HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 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/2008-07/

July 2008 in full

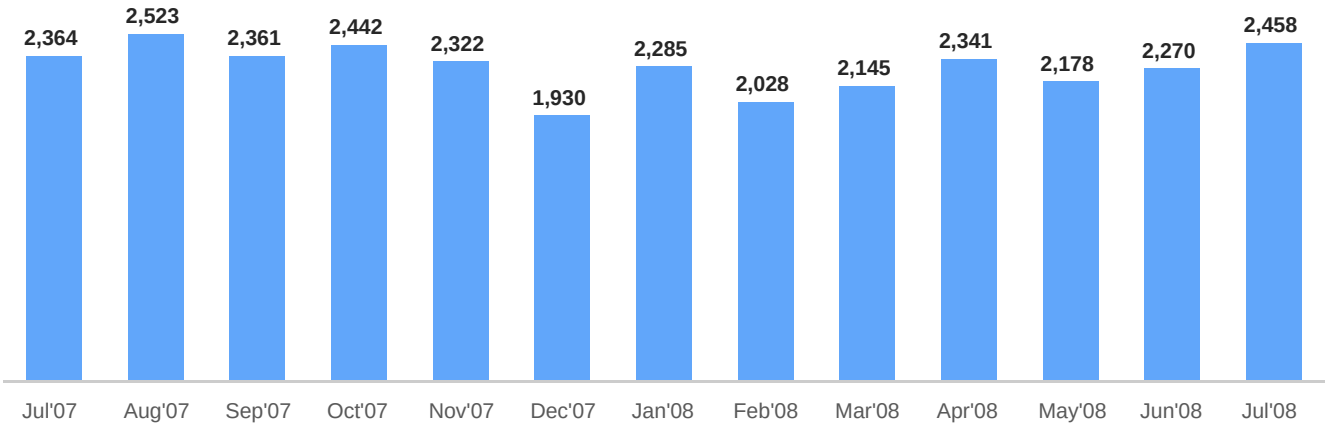
Flats sold: 2,458 **Median price: $313,000** **Median $psf: $298**
Million-dollar flats: 0 (0.0%) **Highest price: $820,000 (Queenstown)**

Against the month before: sales +8.3%, median price +3.3%. Against a year ago: sales +4.0%, median price +24.2%.

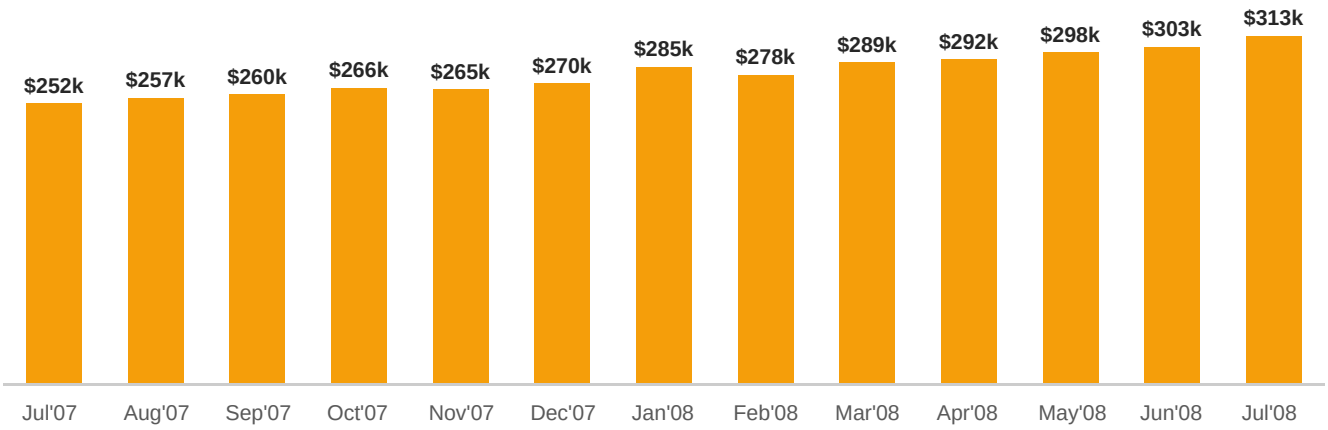
At a glance

- 2,458 HDB resale flats changed hands in July 2008, 8.3% more than the month before (2,270).
- Half of all flats sold for $313,000 or less (the median price), up 3.3% from the month before.
- A typical 4-room flat sold for $303,000 (908 sales), or about $293 per square foot.
- The highest price was $820,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $240,000) and the dearest was Queenstown (median $450,000).
- The busiest town was Jurong West with 219 sales.

