HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2015

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:06 pm.
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September 2015 in full

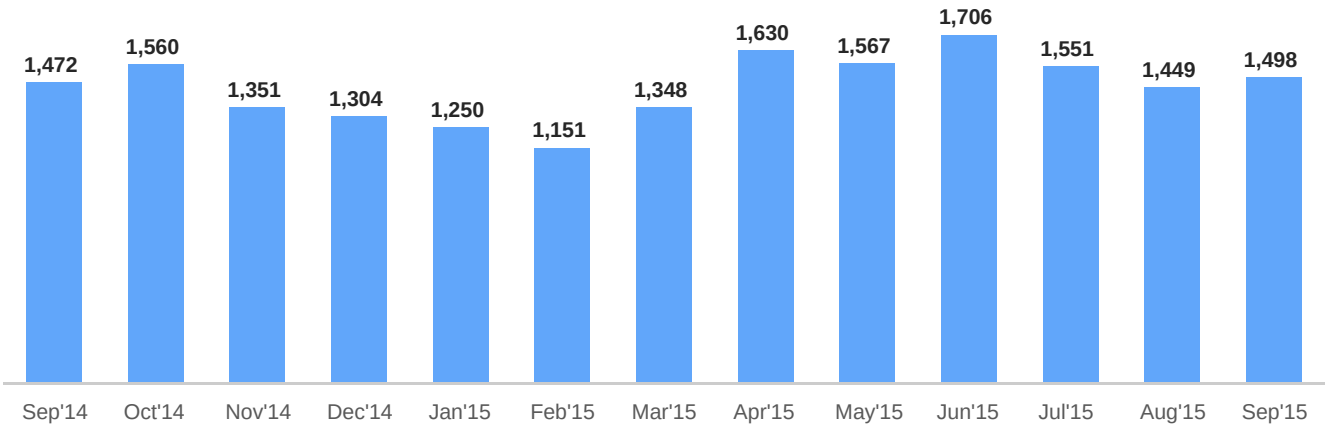
Flats sold: 1,498 Median price: $405,500 Median $psf: $396
Million-dollar flats: 1 (0.1%) Highest price: $1,000,000 (Bukit Timah)

Against the month before: sales +3.4%, median price +0.6%. Against a year ago: sales +1.8%, median price -1.1%.

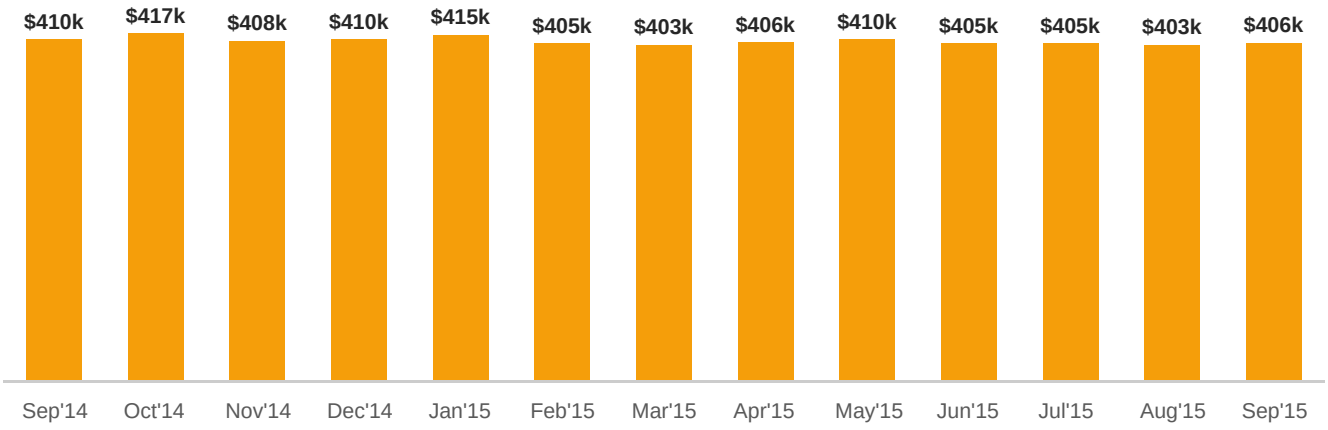
At a glance

- 1,498 HDB resale flats changed hands in September 2015, 3.4% more than the month before (1,449).
- Half of all flats sold for $405,500 or less (the median price), up 0.6% from the month before.
- A typical 4-room flat sold for $400,000 (596 sales), or about $388 per square foot.
- 1 flats sold for $1 million or more (0.1% of all sales), most of them in Bukit Timah.
- The highest price was $1,000,000 for an executive flat at Blk 2 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $348,000) and the dearest was Central Area (median $854,000).
- The busiest town was Woodlands with 121 sales.

