HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2026

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:55 pm.
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September 2026 in full

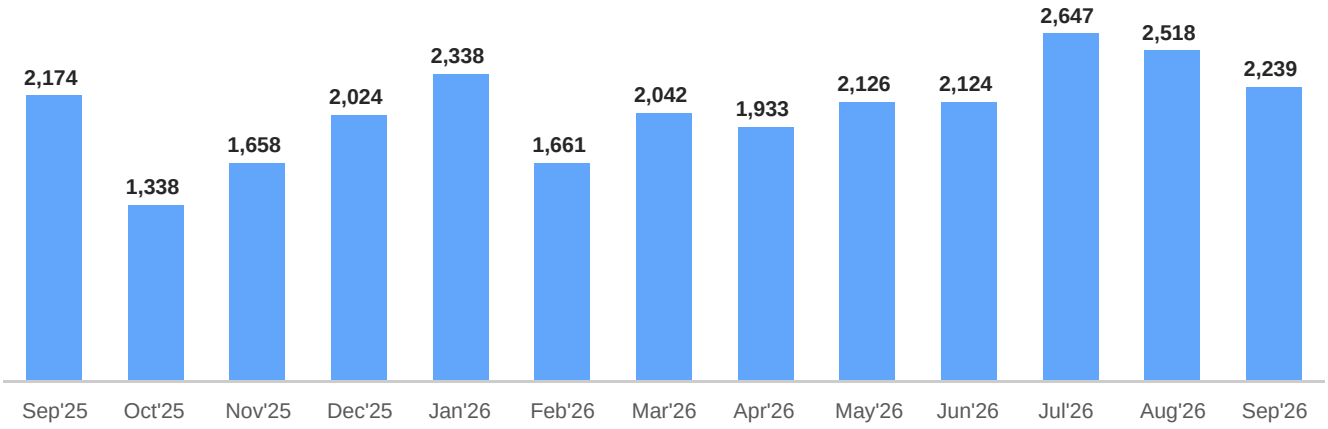
Flats sold: 2,239 **Median price: $650,000** **Median $psf: $599**
Million-dollar flats: 208 (9.3%) **Highest price: $1,720,000 (Central Area)**

Against the month before: sales -11.1%, median price +2.4%. Against a year ago: sales +3.0%, median price +0.8%.

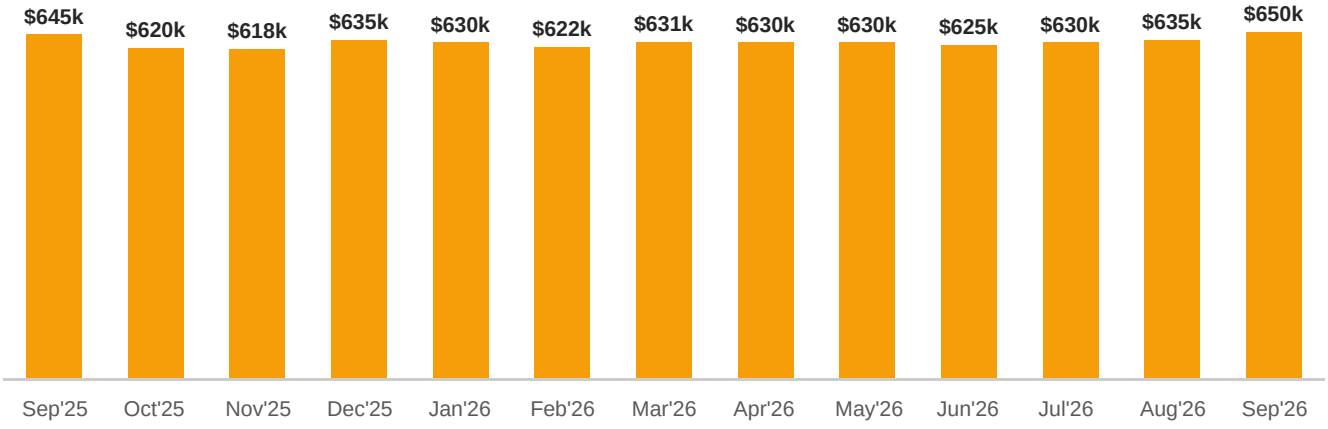
At a glance

- 2,239 HDB resale flats changed hands in September 2026, 11.1% fewer than the month before (2,518).
- Half of all flats sold for $650,000 or less (the median price), up 2.4% from the month before.
- A typical 4-room flat sold for $628,000 (957 sales), or about $612 per square foot.
- 208 flats sold for $1 million or more (9.3% of all sales), most of them in Toa Payoh, Queenstown, Bedok.
- The highest price was $1,720,000 for a 5-room flat at Blk 1C Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Yishun (median $528,000) and the dearest was Queenstown (median $1,053,444).
- The busiest town was Tampines with 188 sales.

