HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: September 2012

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:22 pm.
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## September 2012 in full

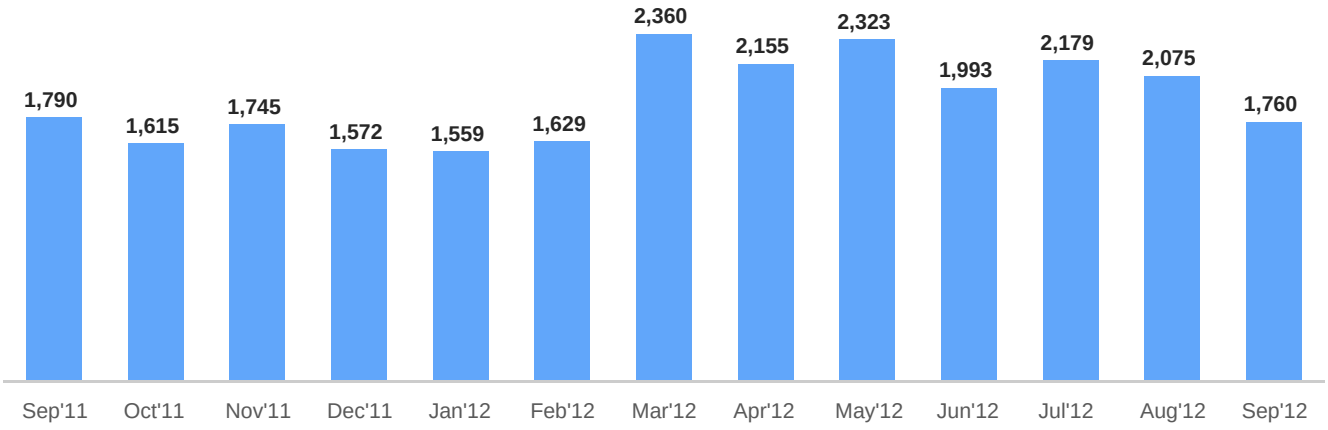
**Flats sold: 1,760  Median price: $455,000  Median $psf: $444**
**Million-dollar flats: 0 (0.0%)  Highest price: $980,000 (Bishan)**

Against the month before: sales -15.2%, median price +1.1%.  Against a year ago: sales -1.7%, median price +8.3%.

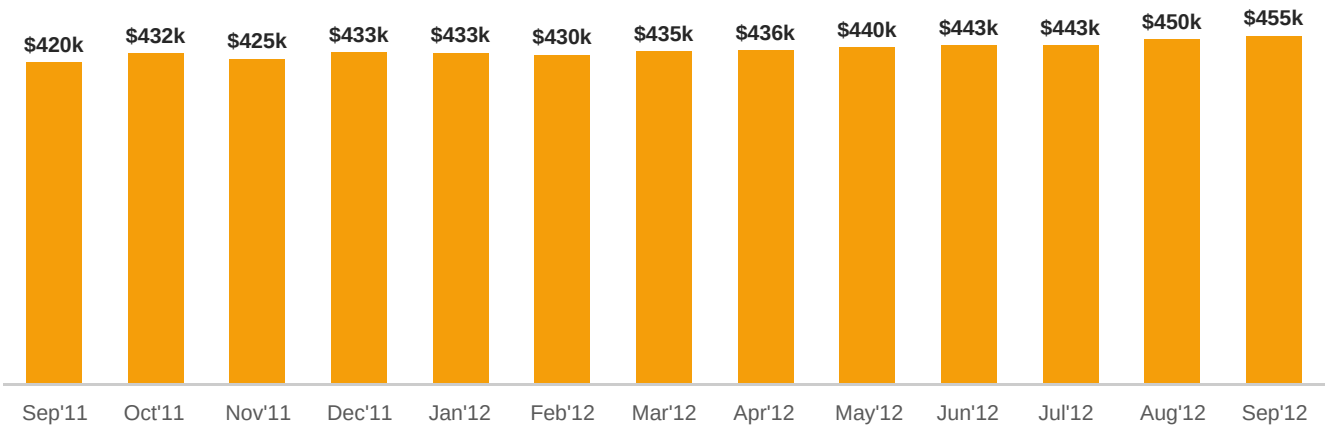
### At a glance

- 1,760 HDB resale flats changed hands in September 2012, 15.2% fewer than the month before (2,075).
- Half of all flats sold for $455,000 or less (the median price), up 1.1% from the month before.
- A typical 4-room flat sold for $450,000 (635 sales), or about $430 per square foot.
- The highest price was $980,000 for a multi-gen flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $410,000) and the dearest was Queenstown (median $628,000).
- The busiest town was Woodlands with 152 sales.

