HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2010

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:42 pm.
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September 2010 in full

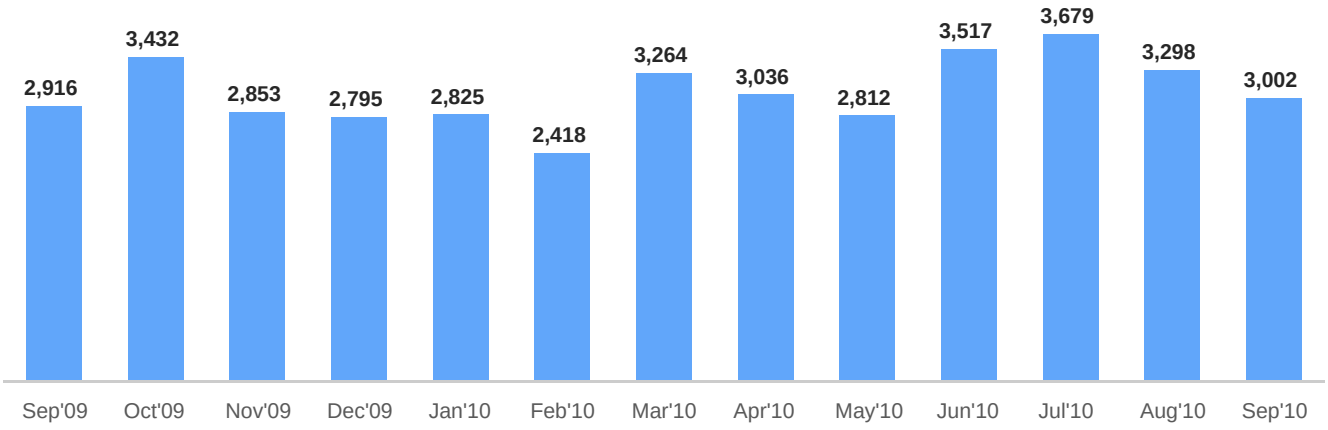
Flats sold: 3,002 Median price: $385,000 Median $psf: $374
Million-dollar flats: 0 (0.0%) Highest price: $888,000 (Kallang/Whampoa)

Against the month before: sales -9.0%, median price +2.8%. Against a year ago: sales +2.9%, median price +15.6%.

