HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2008

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

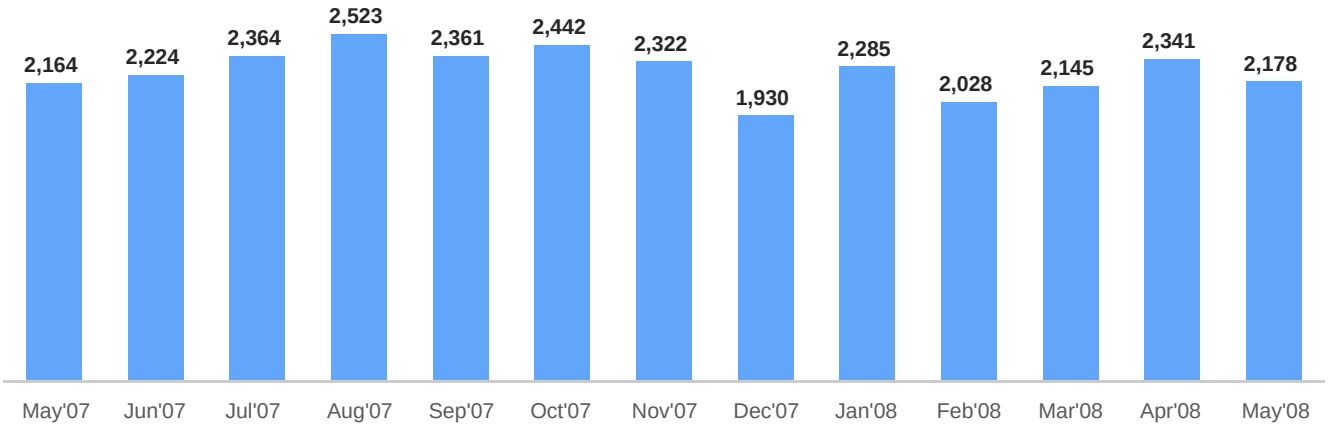
Flats sold: 2,178 Median price: $298,000 Median $psf: $290
Million-dollar flats: 0 (0.0%) Highest price: $832,000 (Queenstown)

Against the month before: sales -7.0%, median price +2.1%. Against a year ago: sales +0.6%, median price +24.2%.

