

# FLASH REPORT

▶ Oct | **HDB Flats**  
2021 | Resale Market



# Observations

## HDB Resale Prices Set Another New High in October 2021; Rising for Sixteen Straight Months

- 1. HDB resale prices increase 0.9% in October 2021 compared to September 2021.** Mature and Non-Mature Estates prices increase by 0.8% and 1.0% respectively, as compared to September 2021. In terms of room types, 3 Room, 4 Room, 5 Room and Executive prices increase by 1.0%, 1.1%, 0.9% and 1.2% respectively.

According to the SRX Property Price Index for HDB Resale:

- Year-on-year, the overall price increase is 13.5%.
- Year-on-year, prices for all room types increased in October 2021: 3 Room by 15.1%, 4 Room by 13.6%, 5 Room by 13.5% and Executive by 13.4%.
- Mature and Non-Mature Estates prices increase by 11.4% and 15.2% respectively from a year ago.
- October 2021 prices surpass the previous peak in September 2021 by 0.9%.

- 2. 2,505 HDB resale transactions in October 2021,** representing a 0.6% decrease from September 2021.

- Year-on-year, resale volume in October 2021 is 2.8% higher than the previous year.
- Breaking down by room types, in October 2021, 40.4% of the volume came from HDB 4 Room, 27.2% from 5 Room, 23.6% from 3 Room and 7.6% from Executive. The rest are from 2 Room and Multi-Generation.

- 3. The highest transacted price for a resale flat in the month is achieved at \$1,260,000** by a 5 Room DBSS unit at Natura Loft. In Non-Mature Estates, the highest transacted price is achieved at \$980,000 by an Executive Apartment unit at Woodlands Street 81.

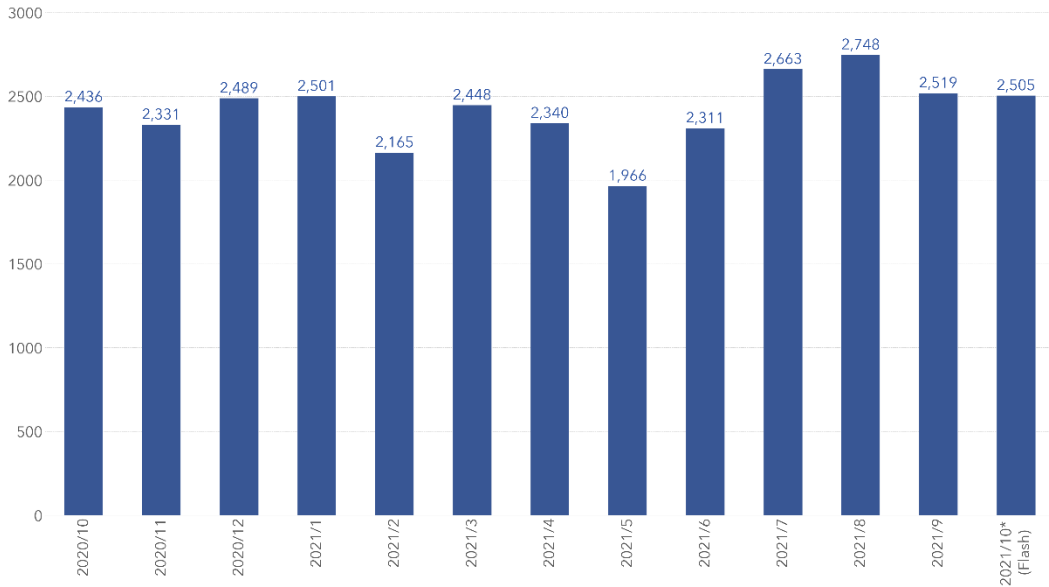
- 4. In October 2021, there are 20 HDB resale flats transacted for at least \$1,000,000,** representing a decrease from September 2021 in which 23 such units were transacted.

- The number of million-dollar flats sold comprises 0.8% of the total resale volume in the month.
- In the first ten months of 2021, a total of 194 HDB flats have been transacted for more than a million dollars so far, which is a 228.8% increase from the same period last year.