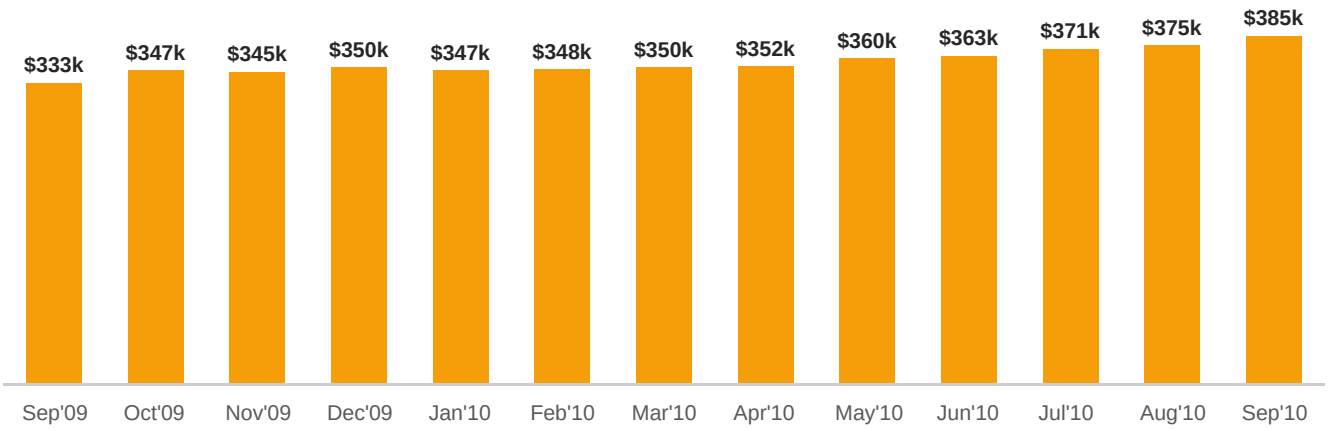
At a glance

- 3,002 HDB resale flats changed hands in September 2010, 9.0% fewer than the month before (3,298).
- Half of all flats sold for $385,000 or less (the median price), up 2.8% from the month before.
- A typical 4-room flat sold for $380,000 (1,093 sales), or about $365 per square foot.
- The highest price was $888,000 for a 3-room flat at Blk 60 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $319,000) and the dearest was Queenstown (median $572,500).
- The busiest town was Woodlands with 253 sales.

