HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2008

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:00 pm.
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January 2008 in full

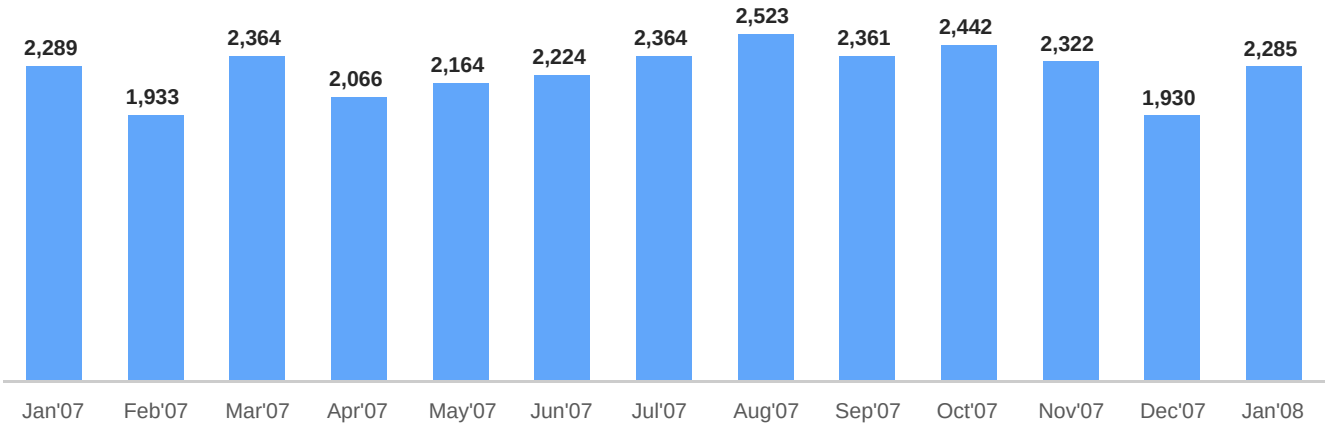
Flats sold: 2,285 **Median price: $285,000** **Median $psf: $271**
Million-dollar flats: 0 (0.0%) **Highest price: $750,888 (Marine Parade)**

Against the month before: sales +18.4%, median price +5.6%. Against a year ago: sales -0.2%, median price +20.8%.

