

# FLASH REPORT

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



# Observations

## HDB Resale Prices Climbing for Seventeen Straight Months, Volumes Grow by 3.2% in November 2021

- 1. HDB resale prices increase 1.3% in November 2021 compared to October 2021.** Mature and Non-Mature Estates prices increase by 1.2% and 1.4% respectively, as compared to October 2021. In terms of room types, 3 Room, 4 Room, 5 Room and Executive prices increase by 1.8%, 0.6%, 1.4% and 1.5% 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 increased in November 2021: 3 Room by 15.6%, 4 Room by 13.6%, 5 Room by 14.0% and Executive by 13.6%.
- Mature and Non-Mature Estates prices increase by 12.0% and 15.3% respectively from a year ago.

- 2. 2,586 HDB resale transactions in November 2021,** representing a 3.2% increase from October 2021.

- Year-on-year, resale volume in November 2021 is 10.9% higher than the previous year.
- Breaking down by room types, in November 2021, 42.0% of the volume came from HDB 4 Room, 26.5% from 5 Room, 21.5% from 3 Room and 8.5% 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 \$1,268,000** by a 5 Room DBSS unit at City View @ Boon Keng. In Non-Mature Estates, the highest transacted price is achieved at \$970,000 by a 5 Room Premium Apartment Loft unit at Treelodge @ Punggol.

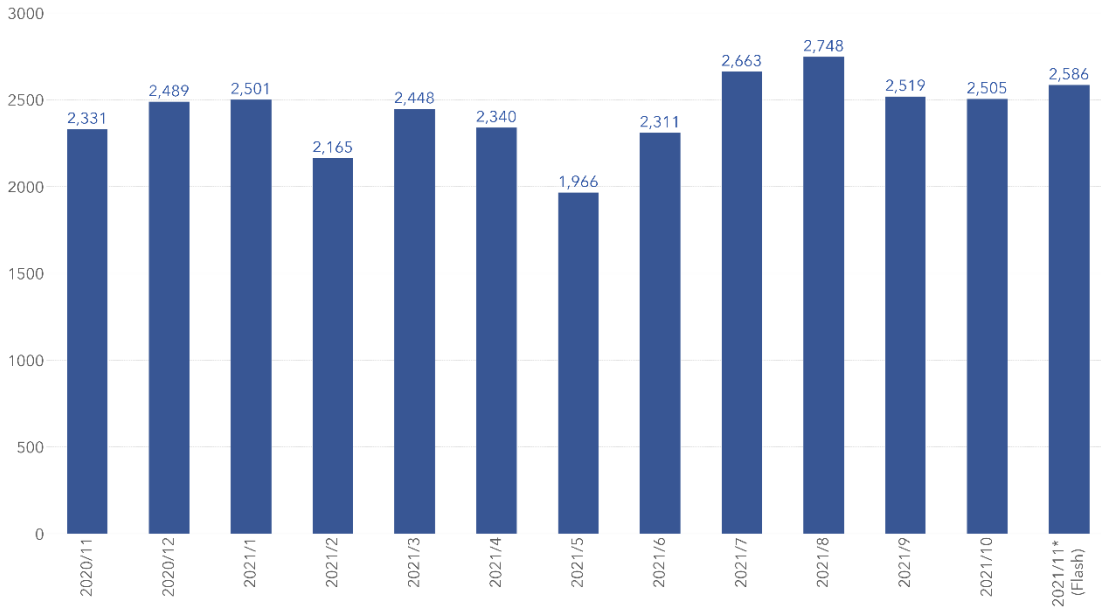
- 4. In November 2021, there are 29 HDB resale flats transacted for at least \$1,000,000,** representing an increase from October 2021 in which 20 such units were transacted.

- This is also the highest number of million-dollar flats ever sold in a month.
- The number of million-dollar flats sold comprises 1.1% of the total resale volume in the month.
- In the first eleven months of 2021, a total of 223 HDB flats have been transacted for more than a million dollars so far, which is a 209.7% increase from the same period last year.

