HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 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/2008-06/

June 2008 in full

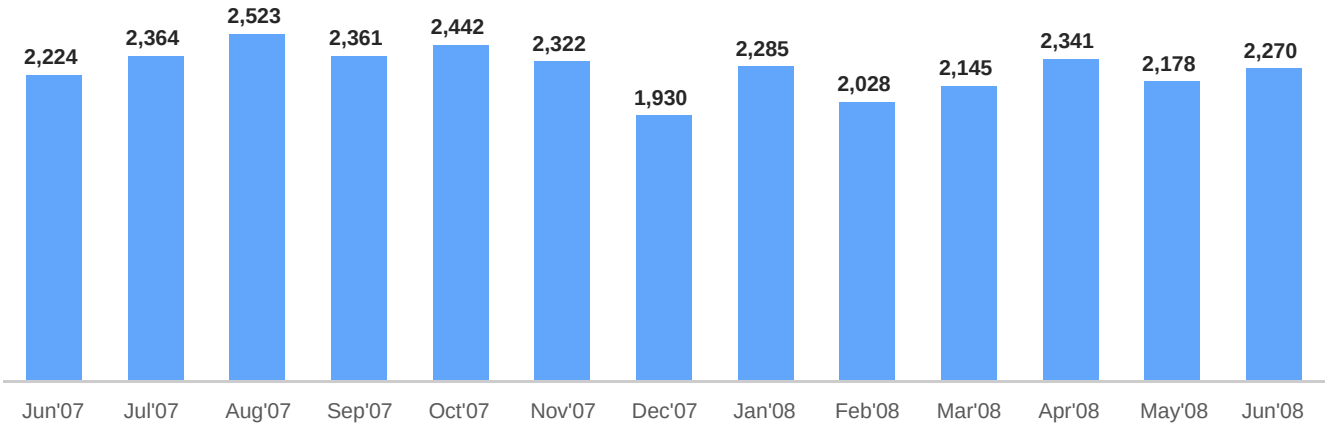
Flats sold: 2,270 **Median price: $303,000** **Median $psf: $294**
Million-dollar flats: 0 (0.0%) **Highest price: $830,000 (Queenstown)**

Against the month before: sales +4.2%, median price +1.7%. Against a year ago: sales +2.1%, median price +22.2%.

