HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2014

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:02 pm.
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September 2014 in full

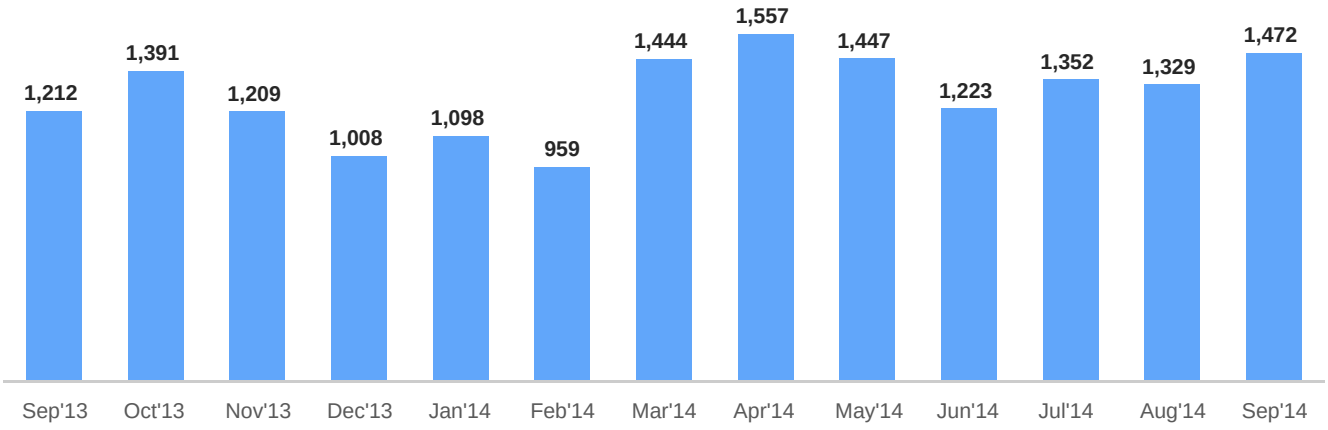
Flats sold: 1,472 Median price: $410,000 Median $psf: $415
Million-dollar flats: 0 (0.0%) Highest price: $900,000 (Bukit Timah)

Against the month before: sales +10.8%, median price -2.4%. Against a year ago: sales +21.5%, median price -8.9%.

