HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2008

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

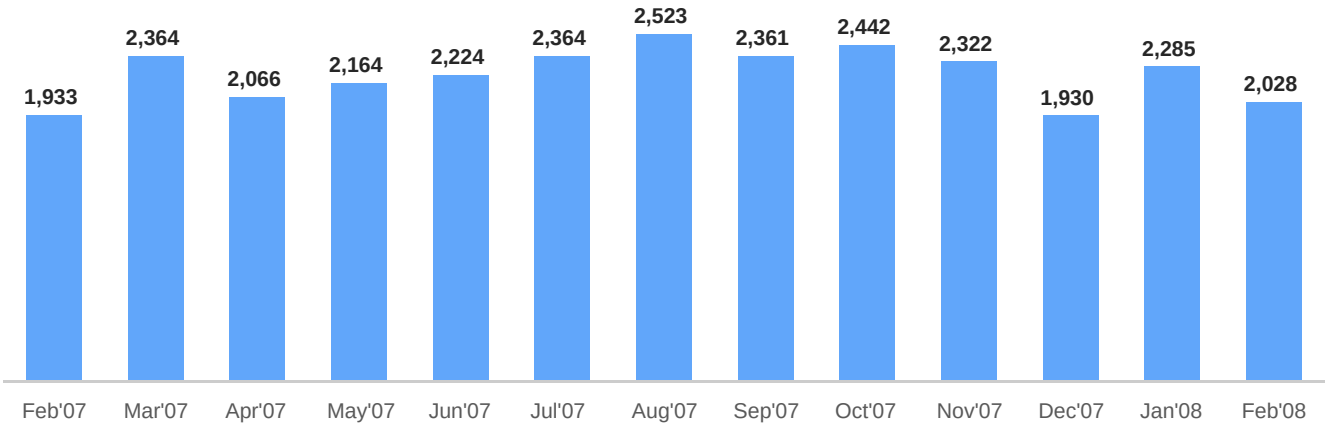
Flats sold: 2,028 Median price: $277,750 Median $psf: $275
Million-dollar flats: 0 (0.0%) Highest price: $770,000 (Queenstown)

Against the month before: sales -11.2%, median price -2.5%. Against a year ago: sales +4.9%, median price +18.2%.

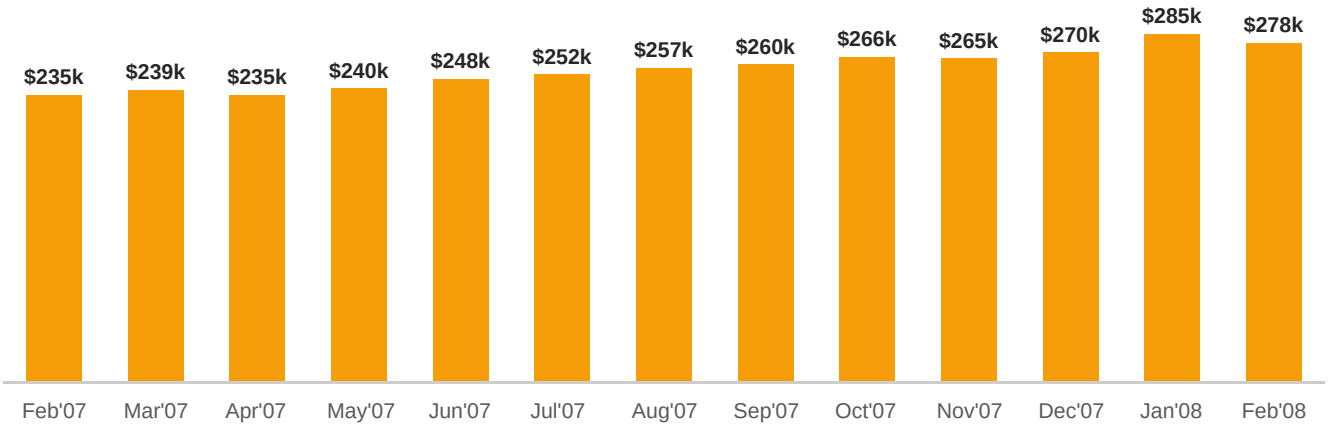
At a glance

- 2,028 HDB resale flats changed hands in February 2008, 11.2% fewer than the month before (2,285).
- Half of all flats sold for $277,750 or less (the median price), down 2.5% from the month before.
- A typical 4-room flat sold for $277,000 (760 sales), or about $267 per square foot.
- The highest price was $770,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $231,500) and the dearest was Queenstown (median $470,000).
- The busiest town was Woodlands with 207 sales.

