HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2022

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:59 pm.
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September 2022 in full

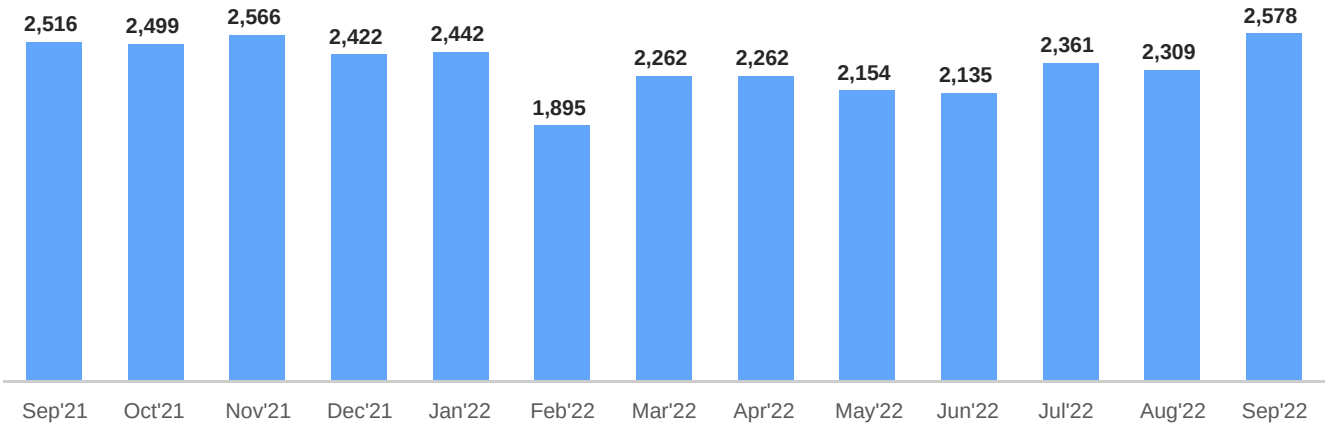
Flats sold: 2,578 Median price: $538,000 Median $psf: $512
Million-dollar flats: 45 (1.7%) Highest price: $1,330,000 (Bishan)

Against the month before: sales +11.7%, median price +3.1%. Against a year ago: sales +2.5%, median price +9.3%.