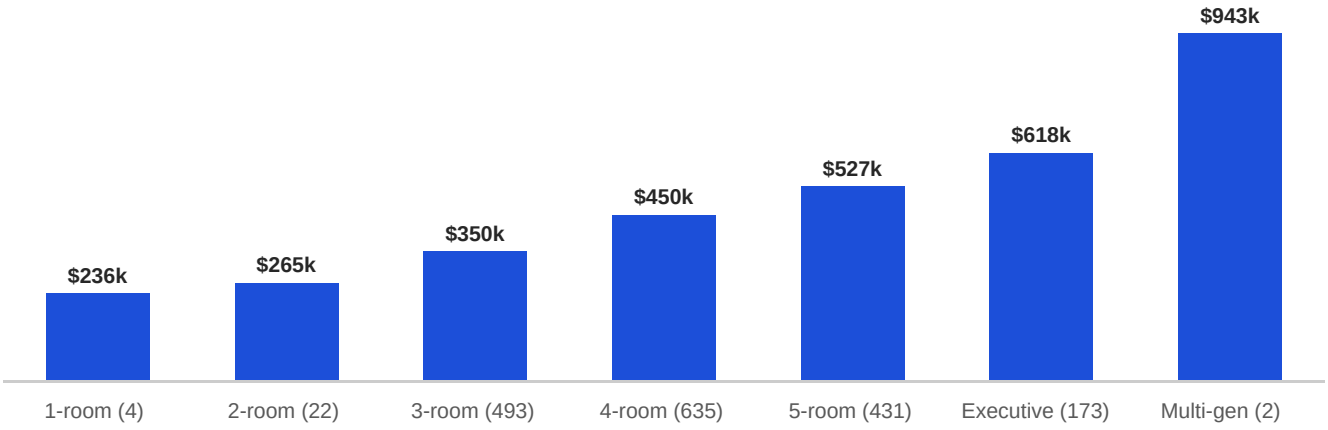
**Flats sold each month, last 13 months**



