HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2008

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

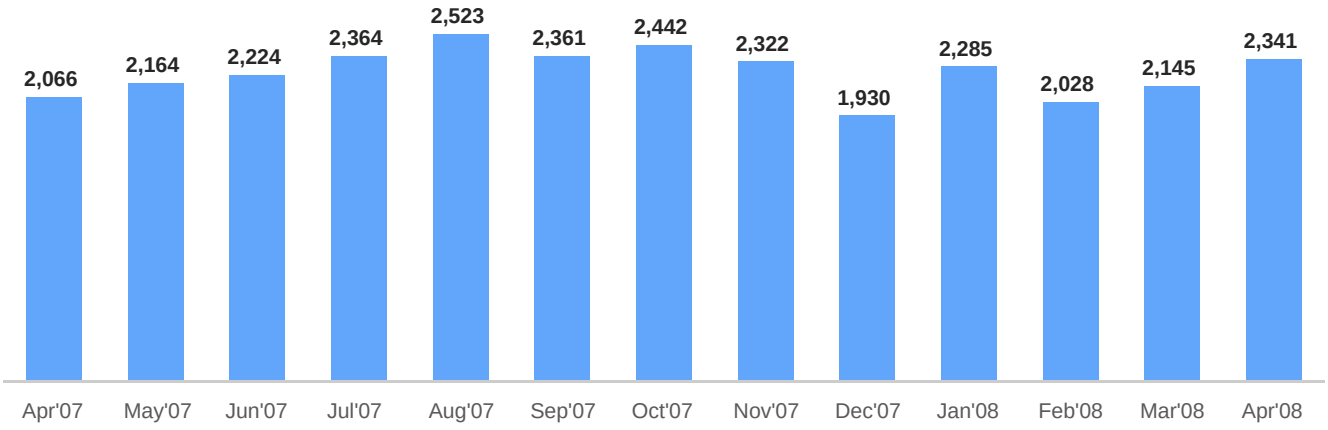
Flats sold: 2,341 Median price: $292,000 Median $psf: $285
Million-dollar flats: 0 (0.0%) Highest price: $818,000 (Queenstown)

Against the month before: sales +9.1%, median price +1.1%. Against a year ago: sales +13.3%, median price +24.3%.

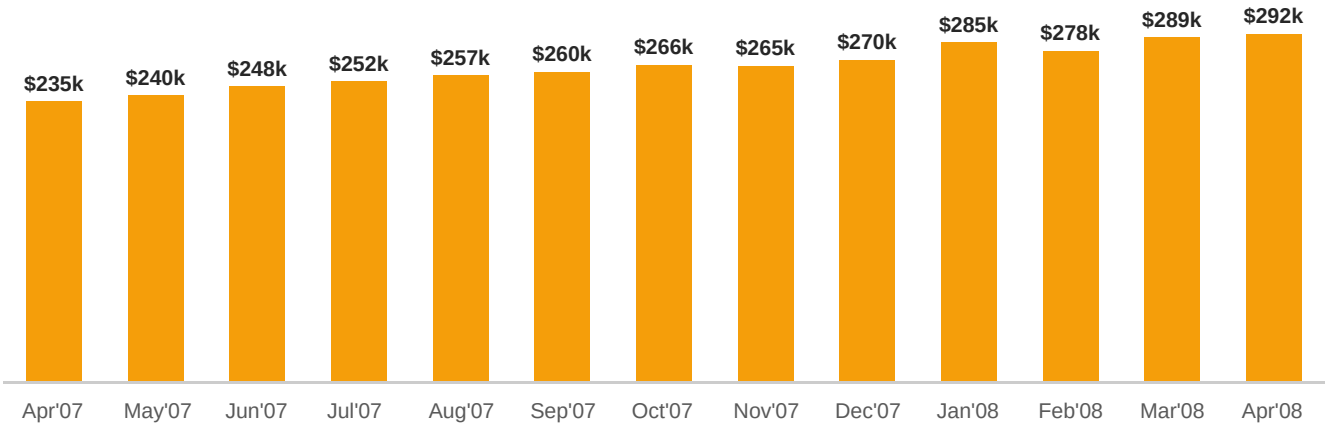
At a glance

- 2,341 HDB resale flats changed hands in April 2008, 9.1% more than the month before (2,145).
- Half of all flats sold for $292,000 or less (the median price), up 1.1% from the month before.
- A typical 4-room flat sold for $290,000 (901 sales), or about $278 per square foot.
- The highest price was $818,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $238,000) and the dearest was Queenstown (median $480,000).
- The busiest town was Woodlands with 208 sales.

