HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2009

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:52 pm.
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September 2009 in full

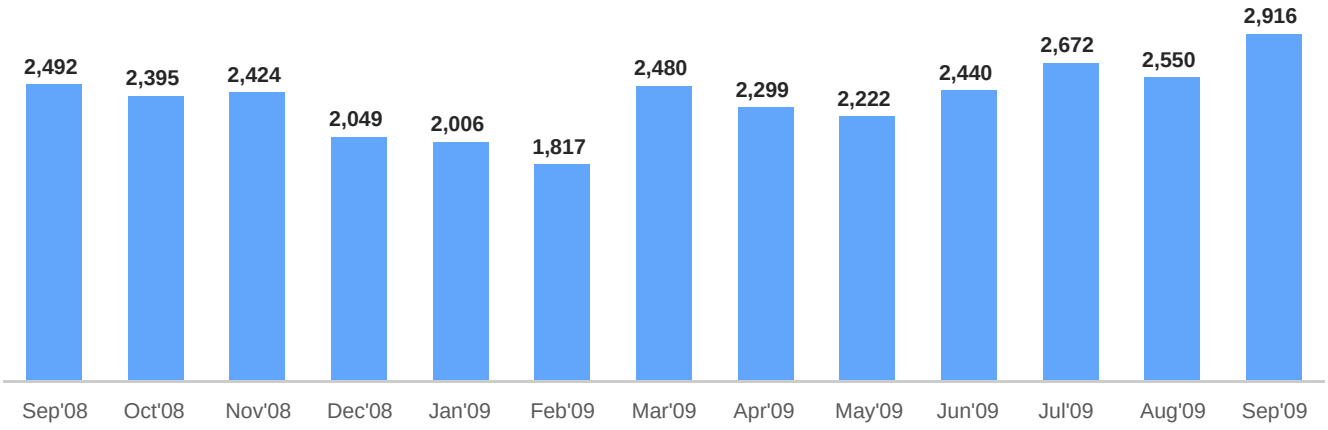
Flats sold: 2,916 Median price: $333,000 Median $psf: $320
Million-dollar flats: 0 (0.0%) Highest price: $796,000 (Queenstown)

Against the month before: sales +14.4%, median price -0.6%. Against a year ago: sales +17.0%, median price +4.1%.

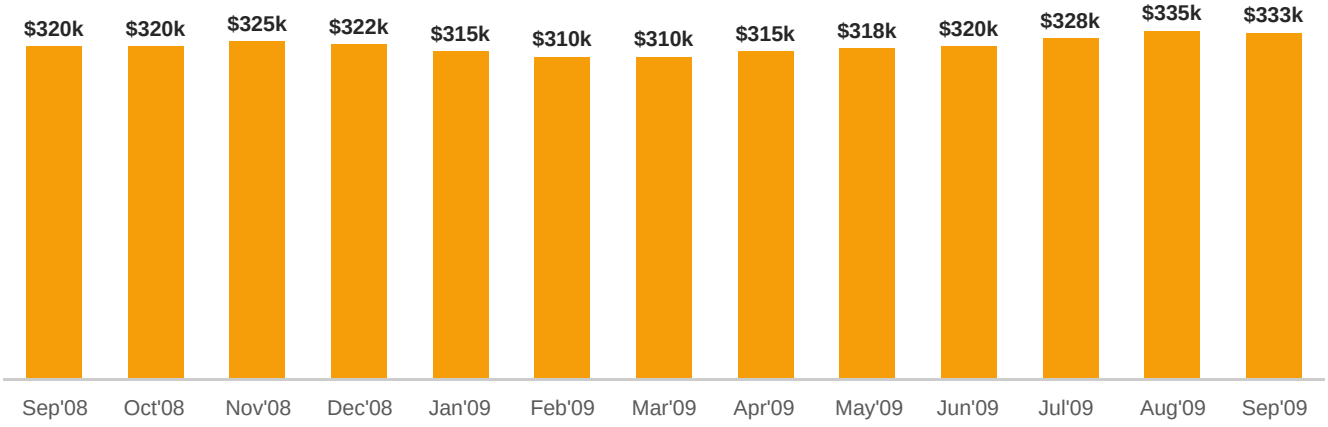
At a glance

- 2,916 HDB resale flats changed hands in September 2009, 14.4% more than the month before (2,550).
- Half of all flats sold for $333,000 or less (the median price), down 0.6% from the month before.
- A typical 4-room flat sold for $325,000 (1,007 sales), or about $314 per square foot.
- The highest price was $796,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $272,000) and the dearest was Bukit Merah (median $480,000).
- The busiest town was Woodlands with 243 sales.

