HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2008

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

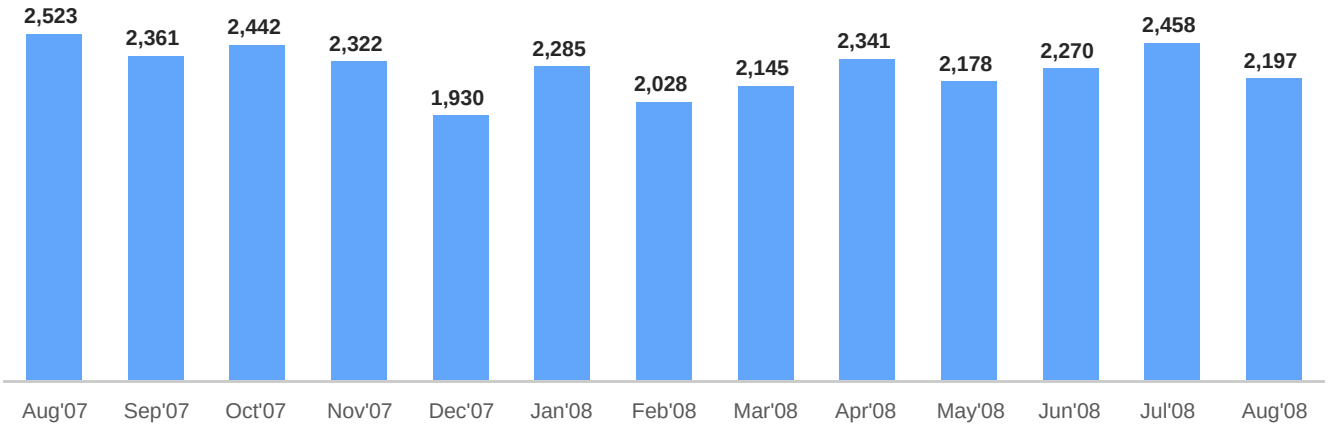
Flats sold: 2,197 Median price: $310,000 Median $psf: $302
Million-dollar flats: 0 (0.0%) Highest price: $707,800 (Marine Parade)

Against the month before: sales -10.6%, median price -1.0%. Against a year ago: sales -12.9%, median price +20.6%.