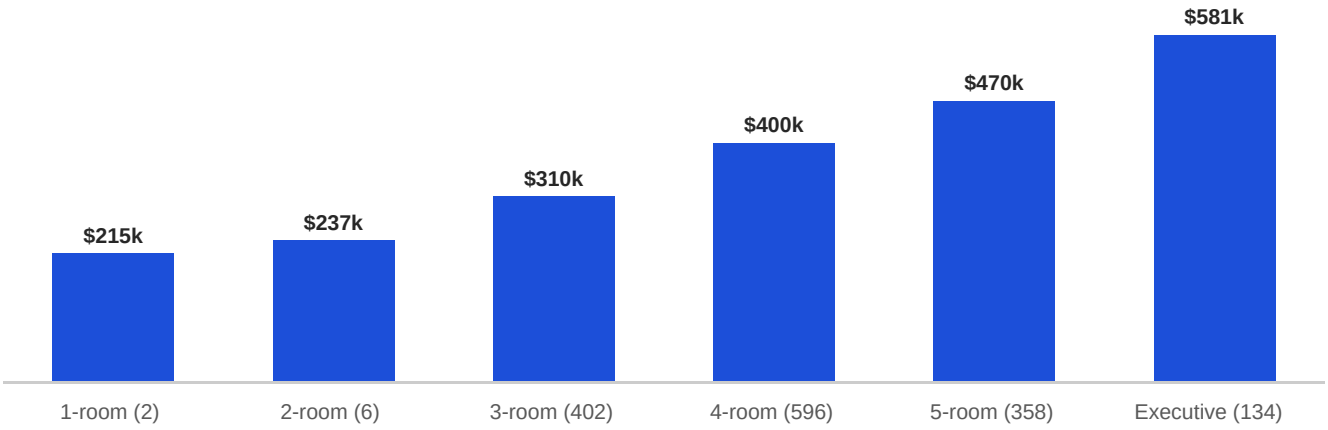
Flats sold each month, last 13 months



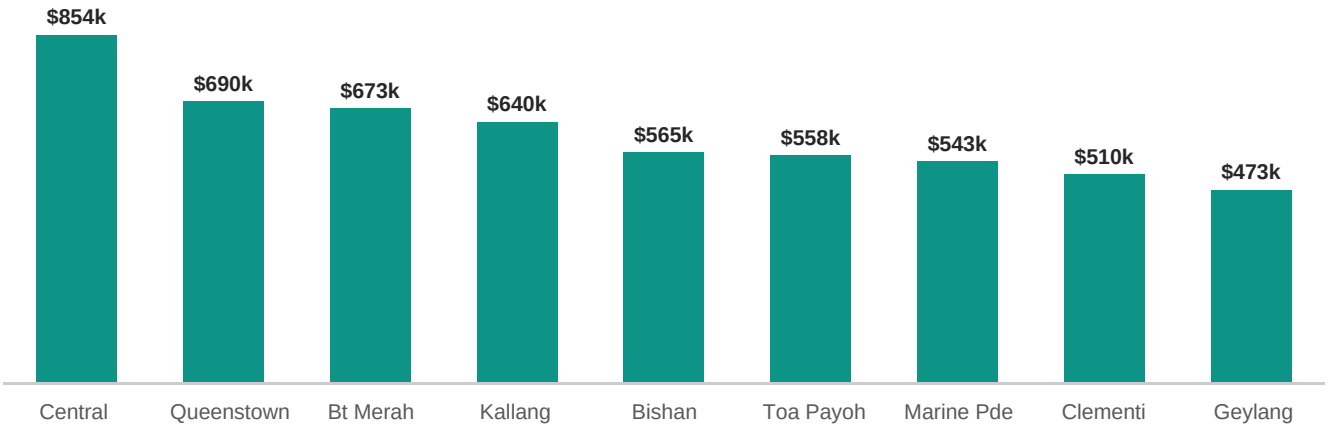
Median price each month, last 13 months



