HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2011

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:32 pm.
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September 2011 in full

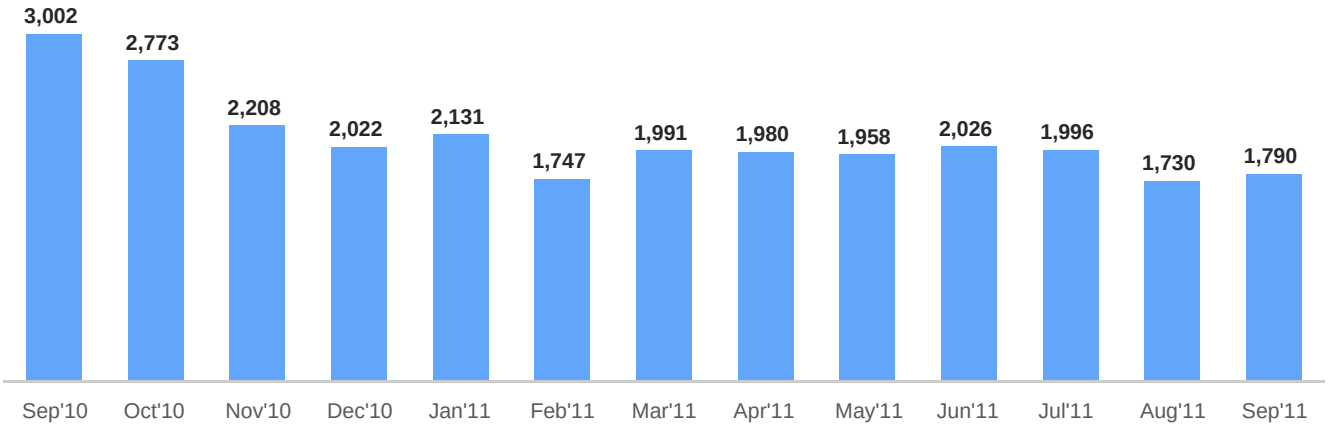
Flats sold: 1,790 Median price: $420,000 Median $psf: $421
Million-dollar flats: 0 (0.0%) Highest price: $845,000 (Bukit Timah)

Against the month before: sales +3.5%, median price +0.1%. Against a year ago: sales -40.4%, median price +9.1%.