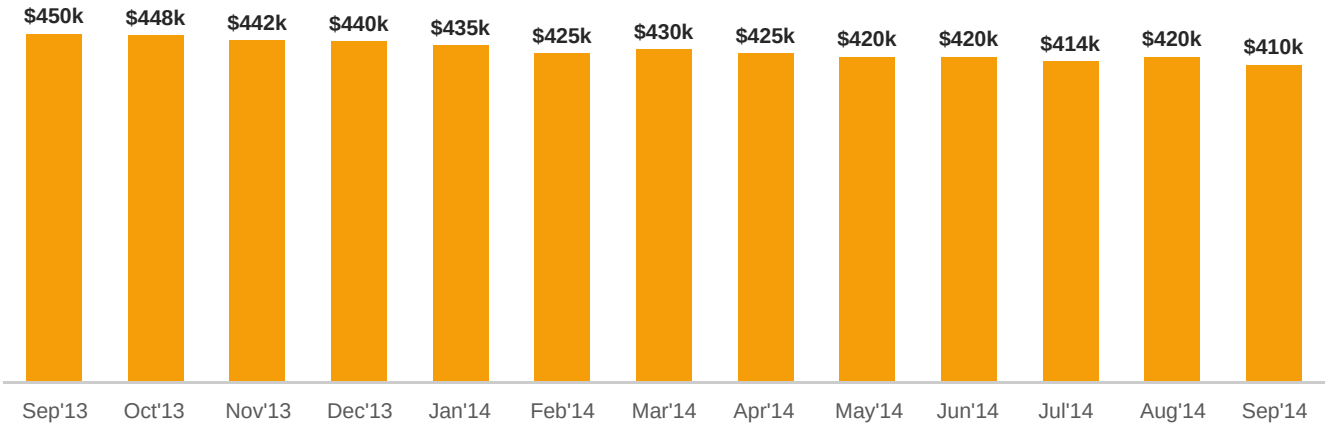
At a glance

- 1,472 HDB resale flats changed hands in September 2014, 10.8% more than the month before (1,329).
- Half of all flats sold for $410,000 or less (the median price), down 2.4% from the month before.
- A typical 4-room flat sold for $408,500 (570 sales), or about $396 per square foot.
- The highest price was $900,000 for a 5-room flat at Blk 5 Farrer Rd, Bukit Timah.
- For a 4-room flat, the most affordable town was Yishun (median $360,000) and the dearest was Queenstown (median $700,000).
- The busiest town was Jurong West with 146 sales.