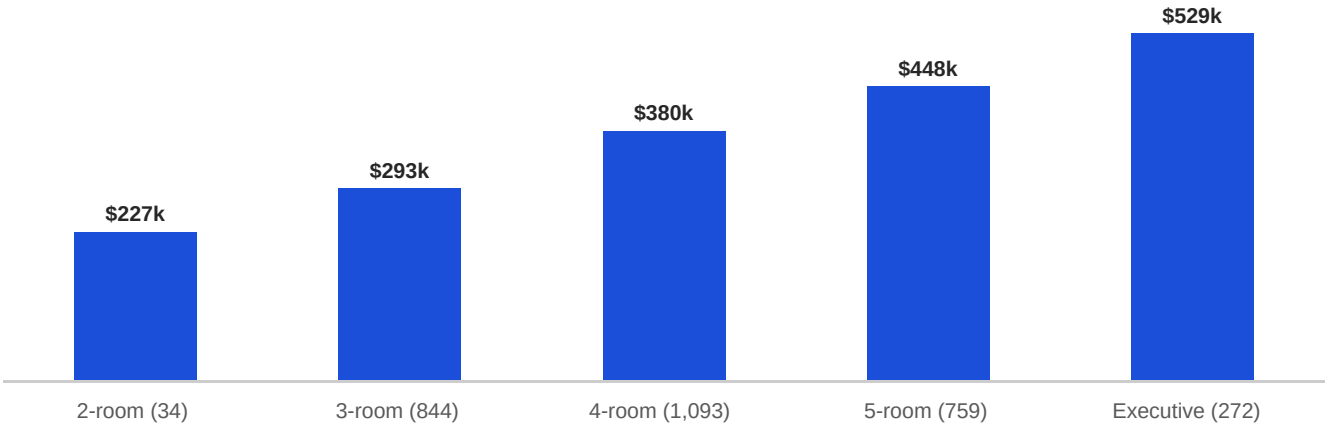
Flats sold each month, last 13 months



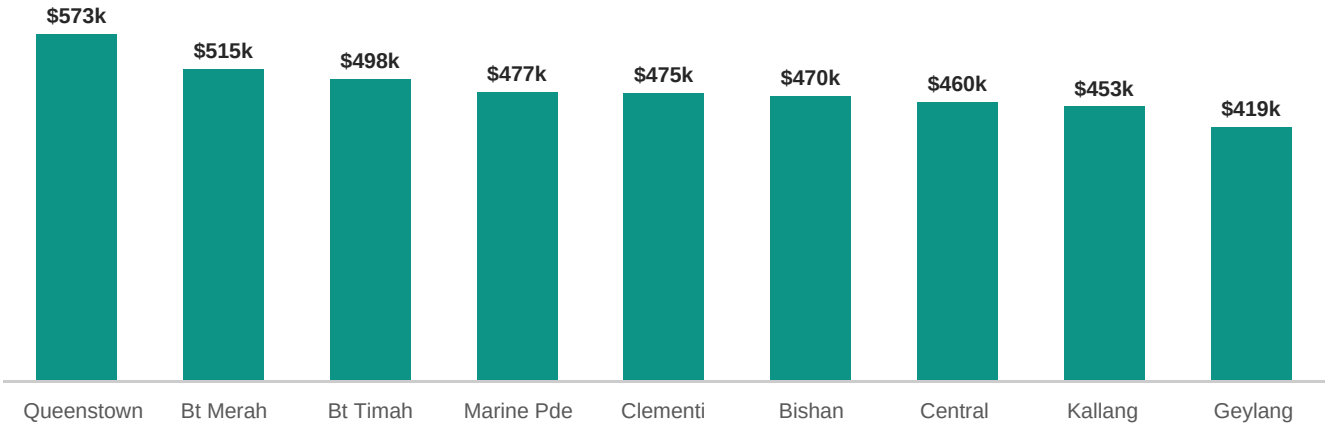
Median price each month, last 13 months



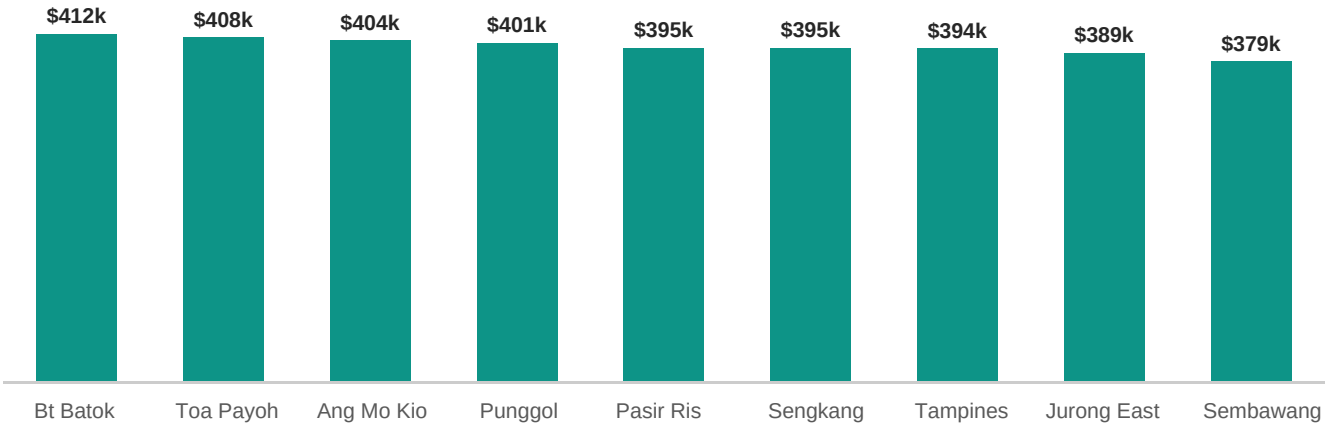
Median price by flat type (number sold), September 2010



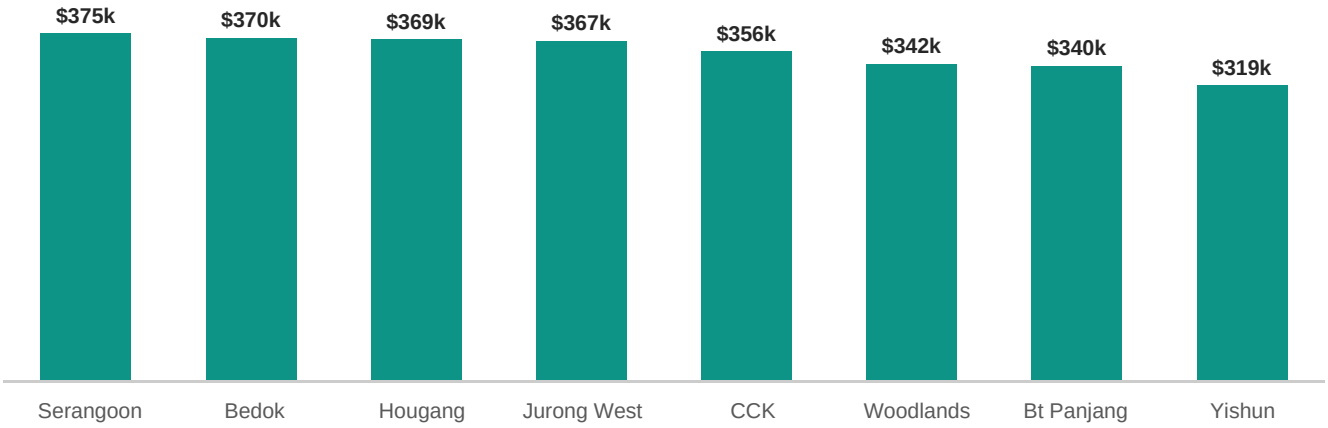
Median 4-room price by town, dearest first



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



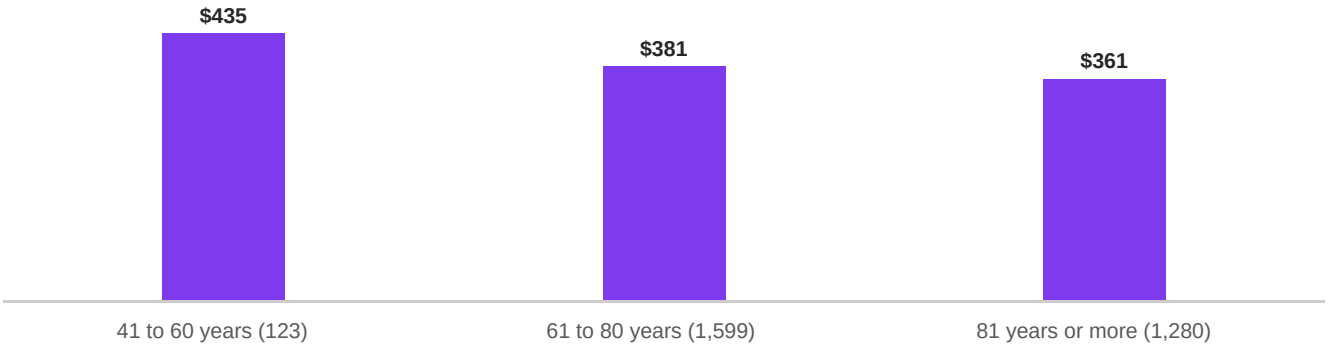
Median 4-room price by town, dearest first (continued)