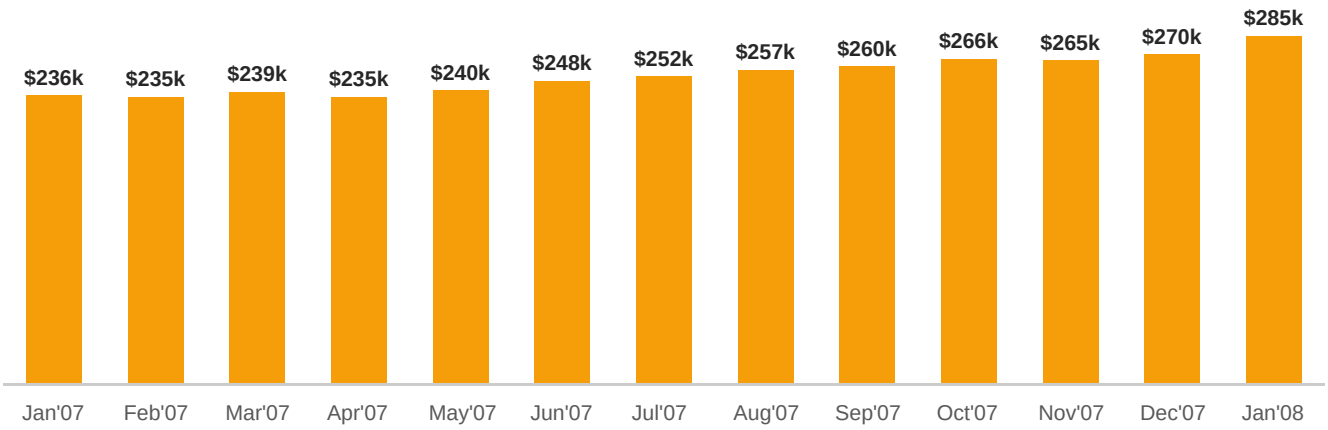
At a glance

- 2,285 HDB resale flats changed hands in January 2008, 18.4% more than the month before (1,930).
- Half of all flats sold for $285,000 or less (the median price), up 5.6% from the month before.
- A typical 4-room flat sold for $279,000 (827 sales), or about $270 per square foot.
- The highest price was $750,888 for a 5-room flat at Blk 2 Marine Ter, Marine Parade.
- For a 4-room flat, the most affordable town was Yishun (median $223,000) and the dearest was Bukit Merah (median $435,000).
- The busiest town was Woodlands with 197 sales.