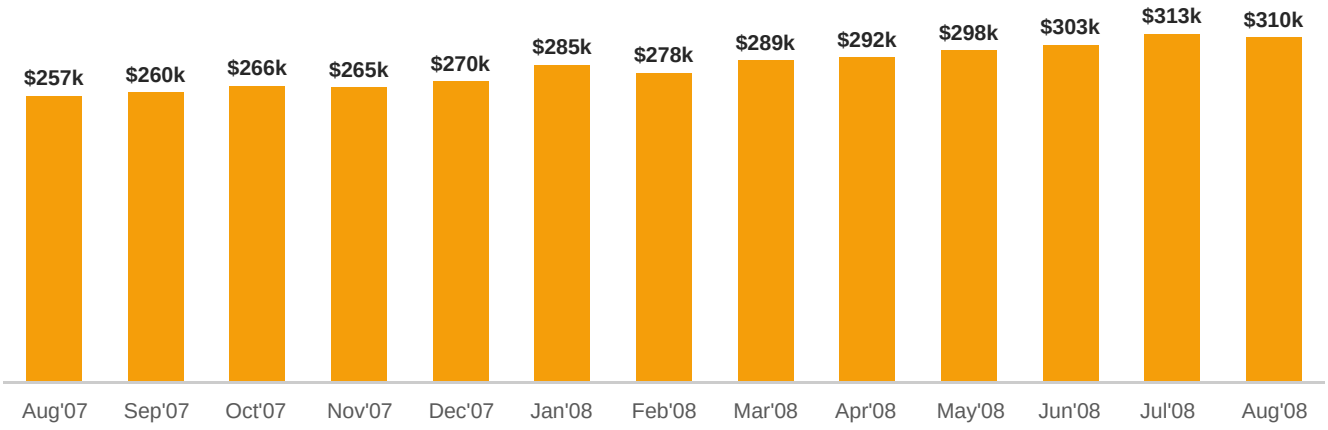
At a glance

- 2,197 HDB resale flats changed hands in August 2008, 10.6% fewer than the month before (2,458).
- Half of all flats sold for $310,000 or less (the median price), down 1.0% from the month before.
- A typical 4-room flat sold for $305,000 (764 sales), or about $293 per square foot.
- The highest price was $707,800 for a 5-room flat at Blk 73 Marine Dr, Marine Parade.
- For a 4-room flat, the most affordable town was Yishun (median $248,000) and the dearest was Queenstown (median $455,000).
- The busiest town was Woodlands with 193 sales.