# HDB Resale Market

## Resale Volume

HDB Monthly Overall Resale Volume

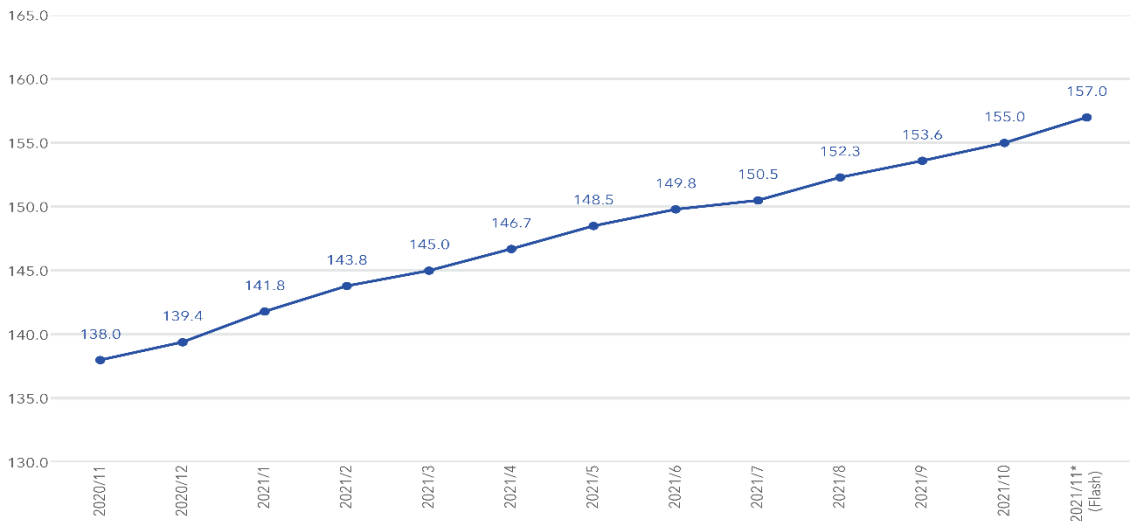


Note: HDB resale volume includes all property types, including HDB 1-room and HDB 2-room.

## Resale Price

Index Base: 2009 Jan

SPI for HDB Resale



2021 November Resale Index	157.0
2021 October Resale Index	155.0
Change (Month-on-Month)	1.3%

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
2020/11	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	1.2%	142.6	0.9%	152.1	1.2%	156.0	1.2%	166.0	1.4%
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%	145.4	1.0%	155.0	1.1%	158.2	0.9%	170.2	1.1%
2021/11*	157.0	1.3%	148.1	1.8%	156.0	0.6%	160.4	1.4%	172.7	1.5%

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	340,000	468,000	660,000	950,000	410,000
Bedok	340,000	445,500	650,000	750,000	425,000
Bishan	410,000	606,944	770,000	952,500	622,500
Bukit Batok	335,000	466,500	645,000	680,000	429,000
Bukit Merah	338,944	770,888	830,500	-	715,000
Bukit Panjang	360,000	465,000	560,888	691,444	505,000
Bukit Timah	422,000	601,500	940,000	-	601,500
Central Area	476,000	950,000	1,050,000	-	935,000
Choa Chu Kang	383,944	478,000	545,000	647,500	500,000
Clementi	352,000	733,944	755,000	900,000	541,000
Geylang	300,000	540,000	715,000	900,000	480,000
Hougang	333,000	490,000	607,000	786,000	515,000
Jurong East	348,000	445,000	634,000	833,000	450,000
Jurong West	320,000	457,000	529,000	630,000	490,000
Kallang/Whampoa	332,500	711,500	886,944	885,000	616,500
Marine Parade	392,500	488,000	819,444	-	488,000
Pasir Ris	500,000	480,000	577,500	725,000	578,000
Punggol	410,000	520,000	630,000	655,000	530,000
Queenstown	350,000	756,000	856,000	-	610,000
Sembawang	372,000	438,000	492,500	567,500	467,000
Sengkang	395,000	495,000	537,500	640,000	510,000
Serangoon	365,000	488,000	650,000	780,000	537,000
Tampines	375,000	490,000	585,000	730,000	530,000
Toa Payoh	310,000	532,500	888,000	950,000	506,000
Woodlands	328,000	435,000	510,000	700,000	475,000
Yishun	338,888	450,000	595,000	688,000	450,000
<b>Overall</b>	<b>350,000</b>	<b>488,000</b>	<b>590,000</b>	<b>710,000</b>	<b>505,000</b>

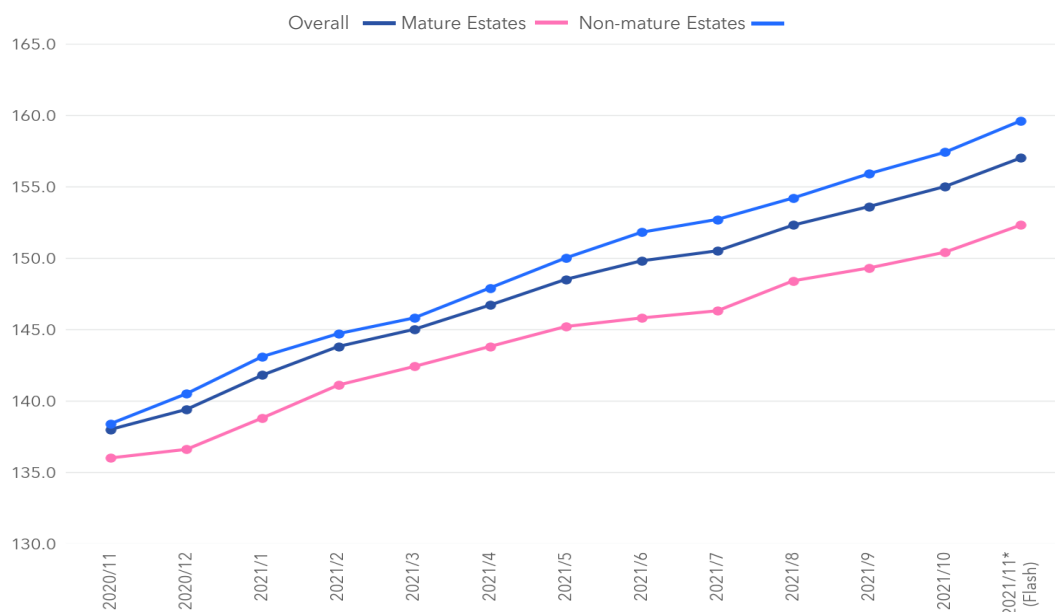
Note: Grey fields contain figures derived from fewer than 10 transactions. Blue fields contain figures derived from only 1 transaction.

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.