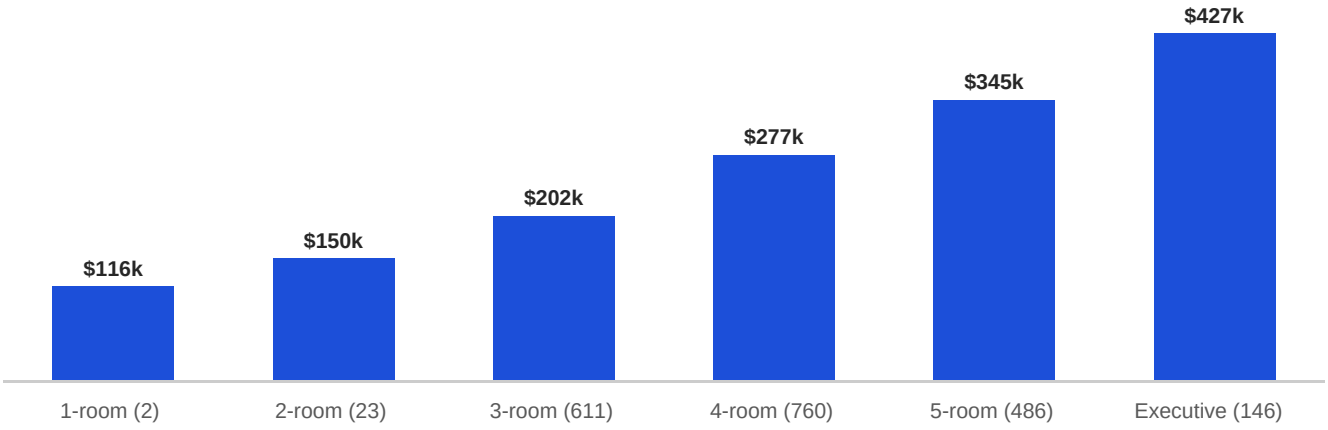
Flats sold each month, last 13 months



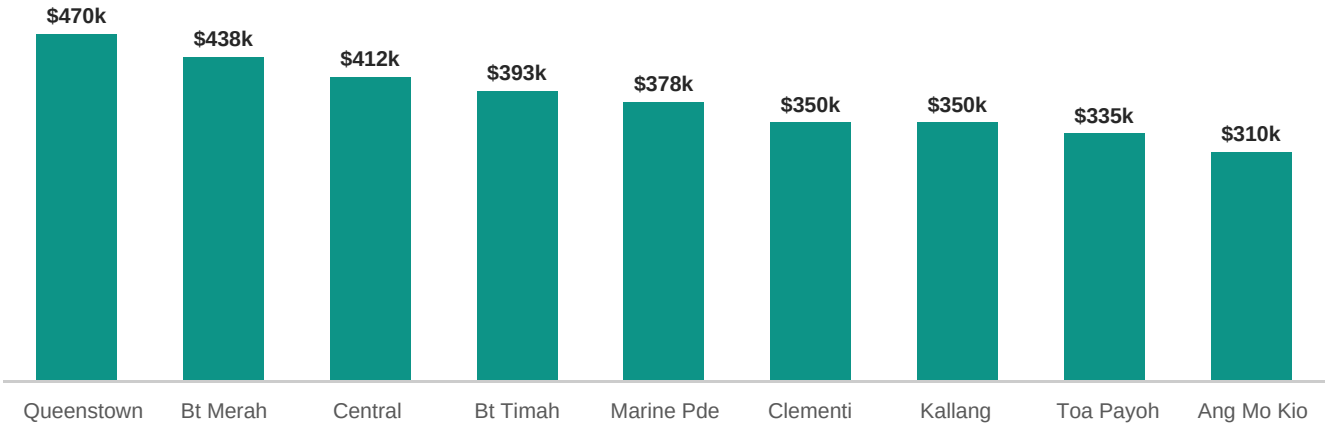
Median price each month, last 13 months



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