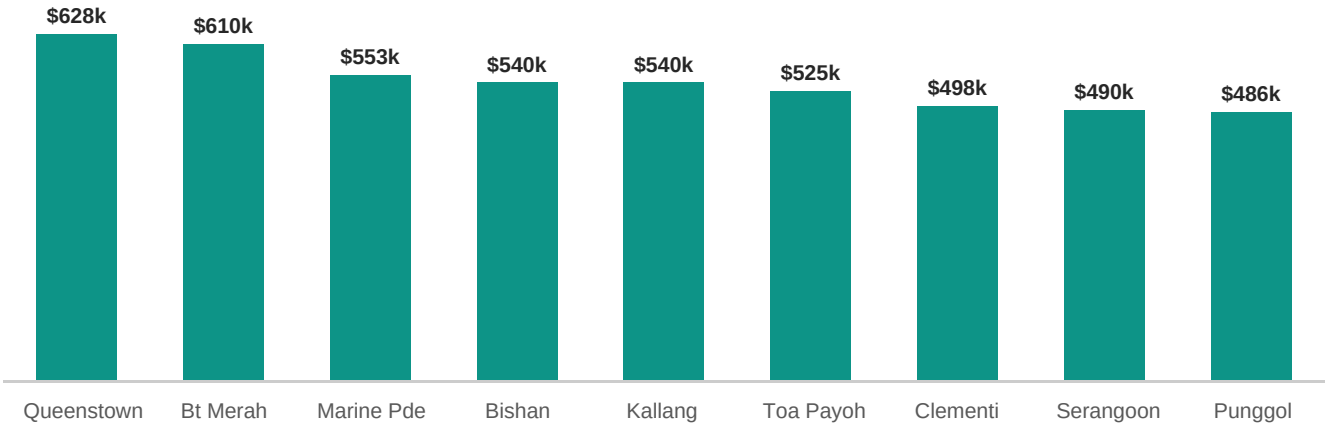

**Median price each month, last 13 months**




**Median price by flat type (number sold), September 2012**




## Median 4-room price by town, dearest first




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



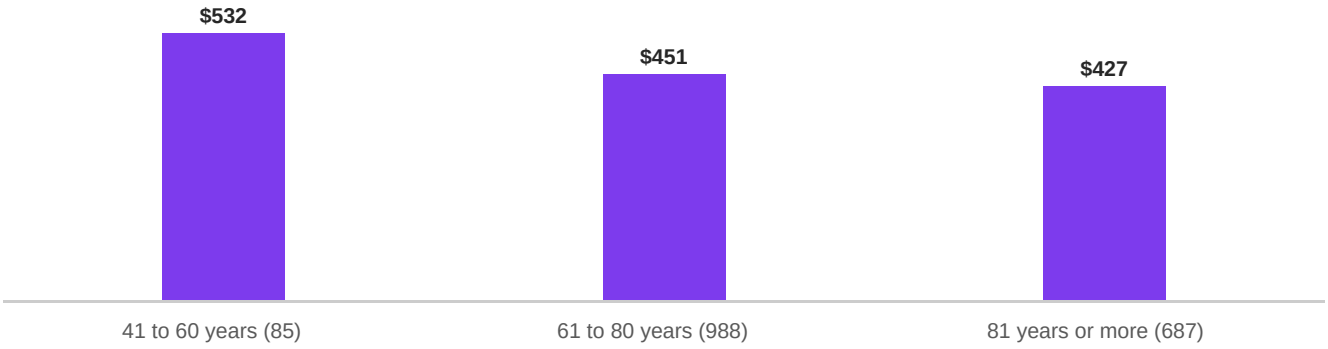

## Median 4-room price by town, dearest first (continued)



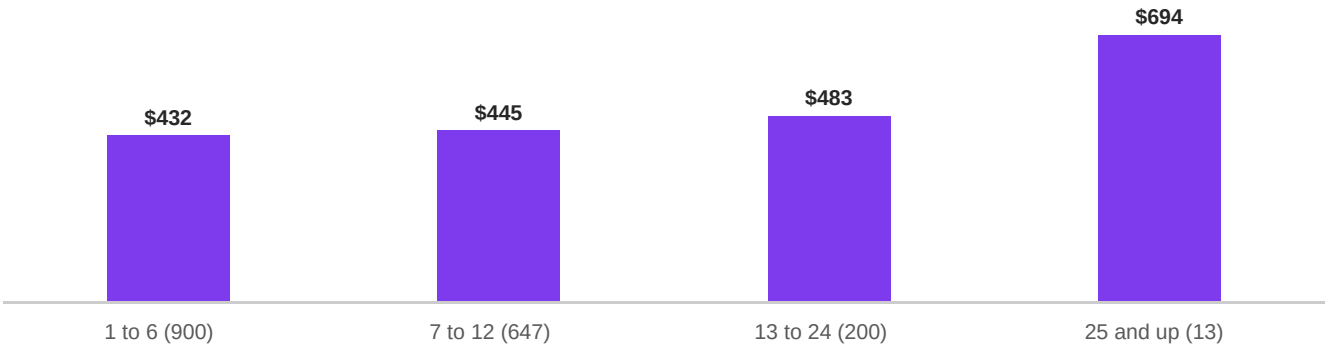

## Town by town, September 2012

Ang Mo Kio: 102 sold - median $376,500 - 4-room median $484,000 - $485 psf
Bedok: 113 sold - median $417,000 - 4-room median $437,000 - $467 psf
Bishan: 25 sold - median $640,000 - 4-room median $540,000 - $546 psf
Bukit Batok: 85 sold - median $405,000 - 4-room median $440,000 - $438 psf
Bukit Merah: 61 sold - median $515,000 - 4-room median $610,000 - $572 psf
Bukit Panjang: 55 sold - median $435,000 - 4-room median $410,000 - $397 psf
Bukit Timah: 6 sold - median $725,500 - 4-room median n/a - $573 psf
Central Area: 9 sold - median $440,000 - 4-room median n/a - $693 psf
Choa Chu Kang: 78 sold - median $466,500 - 4-room median $430,000 - $384 psf
Clementi: 36 sold - median $411,000 - 4-room median $497,500 - $513 psf
Geylang: 42 sold - median $375,000 - 4-room median $446,500 - $497 psf
Hougang: 85 sold - median $453,000 - 4-room median $445,000 - $428 psf
Jurong East: 40 sold - median $392,250 - 4-room median $450,000 - $453 psf
Jurong West: 138 sold - median $468,000 - 4-room median $430,000 - $417 psf
Kallang/Whampoa: 44 sold - median $490,250 - 4-room median $540,000 - $513 psf
Marine Parade: 18 sold - median $553,000 - 4-room median $553,000 - $599 psf
Pasir Ris: 64 sold - median $546,000 - 4-room median $456,800 - $406 psf
Punggol: 54 sold - median $542,500 - 4-room median $486,000 - $471 psf
Queenstown: 49 sold - median $415,000 - 4-room median $628,000 - $593 psf
Sembawang: 52 sold - median $487,000 - 4-room median $442,000 - $404 psf
Sengkang: 94 sold - median $509,500 - 4-room median $475,000 - $449 psf
Serangoon: 43 sold - median $523,000 - 4-room median $490,000 - $450 psf
Tampines: 140 sold - median $473,500 - 4-room median $464,000 - $433 psf
Toa Payoh: 64 sold - median $410,000 - 4-room median $525,000 - $523 psf
Woodlands: 152 sold - median $442,500 - 4-room median $410,000 - $381 psf
Yishun: 111 sold - median $380,000 - 4-room median $410,000 - $420 psf

