HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2016

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:07 pm.
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September 2016 in full

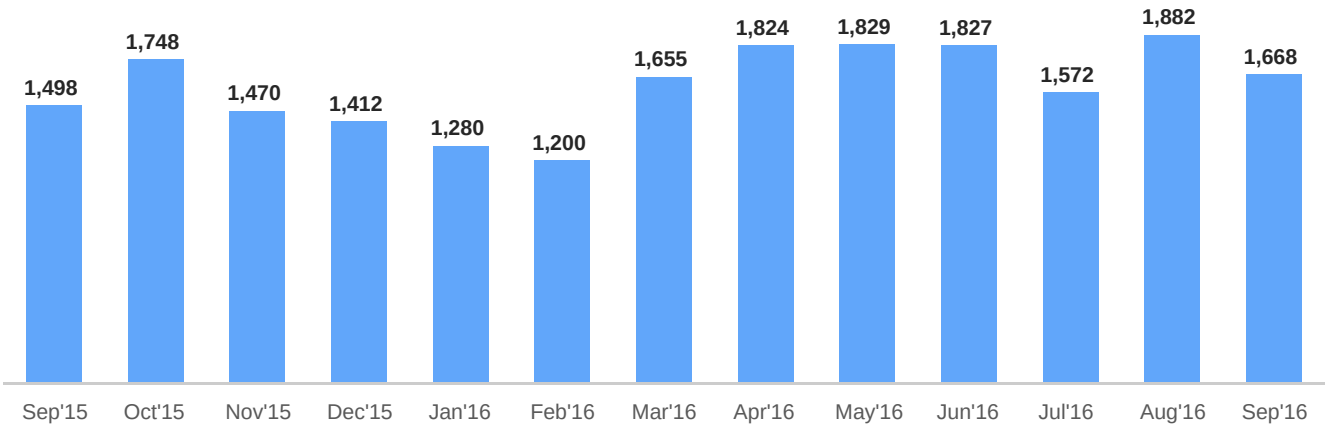
Flats sold: 1,668 Median price: $410,000 Median $psf: $399
Million-dollar flats: 2 (0.1%) Highest price: $1,120,000 (Central Area)

Against the month before: sales -11.4%, median price +1.7%. Against a year ago: sales +11.3%, median price +1.1%.

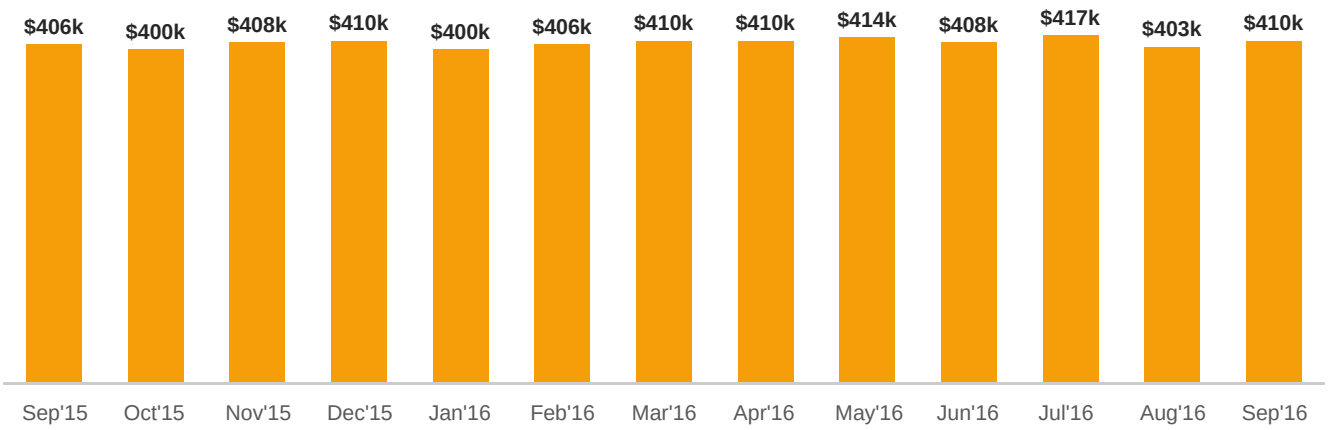
At a glance

- 1,668 HDB resale flats changed hands in September 2016, 11.4% fewer than the month before (1,882).
- Half of all flats sold for $410,000 or less (the median price), up 1.7% from the month before.
- A typical 4-room flat sold for $405,000 (682 sales), or about $391 per square foot.
- 2 flats sold for $1 million or more (0.1% of all sales), most of them in Central Area.
- The highest price was $1,120,000 for a 5-room flat at Blk 1G Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $346,500) and the dearest was Queenstown (median $690,000).
- The busiest town was Sengkang with 133 sales.