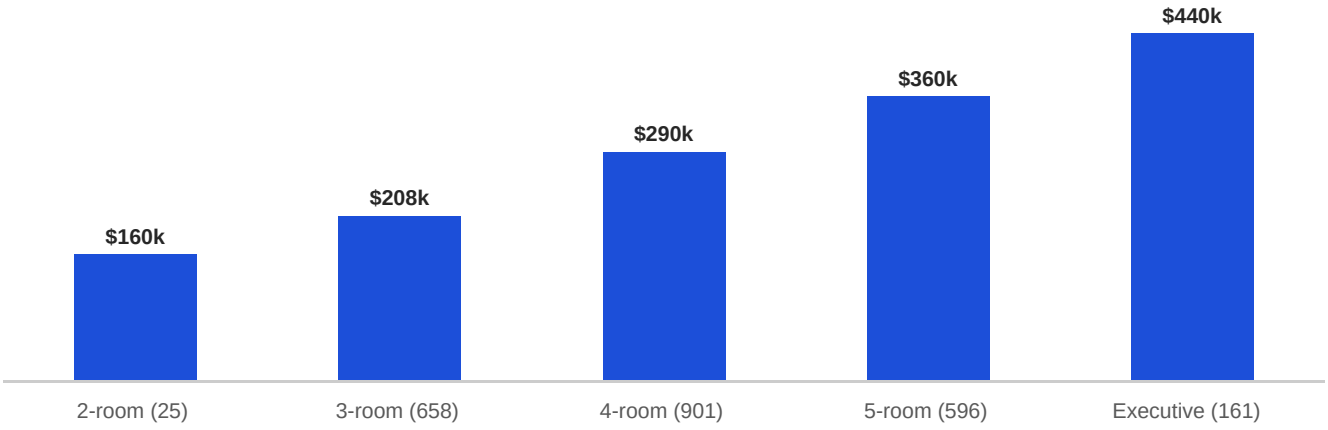
Flats sold each month, last 13 months



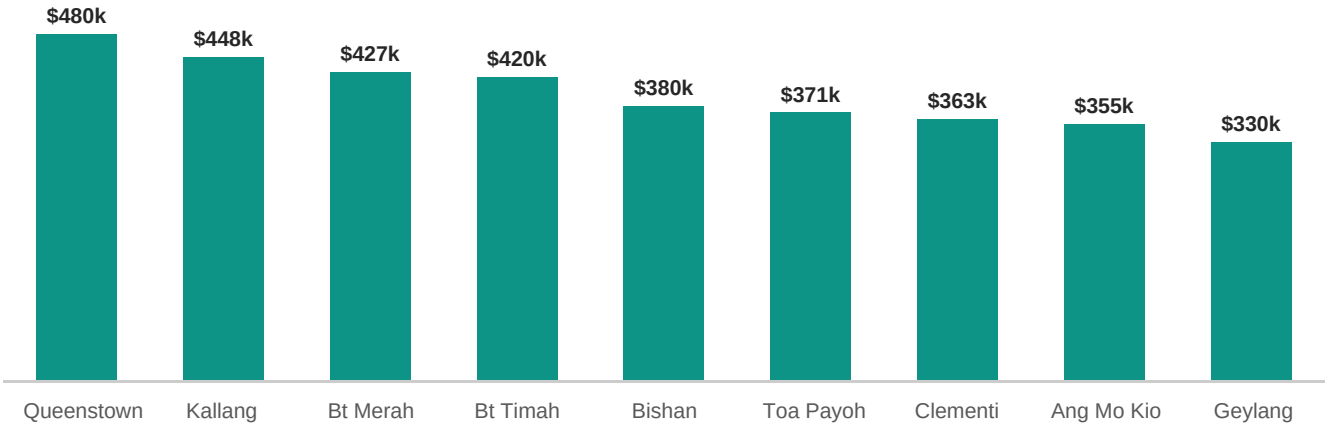
Median price each month, last 13 months