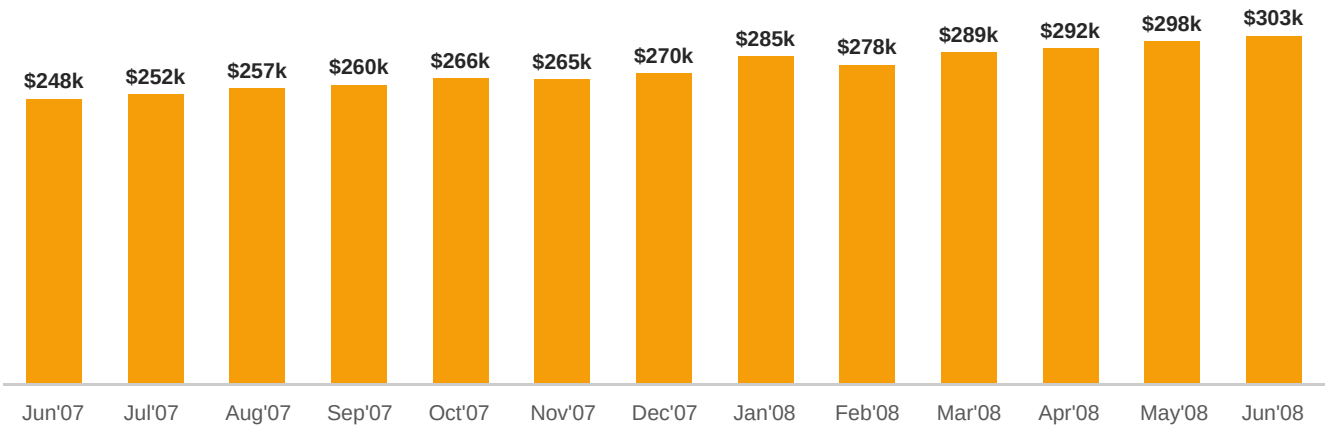
At a glance

- 2,270 HDB resale flats changed hands in June 2008, 4.2% more than the month before (2,178).
- Half of all flats sold for $303,000 or less (the median price), up 1.7% from the month before.
- A typical 4-room flat sold for $300,000 (845 sales), or about $287 per square foot.
- The highest price was $830,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $232,000) and the dearest was Queenstown (median $465,000).
- The busiest town was Woodlands with 209 sales.

