HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2024

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:58 pm.
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September 2024 in full

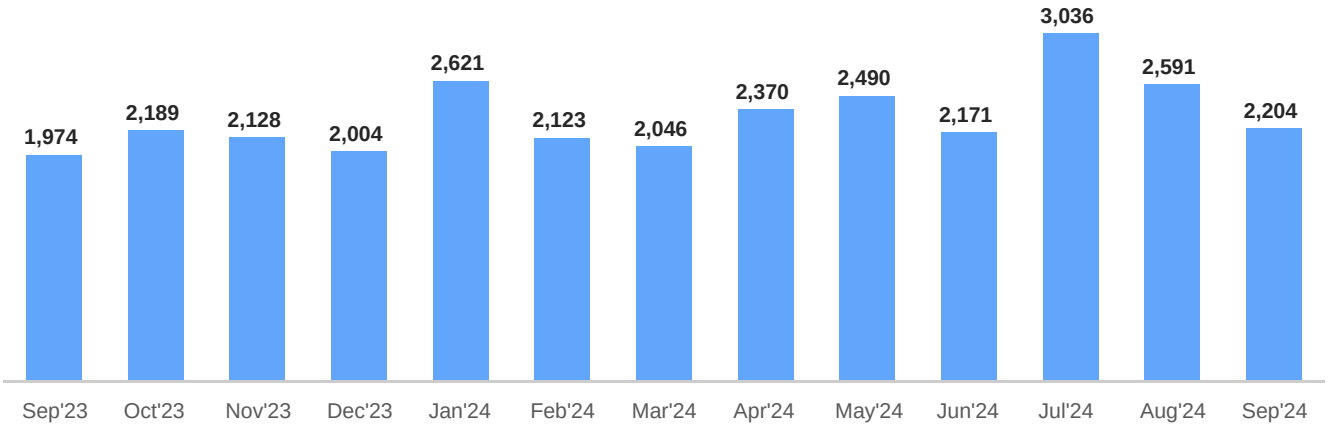
Flats sold: 2,204 Median price: $610,000 Median $psf: $582
Million-dollar flats: 106 (4.8%) Highest price: $1,580,000 (Bukit Merah)

Against the month before: sales -14.9%, median price +1.7%. Against a year ago: sales +11.7%, median price +10.9%.

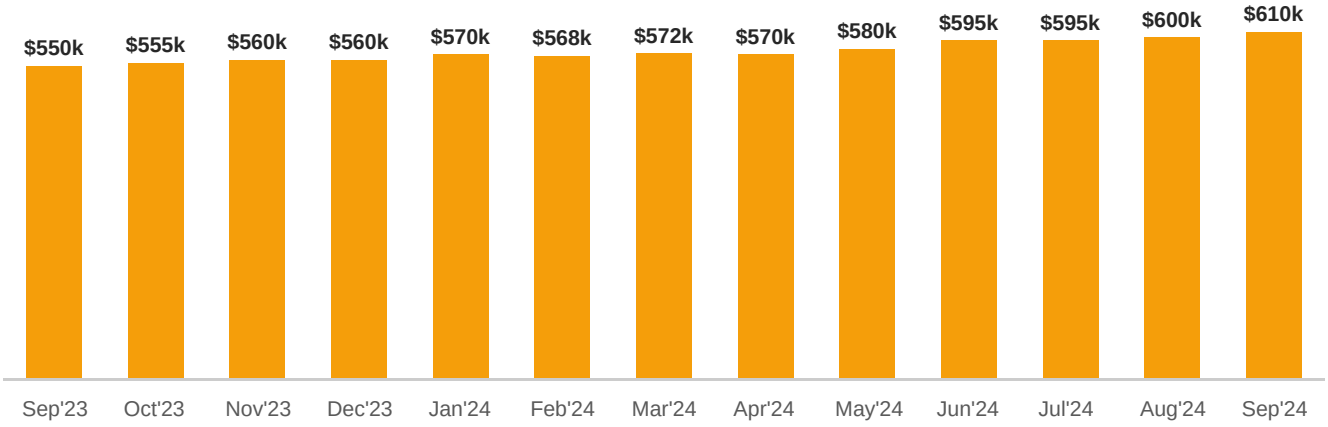
At a glance

- 2,204 HDB resale flats changed hands in September 2024, 14.9% fewer than the month before (2,591).
- Half of all flats sold for $610,000 or less (the median price), up 1.7% from the month before.
- A typical 4-room flat sold for $610,000 (925 sales), or about $599 per square foot.
- 106 flats sold for $1 million or more (4.8% of all sales), most of them in Kallang/Whampoa, Queenstown, Bukit Merah.
- The highest price was $1,580,000 for a 5-room flat at Blk 126A Kim Tian Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $520,000) and the dearest was Central Area (median $1,210,000).
- The busiest town was Sengkang with 185 sales.