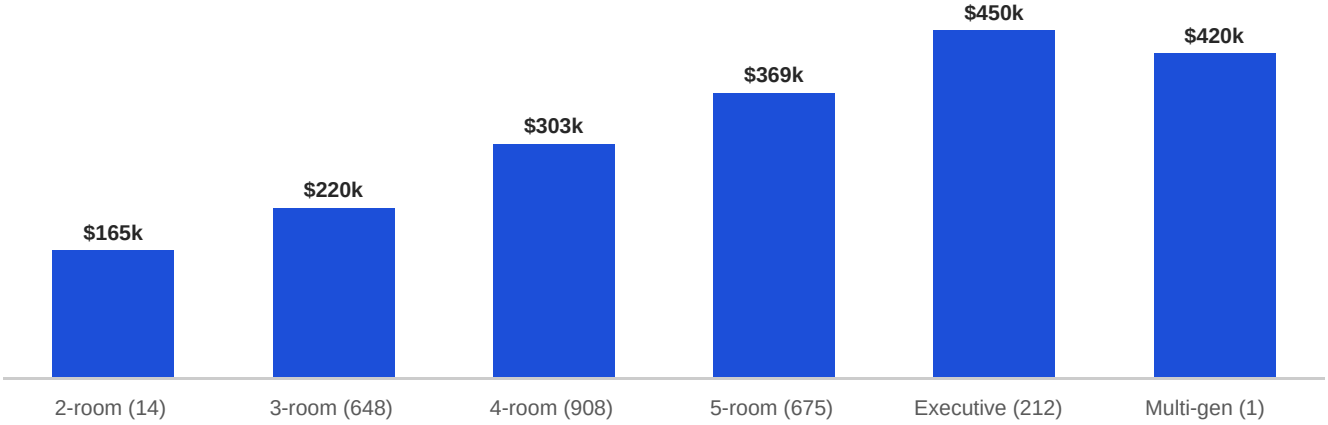
Flats sold each month, last 13 months



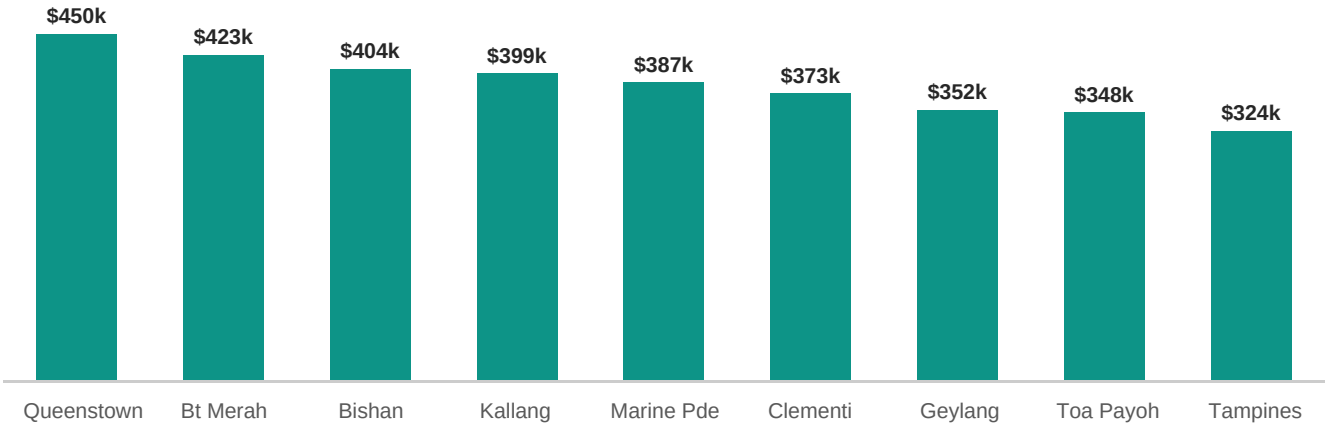
Median price each month, last 13 months



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



Median 4-room price by town, dearest first



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



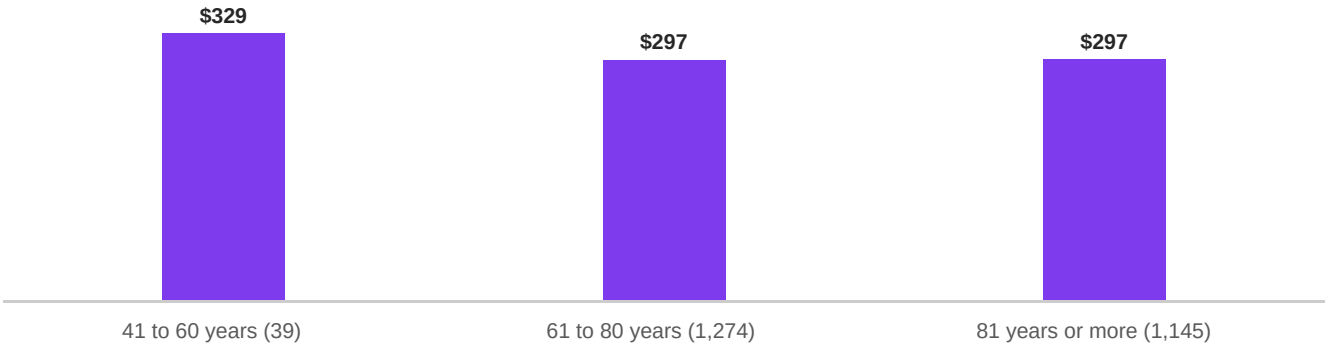
Median 4-room price by town, dearest first (continued)