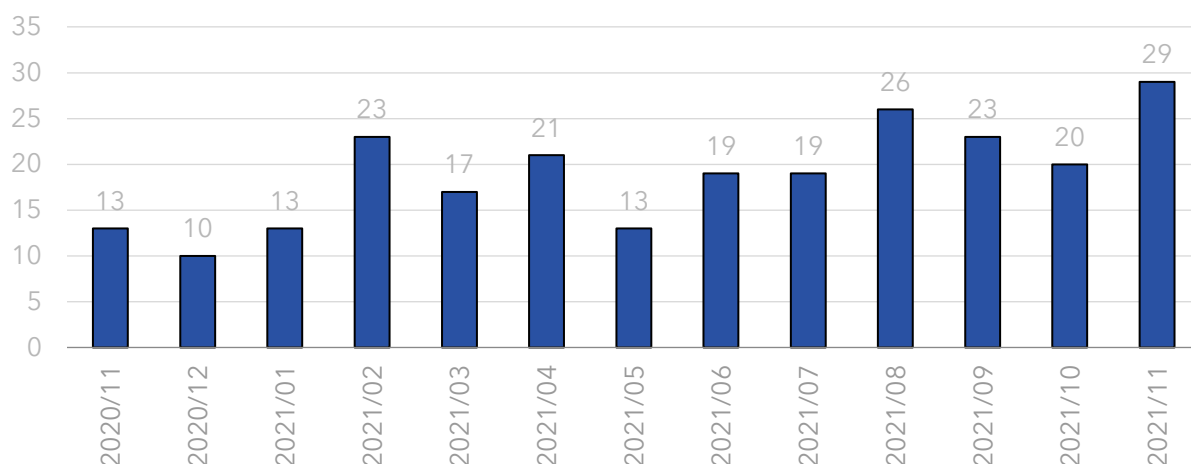
Year/Month	Overall		Mature Estates		Non-mature Estates	
	Index Value	Monthly Change	Index Value	Monthly Change	Index Value	Monthly Change
2020/11	138.0	1.0%	136.0	0.7%	138.4	1.2%
2020/12	139.4	1.0%	136.6	0.4%	140.5	1.5%
2021/1	141.8	1.8%	138.8	1.6%	143.1	1.9%
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2021/8	152.3	1.2%	148.4	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%	157.4	1.0%
2021/11*	157.0	1.3%	152.3	1.2%	159.6	1.4%

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
Kallang/Whampoa	Boon Keng Rd	5RM	\$1,268,000	1,281	\$990
Central Area	Cantonment Rd	5RM	\$1,261,000	1,141	\$1,105
Bukit Merah	Henderson Rd	5RM	\$1,256,000	1,216	\$1,033
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,240,000	1,227	\$1,011
Queenstown	C'wealth Dr	5RM	\$1,230,000	1,259	\$977
Kallang/Whampoa	Boon Keng Rd	5RM	\$1,230,000	1,281	\$960
Kallang/Whampoa	Boon Keng Rd	5RM	\$1,200,000	1,281	\$937
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,180,000	1,259	\$937
Central Area	Cantonment Rd	5RM	\$1,175,000	1,152	\$1,020
Central Area	Cantonment Rd	5RM	\$1,170,000	1,130	\$1,035
Bukit Merah	Kim Tian Rd	5RM	\$1,165,000	1,216	\$958
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,150,000	1,227	\$937
Central Area	Cantonment Rd	5RM	\$1,125,000	1,141	\$986
Central Area	Cantonment Rd	4RM	\$1,120,000	1,001	\$1,119
Queenstown	Dawson Rd	5RM	\$1,100,000	1,119	\$983
Central Area	Cantonment Rd	4RM	\$1,100,000	1,023	\$1,076
Toa Payoh	Lor 2 Toa Payoh	5RM	\$1,065,000	1,335	\$798
Queenstown	Holland Dr	5RM	\$1,060,000	1,259	\$842
Bukit Merah	Bt Merah View	5RM	\$1,050,000	1,507	\$697
Central Area	Cantonment Rd	5RM	\$1,050,000	1,141	\$920
Kallang/Whampoa	Boon Keng Rd	5RM	\$1,048,000	1,152	\$910
Toa Payoh	Lor 1A Toa Payoh	5RM	\$1,040,000	1,184	\$878
Serangoon	Serangoon Ave 2	EXE	\$1,030,000	1,507	\$684
Bishan	Shunfu Rd	EXE	\$1,028,000	1,593	\$645
Central Area	Cantonment Rd	5RM	\$1,020,000	1,130	\$902
Central Area	Cantonment Rd	4RM	\$1,011,000	1,001	\$1,010
Toa Payoh	Potong Pasir Ave 1	EXE	\$1,008,000	1,787	\$564
Ang Mo Kio	Ang Mo Kio Ave 5	EXE	\$1,000,000	1,733	\$577
Toa Payoh	Lor 2 Toa Payoh	EXE	\$1,000,000	1,604	\$624

Source: 99-SRX / HDB

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## 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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