HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2007

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:12 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2007-09/

September 2007 in full

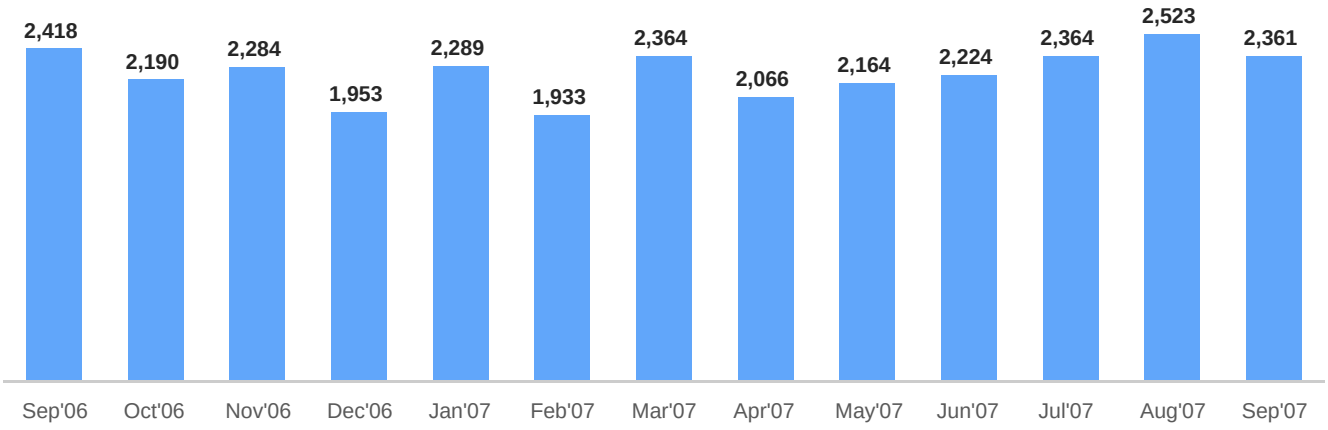
Flats sold: 2,361 Median price: $260,100 Median $psf: $249
Million-dollar flats: 0 (0.0%) Highest price: $700,000 (Kallang/Whampoa)

Against the month before: sales -6.4%, median price +1.2%. Against a year ago: sales -2.4%, median price +14.1%.

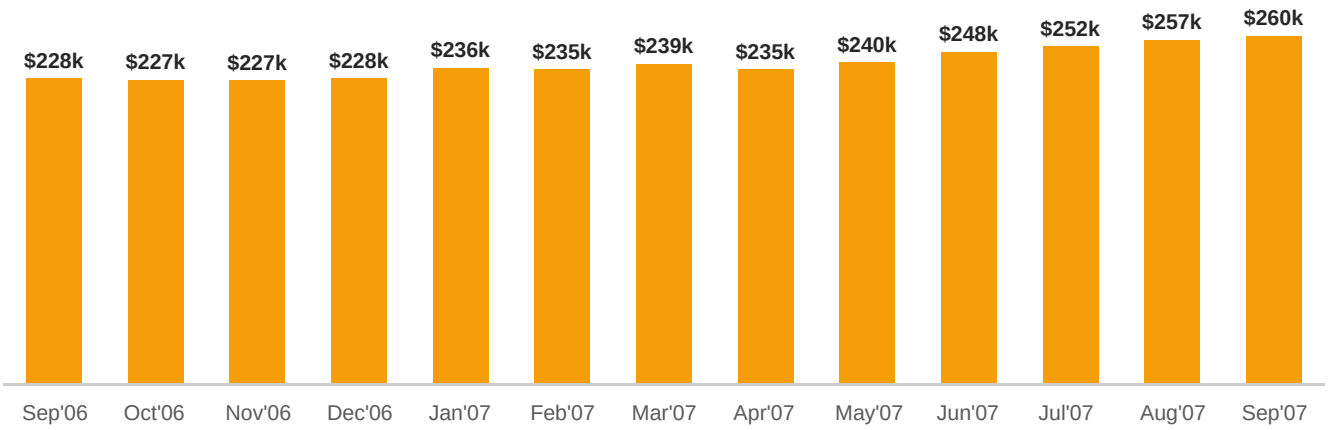
At a glance

- 2,361 HDB resale flats changed hands in September 2007, 6.4% fewer than the month before (2,523).
- Half of all flats sold for $260,100 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $252,000 (852 sales), or about $243 per square foot.
- The highest price was $700,000 for a 3-room flat at Blk 42 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $204,000) and the dearest was Queenstown (median $425,000).
- The busiest town was Woodlands with 242 sales.