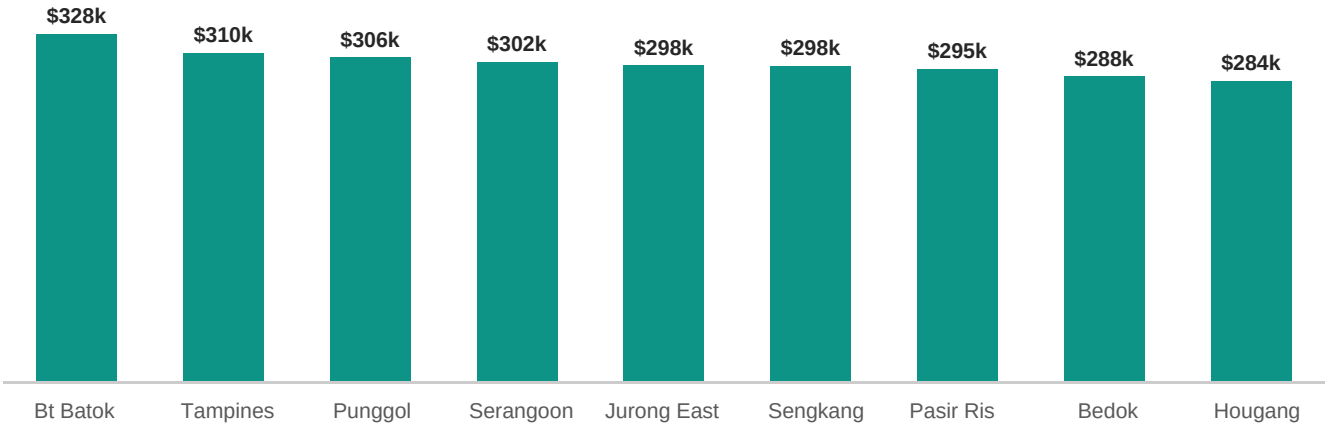
Median price by flat type (number sold), April 2008



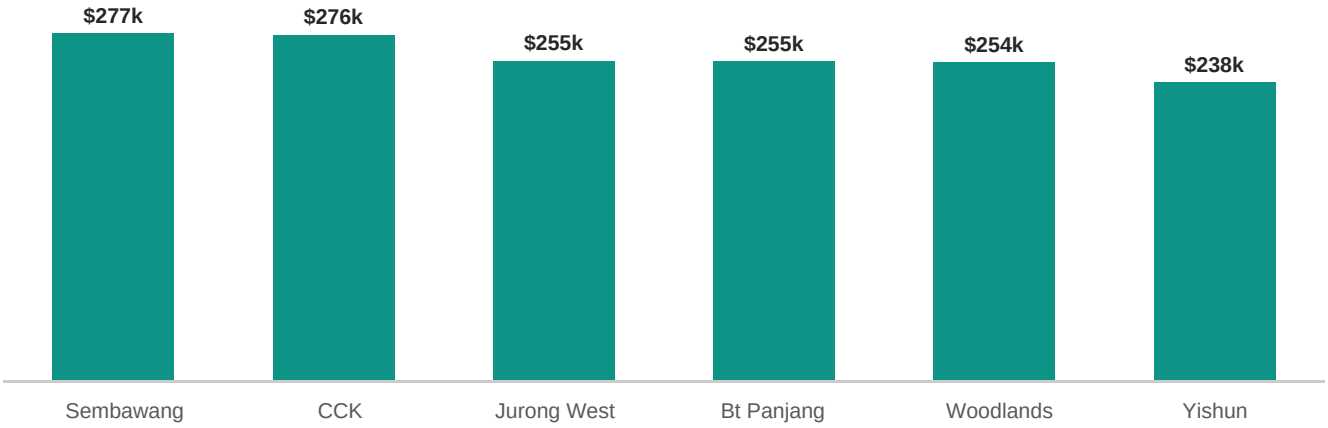
Median 4-room price by town, dearest first



