FLASH REPORT

October 2025 | HDB Flats Resale Market



99 GROUP

*Based on numbers compiled on 3rd November 2025.

Observations

Resale Prices Remain Resilient Despite Fewer Transactions in October

1. HDB resale prices decreased by 0.6% in October 2025. HDB resale prices in Mature Estates and Non-Mature Estates decreased by 0.5% and 0.9%, respectively. By room type, prices for 3-room and 5-room flats each increased by 0.3%, while 4-room flats decreased by 1.3% and Executive flats remained unchanged.

   According to the SRX Property Price Index for HDB Resale:

   - Year-on-year, the overall price increase was 3.8% compared to October 2024.
   - Year-on-year, prices for all room types increased: 3-room by 3.7%, 4-room by 3.4%, 5-room by 5.1%, and Executive by 2.7%
   - Both Mature and Non-Mature Estate prices increased by 4% and 3.4%, respectively, from a year ago.

2. 1,347 HDB resale flats were transacted in October 2025, representing a 38.4% decrease from September 2025.

   - Year-on-year, resale volumes in October 2025 were 37.6% lower.
   - Breaking it down by room type, in October 2025, 26.6% of the HDB resale volumes came from 3-room, 45.2% from 4-room, 23.5% from 5-room, and 4.6% from Executive flats.
   - Breaking it down by estate, 55.9% of the resale volumes in October 2025 came from Non-Mature Estates. The remaining 44.1% was from Mature Estates.

3. The highest transacted price for a resale flat in the month was S$1,550,000 for a 5-room flat at Boon Keng Road.

   - In Non-Mature Estates, the highest transacted price was S$1,270,000 for an Executive flat in Woodlands Street 82.

4. In October 2025, there were 87 HDB resale flats transacted for at least S$1,000,000, representing a decrease from September 2025, which recorded 172 such units.

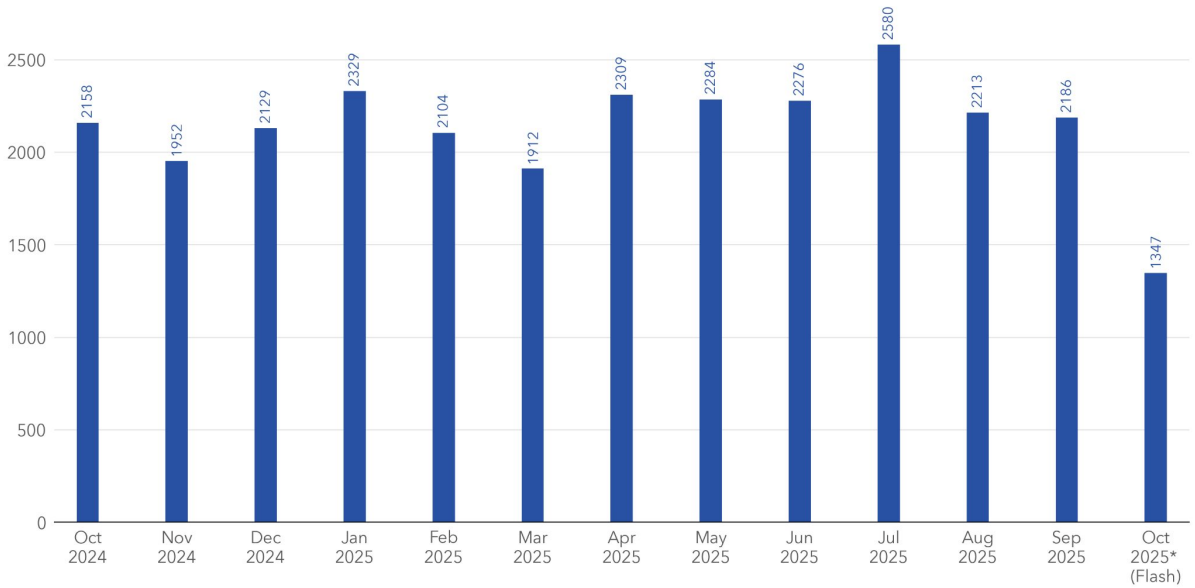
   - The number of million-dollar flats sold* comprised 6.5% of total resale volumes for the month.
   - Toa Payoh recorded 20 units of million-dollar flats, followed by Bukit Merah and Kallang/Whampoa, which sold 13 and 11 units, respectively.
   - The rest of the million-dollar flat transactions came from Queenstown, Geylang, Ang Mo Kio, Bishan, Central Area, Clementi, Woodlands, Tampines, Hougang, Serangoon, Pasir Ris, Yishun, and Marine Parade.

**Sold units are based on the resale registration date. Registered resale applications are generally representative of completed resale transactions.*

HDB Resale Market

Resale Volume

HDB Monthly Overall Resale Volume

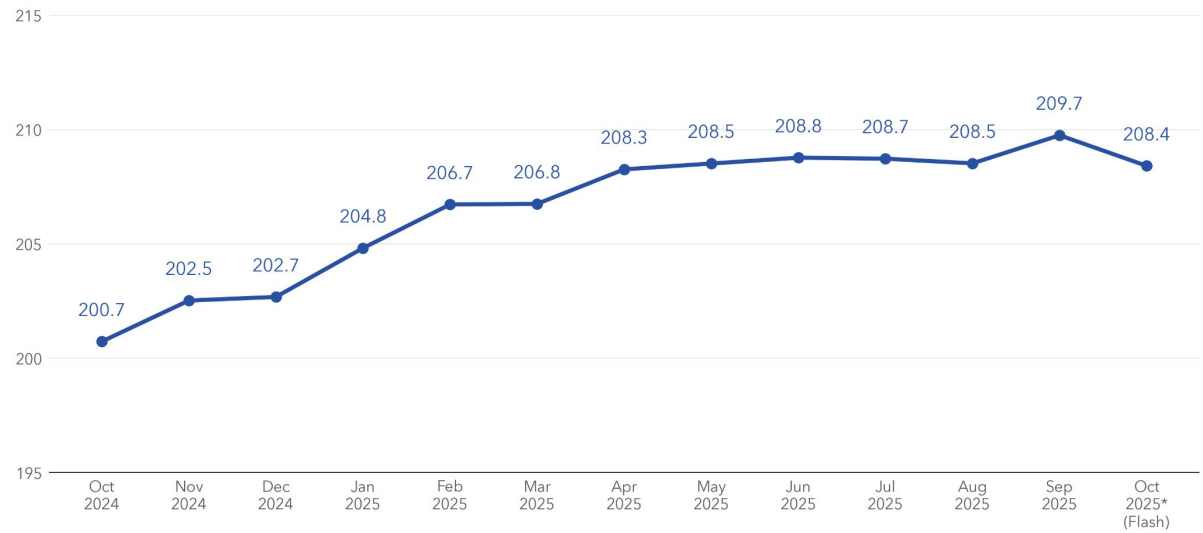


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room. Resale volume is based on Resale Registration Date

Resale Price

Index Base: 2009 Jan

SPI for HDB Resale



2025 October Resale Index	208.4
2025 September Resale Index	209.7
Change (Month-on-Month)	-0.6%

Source: 99-SRX / HDB

SPI by Property Type

Month	HDB (All Types)		HDB 3 Room		HDB 4 Room		HDB 5 Room		HDB Executive	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
Oct 2024	200.7	0.3%	184.8	0.4%	204.7	-0.2%	204.4	0.1%	204.8	1.9%
Nov 2024	202.5	0.9%	187.1	1.2%	206.7	1.0%	206.1	0.8%	199.1	-2.8%
Dec 2024	202.7	0.1%	186.5	-0.3%	207.2	0.3%	206.0	-0.0%	200.0	0.4%
Jan 2025	204.8	1.1%	188.5	1.1%	209.9	1.3%	208.4	1.1%	201.1	0.6%
Feb 2025	206.7	0.9%	192.7	2.2%	209.4	-0.2%	210.4	1.0%	207.1	3.0%
Mar 2025	206.8	0.0%	190.9	-0.9%	211.7	1.1%	210.3	-0.1%	202.3	-2.3%
Apr 2025	208.3	0.7%	192.6	0.9%	213.0	0.6%	210.3	0.0%	209.4	3.5%
May 2025	208.5	0.1%	192.5	-0.0%	213.3	0.2%	210.5	0.1%	213.8	2.1%
Jun 2025	208.8	0.1%	193.3	0.4%	213.3	-0.0%	212.2	0.8%	207.8	-2.8%
Jul 2025	208.7	-0.0%	192.8	-0.2%	213.2	-0.0%	211.2	-0.5%	206.8	-0.5%
Aug 2025	208.5	-0.1%	192.6	-0.1%	213.1	-0.0%	212.9	0.8%	207.2	0.2%
Sep 2025	209.7	0.6%	190.9	-0.9%	214.4	0.6%	214.2	0.6%	210.2	1.5%
Oct 2025*	208.4	-0.6%	191.6	0.3%	211.7	-1.3%	214.8	0.3%	210.3	0.0%

Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Median Resale Price ($)

