HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2008

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

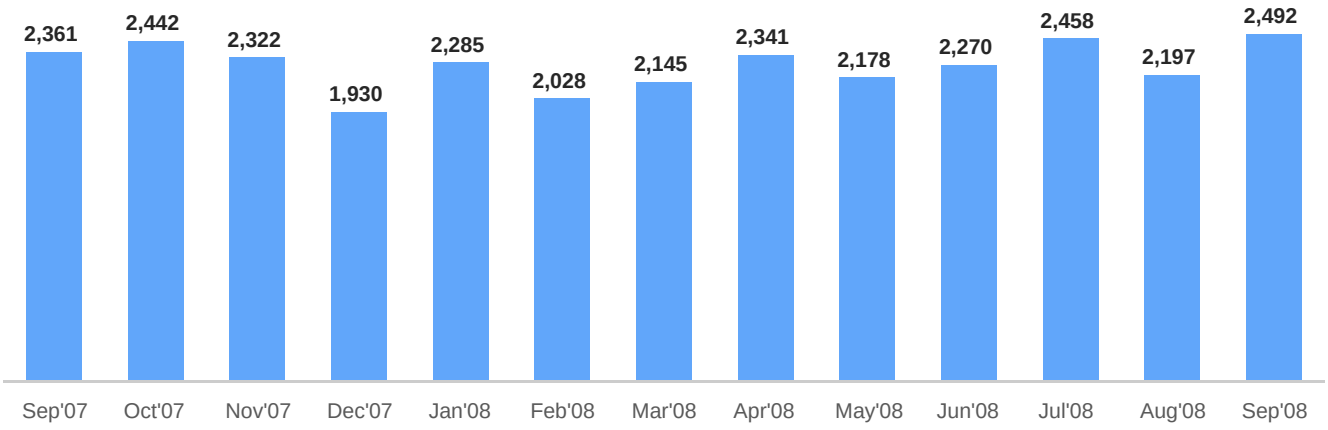
Flats sold: 2,492 Median price: $320,000 Median $psf: $306
Million-dollar flats: 0 (0.0%) Highest price: $700,000 (Marine Parade)

Against the month before: sales +13.4%, median price +3.2%. Against a year ago: sales +5.5%, median price +23.0%.