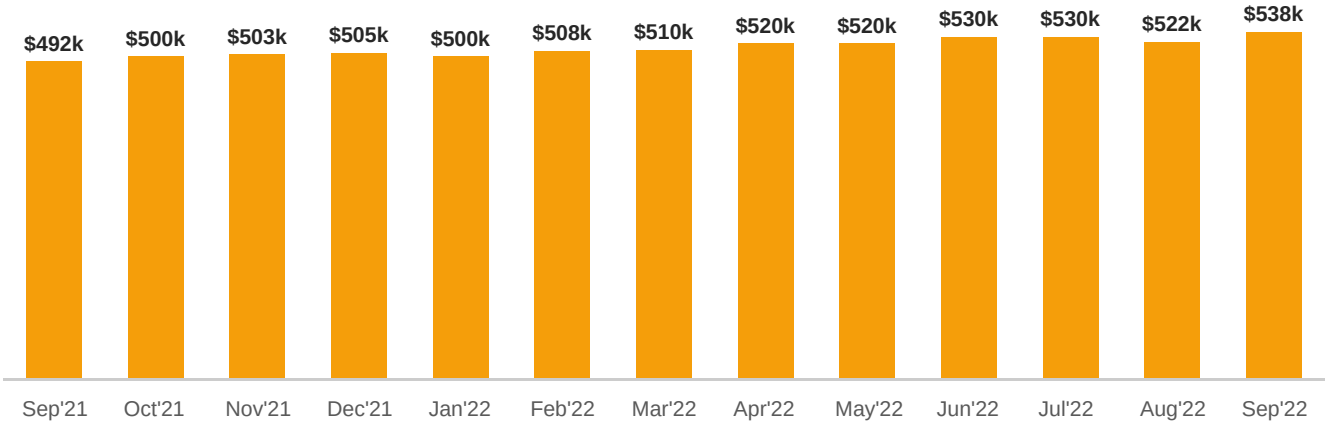
At a glance

- 2,578 HDB resale flats changed hands in September 2022, 11.7% more than the month before (2,309).
- Half of all flats sold for $538,000 or less (the median price), up 3.1% from the month before.
- A typical 4-room flat sold for $523,888 (1,061 sales), or about $515 per square foot.
- 45 flats sold for $1 million or more (1.7% of all sales), most of them in Kallang/Whampoa, Bishan, Bukit Merah.
- The highest price was $1,330,000 for a 5-room flat at Blk 273A Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $468,500) and the dearest was Queenstown (median $872,500).
- The busiest town was Sengkang with 213 sales.

