HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2021

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:00 pm.
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September 2021 in full

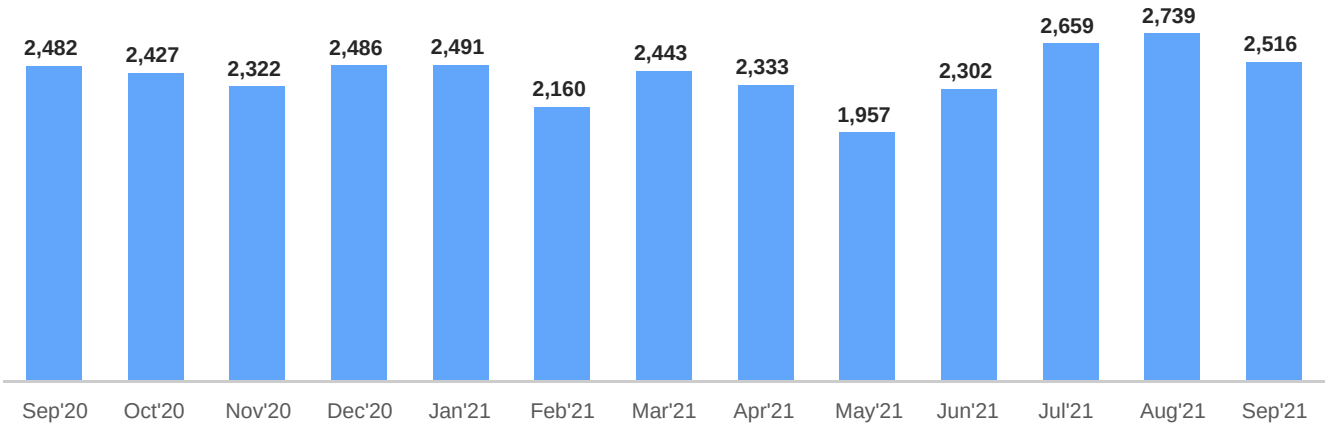
Flats sold: 2,516 **Median price: $492,000** **Median $psf: $465**
Million-dollar flats: 23 (0.9%) **Highest price: $1,295,000 (Bishan)**

Against the month before: sales -8.1%, median price +0.4%. Against a year ago: sales +1.4%, median price +14.2%.

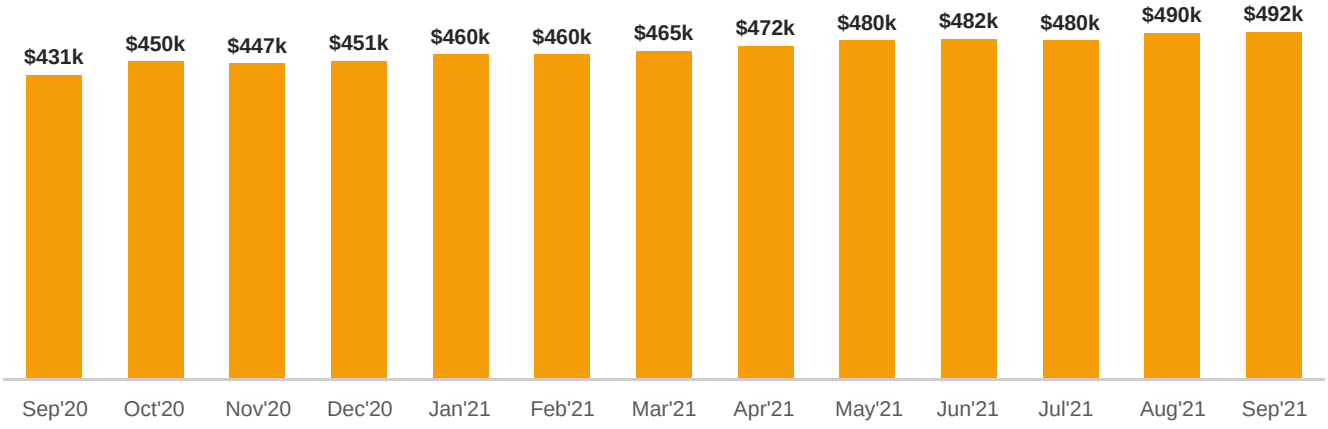
At a glance

- 2,516 HDB resale flats changed hands in September 2021, 8.1% fewer than the month before (2,739).
- Half of all flats sold for $492,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $480,000 (1,077 sales), or about $475 per square foot.
- 23 flats sold for $1 million or more (0.9% of all sales), most of them in Bishan, Central Area, Bukit Merah.
- The highest price was $1,295,000 for a 5-room flat at Blk 273A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Sembawang (median $403,888) and the dearest was Bukit Merah (median $790,000).
- The busiest town was Punggol with 238 sales.