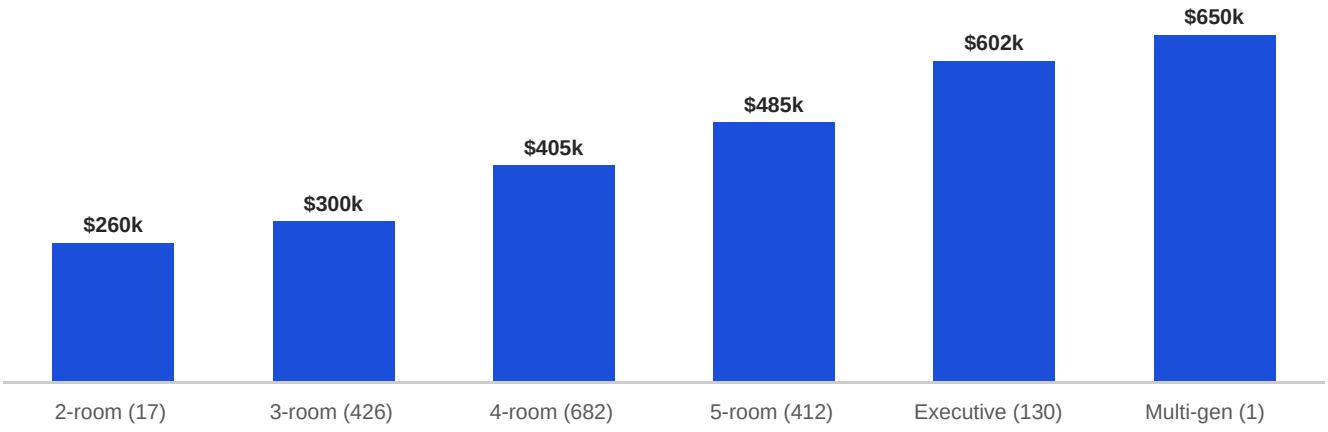
Flats sold each month, last 13 months



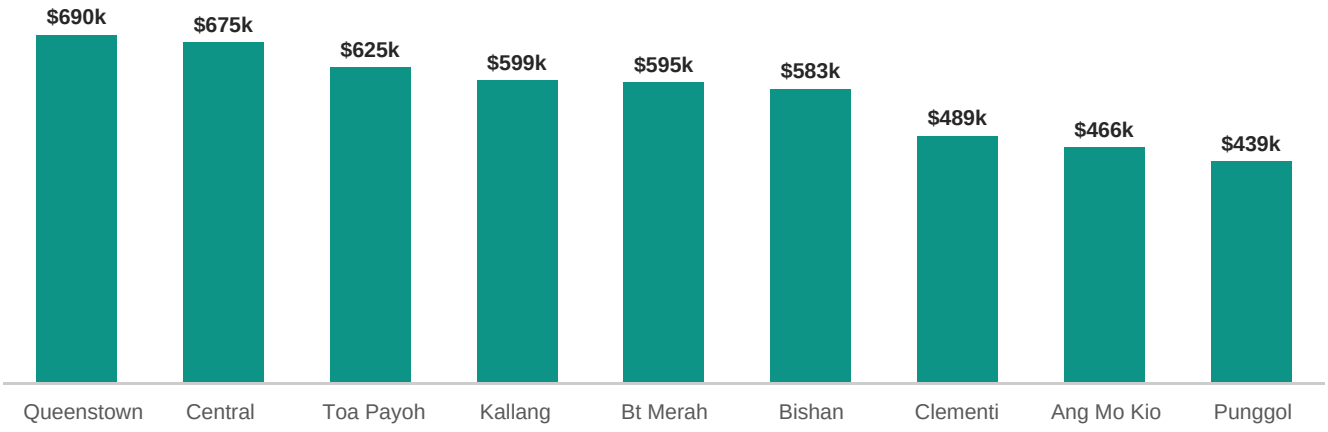
Median price each month, last 13 months



Median price by flat type (number sold), September 2016