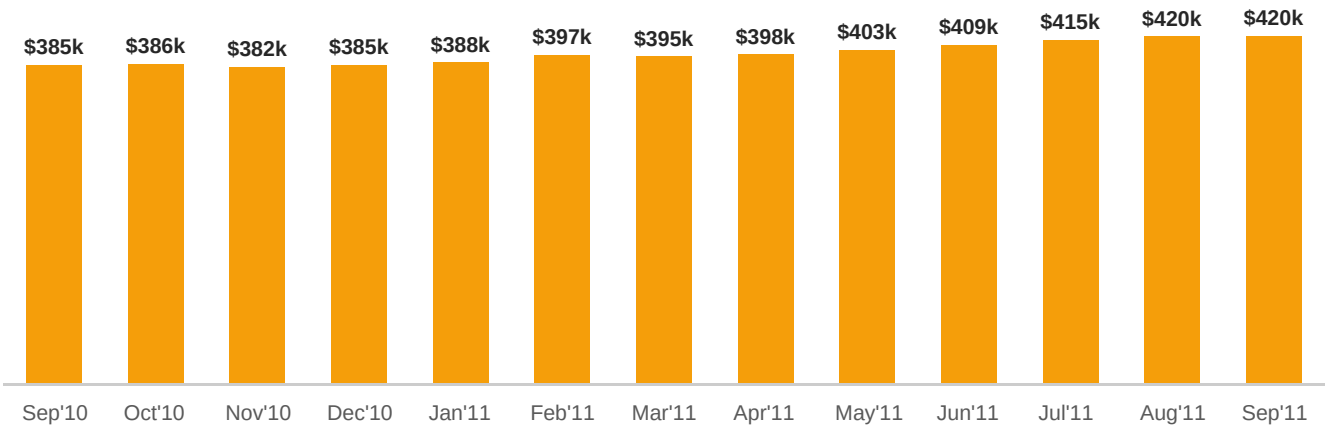
At a glance

- 1,790 HDB resale flats changed hands in September 2011, 3.5% more than the month before (1,730).
- Half of all flats sold for $420,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $423,000 (666 sales), or about $412 per square foot.
- The highest price was $845,000 for an executive flat at Blk 6 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Yishun (median $377,000) and the dearest was Queenstown (median $615,000).
- The busiest town was Jurong West with 152 sales.