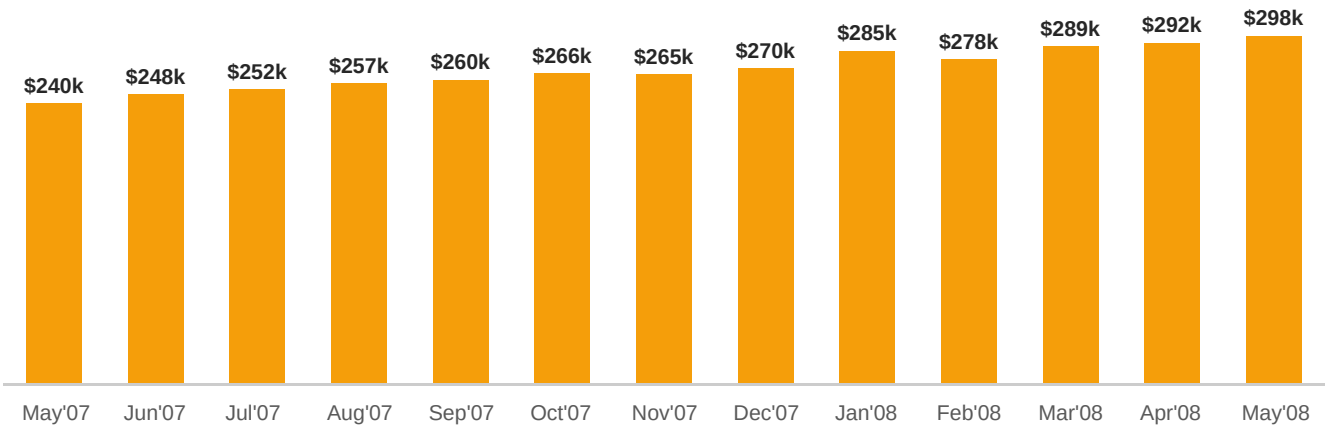
At a glance

- 2,178 HDB resale flats changed hands in May 2008, 7.0% fewer than the month before (2,341).
- Half of all flats sold for $298,000 or less (the median price), up 2.1% from the month before.
- A typical 4-room flat sold for $294,000 (812 sales), or about $283 per square foot.
- The highest price was $832,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $226,500) and the dearest was Queenstown (median $453,500).
- The busiest town was Woodlands with 210 sales.