# HDB Resale Market

## Resale Volume

HDB Monthly Overall Resale Volume

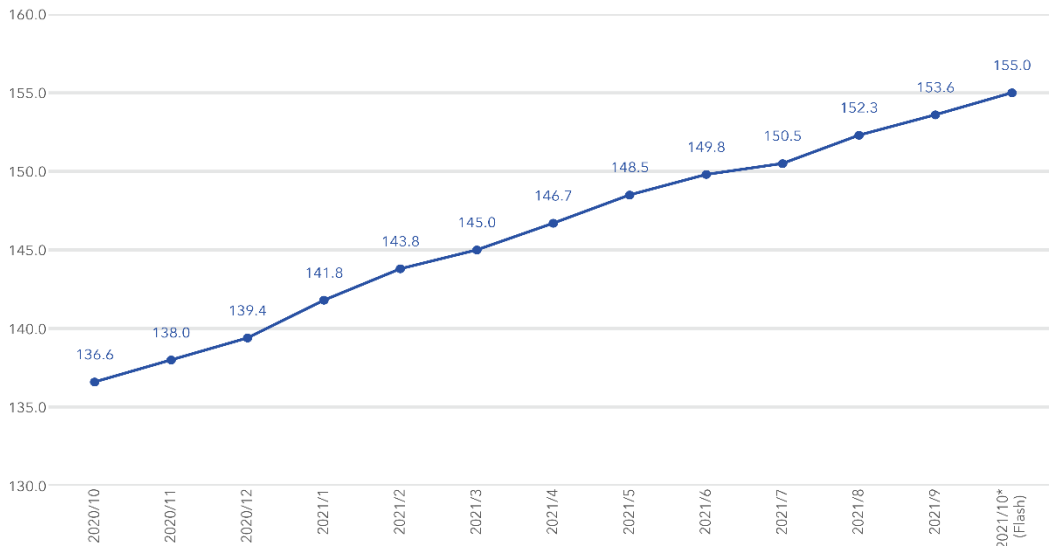


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room.

## Resale Price

Index Base: 2009 Jan

SPI for HDB Resale



2021 October Resale Index	155.0
2021 September Resale Index	153.6
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
2020/10	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	-0.7%
2021/8	152.3	1.1%	142.6	0.9%	152.1	1.2%	156.0	1.2%	166.1	1.5%
2021/9	153.6	0.9%	144.0	1.0%	153.4	0.9%	156.7	0.5%	168.2	1.3%
2021/10*	155.0	0.9%	145.5	1.0%	155.0	1.1%	158.1	0.9%	170.2	1.2%

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	339,444	480,000	644,000	937,500	368,000
Bedok	330,000	460,000	650,000	875,000	455,000
Bishan	415,000	592,500	869,000	957,500	650,944
Bukit Batok	330,000	442,500	610,000	690,000	460,000
Bukit Merah	358,000	698,750	780,000	-	600,000
Bukit Panjang	348,500	457,500	540,000	718,000	500,444
Bukit Timah	-	550,000	860,000	-	663,500
Central Area	462,500	995,000	1,120,000	-	874,000
Choa Chu Kang	365,888	460,000	560,000	630,000	500,000
Clementi	370,888	715,000	608,000	-	550,000
Geylang	290,000	685,000	680,000	919,000	498,500
Hougang	320,000	451,500	555,000	790,000	500,000
Jurong East	349,000	460,000	600,000	600,000	420,000
Jurong West	320,000	448,000	528,000	640,000	480,000
Kallang/Whampoa	326,000	665,000	750,000	900,000	640,000
Marine Parade	357,800	492,500	822,500	-	485,000
Pasir Ris	496,500	491,000	575,888	725,000	580,000
Punggol	400,000	508,888	625,000	636,694	515,000
Queenstown	360,000	763,000	905,000	-	650,000
Sembawang	355,000	431,500	500,000	566,500	480,000
Sengkang	400,000	489,000	530,000	638,000	510,000
Serangoon	367,500	506,500	616,800	886,400	561,900
Tampines	360,000	480,000	591,000	721,000	515,500
Toa Payoh	310,000	637,500	855,000	898,000	400,000
Woodlands	325,000	420,000	500,000	700,000	459,000
Yishun	345,000	450,000	550,000	700,000	450,000
<b>Overall</b>	<b>345,000</b>	<b>488,000</b>	<b>580,000</b>	<b>700,000</b>	<b>500,000</b>