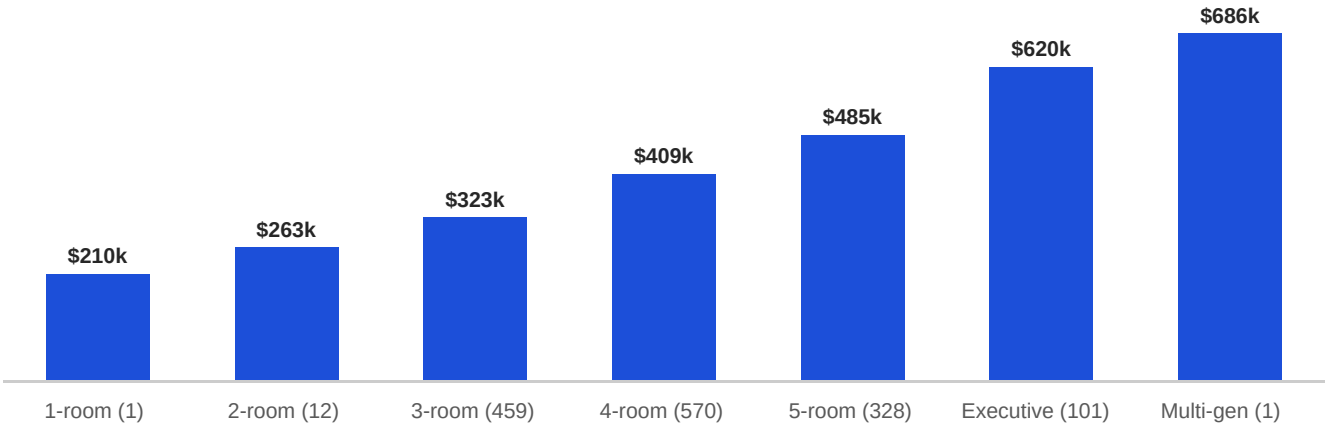
Flats sold each month, last 13 months



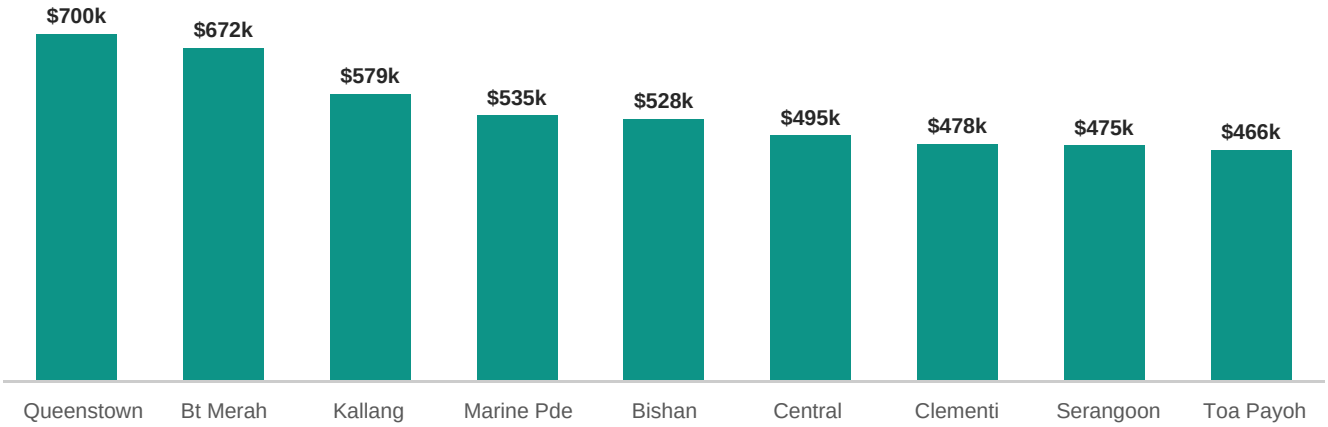
Median price each month, last 13 months



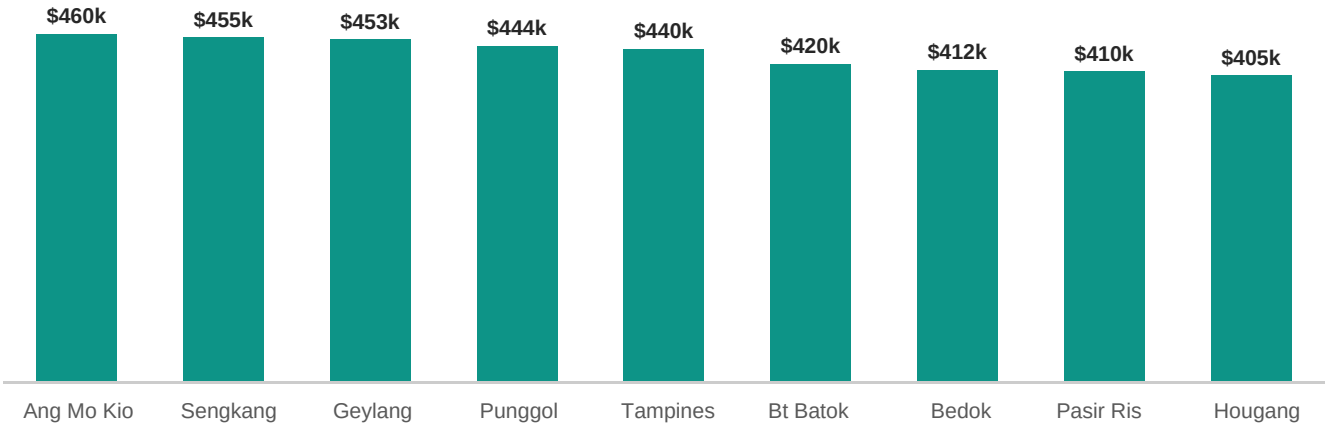
Median price by flat type (number sold), September 2014



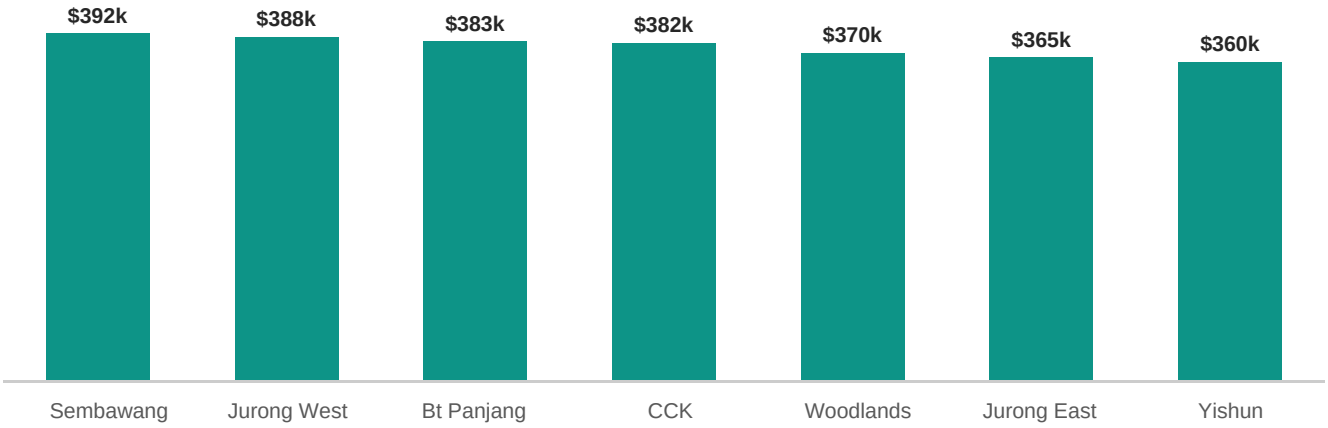
Median 4-room price by town, dearest first