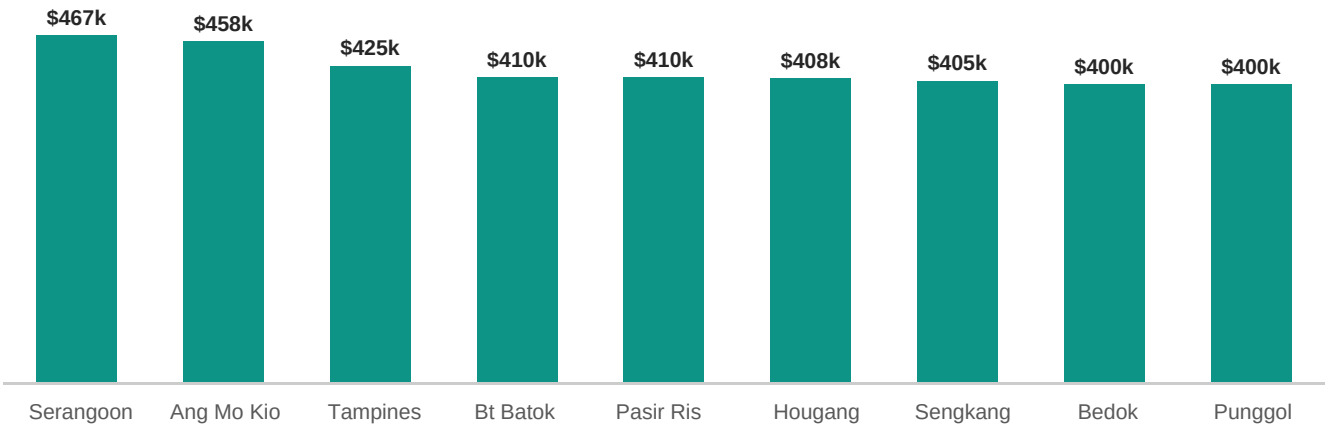
Median price by flat type (number sold), September 2015



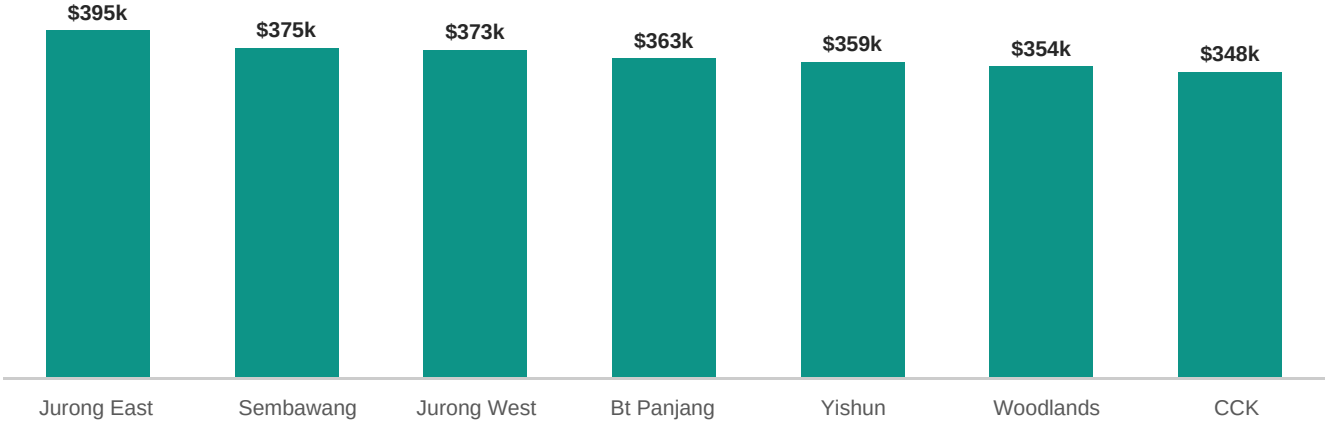
Median 4-room price by town, dearest first