**Median $psf by remaining lease (number sold)**




**Median $psf by storey (number sold)**




## The 10 highest prices, September 2012

**$980,000 Blk 137 Bishan St 12, Bishan**
Multi-gen - storey 07 to 09 - 1,776 sqft - $552 psf - 74 yrs lease left

**$968,000 Blk 1 Queen's Rd, Bukit Timah**
5-room - storey 22 to 24 - 1,345 sqft - $719 psf - 61 yrs lease left

**$938,000 Blk 183 Bishan St 13, Bishan**
Executive - storey 19 to 21 - 1,615 sqft - $581 psf - 74 yrs lease left

**$905,000 Blk 148 Bishan St 11, Bishan**
Multi-gen - storey 04 to 06 - 1,776 sqft - $510 psf - 74 yrs lease left

**$900,000 Blk 261 Bishan St 22, Bishan**
Executive - storey 10 to 12 - 1,625 sqft - $554 psf - 79 yrs lease left

**$892,000 Blk 7 Toh Yi Dr, Bukit Timah**
Executive - storey 04 to 06 - 1,572 sqft - $568 psf - 76 yrs lease left

**$888,888 Blk 59 Strathmore Ave, Queenstown**
5-room - storey 28 to 30 - 1,184 sqft - $751 psf - 87 yrs lease left

**$880,000 Blk 25A Jln Membina, Bukit Merah**
5-room - storey 19 to 21 - 1,184 sqft - $743 psf - 95 yrs lease left

**$878,000 Blk 131C Kim Tian Rd, Bukit Merah**
5-room - storey 25 to 27 - 1,184 sqft - $742 psf - 89 yrs lease left

**$871,888 Blk 13 Dover Cl East, Queenstown**
5-room - storey 22 to 24 - 1,227 sqft - $711 psf - 65 yrs lease left

## The 5 most affordable 4-room flats, September 2012

**$328,000 Blk 439 Yishun Ave 11, Yishun**

4-room - storey 01 to 03 - 904 sqft - $363 psf - 75 yrs lease left

**$332,000 Blk 205 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 980 sqft - $339 psf - 67 yrs lease left

**$343,000 Blk 324 Woodlands St 32, Woodlands**

4-room - storey 01 to 03 - 904 sqft - $379 psf - 76 yrs lease left

**$350,000 Blk 271 Yishun St 22, Yishun**

4-room - storey 01 to 03 - 958 sqft - $365 psf - 72 yrs lease left

**$350,000 Blk 312 Yishun Ring Rd, Yishun**

4-room - storey 01 to 03 - 904 sqft - $387 psf - 74 yrs lease left

## The 10 busiest streets, September 2012

Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Bedok Reservoir Rd, Bedok: 22 sales
Jurong West St 65, Jurong West: 21 sales
Tampines St 21, Tampines: 19 sales
Woodlands Ring Rd, Woodlands: 19 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 17 sales
Hougang Ave 8, Hougang: 15 sales
Punggol Field, Punggol: 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.

**Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg**