HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2020

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:01 pm.
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September 2020 in full

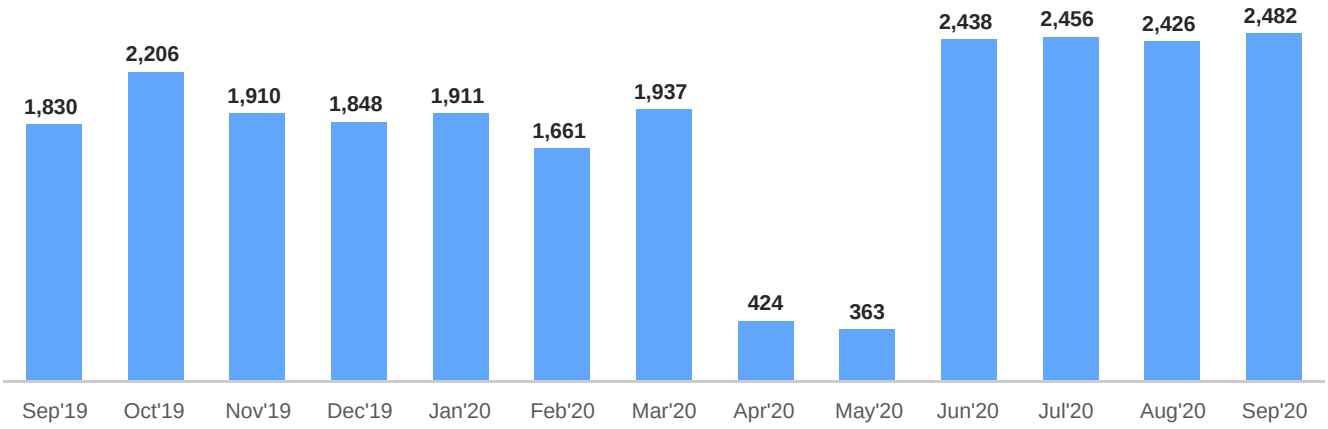
Flats sold: 2,482 Median price: $431,000 Median $psf: $407
Million-dollar flats: 8 (0.3%) Highest price: $1,258,000 (Central Area)

Against the month before: sales +2.3%, median price +1.4%. Against a year ago: sales +35.6%, median price +7.8%.

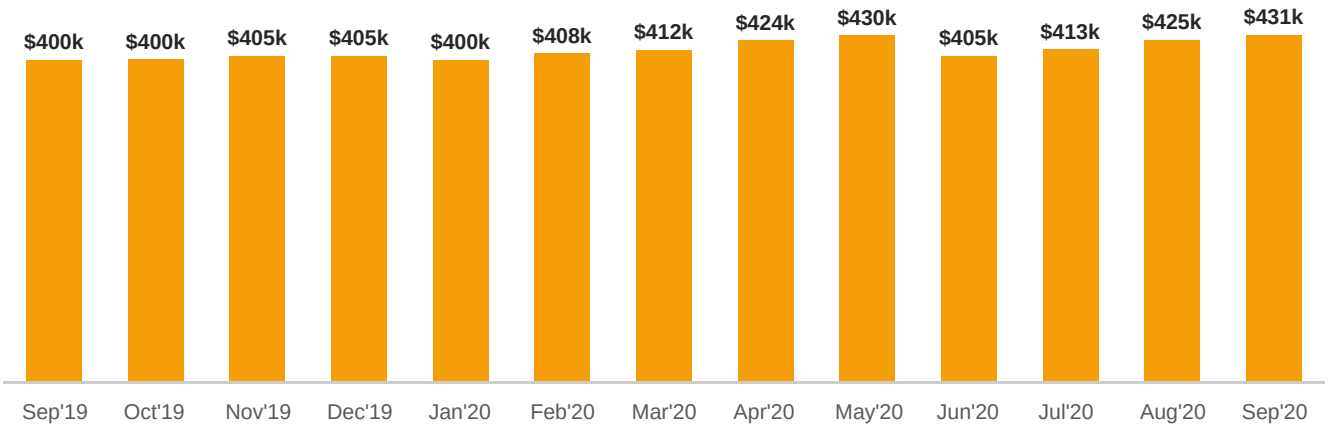
At a glance

- 2,482 HDB resale flats changed hands in September 2020, 2.3% more than the month before (2,426).
- Half of all flats sold for $431,000 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $420,000 (1,054 sales), or about $414 per square foot.
- 8 flats sold for $1 million or more (0.3% of all sales), most of them in Central Area, Queenstown, Bishan.
- The highest price was $1,258,000 for a 5-room flat at Blk 1B Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $355,000) and the dearest was Queenstown (median $815,000).
- The busiest town was Sengkang with 240 sales.