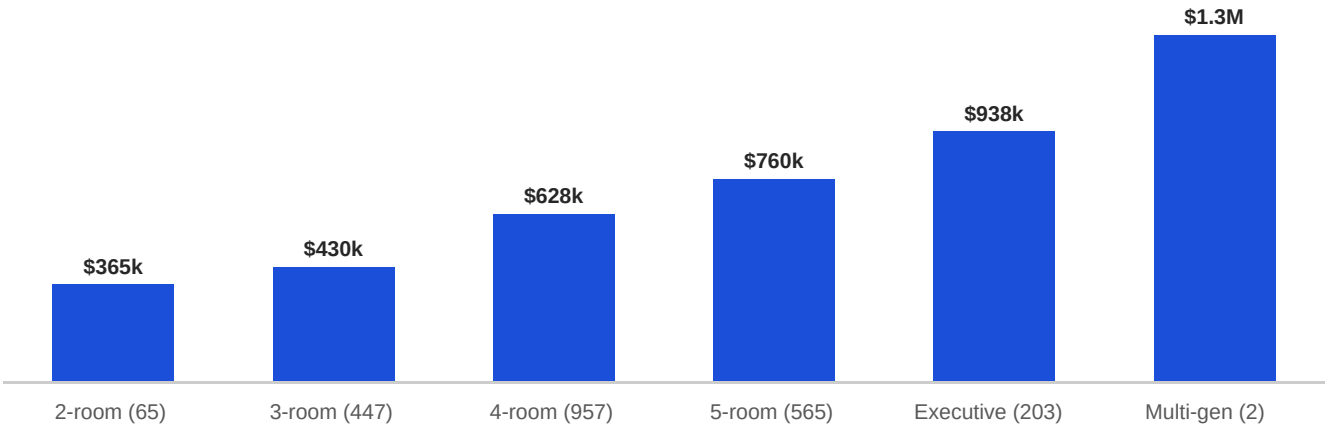
Flats sold each month, last 13 months



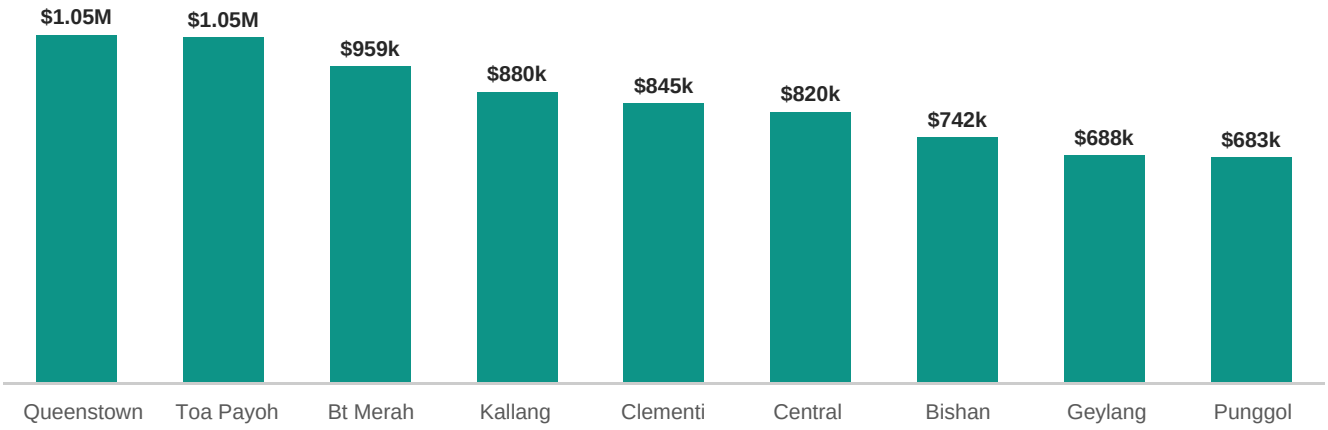
Median price each month, last 13 months