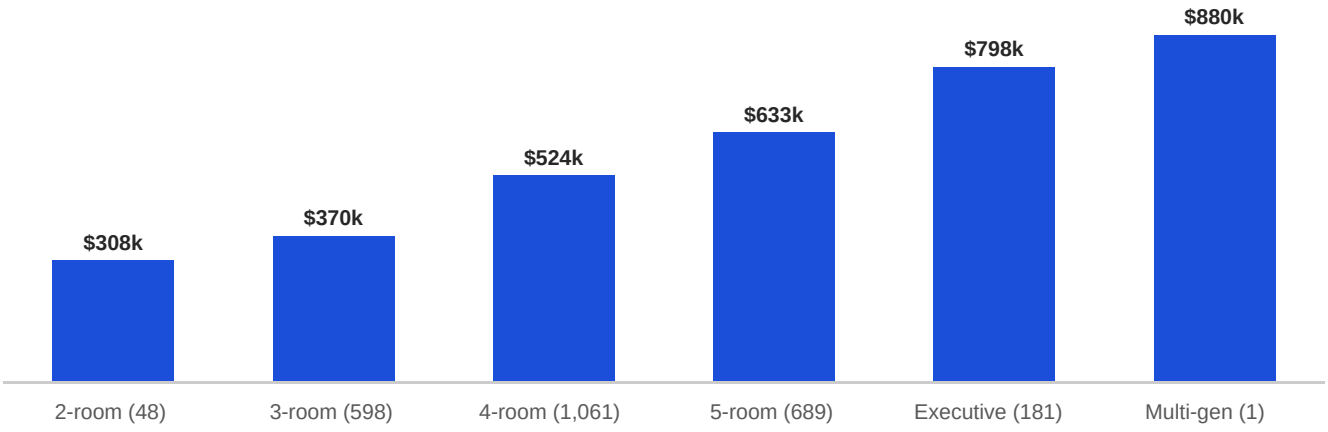
Flats sold each month, last 13 months



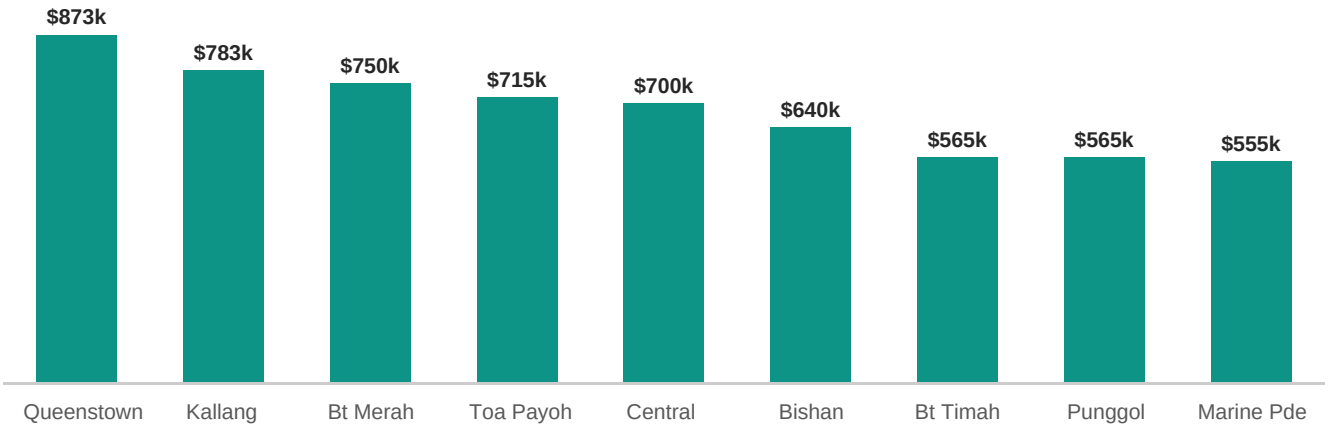
Median price each month, last 13 months



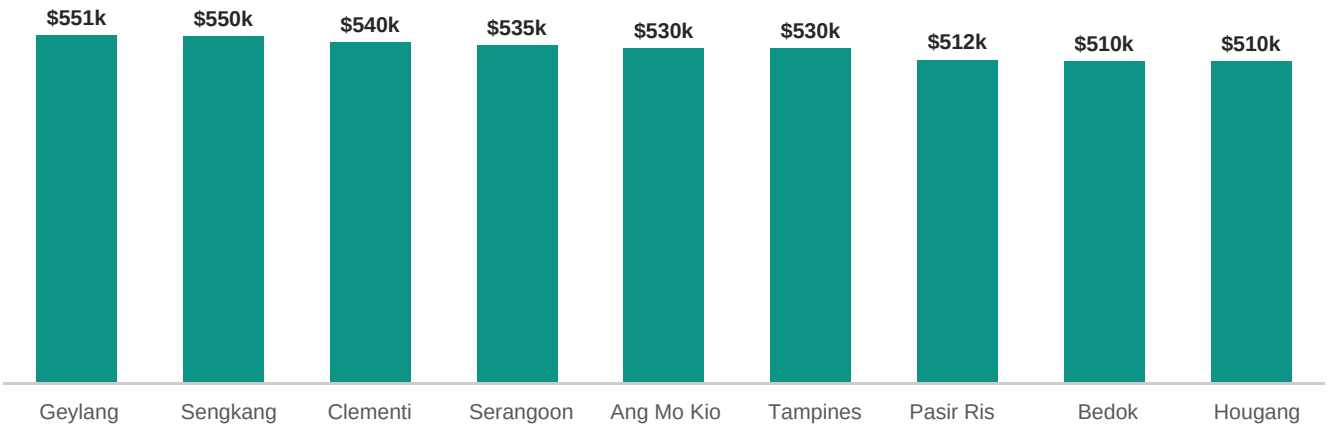
Median price by flat type (number sold), September 2022



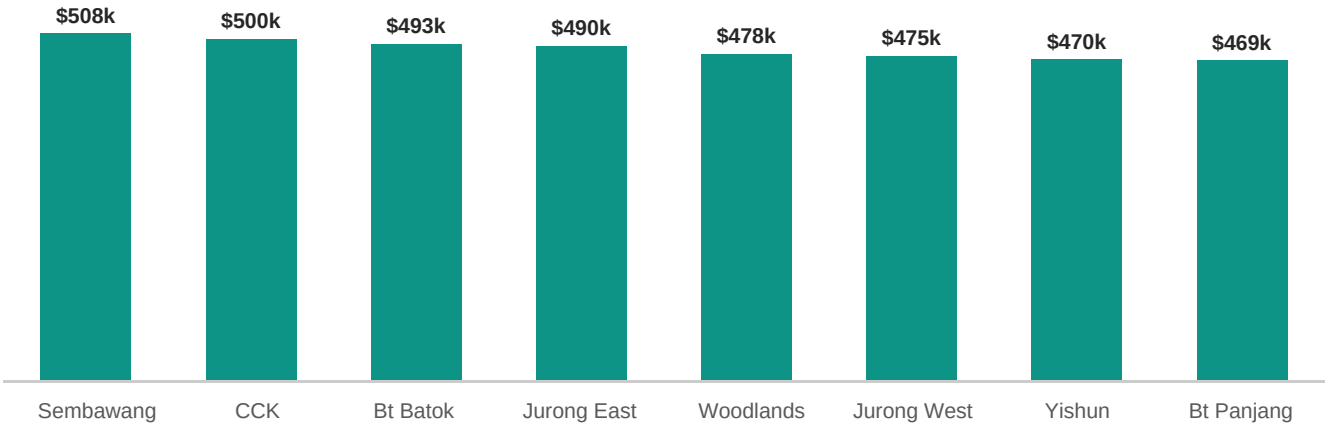
Median 4-room price by town, dearest first