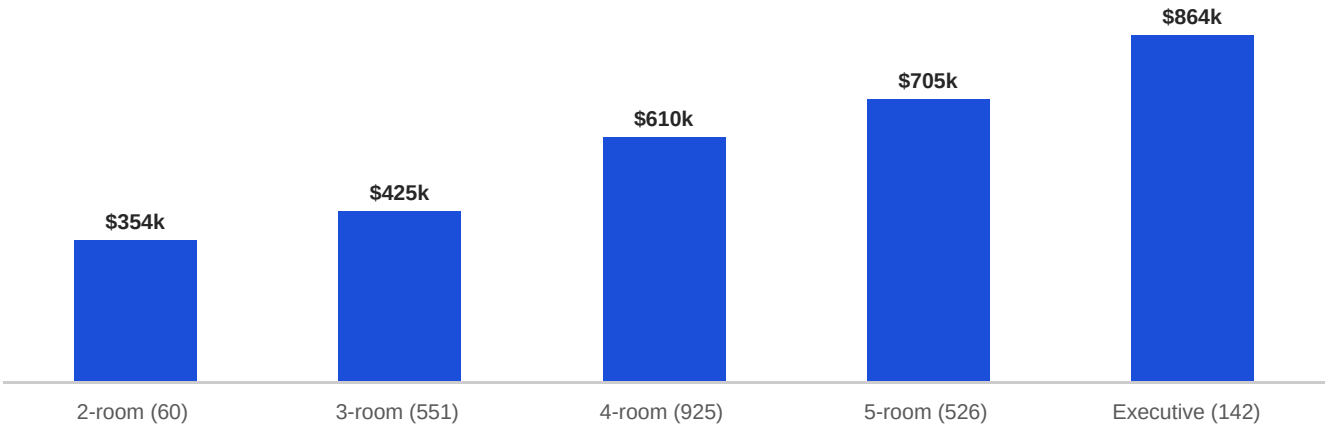
Flats sold each month, last 13 months



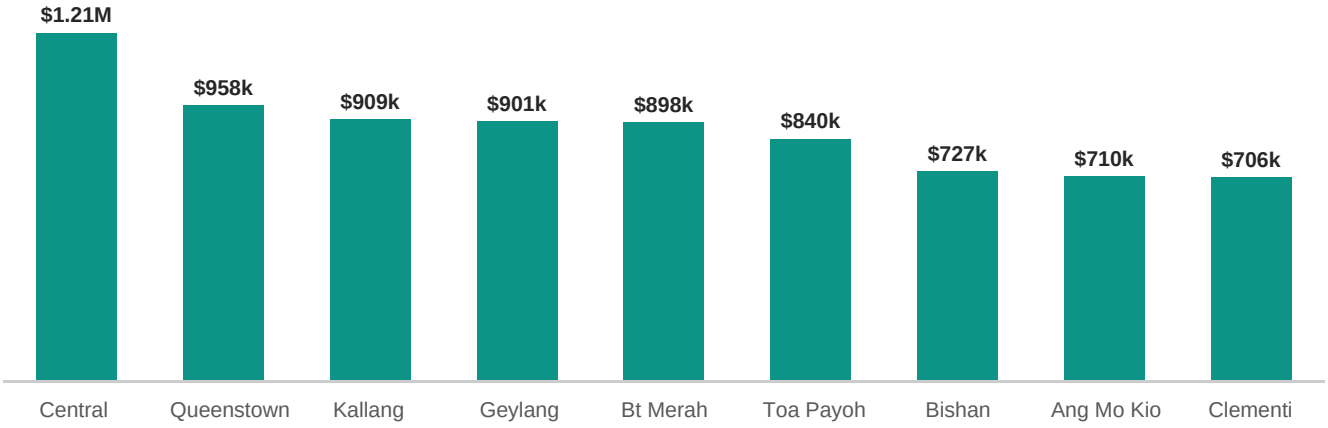
Median price each month, last 13 months