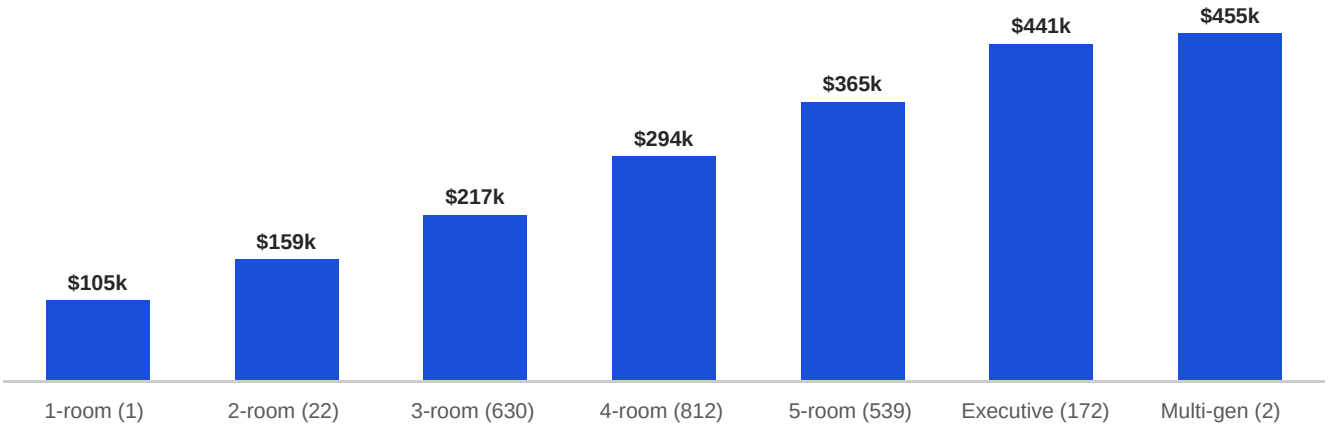
Flats sold each month, last 13 months



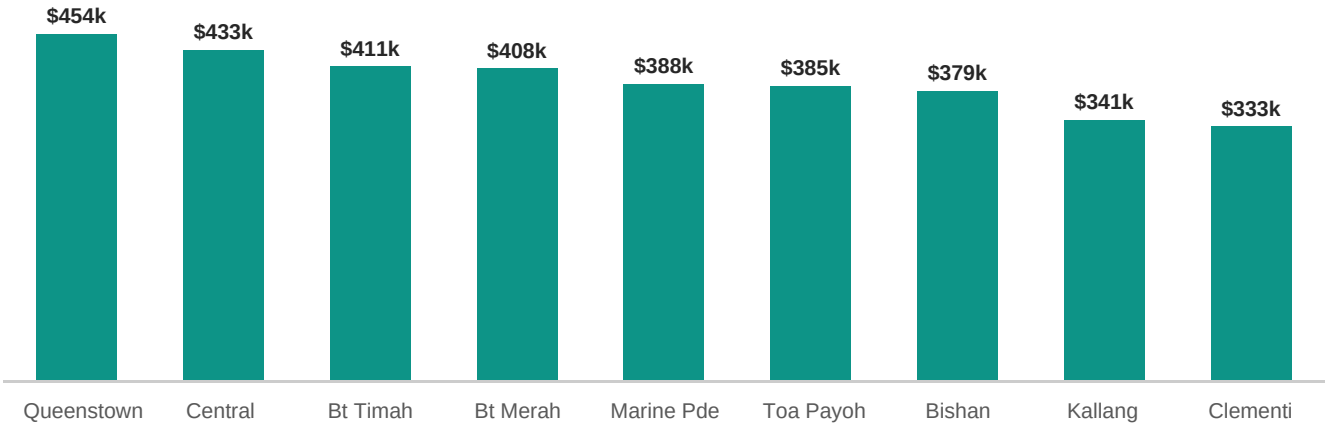
Median price each month, last 13 months



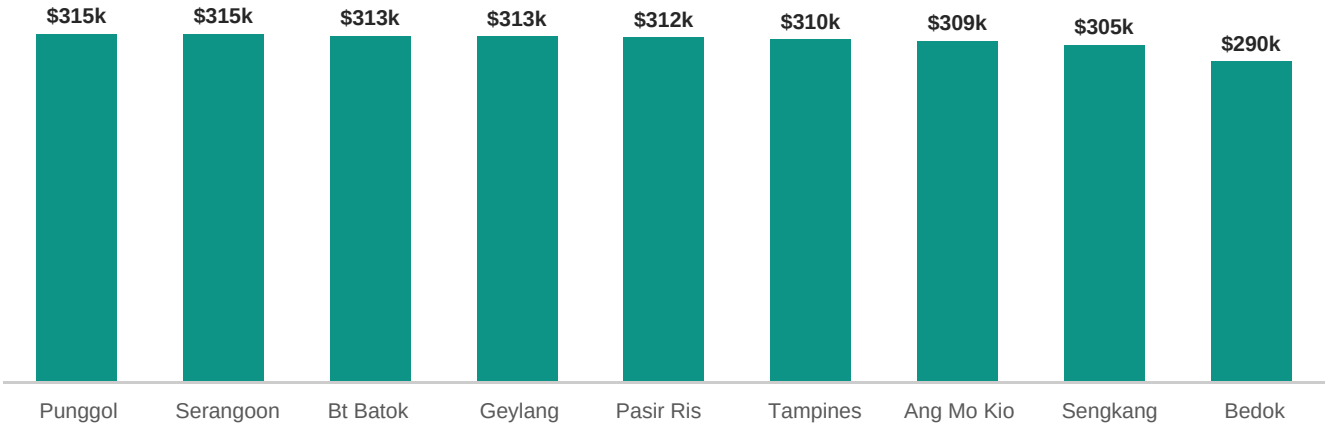
Median price by flat type (number sold), May 2008



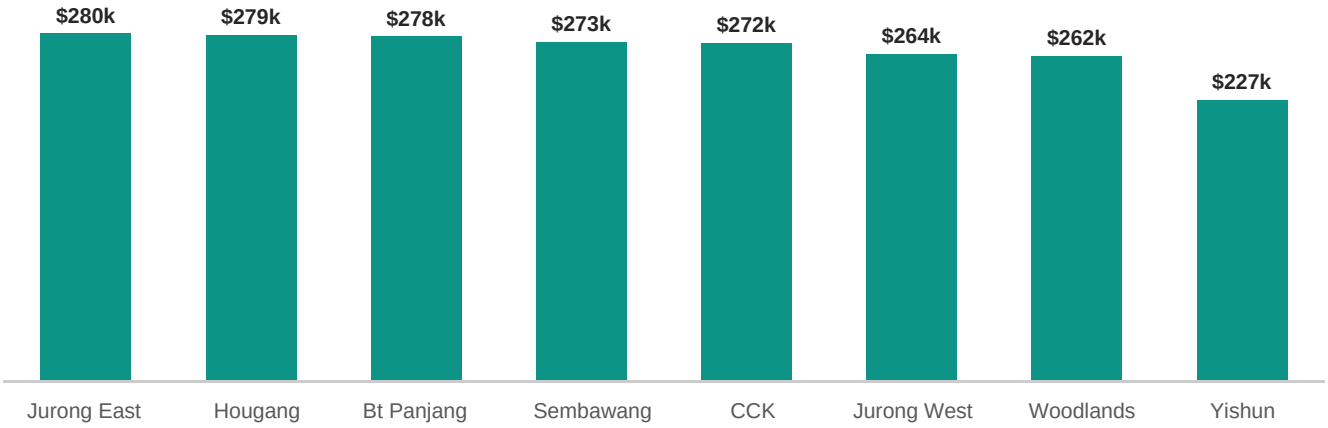
Median 4-room price by town, dearest first