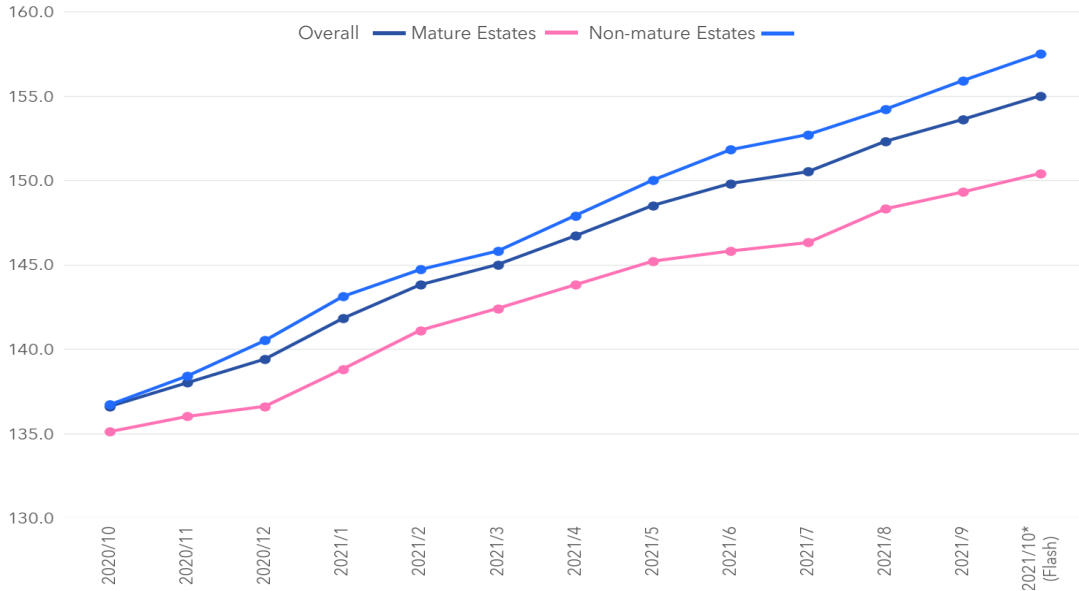
Note: Grey fields contain figures derived from fewer than 10 transactions. Blue fields contain figures derived from only 1 transaction.

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.

