HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2005

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:31 pm.
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September 2005 in full

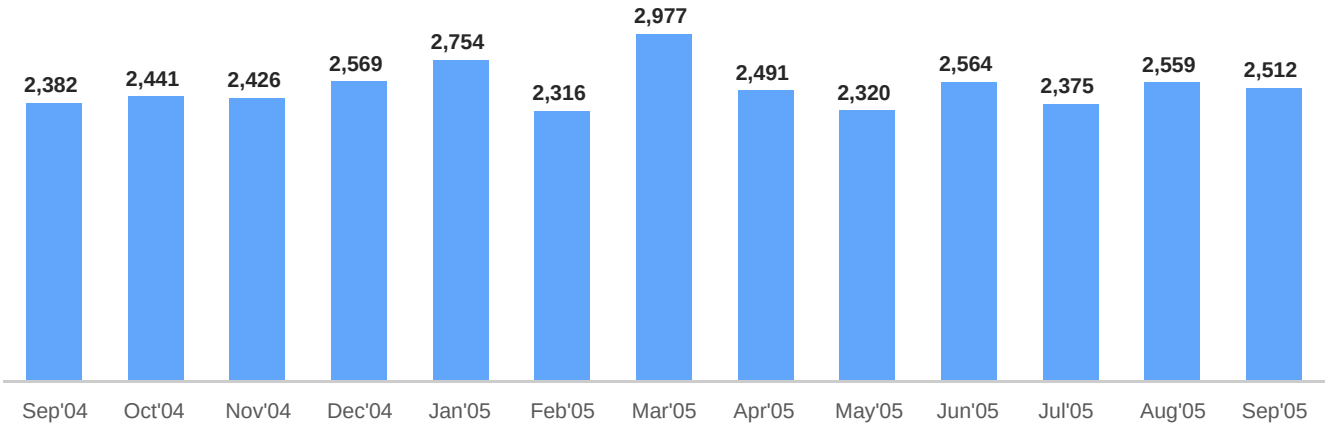
Flats sold: 2,512 Median price: $222,750 Median $psf: $222
Million-dollar flats: 0 (0.0%) Highest price: $494,000 (Toa Payoh)

Against the month before: sales -1.8%, median price +0.3%. Against a year ago: sales +5.5%, median price +1.3%.

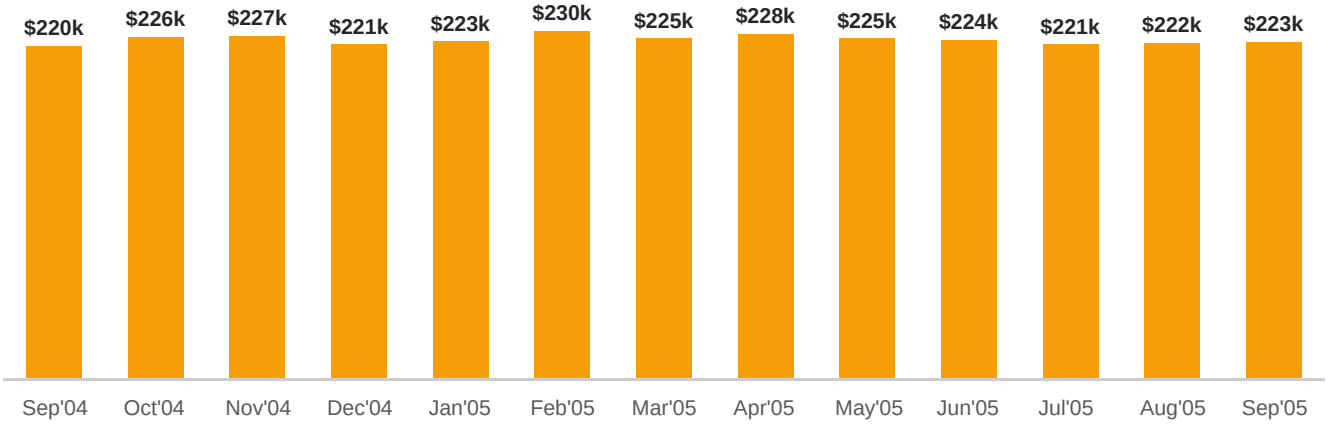
At a glance

- 2,512 HDB resale flats changed hands in September 2005, 1.8% fewer than the month before (2,559).
- Half of all flats sold for $222,750 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $227,000 (1,016 sales), or about $218 per square foot.
- The highest price was $494,000 for a 5-room flat at Blk 154 Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $186,588) and the dearest was Queenstown (median $324,500).
- The busiest town was Jurong West with 231 sales.

