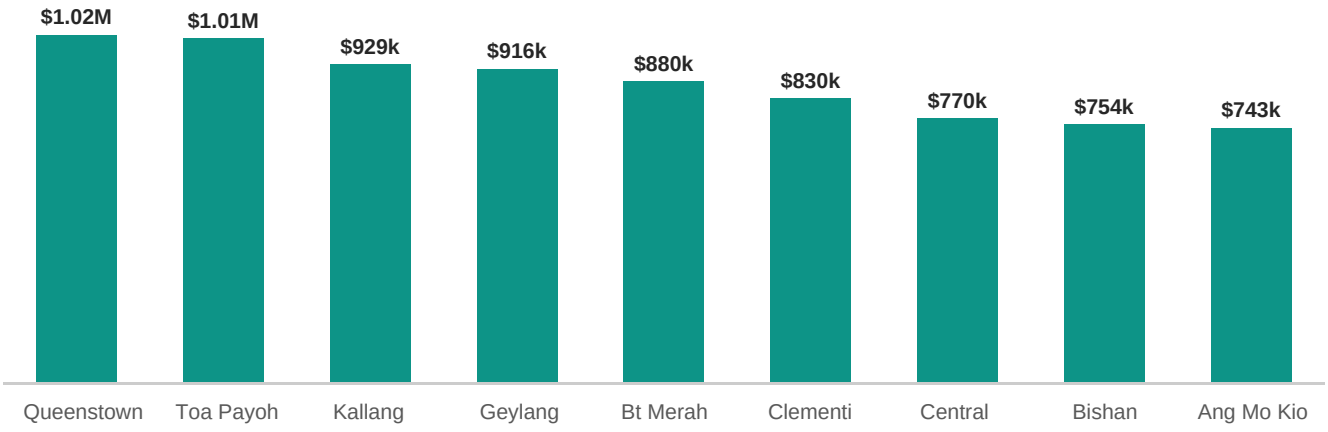
Median price each month, last 13 months



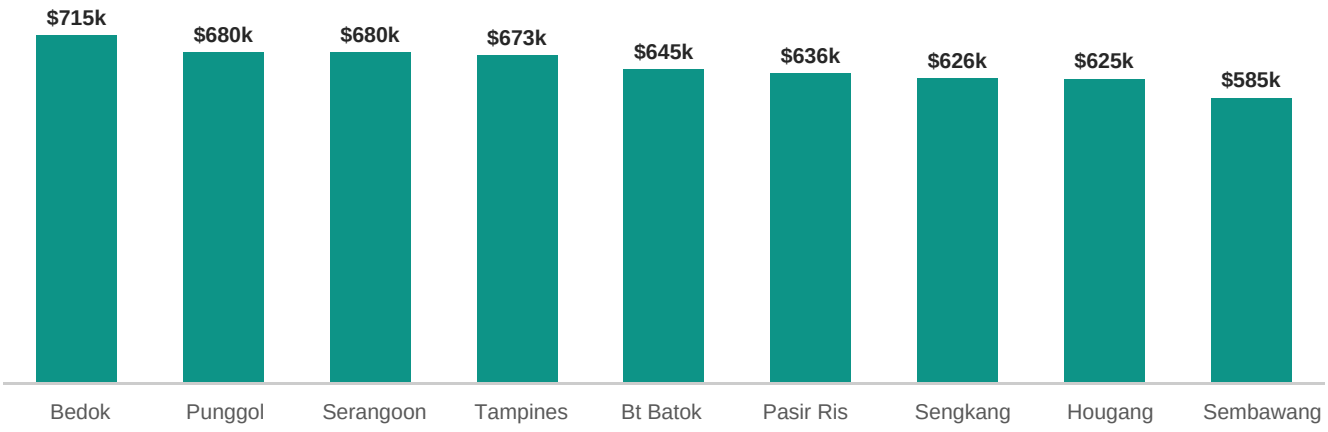
Median price by flat type (number sold), February 2026