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



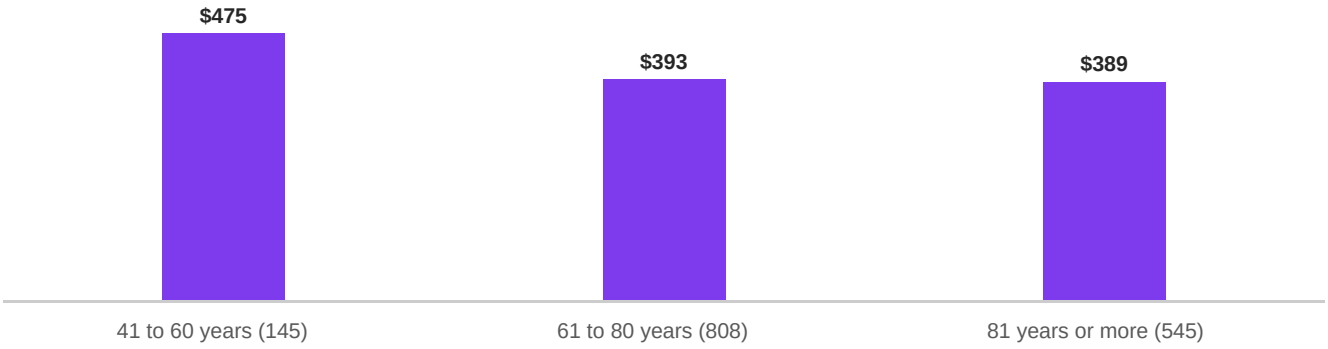
Median 4-room price by town, dearest first (continued)



