

# FLASH REPORT

► Sep | **HDB Flats**  
2021 | Resale Market

# Observations

## HDB Resale Prices at All-Time High in September 2021; Rising for Fifteen Straight Months

**1. HDB resale prices increase 0.9% in September 2021 compared to August 2021.** Mature and Non-Mature Estates prices increase by 0.6% and 1.1% respectively, as compared to August 2021. In terms of room types, 3 Room, 4 Room, 5 Room and Executive prices increase by 1.0%, 0.9%, 0.5% and 1.3% respectively.

According to the SRX Property Price Index for HDB Resale:

- Year-on-year, the overall price increase is 13.8%.
- Year-on-year, prices for all room types increase in September 2021: 3 Room by 15.3%, 4 Room by 13.7%, 5 Room by 13.1% and Executive by 13.2%.
- Mature and Non-Mature Estates prices increase by 11.9% and 15.2% respectively from a year ago.
- September 2021 prices surpass the previous peak in April 2013 by 0.8%.

**2. 2,518 HDB resale transactions in September 2021,** representing an 8.4% decrease from August 2021.

- Year-on-year, resale volume in September 2021 is 1.2% higher than the previous year.
- Breaking down by room types, in September 2021, 42.6% of the volume comes from HDB 4 Room, 26.6% from 5 Room, 21.4% from 3 Room and 7.6% from Executive. The rest are from 1Room, 2 Room and Multi-Generation.

**3. The highest transacted price for a resale flat in the month is achieved at \$1,295,000** by a 5 Room DBSS unit at Natura Loft. In Non-Mature Estates, the highest transacted price is achieved at \$910,000 by an Executive Apartment unit at Hougang Street 31.

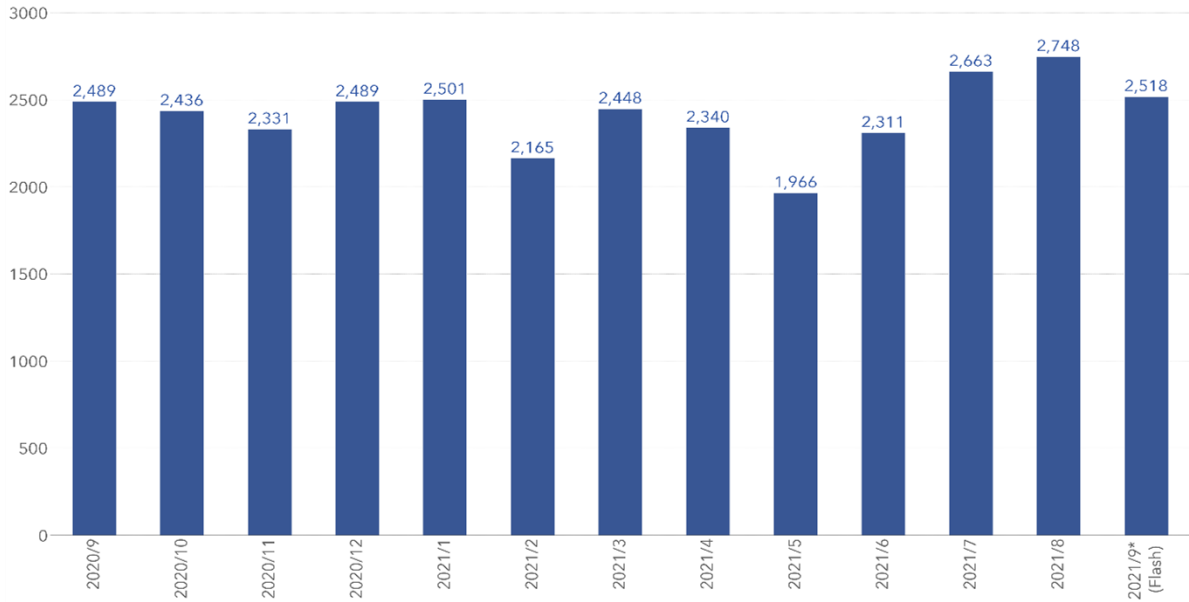
**4. In September 2021, there are 23 HDB resale flats transacted for at least \$1,000,000,** representing a decrease from August 2021 in which 26 such units were transacted.

- The number of million-dollar flats sold comprises 0.9% of the total resale volume in the month.
- In the first nine months of 2021, a total of 174 HDB flats have been transacted for more than a million dollars so far, which is a 278.3% increase from the same period last year.