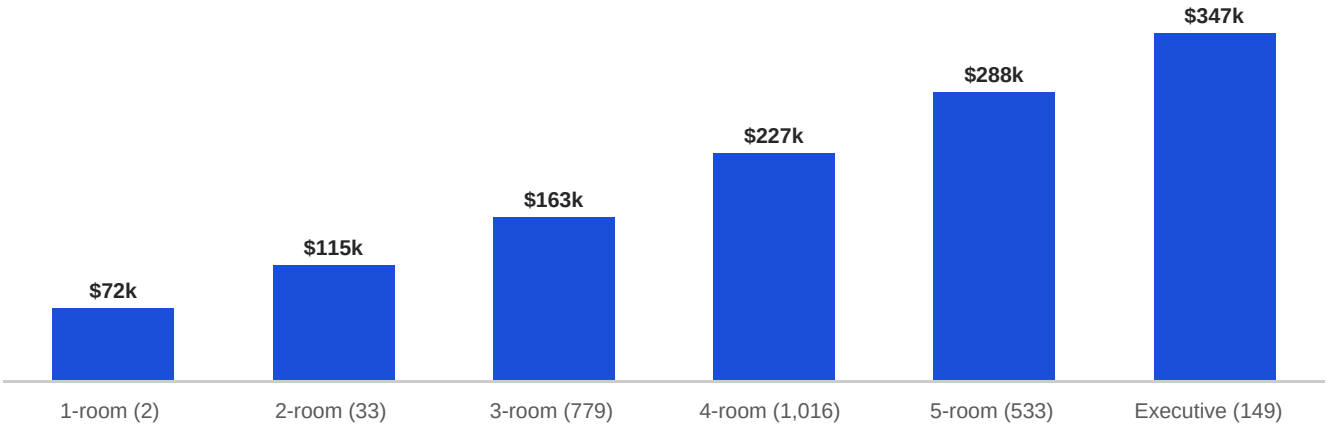
Flats sold each month, last 13 months



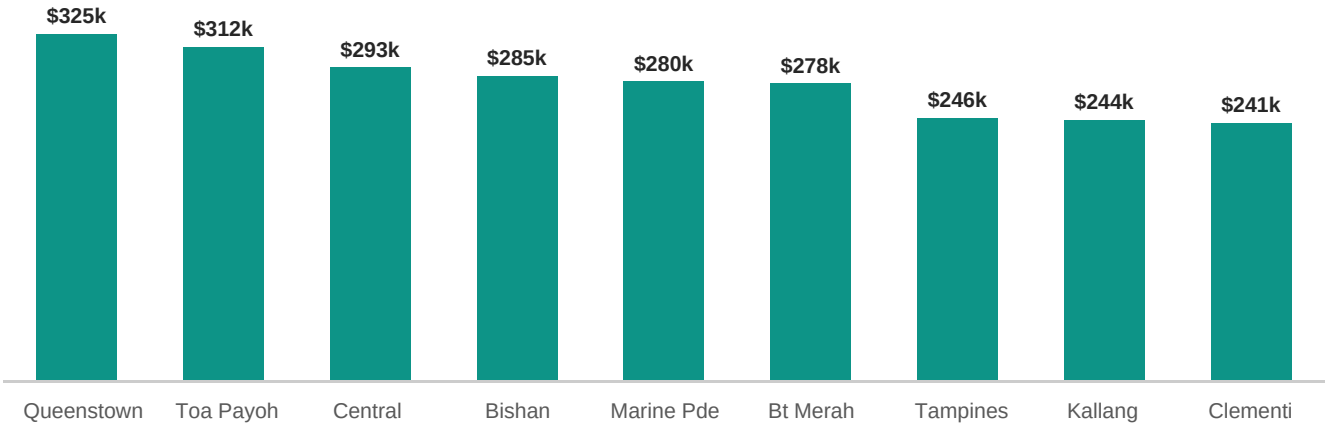
Median price each month, last 13 months