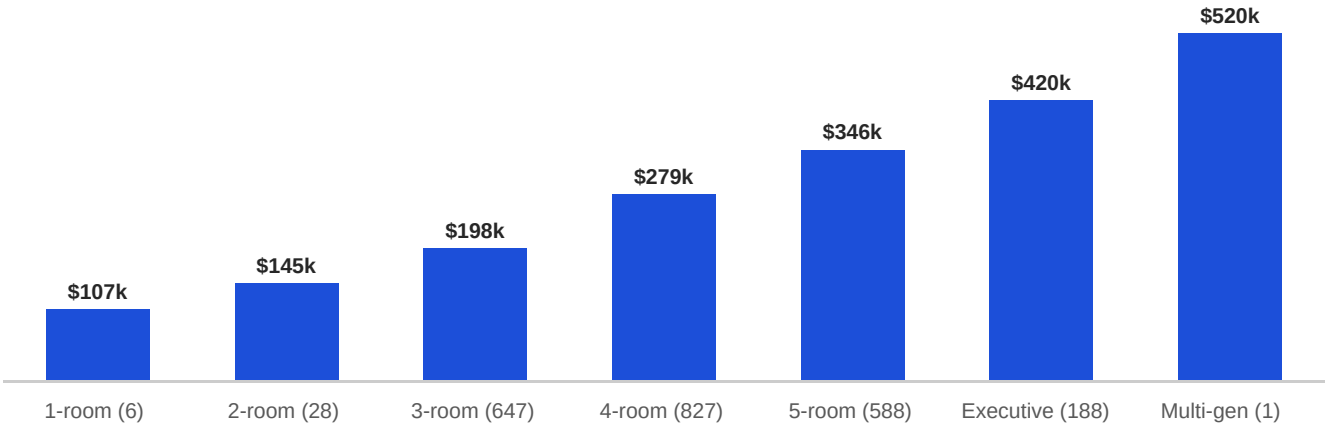
Flats sold each month, last 13 months



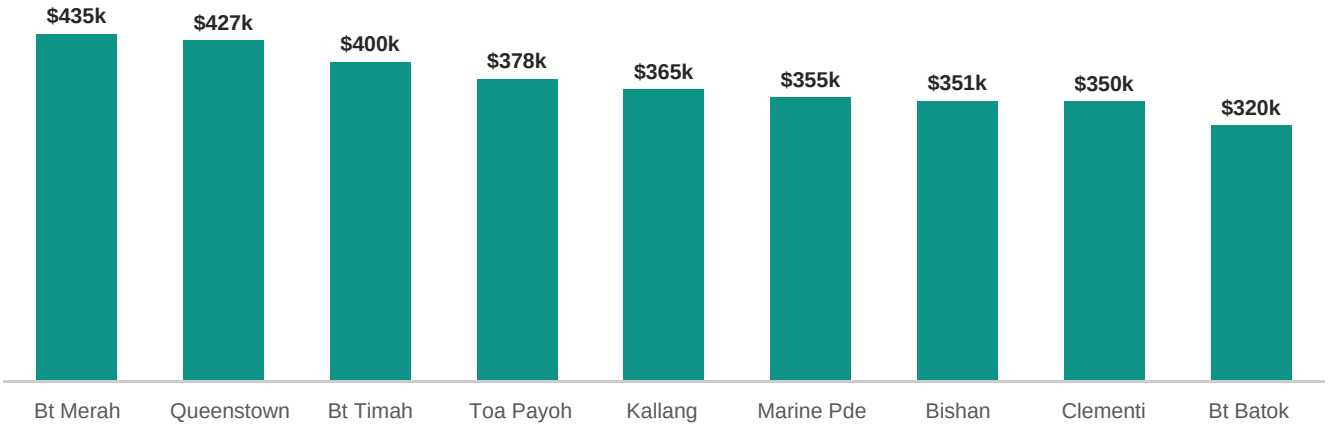
Median price each month, last 13 months



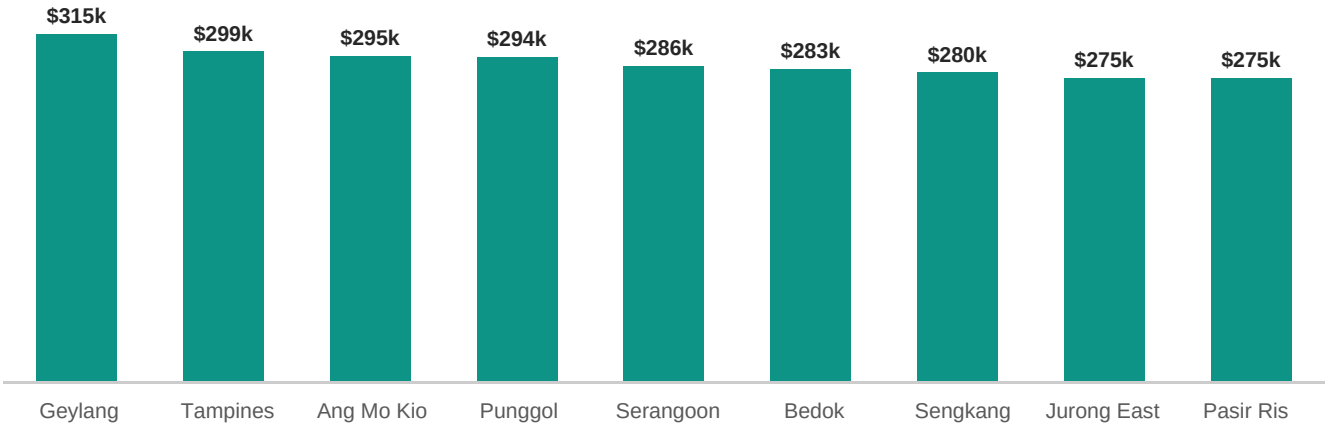
Median price by flat type (number sold), January 2008



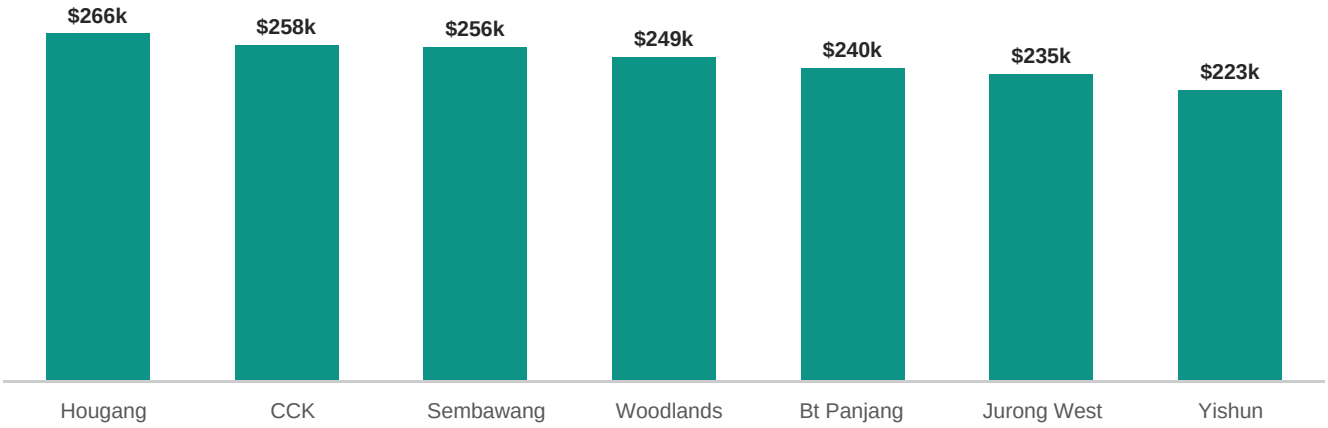
Median 4-room price by town, dearest first



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



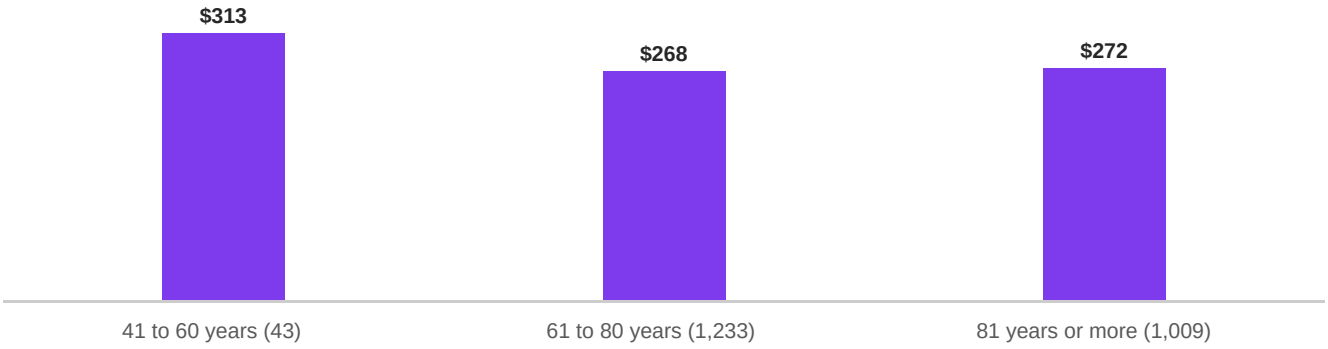
Median 4-room price by town, dearest first (continued)



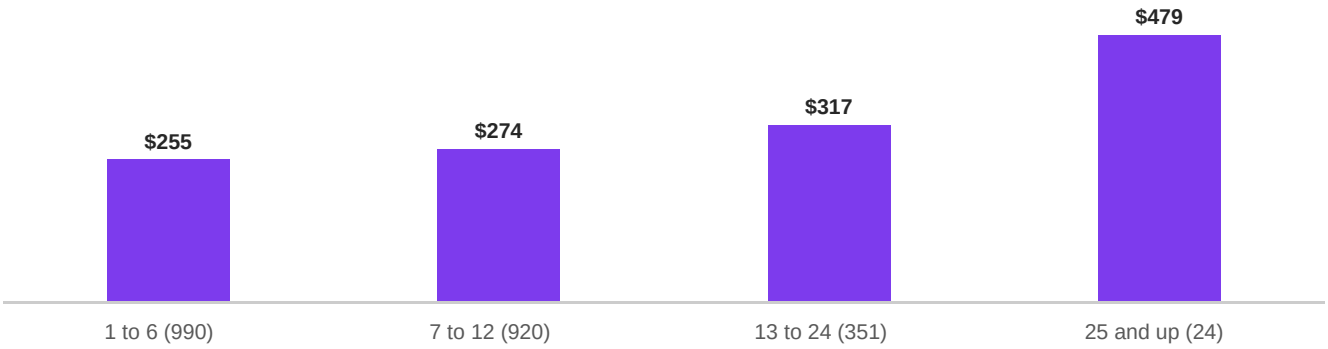
Town by town, January 2008

Ang Mo Kio: 105 sold - median $245,000 - 4-room median $295,000 - $284 psf
Bedok: 118 sold - median $232,500 - 4-room median $283,000 - $277 psf
Bishan: 57 sold - median $363,000 - 4-room median $351,000 - $351 psf
Bukit Batok: 117 sold - median $305,000 - 4-room median $320,000 - $273 psf
Bukit Merah: 104 sold - median $380,500 - 4-room median $435,000 - $375 psf
Bukit Panjang: 70 sold - median $269,250 - 4-room median $240,000 - $237 psf
Bukit Timah: 5 sold - median $400,000 - 4-room median $400,000 - $333 psf
Central Area: 16 sold - median $300,000 - 4-room median n/a - $421 psf
Choa Chu Kang: 107 sold - median $282,000 - 4-room median $257,500 - $244 psf
Clementi: 58 sold - median $275,000 - 4-room median $350,000 - $329 psf
Geylang: 64 sold - median $217,000 - 4-room median $315,000 - $281 psf
Hougang: 126 sold - median $279,000 - 4-room median $266,400 - $261 psf
Jurong East: 59 sold - median $299,000 - 4-room median $275,000 - $271 psf
Jurong West: 159 sold - median $245,000 - 4-room median $235,250 - $239 psf
Kallang/Whampoa: 63 sold - median $335,000 - 4-room median $365,000 - $339 psf
Marine Parade: 31 sold - median $355,000 - 4-room median $355,000 - $402 psf
Pasir Ris: 75 sold - median $345,000 - 4-room median $275,000 - $260 psf
Punggol: 49 sold - median $343,000 - 4-room median $294,000 - $302 psf
Queenstown: 87 sold - median $283,000 - 4-room median $426,500 - $372 psf
Sembawang: 69 sold - median $297,000 - 4-room median $256,000 - $259 psf
Sengkang: 88 sold - median $318,000 - 4-room median $280,000 - $283 psf
Serangoon: 70 sold - median $284,500 - 4-room median $286,000 - $276 psf
Tampines: 158 sold - median $306,900 - 4-room median $299,000 - $272 psf
Toa Payoh: 84 sold - median $250,000 - 4-room median $378,000 - $320 psf
Woodlands: 197 sold - median $266,000 - 4-room median $248,500 - $232 psf
Yishun: 149 sold - median $205,000 - 4-room median $223,000 - $230 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2008

$750,888 Blk 2 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $581 psf - 66 yrs lease left

$733,000 Blk 13 Dover Cl East, Queenstown
5-room - storey 25 to 27 - 1,281 sqft - $572 psf - 69 yrs lease left

$700,000 Blk 1 Marine Ter, Marine Parade
5-room - storey 25 to 27 - 1,313 sqft - $533 psf - 66 yrs lease left

$680,000 Blk 59 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $574 psf - 91 yrs lease left

$680,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $436 psf - 84 yrs lease left

$673,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $568 psf - 94 yrs lease left

$660,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $376 psf - 78 yrs lease left

$655,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $553 psf - 94 yrs lease left

$650,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $503 psf - 68 yrs lease left

$650,000 Blk 161 Mei Ling St, Queenstown
5-room - storey 16 to 18 - 1,550 sqft - $419 psf - 61 yrs lease left

The 5 most affordable 4-room flats, January 2008

$163,000 Blk 404 Yishun Ave 6, Yishun
4-room - storey 01 to 03 - 904 sqft - $180 psf - 79 yrs lease left

$165,000 Blk 217 Petir Rd, Bukit Panjang
4-room - storey 01 to 03 - 904 sqft - $182 psf - 78 yrs lease left

$165,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 01 to 03 - 1,119 sqft - $147 psf - 79 yrs lease left

$168,000 Blk 259 Yishun St 22, Yishun
4-room - storey 01 to 03 - 904 sqft - $186 psf - 77 yrs lease left

$169,000 Blk 122 Pending Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $187 psf - 79 yrs lease left

The 10 busiest streets, January 2008

Yishun Ring Rd, Yishun: 36 sales
Bt Batok West Ave 5, Bukit Batok: 31 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Hougang Ave 8, Hougang: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 24 sales
Bedok Reservoir Rd, Bedok: 22 sales
Choa Chu Kang Cres, Choa Chu Kang: 22 sales
Marsiling Dr, Woodlands: 20 sales
Woodlands Dr 75, Woodlands: 20 sales
Jurong West St 65, Jurong West: 19 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.

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