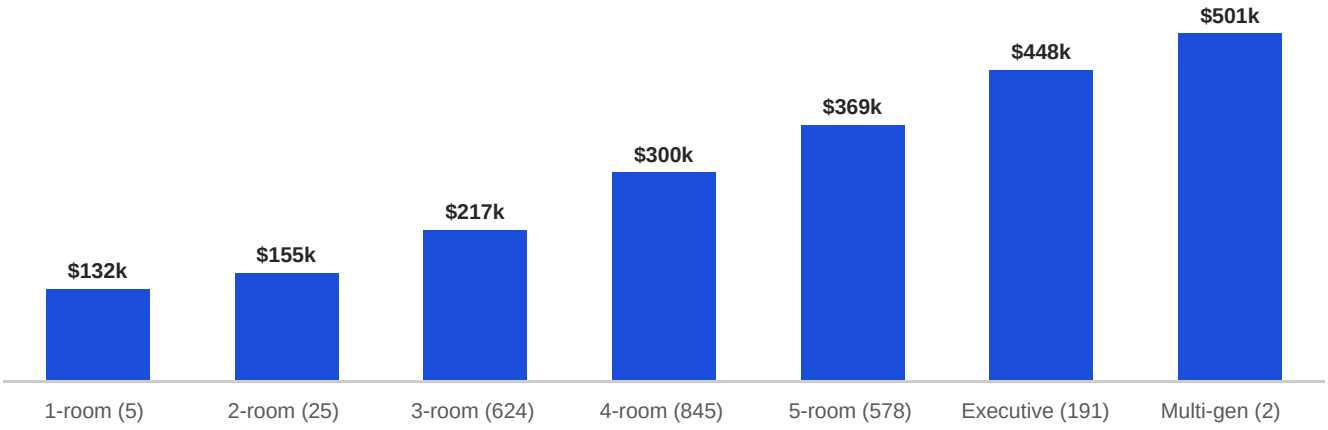
Flats sold each month, last 13 months



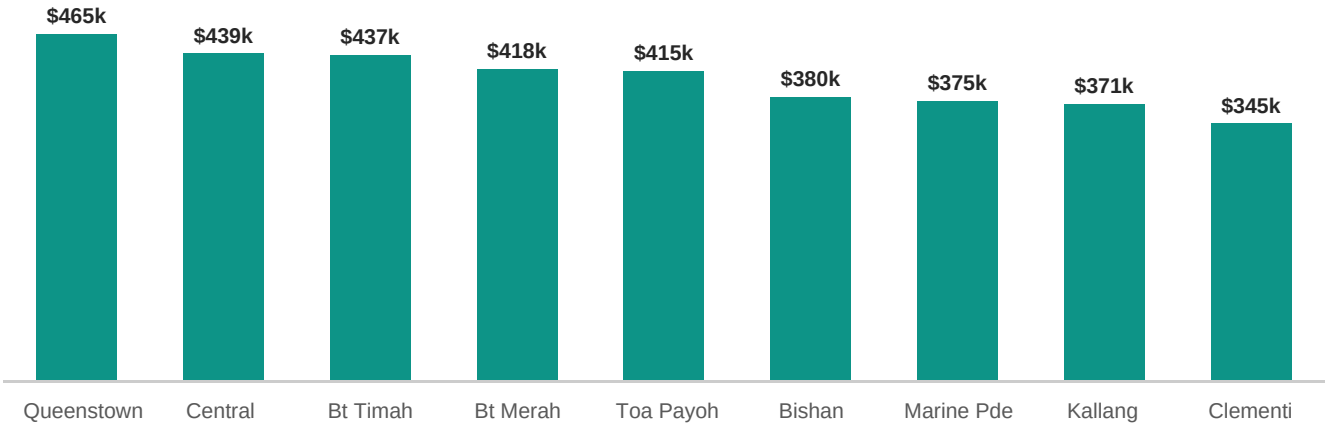
Median price each month, last 13 months



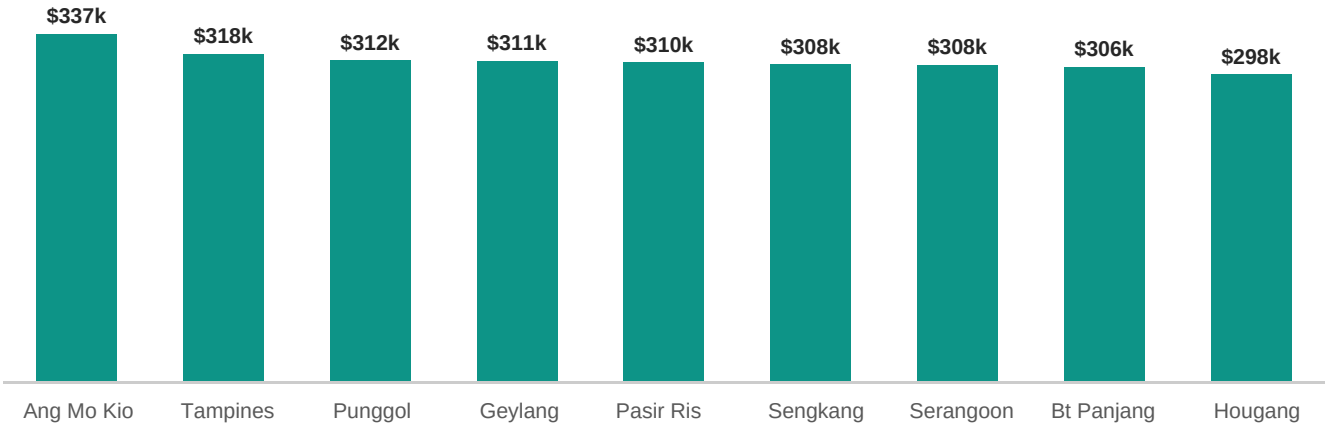
Median price by flat type (number sold), June 2008



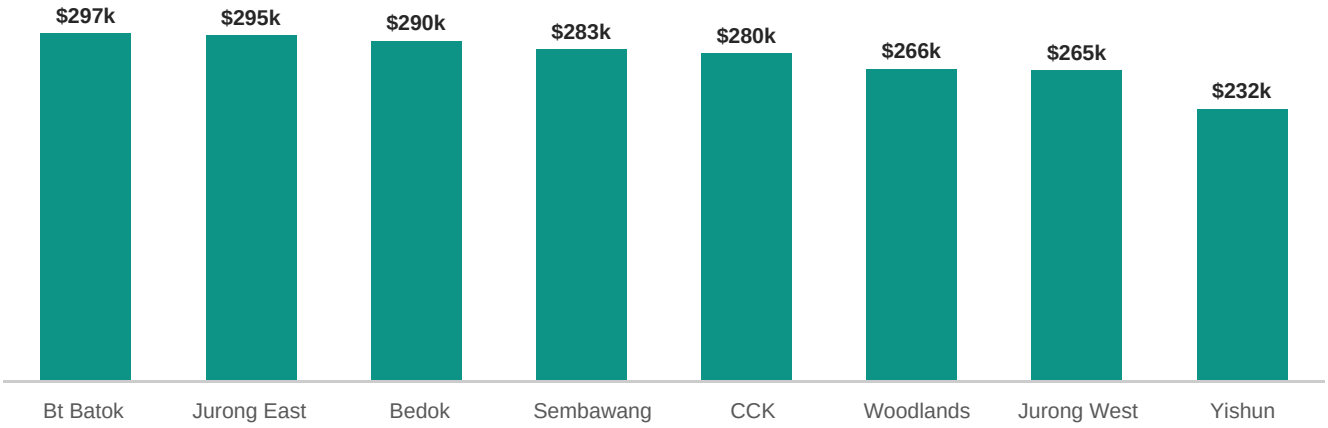
Median 4-room price by town, dearest first



