HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2018

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:04 pm.
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September 2018 in full

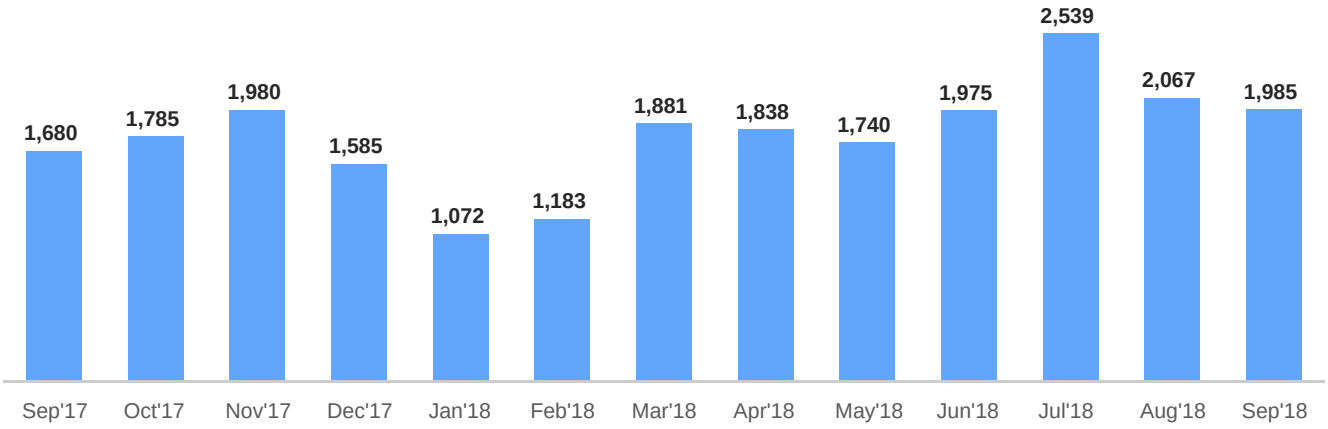
Flats sold: 1,985 Median price: $400,000 Median $psf: $388
Million-dollar flats: 7 (0.4%) Highest price: $1,185,000 (Kallang/Whampoa)

Against the month before: sales -4.0%, median price -1.2%. Against a year ago: sales +18.2%, median price -4.3%.

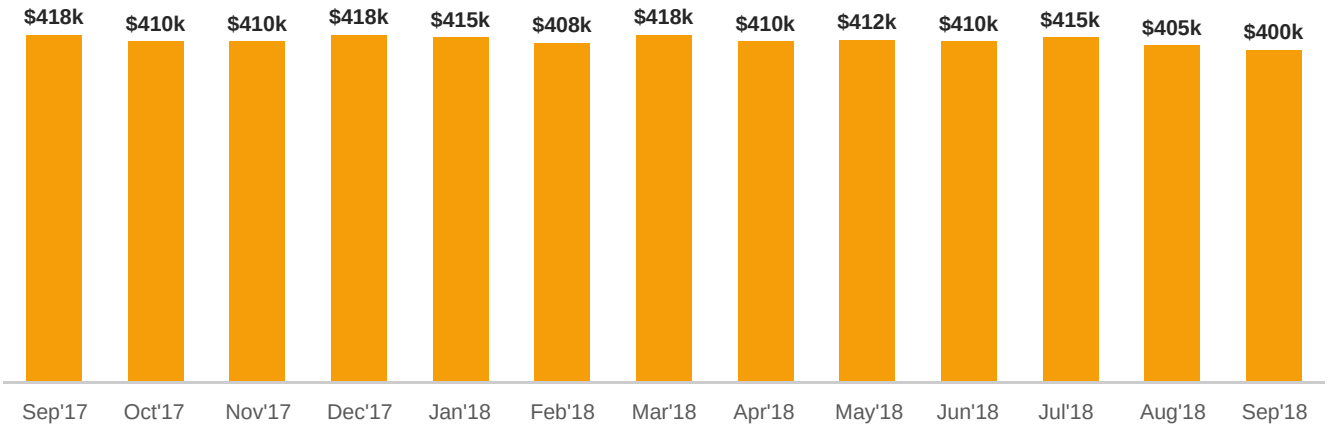
At a glance

- 1,985 HDB resale flats changed hands in September 2018, 4.0% fewer than the month before (2,067).
- Half of all flats sold for $400,000 or less (the median price), down 1.2% from the month before.
- A typical 4-room flat sold for $400,000 (798 sales), or about $391 per square foot.
- 7 flats sold for $1 million or more (0.4% of all sales), most of them in Bishan, Kallang/Whampoa, Bukit Merah.
- The highest price was $1,185,000 for a 3-room flat at Blk 41 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Woodlands (median $325,000) and the dearest was Central Area (median $803,000).
- The busiest town was Woodlands with 164 sales.