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



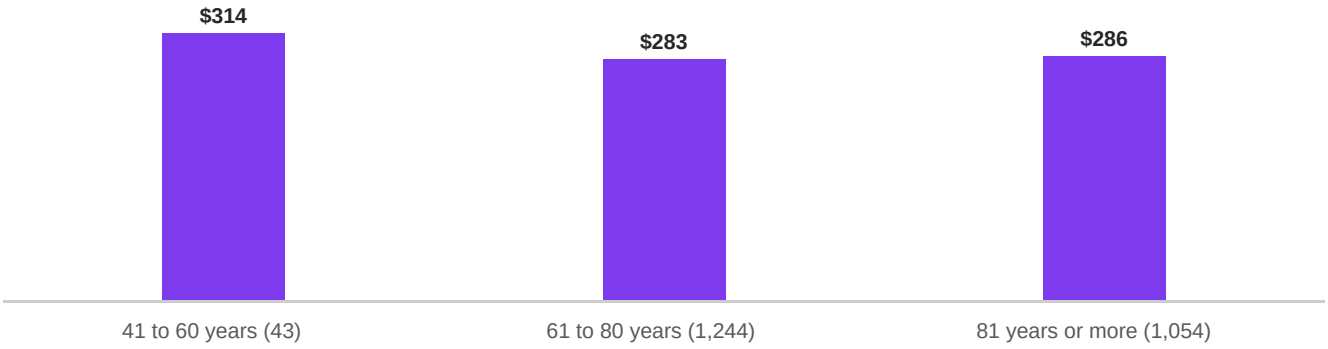
Median 4-room price by town, dearest first (continued)