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



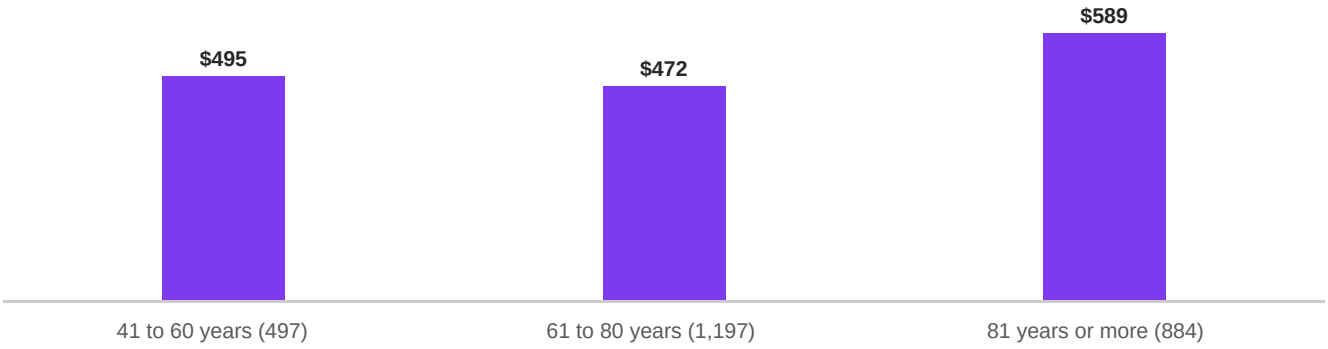
Median 4-room price by town, dearest first (continued)