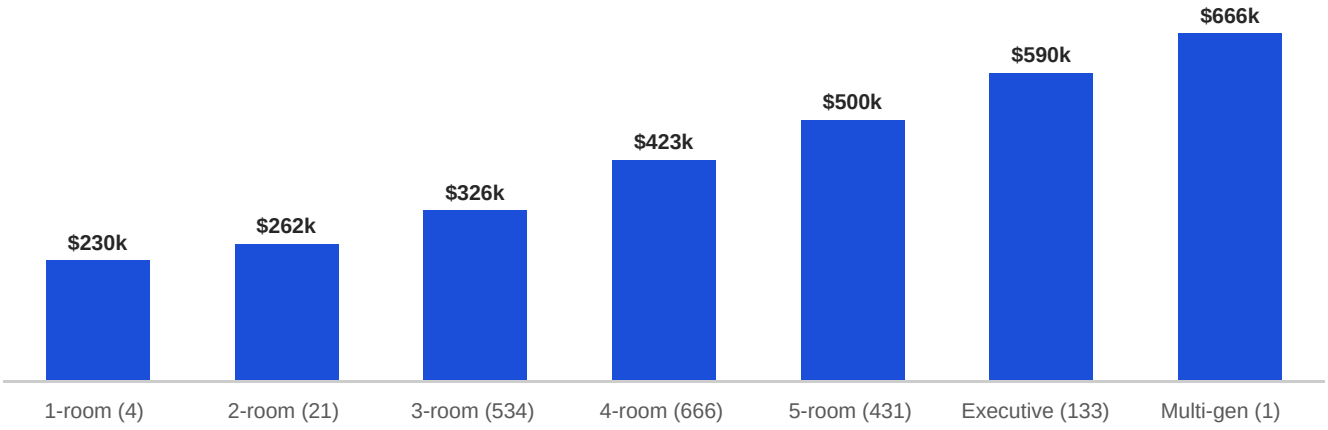
Flats sold each month, last 13 months



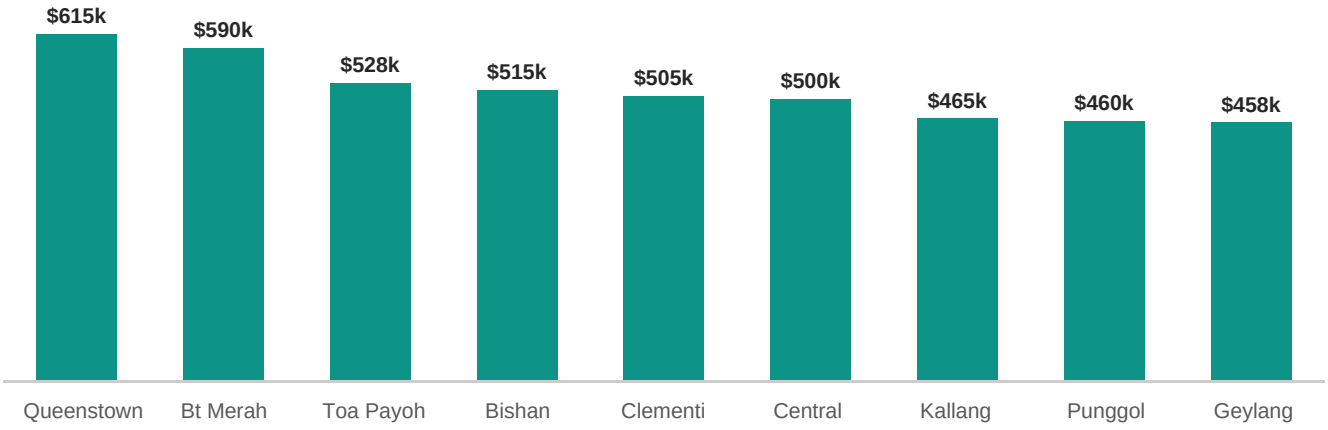
Median price each month, last 13 months



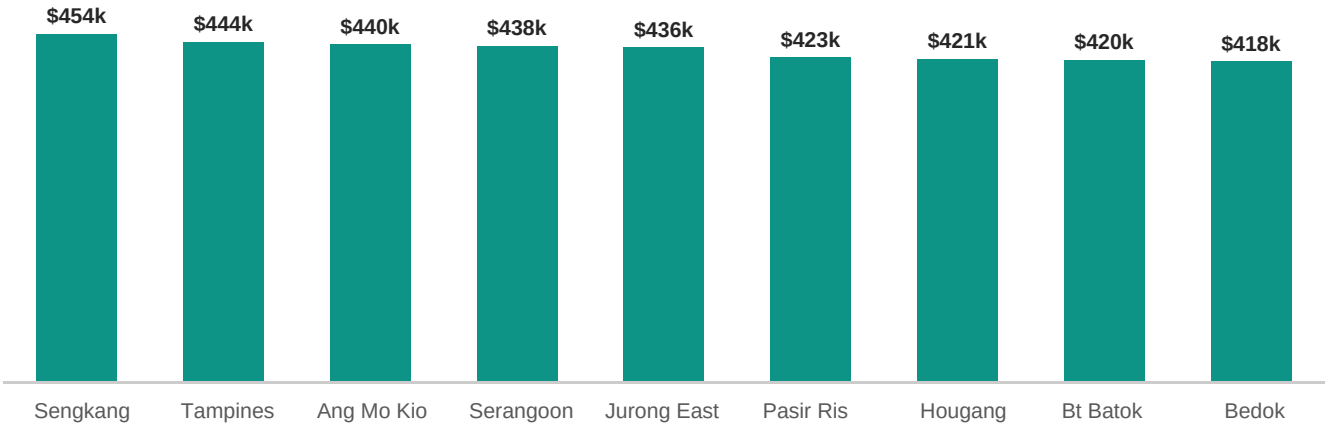
Median price by flat type (number sold), September 2011



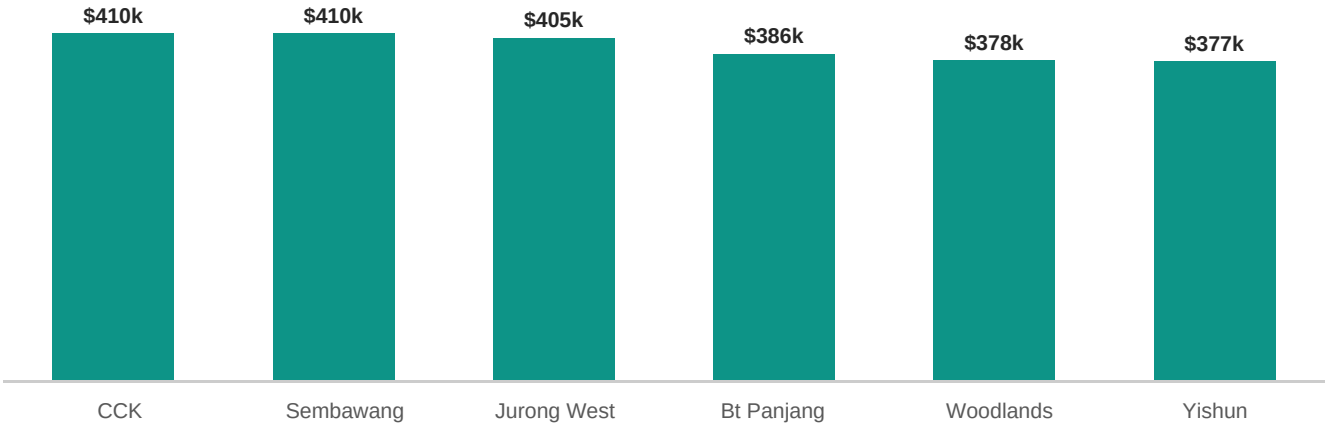
Median 4-room price by town, dearest first