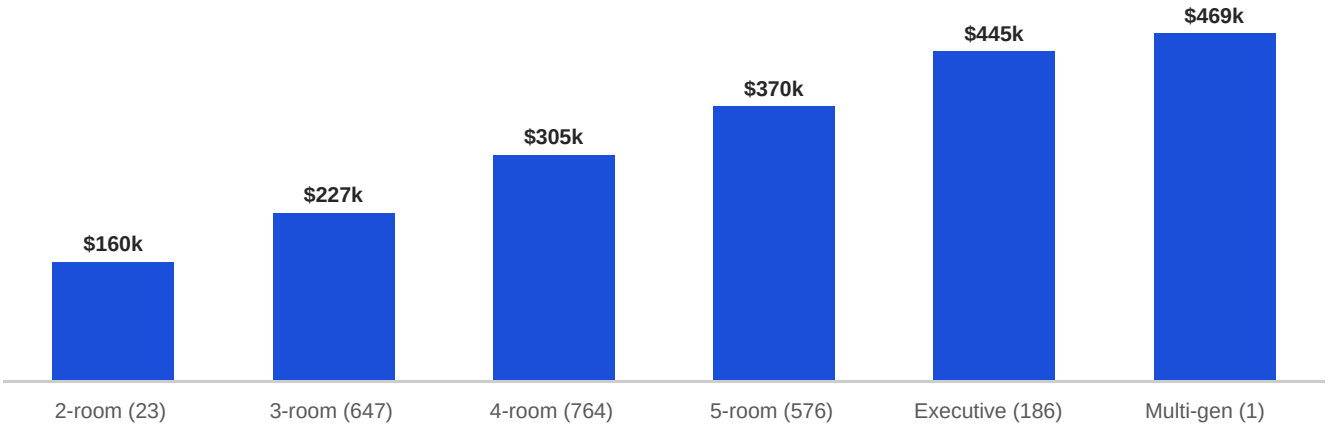
Flats sold each month, last 13 months



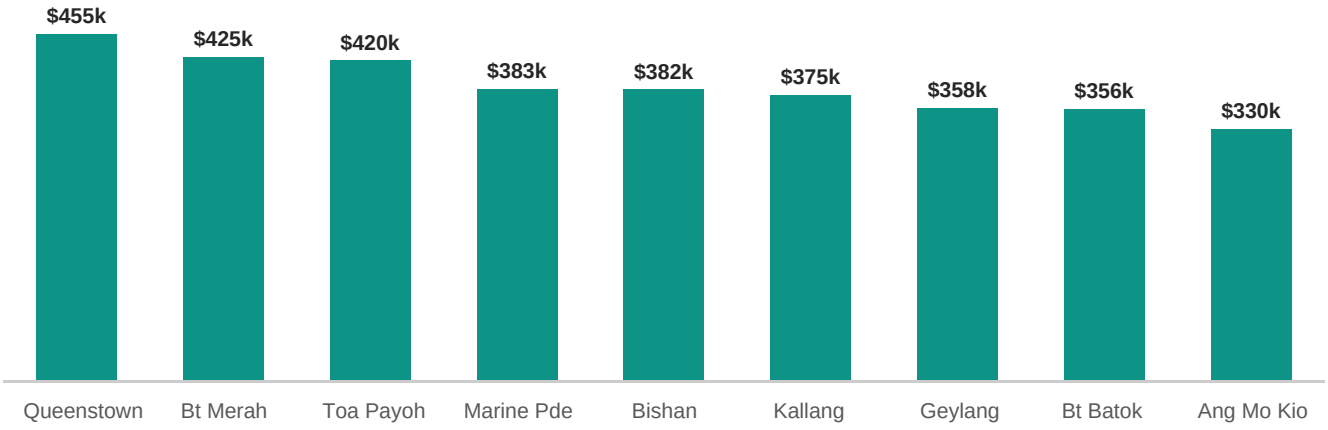
Median price each month, last 13 months



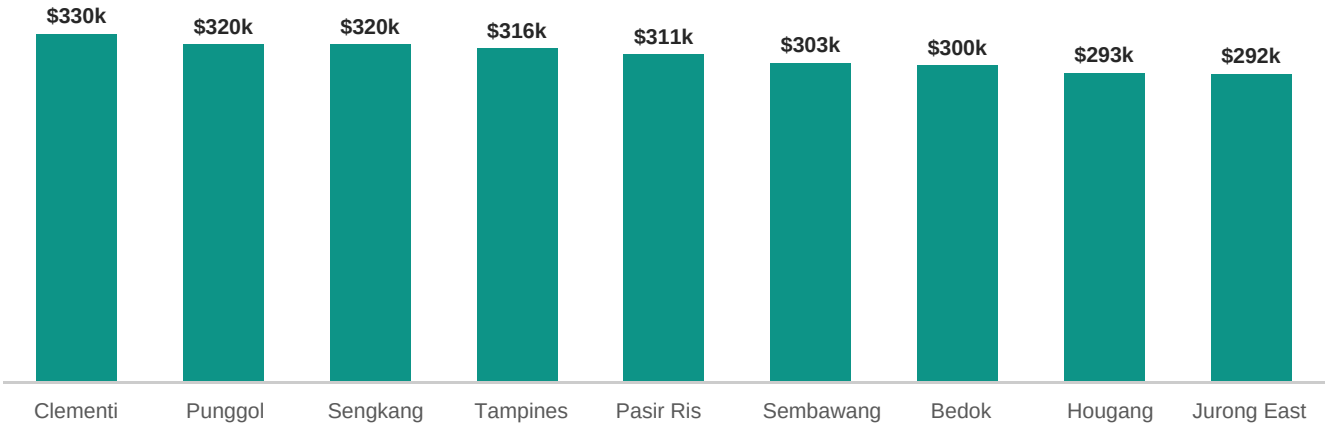
Median price by flat type (number sold), August 2008



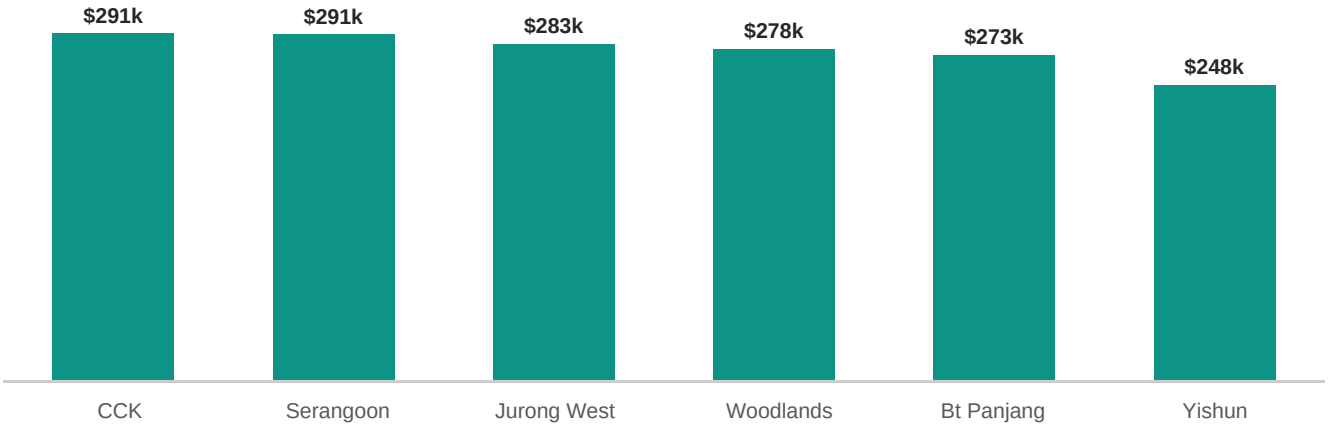
Median 4-room price by town, dearest first