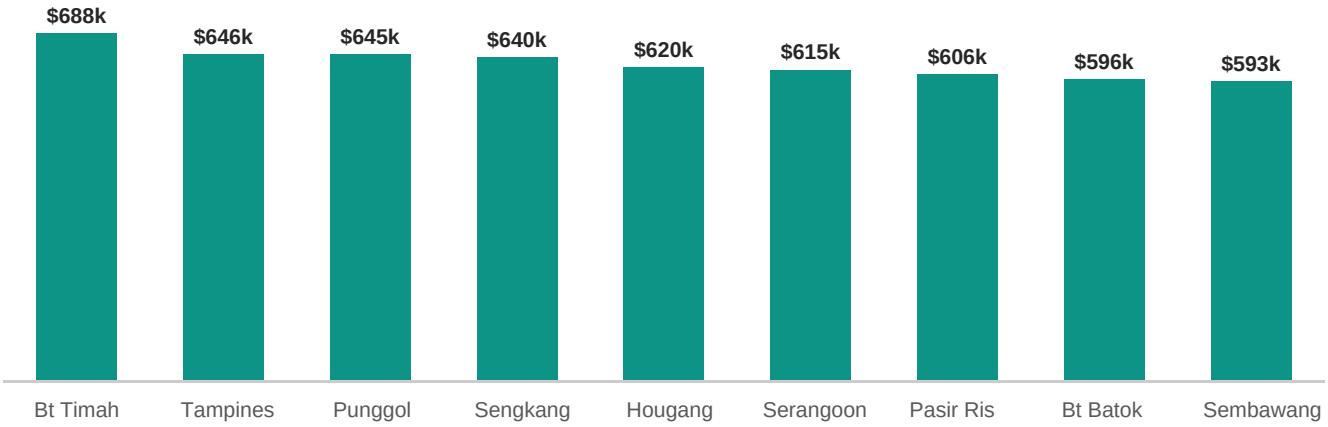
Median price by flat type (number sold), September 2024



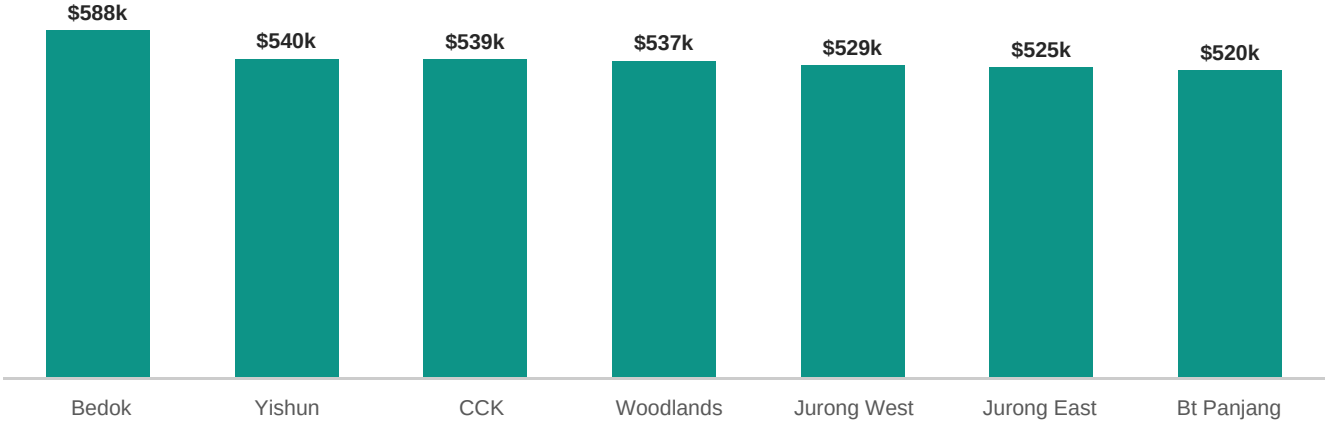
Median 4-room price by town, dearest first



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



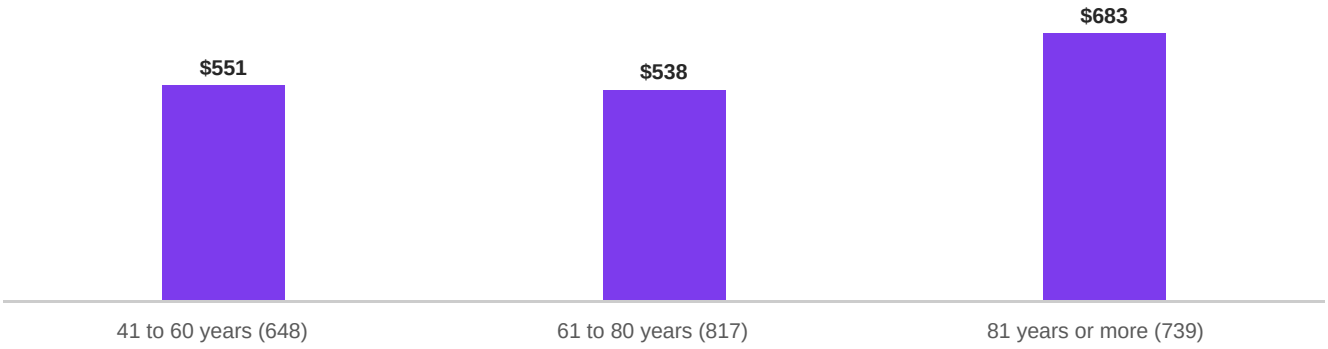
Median 4-room price by town, dearest first (continued)