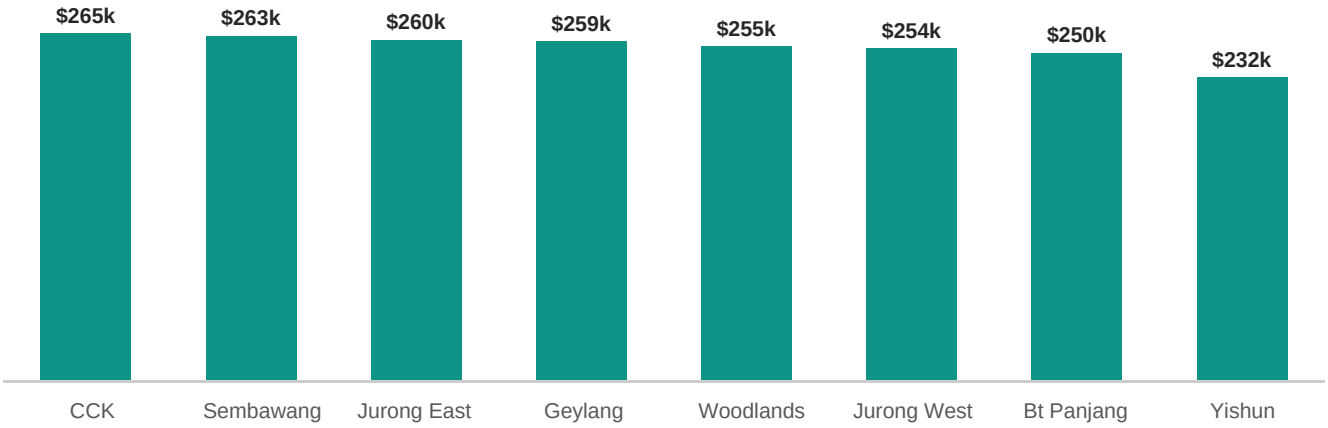
Median 4-room price by town, dearest first



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



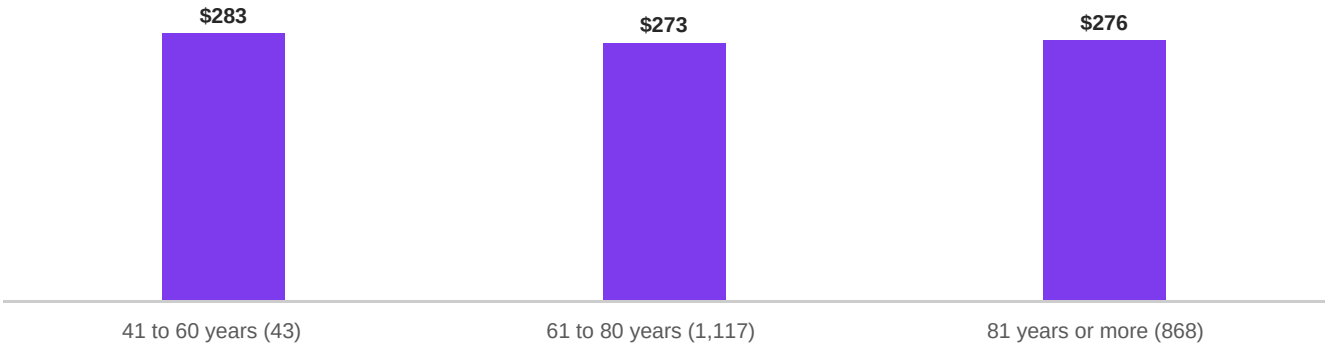
Median 4-room price by town, dearest first (continued)