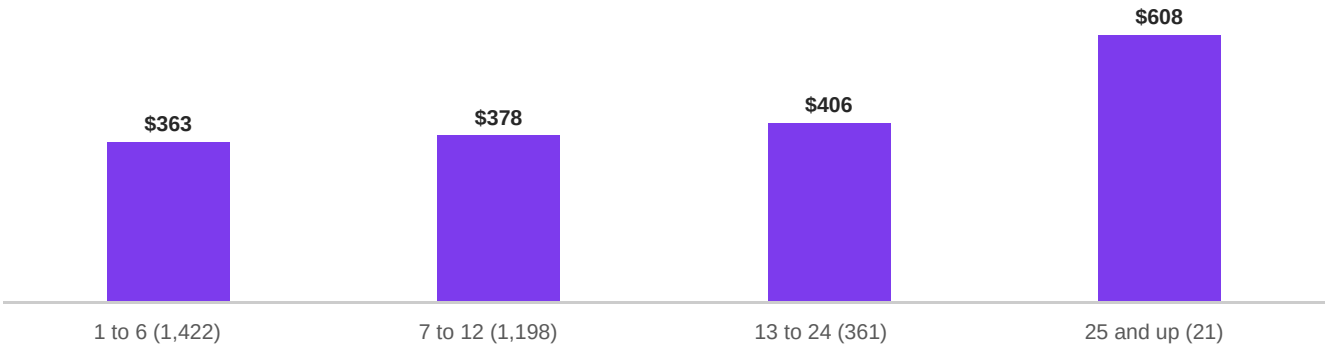
Town by town, September 2010

Ang Mo Kio: 154 sold - median $334,000 - 4-room median $403,500 - $406 psf
Bedok: 180 sold - median $333,500 - 4-room median $370,000 - $386 psf
Bishan: 67 sold - median $515,000 - 4-room median $470,000 - $452 psf
Bukit Batok: 116 sold - median $345,000 - 4-room median $411,500 - $383 psf
Bukit Merah: 106 sold - median $470,000 - 4-room median $515,000 - $497 psf
Bukit Panjang: 102 sold - median $383,500 - 4-room median $340,000 - $337 psf
Bukit Timah: 6 sold - median $516,500 - 4-room median $498,000 - $460 psf
Central Area: 25 sold - median $360,000 - 4-room median $460,000 - $496 psf
Choa Chu Kang: 144 sold - median $390,500 - 4-room median $355,500 - $323 psf
Clementi: 76 sold - median $347,000 - 4-room median $475,000 - $447 psf
Geylang: 112 sold - median $328,000 - 4-room median $418,500 - $418 psf
Hougang: 136 sold - median $383,500 - 4-room median $368,500 - $361 psf
Jurong East: 66 sold - median $369,500 - 4-room median $388,888 - $381 psf
Jurong West: 239 sold - median $378,000 - 4-room median $367,000 - $359 psf
Kallang/Whampoa: 96 sold - median $366,000 - 4-room median $452,500 - $425 psf
Marine Parade: 33 sold - median $420,000 - 4-room median $476,500 - $513 psf
Pasir Ris: 119 sold - median $430,000 - 4-room median $395,000 - $333 psf
Punggol: 65 sold - median $453,888 - 4-room median $401,001 - $392 psf
Queenstown: 80 sold - median $362,944 - 4-room median $572,500 - $500 psf
Sembawang: 66 sold - median $399,500 - 4-room median $378,750 - $349 psf
Sengkang: 185 sold - median $430,000 - 4-room median $395,000 - $380 psf
Serangoon: 80 sold - median $372,500 - 4-room median $375,000 - $375 psf
Tampines: 221 sold - median $402,000 - 4-room median $394,000 - $366 psf
Toa Payoh: 104 sold - median $338,000 - 4-room median $407,500 - $433 psf
Woodlands: 253 sold - median $368,000 - 4-room median $342,000 - $316 psf
Yishun: 171 sold - median $305,000 - 4-room median $319,000 - $340 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2010

$888,000 Blk 60 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,594 sqft - $342 psf - 61 yrs lease left

$860,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $490 psf - 76 yrs lease left

$825,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,528 sqft - $540 psf - 84 yrs lease left

$810,000 Blk 3 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $607 psf - 87 yrs lease left

$810,000 Blk 132 Clarence Lane, Queenstown
5-room - storey 07 to 09 - 1,432 sqft - $566 psf - 85 yrs lease left

$800,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $646 psf - 94 yrs lease left

$800,000 Blk 2C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,184 sqft - $676 psf - 95 yrs lease left

$800,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $619 psf - 64 yrs lease left

$790,000 Blk 6B Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $638 psf - 94 yrs lease left

$785,000 Blk 231 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,658 sqft - $474 psf - 81 yrs lease left

The 5 most affordable 4-room flats, September 2010

$232,000 Blk 8 Teck Whye Ave, Choa Chu Kang

4-room - storey 01 to 03 - 990 sqft - $234 psf - 67 yrs lease left

$243,000 Blk 28 Jln Bahagia, Kallang/Whampoa

4-room - storey 04 to 06 - 1,206 sqft - $202 psf - 60 yrs lease left

$247,000 Blk 311 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $273 psf - 76 yrs lease left

$252,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $279 psf - 76 yrs lease left

$265,000 Blk 140 Marsiling Rd, Woodlands

4-room - storey 01 to 03 - 1,001 sqft - $265 psf - 74 yrs lease left

The 10 busiest streets, September 2010

Yishun Ring Rd, Yishun: 53 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 42 sales
Bedok Reservoir Rd, Bedok: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 34 sales
Hougang Ave 8, Hougang: 31 sales
Choa Chu Kang Cres, Choa Chu Kang: 30 sales
Rivervale Dr, Sengkang: 29 sales
Rivervale Cres, Sengkang: 28 sales
Jurong West St 65, Jurong West: 26 sales
Jurong West St 42, Jurong West: 23 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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