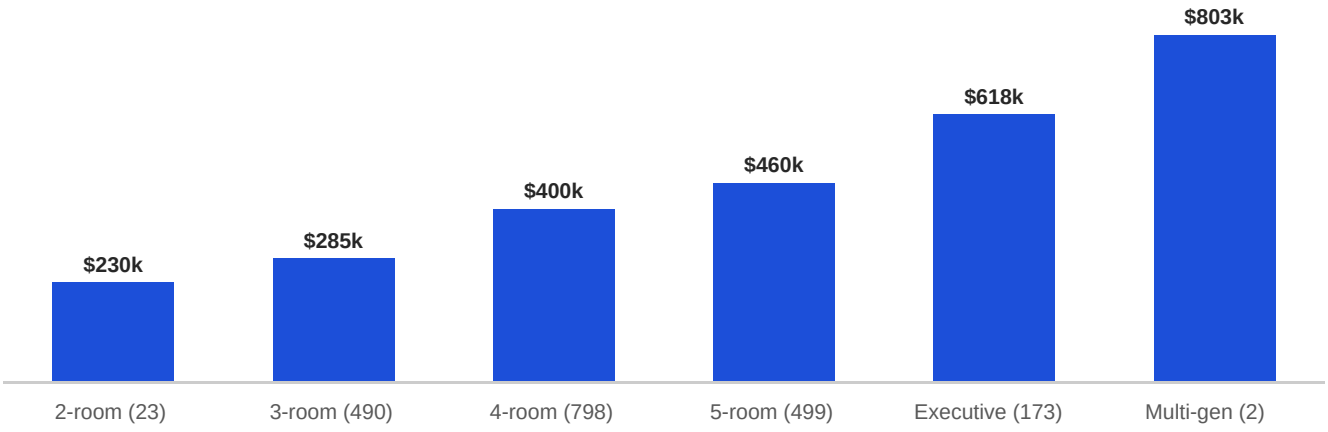
Flats sold each month, last 13 months



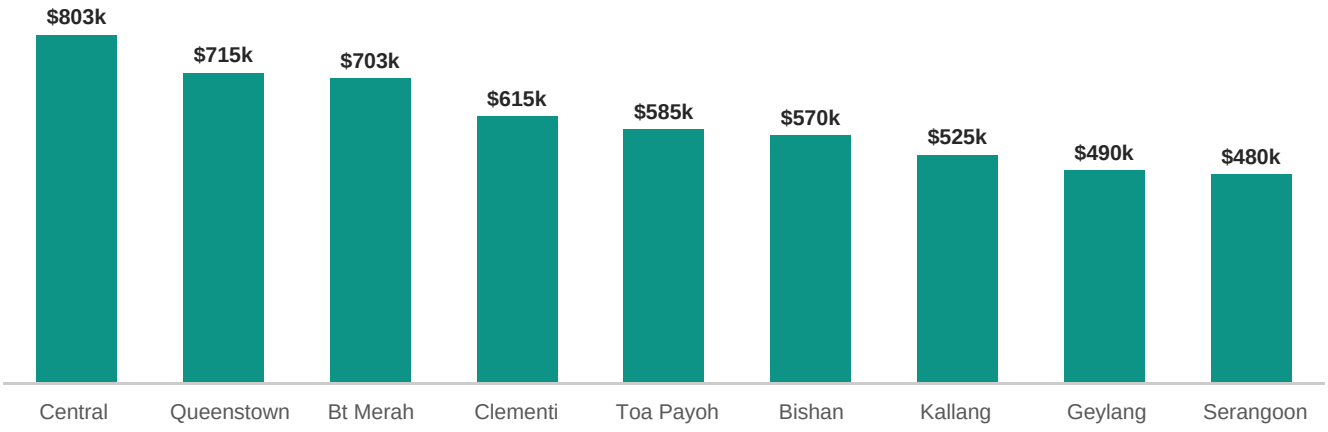
Median price each month, last 13 months



Median price by flat type (number sold), September 2018