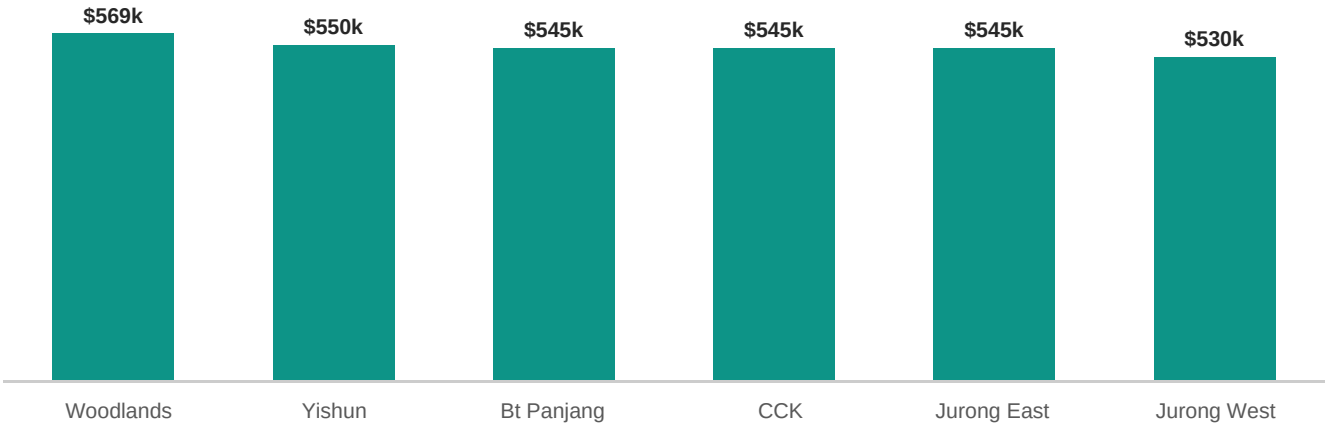
Median 4-room price by town, dearest first