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



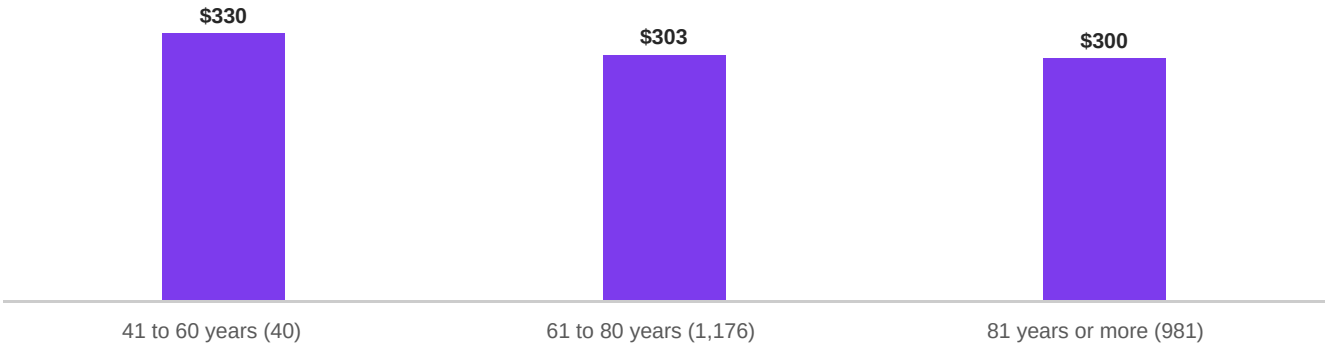
Median 4-room price by town, dearest first (continued)



