HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2023

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:58 pm.
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September 2023 in full

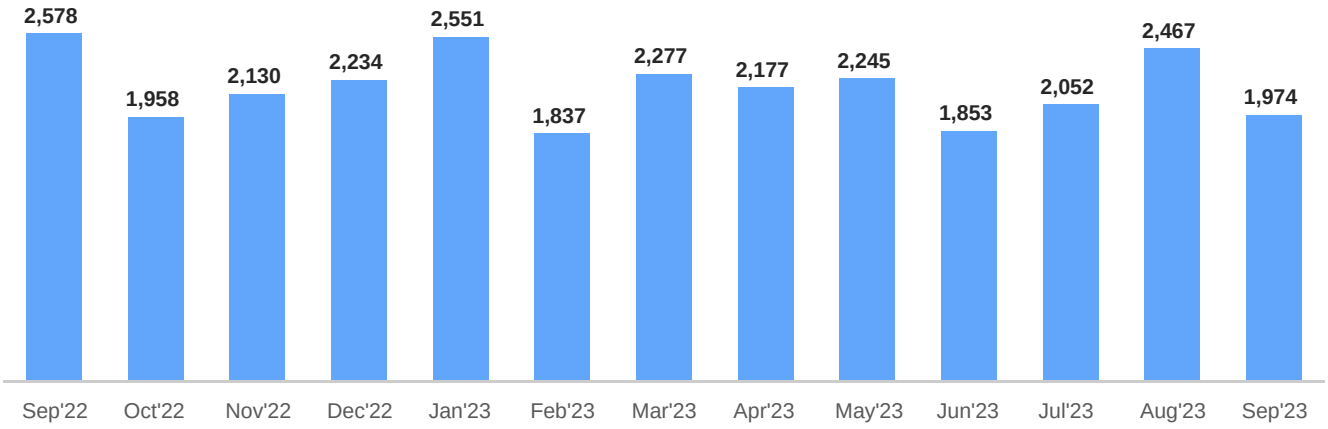
Flats sold: 1,974 Median price: $550,000 Median $psf: $534
Million-dollar flats: 42 (2.1%) Highest price: $1,450,000 (Bishan)

Against the month before: sales -20.0%, median price -0.9%. Against a year ago: sales -23.4%, median price +2.2%.