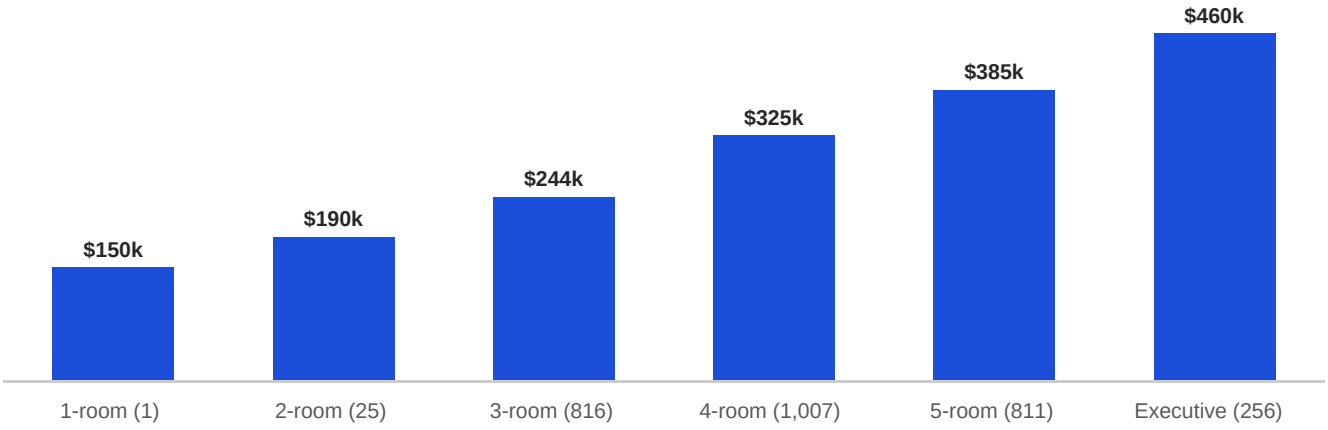
Flats sold each month, last 13 months



Median price each month, last 13 months



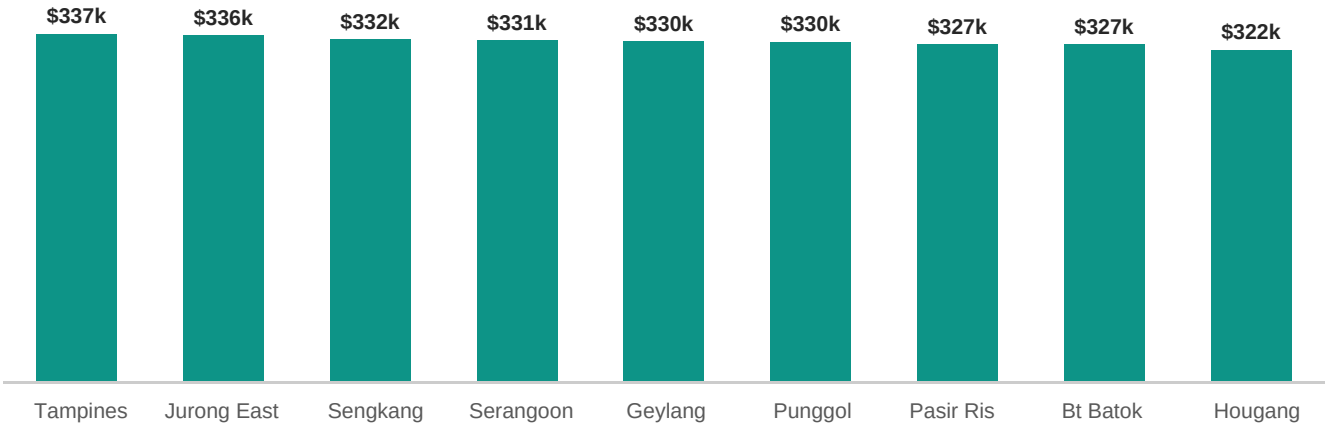
Median price by flat type (number sold), September 2009