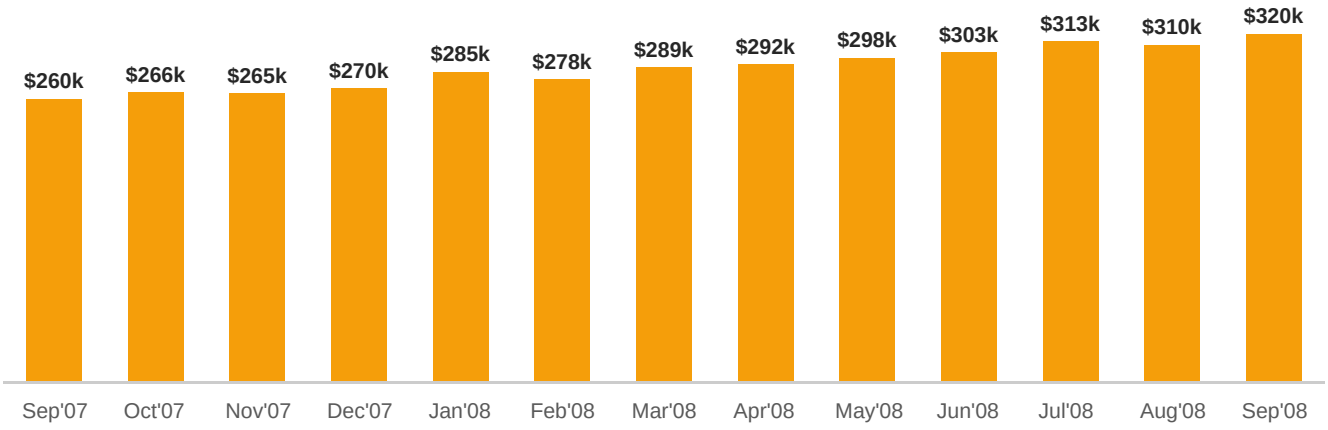
At a glance

- 2,492 HDB resale flats changed hands in September 2008, 13.4% more than the month before (2,197).
- Half of all flats sold for $320,000 or less (the median price), up 3.2% from the month before.
- A typical 4-room flat sold for $312,000 (909 sales), or about $301 per square foot.
- The highest price was $700,000 for a 5-room flat at Blk 14 Marine Ter, Marine Parade.
- For a 4-room flat, the most affordable town was Yishun (median $249,000) and the dearest was Queenstown (median $494,000).
- The busiest town was Woodlands with 228 sales.