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



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



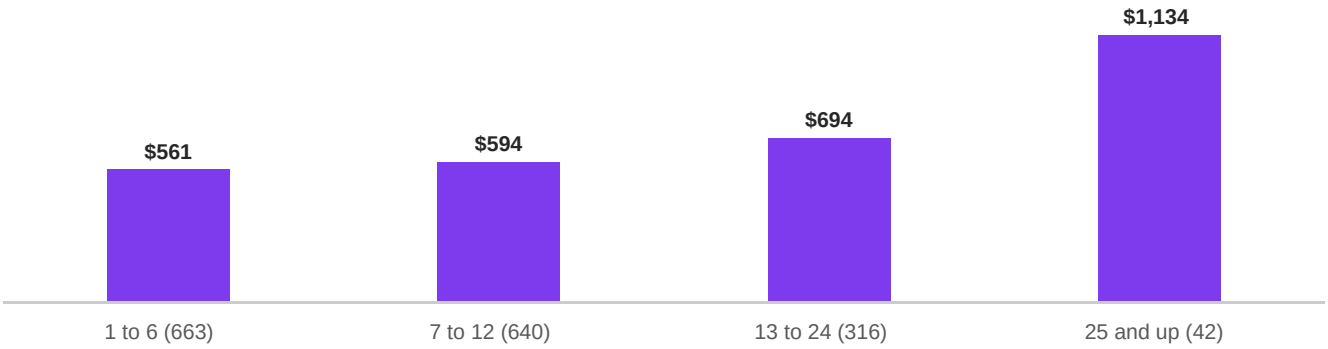
Town by town, February 2026

Ang Mo Kio: 58 sold - median $544,000 - 4-room median $742,500 - $595 psf - 13 at $1M+
Bedok: 90 sold - median $555,000 - 4-room median $715,000 - $591 psf - 1 at $1M+
Bishan: 22 sold - median $754,000 - 4-room median $754,000 - $735 psf - 5 at $1M+
Bukit Batok: 109 sold - median $585,000 - 4-room median $645,000 - $590 psf - 1 at $1M+
Bukit Merah: 70 sold - median $782,500 - 4-room median $880,000 - $785 psf - 17 at $1M+
Bukit Panjang: 64 sold - median $609,000 - 4-room median $545,000 - $548 psf
Bukit Timah: 2 sold - median $787,500 - 4-room median n/a - $717 psf - 1 at $1M+
Central Area: 8 sold - median $729,444 - 4-room median $770,000 - $757 psf - 2 at $1M+
Choa Chu Kang: 74 sold - median $590,000 - 4-room median $545,000 - $518 psf
Clementi: 37 sold - median $635,000 - 4-room median $829,500 - $631 psf - 7 at $1M+
Geylang: 30 sold - median $522,500 - 4-room median $916,000 - $624 psf - 4 at $1M+
Hougang: 85 sold - median $628,000 - 4-room median $625,000 - $621 psf - 2 at $1M+
Jurong East: 33 sold - median $520,000 - 4-room median $545,000 - $520 psf - 2 at $1M+
Jurong West: 109 sold - median $557,888 - 4-room median $530,000 - $510 psf
Kallang/Whampoa: 41 sold - median $858,000 - 4-room median $929,000 - $697 psf - 10 at $1M+
Marine Parade: 6 sold - median $532,500 - 4-room median n/a - $681 psf
Pasir Ris: 48 sold - median $674,500 - 4-room median $635,888 - $560 psf - 1 at $1M+
Punggol: 107 sold - median $670,000 - 4-room median $680,000 - $707 psf - 4 at $1M+
Queenstown: 52 sold - median $900,000 - 4-room median $1,015,000 - $959 psf - 17 at $1M+
Sembawang: 62 sold - median $588,388 - 4-room median $585,444 - $576 psf
Sengkang: 109 sold - median $658,000 - 4-room median $626,000 - $633 psf - 2 at $1M+
Serangoon: 24 sold - median $741,500 - 4-room median $680,000 - $748 psf - 4 at $1M+
Tampines: 129 sold - median $740,000 - 4-room median $672,500 - $631 psf - 7 at $1M+
Toa Payoh: 53 sold - median $750,000 - 4-room median $1,005,000 - $626 psf - 18 at $1M+
Woodlands: 125 sold - median $578,000 - 4-room median $568,777 - $524 psf - 3 at $1M+
Yishun: 114 sold - median $546,500 - 4-room median $550,000 - $564 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2026

$1,700,000 Blk 92 Dawson Rd, Queenstown
5-room - storey 19 to 21 - 1,313 sqft - $1,295 psf - 89 yrs lease left

$1,515,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,141 sqft - $1,328 psf - 83 yrs lease left

$1,498,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 28 to 30 - 1,216 sqft - $1,232 psf - 94 yrs lease left

$1,480,888 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 07 to 09 - 1,206 sqft - $1,228 psf - 89 yrs lease left

$1,480,000 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $1,206 psf - 85 yrs lease left

$1,470,000 Blk 306D Punggol Dr, Punggol
5-room - storey 16 to 18 - 1,582 sqft - $929 psf - 85 yrs lease left

$1,380,000 Blk 106A Bidadari Pk Dr, Toa Payoh
5-room - storey 10 to 12 - 1,216 sqft - $1,135 psf - 93 yrs lease left

$1,375,800 Blk 275A Bishan St 24, Bishan
5-room - storey 01 to 03 - 1,292 sqft - $1,065 psf - 84 yrs lease left

$1,365,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,173 sqft - $1,163 psf - 84 yrs lease left

$1,360,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,561 sqft - $871 psf - 68 yrs lease left

The 5 most affordable 4-room flats, February 2026

$430,000 Blk 173 Woodlands St 13, Woodlands

4-room - storey 01 to 03 - 980 sqft - $439 psf - 62 yrs lease left

$438,000 Blk 11 Teck Whye Lane, Choa Chu Kang

4-room - storey 01 to 03 - 1,066 sqft - $411 psf - 51 yrs lease left

$440,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 04 to 06 - 883 sqft - $499 psf - 48 yrs lease left

$445,000 Blk 721 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $492 psf - 58 yrs lease left

$450,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $427 psf - 52 yrs lease left

The 10 busiest streets, February 2026

Bt Batok West Ave 8, Bukit Batok: 25 sales
Yishun Ring Rd, Yishun: 25 sales
Northshore Dr, Punggol: 15 sales
Edgedale Plains, Punggol: 15 sales
Dawson Rd, Queenstown: 15 sales
Bedok Reservoir Rd, Bedok: 14 sales
Woodlands Dr 50, Woodlands: 14 sales
Bt Batok West Ave 6, Bukit Batok: 13 sales
Hougang Ave 8, Hougang: 13 sales
Canberra St, Sembawang: 13 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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