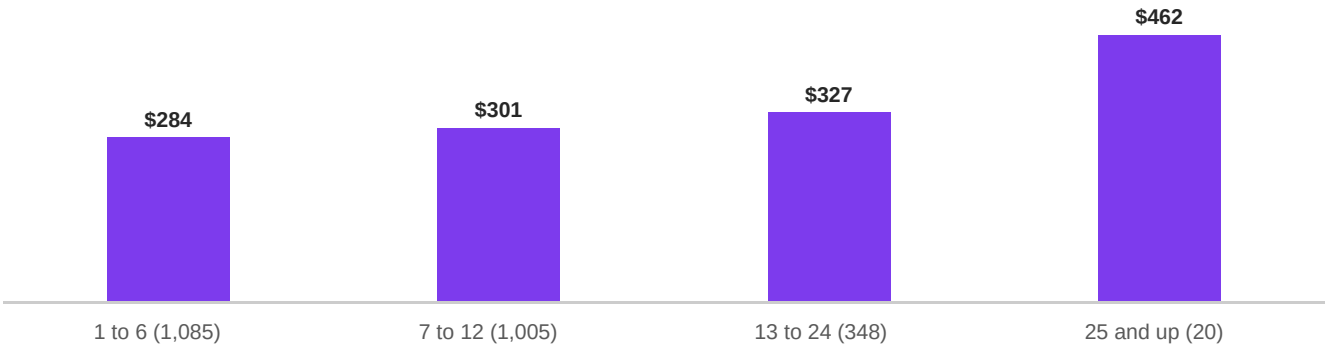
Town by town, July 2008

Ang Mo Kio: 119 sold - median $265,000 - 4-room median $322,000 - $317 psf
Bedok: 126 sold - median $273,000 - 4-room median $296,250 - $302 psf
Bishan: 60 sold - median $431,500 - 4-room median $404,000 - $373 psf
Bukit Batok: 128 sold - median $271,500 - 4-room median $310,000 - $290 psf
Bukit Merah: 91 sold - median $361,000 - 4-room median $422,800 - $405 psf
Bukit Panjang: 95 sold - median $320,000 - 4-room median $287,500 - $285 psf
Bukit Timah: 4 sold - median $379,000 - 4-room median n/a - $420 psf
Central Area: 14 sold - median $318,500 - 4-room median n/a - $447 psf
Choa Chu Kang: 115 sold - median $337,000 - 4-room median $287,000 - $268 psf
Clementi: 70 sold - median $280,000 - 4-room median $372,500 - $361 psf
Geylang: 63 sold - median $267,000 - 4-room median $351,500 - $324 psf
Hougang: 114 sold - median $310,000 - 4-room median $298,000 - $288 psf
Jurong East: 68 sold - median $303,500 - 4-room median $299,000 - $284 psf
Jurong West: 219 sold - median $298,000 - 4-room median $281,000 - $274 psf
Kallang/Whampoa: 62 sold - median $347,500 - 4-room median $398,500 - $354 psf
Marine Parade: 22 sold - median $355,500 - 4-room median $387,000 - $441 psf
Pasir Ris: 84 sold - median $370,000 - 4-room median $304,500 - $277 psf
Punggol: 74 sold - median $369,500 - 4-room median $320,000 - $325 psf
Queenstown: 78 sold - median $283,000 - 4-room median $450,000 - $401 psf
Sembawang: 72 sold - median $328,500 - 4-room median $291,000 - $289 psf
Sengkang: 131 sold - median $351,000 - 4-room median $310,000 - $312 psf
Serangoon: 62 sold - median $334,000 - 4-room median $315,000 - $299 psf
Tampines: 163 sold - median $333,000 - 4-room median $324,000 - $300 psf
Toa Payoh: 78 sold - median $273,500 - 4-room median $347,750 - $339 psf
Woodlands: 200 sold - median $287,500 - 4-room median $266,000 - $253 psf
Yishun: 146 sold - median $228,250 - 4-room median $240,000 - $251 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2008