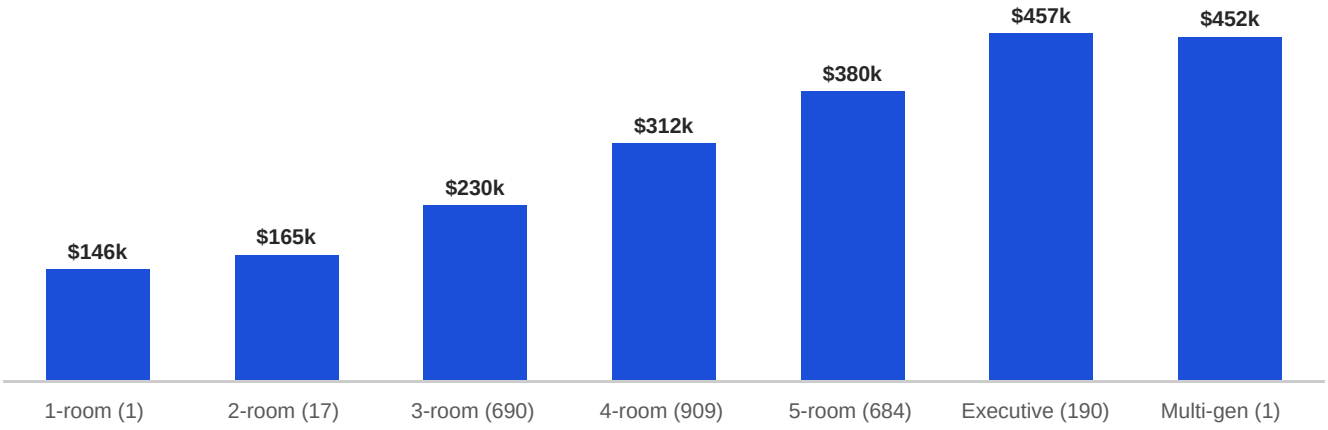
Flats sold each month, last 13 months



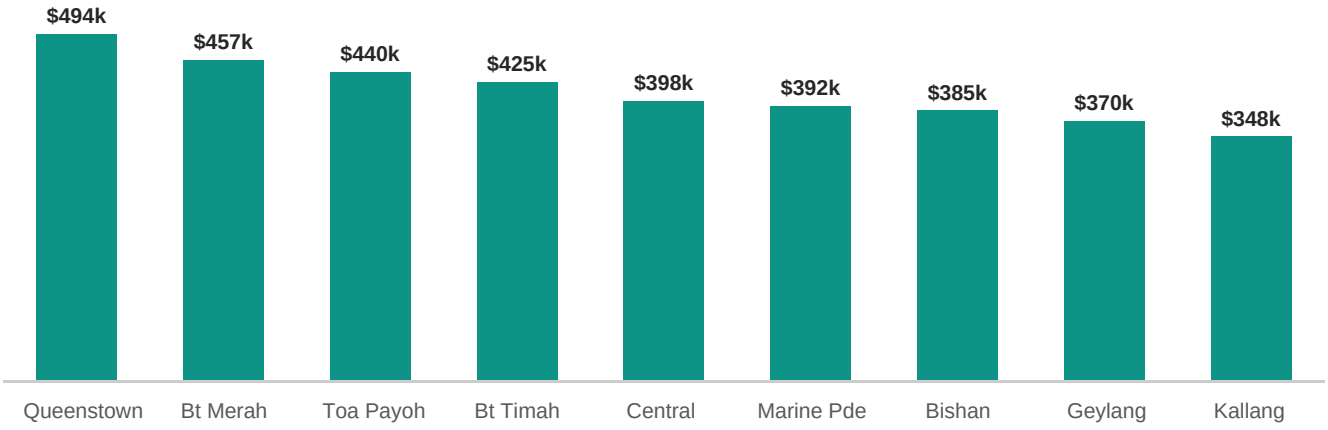
Median price each month, last 13 months



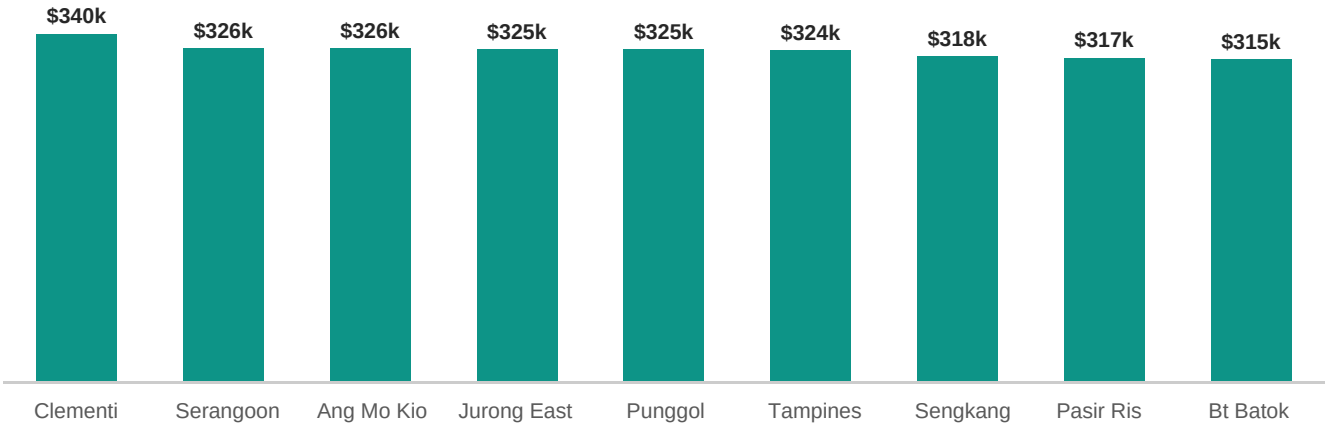
Median price by flat type (number sold), September 2008



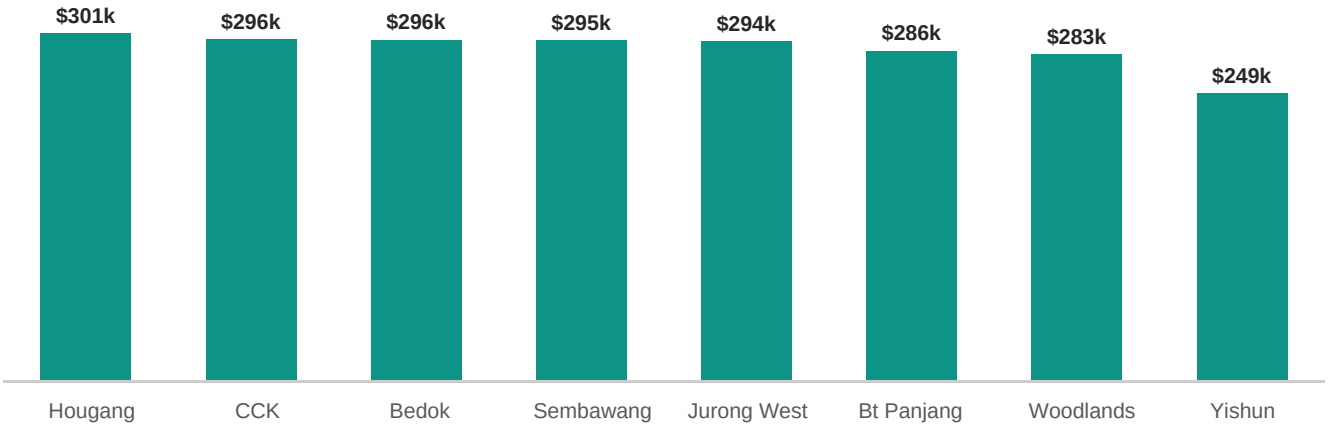
Median 4-room price by town, dearest first



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



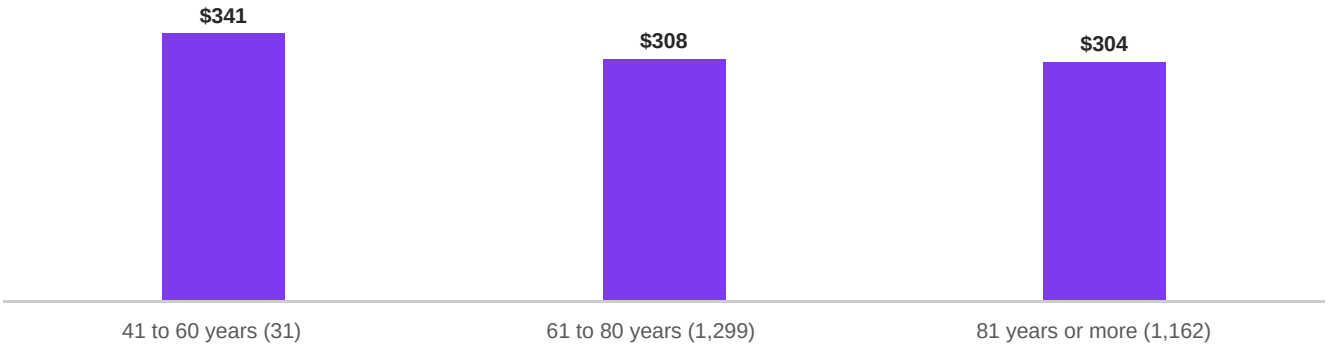
Median 4-room price by town, dearest first (continued)



