HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2017

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:05 pm.
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September 2017 in full

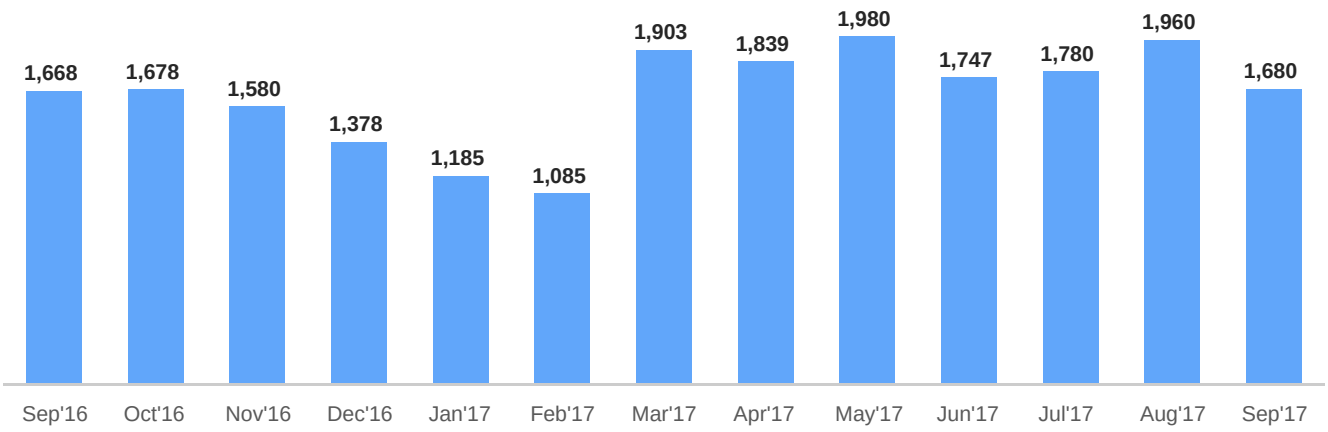
Flats sold: 1,680 Median price: $418,000 Median $psf: $397
Million-dollar flats: 3 (0.2%) Highest price: $1,055,000 (Bishan)

Against the month before: sales -14.3%, median price +0.7%. Against a year ago: sales +0.7%, median price +2.0%.