Town	HDB 3 Rooms	HDB 4 Rooms	HDB 5 Rooms	HDB Executive	Overall
Ang Mo Kio	447,944	584,000	1,038,444	-	488,500
Bedok	422,900	557,500	749,888	-	505,000
Bishan	473,750	740,000	970,000	1,413,444	875,000
Bukit Batok	405,000	653,000	810,000	850,000	650,000
Bukit Merah	418,888	931,500	1,184,888	-	840,000
Bukit Panjang	452,500	590,000	690,444	700,000	599,000
Bukit Timah	-	-	-	-	-
Central Area	565,000	1,480,000	1,466,000	-	601,944
Choa Chu Kang	510,000	562,500	681,000	848,000	590,000
Clementi	434,000	763,000	1,010,000	-	559,444
Geylang	407,500	768,500	890,000	1,100,000	710,000
Hougang	455,000	620,000	814,000	985,000	628,000
Jurong East	442,500	531,250	668,000	880,000	526,500
Jurong West	425,000	541,000	631,000	769,444	549,000
Kallang/Whampoa	460,000	960,000	1,036,500	-	780,944
Marine Parade	512,000	660,000	869,444	-	560,000
Pasir Ris	-	641,500	729,000	875,000	720,000
Punggol	542,500	699,999	738,000	845,000	690,000
Queenstown	429,500	986,500	1,060,000	1,500,000	908,888
Sembawang	510,000	600,000	676,000	765,000	625,000
Sengkang	555,000	621,400	730,000	830,000	670,444
Serangoon	480,000	690,000	810,000	1,000,000	704,000
Tampines	500,000	665,500	800,000	970,000	692,000
Toa Payoh	400,888	1,040,000	1,130,000	-	790,000
Woodlands	418,000	550,000	652,544	902,500	579,000
Yishun	420,000	570,000	735,888	930,000	550,000
Overall	445,000	625,000	740,000	870,000	628,000

Note: Grey fields contain figures derived from fewer than 10 transactions. Blue fields contain figures derived from only 1 transaction.

Source: 99-SRX / HDB

Median Resale Price by HDB Age ($)