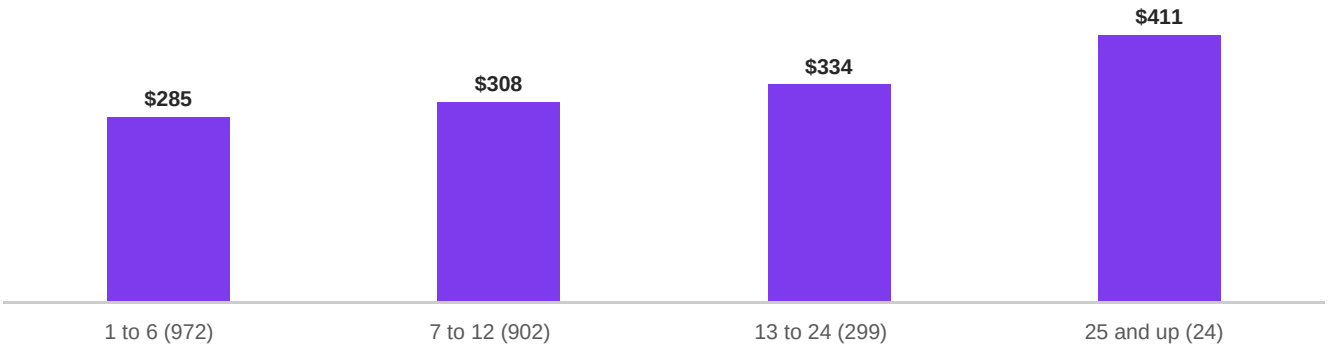
Town by town, August 2008

Ang Mo Kio: 133 sold - median $253,000 - 4-room median $330,000 - $323 psf
Bedok: 137 sold - median $254,500 - 4-room median $300,000 - $305 psf
Bishan: 43 sold - median $392,000 - 4-room median $382,000 - $374 psf
Bukit Batok: 100 sold - median $280,000 - 4-room median $356,000 - $305 psf
Bukit Merah: 88 sold - median $346,500 - 4-room median $425,000 - $393 psf
Bukit Panjang: 80 sold - median $312,500 - 4-room median $273,000 - $267 psf
Bukit Timah: 5 sold - median $630,000 - 4-room median n/a - $403 psf
Central Area: 19 sold - median $328,000 - 4-room median n/a - $465 psf
Choa Chu Kang: 96 sold - median $320,444 - 4-room median $291,150 - $261 psf
Clementi: 64 sold - median $283,000 - 4-room median $330,000 - $340 psf
Geylang: 51 sold - median $236,000 - 4-room median $357,500 - $323 psf
Hougang: 132 sold - median $303,000 - 4-room median $293,000 - $286 psf
Jurong East: 59 sold - median $285,000 - 4-room median $292,000 - $281 psf
Jurong West: 147 sold - median $322,000 - 4-room median $282,500 - $279 psf
Kallang/Whampoa: 64 sold - median $282,500 - 4-room median $375,000 - $350 psf
Marine Parade: 15 sold - median $340,000 - 4-room median $383,000 - $412 psf
Pasir Ris: 67 sold - median $356,000 - 4-room median $310,500 - $278 psf
Punggol: 64 sold - median $375,000 - 4-room median $320,000 - $326 psf
Queenstown: 70 sold - median $282,500 - 4-room median $455,000 - $393 psf
Sembawang: 58 sold - median $344,000 - 4-room median $302,500 - $292 psf
Sengkang: 112 sold - median $342,000 - 4-room median $320,000 - $316 psf
Serangoon: 39 sold - median $345,888 - 4-room median $290,500 - $321 psf
Tampines: 158 sold - median $337,500 - 4-room median $316,000 - $301 psf
Toa Payoh: 70 sold - median $272,400 - 4-room median $420,000 - $359 psf
Woodlands: 193 sold - median $295,000 - 4-room median $278,000 - $255 psf
Yishun: 133 sold - median $240,000 - 4-room median $248,000 - $258 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2008

$707,800 Blk 73 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $548 psf - 68 yrs lease left

$689,800 Blk 184 Stirling Rd, Queenstown
5-room - storey 19 to 21 - 1,238 sqft - $557 psf - 91 yrs lease left

$680,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $574 psf - 94 yrs lease left

$680,000 Blk 813 Jellicoe Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,184 sqft - $574 psf - 94 yrs lease left

$680,000 Blk 14 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $526 psf - 66 yrs lease left

$677,500 Blk 7A C'wealth Ave, Queenstown
5-room - storey 07 to 09 - 1,485 sqft - $456 psf - 87 yrs lease left

$670,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $566 psf - 94 yrs lease left

$670,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $426 psf - 79 yrs lease left

$665,000 Blk 116 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,604 sqft - $415 psf - 75 yrs lease left

$663,888 Blk 111 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,572 sqft - $422 psf - 76 yrs lease left

The 5 most affordable 4-room flats, August 2008

$168,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $186 psf - 79 yrs lease left

$190,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $210 psf - 78 yrs lease left

$191,000 Blk 414 Jurong West St 42, Jurong West

4-room - storey 01 to 03 - 1,109 sqft - $172 psf - 75 yrs lease left

$192,000 Blk 246 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $212 psf - 76 yrs lease left

$199,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $220 psf - 79 yrs lease left

The 10 busiest streets, August 2008

Ang Mo Kio Ave 10, Ang Mo Kio: 37 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Yishun Ring Rd, Yishun: 27 sales
Bedok Reservoir Rd, Bedok: 26 sales
Jurong West St 65, Jurong West: 25 sales
Woodlands Circle, Woodlands: 21 sales
Woodlands Dr 75, Woodlands: 21 sales
Bedok Nth St 3, Bedok: 19 sales
Marsiling Dr, Woodlands: 19 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 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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