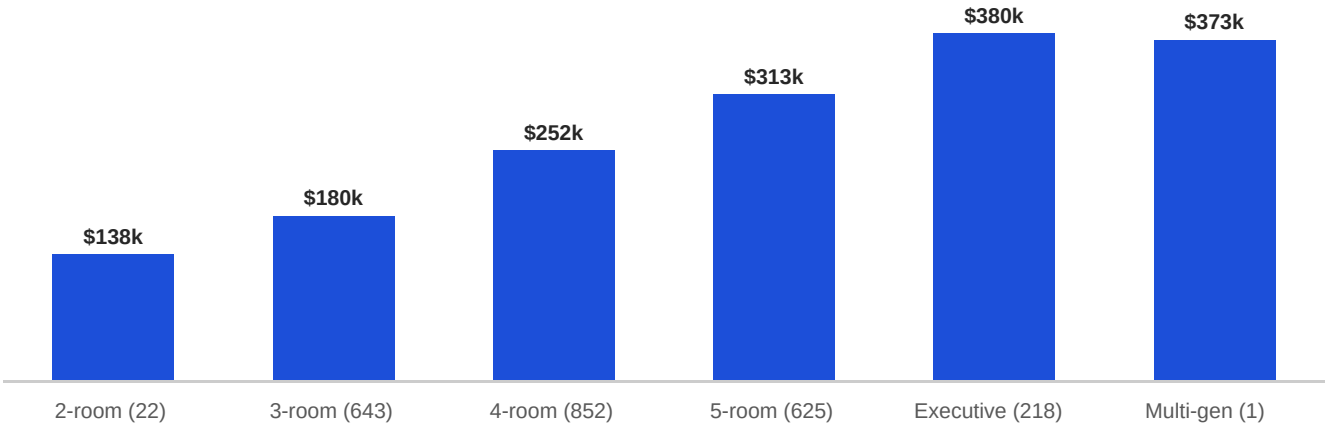
Flats sold each month, last 13 months



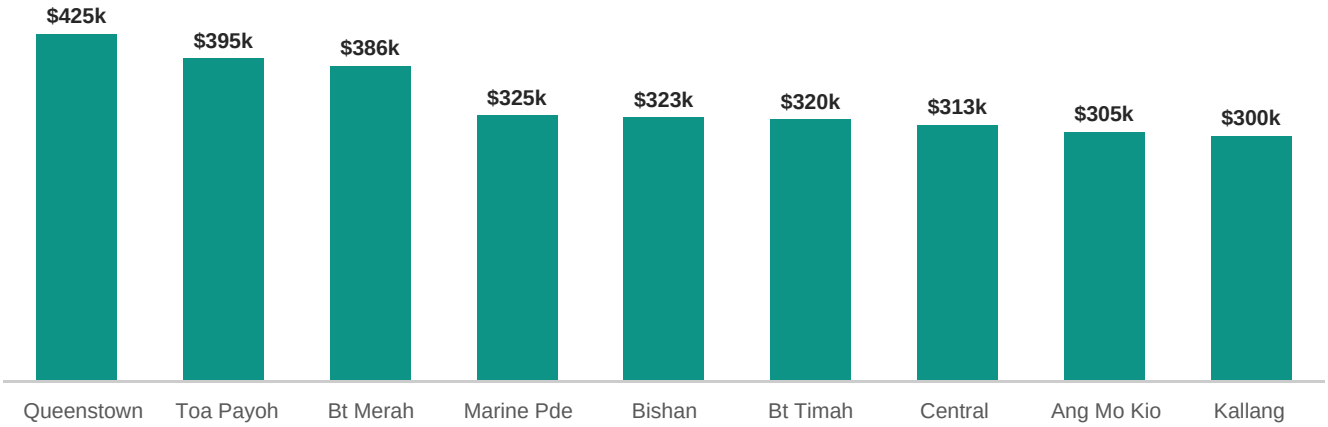
Median price each month, last 13 months



Median price by flat type (number sold), September 2007