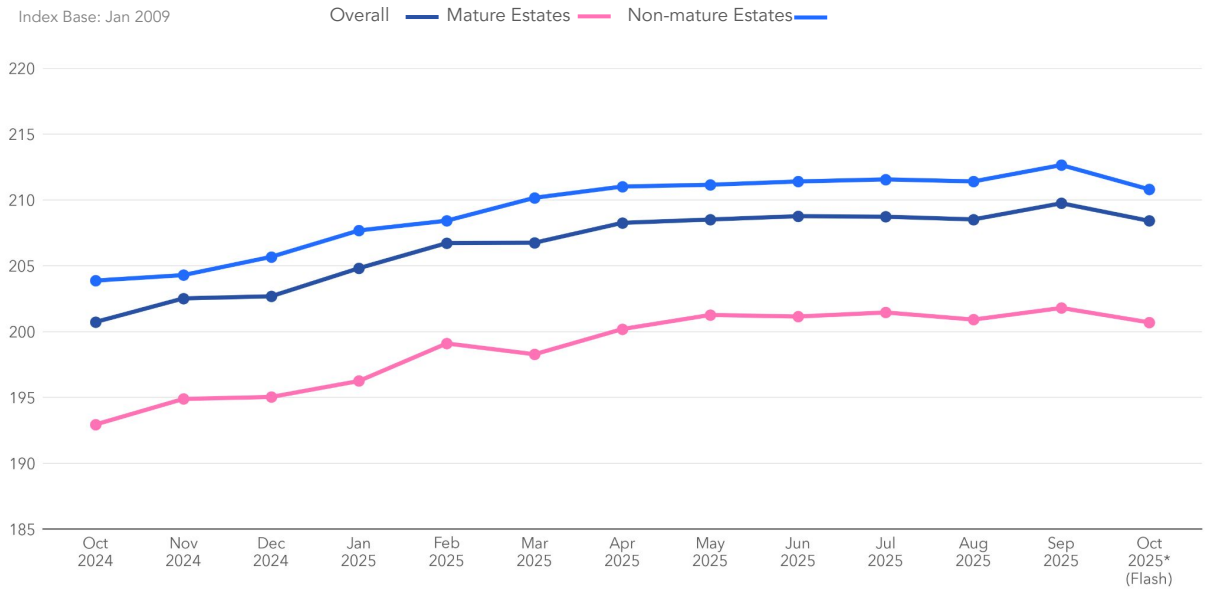
Town	HDB 3 Rooms		HDB 4 Rooms		HDB 5 Rooms		HDB Executive	
	Below 20yrs	Above 20yrs	Below 20yrs	Above 20yrs	Below 20yrs	Above 20yrs	Below 20yrs	Above 20yrs
Ang Mo Kio	689,000.0	442,944.0	975,000.0	570,000.0	1,100,000.0	1,008,888.0	-	-
Bedok	625,000.0	420,800.0	831,500.0	552,500.0	-	749,888.0	-	-
Bishan	-	473,750.0	1,120,000.0	730,000.0	-	970,000.0	-	1,413,444.0
Bukit Batok	529,444.0	403,000.0	675,000.0	539,000.0	826,500.0	735,000.0	-	850,000.0
Bukit Merah	840,000.0	409,000.0	1,084,000.0	842,444.0	1,408,888.0	1,168,888.0	-	-
Bukit Panjang	510,000.0	435,000.0	615,000.0	560,888.0	-	690,444.0	-	700,000.0
Bukit Timah	-	-	-	-	-	-	-	-
Central Area	-	565,000.0	1,480,000.0	-	1,466,000.0	-	-	-
Choa Chu Kang	510,000.0	-	607,500.0	550,000.0	715,250.0	673,000.0	-	848,000.0
Clementi	660,000.0	433,000.0	1,100,000.0	595,000.0	1,170,000.0	850,000.0	-	-
Geylang	715,000.0	343,000.0	1,007,444.0	685,000.0	-	890,000.0	-	1,100,000.0
Hougang	571,944.0	450,000.0	683,000.0	585,000.0	864,888.0	746,500.0	-	985,000.0
Jurong East	486,944.0	422,500.0	643,888.0	530,000.0	-	668,000.0	-	880,000.0
Jurong West	520,000.0	350,000.0	566,000.0	535,888.0	640,000.0	620,000.0	-	769,444.0
Kallang/ Whampoa	826,888.0	450,444.0	1,008,000.0	757,500.0	1,380,000.0	975,000.0	-	-
Marine Parade	-	512,000.0	-	660,000.0	-	869,444.0	-	-
Pasir Ris	-	-	770,000.0	622,500.0	778,000.0	720,000.0	-	875,000.0
Punggol	542,500.0	-	707,000.0	600,000.0	836,500.0	669,500.0	-	845,000.0
Queenstown	678,000.0	407,500.0	998,000.0	620,000.0	1,100,000.0	1,020,000.0	-	1,500,000.0
Sembawang	510,000.0	-	640,000.0	550,500.0	785,000.0	632,500.0	-	765,000.0
Sengkang	555,000.0	-	680,000.0	598,000.0	802,500.0	689,000.0	-	830,000.0
Serangoon	-	480,000.0	-	690,000.0	-	810,000.0	-	1,000,000.0
Tampines	620,000.0	490,000.0	772,888.5	637,000.0	945,000.0	740,000.0	-	970,000.0
Toa Payoh	830,000.0	368,500.0	1,049,444.0	593,444.0	1,487,500.0	1,081,944.0	-	-
Woodlands	510,000.0	385,000.0	661,888.0	544,500.0	762,594.0	650,044.0	-	902,500.0
Yishun	513,500.0	420,000.0	605,000.0	530,000.0	758,000.0	676,944.0	-	930,000.0
Overall	538,888.0	423,944.0	718,000.0	580,000.0	819,094.0	709,444.0	-	870,000.0

Note: Grey fields contain figures derived from fewer than 10 transactions. Blue fields contain figures derived from only 1 transaction.

Source: 99-SRX / HDB

Mature and Non-Mature Estates

SPI for HDB Resale in Mature and Non-Mature Estates^



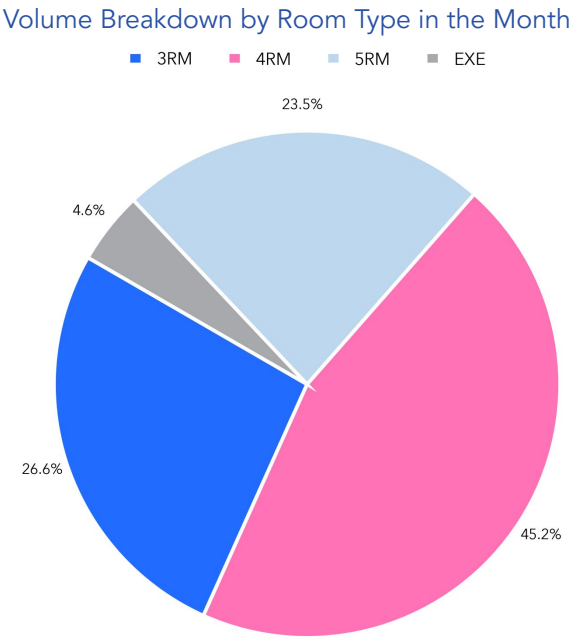
^ Non-mature estates (as defined by HDB): Bukit Batok, Bukit Panjang, Choa Chu Kang, Hougang, Jurong East, Jurong West, Punggol, Sembawang, Sengkang, Woodlands and Yishun.

Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
Oct 2024	200.7	0.3%	192.9	0.1%	203.9	0.5%
Nov 2024	202.5	0.9%	194.9	1.0%	204.3	0.2%
Dec 2024	202.7	0.1%	195.0	0.1%	205.7	0.7%
Jan 2025	204.8	1.1%	196.3	0.6%	207.7	1.0%
Feb 2025	206.7	0.9%	199.1	1.5%	208.4	0.4%
Mar 2025	206.8	0.0%	198.3	-0.4%	210.2	0.8%
Apr 2025	208.3	0.7%	200.2	1.0%	211.0	0.4%
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Jun 2025	208.8	0.1%	201.1	-0.1%	211.4	0.1%
Jul 2025	208.7	-0.0%	201.5	0.2%	211.6	0.1%
Aug 2025	208.5	-0.1%	200.9	-0.3%	211.4	-0.1%
Sep 2025	209.7	0.6%	201.8	0.4%	212.6	0.6%
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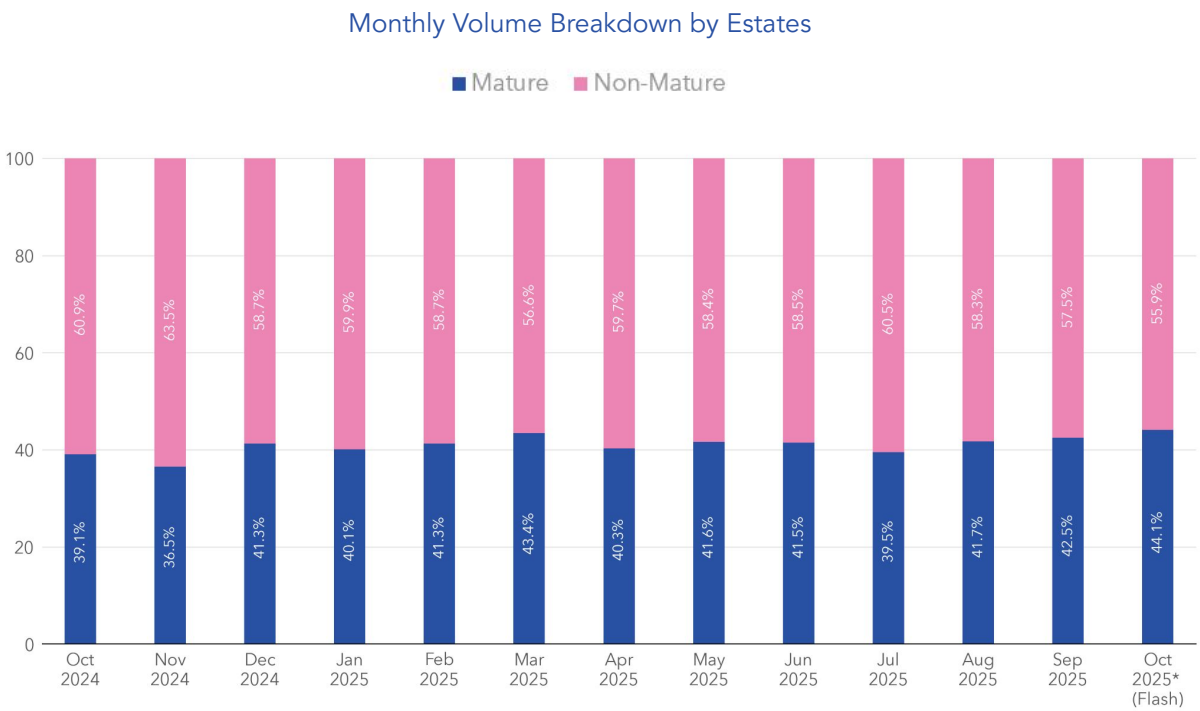
Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

Source: 99-SRX / HDB

Resale Volume Breakdown



Source: 99-SRX / HDB

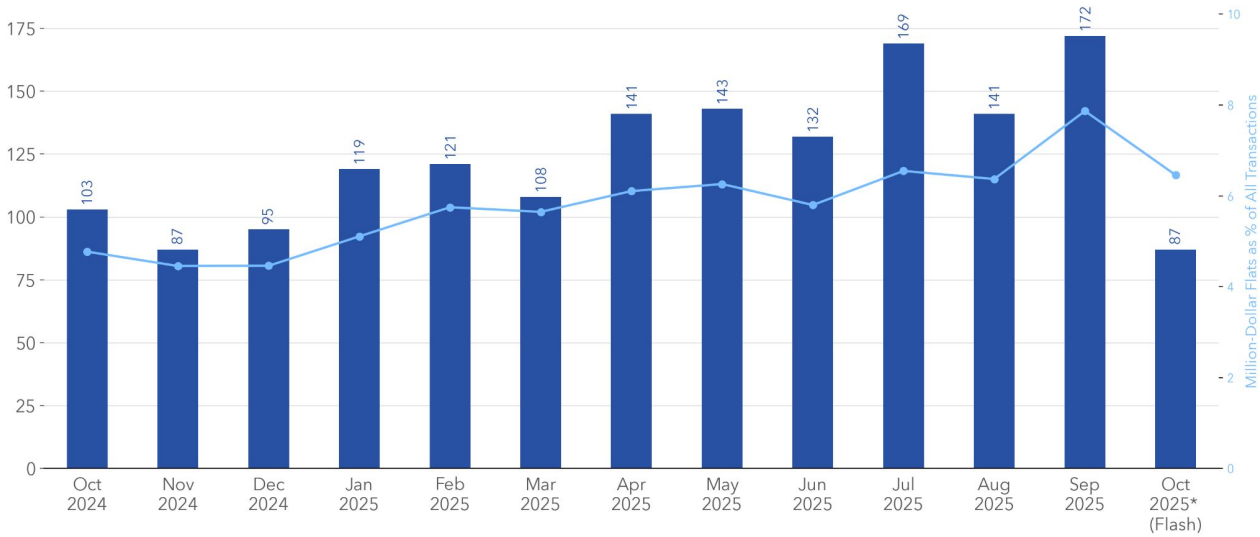


Source: 99-SRX / HDB

Note: HDB Resale volume is based on Resale Registration Date

HDB Million-Dollar Resale Flats Statistics

Monthly Volume of Million-Dollar Resale Flats



Source: 99-SRX / HDB

Monthly Volume of Million-Dollar Resale Flats by Town

Town Name	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025
Toa Payoh	18	20	20	22	21	25	27	25	28	33	22	37	20
Bukit Merah	13	10	15	14	21	18	23	16	17	19	25	18	13
Kallang Whampoa	15	10	10	10	14	10	14	13	10	17	13	10	11
Queenstown	12	8	13	20	14	8	14	16	20	12	8	18	8
Geylang	3	4	7	5	4	4	2	4	7	11	5	6	7
Ang Mo Kio	6	4	5	6	5	5	6	12	3	10	8	13	4
Bishan	7	6	7	5	4	7	11	7	11	6	11	11	4
Central Area	6	5	9	4	2	4	5	7	4	6	7	7	4
Clementi	3	5	1	10	6	8	5	6	4	14	15	11	4
Woodlands	4	2	2	3	0	2	3	2	4	3	0	5	3
Tampines	3	4	1	6	5	6	3	7	5	8	4	7	2
Hougang	2	2	0	1	3	2	5	4	5	4	4	6	2
Serangoon	3	0	3	3	5	4	8	6	3	6	5	3	2
Pasir Ris	0	0	0	1	3	0	2	1	3	2	0	4	1
Yishun	1	0	0	1	2	0	0	1	1	5	1	0	1
Marine Parade	0	0	0	1	2	0	2	2	0	1	0	4	1
Punggol	0	0	0	0	0	0	2	1	0	1	0	0	0
Sengkang	0	1	0	0	0	0	1	0	0	1	2	2	0
Bedok	3	4	0	5	4	3	4	4	2	3	3	5	0
Bukit Timah	2	1	0	0	2	0	1	5	2	3	3	1	0
Bukit Panjang	2	1	1	0	1	0	1	0	2	1	3	1	0
Bukit Batok	0	0	0	0	1	1	0	0	1	2	1	1	0
Jurong East	0	0	1	2	2	1	2	4	0	1	1	2	0
Total	103	87	95	119	121	108	141	143	132	169	141	172	87