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



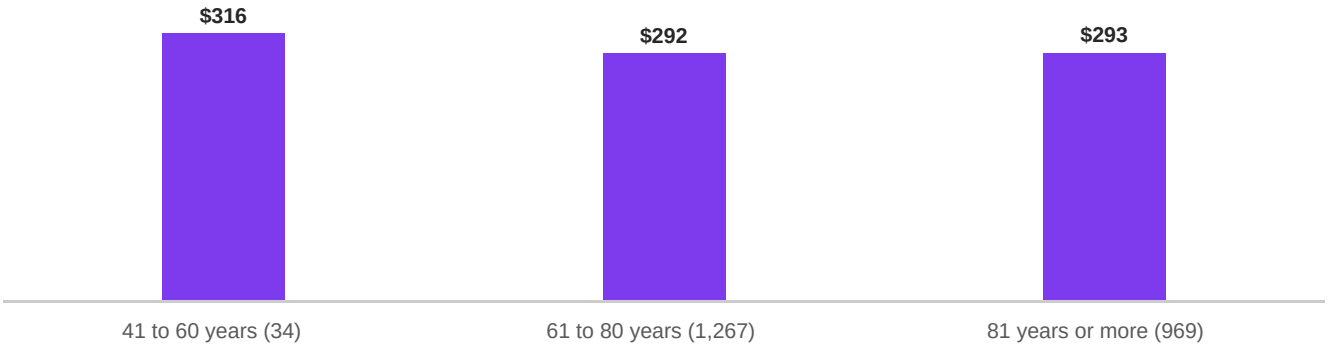
Median 4-room price by town, dearest first (continued)