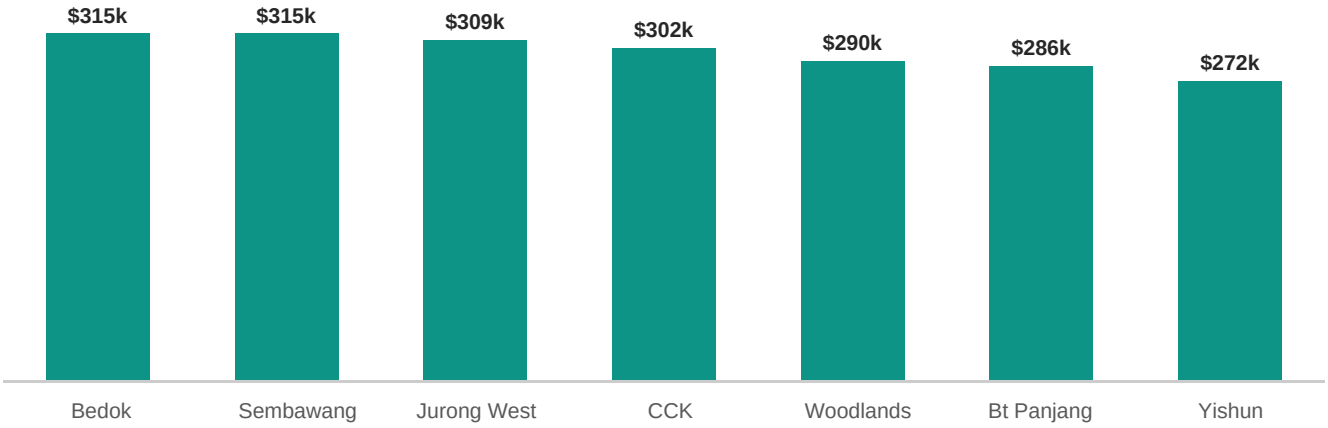
Median 4-room price by town, dearest first



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



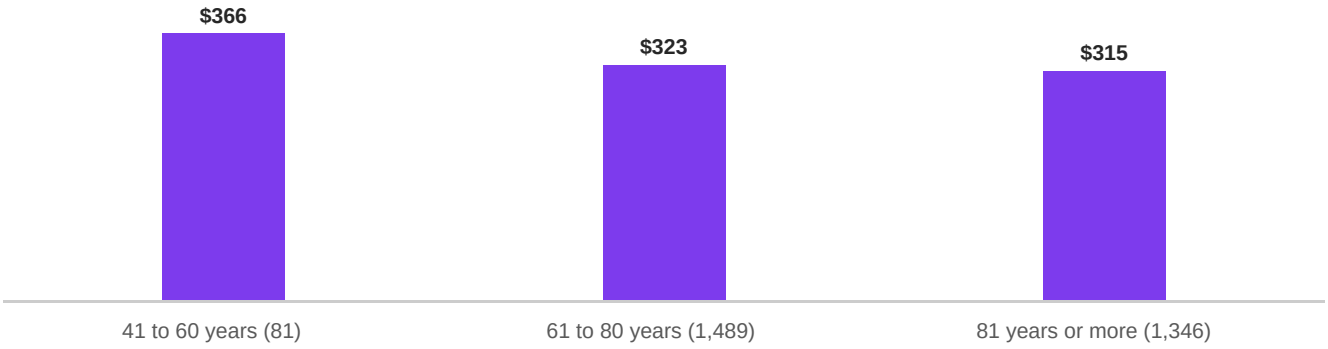
Median 4-room price by town, dearest first (continued)