# HDB Resale Market

## Resale Volume

HDB Monthly Overall Resale Volume

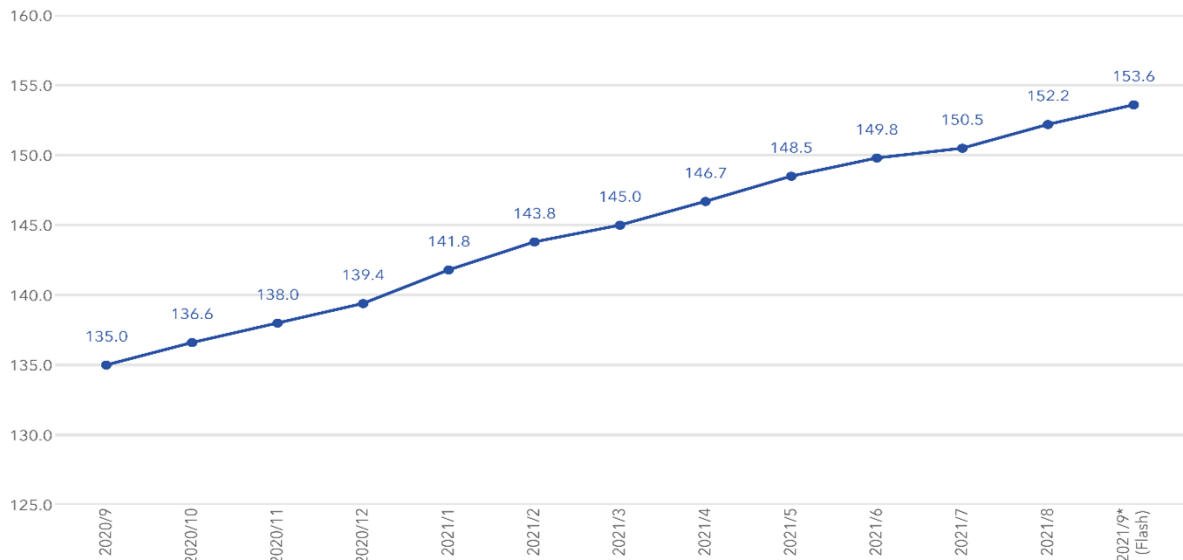


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room.

## Resale Price

Index Base: 2009 Jan

SPI for HDB Resale



2021 September Resale Index	153.6
2021 August Resale Index	152.2
Change (Month-on-Month)	0.9%

Source: 99-SRX / HDB

## SPI by Property Type

Year/Month	HDB (All Types)		HDB 3 Room		HDB 4 Room		HDB 5 Room		HDB Executive	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2020/9	135.0	0.8%	124.9	0.7%	134.9	0.5%	138.6	0.8%	148.6	0.5%
2020/10	136.6	1.2%	126.5	1.3%	136.5	1.2%	139.4	0.6%	150.1	1.0%
2020/11	138.0	1.0%	128.1	1.3%	137.3	0.6%	140.8	1.0%	152.0	1.3%
2020/12	139.4	1.0%	128.8	0.6%	139.3	1.4%	142.3	1.1%	153.8	1.2%
2021/1	141.8	1.8%	131.8	2.3%	141.7	1.7%	144.6	1.6%	154.8	0.6%
2021/2	143.8	1.4%	134.0	1.7%	142.9	0.9%	147.9	2.3%	156.1	0.8%
2021/3	145.0	0.8%	136.0	1.5%	144.7	1.2%	149.1	0.8%	158.3	1.4%
2021/4	146.7	1.2%	137.1	0.8%	146.2	1.0%	149.9	0.5%	161.1	1.8%
2021/5	148.5	1.2%	139.4	1.7%	147.6	1.0%	152.1	1.5%	163.2	1.3%
2021/6	149.8	0.9%	140.2	0.5%	149.3	1.1%	152.7	0.4%	164.7	0.9%
2021/7	150.5	0.5%	141.4	0.9%	150.3	0.7%	154.1	0.9%	163.7	-0.6%
2021/8	152.2	1.1%	142.6	0.9%	152.0	1.2%	155.9	1.2%	166.1	1.5%
2021/9*	153.6	0.9%	144.0	1.0%	153.4	0.9%	156.7	0.5%	168.3	1.3%

Note: Latest month figures are flash estimates. Percentage changes are calculated based on actual index number with more decimal places shown in the report.