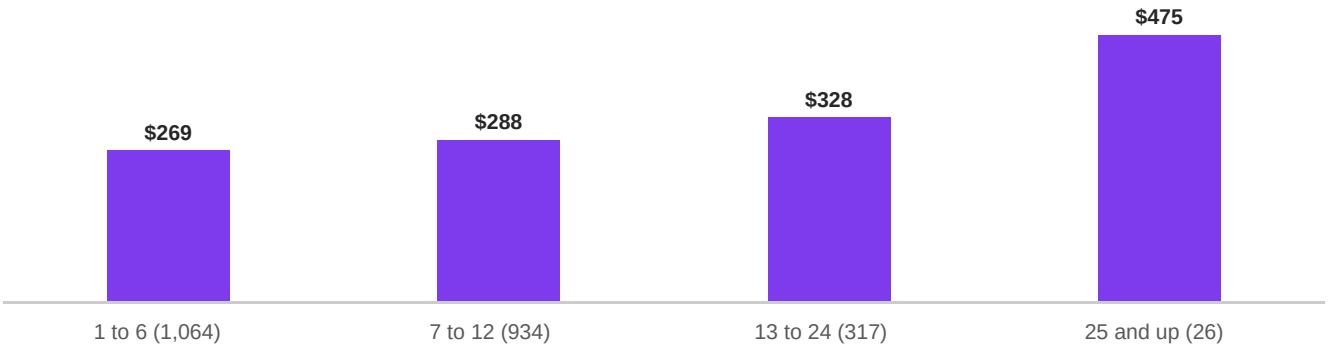
Town by town, April 2008

Ang Mo Kio: 124 sold - median $236,250 - 4-room median $355,000 - $302 psf
Bedok: 120 sold - median $259,000 - 4-room median $288,000 - $291 psf
Bishan: 57 sold - median $400,000 - 4-room median $380,000 - $360 psf
Bukit Batok: 121 sold - median $248,000 - 4-room median $328,000 - $286 psf
Bukit Merah: 106 sold - median $369,000 - 4-room median $427,000 - $385 psf
Bukit Panjang: 79 sold - median $270,000 - 4-room median $254,500 - $260 psf
Bukit Timah: 9 sold - median $469,000 - 4-room median $420,000 - $379 psf
Central Area: 9 sold - median $300,000 - 4-room median n/a - $451 psf
Choa Chu Kang: 125 sold - median $297,000 - 4-room median $276,000 - $258 psf
Clementi: 63 sold - median $292,000 - 4-room median $362,500 - $347 psf
Geylang: 63 sold - median $250,000 - 4-room median $330,000 - $307 psf
Hougang: 118 sold - median $280,000 - 4-room median $283,500 - $277 psf
Jurong East: 63 sold - median $296,000 - 4-room median $298,000 - $275 psf
Jurong West: 186 sold - median $254,400 - 4-room median $255,000 - $249 psf
Kallang/Whampoa: 63 sold - median $243,000 - 4-room median $448,000 - $339 psf
Marine Parade: 21 sold - median $340,000 - 4-room median n/a - $432 psf
Pasir Ris: 82 sold - median $325,944 - 4-room median $295,000 - $266 psf
Punggol: 56 sold - median $349,500 - 4-room median $306,000 - $310 psf
Queenstown: 77 sold - median $305,000 - 4-room median $480,000 - $384 psf
Sembawang: 58 sold - median $318,500 - 4-room median $277,000 - $281 psf
Sengkang: 105 sold - median $336,000 - 4-room median $297,750 - $295 psf
Serangoon: 51 sold - median $303,000 - 4-room median $301,500 - $291 psf
Tampines: 171 sold - median $325,000 - 4-room median $310,000 - $293 psf
Toa Payoh: 79 sold - median $270,000 - 4-room median $371,250 - $325 psf
Woodlands: 208 sold - median $274,750 - 4-room median $254,000 - $241 psf
Yishun: 127 sold - median $225,000 - 4-room median $238,000 - $244 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2008

$818,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,528 sqft - $535 psf - 86 yrs lease left

$808,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,604 sqft - $504 psf - 86 yrs lease left

$750,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 16 to 18 - 1,324 sqft - $566 psf - 65 yrs lease left

$750,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $477 psf - 86 yrs lease left

$740,000 Blk 60 Strathmore Ave, Queenstown
5-room - storey 25 to 27 - 1,184 sqft - $625 psf - 91 yrs lease left

$730,000 Blk 19 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $617 psf - 94 yrs lease left

$699,888 Blk 184 Stirling Rd, Queenstown
5-room - storey 22 to 24 - 1,238 sqft - $565 psf - 91 yrs lease left

$690,000 Blk 5 Holland Cl, Queenstown
5-room - storey 22 to 24 - 1,335 sqft - $517 psf - 89 yrs lease left

$683,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $577 psf - 94 yrs lease left

$680,000 Blk 83 Strathmore Ave, Queenstown
5-room - storey 04 to 06 - 1,345 sqft - $505 psf - 88 yrs lease left

The 5 most affordable 4-room flats, April 2008

$168,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $186 psf - 79 yrs lease left

$168,000 Blk 333 Bt Batok St 32, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $186 psf - 78 yrs lease left

$170,000 Blk 276 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $188 psf - 76 yrs lease left

$170,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $188 psf - 79 yrs lease left

$171,000 Blk 224 Pending Rd, Bukit Panjang

4-room - storey 04 to 06 - 915 sqft - $187 psf - 80 yrs lease left

The 10 busiest streets, April 2008

Yishun Ring Rd, Yishun: 40 sales
Choa Chu Kang Cres, Choa Chu Kang: 35 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Senja Rd, Bukit Panjang: 23 sales
Marsiling Dr, Woodlands: 23 sales
Bt Batok West Ave 5, Bukit Batok: 22 sales
Hougang Ave 8, Hougang: 22 sales
Bedok Reservoir Rd, Bedok: 20 sales
Simei St 1, Tampines: 20 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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