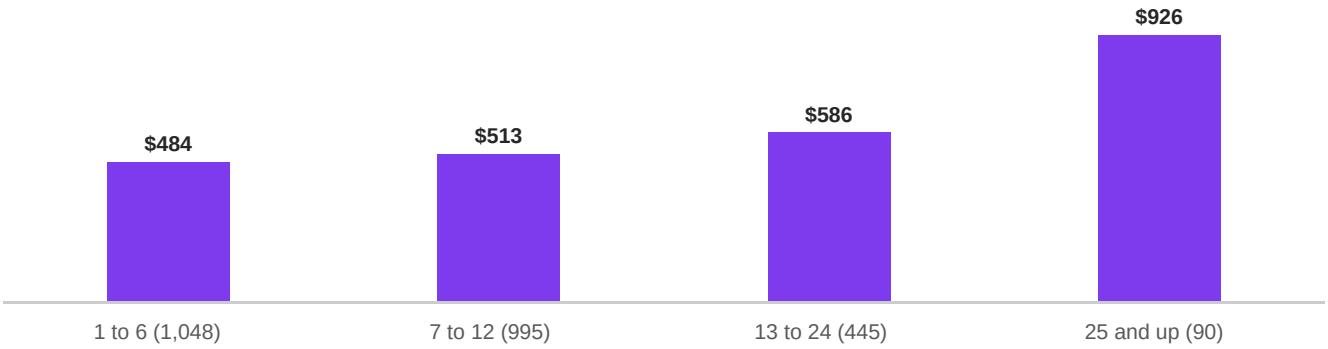
Town by town, September 2022

Ang Mo Kio: 100 sold - median $448,444 - 4-room median $530,000 - $513 psf - 5 at $1M+
Bedok: 132 sold - median $467,500 - 4-room median $510,000 - $498 psf
Bishan: 51 sold - median $780,000 - 4-room median $640,000 - $624 psf - 6 at $1M+
Bukit Batok: 83 sold - median $485,000 - 4-room median $492,500 - $484 psf
Bukit Merah: 85 sold - median $620,000 - 4-room median $750,000 - $619 psf - 6 at $1M+
Bukit Panjang: 88 sold - median $530,000 - 4-room median $468,500 - $486 psf
Bukit Timah: 7 sold - median $743,888 - 4-room median $565,000 - $665 psf - 1 at $1M+
Central Area: 27 sold - median $548,000 - 4-room median $700,000 - $657 psf - 3 at $1M+
Choa Chu Kang: 144 sold - median $528,000 - 4-room median $500,000 - $477 psf
Clementi: 42 sold - median $500,000 - 4-room median $540,000 - $542 psf - 3 at $1M+
Geylang: 63 sold - median $441,000 - 4-room median $551,444 - $514 psf - 1 at $1M+
Hougang: 122 sold - median $510,000 - 4-room median $510,000 - $500 psf - 1 at $1M+
Jurong East: 46 sold - median $490,000 - 4-room median $490,000 - $480 psf
Jurong West: 159 sold - median $510,000 - 4-room median $475,000 - $457 psf
Kallang/Whampoa: 81 sold - median $753,000 - 4-room median $783,000 - $684 psf - 7 at $1M+
Marine Parade: 21 sold - median $460,000 - 4-room median $555,000 - $587 psf
Pasir Ris: 66 sold - median $613,500 - 4-room median $512,000 - $469 psf - 1 at $1M+
Punggol: 196 sold - median $571,444 - 4-room median $565,000 - $562 psf - 1 at $1M+
Queenstown: 89 sold - median $730,000 - 4-room median $872,500 - $818 psf - 2 at $1M+
Sembawang: 96 sold - median $552,500 - 4-room median $508,000 - $511 psf
Sengkang: 213 sold - median $560,000 - 4-room median $550,000 - $539 psf
Serangoon: 40 sold - median $536,000 - 4-room median $535,000 - $535 psf - 1 at $1M+
Tampines: 149 sold - median $550,888 - 4-room median $530,000 - $498 psf - 2 at $1M+
Toa Payoh: 79 sold - median $650,000 - 4-room median $715,000 - $594 psf - 4 at $1M+
Woodlands: 195 sold - median $520,000 - 4-room median $478,000 - $457 psf - 1 at $1M+
Yishun: 204 sold - median $465,000 - 4-room median $470,000 - $492 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2022

$1,330,000 Blk 273A Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $1,030 psf - 88 yrs lease left

$1,320,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 37 to 39 - 1,216 sqft - $1,085 psf - 95 yrs lease left

$1,288,888 Blk 1C Cantonment Rd, Central Area
5-room - storey 31 to 33 - 1,130 sqft - $1,140 psf - 87 yrs lease left

$1,280,000 Blk 453 Sin Ming Ave, Bishan
Executive - storey 16 to 18 - 1,744 sqft - $734 psf - 66 yrs lease left

$1,280,000 Blk 9B Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,206 sqft - $1,062 psf - 92 yrs lease left

$1,280,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $814 psf - 65 yrs lease left

$1,280,000 Blk 7 Boon Keng Rd, Kallang/Whampoa
5-room - storey 34 to 36 - 1,173 sqft - $1,091 psf - 87 yrs lease left

$1,280,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,259 sqft - $1,016 psf - 88 yrs lease left

$1,270,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,259 sqft - $1,008 psf - 88 yrs lease left

$1,250,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,679 sqft - $744 psf - 72 yrs lease left

The 5 most affordable 4-room flats, September 2022

$360,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 07 to 09 - 904 sqft - $398 psf - 64 yrs lease left

$363,000 Blk 249 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $401 psf - 61 yrs lease left

$368,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $407 psf - 65 yrs lease left

$380,000 Blk 275 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $420 psf - 62 yrs lease left

$385,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $426 psf - 65 yrs lease left

The 10 busiest streets, September 2022

Edgedale Plains, Punggol: 43 sales
Yishun Ring Rd, Yishun: 43 sales
Lor 1 Toa Payoh, Toa Payoh: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 27 sales
Ghim Moh Link, Queenstown: 25 sales
Keat Hong Cl, Choa Chu Kang: 24 sales
Punggol Field, Punggol: 24 sales
Compassvale Cres, Sengkang: 24 sales
Segar Rd, Bukit Panjang: 23 sales
Punggol Dr, Punggol: 23 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