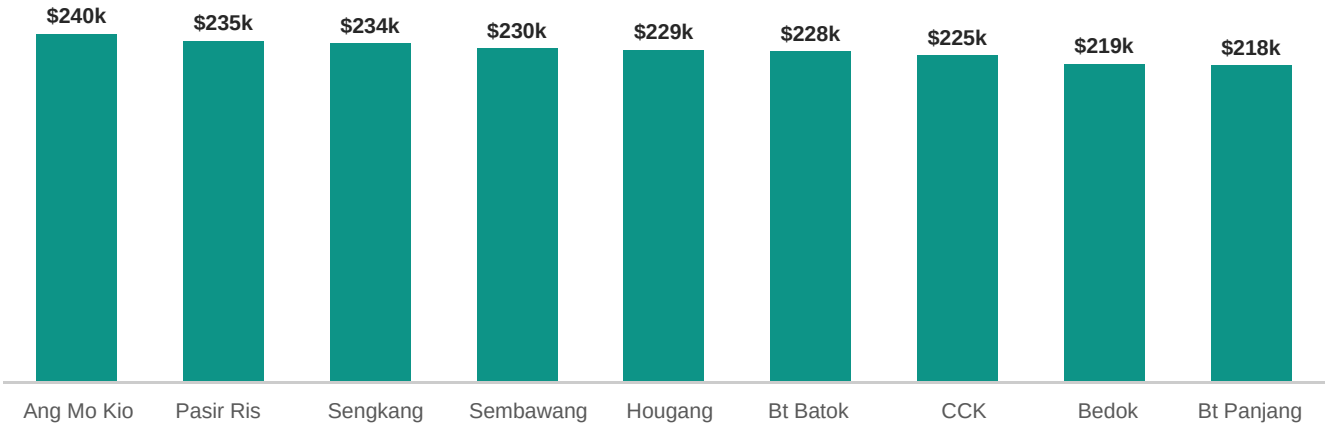
Median price by flat type (number sold), September 2005



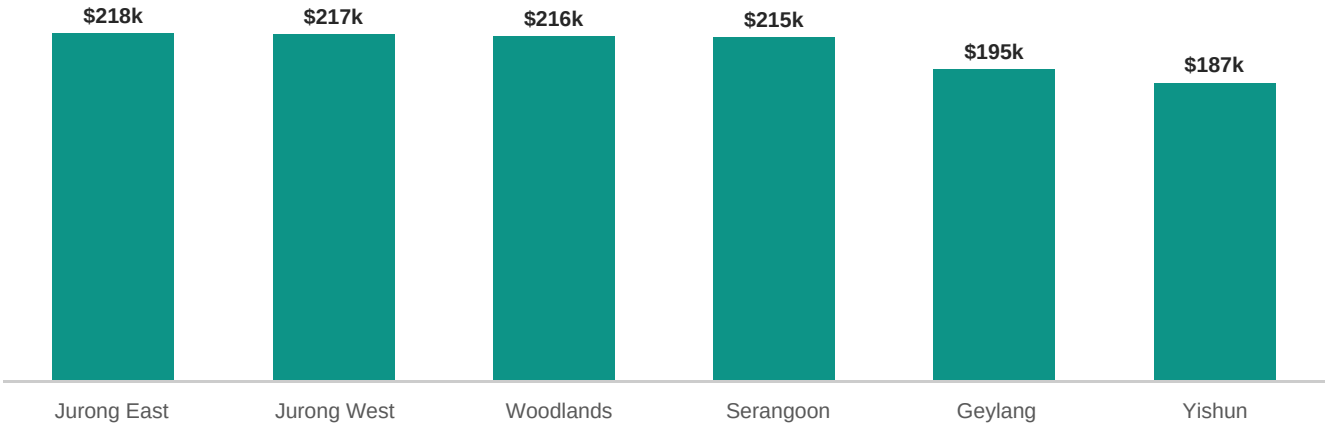
Median 4-room price by town, dearest first