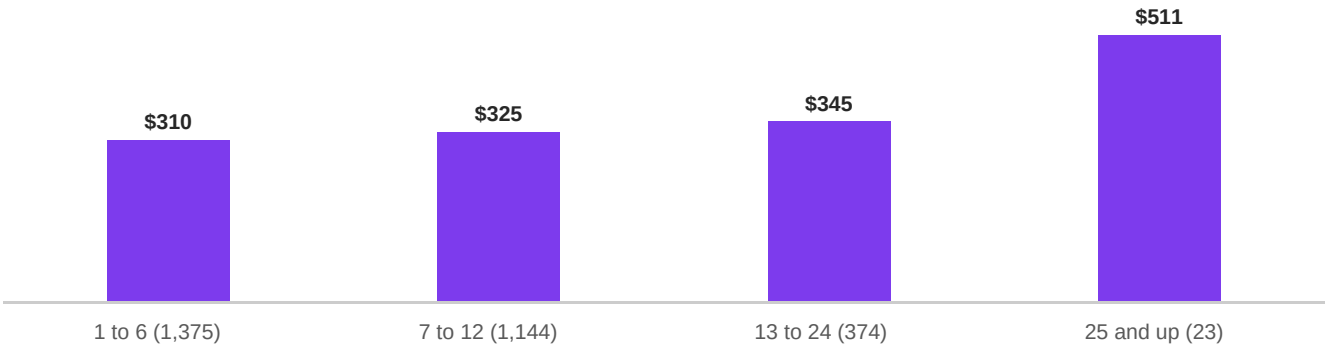
Town by town, September 2009

Ang Mo Kio: 133 sold - median $268,000 - 4-room median $343,000 - $338 psf
Bedok: 182 sold - median $287,500 - 4-room median $315,000 - $329 psf
Bishan: 74 sold - median $417,500 - 4-room median $390,000 - $382 psf
Bukit Batok: 153 sold - median $300,500 - 4-room median $327,000 - $323 psf
Bukit Merah: 119 sold - median $440,000 - 4-room median $480,000 - $435 psf
Bukit Panjang: 87 sold - median $330,000 - 4-room median $285,500 - $286 psf
Bukit Timah: 12 sold - median $419,000 - 4-room median $433,000 - $424 psf
Central Area: 20 sold - median $381,500 - 4-room median $418,000 - $458 psf
Choa Chu Kang: 146 sold - median $348,500 - 4-room median $302,000 - $279 psf
Clementi: 81 sold - median $290,000 - 4-room median $415,000 - $379 psf
Geylang: 78 sold - median $248,500 - 4-room median $330,000 - $345 psf
Hougang: 147 sold - median $325,000 - 4-room median $321,500 - $305 psf
Jurong East: 51 sold - median $340,000 - 4-room median $336,000 - $327 psf
Jurong West: 203 sold - median $338,000 - 4-room median $309,000 - $308 psf
Kallang/Whampoa: 72 sold - median $315,750 - 4-room median $396,000 - $367 psf
Marine Parade: 18 sold - median $392,000 - 4-room median n/a - $447 psf
Pasir Ris: 100 sold - median $388,500 - 4-room median $327,288 - $296 psf
Punggol: 103 sold - median $385,000 - 4-room median $329,500 - $328 psf
Queenstown: 94 sold - median $284,500 - 4-room median $476,000 - $405 psf
Sembawang: 86 sold - median $345,500 - 4-room median $315,000 - $303 psf
Sengkang: 178 sold - median $370,500 - 4-room median $332,000 - $321 psf
Serangoon: 56 sold - median $331,000 - 4-room median $331,000 - $326 psf
Tampines: 232 sold - median $350,000 - 4-room median $337,250 - $320 psf
Toa Payoh: 111 sold - median $309,000 - 4-room median $430,000 - $379 psf
Woodlands: 243 sold - median $310,000 - 4-room median $290,000 - $275 psf
Yishun: 137 sold - median $255,000 - 4-room median $272,000 - $283 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2009

$796,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,582 sqft - $503 psf - 85 yrs lease left

$665,000 Blk 131B Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $562 psf - 92 yrs lease left

$665,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,561 sqft - $426 psf - 85 yrs lease left

$660,000 Blk 72 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $511 psf - 67 yrs lease left

$652,000 Blk 116 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,604 sqft - $407 psf - 74 yrs lease left

$650,000 Blk 129 Bt Merah View, Bukit Merah
5-room - storey 10 to 12 - 1,625 sqft - $400 psf - 63 yrs lease left

$650,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 07 to 09 - 1,184 sqft - $549 psf - 93 yrs lease left

$650,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $414 psf - 79 yrs lease left

$650,000 Blk 116 Clementi St 13, Clementi
Executive - storey 13 to 15 - 1,582 sqft - $411 psf - 74 yrs lease left

$650,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,604 sqft - $405 psf - 83 yrs lease left

The 5 most affordable 4-room flats, September 2009

$210,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $214 psf - 67 yrs lease left

$220,000 Blk 15 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $222 psf - 69 yrs lease left

$221,000 Blk 272 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $244 psf - 77 yrs lease left

$225,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $249 psf - 78 yrs lease left

$225,000 Blk 247 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $249 psf - 75 yrs lease left

The 10 busiest streets, September 2009

Ang Mo Kio Ave 10, Ang Mo Kio: 39 sales
Yishun Ring Rd, Yishun: 34 sales
Bedok Reservoir Rd, Bedok: 33 sales
Bedok Nth St 3, Bedok: 30 sales
Jurong West St 65, Jurong West: 29 sales
Jurong West St 61, Jurong West: 28 sales
Edgefield Plains, Punggol: 28 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 26 sales
Tampines St 21, Tampines: 25 sales
Choa Chu Kang Cres, Choa Chu Kang: 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.

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