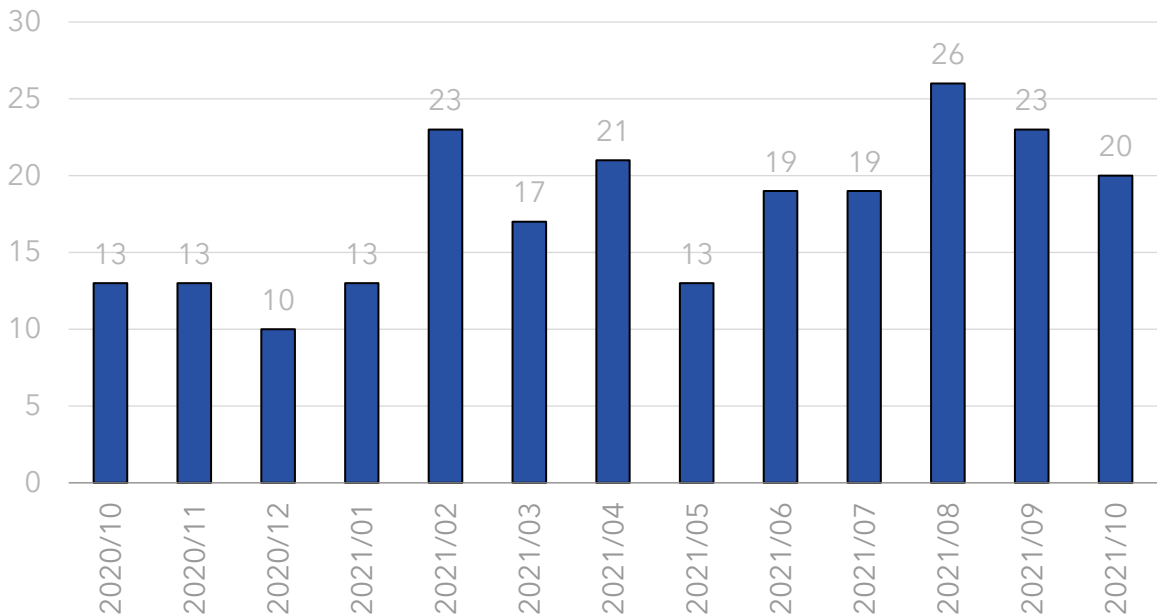
Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2020/10	136.6	1.2%	135.1	1.2%	136.7	1.1%
2020/11	138.0	1.0%	136.0	0.7%	138.4	1.2%
2020/12	139.4	1.0%	136.6	0.4%	140.5	1.5%
2021/1	141.8	1.8%	138.8	1.6%	143.1	1.9%
2021/2	143.8	1.4%	141.1	1.7%	144.7	1.1%
2021/3	145.0	0.8%	142.4	0.9%	145.8	0.7%
2021/4	146.7	1.2%	143.8	0.9%	147.9	1.4%
2021/5	148.5	1.2%	145.2	1.0%	150.0	1.4%
2021/6	149.8	0.9%	145.8	0.4%	151.8	1.2%
2021/7	150.5	0.5%	146.3	0.3%	152.7	0.6%
2021/8	152.3	1.1%	148.3	1.4%	154.2	1.0%
2021/9	153.6	0.9%	149.3	0.6%	155.9	1.1%
2021/10*	155.0	0.9%	150.4	0.8%	157.5	1.0%

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

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	\$1,260,000	1,292	\$975
Bukit Merah	Havelock Rd	5RM	\$1,245,000	1,227	\$1,015
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,200,000	1,259	\$953
Kallang/Whampoa	Boon Keng Rd	5RM	\$1,200,000	1,281	\$937
Central Area	Cantonment Rd	5RM	\$1,160,000	1,152	\$1,007
Queenstown	C'wealth Dr	5RM	\$1,138,000	1,227	\$927
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,132,000	1,227	\$923
Central Area	Cantonment Rd	4RM	\$1,130,000	1,012	\$1,117
Queenstown	Dawson Rd	5RM	\$1,120,000	1,066	\$1,051
Central Area	Cantonment Rd	5RM	\$1,120,000	1,152	\$972
Central Area	Cantonment Rd	4RM	\$1,100,000	1,001	\$1,099
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,100,000	1,259	\$873
Ang Mo Kio	Ang Mo Kio St 52	5RM	\$1,098,000	1,292	\$850
Central Area	Cantonment Rd	4RM	\$1,070,000	1,033	\$1,035
Central Area	Cantonment Rd	4RM	\$1,050,000	1,023	\$1,027
Bishan	Sin Ming Ave	EXE	\$1,035,000	2,045	\$506
Queenstown	C'wealth Dr	5RM	\$1,028,888	1,259	\$817
Central Area	Cantonment Rd	4RM	\$1,020,000	1,001	\$1,019
Bukit Merah	Boon Tiong Rd	4RM	\$1,010,000	990	\$1,020
Central Area	Cantonment Rd	4RM	\$1,000,000	1,023	\$978

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.

SRX is all about making the home seeking and home ownership journey a pleasure by connecting home-seekers to their ideal property and helping homeowners manage their most important asset. SRX provides easy-to-use tools, extensive quality property listings, data and insights to real estate professionals and home-seekers. The SRX App is available in the App Store and Google Play Store.

SRX is operated by StreetSine Singapore Pte Ltd, a subsidiary of 99 Group.

For media queries or technical questions, please contact our Head of Research, Mr. Pow Ying Khuan at [yingkhuan.pow@99.co](mailto:yingkhuan.pow@99.co) or our PR team at [pr@99.co](mailto:pr@99.co). We can verify the accuracy, analysis, and presentation of specific SRX data prior to publication.

# 99 | GROUP

SINGAPORE



SRX



INDONESIA