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



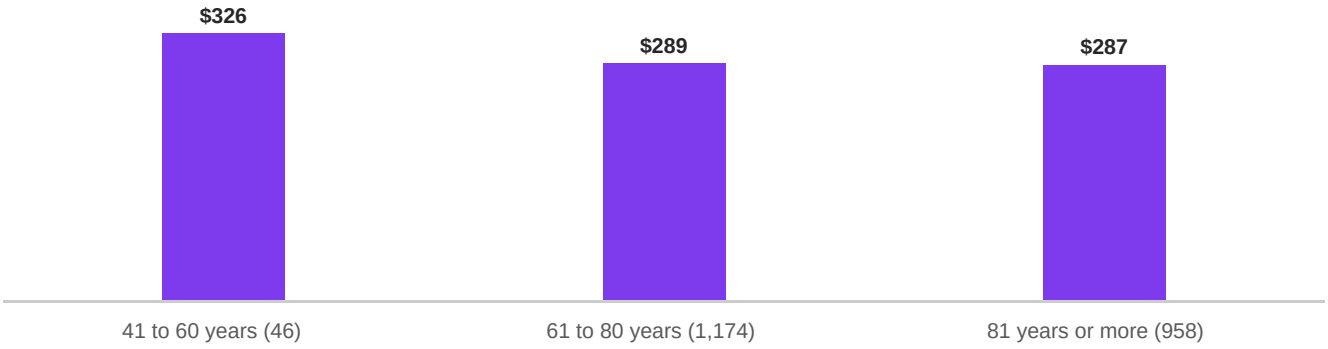
Median 4-room price by town, dearest first (continued)