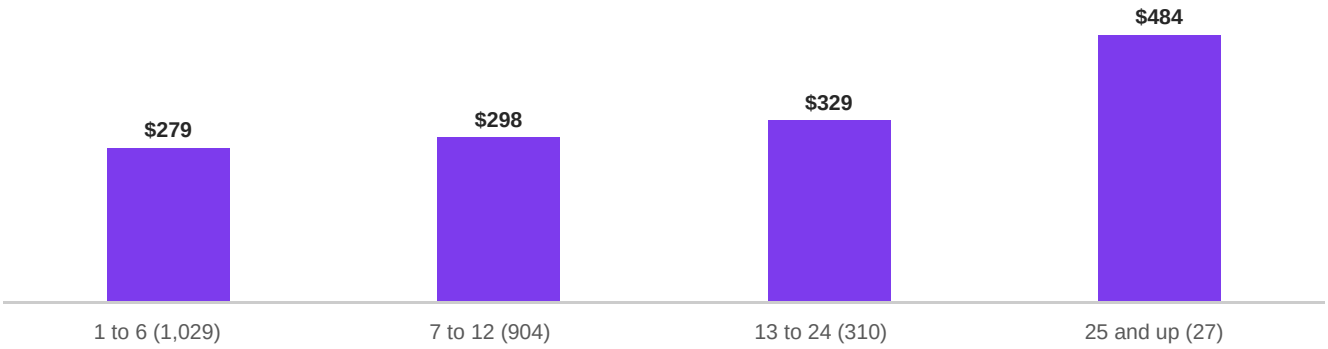
Town by town, June 2008

Ang Mo Kio: 121 sold - median $260,000 - 4-room median $337,495 - $311 psf
Bedok: 117 sold - median $252,000 - 4-room median $290,000 - $297 psf
Bishan: 47 sold - median $430,000 - 4-room median $380,000 - $379 psf
Bukit Batok: 93 sold - median $277,500 - 4-room median $296,500 - $286 psf
Bukit Merah: 113 sold - median $365,000 - 4-room median $417,500 - $398 psf
Bukit Panjang: 82 sold - median $314,000 - 4-room median $305,500 - $274 psf
Bukit Timah: 7 sold - median $438,000 - 4-room median $437,000 - $402 psf
Central Area: 13 sold - median $316,000 - 4-room median $438,500 - $410 psf
Choa Chu Kang: 90 sold - median $301,750 - 4-room median $279,500 - $261 psf
Clementi: 58 sold - median $300,094 - 4-room median $345,000 - $341 psf
Geylang: 67 sold - median $235,000 - 4-room median $311,000 - $305 psf
Hougang: 118 sold - median $304,000 - 4-room median $298,000 - $288 psf
Jurong East: 52 sold - median $286,500 - 4-room median $295,000 - $286 psf
Jurong West: 194 sold - median $272,000 - 4-room median $265,000 - $259 psf
Kallang/Whampoa: 65 sold - median $280,000 - 4-room median $371,000 - $337 psf
Marine Parade: 15 sold - median $375,000 - 4-room median $375,000 - $425 psf
Pasir Ris: 70 sold - median $347,500 - 4-room median $310,000 - $273 psf
Punggol: 68 sold - median $380,900 - 4-room median $311,500 - $326 psf
Queenstown: 57 sold - median $266,000 - 4-room median $465,000 - $375 psf
Sembawang: 60 sold - median $338,500 - 4-room median $283,000 - $285 psf
Sengkang: 105 sold - median $350,000 - 4-room median $308,000 - $311 psf
Serangoon: 55 sold - median $308,000 - 4-room median $307,500 - $315 psf
Tampines: 163 sold - median $325,000 - 4-room median $318,000 - $299 psf
Toa Payoh: 75 sold - median $275,000 - 4-room median $415,000 - $344 psf
Woodlands: 209 sold - median $295,000 - 4-room median $266,000 - $247 psf
Yishun: 156 sold - median $227,000 - 4-room median $232,000 - $238 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2008

$830,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,593 sqft - $521 psf - 86 yrs lease left

$750,000 Blk 3 Holland Cl, Queenstown
5-room - storey 19 to 21 - 1,335 sqft - $562 psf - 89 yrs lease left

$728,000 Blk 7 C'wealth Ave, Queenstown
5-room - storey 16 to 18 - 1,464 sqft - $497 psf - 87 yrs lease left

$702,600 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $450 psf - 84 yrs lease left

$695,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,604 sqft - $433 psf - 84 yrs lease left

$690,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $583 psf - 94 yrs lease left

$680,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $549 psf - 92 yrs lease left

$680,000 Blk 119D Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $574 psf - 93 yrs lease left

$670,000 Blk 121 Kim Tian Pl, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $541 psf - 92 yrs lease left

$663,800 Blk 86 Telok Blangah Hts, Bukit Merah
5-room - storey 28 to 30 - 1,195 sqft - $556 psf - 94 yrs lease left

The 5 most affordable 4-room flats, June 2008

$175,000 Blk 265 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $194 psf - 77 yrs lease left

$182,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $201 psf - 79 yrs lease left

$185,000 Blk 280 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $205 psf - 76 yrs lease left

$185,000 Blk 312 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $205 psf - 78 yrs lease left

$190,000 Blk 312 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $210 psf - 78 yrs lease left

The 10 busiest streets, June 2008

Yishun Ring Rd, Yishun: 52 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Bedok Reservoir Rd, Bedok: 32 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 23 sales
Senja Rd, Bukit Panjang: 23 sales
Circuit Rd, Geylang: 22 sales
Hougang Ave 8, Hougang: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Jurong West St 61, Jurong West: 19 sales
Simei St 1, Tampines: 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