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



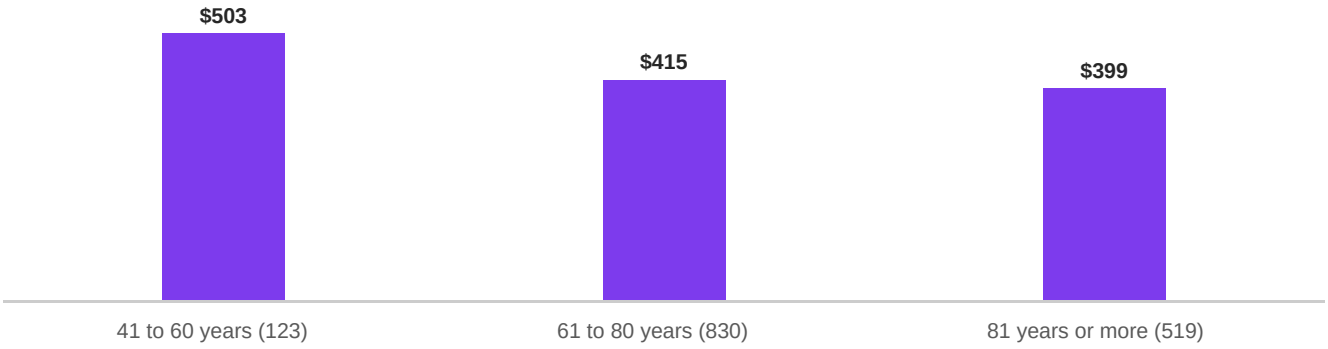
Median 4-room price by town, dearest first (continued)