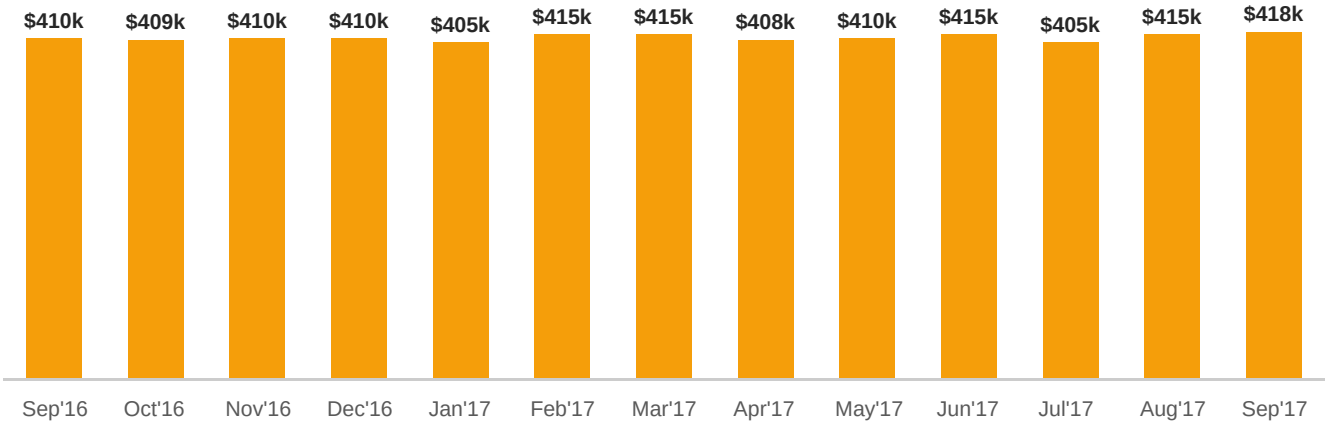
At a glance

- 1,680 HDB resale flats changed hands in September 2017, 14.3% fewer than the month before (1,960).
- Half of all flats sold for $418,000 or less (the median price), up 0.7% from the month before.
- A typical 4-room flat sold for $410,000 (748 sales), or about $397 per square foot.
- 3 flats sold for $1 million or more (0.2% of all sales), most of them in Bishan, Bukit Timah, Kallang/Whampoa.
- The highest price was $1,055,000 for a 5-room flat at Blk 273B Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $340,000) and the dearest was Central Area (median $860,000).
- The busiest town was Jurong West with 140 sales.