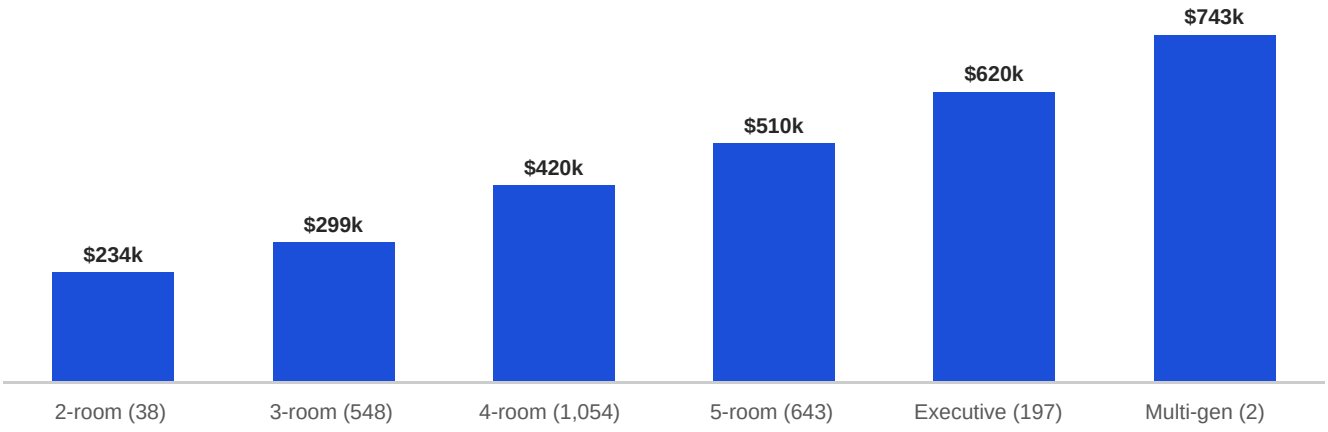
Flats sold each month, last 13 months



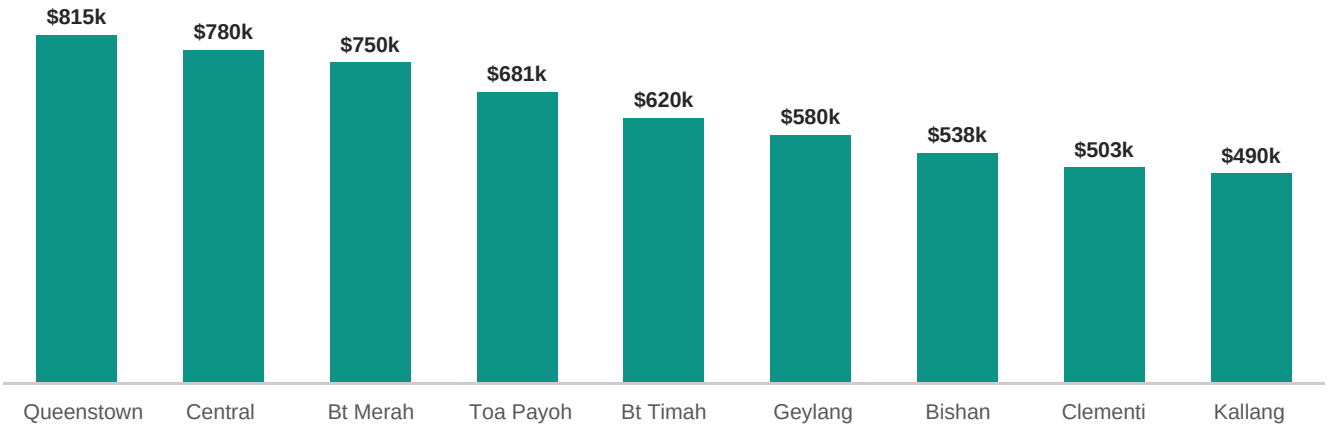
Median price each month, last 13 months



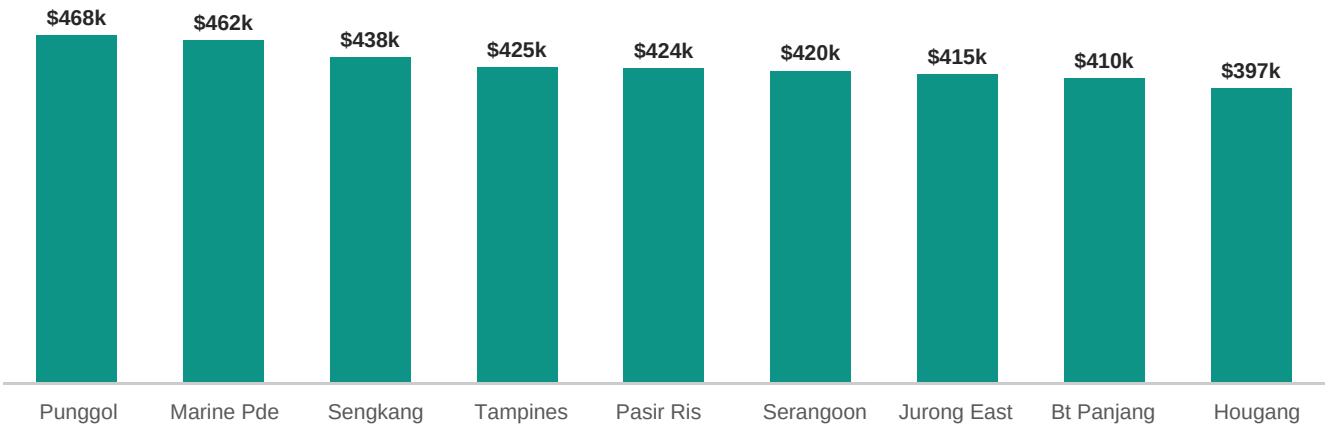
Median price by flat type (number sold), September 2020



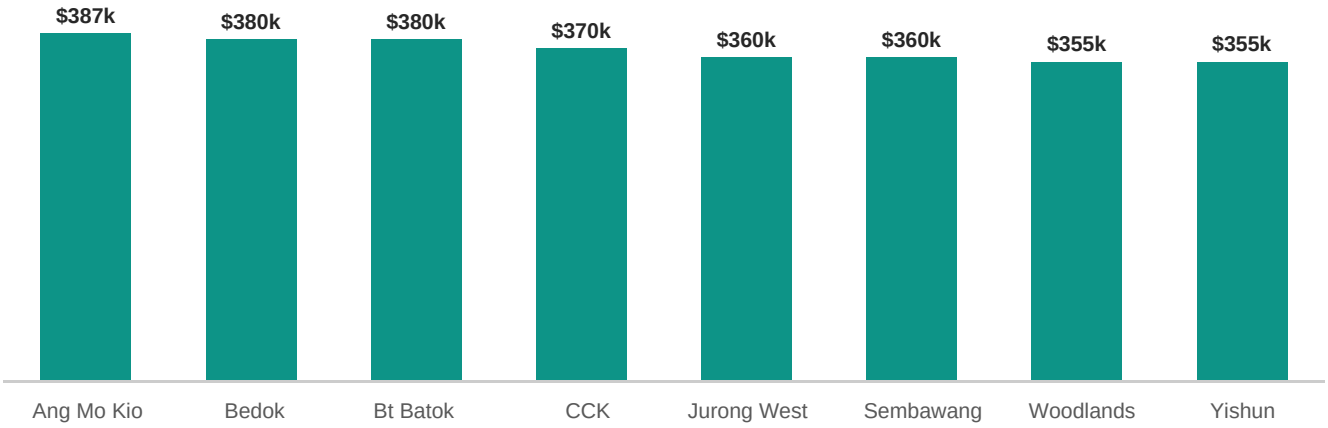
Median 4-room price by town, dearest first



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



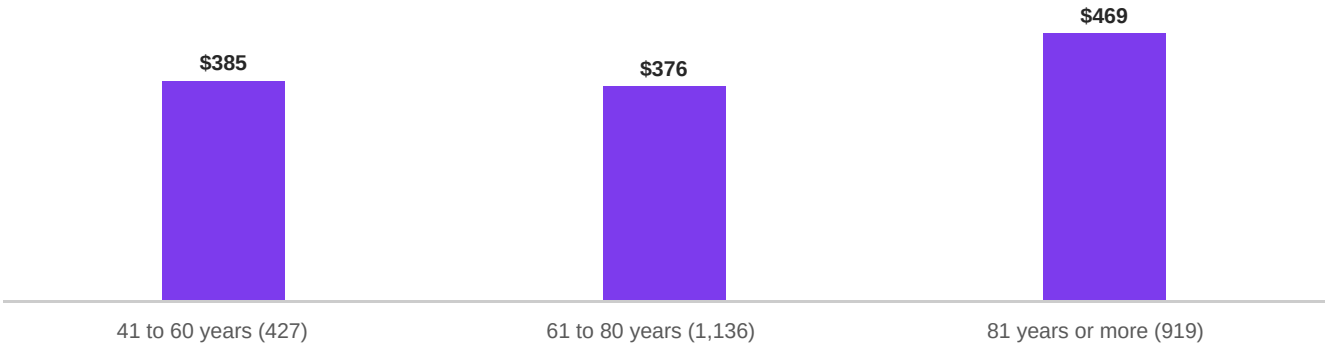
Median 4-room price by town, dearest first (continued)