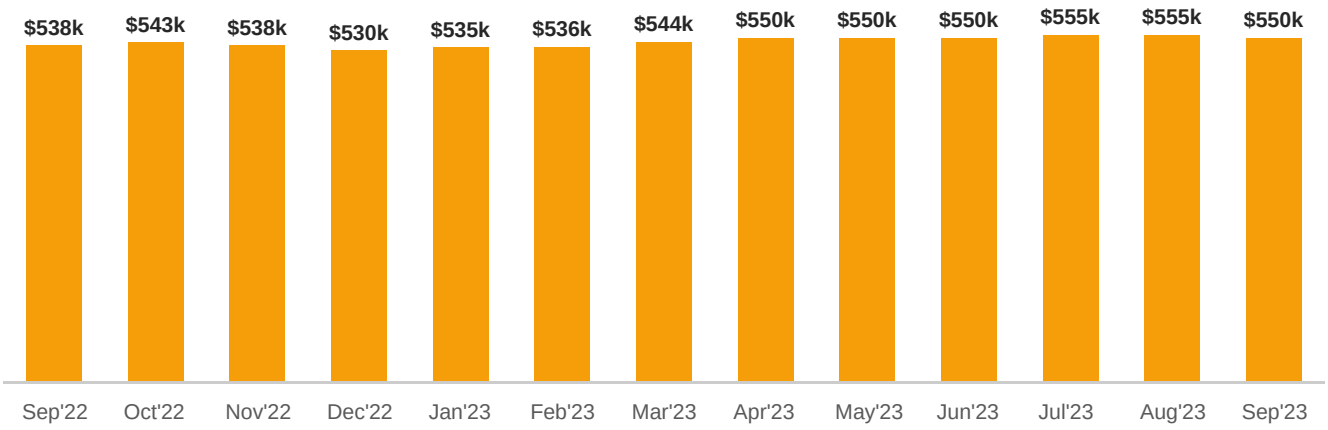
At a glance

- 1,974 HDB resale flats changed hands in September 2023, 20.0% fewer than the month before (2,467).
- Half of all flats sold for $550,000 or less (the median price), down 0.9% from the month before.
- A typical 4-room flat sold for $555,000 (870 sales), or about $541 per square foot.
- 42 flats sold for $1 million or more (2.1% of all sales), most of them in Toa Payoh, Bishan, Bukit Merah.
- The highest price was $1,450,000 for an executive flat at Blk 278 Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Jurong East (median $465,000) and the dearest was Central Area (median $944,000).
- The busiest town was Woodlands with 157 sales.