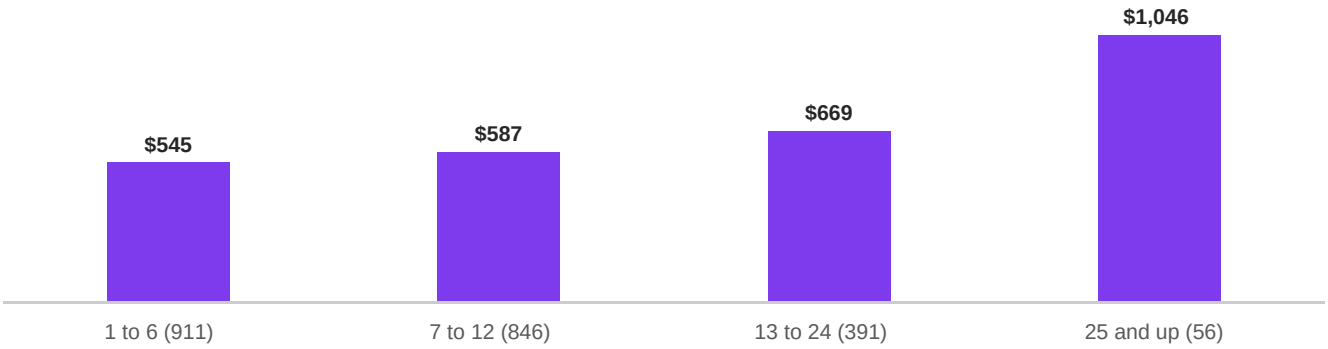
Town by town, September 2024

Ang Mo Kio: 88 sold - median $485,500 - 4-room median $710,000 - $581 psf - 7 at $1M+
Bedok: 102 sold - median $541,500 - 4-room median $588,000 - $578 psf - 2 at $1M+
Bishan: 25 sold - median $793,888 - 4-room median $726,944 - $730 psf - 5 at $1M+
Bukit Batok: 133 sold - median $580,000 - 4-room median $596,000 - $568 psf
Bukit Merah: 78 sold - median $772,500 - 4-room median $897,500 - $725 psf - 12 at $1M+
Bukit Panjang: 72 sold - median $580,500 - 4-room median $520,000 - $536 psf - 2 at $1M+
Bukit Timah: 4 sold - median $779,000 - 4-room median $688,000 - $725 psf - 1 at $1M+
Central Area: 14 sold - median $589,500 - 4-room median $1,210,000 - $762 psf - 5 at $1M+
Choa Chu Kang: 102 sold - median $571,900 - 4-room median $538,800 - $498 psf
Clementi: 39 sold - median $560,000 - 4-room median $705,888 - $589 psf - 3 at $1M+
Geylang: 67 sold - median $723,000 - 4-room median $900,888 - $642 psf - 7 at $1M+
Hougang: 117 sold - median $650,000 - 4-room median $620,000 - $588 psf - 4 at $1M+
Jurong East: 37 sold - median $525,000 - 4-room median $525,000 - $533 psf - 1 at $1M+
Jurong West: 155 sold - median $545,000 - 4-room median $528,888 - $509 psf
Kallang/Whampoa: 103 sold - median $630,000 - 4-room median $909,444 - $648 psf - 20 at $1M+
Marine Parade: 12 sold - median $465,444 - 4-room median n/a - $647 psf - 1 at $1M+
Pasir Ris: 43 sold - median $700,000 - 4-room median $606,000 - $537 psf
Punggol: 163 sold - median $660,000 - 4-room median $645,168 - $654 psf
Queenstown: 61 sold - median $720,000 - 4-room median $958,000 - $789 psf - 13 at $1M+
Sembawang: 75 sold - median $580,000 - 4-room median $592,500 - $614 psf
Sengkang: 185 sold - median $650,888 - 4-room median $640,000 - $619 psf
Serangoon: 38 sold - median $629,444 - 4-room median $615,000 - $620 psf - 3 at $1M+
Tampines: 131 sold - median $658,000 - 4-room median $645,888 - $595 psf - 4 at $1M+
Toa Payoh: 67 sold - median $603,000 - 4-room median $840,000 - $650 psf - 12 at $1M+
Woodlands: 150 sold - median $606,500 - 4-room median $536,500 - $524 psf - 3 at $1M+
Yishun: 143 sold - median $537,000 - 4-room median $540,000 - $551 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2024

$1,580,000 Blk 126A Kim Tian Rd, Bukit Merah
5-room - storey 40 to 42 - 1,216 sqft - $1,299 psf - 87 yrs lease left

$1,515,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 37 to 39 - 1,152 sqft - $1,315 psf - 85 yrs lease left

$1,440,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 31 to 33 - 1,216 sqft - $1,184 psf - 93 yrs lease left

$1,435,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 34 to 36 - 1,130 sqft - $1,270 psf - 85 yrs lease left

$1,408,000 Blk 1C Cantonment Rd, Central Area
4-room - storey 49 to 51 - 1,012 sqft - $1,392 psf - 85 yrs lease left

$1,400,000 Blk 1F Cantonment Rd, Central Area
4-room - storey 37 to 39 - 1,023 sqft - $1,369 psf - 85 yrs lease left

$1,370,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $872 psf - 63 yrs lease left

$1,340,000 Blk 96A Henderson Rd, Bukit Merah
5-room - storey 13 to 15 - 1,216 sqft - $1,102 psf - 93 yrs lease left

$1,330,000 Blk 8C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 10 to 12 - 1,216 sqft - $1,093 psf - 91 yrs lease left

$1,320,000 Blk 127D Kim Tian Rd, Bukit Merah
5-room - storey 34 to 36 - 1,216 sqft - $1,085 psf - 87 yrs lease left

The 5 most affordable 4-room flats, September 2024

$355,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $366 psf - 48 yrs lease left

$420,000 Blk 550 Jurong West St 42, Jurong West

4-room - storey 10 to 12 - 1,109 sqft - $379 psf - 59 yrs lease left

$430,000 Blk 228 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 01 to 03 - 883 sqft - $487 psf - 51 yrs lease left

$430,000 Blk 11 Teck Whye Lane, Choa Chu Kang

4-room - storey 10 to 12 - 1,066 sqft - $404 psf - 52 yrs lease left

$438,000 Blk 31 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 1,066 sqft - $411 psf - 55 yrs lease left

The 10 busiest streets, September 2024

Bt Batok West Ave 8, Bukit Batok: 35 sales
Yishun Ring Rd, Yishun: 32 sales
Circuit Rd, Geylang: 27 sales
Sumang Walk, Punggol: 24 sales
Edgedale Plains, Punggol: 24 sales
Punggol Field, Punggol: 21 sales
Bedok Reservoir Rd, Bedok: 18 sales
Punggol Dr, Punggol: 18 sales
Bt Batok West Ave 6, Bukit Batok: 17 sales
Canberra Cres, Sembawang: 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