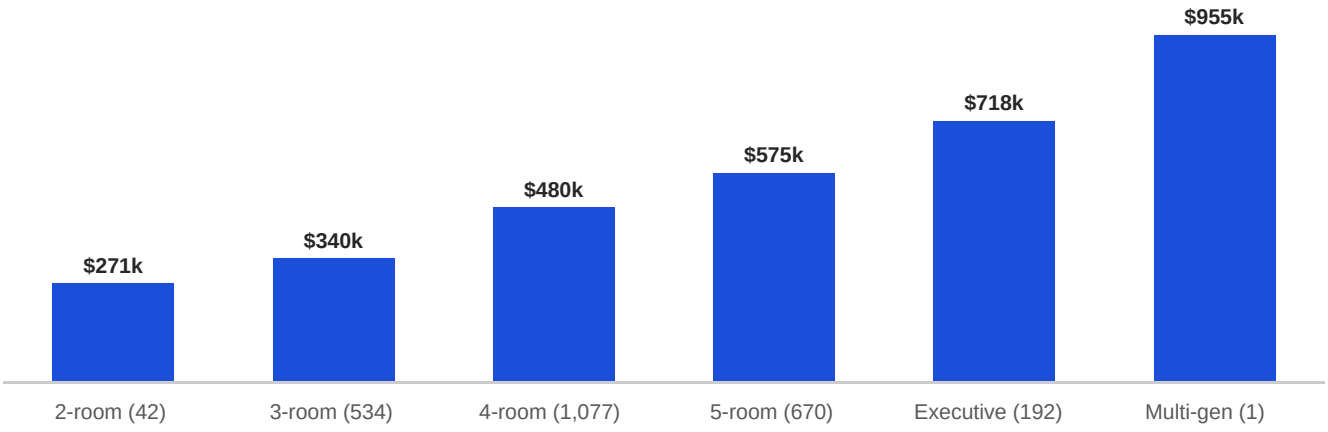
Flats sold each month, last 13 months



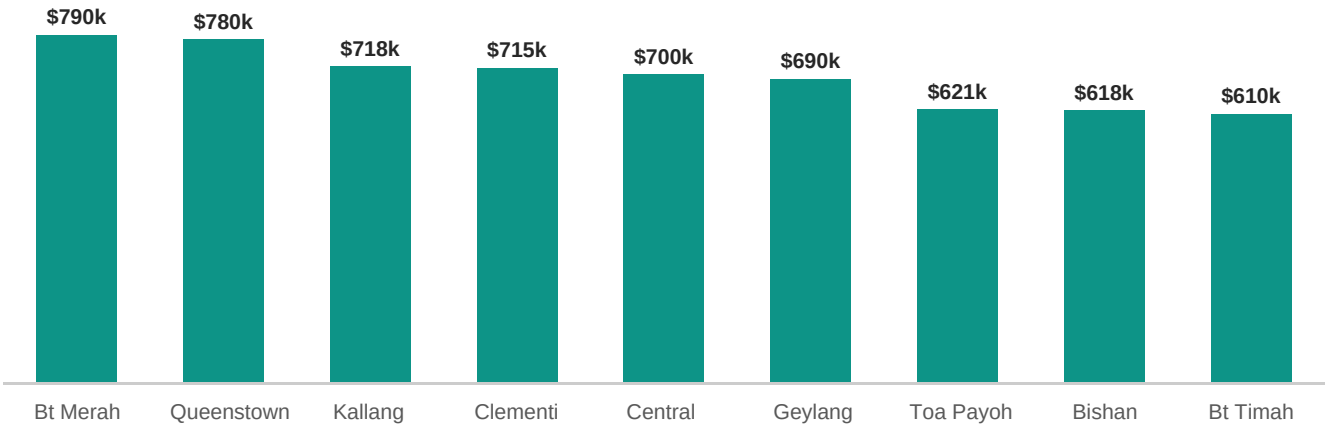
Median price each month, last 13 months



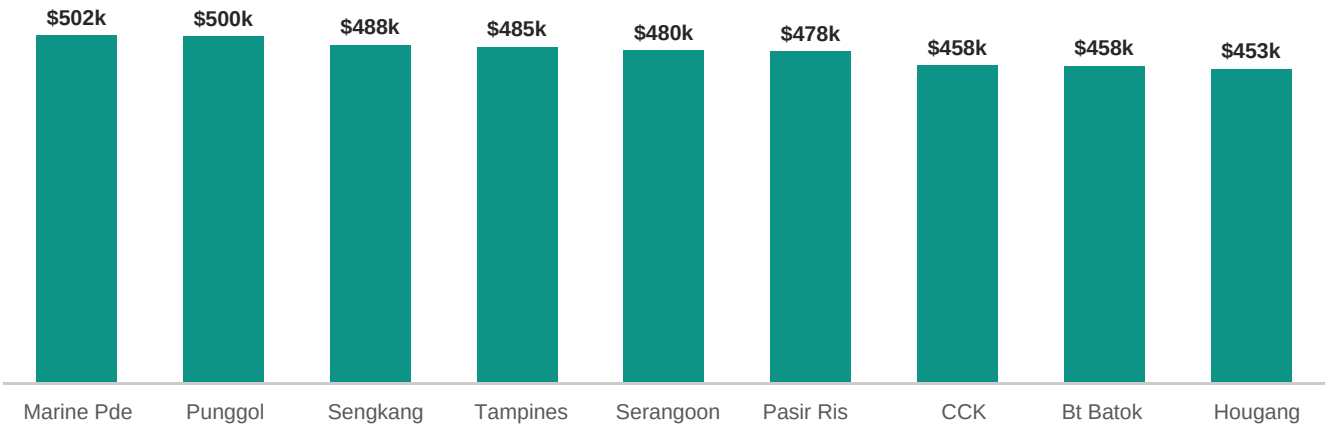