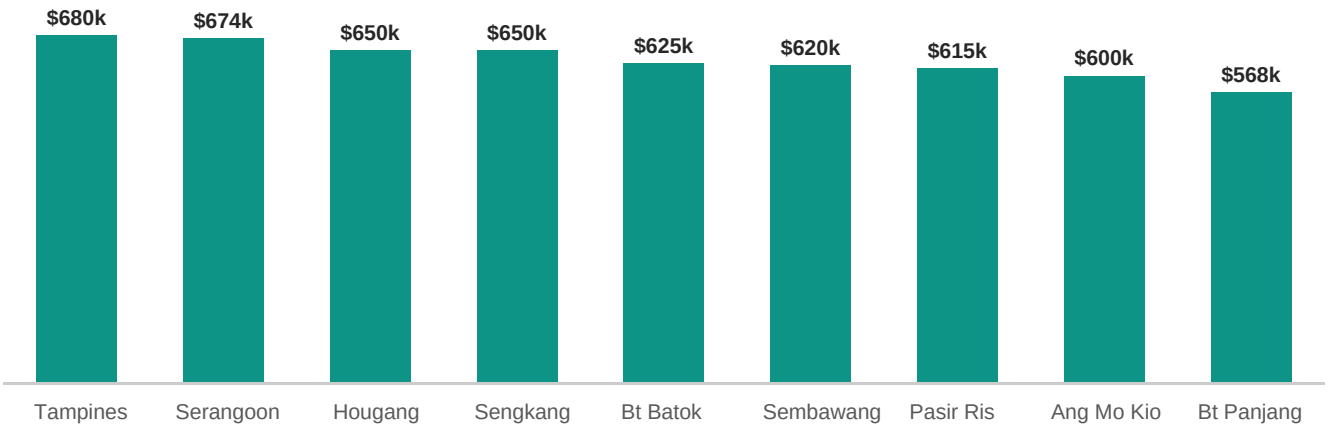
Median price by flat type (number sold), September 2026



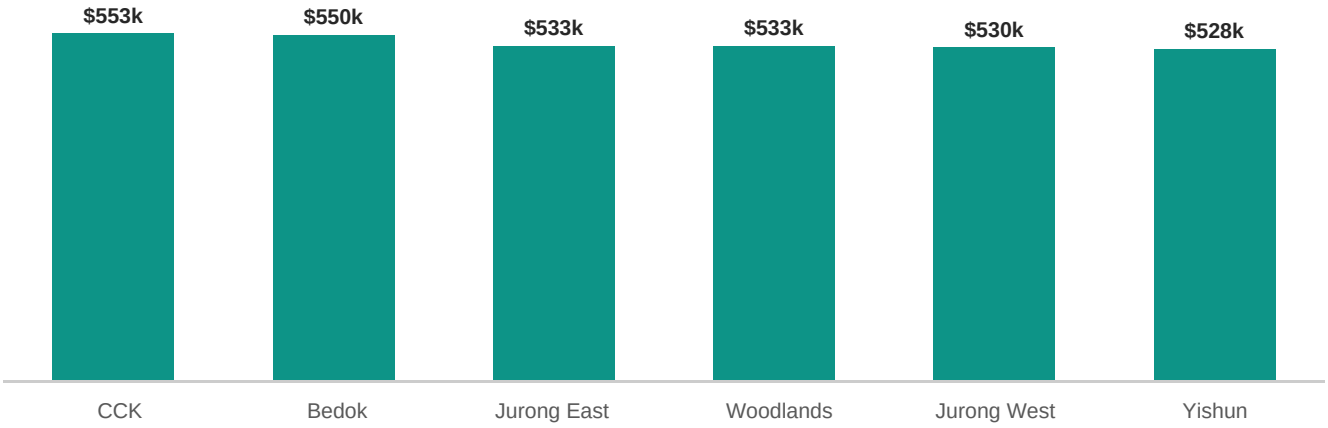
Median 4-room price by town, dearest first