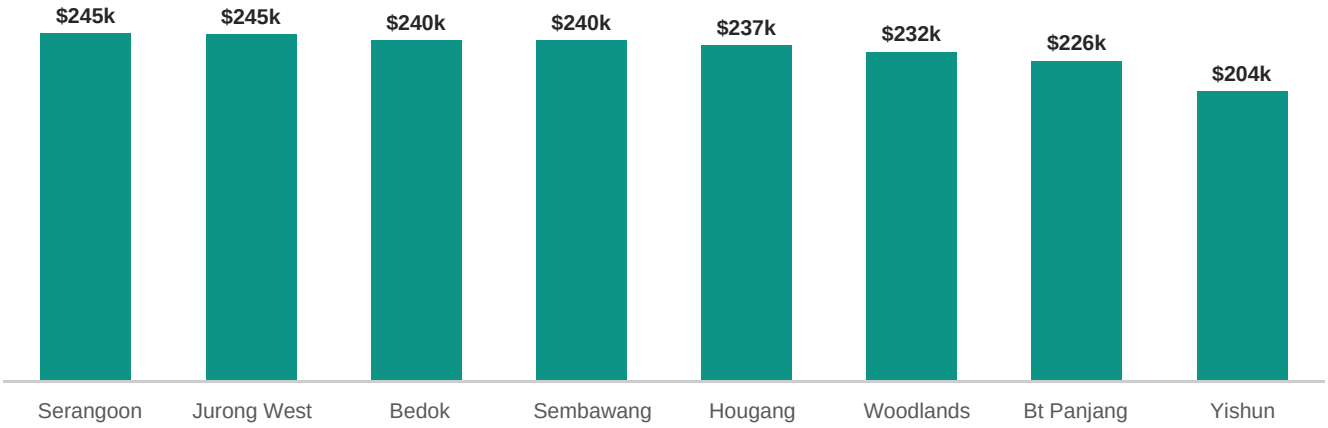
Median 4-room price by town, dearest first



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



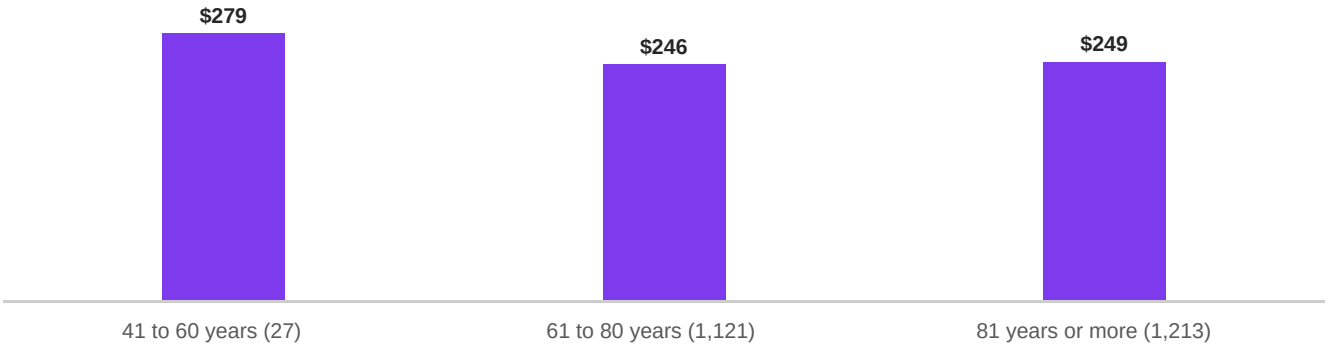
Median 4-room price by town, dearest first (continued)



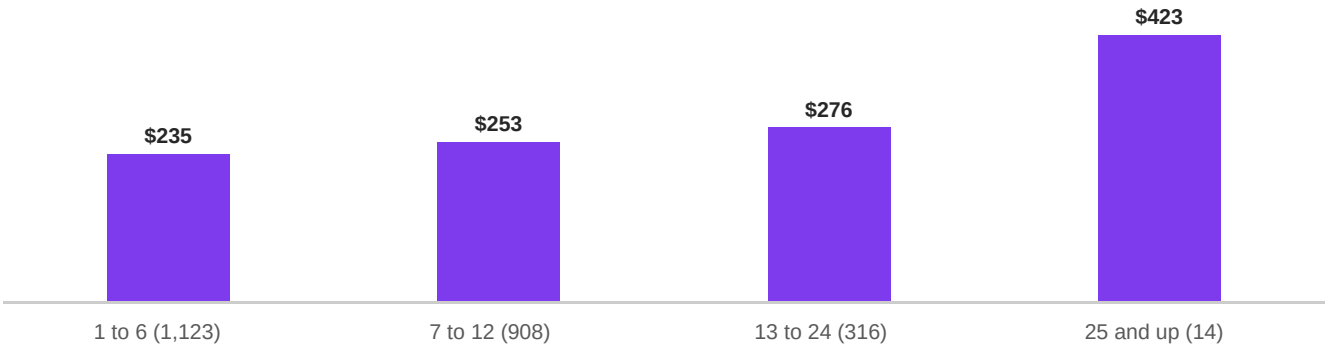
Town by town, September 2007

Ang Mo Kio: 123 sold - median $198,000 - 4-room median $305,000 - $261 psf
Bedok: 144 sold - median $220,000 - 4-room median $240,000 - $253 psf
Bishan: 36 sold - median $330,000 - 4-room median $322,500 - $311 psf
Bukit Batok: 92 sold - median $214,000 - 4-room median $254,000 - $232 psf
Bukit Merah: 70 sold - median $380,000 - 4-room median $385,500 - $351 psf
Bukit Panjang: 94 sold - median $262,500 - 4-room median $225,750 - $222 psf
Bukit Timah: 8 sold - median $372,500 - 4-room median $320,000 - $302 psf
Central Area: 13 sold - median $260,000 - 4-room median $313,000 - $406 psf
Choa Chu Kang: 126 sold - median $260,000 - 4-room median $245,000 - $223 psf
Clementi: 59 sold - median $225,000 - 4-room median $270,000 - $265 psf
Geylang: 70 sold - median $198,000 - 4-room median $260,000 - $263 psf
Hougang: 91 sold - median $258,000 - 4-room median $236,500 - $236 psf
Jurong East: 69 sold - median $233,888 - 4-room median $246,000 - $240 psf
Jurong West: 175 sold - median $245,000 - 4-room median $244,500 - $227 psf
Kallang/Whampoa: 80 sold - median $267,500 - 4-room median $300,000 - $295 psf
Marine Parade: 19 sold - median $355,000 - 4-room median $325,000 - $387 psf
Pasir Ris: 89 sold - median $300,000 - 4-room median $258,000 - $234 psf
Punggol: 77 sold - median $309,500 - 4-room median $262,444 - $269 psf
Queenstown: 79 sold - median $238,000 - 4-room median $425,000 - $339 psf
Sembawang: 61 sold - median $290,000 - 4-room median $240,000 - $239 psf
Sengkang: 151 sold - median $308,000 - 4-room median $253,500 - $263 psf
Serangoon: 45 sold - median $250,000 - 4-room median $245,000 - $238 psf
Tampines: 135 sold - median $288,000 - 4-room median $275,750 - $257 psf
Toa Payoh: 80 sold - median $210,000 - 4-room median $395,000 - $288 psf
Woodlands: 242 sold - median $257,500 - 4-room median $232,000 - $217 psf
Yishun: 133 sold - median $190,000 - 4-room median $204,000 - $207 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2007

$700,000 Blk 42 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,691 sqft - $260 psf - 64 yrs lease left

$695,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $587 psf - 95 yrs lease left

$695,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $538 psf - 69 yrs lease left

$690,000 Blk 19 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $583 psf - 95 yrs lease left

$675,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $570 psf - 95 yrs lease left

$670,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 19 to 21 - 1,432 sqft - $468 psf - 87 yrs lease left

$670,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,561 sqft - $429 psf - 85 yrs lease left

$650,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,313 sqft - $495 psf - 67 yrs lease left

$650,000 Blk 81 Strathmore Ave, Queenstown
5-room - storey 07 to 09 - 1,432 sqft - $454 psf - 85 yrs lease left

$650,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,335 sqft - $487 psf - 93 yrs lease left

The 5 most affordable 4-room flats, September 2007

$155,000 Blk 408 Yishun Ave 6, Yishun
4-room - storey 04 to 06 - 904 sqft - $171 psf - 80 yrs lease left

$155,000 Blk 408 Yishun Ave 6, Yishun
4-room - storey 01 to 03 - 904 sqft - $171 psf - 80 yrs lease left

$160,000 Blk 801 Woodlands St 81, Woodlands
4-room - storey 01 to 03 - 904 sqft - $177 psf - 81 yrs lease left

$162,000 Blk 167 Yishun Ring Rd, Yishun
4-room - storey 04 to 06 - 904 sqft - $179 psf - 79 yrs lease left

$163,000 Blk 395 Yishun Ring Rd, Yishun
4-room - storey 04 to 06 - 904 sqft - $180 psf - 80 yrs lease left

The 10 busiest streets, September 2007

Yishun Ring Rd, Yishun: 41 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 33 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 29 sales
Choa Chu Kang Cres, Choa Chu Kang: 29 sales
Bedok Reservoir Rd, Bedok: 28 sales
Edgedale Plains, Punggol: 26 sales
Rivervale Cres, Sengkang: 23 sales
Woodlands Dr 75, Woodlands: 21 sales
Jelapang Rd, Bukit Panjang: 19 sales
Jurong West St 61, Jurong West: 18 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