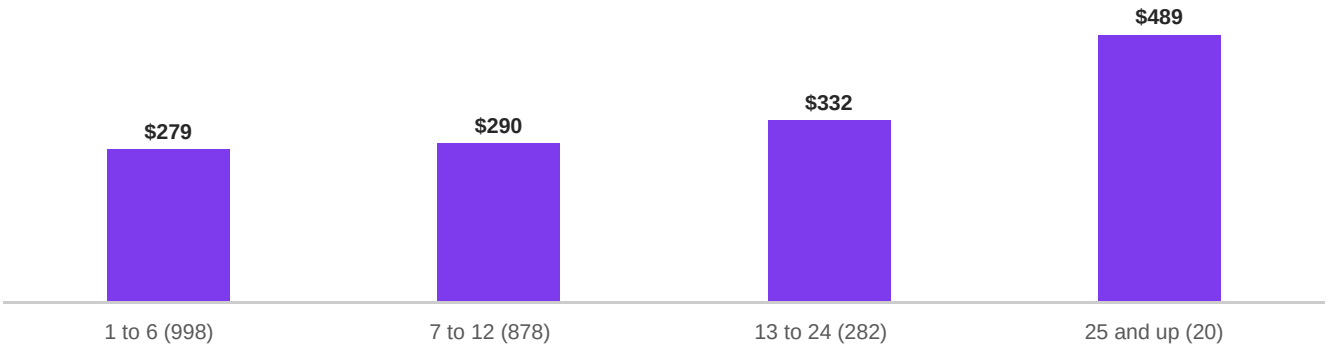
Town by town, May 2008

Ang Mo Kio: 94 sold - median $275,000 - 4-room median $308,500 - $312 psf
Bedok: 128 sold - median $239,500 - 4-room median $290,000 - $291 psf
Bishan: 51 sold - median $420,000 - 4-room median $378,500 - $366 psf
Bukit Batok: 93 sold - median $268,000 - 4-room median $313,000 - $286 psf
Bukit Merah: 84 sold - median $289,000 - 4-room median $408,000 - $369 psf
Bukit Panjang: 70 sold - median $303,000 - 4-room median $277,500 - $259 psf
Bukit Timah: 12 sold - median $423,500 - 4-room median $411,000 - $391 psf
Central Area: 18 sold - median $323,500 - 4-room median $432,500 - $453 psf
Choa Chu Kang: 104 sold - median $300,500 - 4-room median $272,250 - $251 psf
Clementi: 49 sold - median $275,000 - 4-room median $332,500 - $335 psf
Geylang: 50 sold - median $222,000 - 4-room median $312,500 - $307 psf
Hougang: 121 sold - median $281,000 - 4-room median $279,000 - $281 psf
Jurong East: 48 sold - median $339,500 - 4-room median $280,000 - $284 psf
Jurong West: 178 sold - median $280,000 - 4-room median $263,500 - $258 psf
Kallang/Whampoa: 63 sold - median $300,000 - 4-room median $341,000 - $345 psf
Marine Parade: 28 sold - median $386,500 - 4-room median $388,000 - $423 psf
Pasir Ris: 64 sold - median $370,000 - 4-room median $312,000 - $280 psf
Punggol: 46 sold - median $361,250 - 4-room median $315,000 - $325 psf
Queenstown: 84 sold - median $264,400 - 4-room median $453,500 - $388 psf
Sembawang: 62 sold - median $311,000 - 4-room median $273,000 - $278 psf
Sengkang: 104 sold - median $340,000 - 4-room median $305,000 - $302 psf
Serangoon: 51 sold - median $330,000 - 4-room median $315,000 - $304 psf
Tampines: 143 sold - median $318,000 - 4-room median $310,000 - $292 psf
Toa Payoh: 86 sold - median $292,500 - 4-room median $385,000 - $336 psf
Woodlands: 210 sold - median $279,500 - 4-room median $262,000 - $247 psf
Yishun: 137 sold - median $222,000 - 4-room median $226,500 - $247 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2008

$832,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,604 sqft - $519 psf - 86 yrs lease left

$725,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,528 sqft - $474 psf - 80 yrs lease left

$710,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,582 sqft - $449 psf - 84 yrs lease left

$700,999 Blk 118B Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $592 psf - 94 yrs lease left

$700,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 13 to 15 - 1,324 sqft - $529 psf - 65 yrs lease left

$700,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $542 psf - 68 yrs lease left

$700,000 Blk 80 Strathmore Ave, Queenstown
5-room - storey 01 to 03 - 1,442 sqft - $485 psf - 84 yrs lease left

$688,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,658 sqft - $415 psf - 79 yrs lease left

$683,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $435 psf - 83 yrs lease left

$675,000 Blk 224 Bishan St 23, Bishan
Executive - storey 19 to 21 - 1,518 sqft - $445 psf - 83 yrs lease left

The 5 most affordable 4-room flats, May 2008

$170,000 Blk 395 Yishun Ring Rd, Yishun

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

$170,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $174 psf - 68 yrs lease left

$175,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $194 psf - 78 yrs lease left

$180,000 Blk 634 Yishun St 61, Yishun

4-room - storey 01 to 03 - 904 sqft - $199 psf - 78 yrs lease left

$180,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 07 to 09 - 904 sqft - $199 psf - 79 yrs lease left

The 10 busiest streets, May 2008

Yishun Ring Rd, Yishun: 26 sales
Bedok Reservoir Rd, Bedok: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Choa Chu Kang Cres, Choa Chu Kang: 24 sales
Jurong West St 65, Jurong West: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Bedok Nth St 3, Bedok: 19 sales
Senja Rd, Bukit Panjang: 19 sales
Woodlands Circle, Woodlands: 19 sales
Lor 1 Toa Payoh, Toa Payoh: 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.

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