HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2013

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:12 pm.
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September 2013 in full

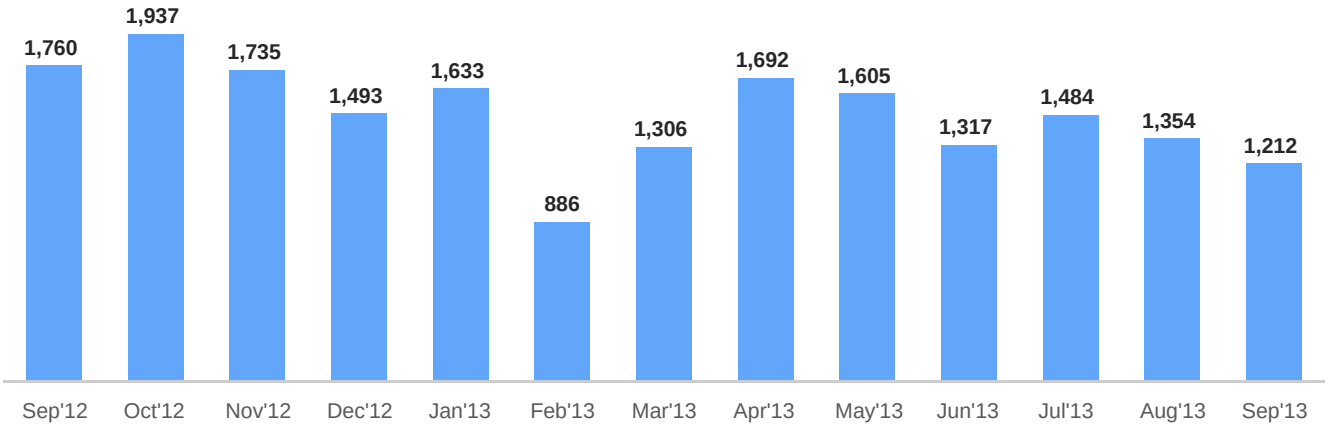
Flats sold: 1,212 **Median price: $450,000** **Median $psf: $453**
Million-dollar flats: 0 (0.0%) **Highest price: $950,000 (Marine Parade)**

Against the month before: sales -10.5%, median price -1.9%. Against a year ago: sales -31.1%, median price -1.1%.

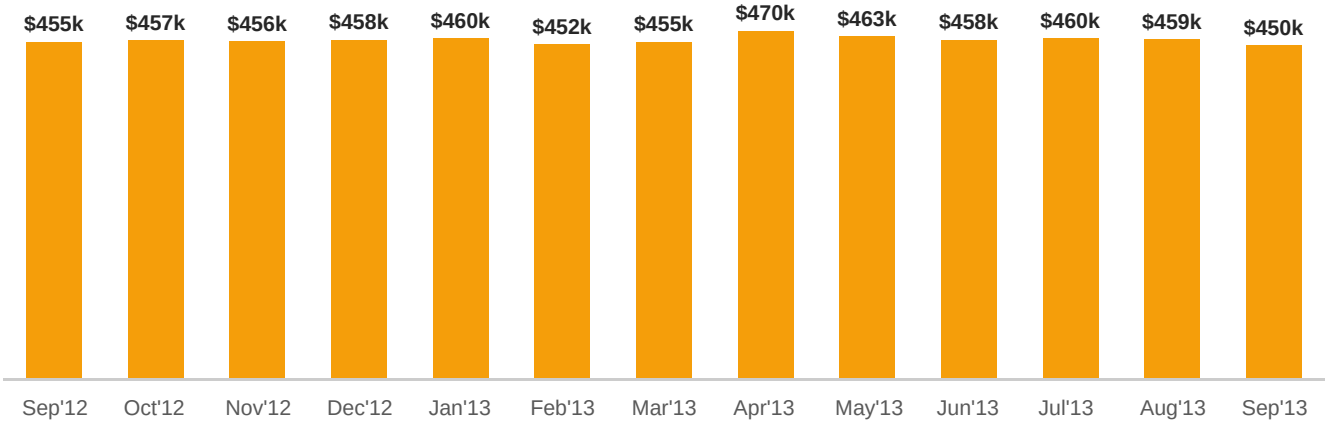
At a glance

- 1,212 HDB resale flats changed hands in September 2013, 10.5% fewer than the month before (1,354).
- Half of all flats sold for $450,000 or less (the median price), down 1.9% from the month before.
- A typical 4-room flat sold for $450,000 (465 sales), or about $438 per square foot.
- The highest price was $950,000 for a 5-room flat at Blk 3 Marine Ter, Marine Parade.
- For a 4-room flat, the most affordable town was Yishun (median $400,000) and the dearest was Queenstown (median $754,000).
- The busiest town was Jurong West with 100 sales.

