HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2008

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

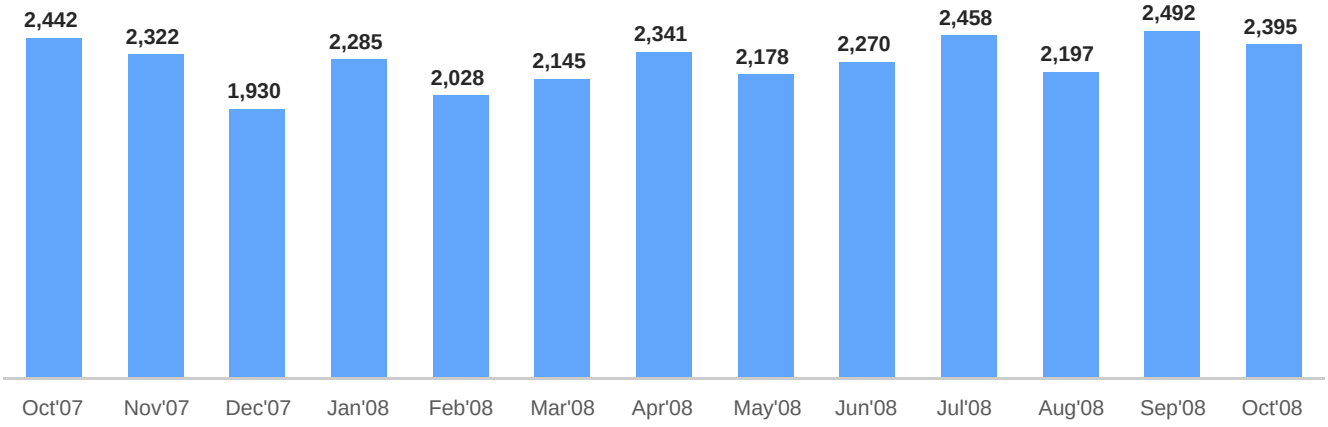
Flats sold: 2,395 Median price: $320,000 Median $psf: $309
Million-dollar flats: 0 (0.0%) Highest price: $780,888 (Queenstown)

Against the month before: sales -3.9%, median price +0.0%. Against a year ago: sales -1.9%, median price +20.3%.

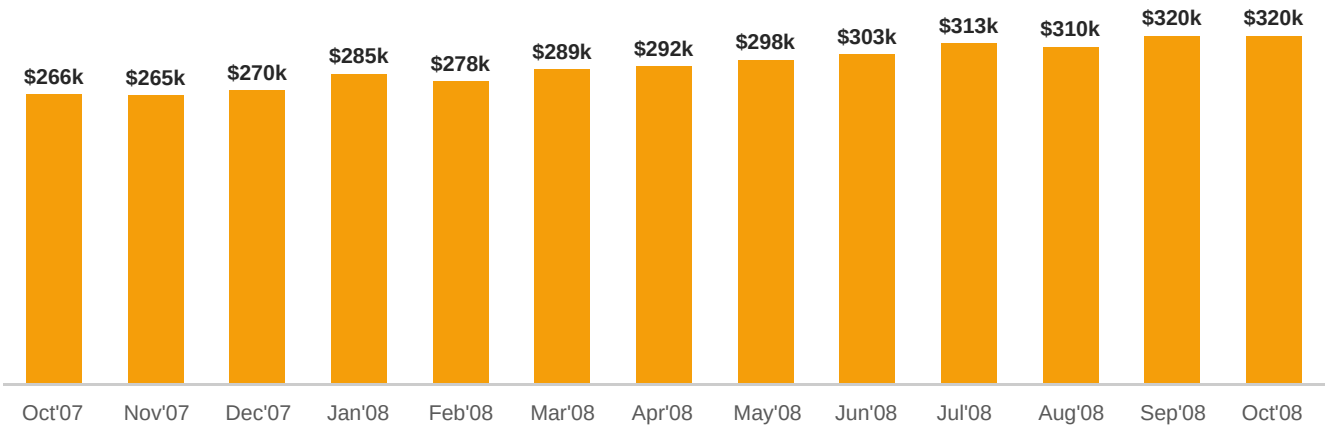
At a glance

- 2,395 HDB resale flats changed hands in October 2008, 3.9% fewer than the month before (2,492).
- Half of all flats sold for $320,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $314,250 (896 sales), or about $302 per square foot.
- The highest price was $780,888 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $255,000) and the dearest was Queenstown (median $472,000).
- The busiest town was Woodlands with 214 sales.

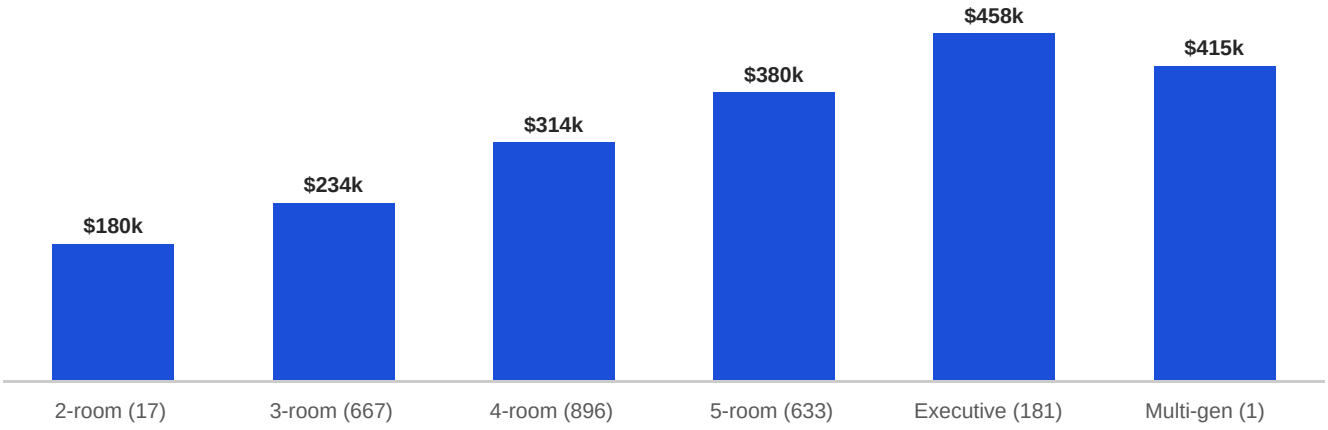
Flats sold each month, last 13 months



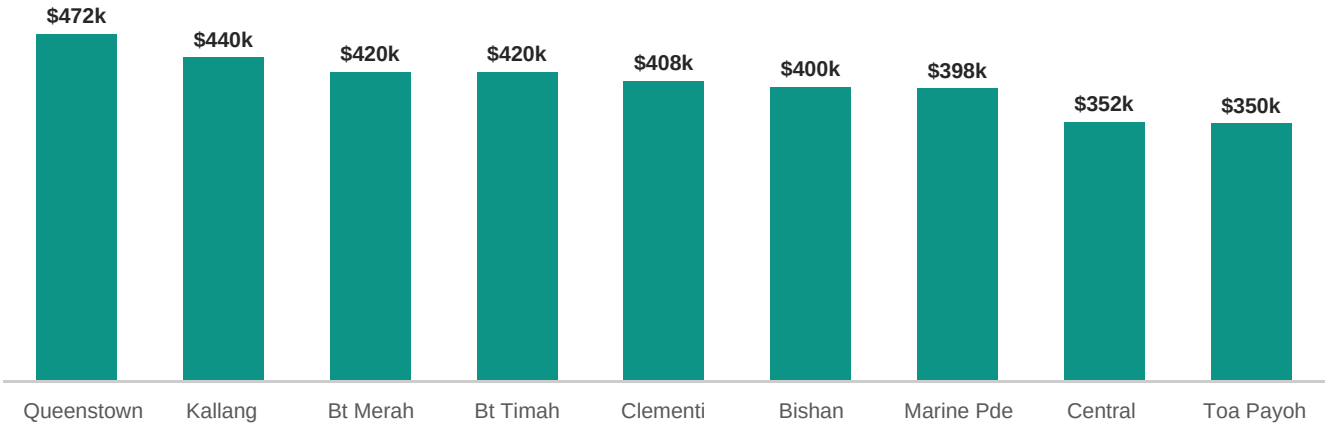
Median price each month, last 13 months



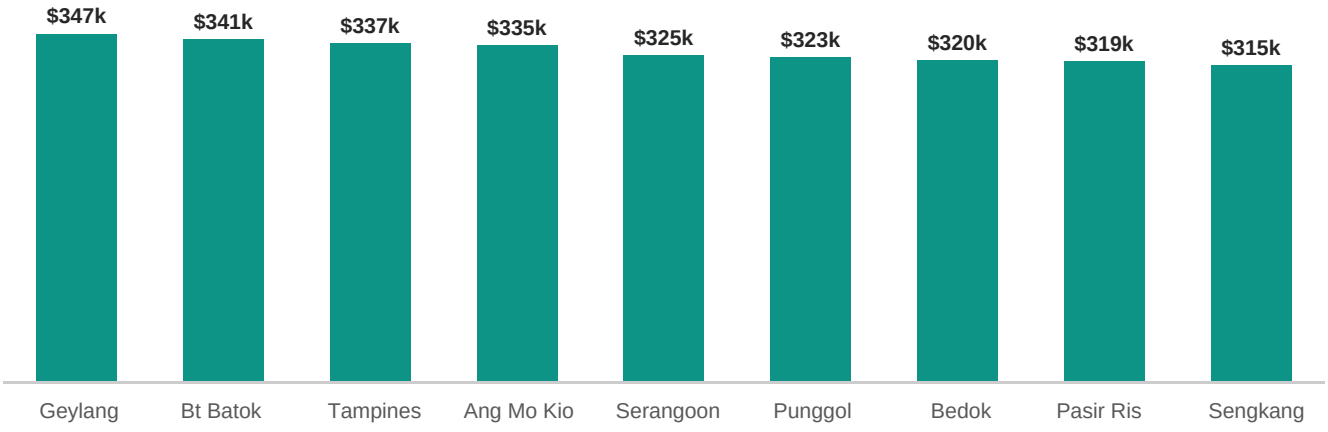
Median price by flat type (number sold), October 2008



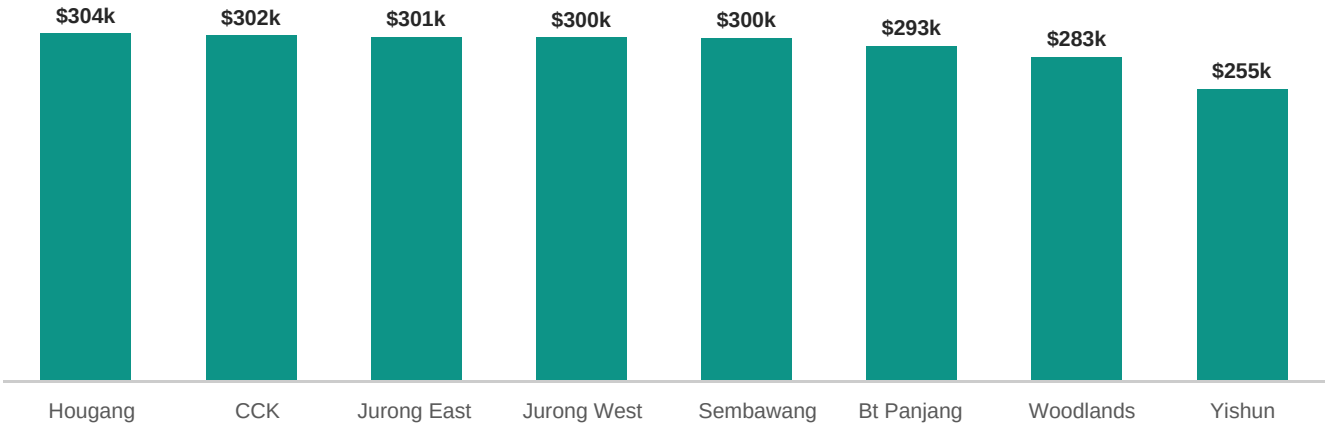
Median 4-room price by town, dearest first



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



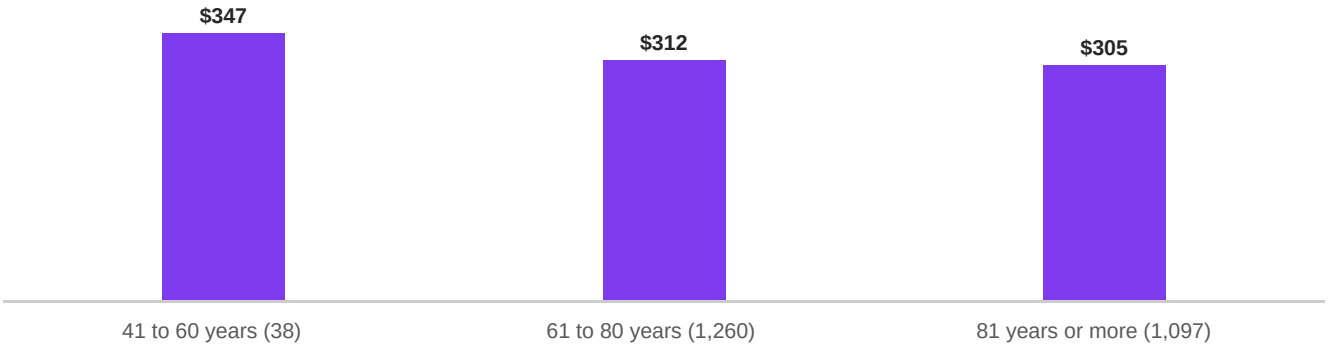
Median 4-room price by town, dearest first (continued)



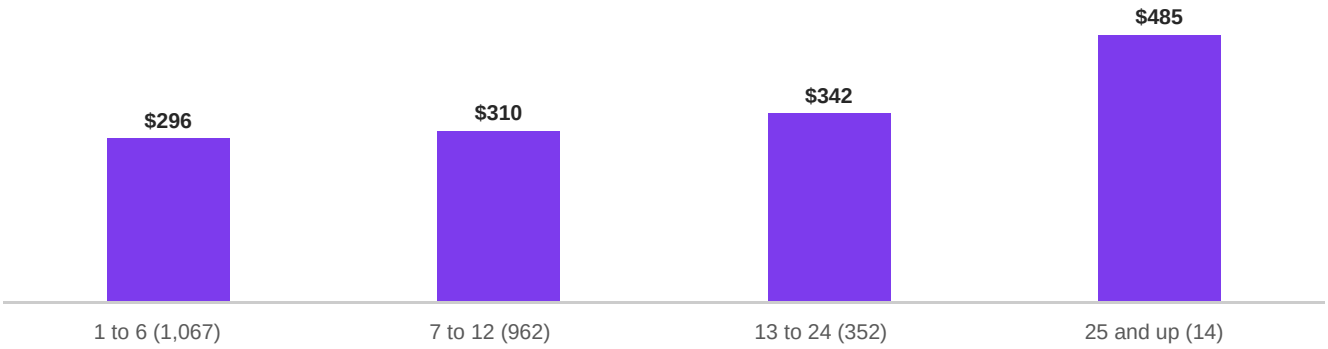
Town by town, October 2008

Ang Mo Kio: 127 sold - median $255,000 - 4-room median $335,000 - $326 psf
Bedok: 147 sold - median $295,000 - 4-room median $320,000 - $312 psf
Bishan: 41 sold - median $428,000 - 4-room median $400,000 - $380 psf
Bukit Batok: 113 sold - median $327,000 - 4-room median $341,000 - $318 psf
Bukit Merah: 85 sold - median $366,000 - 4-room median $420,000 - $398 psf
Bukit Panjang: 81 sold - median $310,000 - 4-room median $292,500 - $276 psf
Bukit Timah: 7 sold - median $420,000 - 4-room median $420,000 - $412 psf
Central Area: 19 sold - median $315,000 - 4-room median $352,000 - $421 psf
Choa Chu Kang: 111 sold - median $328,000 - 4-room median $302,000 - $277 psf
Clementi: 60 sold - median $268,000 - 4-room median $408,000 - $352 psf
Geylang: 63 sold - median $247,000 - 4-room median $346,500 - $323 psf
Hougang: 113 sold - median $320,800 - 4-room median $303,500 - $300 psf
Jurong East: 65 sold - median $312,000 - 4-room median $300,500 - $307 psf
Jurong West: 185 sold - median $314,000 - 4-room median $300,000 - $282 psf
Kallang/Whampoa: 81 sold - median $280,000 - 4-room median $440,000 - $368 psf
Marine Parade: 19 sold - median $395,000 - 4-room median $397,500 - $452 psf
Pasir Ris: 66 sold - median $375,400 - 4-room median $319,000 - $286 psf
Punggol: 72 sold - median $387,944 - 4-room median $323,000 - $334 psf
Queenstown: 71 sold - median $295,000 - 4-room median $472,000 - $418 psf
Sembawang: 70 sold - median $339,150 - 4-room median $299,750 - $292 psf
Sengkang: 138 sold - median $360,000 - 4-room median $315,000 - $313 psf
Serangoon: 58 sold - median $335,000 - 4-room median $325,000 - $305 psf
Tampines: 158 sold - median $348,500 - 4-room median $336,800 - $311 psf
Toa Payoh: 91 sold - median $280,000 - 4-room median $350,000 - $356 psf
Woodlands: 214 sold - median $301,500 - 4-room median $283,000 - $262 psf
Yishun: 140 sold - median $246,500 - 4-room median $255,000 - $267 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2008

$780,888 Blk 148 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,561 sqft - $500 psf - 86 yrs lease left

$765,000 Blk 30 Holland Cl, Queenstown
5-room - storey 22 to 24 - 1,345 sqft - $569 psf - 88 yrs lease left

$712,800 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,550 sqft - $460 psf - 84 yrs lease left

$702,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,615 sqft - $435 psf - 79 yrs lease left

$682,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $576 psf - 94 yrs lease left

$670,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 07 to 09 - 1,475 sqft - $454 psf - 86 yrs lease left

$666,000 Blk 118B Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $562 psf - 94 yrs lease left

$665,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,615 sqft - $412 psf - 80 yrs lease left

$665,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,636 sqft - $406 psf - 86 yrs lease left

$660,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $533 psf - 96 yrs lease left

The 5 most affordable 4-room flats, October 2008

$168,800 Blk 813 Jurong West St 81, Jurong West

4-room - storey 07 to 09 - 1,119 sqft - $151 psf - 81 yrs lease left

$180,000 Blk 280 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $199 psf - 76 yrs lease left

$185,000 Blk 289 Yishun Ave 6, Yishun

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

$188,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $208 psf - 78 yrs lease left

$190,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,033 sqft - $184 psf - 72 yrs lease left

The 10 busiest streets, October 2008

Yishun Ring Rd, Yishun: 37 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Choa Chu Kang Cres, Choa Chu Kang: 28 sales
Jurong West St 61, Jurong West: 25 sales
Rivervale Dr, Sengkang: 25 sales
Jurong West St 65, Jurong West: 24 sales
Bedok Reservoir Rd, Bedok: 22 sales
Bedok Nth St 3, Bedok: 20 sales
Woodlands Circle, Woodlands: 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.

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