HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2008

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:00 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2008-03/

March 2008 in full

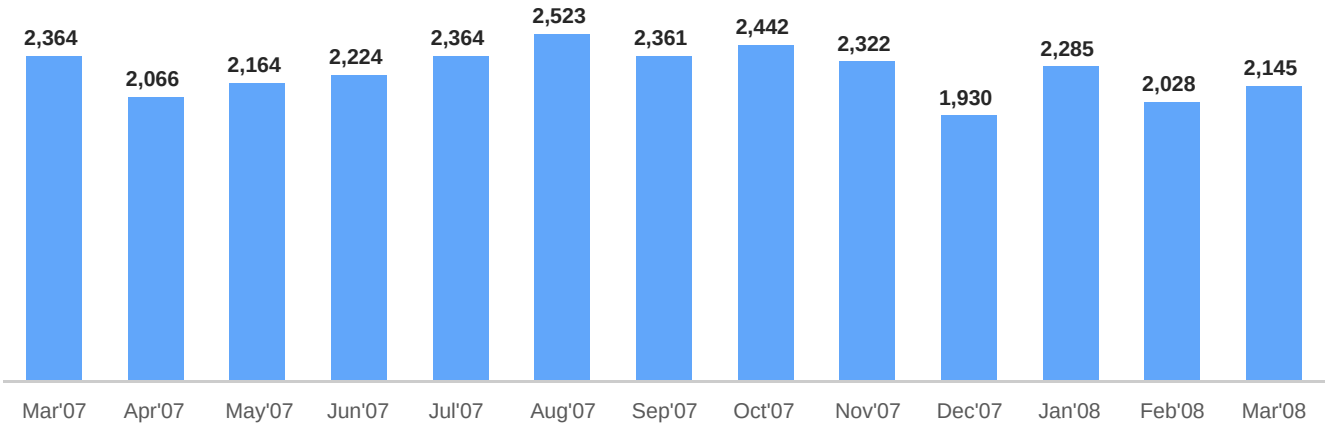
Flats sold: 2,145 **Median price: $288,888** **Median $psf: $277**
Million-dollar flats: 0 (0.0%) **Highest price: $890,000 (Queenstown)**

Against the month before: sales +5.8%, median price +4.0%. Against a year ago: sales -9.3%, median price +20.9%.

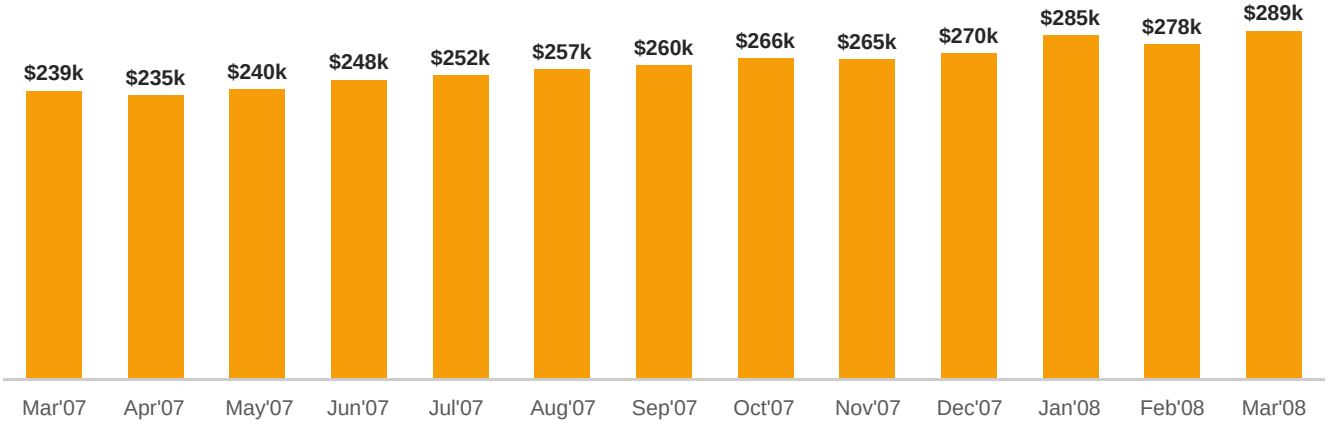
At a glance

- 2,145 HDB resale flats changed hands in March 2008, 5.8% more than the month before (2,028).
- Half of all flats sold for $288,888 or less (the median price), up 4.0% from the month before.
- A typical 4-room flat sold for $282,000 (800 sales), or about $271 per square foot.
- The highest price was $890,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $216,000) and the dearest was Queenstown (median $462,800).
- The busiest town was Woodlands with 194 sales.