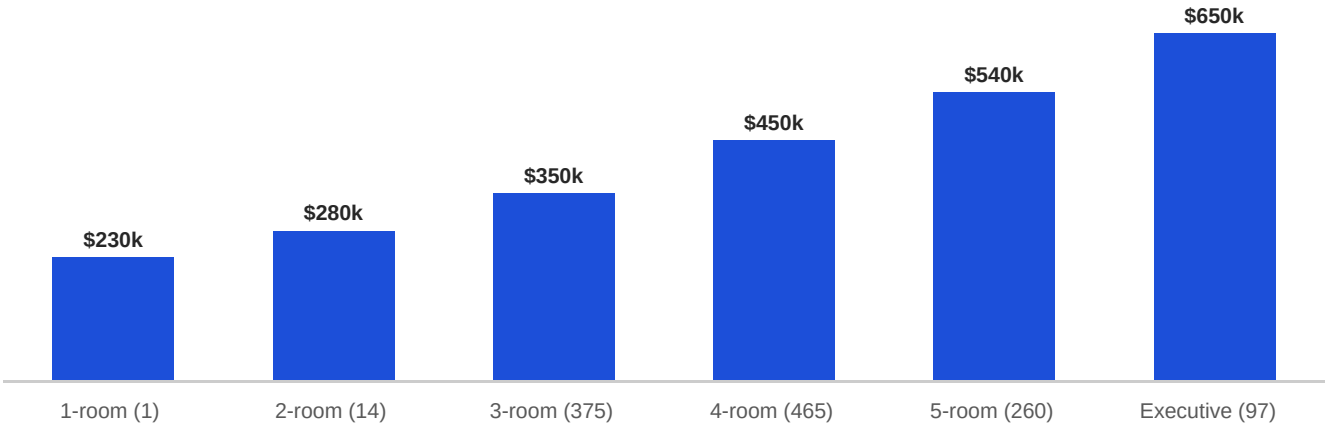
Flats sold each month, last 13 months



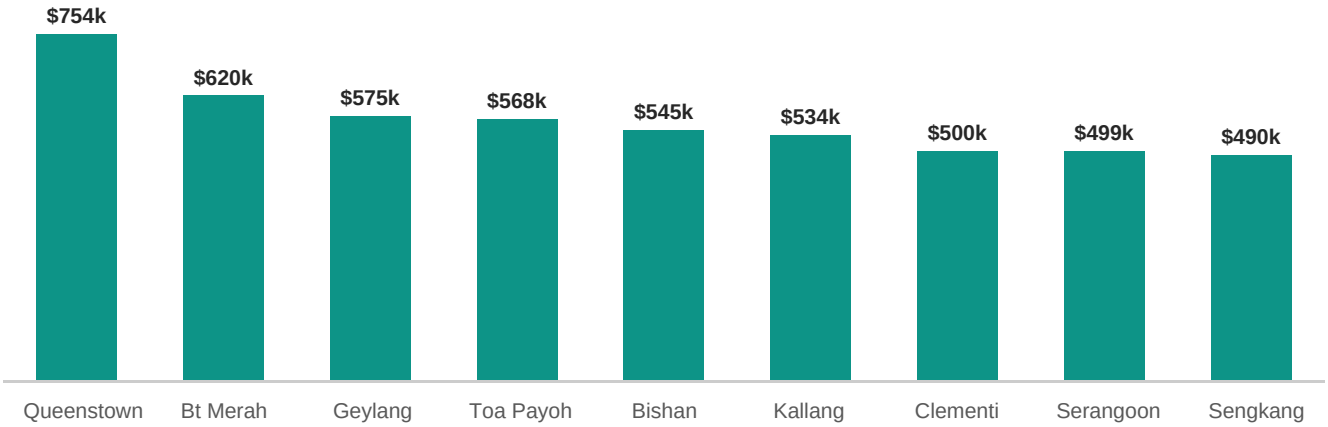
Median price each month, last 13 months



Median price by flat type (number sold), September 2013