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



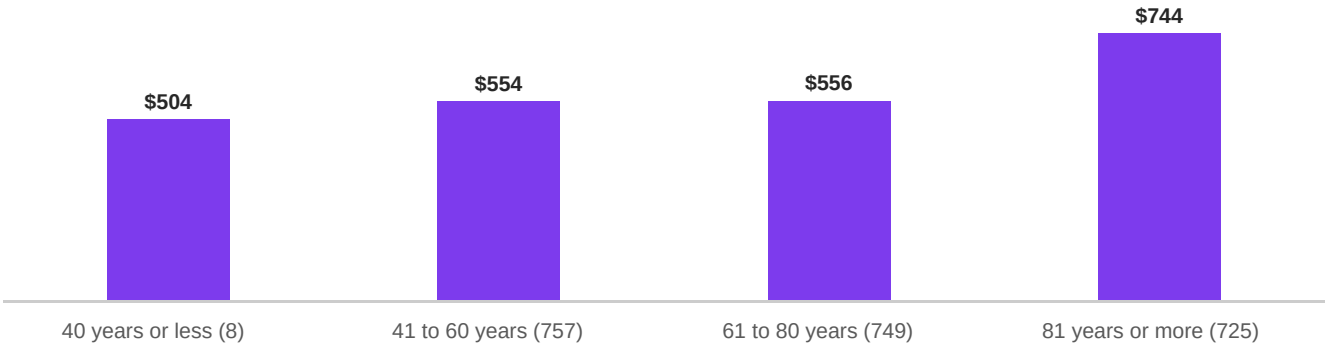
Median 4-room price by town, dearest first (continued)



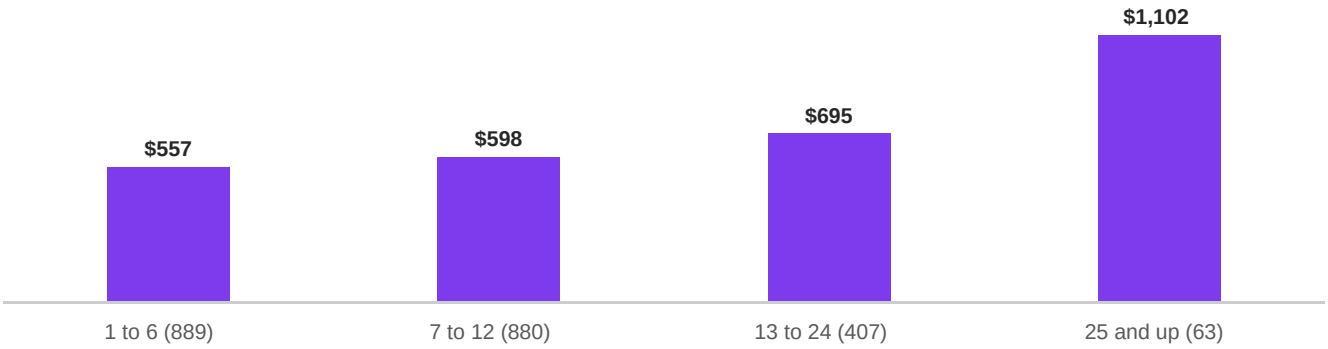
Town by town, September 2026

Ang Mo Kio: 77 sold - median $500,000 - 4-room median $600,000 - $562 psf - 9 at $1M+
Bedok: 139 sold - median $544,888 - 4-room median $550,000 - $577 psf - 20 at $1M+
Bishan: 52 sold - median $870,000 - 4-room median $742,000 - $741 psf - 12 at $1M+
Bukit Batok: 98 sold - median $643,000 - 4-room median $625,000 - $614 psf - 1 at $1M+
Bukit Merah: 77 sold - median $790,000 - 4-room median $958,500 - $813 psf - 15 at $1M+
Bukit Panjang: 64 sold - median $625,444 - 4-room median $568,444 - $574 psf - 2 at $1M+
Bukit Timah: 8 sold - median $1,172,500 - 4-room median n/a - $811 psf - 5 at $1M+
Central Area: 16 sold - median $806,500 - 4-room median $820,000 - $773 psf - 5 at $1M+
Choa Chu Kang: 95 sold - median $580,000 - 4-room median $552,500 - $515 psf
Clementi: 36 sold - median $731,000 - 4-room median $845,000 - $631 psf - 9 at $1M+
Geylang: 42 sold - median $659,400 - 4-room median $688,000 - $652 psf - 3 at $1M+
Hougang: 117 sold - median $688,000 - 4-room median $650,000 - $601 psf - 8 at $1M+
Jurong East: 55 sold - median $600,000 - 4-room median $532,500 - $545 psf
Jurong West: 130 sold - median $546,944 - 4-room median $530,000 - $507 psf
Kallang/Whampoa: 87 sold - median $810,000 - 4-room median $880,000 - $729 psf - 17 at $1M+
Marine Parade: 11 sold - median $515,000 - 4-room median n/a - $669 psf - 2 at $1M+
Pasir Ris: 67 sold - median $750,000 - 4-room median $615,000 - $555 psf - 5 at $1M+
Punggol: 150 sold - median $685,000 - 4-room median $682,500 - $697 psf - 4 at $1M+
Queenstown: 74 sold - median $900,000 - 4-room median $1,053,444 - $987 psf - 28 at $1M+
Sembawang: 75 sold - median $608,888 - 4-room median $620,000 - $564 psf
Sengkang: 166 sold - median $658,000 - 4-room median $650,000 - $609 psf - 2 at $1M+
Serangoon: 41 sold - median $755,000 - 4-room median $674,000 - $654 psf - 10 at $1M+
Tampines: 188 sold - median $739,000 - 4-room median $680,000 - $624 psf - 12 at $1M+
Toa Payoh: 102 sold - median $876,500 - 4-room median $1,045,000 - $835 psf - 33 at $1M+
Woodlands: 146 sold - median $565,000 - 4-room median $532,500 - $521 psf - 2 at $1M+
Yishun: 126 sold - median $535,000 - 4-room median $528,000 - $560 psf - 4 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2026