Median price by flat type (number sold), September 2021



Median 4-room price by town, dearest first



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



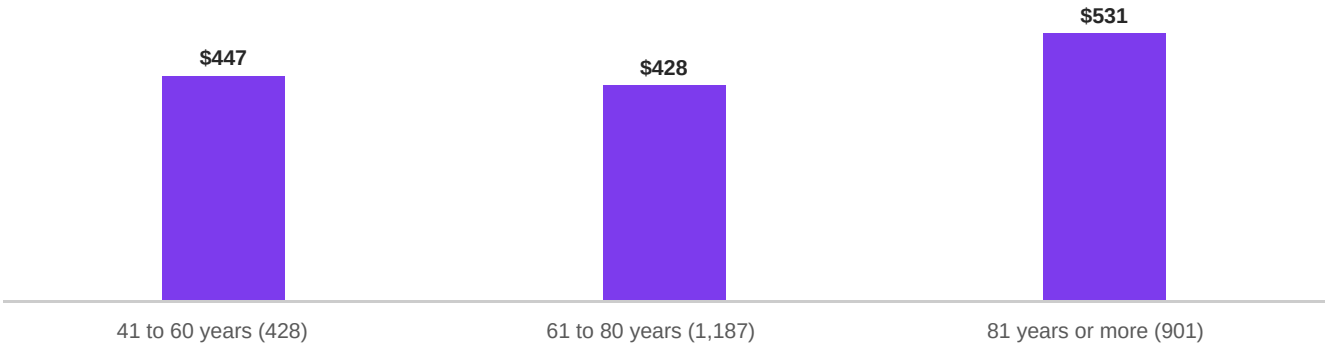
Median 4-room price by town, dearest first (continued)