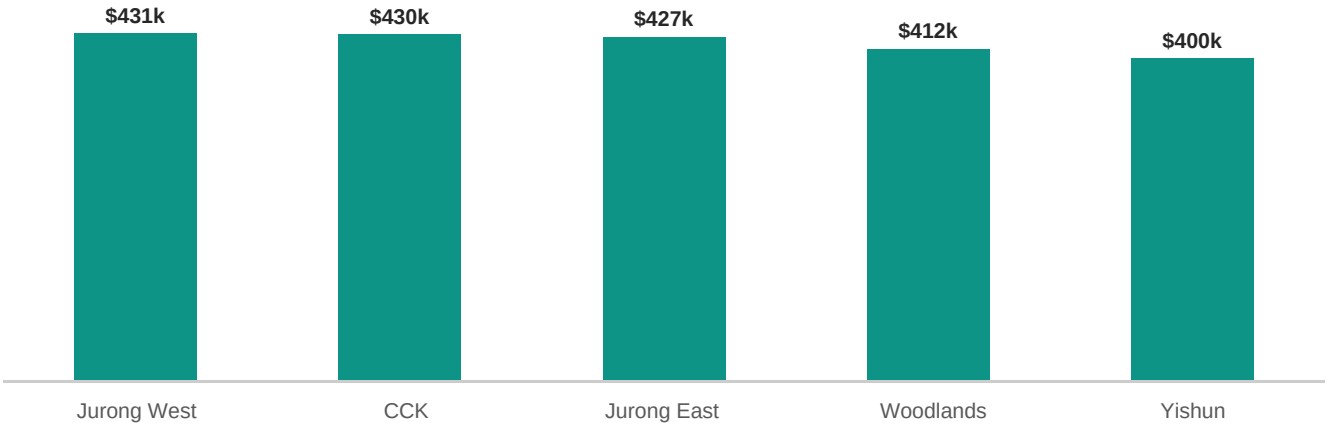
Median 4-room price by town, dearest first



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



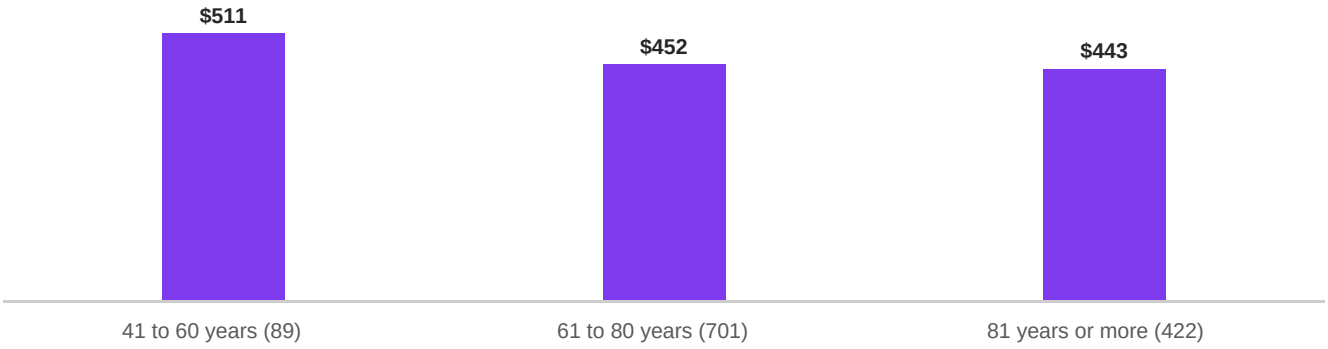
Median 4-room price by town, dearest first (continued)



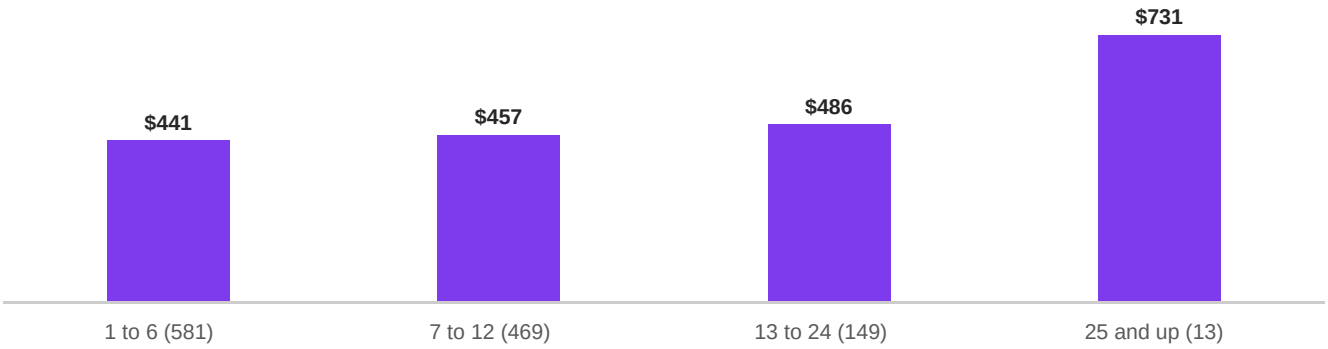
Town by town, September 2013

Ang Mo Kio: 59 sold - median $385,000 - 4-room median $476,000 - $478 psf
Bedok: 90 sold - median $411,250 - 4-room median $440,000 - $463 psf
Bishan: 22 sold - median $562,500 - 4-room median $545,000 - $489 psf
Bukit Batok: 47 sold - median $395,000 - 4-room median $444,650 - $444 psf
Bukit Merah: 58 sold - median $604,000 - 4-room median $620,000 - $587 psf
Bukit Panjang: 28 sold - median $498,000 - 4-room median $450,000 - $459 psf
Bukit Timah: 2 sold - median $517,500 - 4-room median n/a - $587 psf
Central Area: 9 sold - median $450,000 - 4-room median n/a - $644 psf
Choa Chu Kang: 43 sold - median $458,000 - 4-room median $430,000 - $388 psf
Clementi: 29 sold - median $405,000 - 4-room median $500,000 - $505 psf
Geylang: 30 sold - median $383,000 - 4-room median $575,000 - $506 psf
Hougang: 65 sold - median $450,000 - 4-room median $444,000 - $439 psf
Jurong East: 26 sold - median $381,500 - 4-room median $426,500 - $447 psf
Jurong West: 100 sold - median $439,500 - 4-room median $431,000 - $431 psf
Kallang/Whampoa: 39 sold - median $470,000 - 4-room median $533,500 - $511 psf
Marine Parade: 9 sold - median $828,000 - 4-room median n/a - $641 psf
Pasir Ris: 41 sold - median $490,000 - 4-room median $450,000 - $396 psf
Punggol: 30 sold - median $534,000 - 4-room median $480,000 - $471 psf
Queenstown: 36 sold - median $392,500 - 4-room median $754,000 - $567 psf
Sembawang: 33 sold - median $485,000 - 4-room median $435,000 - $420 psf
Sengkang: 65 sold - median $538,000 - 4-room median $490,000 - $460 psf
Serangoon: 26 sold - median $436,900 - 4-room median $499,000 - $513 psf
Tampines: 94 sold - median $488,000 - 4-room median $470,000 - $443 psf
Toa Payoh: 46 sold - median $400,000 - 4-room median $568,250 - $486 psf
Woodlands: 93 sold - median $433,000 - 4-room median $412,000 - $388 psf
Yishun: 92 sold - median $376,000 - 4-room median $400,000 - $426 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2013

$950,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,313 sqft - $723 psf - 61 yrs lease left

$928,000 Blk 154 Ang Mo Kio Ave 5, Ang Mo Kio
Executive - storey 10 to 12 - 1,755 sqft - $529 psf - 67 yrs lease left

$925,000 Blk 417 Serangoon Ctrl, Serangoon
Executive - storey 10 to 12 - 1,572 sqft - $589 psf - 75 yrs lease left

$920,888 Blk 14 Marine Ter, Marine Parade
5-room - storey 25 to 27 - 1,292 sqft - $713 psf - 61 yrs lease left

$903,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 13 to 15 - 1,615 sqft - $559 psf - 71 yrs lease left

$888,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,302 sqft - $682 psf - 85 yrs lease left

$870,000 Blk 73 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,313 sqft - $663 psf - 63 yrs lease left

$868,238 Blk 119B Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $733 psf - 88 yrs lease left

$865,000 Blk 17 Cantonment Cl, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $731 psf - 89 yrs lease left

$859,000 Blk 232A Serangoon Ave 2, Serangoon
Executive - storey 04 to 06 - 1,507 sqft - $570 psf - 84 yrs lease left

The 5 most affordable 4-room flats, September 2013

$345,000 Blk 275 Bangkit Rd, Bukit Panjang
4-room - storey 01 to 03 - 904 sqft - $382 psf - 74 yrs lease left

$347,000 Blk 423 Yishun Ave 11, Yishun
4-room - storey 07 to 09 - 904 sqft - $384 psf - 74 yrs lease left

$349,000 Blk 279 Yishun St 22, Yishun
4-room - storey 04 to 06 - 904 sqft - $386 psf - 71 yrs lease left

$350,000 Blk 423 Yishun Ave 11, Yishun
4-room - storey 01 to 03 - 904 sqft - $387 psf - 74 yrs lease left

$350,000 Blk 423 Yishun Ave 11, Yishun
4-room - storey 10 to 12 - 904 sqft - $387 psf - 74 yrs lease left

The 10 busiest streets, September 2013

Yishun Ring Rd, Yishun: 22 sales
Bedok Reservoir Rd, Bedok: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 14 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 13 sales
Bedok Nth St 3, Bedok: 13 sales
Yishun St 11, Yishun: 13 sales
Marsiling Dr, Woodlands: 12 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 11 sales
Jurong West St 42, Jurong West: 11 sales
Jurong West St 64, Jurong West: 10 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