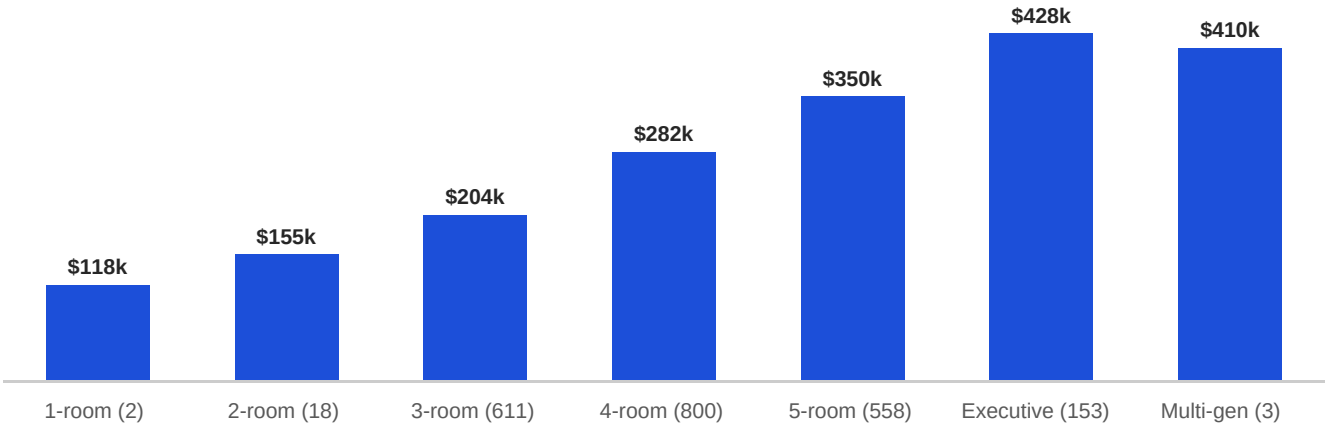
Flats sold each month, last 13 months



Median price each month, last 13 months



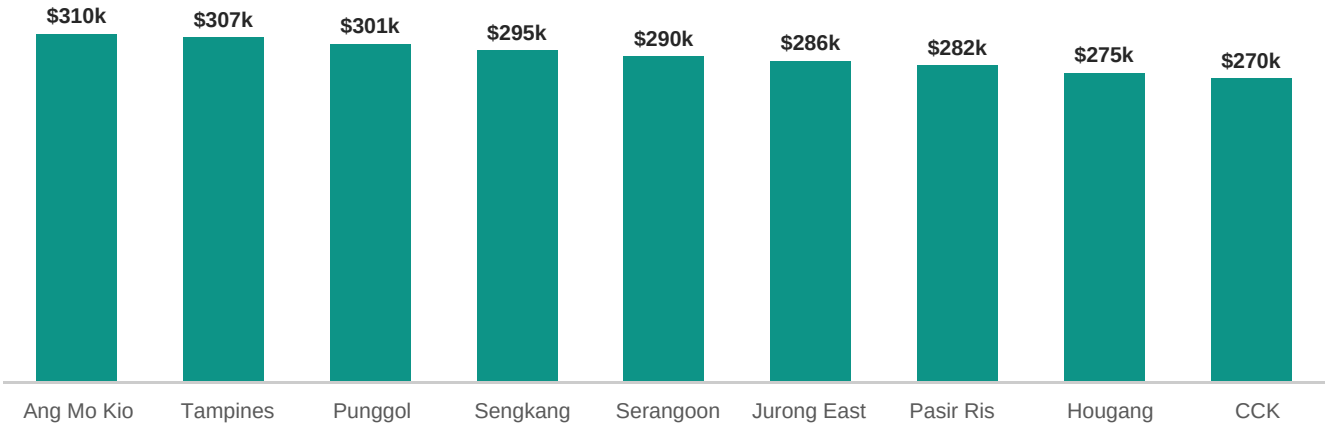
Median price by flat type (number sold), March 2008