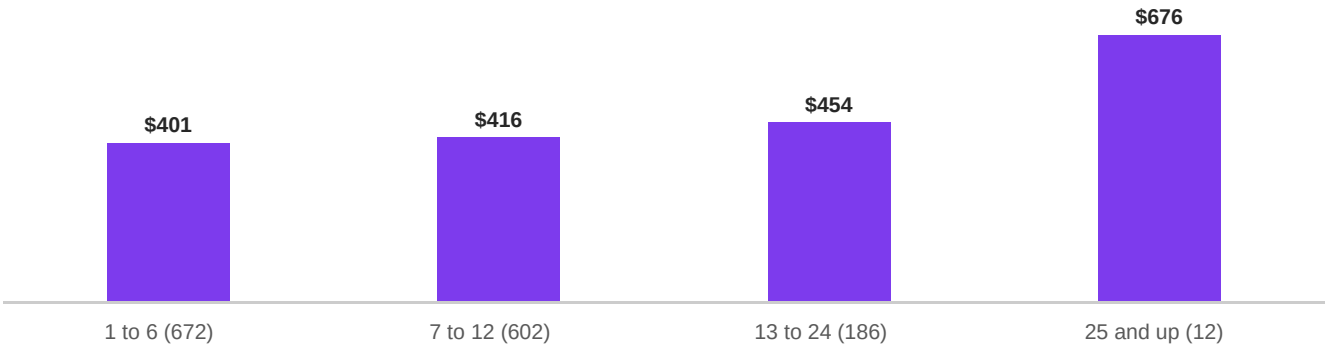
Town by town, September 2014

Ang Mo Kio: 67 sold - median $370,000 - 4-room median $460,000 - $445 psf
Bedok: 104 sold - median $379,000 - 4-room median $412,000 - $443 psf
Bishan: 27 sold - median $590,000 - 4-room median $527,944 - $508 psf
Bukit Batok: 48 sold - median $316,500 - 4-room median $420,000 - $404 psf
Bukit Merah: 67 sold - median $465,000 - 4-room median $671,500 - $563 psf
Bukit Panjang: 46 sold - median $396,000 - 4-room median $383,000 - $371 psf
Bukit Timah: 5 sold - median $485,000 - 4-room median n/a - $609 psf
Central Area: 17 sold - median $443,888 - 4-room median $495,000 - $565 psf
Choa Chu Kang: 50 sold - median $390,000 - 4-room median $381,500 - $346 psf
Clementi: 29 sold - median $410,000 - 4-room median $477,500 - $500 psf
Geylang: 29 sold - median $345,000 - 4-room median $452,500 - $467 psf
Hougang: 55 sold - median $400,000 - 4-room median $405,000 - $409 psf
Jurong East: 40 sold - median $331,500 - 4-room median $365,000 - $404 psf
Jurong West: 146 sold - median $420,000 - 4-room median $388,000 - $384 psf
Kallang/Whampoa: 43 sold - median $415,000 - 4-room median $579,000 - $513 psf
Marine Parade: 13 sold - median $500,000 - 4-room median $535,000 - $570 psf
Pasir Ris: 42 sold - median $464,000 - 4-room median $410,000 - $364 psf
Punggol: 39 sold - median $460,000 - 4-room median $444,000 - $418 psf
Queenstown: 40 sold - median $436,500 - 4-room median $700,000 - $549 psf
Sembawang: 41 sold - median $425,000 - 4-room median $392,000 - $376 psf
Sengkang: 93 sold - median $470,000 - 4-room median $455,000 - $414 psf
Serangoon: 34 sold - median $480,000 - 4-room median $475,000 - $433 psf
Tampines: 122 sold - median $463,500 - 4-room median $440,000 - $416 psf
Toa Payoh: 39 sold - median $400,000 - 4-room median $466,000 - $483 psf
Woodlands: 120 sold - median $380,000 - 4-room median $370,000 - $356 psf
Yishun: 116 sold - median $332,944 - 4-room median $360,000 - $370 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2014

$900,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 04 to 06 - 1,324 sqft - $680 psf - 59 yrs lease left

$900,000 Blk 81 Strathmore Ave, Queenstown
5-room - storey 07 to 09 - 1,421 sqft - $633 psf - 78 yrs lease left

$900,000 Blk 89 Tanglin Halt Rd, Queenstown
5-room - storey 40 to 42 - 1,184 sqft - $760 psf - 93 yrs lease left

$860,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 28 to 30 - 1,302 sqft - $660 psf - 86 yrs lease left

$860,000 Blk 3A Holland Cl, Queenstown
5-room - storey 10 to 12 - 1,302 sqft - $660 psf - 83 yrs lease left

$850,000 Blk 86 Telok Blangah Hts, Bukit Merah
5-room - storey 22 to 24 - 1,195 sqft - $711 psf - 88 yrs lease left

$850,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 16 to 18 - 1,324 sqft - $642 psf - 59 yrs lease left

$850,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $545 psf - 78 yrs lease left

$843,000 Blk 75A Redhill Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $681 psf - 90 yrs lease left

$840,000 Blk 287D Jurong East St 21, Jurong East
Executive - storey 13 to 15 - 1,550 sqft - $542 psf - 83 yrs lease left

The 5 most affordable 4-room flats, September 2014

$300,000 Blk 255 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $332 psf - 70 yrs lease left

$300,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $332 psf - 73 yrs lease left

$306,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $316 psf - 59 yrs lease left

$317,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $351 psf - 73 yrs lease left

$318,000 Blk 655 Yishun Ave 4, Yishun

4-room - storey 07 to 09 - 904 sqft - $352 psf - 72 yrs lease left

The 10 busiest streets, September 2014

Yishun Ring Rd, Yishun: 28 sales
Jurong West St 64, Jurong West: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Bedok Nth Rd, Bedok: 17 sales
Bedok Reservoir Rd, Bedok: 16 sales
Tampines St 21, Tampines: 14 sales
Jurong West St 42, Jurong West: 13 sales
Jurong West St 65, Jurong West: 12 sales
Yishun St 21, Yishun: 12 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