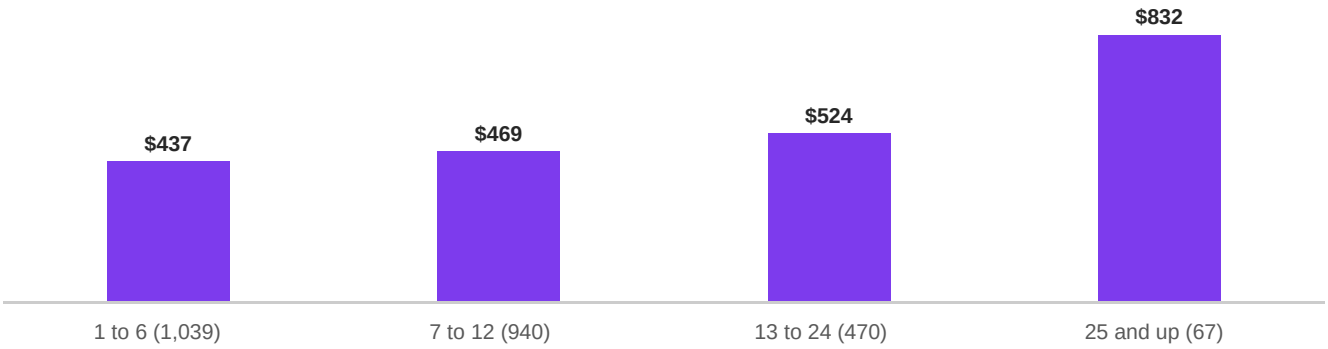
Town by town, September 2021

Ang Mo Kio: 85 sold - median $400,000 - 4-room median $443,500 - $449 psf
Bedok: 140 sold - median $416,500 - 4-room median $435,000 - $443 psf
Bishan: 51 sold - median $680,888 - 4-room median $618,000 - $564 psf - 6 at $1M+
Bukit Batok: 60 sold - median $457,500 - 4-room median $457,500 - $434 psf
Bukit Merah: 94 sold - median $647,500 - 4-room median $790,000 - $699 psf - 4 at $1M+
Bukit Panjang: 84 sold - median $490,000 - 4-room median $439,000 - $463 psf
Bukit Timah: 9 sold - median $730,000 - 4-room median $610,000 - $590 psf - 1 at $1M+
Central Area: 23 sold - median $585,000 - 4-room median $700,000 - $641 psf - 5 at $1M+
Choa Chu Kang: 142 sold - median $480,000 - 4-room median $458,000 - $451 psf
Clementi: 52 sold - median $535,000 - 4-room median $715,000 - $536 psf
Geylang: 58 sold - median $526,000 - 4-room median $690,000 - $497 psf
Hougang: 126 sold - median $473,000 - 4-room median $453,000 - $452 psf
Jurong East: 45 sold - median $460,000 - 4-room median $435,000 - $423 psf
Jurong West: 132 sold - median $470,000 - 4-room median $450,000 - $420 psf
Kallang/Whampoa: 78 sold - median $547,500 - 4-room median $718,000 - $555 psf - 2 at $1M+
Marine Parade: 16 sold - median $482,500 - 4-room median $502,000 - $550 psf
Pasir Ris: 89 sold - median $560,000 - 4-room median $478,000 - $424 psf
Punggol: 238 sold - median $500,944 - 4-room median $500,000 - $508 psf
Queenstown: 95 sold - median $720,000 - 4-room median $780,000 - $711 psf - 3 at $1M+
Sembawang: 62 sold - median $482,500 - 4-room median $403,888 - $418 psf
Sengkang: 219 sold - median $500,000 - 4-room median $488,000 - $474 psf
Serangoon: 44 sold - median $490,000 - 4-room median $480,000 - $475 psf
Tampines: 208 sold - median $516,844 - 4-room median $485,000 - $459 psf
Toa Payoh: 73 sold - median $443,000 - 4-room median $621,000 - $481 psf - 2 at $1M+
Woodlands: 138 sold - median $447,500 - 4-room median $420,000 - $407 psf
Yishun: 155 sold - median $430,000 - 4-room median $435,000 - $437 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2021

$1,295,000 Blk 273A Bishan St 24, Bishan
5-room - storey 37 to 39 - 1,292 sqft - $1,003 psf - 89 yrs lease left

$1,235,000 Blk 46 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,594 sqft - $476 psf - 49 yrs lease left

$1,220,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 28 to 30 - 1,216 sqft - $1,003 psf - 96 yrs lease left

$1,200,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,001 sqft - $1,199 psf - 88 yrs lease left

$1,188,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $1,031 psf - 88 yrs lease left

$1,140,000 Blk 53 Havelock Rd, Bukit Merah
5-room - storey 37 to 39 - 1,227 sqft - $929 psf - 90 yrs lease left

$1,125,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,152 sqft - $977 psf - 88 yrs lease left

$1,100,000 Blk 443 Sin Ming Ave, Bishan
Executive - storey 07 to 09 - 2,142 sqft - $514 psf - 67 yrs lease left

$1,100,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 22 to 24 - 1,152 sqft - $955 psf - 88 yrs lease left

$1,100,000 Blk 86 Dawson Rd, Queenstown
5-room - storey 37 to 39 - 1,163 sqft - $946 psf - 94 yrs lease left

The 5 most affordable 4-room flats, September 2021

$300,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 980 sqft - $306 psf - 59 yrs lease left

$323,000 Blk 22 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $326 psf - 54 yrs lease left

$330,000 Blk 449 Jurong West St 42, Jurong West

4-room - storey 01 to 03 - 1,098 sqft - $301 psf - 62 yrs lease left

$335,000 Blk 203 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $335 psf - 59 yrs lease left

$338,000 Blk 222 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 13 to 15 - 883 sqft - $383 psf - 53 yrs lease left

The 10 busiest streets, September 2021

Edgedale Plains, Punggol: 46 sales
Punggol Way, Punggol: 32 sales
Bedok Reservoir Rd, Bedok: 31 sales
Yishun Ring Rd, Yishun: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Punggol Dr, Punggol: 26 sales
Punggol Walk, Punggol: 24 sales
Punggol Field, Punggol: 24 sales
Edgefield Plains, Punggol: 22 sales
Dawson Rd, Queenstown: 22 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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