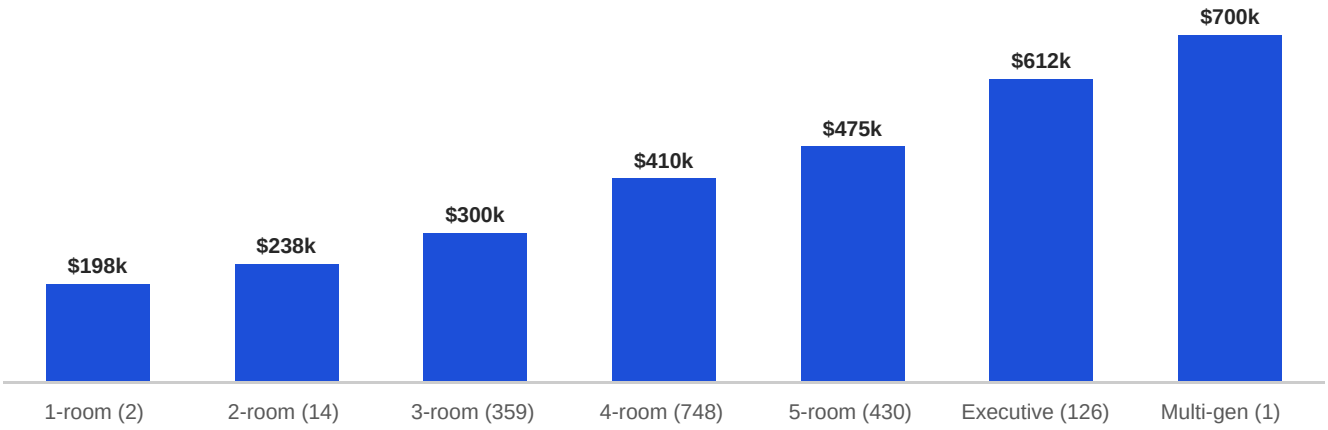
Flats sold each month, last 13 months



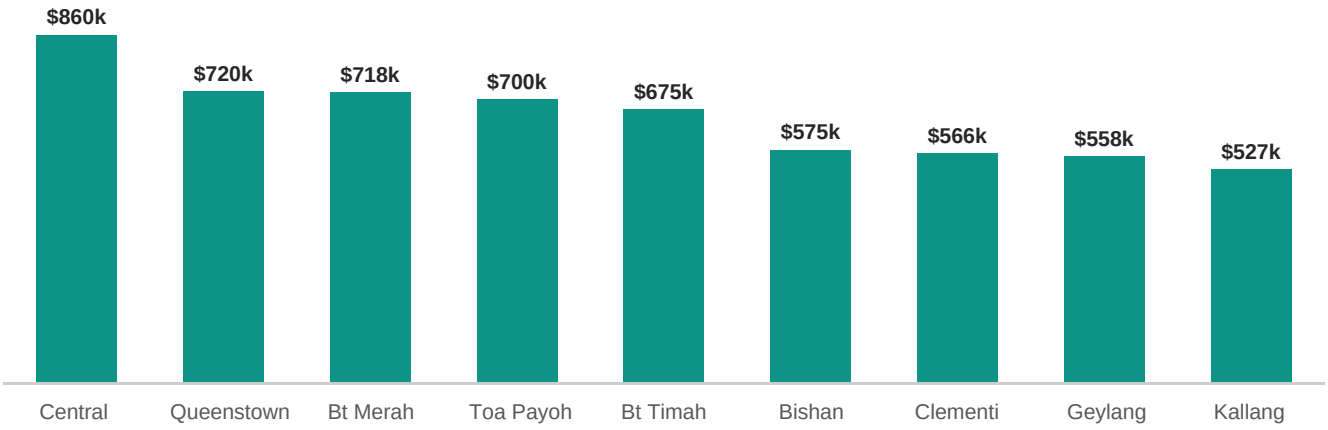
Median price each month, last 13 months



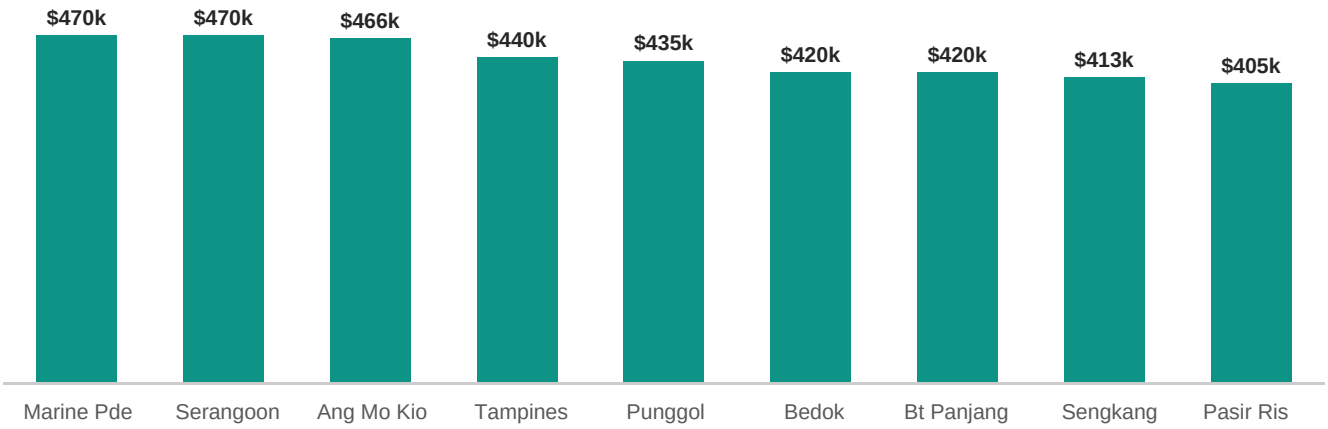
Median price by flat type (number sold), September 2017



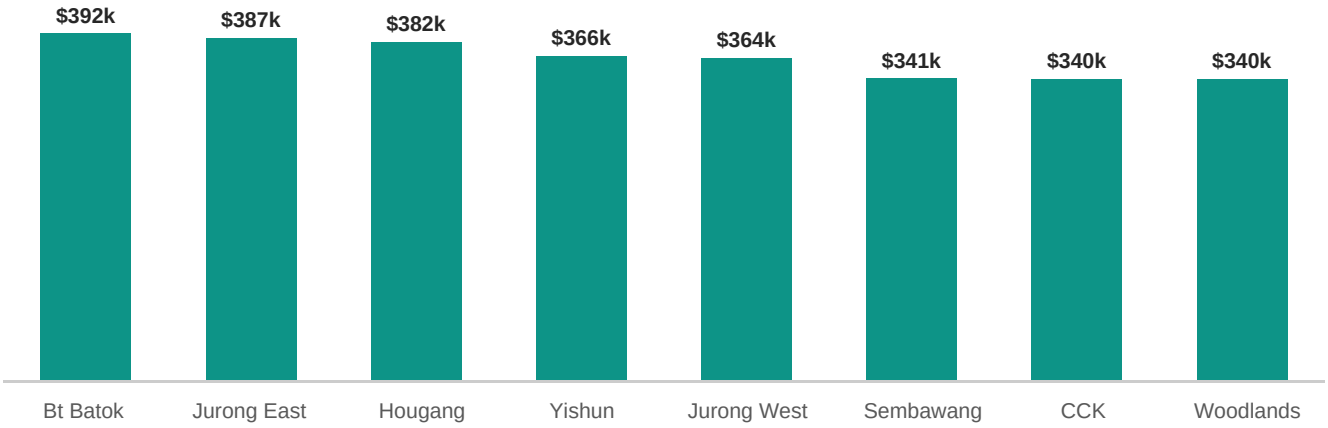
Median 4-room price by town, dearest first



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



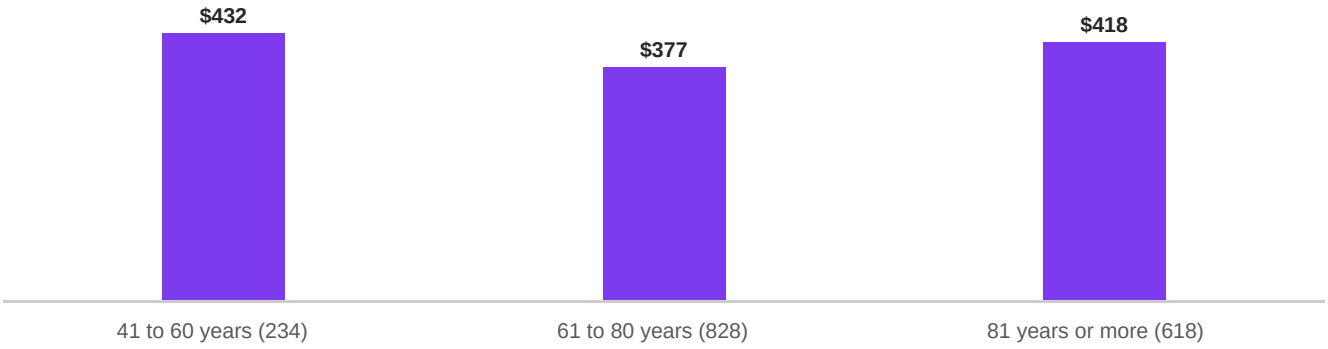
Median 4-room price by town, dearest first (continued)



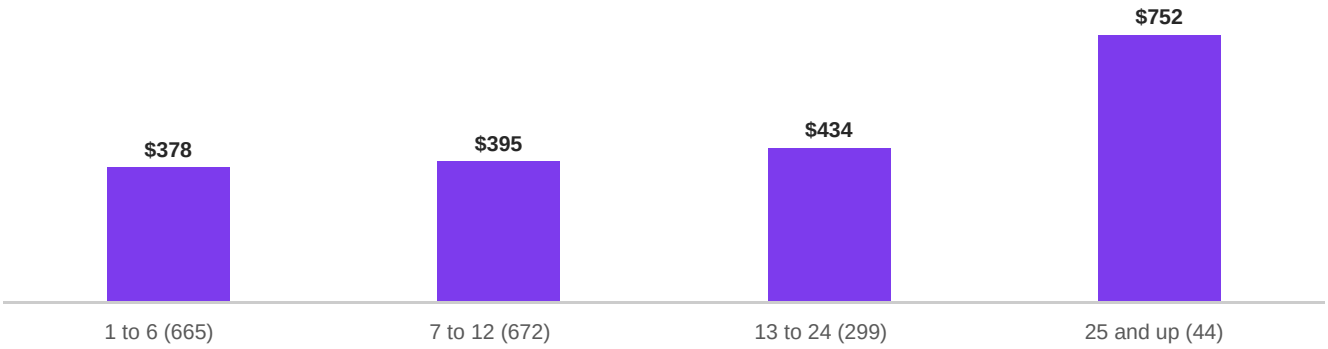
Town by town, September 2017

Ang Mo Kio: 73 sold - median $370,000 - 4-room median $466,000 - $428 psf
Bedok: 98 sold - median $389,000 - 4-room median $420,000 - $418 psf
Bishan: 38 sold - median $600,000 - 4-room median $575,000 - $536 psf - 1 at $1M+
Bukit Batok: 51 sold - median $390,000 - 4-room median $391,500 - $380 psf
Bukit Merah: 67 sold - median $618,000 - 4-room median $718,000 - $607 psf
Bukit Panjang: 59 sold - median $438,000 - 4-room median $420,000 - $405 psf
Bukit Timah: 10 sold - median $686,500 - 4-room median $675,000 - $607 psf - 1 at $1M+
Central Area: 12 sold - median $836,000 - 4-room median $860,000 - $745 psf
Choa Chu Kang: 63 sold - median $365,000 - 4-room median $340,000 - $322 psf
Clementi: 33 sold - median $520,000 - 4-room median $565,992 - $509 psf
Geylang: 40 sold - median $386,500 - 4-room median $558,000 - $446 psf
Hougang: 65 sold - median $405,000 - 4-room median $382,000 - $374 psf
Jurong East: 33 sold - median $380,000 - 4-room median $386,500 - $398 psf
Jurong West: 140 sold - median $385,000 - 4-room median $363,750 - $358 psf
Kallang/Whampoa: 57 sold - median $500,000 - 4-room median $527,250 - $520 psf - 1 at $1M+
Marine Parade: 8 sold - median $472,500 - 4-room median $470,000 - $534 psf
Pasir Ris: 51 sold - median $455,000 - 4-room median $405,000 - $354 psf
Punggol: 130 sold - median $429,444 - 4-room median $435,000 - $423 psf
Queenstown: 54 sold - median $594,000 - 4-room median $720,000 - $624 psf
Sembawang: 37 sold - median $380,000 - 4-room median $341,000 - $342 psf
Sengkang: 128 sold - median $420,000 - 4-room median $413,000 - $396 psf
Serangoon: 47 sold - median $485,000 - 4-room median $470,000 - $454 psf
Tampines: 94 sold - median $450,000 - 4-room median $440,000 - $405 psf
Toa Payoh: 57 sold - median $615,000 - 4-room median $700,000 - $527 psf
Woodlands: 134 sold - median $370,000 - 4-room median $340,000 - $329 psf
Yishun: 101 sold - median $345,000 - 4-room median $366,000 - $369 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2017

$1,055,000 Blk 273B Bishan St 24, Bishan
5-room - storey 13 to 15 - 1,292 sqft - $817 psf - 92 yrs lease left

$1,018,888 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,658 sqft - $615 psf - 70 yrs lease left

$1,000,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,259 sqft - $794 psf - 92 yrs lease left

$998,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,033 sqft - $966 psf - 92 yrs lease left

$988,000 Blk 126A Kim Tian Rd, Bukit Merah
5-room - storey 40 to 42 - 1,216 sqft - $812 psf - 94 yrs lease left

$988,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,141 sqft - $866 psf - 92 yrs lease left

$985,000 Blk 186 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,528 sqft - $644 psf - 68 yrs lease left

$971,888 Blk 236A Serangoon Ave 2, Serangoon
Executive - storey 13 to 15 - 1,507 sqft - $645 psf - 79 yrs lease left

$968,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,668 sqft - $580 psf - 77 yrs lease left

$960,000 Blk 453 Sin Ming Ave, Bishan
Executive - storey 16 to 18 - 1,873 sqft - $513 psf - 71 yrs lease left

The 5 most affordable 4-room flats, September 2017

$280,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $289 psf - 55 yrs lease left

$288,000 Blk 5A Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $297 psf - 83 yrs lease left

$290,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $321 psf - 70 yrs lease left

$295,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $326 psf - 69 yrs lease left

$295,000 Blk 831 Woodlands St 83, Woodlands

4-room - storey 04 to 06 - 893 sqft - $330 psf - 71 yrs lease left

The 10 busiest streets, September 2017

Yishun Ring Rd, Yishun: 30 sales
Punggol Dr, Punggol: 28 sales
Punggol Field, Punggol: 28 sales
Fernvale Rd, Sengkang: 27 sales
Punggol Ctrl, Punggol: 20 sales
Bedok Reservoir Rd, Bedok: 19 sales
Senja Rd, Bukit Panjang: 18 sales
Jurong West St 61, Jurong West: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 sales
Punggol Pl, Punggol: 17 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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