$820,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $508 psf - 86 yrs lease left

$800,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,615 sqft - $495 psf - 86 yrs lease left

$720,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $461 psf - 84 yrs lease left

$695,000 Blk 5 Holland Cl, Queenstown
5-room - storey 19 to 21 - 1,335 sqft - $521 psf - 89 yrs lease left

$678,000 Blk 124B Bt Merah View, Bukit Merah
5-room - storey 07 to 09 - 1,432 sqft - $474 psf - 87 yrs lease left

$670,000 Blk 118B Jln Membina, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $566 psf - 94 yrs lease left

$668,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 13 to 15 - 1,464 sqft - $456 psf - 87 yrs lease left

$665,800 Blk 179 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $412 psf - 78 yrs lease left

$665,000 Blk 111 Clementi St 13, Clementi
Executive - storey 04 to 06 - 1,582 sqft - $420 psf - 76 yrs lease left

$660,000 Blk 131B Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $557 psf - 93 yrs lease left

The 5 most affordable 4-room flats, July 2008

$165,000 Blk 236 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $182 psf - 79 yrs lease left

$175,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 01 to 03 - 904 sqft - $194 psf - 78 yrs lease left

$176,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $180 psf - 71 yrs lease left

$178,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $182 psf - 71 yrs lease left

$180,000 Blk 437 Woodlands St 41, Woodlands

4-room - storey 01 to 03 - 1,119 sqft - $161 psf - 87 yrs lease left

The 10 busiest streets, July 2008

Yishun Ring Rd, Yishun: 46 sales
Jurong West St 65, Jurong West: 37 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Choa Chu Kang Cres, Choa Chu Kang: 33 sales
Senja Rd, Bukit Panjang: 29 sales
Woodlands Dr 75, Woodlands: 28 sales
Bedok Reservoir Rd, Bedok: 24 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Hougang Ave 8, Hougang: 22 sales
Pasir Ris St 71, Pasir Ris: 22 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