$1,720,000 Blk 1C Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,152 sqft - $1,493 psf - 83 yrs lease left

$1,701,000 Blk 1B Cantonment Rd, Central Area
5-room - storey 28 to 30 - 1,152 sqft - $1,477 psf - 83 yrs lease left

$1,600,000 Blk 273A Bishan St 24, Bishan
5-room - storey 31 to 33 - 1,292 sqft - $1,239 psf - 84 yrs lease left

$1,600,000 Blk 91 Dawson Rd, Queenstown
5-room - storey 37 to 39 - 1,066 sqft - $1,501 psf - 88 yrs lease left

$1,590,000 Blk 445A Clementi Ave 3, Clementi
5-room - storey 37 to 39 - 1,216 sqft - $1,307 psf - 93 yrs lease left

$1,588,888 Blk 8A Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,249 sqft - $1,273 psf - 89 yrs lease left

$1,580,000 Blk 445B Clementi Ave 3, Clementi
5-room - storey 16 to 18 - 1,216 sqft - $1,299 psf - 93 yrs lease left

$1,580,000 Blk 18C Holland Dr, Queenstown
5-room - storey 37 to 39 - 1,259 sqft - $1,255 psf - 85 yrs lease left

$1,520,000 Blk 138B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,227 sqft - $1,239 psf - 84 yrs lease left

$1,500,000 Blk 92 Dawson Rd, Queenstown
5-room - storey 28 to 30 - 1,066 sqft - $1,408 psf - 88 yrs lease left

The 5 most affordable 4-room flats, September 2026

$410,000 Blk 336 Woodlands Ave 1, Woodlands
4-room - storey 04 to 06 - 893 sqft - $459 psf - 58 yrs lease left

$410,000 Blk 228 Lor 8 Toa Payoh, Toa Payoh
4-room - storey 01 to 03 - 883 sqft - $465 psf - 49 yrs lease left

$410,000 Blk 328 Bt Batok St 33, Bukit Batok
4-room - storey 01 to 03 - 904 sqft - $453 psf - 58 yrs lease left

$420,000 Blk 83 Whampoa Dr, Kallang/Whampoa
4-room - storey 04 to 06 - 980 sqft - $429 psf - 46 yrs lease left

$420,000 Blk 53 Teban Gdns Rd, Jurong East
4-room - storey 01 to 03 - 893 sqft - $470 psf - 59 yrs lease left

The 10 busiest streets, September 2026

Northshore Dr, Punggol: 33 sales
Tampines St 61, Tampines: 33 sales
Bedok Reservoir Rd, Bedok: 31 sales
Yishun Ring Rd, Yishun: 29 sales
Tampines St 21, Tampines: 22 sales
Bidadari Pk Dr, Toa Payoh: 22 sales
Punggol Field, Punggol: 21 sales
Bedok Sth Rd, Bedok: 19 sales
Bt Batok West Ave 8, Bukit Batok: 19 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 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