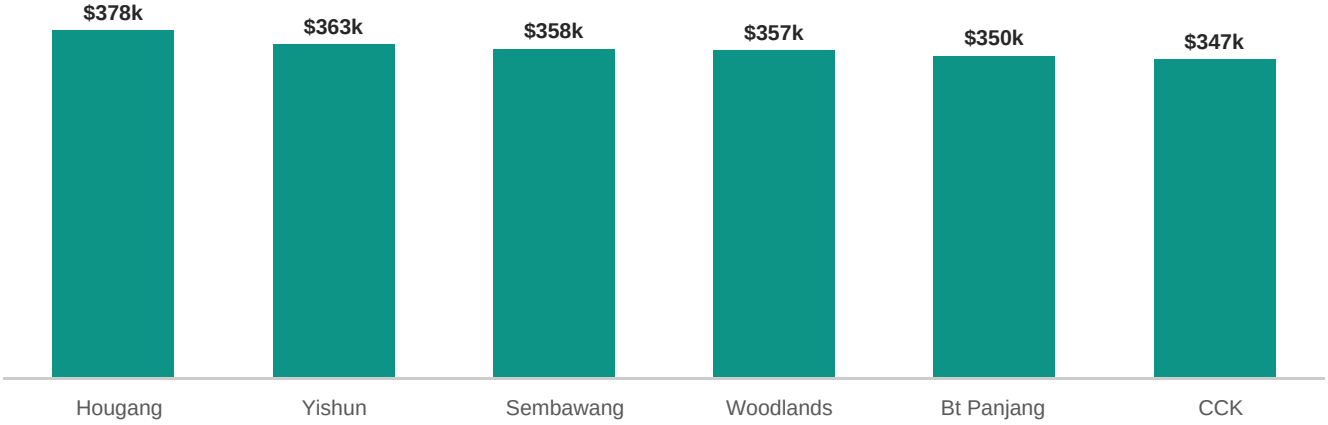
Median 4-room price by town, dearest first



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



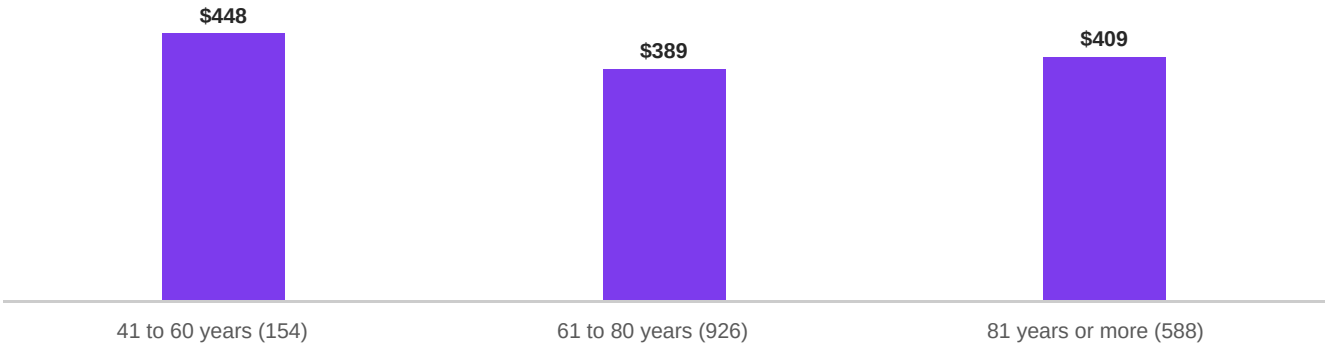
Median 4-room price by town, dearest first (continued)