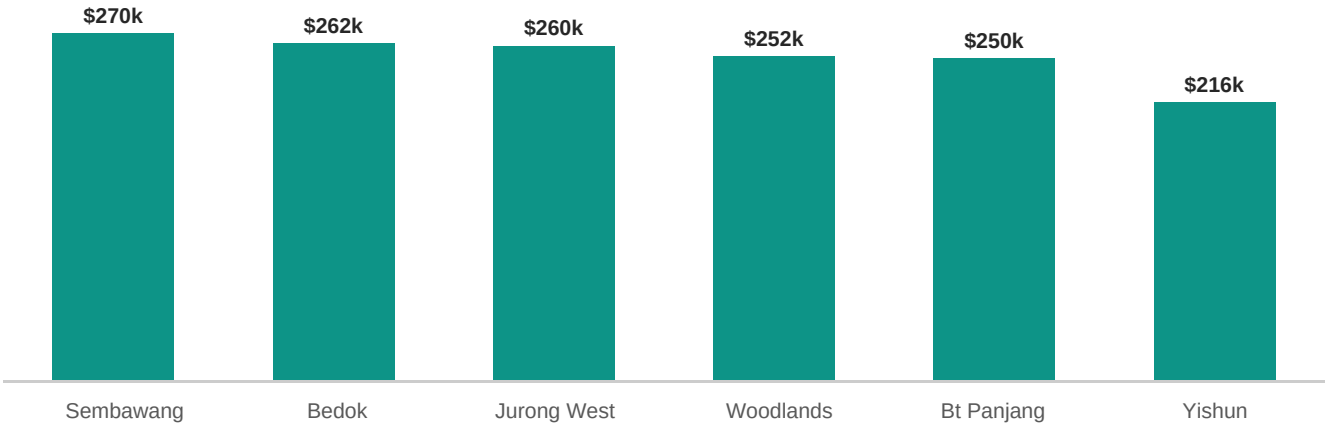
Median 4-room price by town, dearest first



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



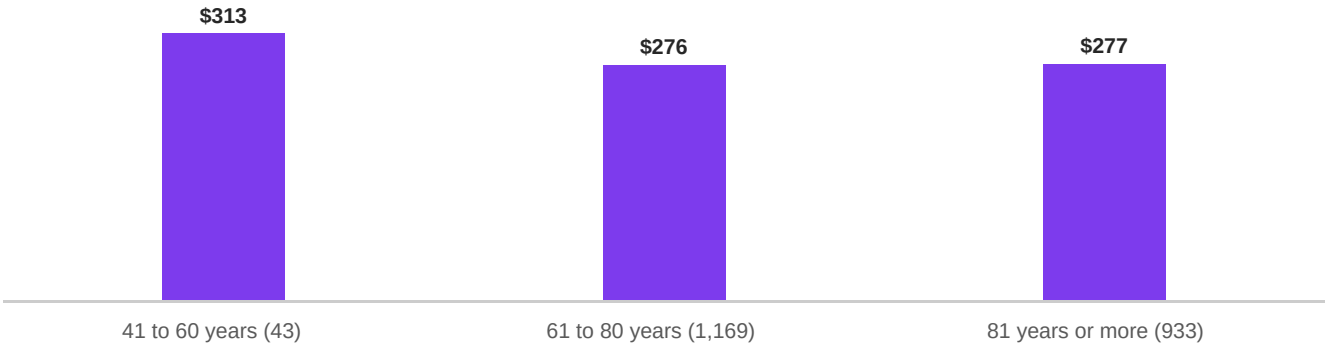
Median 4-room price by town, dearest first (continued)