Source: 99-SRX / HDB

Note: HDB Resale volume is based on Resale Registration Date

HDB Million-Dollar Resale Flats Statistics

Million-Dollar Resale Flats Transacted in the Month

Town Name	Street Name	Block	Flat Type	Resale Price	SQFT	$PSF
Central Area	Cantonment Rd	1B	5RM	1,550,000	1,130	$1,371
Kallang/Whampoa	Boon Keng Rd	8	5RM	1,550,000	1,259	$1,231
Toa Payoh	Lor 1A Toa Payoh	138A	5RM	1,515,000	1,227	$1,235
Queenstown	Mei Ling St	150	EXE	1,500,000	1,572	$954
Central Area	Cantonment Rd	1C	4RM	1,480,000	1,001	$1,478
Central Area	Cantonment Rd	1F	5RM	1,466,000	1,152	$1,273
Toa Payoh	Lor 1A Toa Payoh	138C	5RM	1,460,000	1,227	$1,190
Central Area	Cantonment Rd	1E	5RM	1,460,000	1,130	$1,292
Bishan	Bishan St 13	187	EXE	1,438,888	1,572	$916
Bukit Merah	Havelock Rd	53	5RM	1,408,888	1,227	$1,148
Bishan	Bishan St 23	224	EXE	1,388,000	1,518	$915
Kallang/Whampoa	Boon Keng Rd	8	5RM	1,380,000	1,152	$1,198
Clementi	Clementi Ave 3	445B	4RM	1,300,000	1,001	$1,299
Geylang	Cassia Cres	28	5RM	1,280,000	1,292	$991
Woodlands	Woodlands St 82	850	EXE	1,270,000	1,905	$667
Kallang/Whampoa	Boon Keng Rd	7	5RM	1,270,000	1,152	$1,103
Clementi	Clementi Ave 3	445A	4RM	1,259,000	1,001	$1,258
Queenstown	Holland Dr	18D	4RM	1,250,000	936	$1,335
Toa Payoh	Bidadari Pk Dr	102A	4RM	1,243,888	1,044	$1,191
Woodlands	Woodlands St 83	834	EXE	1,235,000	2,034	$607
Toa Payoh	Potong Pasir Ave 3	134	5RM	1,230,000	1,625	$757
Bukit Merah	Bt Merah View	126	5RM	1,218,888	1,378	$885
Marine Parade	Marine Dr	72	5RM	1,210,000	1,313	$921
Bukit Merah	Boon Tiong Rd	10B	4RM	1,208,888	936	$1,291
Bukit Merah	Redhill Rd	77A	5RM	1,200,888	1,238	$970
Toa Payoh	Potong Pasir Ave 1	122	5RM	1,200,000	1,453	$826
Toa Payoh	Bidadari Pk Dr	102A	4RM	1,190,000	1,001	$1,189
Kallang/Whampoa	St. George's Lane	26B	4RM	1,188,000	990	$1,200
Kallang/Whampoa	St. George's Lane	26B	4RM	1,185,000	990	$1,197
Toa Payoh	Bidadari Pk Dr	106B	4RM	1,180,000	1,012	$1,166

Source: 99-SRX / HDB

HDB Million-Dollar Resale Flats Statistics

Million-Dollar Resale Flats Transacted in the Month

Town Name	Street Name	Block	Flat Type	Resale Price	SQFT	$PSF
Toa Payoh	Bidadari Pk Dr	102B	4RM	1,172,800	1,001	$1,172
Clementi	Clementi Ave 3	445B	5RM	1,170,000	1,216	$962
Bukit Merah	Redhill Lane	83	5RM	1,168,888	1,453	$804
Bukit Merah	Kim Tian Rd	127D	4RM	1,160,000	947	$1,225
Toa Payoh	Lor 2 Toa Payoh	144	5RM	1,160,000	1,184	$980
Kallang/Whampoa	Mcnair Rd	113A	4RM	1,150,000	1,001	$1,149
Toa Payoh	Lor 1A Toa Payoh	139A	4RM	1,128,000	980	$1,152
Bukit Merah	Telok Blangah St 31	80A	4RM	1,128,000	1,023	$1,103
Bishan	Bishan St 24	275A	4RM	1,120,000	1,023	$1,095
Geylang	Pine Cl	7	5RM	1,120,000	1,195	$937
Queenstown	Tanglin Halt Rd	91	5RM	1,100,000	1,184	$929
Ang Mo Kio	Ang Mo Kio St 31	315B	5RM	1,100,000	1,184	$929
Toa Payoh	Lor 3 Toa Payoh	97	5RM	1,100,000	1,453	$757
Ang Mo Kio	Ang Mo Kio St 51	591A	4RM	1,100,000	1,001	$1,099
Clementi	Clementi Ave 3	440A	4RM	1,100,000	936	$1,175
Geylang	Geylang East Ave 1	130	EXE	1,100,000	1,572	$700
Queenstown	Dawson Rd	86	4RM	1,100,000	893	$1,231
Toa Payoh	Bidadari Pk Dr	102B	4RM	1,090,000	1,001	$1,089
Geylang	Jln Tiga	43	5RM	1,088,000	1,195	$911
Kallang/Whampoa	Mcnair Rd	119	5RM	1,088,000	1,399	$778
Bukit Merah	Cantonment Cl	17	4RM	1,088,000	969	$1,123
Toa Payoh	Alkaff Cres	118A	4RM	1,088,000	1,001	$1,087
Serangoon	Serangoon Nth Ave 3	544	EXE	1,080,888	1,507	$717
Bukit Merah	Boon Tiong Rd	6B	4RM	1,068,000	1,076	$992
Ang Mo Kio	Ang Mo Kio St 31	317	5RM	1,068,000	1,496	$714
Toa Payoh	Lor 5 Toa Payoh	49	5RM	1,063,888	1,464	$727
Queenstown	Ghim Moh Link	30	4RM	1,060,000	1,001	$1,059
Hougang	Hougang Ctrl	853	EXE	1,060,000	1,453	$729
Bishan	Bishan St 13	197	5RM	1,050,000	1,302	$806
Toa Payoh	Bidadari Pk Dr	105B	4RM	1,050,000	1,012	$1,038