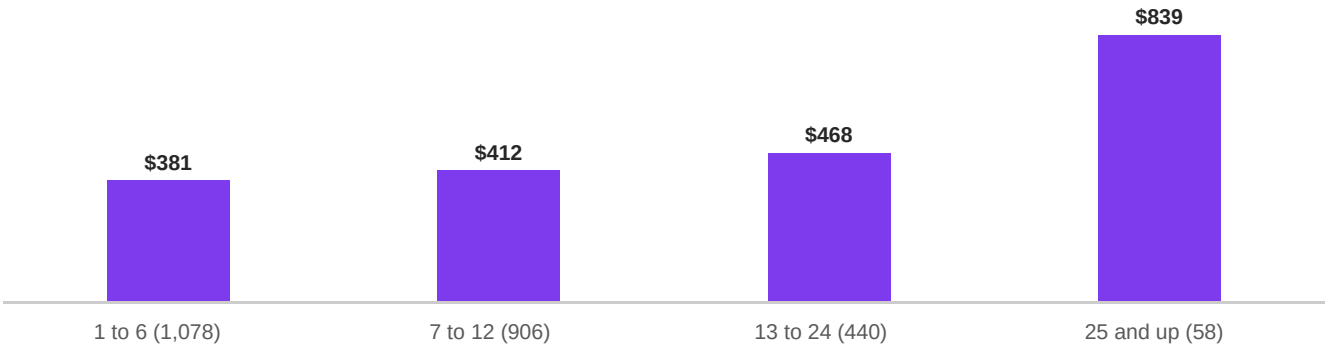
Town by town, September 2020

Ang Mo Kio: 104 sold - median $360,000 - 4-room median $386,888 - $394 psf
Bedok: 153 sold - median $368,000 - 4-room median $380,000 - $392 psf
Bishan: 46 sold - median $567,500 - 4-room median $538,000 - $513 psf - 1 at $1M+
Bukit Batok: 79 sold - median $400,000 - 4-room median $380,000 - $356 psf
Bukit Merah: 73 sold - median $600,000 - 4-room median $750,000 - $606 psf - 1 at $1M+
Bukit Panjang: 113 sold - median $425,000 - 4-room median $410,000 - $414 psf
Bukit Timah: 6 sold - median $620,000 - 4-room median $620,000 - $572 psf
Central Area: 22 sold - median $464,000 - 4-room median $780,000 - $684 psf - 3 at $1M+
Choa Chu Kang: 78 sold - median $413,500 - 4-room median $370,000 - $346 psf
Clementi: 52 sold - median $430,000 - 4-room median $503,000 - $446 psf
Geylang: 56 sold - median $528,000 - 4-room median $580,000 - $467 psf
Hougang: 143 sold - median $430,000 - 4-room median $397,000 - $395 psf
Jurong East: 50 sold - median $415,000 - 4-room median $415,000 - $384 psf
Jurong West: 153 sold - median $428,000 - 4-room median $360,000 - $372 psf
Kallang/Whampoa: 56 sold - median $476,500 - 4-room median $490,000 - $440 psf - 1 at $1M+
Marine Parade: 13 sold - median $445,000 - 4-room median $461,500 - $505 psf
Pasir Ris: 100 sold - median $484,000 - 4-room median $424,000 - $373 psf
Punggol: 209 sold - median $460,000 - 4-room median $468,444 - $479 psf
Queenstown: 75 sold - median $700,000 - 4-room median $815,000 - $750 psf - 2 at $1M+
Sembawang: 46 sold - median $386,500 - 4-room median $360,000 - $345 psf
Sengkang: 240 sold - median $442,500 - 4-room median $438,000 - $434 psf
Serangoon: 44 sold - median $442,500 - 4-room median $420,000 - $465 psf
Tampines: 197 sold - median $470,000 - 4-room median $425,000 - $409 psf
Toa Payoh: 83 sold - median $301,000 - 4-room median $681,000 - $416 psf
Woodlands: 118 sold - median $380,944 - 4-room median $355,000 - $341 psf
Yishun: 173 sold - median $355,000 - 4-room median $355,000 - $373 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2020

$1,258,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,152 sqft - $1,092 psf - 89 yrs lease left

$1,208,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 40 to 42 - 1,141 sqft - $1,059 psf - 89 yrs lease left

$1,158,000 Blk 18C Holland Dr, Queenstown
5-room - storey 19 to 21 - 1,259 sqft - $920 psf - 91 yrs lease left

$1,138,000 Blk 9A Boon Tiong Rd, Bukit Merah
5-room - storey 22 to 24 - 1,206 sqft - $944 psf - 94 yrs lease left

$1,100,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,076 psf - 89 yrs lease left

$1,078,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $668 psf - 74 yrs lease left

$1,044,888 Blk 245 Bishan St 22, Bishan
Executive - storey 13 to 15 - 1,658 sqft - $630 psf - 70 yrs lease left

$1,000,000 Blk 55 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,830 sqft - $546 psf - 50 yrs lease left

$988,000 Blk 441A Clementi Ave 3, Clementi
5-room - storey 16 to 18 - 1,249 sqft - $791 psf - 90 yrs lease left

$988,000 Blk 92 Dawson Rd, Queenstown
5-room - storey 28 to 30 - 1,066 sqft - $927 psf - 94 yrs lease left

The 5 most affordable 4-room flats, September 2020

$260,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $263 psf - 56 yrs lease left

$265,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $280 psf - 54 yrs lease left

$280,000 Blk 262 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $310 psf - 64 yrs lease left

$288,000 Blk 279 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $319 psf - 64 yrs lease left

$288,000 Blk 213 Marsiling Cres, Woodlands

4-room - storey 04 to 06 - 1,119 sqft - $257 psf - 61 yrs lease left

The 10 busiest streets, September 2020

Yishun Ring Rd, Yishun: 41 sales
Fernvale Link, Sengkang: 40 sales
Punggol Dr, Punggol: 39 sales
Edgefield Plains, Punggol: 36 sales
Punggol Field, Punggol: 35 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Segar Rd, Bukit Panjang: 32 sales
Punggol Walk, Punggol: 30 sales
Bedok Reservoir Rd, Bedok: 29 sales
Pasir Ris St 51, Pasir Ris: 26 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