HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2019

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:03 pm.
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September 2019 in full

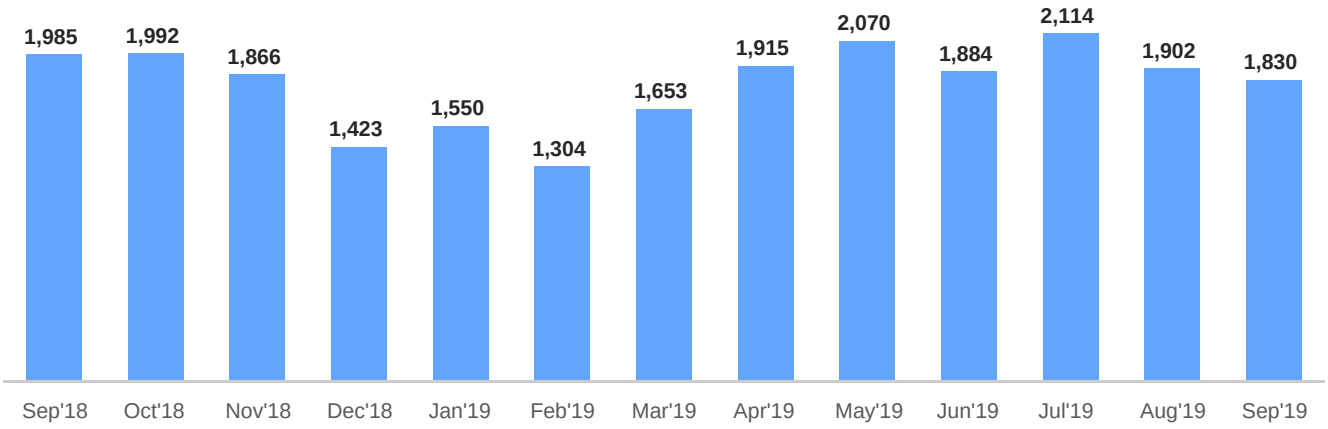
Flats sold: 1,830 Median price: $400,000 Median $psf: $386
Million-dollar flats: 4 (0.2%) Highest price: $1,040,000 (Bishan)

Against the month before: sales -3.8%, median price -1.2%. Against a year ago: sales -7.8%, median price +0.0%.

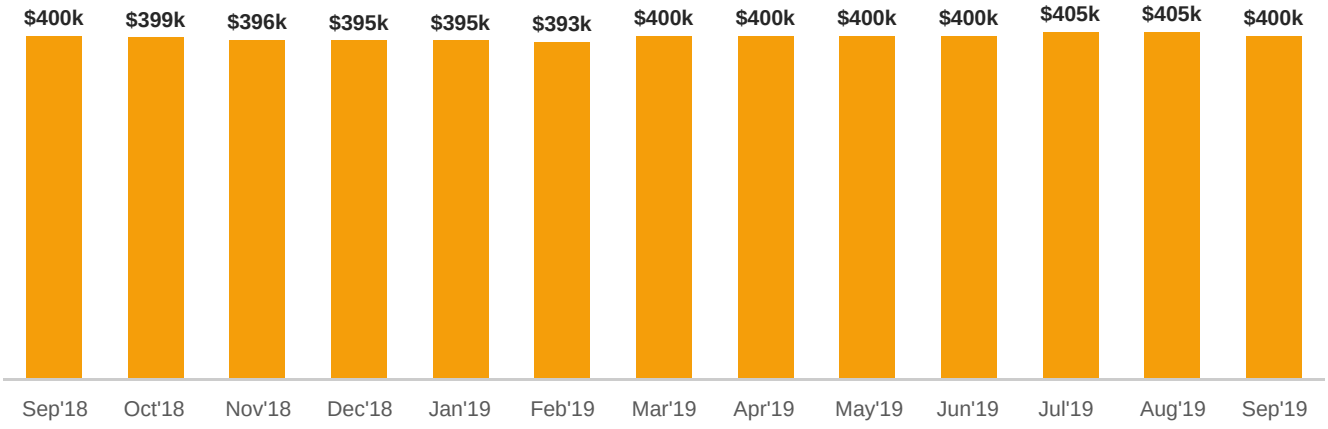
At a glance

- 1,830 HDB resale flats changed hands in September 2019, 3.8% fewer than the month before (1,902).
- 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 $397,000 (719 sales), or about $387 per square foot.
- 4 flats sold for $1 million or more (0.2% of all sales), most of them in Queenstown, Bishan, Central Area.
- The highest price was $1,040,000 for an executive flat at Blk 301 Shunfu Rd, Bishan.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $330,000) and the dearest was Central Area (median $923,000).
- The busiest town was Yishun with 163 sales.