## Median Resale Price (\$)

HDB TOWN	3RM	4RM	5RM	EXE	Overall
Ang Mo Kio	334,500	443,500	655,000	876,500	400,000
Bedok	315,000	435,000	608,000	808,000	418,000
Bishan	400,000	618,000	796,000	1,003,000	680,888
Bukit Batok	319,000	457,500	598,500	700,000	457,500
Bukit Merah	376,000	790,000	822,500	-	668,000
Bukit Panjang	341,000	439,000	587,500	740,000	500,000
Bukit Timah	408,000	560,000	828,000	1,010,000	752,500
Central Area	410,000	700,000	1,100,000	-	601,500
Choa Chu Kang	385,000	456,500	562,000	620,000	480,000
Clementi	376,444	715,000	760,000	878,000	530,000
Geylang	297,500	690,000	660,000	738,000	532,000
Hougang	335,000	453,000	580,044	737,500	475,000
Jurong East	326,944	435,000	554,000	780,000	465,000
Jurong West	294,000	450,000	515,344	615,000	470,000
Kallang/Whampoa	322,800	718,000	797,500	850,000	555,000
Marine Parade	385,000	502,000	759,000	-	482,500
Pasir Ris	520,000	478,000	560,000	702,500	560,500
Punggol	397,000	500,000	590,000	606,000	505,000
Queenstown	359,000	780,000	865,000	-	725,000
Sembawang	349,000	403,888	497,500	590,000	485,000
Sengkang	392,500	488,000	520,000	635,000	502,000
Serangoon	328,000	480,000	689,500	760,000	490,000
Tampines	372,500	485,000	590,000	740,000	516,844
Toa Payoh	290,000	621,000	810,000	746,500	453,000
Woodlands	316,000	420,000	502,500	696,000	452,500
Yishun	324,000	435,000	560,444	732,000	434,000
<b>Overall</b>	<b>340,000</b>	<b>480,000</b>	<b>575,000</b>	<b>718,000</b>	<b>495,000</b>

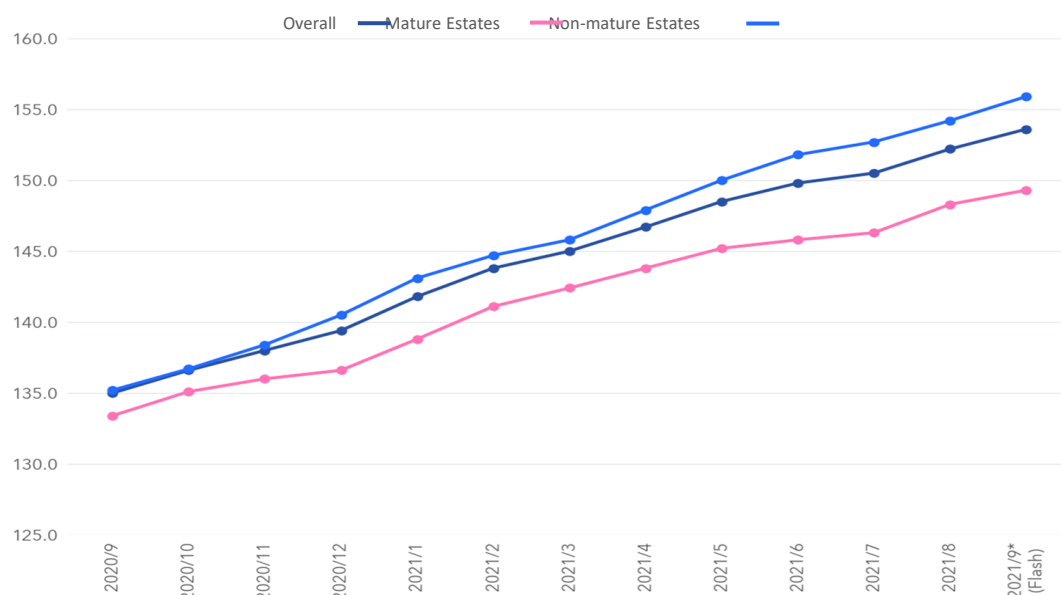
Note: Grey fields contain figures derived from fewer than 10 transactions. Blue fields contain figures derived from only 1 transaction.

Source: 99-SRX / HDB

## Mature and Non-Mature Estates

Index Base: Jan 2009

SPI for HDB Resale in Mature and Non-Mature Estates<sup>^</sup>



<sup>^</sup> Non-mature estates (as defined by HDB): Bukit Batok, Bukit Panjang, Choa Chu Kang, Hougang, Jurong East, Jurong West, Punggol, Sembawang, Sengkang, Woodlands and Yishun.