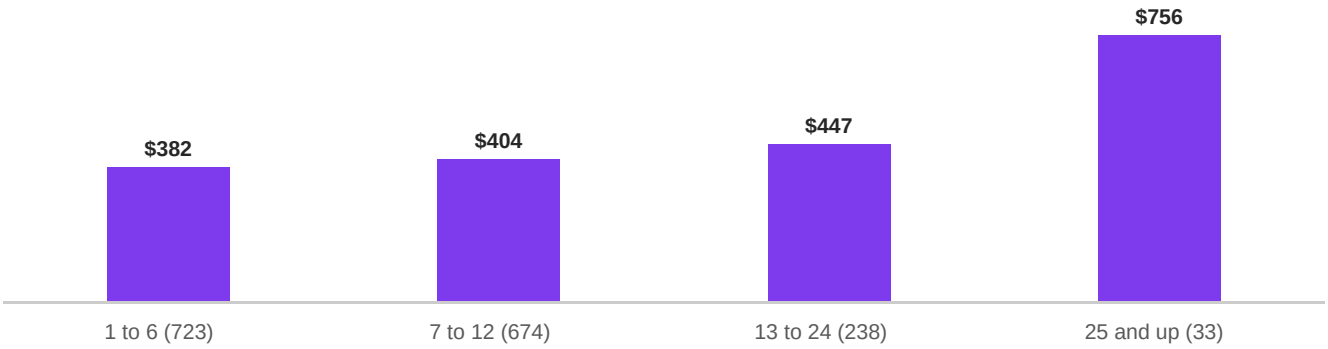
Town by town, September 2016

Ang Mo Kio: 81 sold - median $335,000 - 4-room median $466,000 - $437 psf
Bedok: 126 sold - median $396,500 - 4-room median $410,000 - $416 psf
Bishan: 30 sold - median $654,000 - 4-room median $582,500 - $546 psf
Bukit Batok: 79 sold - median $340,000 - 4-room median $388,000 - $383 psf
Bukit Merah: 62 sold - median $587,500 - 4-room median $595,000 - $553 psf
Bukit Panjang: 63 sold - median $355,000 - 4-room median $350,000 - $350 psf
Bukit Timah: 3 sold - median $900,000 - 4-room median n/a - $586 psf
Central Area: 16 sold - median $672,500 - 4-room median $675,000 - $757 psf - 2 at $1M+
Choa Chu Kang: 66 sold - median $378,500 - 4-room median $346,500 - $322 psf
Clementi: 47 sold - median $370,000 - 4-room median $489,000 - $442 psf
Geylang: 32 sold - median $356,900 - 4-room median $415,000 - $422 psf
Hougang: 83 sold - median $400,000 - 4-room median $378,000 - $388 psf
Jurong East: 41 sold - median $458,000 - 4-room median $438,000 - $415 psf
Jurong West: 125 sold - median $410,000 - 4-room median $392,500 - $370 psf
Kallang/Whampoa: 58 sold - median $513,500 - 4-room median $599,000 - $508 psf
Marine Parade: 9 sold - median $525,000 - 4-room median n/a - $595 psf
Pasir Ris: 60 sold - median $462,250 - 4-room median $404,400 - $361 psf
Punggol: 65 sold - median $450,000 - 4-room median $439,000 - $421 psf
Queenstown: 43 sold - median $520,000 - 4-room median $690,000 - $619 psf
Sembawang: 40 sold - median $406,944 - 4-room median $358,000 - $347 psf
Sengkang: 133 sold - median $438,800 - 4-room median $430,000 - $410 psf
Serangoon: 43 sold - median $436,800 - 4-room median $419,000 - $402 psf
Tampines: 111 sold - median $440,000 - 4-room median $428,000 - $408 psf
Toa Payoh: 48 sold - median $331,500 - 4-room median $625,000 - $469 psf
Woodlands: 114 sold - median $376,500 - 4-room median $356,500 - $342 psf
Yishun: 90 sold - median $347,500 - 4-room median $362,500 - $369 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2016

$1,120,000 Blk 1G Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,141 sqft - $982 psf - 94 yrs lease left

$1,055,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $925 psf - 94 yrs lease left

$998,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,130 sqft - $883 psf - 94 yrs lease left

$995,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,141 sqft - $872 psf - 94 yrs lease left

$990,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,615 sqft - $613 psf - 78 yrs lease left

$980,000 Blk 588C Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 28 to 30 - 1,292 sqft - $759 psf - 94 yrs lease left

$980,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,130 sqft - $867 psf - 94 yrs lease left

$980,000 Blk 23 Ghim Moh Link, Queenstown
5-room - storey 37 to 39 - 1,216 sqft - $806 psf - 96 yrs lease left

$970,000 Blk 273A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $751 psf - 94 yrs lease left

$960,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,023 sqft - $939 psf - 94 yrs lease left

The 5 most affordable 4-room flats, September 2016

$290,000 Blk 327 Woodlands St 32, Woodlands

4-room - storey 04 to 06 - 904 sqft - $321 psf - 72 yrs lease left

$290,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $293 psf - 63 yrs lease left

$290,000 Blk 8 Teck Whye Ave, Choa Chu Kang

4-room - storey 04 to 06 - 990 sqft - $293 psf - 61 yrs lease left

$298,000 Blk 208 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $330 psf - 71 yrs lease left

$300,000 Blk 262 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $332 psf - 68 yrs lease left

The 10 busiest streets, September 2016

Yishun Ring Rd, Yishun: 38 sales
Bedok Reservoir Rd, Bedok: 35 sales
Fernvale Rd, Sengkang: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Hougang Ave 8, Hougang: 17 sales
Bedok Nth St 3, Bedok: 16 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 13 sales
Jurong West St 64, Jurong West: 13 sales
Pasir Ris St 71, Pasir Ris: 13 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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