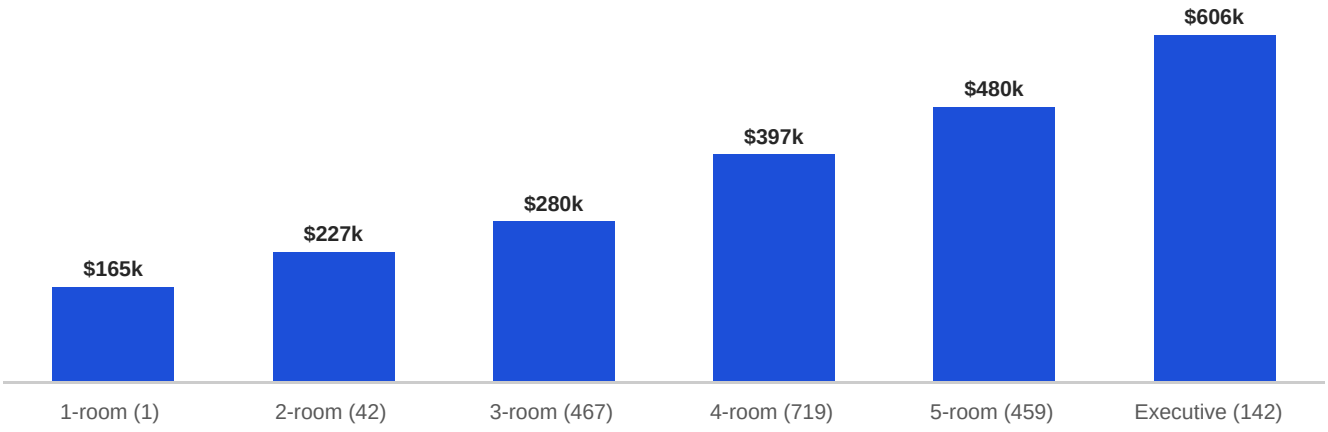
Flats sold each month, last 13 months



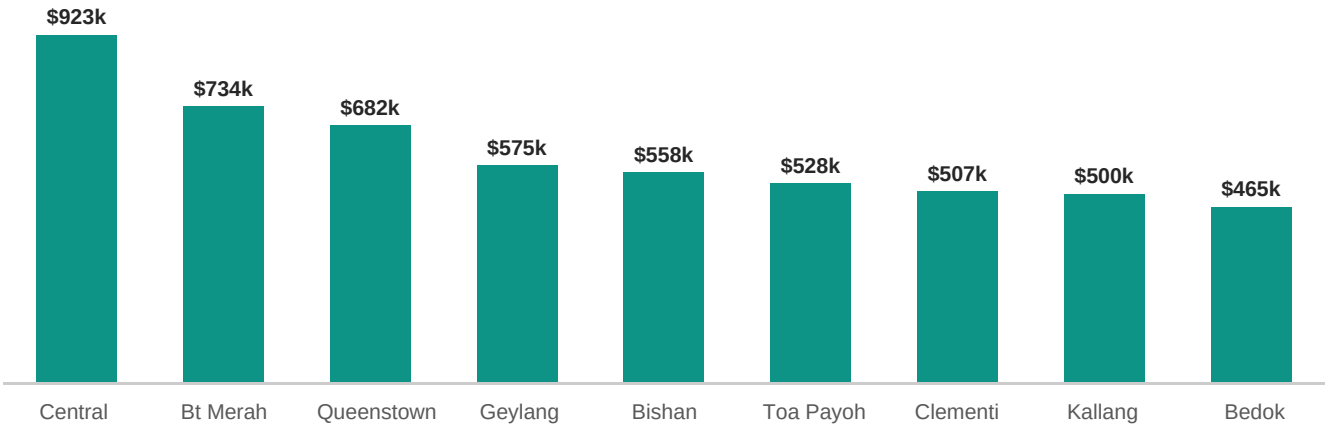
Median price each month, last 13 months



Median price by flat type (number sold), September 2019



Median 4-room price by town, dearest first



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



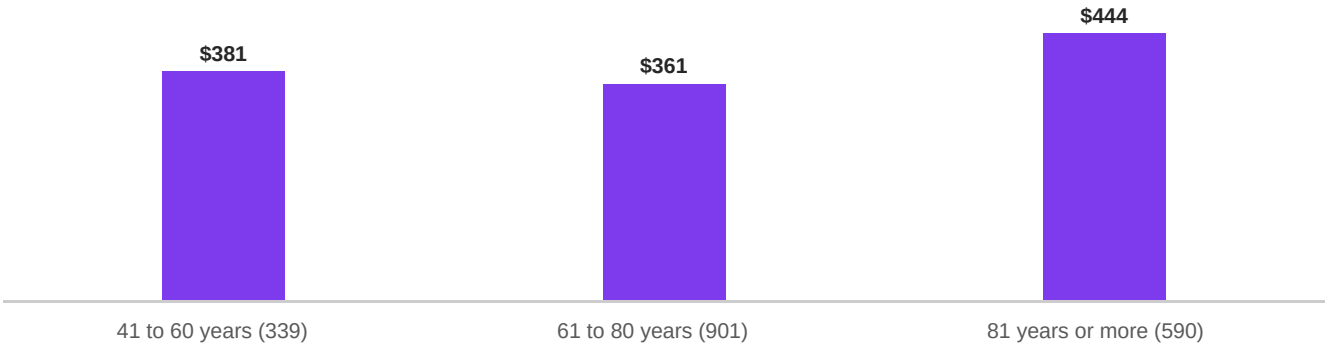
Median 4-room price by town, dearest first (continued)



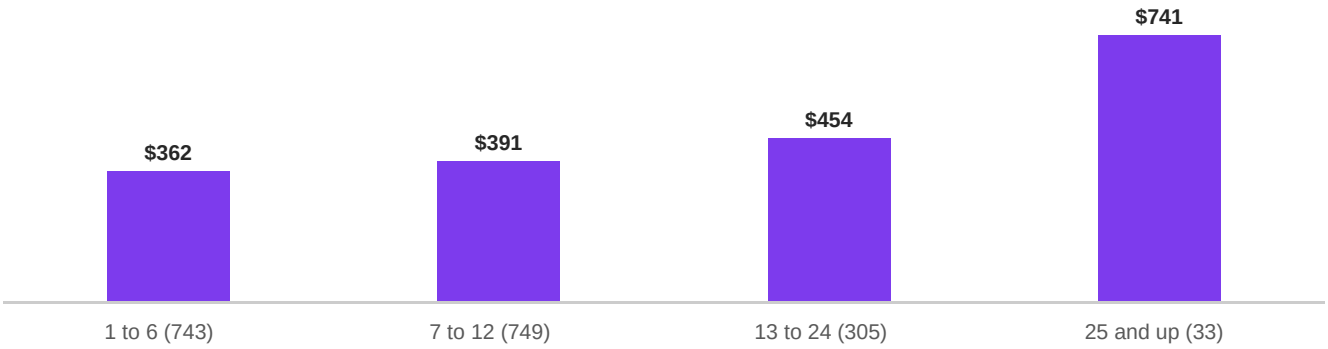
Town by town, September 2019

Ang Mo Kio: 83 sold - median $340,000 - 4-room median $419,000 - $389 psf
Bedok: 105 sold - median $345,000 - 4-room median $465,000 - $388 psf
Bishan: 35 sold - median $657,700 - 4-room median $558,000 - $534 psf - 1 at $1M+
Bukit Batok: 64 sold - median $364,000 - 4-room median $363,000 - $345 psf
Bukit Merah: 72 sold - median $605,000 - 4-room median $733,500 - $624 psf
Bukit Panjang: 68 sold - median $422,500 - 4-room median $372,500 - $382 psf
Bukit Timah: 6 sold - median $435,000 - 4-room median n/a - $587 psf
Central Area: 12 sold - median $465,000 - 4-room median $923,000 - $660 psf - 1 at $1M+
Choa Chu Kang: 85 sold - median $370,000 - 4-room median $330,000 - $314 psf
Clementi: 40 sold - median $387,500 - 4-room median $506,500 - $437 psf
Geylang: 43 sold - median $375,000 - 4-room median $575,000 - $431 psf
Hougang: 94 sold - median $398,500 - 4-room median $386,500 - $377 psf
Jurong East: 37 sold - median $355,000 - 4-room median $378,500 - $362 psf
Jurong West: 132 sold - median $376,500 - 4-room median $362,000 - $359 psf
Kallang/Whampoa: 55 sold - median $500,000 - 4-room median $500,000 - $474 psf
Marine Parade: 10 sold - median $378,900 - 4-room median n/a - $477 psf
Pasir Ris: 44 sold - median $482,500 - 4-room median $419,000 - $366 psf
Punggol: 81 sold - median $455,000 - 4-room median $460,000 - $460 psf
Queenstown: 44 sold - median $537,500 - 4-room median $682,000 - $602 psf - 2 at $1M+
Sembawang: 55 sold - median $388,000 - 4-room median $360,000 - $340 psf
Sengkang: 151 sold - median $420,000 - 4-room median $414,000 - $430 psf
Serangoon: 26 sold - median $491,500 - 4-room median $427,000 - $417 psf
Tampines: 110 sold - median $436,500 - 4-room median $408,000 - $401 psf
Toa Payoh: 69 sold - median $343,000 - 4-room median $527,500 - $404 psf
Woodlands: 146 sold - median $369,000 - 4-room median $335,000 - $327 psf
Yishun: 163 sold - median $355,000 - 4-room median $370,000 - $361 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2019

$1,040,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 07 to 09 - 1,701 sqft - $612 psf - 64 yrs lease left

$1,040,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 40 to 42 - 1,023 sqft - $1,017 psf - 90 yrs lease left

$1,030,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 22 to 24 - 1,259 sqft - $818 psf - 94 yrs lease left

$1,000,000 Blk 28 Ghim Moh Link, Queenstown
5-room - storey 31 to 33 - 1,216 sqft - $822 psf - 92 yrs lease left

$995,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,001 sqft - $994 psf - 90 yrs lease left

$990,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $630 psf - 68 yrs lease left

$976,666 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,173 sqft - $832 psf - 90 yrs lease left

$970,000 Blk 8 Boon Keng Rd, Kallang/Whampoa
5-room - storey 31 to 33 - 1,152 sqft - $842 psf - 90 yrs lease left

$950,000 Blk 6A Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $767 psf - 85 yrs lease left

$950,000 Blk 62A Strathmore Ave, Queenstown
5-room - storey 10 to 12 - 1,259 sqft - $754 psf - 90 yrs lease left

The 5 most affordable 4-room flats, September 2019

$235,000 Blk 412 Saujana Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $260 psf - 68 yrs lease left

$250,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $252 psf - 57 yrs lease left

$263,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $291 psf - 68 yrs lease left

$266,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $294 psf - 67 yrs lease left

$268,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $296 psf - 68 yrs lease left

The 10 busiest streets, September 2019

Yishun Ring Rd, Yishun: 30 sales
Yishun Ave 11, Yishun: 27 sales
Fernvale Rd, Sengkang: 25 sales
Woodlands Cres, Woodlands: 22 sales
Segar Rd, Bukit Panjang: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Bedok Reservoir Rd, Bedok: 17 sales
Yishun Ave 9, Yishun: 17 sales
Bedok Nth St 3, Bedok: 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