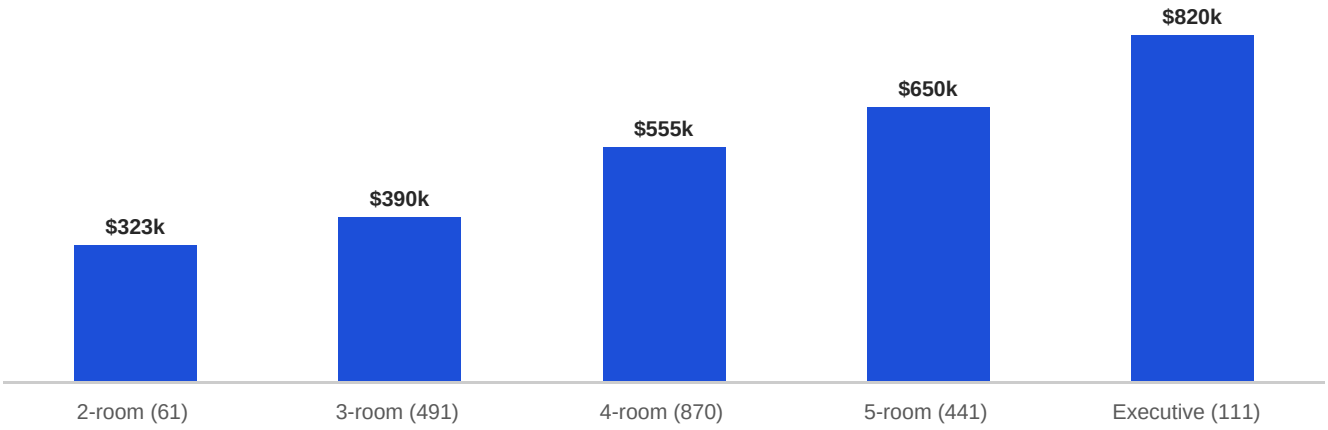
Flats sold each month, last 13 months



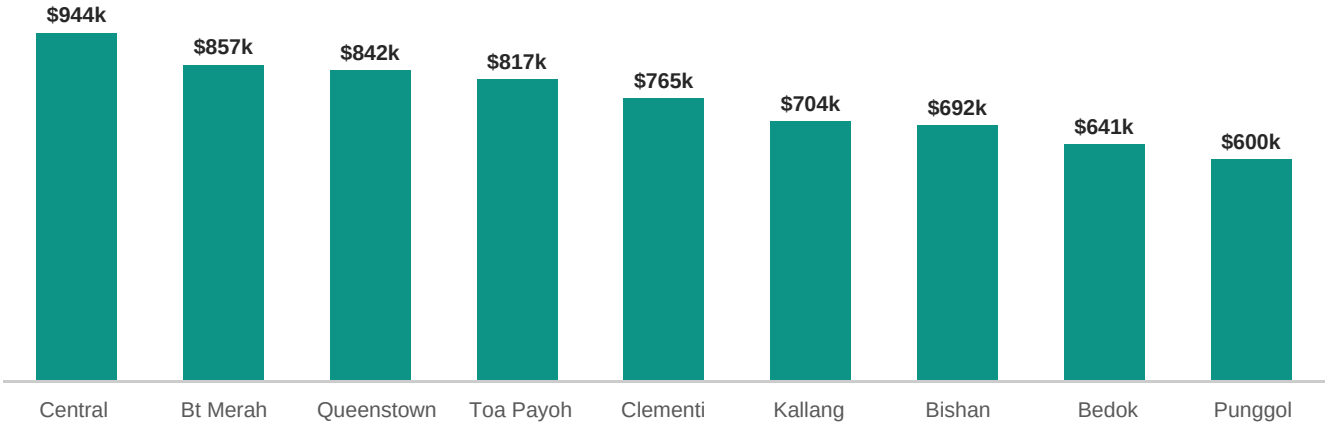
Median price each month, last 13 months



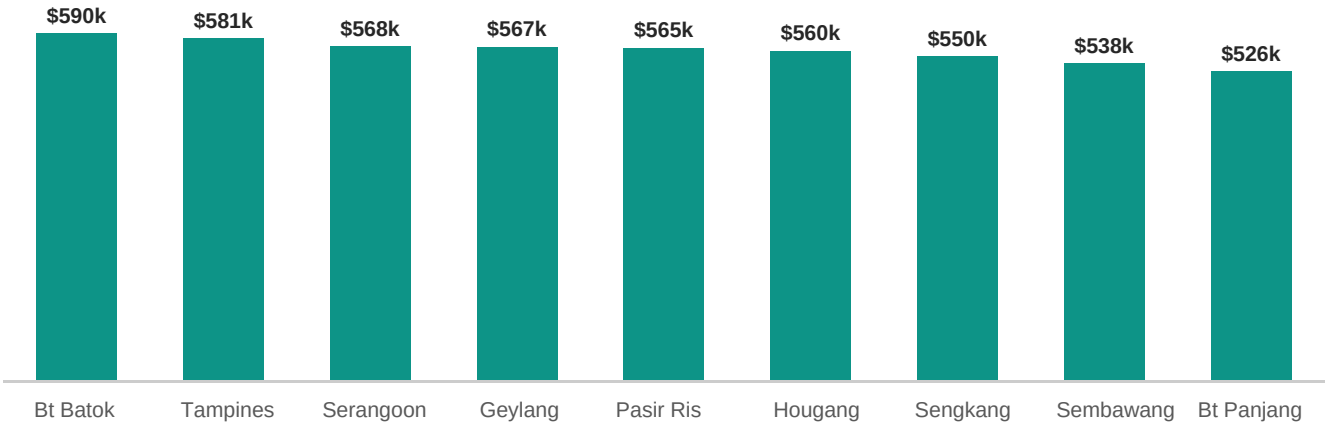
Median price by flat type (number sold), September 2023



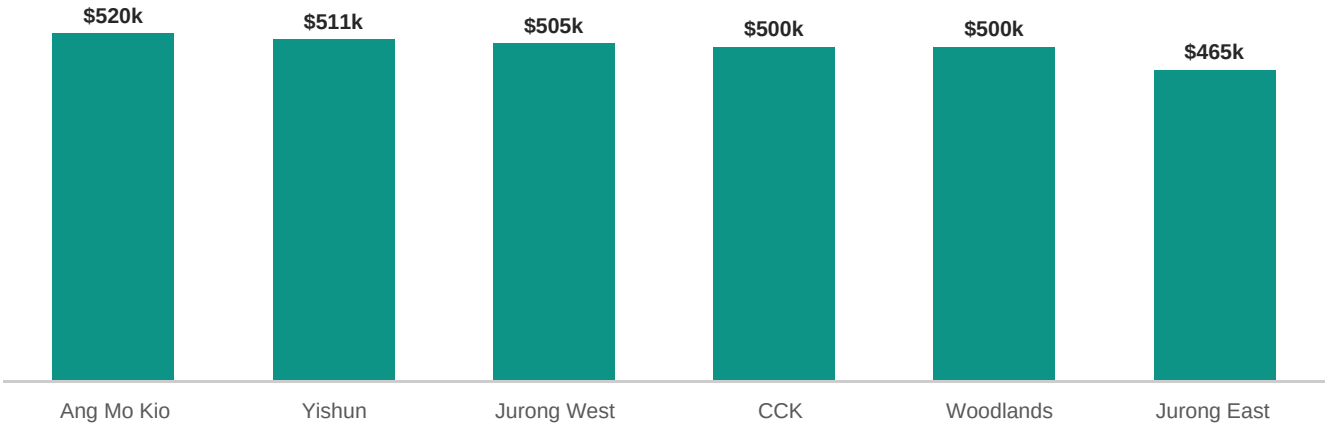
Median 4-room price by town, dearest first