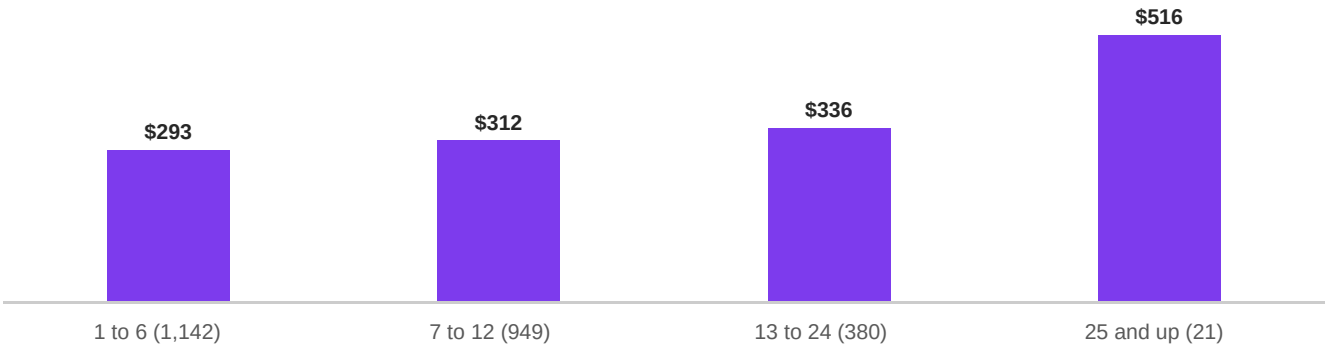
Town by town, September 2008

Ang Mo Kio: 144 sold - median $275,500 - 4-room median $325,500 - $324 psf
Bedok: 139 sold - median $260,000 - 4-room median $295,500 - $307 psf
Bishan: 61 sold - median $388,000 - 4-room median $385,000 - $383 psf
Bukit Batok: 114 sold - median $295,500 - 4-room median $315,000 - $298 psf
Bukit Merah: 93 sold - median $367,000 - 4-room median $456,900 - $413 psf
Bukit Panjang: 95 sold - median $320,000 - 4-room median $286,000 - $280 psf
Bukit Timah: 11 sold - median $455,000 - 4-room median $425,000 - $427 psf
Central Area: 21 sold - median $320,000 - 4-room median $398,000 - $472 psf
Choa Chu Kang: 122 sold - median $319,000 - 4-room median $296,000 - $272 psf
Clementi: 70 sold - median $311,500 - 4-room median $340,000 - $355 psf
Geylang: 46 sold - median $243,500 - 4-room median $370,000 - $326 psf
Hougang: 112 sold - median $316,250 - 4-room median $301,000 - $292 psf
Jurong East: 63 sold - median $330,000 - 4-room median $325,000 - $304 psf
Jurong West: 177 sold - median $316,000 - 4-room median $294,000 - $281 psf
Kallang/Whampoa: 71 sold - median $322,000 - 4-room median $348,000 - $347 psf
Marine Parade: 26 sold - median $380,500 - 4-room median $391,500 - $445 psf
Pasir Ris: 73 sold - median $360,000 - 4-room median $316,500 - $284 psf
Punggol: 80 sold - median $386,000 - 4-room median $324,500 - $333 psf
Queenstown: 73 sold - median $280,800 - 4-room median $494,000 - $401 psf
Sembawang: 60 sold - median $345,000 - 4-room median $295,000 - $296 psf
Sengkang: 148 sold - median $356,000 - 4-room median $318,000 - $315 psf
Serangoon: 46 sold - median $358,500 - 4-room median $326,000 - $320 psf
Tampines: 195 sold - median $342,000 - 4-room median $324,000 - $303 psf
Toa Payoh: 95 sold - median $273,000 - 4-room median $439,750 - $363 psf
Woodlands: 228 sold - median $300,000 - 4-room median $283,000 - $263 psf
Yishun: 129 sold - median $235,000 - 4-room median $249,000 - $259 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2008

$700,000 Blk 14 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,302 sqft - $537 psf - 66 yrs lease left

$695,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,539 sqft - $452 psf - 84 yrs lease left

$688,000 Blk 2 Marine Ter, Marine Parade
5-room - storey 10 to 12 - 1,292 sqft - $533 psf - 66 yrs lease left

$676,500 Blk 642 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 13 to 15 - 1,959 sqft - $345 psf - 89 yrs lease left

$666,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 13 to 15 - 1,324 sqft - $503 psf - 65 yrs lease left

$665,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 16 to 18 - 1,313 sqft - $506 psf - 66 yrs lease left

$660,000 Blk 144 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,184 sqft - $557 psf - 93 yrs lease left

$658,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $556 psf - 94 yrs lease left

$655,000 Blk 111 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,582 sqft - $414 psf - 76 yrs lease left

$653,000 Blk 236A Serangoon Ave 2, Serangoon
Executive - storey 16 to 18 - 1,518 sqft - $430 psf - 89 yrs lease left

The 5 most affordable 4-room flats, September 2008

$172,000 Blk 953 Jurong West St 91, Jurong West

4-room - storey 01 to 03 - 1,130 sqft - $152 psf - 80 yrs lease left

$190,000 Blk 246 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $210 psf - 76 yrs lease left

$193,000 Blk 335 Woodlands St 32, Woodlands

4-room - storey 07 to 09 - 893 sqft - $216 psf - 76 yrs lease left

$200,000 Blk 329 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $221 psf - 79 yrs lease left

$201,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $222 psf - 79 yrs lease left

The 10 busiest streets, September 2008

Ang Mo Kio Ave 3, Ang Mo Kio: 43 sales
Yishun Ring Rd, Yishun: 37 sales
Bedok Reservoir Rd, Bedok: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 31 sales
Woodlands Dr 75, Woodlands: 29 sales
Jurong West St 65, Jurong West: 26 sales
Choa Chu Kang Cres, Choa Chu Kang: 25 sales
Lor 1 Toa Payoh, Toa Payoh: 25 sales
Senja Rd, Bukit Panjang: 23 sales
Marsiling Dr, Woodlands: 23 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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