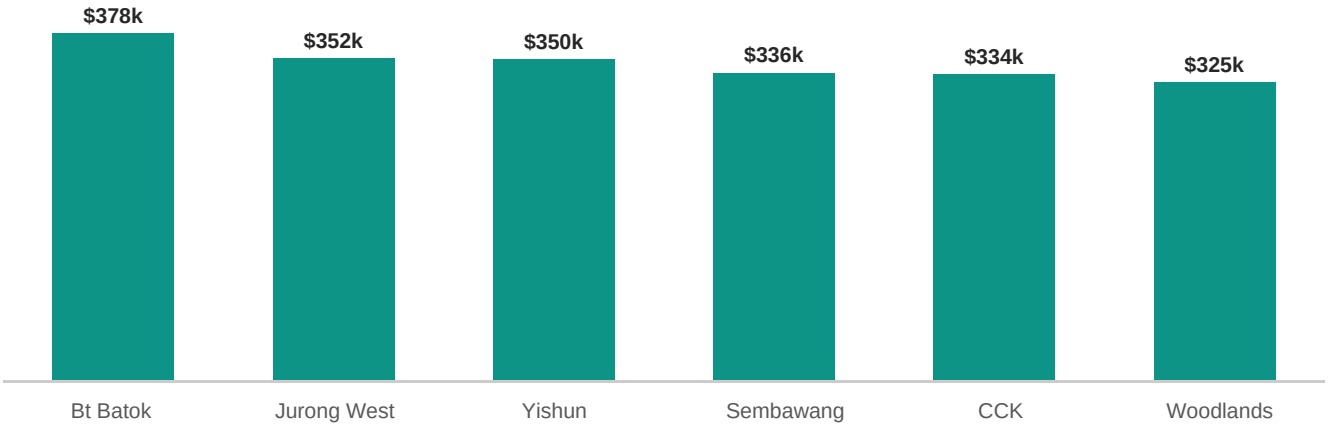
Median 4-room price by town, dearest first



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



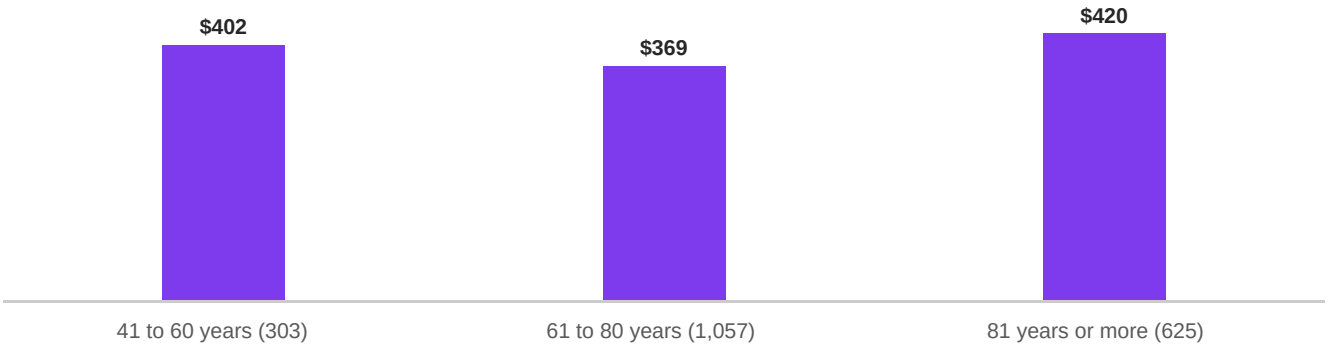
Median 4-room price by town, dearest first (continued)



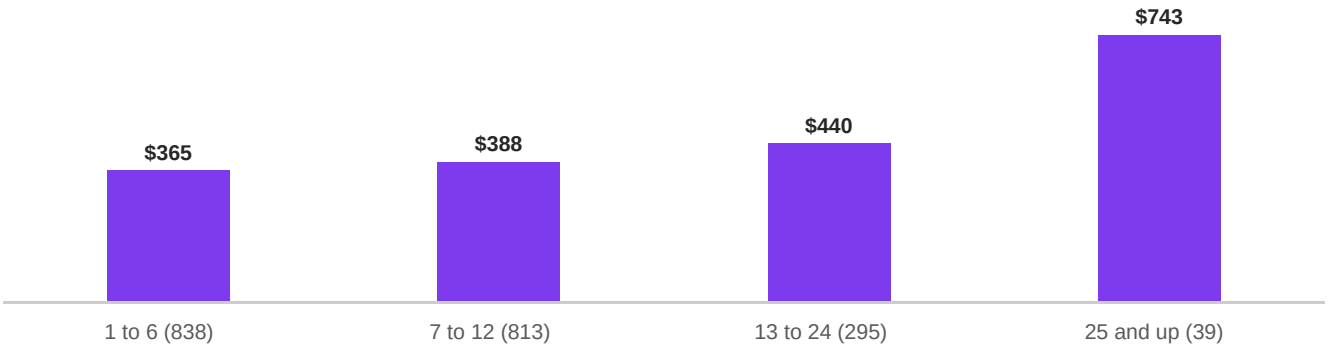
Town by town, September 2018

Ang Mo Kio: 82 sold - median $346,000 - 4-room median $420,000 - $397 psf
Bedok: 101 sold - median $345,000 - 4-room median $395,000 - $409 psf
Bishan: 46 sold - median $714,500 - 4-room median $570,000 - $556 psf - 2 at $1M+
Bukit Batok: 93 sold - median $365,000 - 4-room median $378,444 - $355 psf
Bukit Merah: 76 sold - median $572,500 - 4-room median $702,888 - $573 psf - 1 at $1M+
Bukit Panjang: 66 sold - median $418,000 - 4-room median $380,000 - $369 psf
Bukit Timah: 4 sold - median $602,500 - 4-room median n/a - $556 psf
Central Area: 10 sold - median $623,000 - 4-room median $803,000 - $697 psf - 1 at $1M+
Choa Chu Kang: 82 sold - median $359,000 - 4-room median $333,500 - $308 psf
Clementi: 48 sold - median $377,500 - 4-room median $615,000 - $444 psf
Geylang: 47 sold - median $360,000 - 4-room median $490,000 - $434 psf
Hougang: 110 sold - median $409,500 - 4-room median $386,500 - $378 psf
Jurong East: 50 sold - median $420,000 - 4-room median $431,000 - $391 psf
Jurong West: 151 sold - median $366,000 - 4-room median $351,500 - $341 psf
Kallang/Whampoa: 47 sold - median $356,000 - 4-room median $525,000 - $444 psf - 2 at $1M+
Marine Parade: 13 sold - median $506,000 - 4-room median n/a - $581 psf
Pasir Ris: 67 sold - median $477,000 - 4-room median $402,000 - $365 psf
Punggol: 140 sold - median $448,000 - 4-room median $452,500 - $438 psf
Queenstown: 58 sold - median $462,500 - 4-room median $715,000 - $586 psf - 1 at $1M+
Sembawang: 52 sold - median $376,500 - 4-room median $335,500 - $329 psf
Sengkang: 146 sold - median $420,000 - 4-room median $418,000 - $401 psf
Serangoon: 39 sold - median $500,000 - 4-room median $480,000 - $425 psf
Tampines: 115 sold - median $425,000 - 4-room median $420,000 - $404 psf
Toa Payoh: 64 sold - median $409,000 - 4-room median $585,000 - $443 psf
Woodlands: 164 sold - median $350,000 - 4-room median $325,000 - $319 psf
Yishun: 114 sold - median $340,000 - 4-room median $350,000 - $348 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2018

$1,185,000 Blk 41 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,551 sqft - $465 psf - 52 yrs lease left

$1,100,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,152 sqft - $955 psf - 91 yrs lease left

$1,095,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,604 sqft - $683 psf - 76 yrs lease left

$1,080,000 Blk 273B Bishan St 24, Bishan
5-room - storey 28 to 30 - 1,292 sqft - $836 psf - 92 yrs lease left

$1,028,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 37 to 39 - 1,173 sqft - $876 psf - 91 yrs lease left

$1,018,000 Blk 10A Boon Tiong Rd, Bukit Merah
4-room - storey 34 to 36 - 1,001 sqft - $1,017 psf - 96 yrs lease left

$1,000,000 Blk 275A Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,292 sqft - $774 psf - 91 yrs lease left

$991,000 Blk 28 Ghim Moh Link, Queenstown
5-room - storey 37 to 39 - 1,216 sqft - $815 psf - 93 yrs lease left

$990,000 Blk 273B Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $766 psf - 91 yrs lease left

$985,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,561 sqft - $631 psf - 69 yrs lease left

The 5 most affordable 4-room flats, September 2018

$245,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $250 psf - 61 yrs lease left

$245,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $250 psf - 57 yrs lease left

$250,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $276 psf - 69 yrs lease left

$258,000 Blk 620 Woodlands Dr 52, Woodlands

4-room - storey 01 to 03 - 980 sqft - $263 psf - 78 yrs lease left

$265,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $251 psf - 58 yrs lease left

The 10 busiest streets, September 2018

Yishun Ring Rd, Yishun: 30 sales
Punggol Pl, Punggol: 29 sales
Bedok Reservoir Rd, Bedok: 28 sales
Punggol Ctrl, Punggol: 23 sales
Punggol Field, Punggol: 22 sales
Punggol Walk, Punggol: 20 sales
Rivervale Cres, Sengkang: 20 sales
Hougang Ave 8, Hougang: 18 sales
Sengkang West Way, Sengkang: 18 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 16 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