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



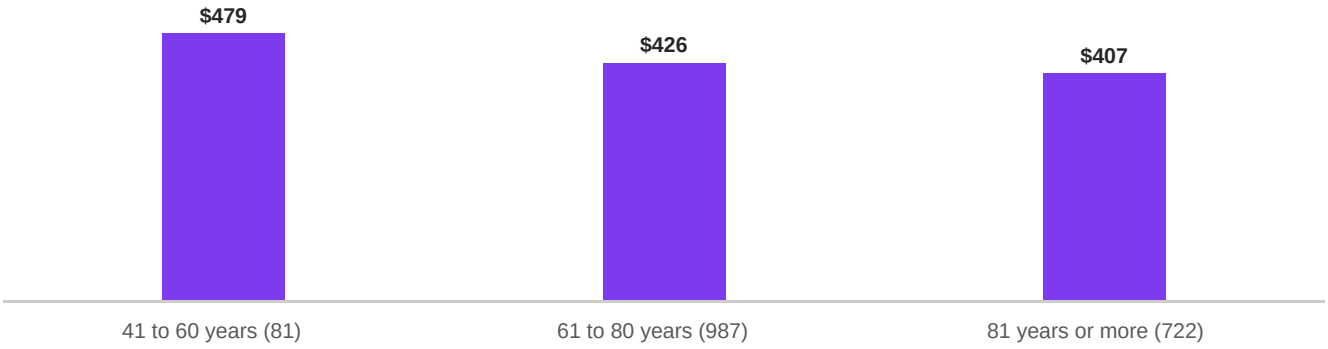
Median 4-room price by town, dearest first (continued)