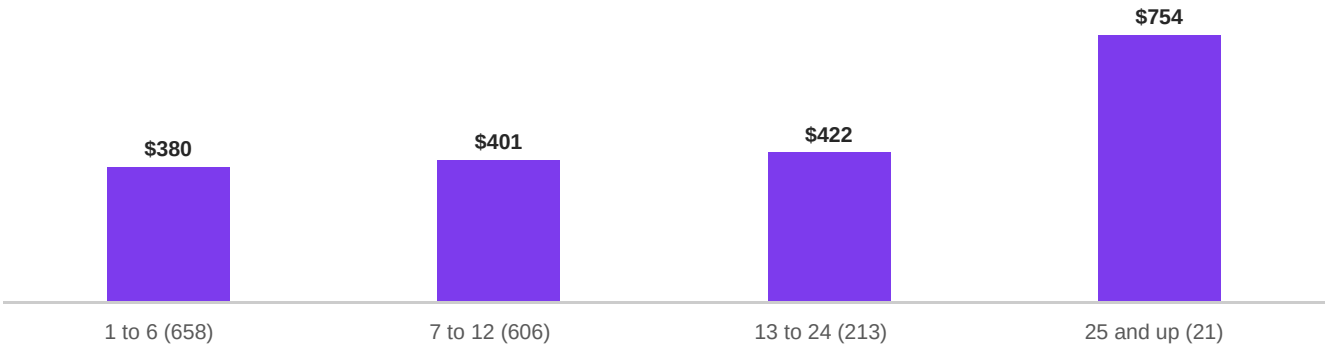
Town by town, September 2015

Ang Mo Kio: 68 sold - median $384,000 - 4-room median $458,194 - $437 psf
Bedok: 88 sold - median $360,000 - 4-room median $400,000 - $422 psf
Bishan: 20 sold - median $495,000 - 4-room median $565,000 - $538 psf
Bukit Batok: 55 sold - median $386,000 - 4-room median $410,000 - $395 psf
Bukit Merah: 54 sold - median $504,000 - 4-room median $672,500 - $538 psf
Bukit Panjang: 56 sold - median $394,944 - 4-room median $363,000 - $367 psf
Bukit Timah: 6 sold - median $809,000 - 4-room median n/a - $600 psf - 1 at $1M+
Central Area: 16 sold - median $854,000 - 4-room median $854,000 - $849 psf
Choa Chu Kang: 67 sold - median $360,000 - 4-room median $348,000 - $322 psf
Clementi: 42 sold - median $389,500 - 4-room median $510,000 - $485 psf
Geylang: 45 sold - median $398,000 - 4-room median $472,500 - $458 psf
Hougang: 80 sold - median $419,500 - 4-room median $408,000 - $389 psf
Jurong East: 39 sold - median $380,000 - 4-room median $395,000 - $392 psf
Jurong West: 120 sold - median $414,000 - 4-room median $373,000 - $382 psf
Kallang/Whampoa: 33 sold - median $410,000 - 4-room median $639,888 - $485 psf
Marine Parade: 10 sold - median $510,000 - 4-room median $542,500 - $560 psf
Pasir Ris: 55 sold - median $468,000 - 4-room median $410,000 - $361 psf
Punggol: 43 sold - median $430,000 - 4-room median $400,000 - $392 psf
Queenstown: 48 sold - median $396,000 - 4-room median $690,000 - $553 psf
Sembawang: 51 sold - median $413,000 - 4-room median $375,000 - $359 psf
Sengkang: 97 sold - median $448,000 - 4-room median $405,000 - $389 psf
Serangoon: 38 sold - median $409,000 - 4-room median $466,500 - $477 psf
Tampines: 111 sold - median $440,000 - 4-room median $425,000 - $395 psf
Toa Payoh: 47 sold - median $347,000 - 4-room median $557,500 - $460 psf
Woodlands: 121 sold - median $380,000 - 4-room median $354,000 - $339 psf
Yishun: 88 sold - median $343,944 - 4-room median $359,000 - $365 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2015

$1,000,000 Blk 2 Toh Yi Dr, Bukit Timah

Executive - storey 10 to 12 - 1,658 sqft - $603 psf - 72 yrs lease left

$990,000 Blk 1D Cantonment Rd, Central Area

4-room - storey 43 to 45 - 1,001 sqft - $989 psf - 95 yrs lease left

$980,000 Blk 7 Toh Yi Dr, Bukit Timah

Executive - storey 10 to 12 - 1,528 sqft - $641 psf - 73 yrs lease left

$980,000 Blk 8 Toh Yi Dr, Bukit Timah

Executive - storey 01 to 03 - 1,561 sqft - $628 psf - 73 yrs lease left

$980,000 Blk 1G Cantonment Rd, Central Area

5-room - storey 31 to 33 - 1,130 sqft - $867 psf - 95 yrs lease left

$978,000 Blk 1F Cantonment Rd, Central Area

5-room - storey 28 to 30 - 1,130 sqft - $865 psf - 95 yrs lease left

$958,000 Blk 62A Strathmore Ave, Queenstown

5-room - storey 25 to 27 - 1,270 sqft - $754 psf - 95 yrs lease left

$935,000 Blk 1E Cantonment Rd, Central Area

4-room - storey 43 to 45 - 1,023 sqft - $914 psf - 95 yrs lease left

$928,000 Blk 60 Dakota Cres, Geylang

5-room - storey 07 to 09 - 1,636 sqft - $567 psf - 67 yrs lease left

$918,000 Blk 28D Dover Cres, Queenstown

5-room - storey 22 to 24 - 1,335 sqft - $688 psf - 96 yrs lease left

The 5 most affordable 4-room flats, September 2015

$290,000 Blk 218 Petir Rd, Bukit Panjang

4-room - storey 07 to 09 - 904 sqft - $321 psf - 71 yrs lease left

$300,000 Blk 554 Woodlands Dr 53, Woodlands

4-room - storey 04 to 06 - 969 sqft - $310 psf - 83 yrs lease left

$300,000 Blk 327 Woodlands St 32, Woodlands

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

$305,000 Blk 403 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $337 psf - 72 yrs lease left

$306,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 04 to 06 - 904 sqft - $338 psf - 71 yrs lease left

The 10 busiest streets, September 2015

Yishun Ring Rd, Yishun: 24 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 22 sales
Choa Chu Kang Cres, Choa Chu Kang: 19 sales
Jurong West St 65, Jurong West: 19 sales
Jurong West St 64, Jurong West: 18 sales
Hougang Ave 8, Hougang: 14 sales
Bedok Nth Rd, Bedok: 13 sales
Jurong West St 61, Jurong West: 13 sales
Cantonment Rd, Central Area: 12 sales
Admiralty Dr, Sembawang: 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.

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