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



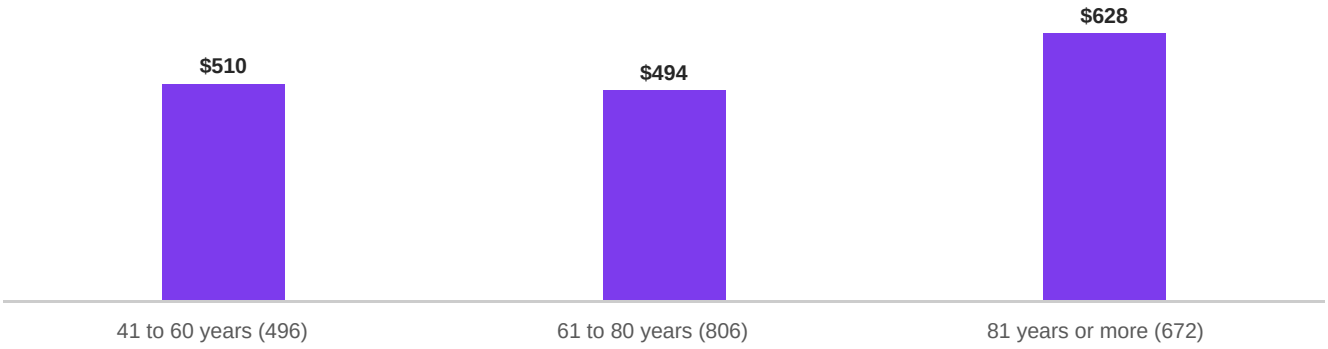
Median 4-room price by town, dearest first (continued)