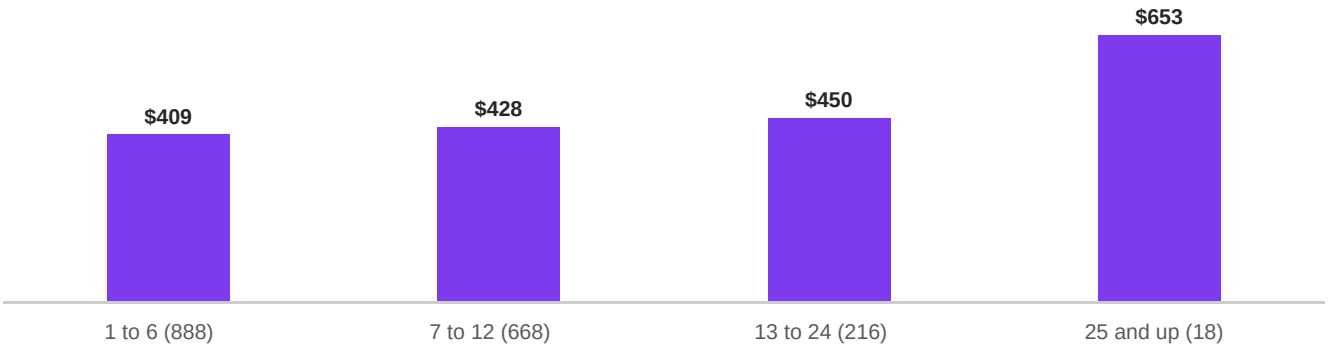
Town by town, September 2011

Ang Mo Kio: 108 sold - median $355,250 - 4-room median $440,000 - $447 psf
Bedok: 87 sold - median $395,000 - 4-room median $418,000 - $428 psf
Bishan: 31 sold - median $602,000 - 4-room median $515,000 - $468 psf
Bukit Batok: 77 sold - median $392,000 - 4-room median $420,000 - $417 psf
Bukit Merah: 75 sold - median $500,000 - 4-room median $590,000 - $559 psf
Bukit Panjang: 80 sold - median $407,500 - 4-room median $386,000 - $379 psf
Bukit Timah: 2 sold - median $672,500 - 4-room median n/a - $478 psf
Central Area: 13 sold - median $465,000 - 4-room median $500,000 - $539 psf
Choa Chu Kang: 81 sold - median $433,000 - 4-room median $410,000 - $364 psf
Clementi: 39 sold - median $393,000 - 4-room median $505,000 - $499 psf
Geylang: 51 sold - median $323,000 - 4-room median $458,000 - $465 psf
Hougang: 86 sold - median $427,500 - 4-room median $421,000 - $412 psf
Jurong East: 46 sold - median $400,000 - 4-room median $436,000 - $421 psf
Jurong West: 152 sold - median $410,000 - 4-room median $405,000 - $385 psf
Kallang/Whampoa: 55 sold - median $395,000 - 4-room median $465,000 - $485 psf
Marine Parade: 11 sold - median $446,000 - 4-room median n/a - $560 psf
Pasir Ris: 48 sold - median $485,000 - 4-room median $423,000 - $364 psf
Punggol: 55 sold - median $505,000 - 4-room median $460,000 - $448 psf
Queenstown: 34 sold - median $370,000 - 4-room median $615,000 - $520 psf
Sembawang: 49 sold - median $450,000 - 4-room median $410,000 - $380 psf
Sengkang: 112 sold - median $489,000 - 4-room median $454,000 - $436 psf
Serangoon: 50 sold - median $460,000 - 4-room median $438,000 - $438 psf
Tampines: 109 sold - median $438,000 - 4-room median $443,500 - $417 psf
Toa Payoh: 76 sold - median $371,000 - 4-room median $528,000 - $483 psf
Woodlands: 144 sold - median $395,000 - 4-room median $378,000 - $362 psf
Yishun: 119 sold - median $351,000 - 4-room median $377,000 - $393 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2011

$845,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,658 sqft - $510 psf - 77 yrs lease left

$835,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $705 psf - 91 yrs lease left

$820,000 Blk 816 Jellicoe Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,184 sqft - $693 psf - 91 yrs lease left

$816,000 Blk 25B Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $689 psf - 97 yrs lease left

$815,000 Blk 122 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,356 sqft - $601 psf - 87 yrs lease left

$813,000 Blk 27 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $599 psf - 63 yrs lease left

$805,000 Blk 75B Redhill Rd, Bukit Merah
5-room - storey 04 to 06 - 1,238 sqft - $650 psf - 93 yrs lease left

$805,000 Blk 75B Redhill Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $650 psf - 93 yrs lease left

$802,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $677 psf - 91 yrs lease left

$800,000 Blk 257 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,582 sqft - $506 psf - 80 yrs lease left

The 5 most affordable 4-room flats, September 2011

$303,366 Blk 416 Saujana Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $336 psf - 76 yrs lease left

$305,000 Blk 285 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 958 sqft - $318 psf - 76 yrs lease left

$308,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $341 psf - 76 yrs lease left

$310,000 Blk 436 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 904 sqft - $343 psf - 84 yrs lease left

$310,000 Blk 212 Marsiling Cres, Woodlands

4-room - storey 01 to 03 - 1,119 sqft - $277 psf - 71 yrs lease left

The 10 busiest streets, September 2011

Yishun Ring Rd, Yishun: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Bedok Reservoir Rd, Bedok: 18 sales
Hougang Ave 8, Hougang: 17 sales
Punggol Field, Punggol: 17 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 15 sales
Circuit Rd, Geylang: 15 sales
Jurong West St 61, Jurong West: 15 sales
Jurong West St 65, Jurong West: 15 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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