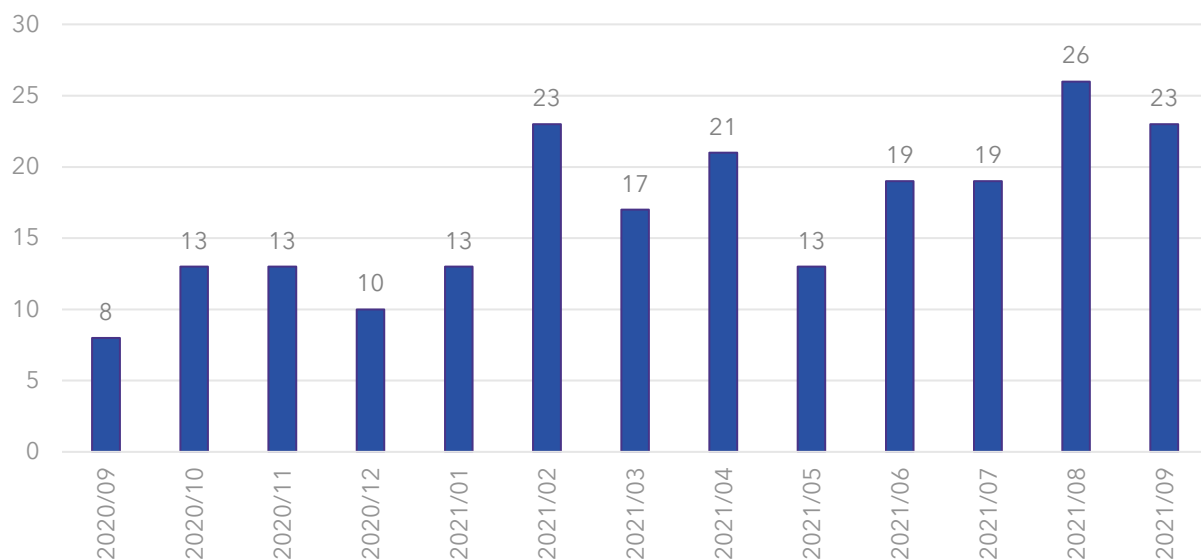
Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2020/9	135.0	0.8%	133.4	1.1%	135.2	0.6%
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2021/9*	153.6	0.9%	149.3	0.6%	155.9	1.1%

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Source: 99-SRX / HDB

## HDB Million-Dollar Resale Flats Statistics

Monthly Volume of Resale Flats Transacted for At Least \$1 Million



Million-Dollar Resale Flats Transacted in the Month

Town Name	Street Name	Flat Type	Resale Price	SQFT	\$PSF
Bishan	Bishan St 24	5RM	\$1,295,000	1,292	\$1,003
Kallang/Whampoa	Jln Bahagia	3RM	\$1,235,000	2,594	\$476
Bukit Merah	Henderson Rd	5RM	\$1,220,000	1,216	\$1,003
Central Area	Cantonment Rd	4RM	\$1,200,000	1,001	\$1,199
Central Area	Cantonment Rd	5RM	\$1,188,000	1,152	\$1,031
Bukit Merah	Havelock Rd	5RM	\$1,140,000	1,227	\$929
Central Area	Cantonment Rd	5RM	\$1,125,000	1,152	\$977
Bishan	Sin Ming Ave	EXE	\$1,100,000	2,142	\$514
Central Area	Cantonment Rd	5RM	\$1,100,000	1,152	\$955
Queenstown	Dawson Rd	5RM	\$1,100,000	1,163	\$946
Queenstown	Dawson Rd	5RM	\$1,098,888	1,119	\$982
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,080,000	1,259	\$858
Bishan	Sin Ming Ave	EXE	\$1,060,000	2,142	\$495
Queenstown	Dawson Rd	5RM	\$1,050,000	1,066	\$985
Central Area	Cantonment Rd	5RM	\$1,040,000	1,130	\$920
Bishan	Bishan St 23	EXE	\$1,015,000	1,572	\$646
Bukit Timah	Toh Yi Dr	EXE	\$1,010,000	1,572	\$643
Bishan	Sin Ming Ave	EXE	\$1,003,000	1,830	\$548
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,000,000	1,216	\$822
Bukit Merah	Boon Tiong Rd	4RM	\$1,000,000	990	\$1,010
Kallang/Whampoa	Boon Keng Rd	5RM	\$1,000,000	1,152	\$868
Bukit Merah	Boon Tiong Rd	4RM	\$1,000,000	1,001	\$999
Bishan	Sin Ming Ave	EXE	\$1,000,000	2,013	\$497

Source: 99-SRX / HDB

## About SRX

SRX publishes monthly price indices and statistics for condo resale, HDB resale and condo and HDB rentals. The Company has been serving Singapore's real estate industry since 2009, when it first launched the "Home Report" to help property agents and homeowners establish the price to buy, sell or rent a home. In 2014 SRX introduced X-Value, allowing anyone to get a highly accurate estimate of the value of their home instantly online. 1.8 million home reports and 7.0 million X-Value computations later, SRX is Singapore's most trusted source of home pricing information.

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