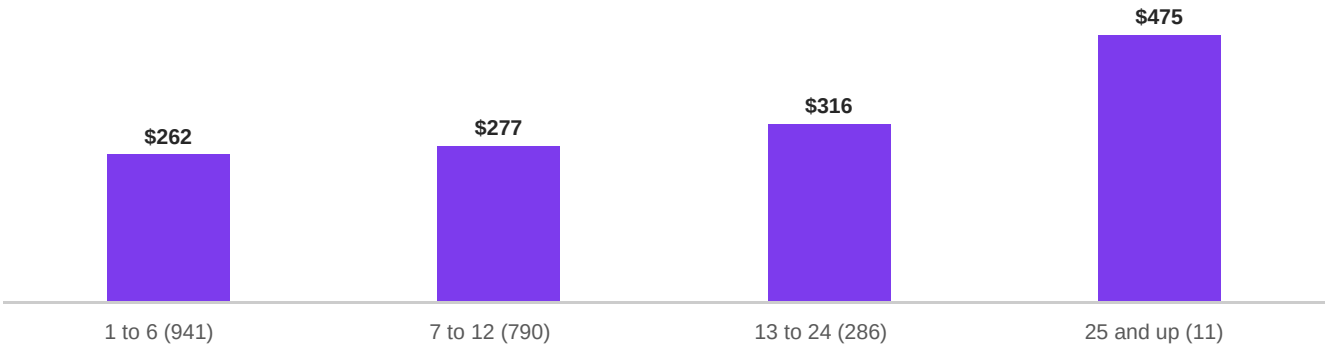
Town by town, February 2008

Ang Mo Kio: 100 sold - median $239,444 - 4-room median $309,500 - $289 psf
Bedok: 117 sold - median $234,000 - 4-room median $265,000 - $277 psf
Bishan: 44 sold - median $349,000 - 4-room median $305,000 - $341 psf
Bukit Batok: 110 sold - median $265,000 - 4-room median $305,000 - $281 psf
Bukit Merah: 81 sold - median $290,000 - 4-room median $438,250 - $370 psf
Bukit Panjang: 72 sold - median $269,500 - 4-room median $250,250 - $251 psf
Bukit Timah: 10 sold - median $400,500 - 4-room median $392,500 - $351 psf
Central Area: 16 sold - median $321,000 - 4-room median $411,500 - $416 psf
Choa Chu Kang: 75 sold - median $278,000 - 4-room median $265,000 - $244 psf
Clementi: 58 sold - median $236,500 - 4-room median $350,000 - $298 psf
Geylang: 63 sold - median $220,000 - 4-room median $259,000 - $282 psf
Hougang: 96 sold - median $290,000 - 4-room median $276,800 - $262 psf
Jurong East: 42 sold - median $236,000 - 4-room median $260,000 - $268 psf
Jurong West: 151 sold - median $256,000 - 4-room median $253,500 - $245 psf
Kallang/Whampoa: 69 sold - median $257,000 - 4-room median $350,000 - $322 psf
Marine Parade: 19 sold - median $396,000 - 4-room median $378,000 - $423 psf
Pasir Ris: 47 sold - median $340,000 - 4-room median $282,500 - $256 psf
Punggol: 49 sold - median $351,000 - 4-room median $305,000 - $304 psf
Queenstown: 72 sold - median $242,500 - 4-room median $470,000 - $352 psf
Sembawang: 45 sold - median $305,000 - 4-room median $263,000 - $260 psf
Sengkang: 91 sold - median $323,000 - 4-room median $289,000 - $289 psf
Serangoon: 48 sold - median $267,000 - 4-room median $266,000 - $271 psf
Tampines: 161 sold - median $298,000 - 4-room median $300,000 - $274 psf
Toa Payoh: 78 sold - median $253,000 - 4-room median $335,000 - $315 psf
Woodlands: 207 sold - median $274,000 - 4-room median $255,000 - $238 psf
Yishun: 107 sold - median $215,000 - 4-room median $231,500 - $230 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2008

$770,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,572 sqft - $490 psf - 86 yrs lease left

$718,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 13 to 15 - 1,432 sqft - $502 psf - 86 yrs lease left

$705,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $595 psf - 94 yrs lease left

$700,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 22 to 24 - 1,345 sqft - $520 psf - 65 yrs lease left

$695,000 Blk 641 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 16 to 18 - 1,959 sqft - $355 psf - 89 yrs lease left

$680,000 Blk 120A Kim Tian Pl, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $549 psf - 92 yrs lease left

$680,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 22 to 24 - 1,292 sqft - $526 psf - 65 yrs lease left

$670,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,550 sqft - $432 psf - 84 yrs lease left

$663,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $378 psf - 78 yrs lease left

$656,000 Blk 131B Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $554 psf - 93 yrs lease left

The 5 most affordable 4-room flats, February 2008

$134,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $137 psf - 68 yrs lease left

$155,000 Blk 110 Woodlands St 13, Woodlands

4-room - storey 10 to 12 - 980 sqft - $158 psf - 78 yrs lease left

$162,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $165 psf - 68 yrs lease left

$165,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $182 psf - 78 yrs lease left

$166,000 Blk 245 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $184 psf - 76 yrs lease left

The 10 busiest streets, February 2008

Yishun Ring Rd, Yishun: 34 sales
Bedok Reservoir Rd, Bedok: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Woodlands Dr 75, Woodlands: 25 sales
Woodlands Circle, Woodlands: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Bt Batok West Ave 5, Bukit Batok: 19 sales
Hougang Ave 8, Hougang: 19 sales
Jurong West St 65, Jurong West: 19 sales
Bt Batok West Ave 6, Bukit Batok: 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