Source: 99-SRX / HDB

HDB Million-Dollar Resale Flats Statistics

Million-Dollar Resale Flats Transacted in the Month

Town Name	Street Name	Block	Flat Type	Resale Price	SQFT	$PSF
Toa Payoh	Alkaff Cres	115A	4RM	1,048,888	1,001	$1,048
Toa Payoh	Bidadari Pk Dr	106B	4RM	1,048,000	1,012	$1,036
Kallang/Whampoa	Boon Keng Rd	6	5RM	1,045,000	1,356	$771
Bukit Merah	Telok Blangah St 31	93B	4RM	1,040,000	1,001	$1,039
Toa Payoh	Bidadari Pk Dr	102A	4RM	1,040,000	1,001	$1,039
Toa Payoh	Toa Payoh Ctrl	79A	4RM	1,040,000	980	$1,062
Tampines	Tampines St 81	895	EXE	1,040,000	1,604	$648
Queenstown	Dawson Rd	79	4RM	1,040,000	947	$1,098
Toa Payoh	Bidadari Pk Dr	105B	4RM	1,040,000	1,012	$1,028
Woodlands	Woodlands Ave 1	340	EXE	1,035,000	1,894	$546
Geylang	Circuit Rd	83B	4RM	1,033,888	1,033	$1,001
Bukit Merah	Cantonment Cl	18	4RM	1,030,000	969	$1,063
Queenstown	Holland Dr	18B	4RM	1,030,000	936	$1,100
Kallang/Whampoa	Jln Batu	11	5RM	1,028,000	1,410	$729
Kallang/Whampoa	St. George's Lane	25A	4RM	1,025,000	990	$1,035
Yishun	Yishun Ring Rd	352	EXE	1,022,888	1,658	$617
Queenstown	Stirling Rd	183	5RM	1,020,000	1,238	$824
Tampines	Simei St 4	226	EXE	1,020,000	1,572	$649
Geylang	Circuit Rd	17B	4RM	1,018,000	1,001	$1,017
Hougang	Lor Ah Soo	145	EXE	1,010,000	1,593	$634
Bukit Merah	Redhill Rd	75B	4RM	1,008,888	1,076	$937
Ang Mo Kio	Ang Mo Kio St 52	596B	5RM	1,008,888	1,184	$852
Pasir Ris	Pasir Ris Dr 10	645	EXE	1,008,000	1,572	$641
Kallang/Whampoa	Mcnair Rd	113B	4RM	1,008,000	1,001	$1,007
Serangoon	Serangoon Nth Ave 4	525	EXE	1,000,000	1,582	$632
Geylang	Jln Tiga	43	4RM	1,000,000	1,001	$999
Bukit Merah	Jln Membina	118A	4RM	1,000,000	980	$1,021

Source: 99-SRX / HDB

About SRX

SRX publishes monthly price indices and statistics for condo resale, HDB resale and condo and HDB rentals. The Company has been serving Singapore's real estate industry since 2009, when it first launched the "Home Report" to help property agents and homeowners establish the price to buy, sell or rent a home. In 2014 SRX introduced X-Value, allowing anyone to get a highly accurate estimate of the value of their home instantly online. 1.8 million home reports and 7.0 million X-Value computations later, SRX is Singapore's most trusted source of home pricing information.

SRX is all about making the home seeking and home ownership journey a pleasure by connecting home-seekers to their ideal property and helping homeowners manage their most important asset. SRX provides easy-to-use tools, extensive quality property listings, data and insights to real estate professionals and home-seekers. The SRX App is available in the App Store and Google Play Store.

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