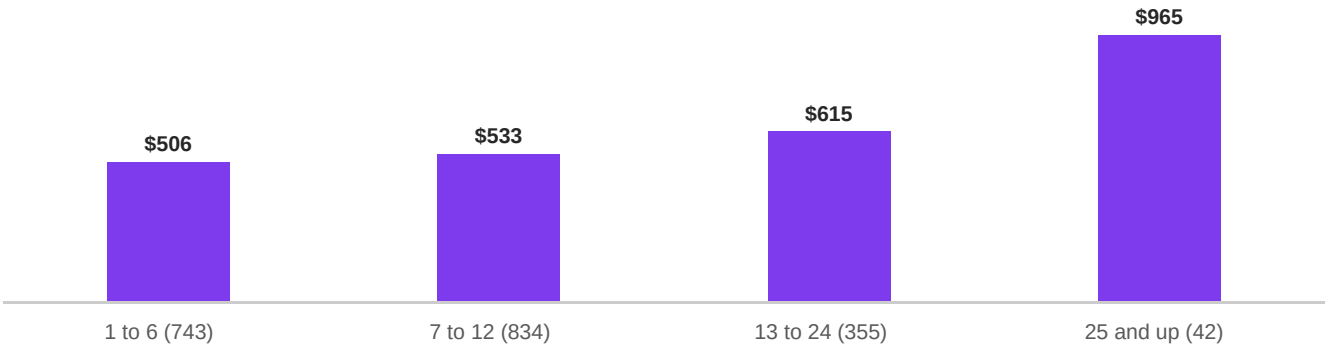
Town by town, September 2023

Ang Mo Kio: 75 sold - median $498,000 - 4-room median $520,000 - $522 psf - 1 at $1M+
Bedok: 94 sold - median $475,444 - 4-room median $641,000 - $524 psf - 1 at $1M+
Bishan: 29 sold - median $875,000 - 4-room median $691,500 - $678 psf - 6 at $1M+
Bukit Batok: 95 sold - median $535,000 - 4-room median $590,000 - $563 psf
Bukit Merah: 92 sold - median $690,000 - 4-room median $856,950 - $741 psf - 6 at $1M+
Bukit Panjang: 58 sold - median $531,500 - 4-room median $525,500 - $498 psf - 1 at $1M+
Bukit Timah: 6 sold - median $969,000 - 4-room median n/a - $778 psf - 3 at $1M+
Central Area: 13 sold - median $492,000 - 4-room median $944,000 - $682 psf - 3 at $1M+
Choa Chu Kang: 99 sold - median $525,000 - 4-room median $500,000 - $466 psf
Clementi: 44 sold - median $576,500 - 4-room median $765,000 - $590 psf - 2 at $1M+
Geylang: 52 sold - median $548,500 - 4-room median $566,500 - $541 psf - 2 at $1M+
Hougang: 99 sold - median $560,000 - 4-room median $560,000 - $550 psf
Jurong East: 27 sold - median $465,000 - 4-room median $465,000 - $480 psf - 1 at $1M+
Jurong West: 149 sold - median $520,000 - 4-room median $505,000 - $472 psf
Kallang/Whampoa: 65 sold - median $575,000 - 4-room median $704,000 - $591 psf - 3 at $1M+
Marine Parade: 5 sold - median $445,000 - 4-room median n/a - $612 psf
Pasir Ris: 44 sold - median $618,000 - 4-room median $565,000 - $497 psf
Punggol: 149 sold - median $595,000 - 4-room median $600,000 - $606 psf - 1 at $1M+
Queenstown: 44 sold - median $464,000 - 4-room median $842,000 - $607 psf - 2 at $1M+
Sembawang: 91 sold - median $535,000 - 4-room median $538,000 - $529 psf
Sengkang: 133 sold - median $570,000 - 4-room median $550,000 - $541 psf
Serangoon: 41 sold - median $600,000 - 4-room median $567,500 - $569 psf - 2 at $1M+
Tampines: 122 sold - median $583,500 - 4-room median $581,000 - $527 psf
Toa Payoh: 67 sold - median $590,000 - 4-room median $816,888 - $609 psf - 7 at $1M+
Woodlands: 157 sold - median $520,000 - 4-room median $500,000 - $474 psf - 1 at $1M+
Yishun: 124 sold - median $500,000 - 4-room median $511,000 - $517 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2023

$1,450,000 Blk 278 Bishan St 24, Bishan
Executive - storey 19 to 21 - 1,851 sqft - $783 psf - 67 yrs lease left

$1,430,000 Blk 273B Bishan St 24, Bishan
5-room - storey 34 to 36 - 1,292 sqft - $1,107 psf - 87 yrs lease left

$1,430,000 Blk 95C Henderson Rd, Bukit Merah
5-room - storey 34 to 36 - 1,216 sqft - $1,176 psf - 94 yrs lease left

$1,393,939 Blk 1A Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,378 psf - 86 yrs lease left

$1,378,888 Blk 138C Lor 1a Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,227 sqft - $1,124 psf - 87 yrs lease left

$1,338,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 16 to 18 - 1,130 sqft - $1,184 psf - 86 yrs lease left

$1,300,000 Blk 273A Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,292 sqft - $1,006 psf - 87 yrs lease left

$1,280,000 Blk 440C Clementi Ave 3, Clementi
5-room - storey 13 to 15 - 1,206 sqft - $1,062 psf - 94 yrs lease left

$1,250,888 Blk 38A Bendemeer Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,238 sqft - $1,011 psf - 87 yrs lease left

$1,250,000 Blk 1E Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,222 psf - 86 yrs lease left

The 5 most affordable 4-room flats, September 2023

$368,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $376 psf - 52 yrs lease left

$368,000 Blk 22 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $372 psf - 52 yrs lease left

$380,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $392 psf - 49 yrs lease left

$390,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $398 psf - 53 yrs lease left

$390,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $398 psf - 52 yrs lease left

The 10 busiest streets, September 2023

Yishun Ring Rd, Yishun: 32 sales
Edgedale Plains, Punggol: 21 sales
Sembawang Cres, Sembawang: 21 sales
Buangkok Link, Hougang: 19 sales
Sumang Lane, Punggol: 18 sales
Bedok Reservoir Rd, Bedok: 17 sales
Bt Batok West Ave 8, Bukit Batok: 17 sales
Choa Chu Kang Cres, Choa Chu Kang: 17 sales
Buangkok Cres, Hougang: 17 sales
Punggol Walk, Punggol: 17 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