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



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



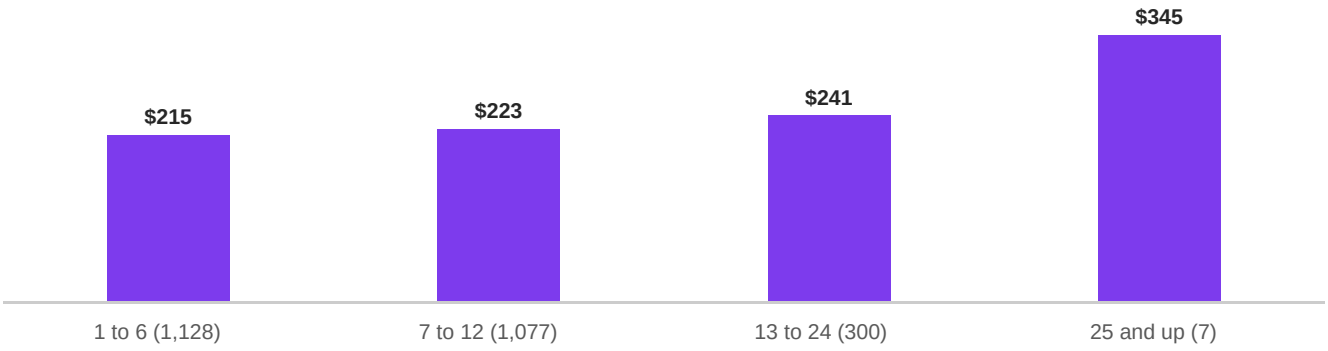
Town by town, September 2005

Ang Mo Kio: 122 sold - median $189,500 - 4-room median $240,000 - $229 psf
Bedok: 152 sold - median $202,500 - 4-room median $219,250 - $226 psf
Bishan: 62 sold - median $295,400 - 4-room median $285,000 - $261 psf
Bukit Batok: 100 sold - median $205,000 - 4-room median $228,000 - $212 psf
Bukit Merah: 107 sold - median $188,000 - 4-room median $277,900 - $255 psf
Bukit Panjang: 86 sold - median $224,000 - 4-room median $218,000 - $215 psf
Bukit Timah: 8 sold - median $359,000 - 4-room median n/a - $268 psf
Central Area: 19 sold - median $208,000 - 4-room median $293,000 - $302 psf
Choa Chu Kang: 114 sold - median $245,500 - 4-room median $225,000 - $205 psf
Clementi: 63 sold - median $190,000 - 4-room median $241,000 - $236 psf
Geylang: 74 sold - median $165,000 - 4-room median $195,000 - $231 psf
Hougang: 123 sold - median $222,500 - 4-room median $229,000 - $212 psf
Jurong East: 59 sold - median $191,000 - 4-room median $217,500 - $215 psf
Jurong West: 231 sold - median $218,000 - 4-room median $217,000 - $206 psf
Kallang/Whampoa: 57 sold - median $190,000 - 4-room median $244,000 - $244 psf
Marine Parade: 16 sold - median $254,500 - 4-room median $280,000 - $309 psf
Pasir Ris: 91 sold - median $275,000 - 4-room median $235,000 - $211 psf
Punggol: 1 sold - median $302,888 - 4-room median n/a - $256 psf
Queenstown: 97 sold - median $167,000 - 4-room median $324,500 - $250 psf
Sembawang: 98 sold - median $237,750 - 4-room median $230,000 - $222 psf
Sengkang: 114 sold - median $250,000 - 4-room median $233,500 - $233 psf
Serangoon: 50 sold - median $214,000 - 4-room median $215,000 - $222 psf
Tampines: 194 sold - median $248,000 - 4-room median $246,000 - $227 psf
Toa Payoh: 99 sold - median $199,000 - 4-room median $312,000 - $257 psf
Woodlands: 194 sold - median $225,000 - 4-room median $215,500 - $207 psf
Yishun: 181 sold - median $178,000 - 4-room median $186,588 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2005

$494,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,313 sqft - $376 psf - 95 yrs lease left

$483,000 Blk 119D Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $408 psf - 96 yrs lease left

$475,000 Blk 293 Bishan St 22, Bishan
5-room - storey 22 to 24 - 1,302 sqft - $365 psf - 92 yrs lease left

$475,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $304 psf - 87 yrs lease left

$470,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $380 psf - 95 yrs lease left

$468,000 Blk 700C Ang Mo Kio Ave 6, Ang Mo Kio
5-room - storey 22 to 24 - 1,184 sqft - $395 psf - 97 yrs lease left

$462,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,550 sqft - $298 psf - 87 yrs lease left

$455,000 Blk 84B Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,313 sqft - $346 psf - 91 yrs lease left

$450,000 Blk 48 Bendemeer Rd, Kallang/Whampoa
Executive - storey 04 to 06 - 1,572 sqft - $286 psf - 88 yrs lease left

$448,000 Blk 613 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 07 to 09 - 1,647 sqft - $272 psf - 90 yrs lease left

The 5 most affordable 4-room flats, September 2005

$150,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $160 psf - 69 yrs lease left

$153,000 Blk 433 Yishun Ave 6, Yishun
4-room - storey 04 to 06 - 904 sqft - $169 psf - 82 yrs lease left

$153,000 Blk 423 Yishun Ave 11, Yishun
4-room - storey 10 to 12 - 904 sqft - $169 psf - 82 yrs lease left

$154,000 Blk 265 Yishun St 22, Yishun
4-room - storey 01 to 03 - 904 sqft - $170 psf - 80 yrs lease left

$154,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $164 psf - 69 yrs lease left

The 10 busiest streets, September 2005

Yishun Ring Rd, Yishun: 46 sales
Bedok Reservoir Rd, Bedok: 39 sales
Admiralty Dr, Sembawang: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Rivervale Dr, Sengkang: 29 sales
Hougang Ave 8, Hougang: 27 sales
Lor 1 Toa Payoh, Toa Payoh: 27 sales
Jurong West St 65, Jurong West: 26 sales
Jurong West St 52, Jurong West: 24 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