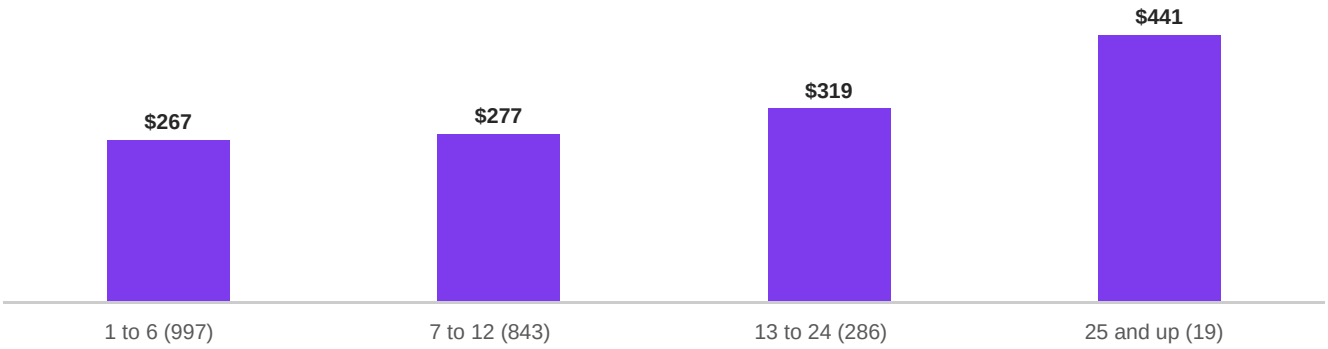
Town by town, March 2008

Ang Mo Kio: 107 sold - median $225,000 - 4-room median $310,000 - $294 psf
Bedok: 115 sold - median $233,000 - 4-room median $261,888 - $284 psf
Bishan: 47 sold - median $418,000 - 4-room median $355,000 - $350 psf
Bukit Batok: 109 sold - median $260,000 - 4-room median $318,000 - $275 psf
Bukit Merah: 79 sold - median $362,000 - 4-room median $433,900 - $378 psf
Bukit Panjang: 84 sold - median $263,900 - 4-room median $250,000 - $244 psf
Bukit Timah: 5 sold - median $520,000 - 4-room median n/a - $407 psf
Central Area: 21 sold - median $295,000 - 4-room median n/a - $428 psf
Choa Chu Kang: 94 sold - median $291,000 - 4-room median $270,000 - $248 psf
Clementi: 51 sold - median $270,000 - 4-room median $362,500 - $325 psf
Geylang: 52 sold - median $206,500 - 4-room median $322,000 - $295 psf
Hougang: 131 sold - median $293,000 - 4-room median $275,000 - $271 psf
Jurong East: 71 sold - median $266,000 - 4-room median $286,000 - $272 psf
Jurong West: 161 sold - median $268,000 - 4-room median $260,000 - $255 psf
Kallang/Whampoa: 58 sold - median $342,500 - 4-room median $350,000 - $342 psf
Marine Parade: 17 sold - median $368,000 - 4-room median $385,000 - $401 psf
Pasir Ris: 72 sold - median $334,000 - 4-room median $282,000 - $252 psf
Punggol: 51 sold - median $347,000 - 4-room median $301,000 - $306 psf
Queenstown: 96 sold - median $305,000 - 4-room median $462,800 - $395 psf
Sembawang: 50 sold - median $297,500 - 4-room median $269,500 - $270 psf
Sengkang: 99 sold - median $325,000 - 4-room median $295,000 - $283 psf
Serangoon: 52 sold - median $286,500 - 4-room median $290,000 - $283 psf
Tampines: 132 sold - median $313,944 - 4-room median $307,000 - $280 psf
Toa Payoh: 80 sold - median $258,500 - 4-room median $340,000 - $325 psf
Woodlands: 194 sold - median $272,000 - 4-room median $251,500 - $239 psf
Yishun: 117 sold - median $209,000 - 4-room median $216,000 - $235 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2008

$890,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,615 sqft - $551 psf - 86 yrs lease left

$785,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,528 sqft - $514 psf - 86 yrs lease left

$770,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $487 psf - 86 yrs lease left

$728,000 Blk 117 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $415 psf - 78 yrs lease left

$710,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 07 to 09 - 1,421 sqft - $500 psf - 86 yrs lease left

$705,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,528 sqft - $461 psf - 84 yrs lease left

$703,880 Blk 2 Marine Ter, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $545 psf - 66 yrs lease left

$702,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,615 sqft - $435 psf - 80 yrs lease left

$701,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 13 to 15 - 1,475 sqft - $475 psf - 86 yrs lease left

$700,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $591 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 2008

$162,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $179 psf - 79 yrs lease left

$162,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 990 sqft - $164 psf - 71 yrs lease left

$164,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,012 sqft - $162 psf - 71 yrs lease left

$170,000 Blk 54 Teban Gdns Rd, Jurong East

4-room - storey 01 to 03 - 947 sqft - $179 psf - 77 yrs lease left

$170,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 10 to 12 - 904 sqft - $188 psf - 79 yrs lease left

The 10 busiest streets, March 2008

Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 30 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Bedok Nth St 3, Bedok: 24 sales
Choa Chu Kang Cres, Choa Chu Kang: 22 sales
Jurong West St 65, Jurong West: 22 sales
Woodlands Dr 75, Woodlands: 22 sales
Hougang Ave 8, Hougang: 20 sales
Rivervale Dr, Sengkang: 20 sales
Bedok Reservoir Rd, Bedok: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg