HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2008

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:52 pm.
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November 2008 in full

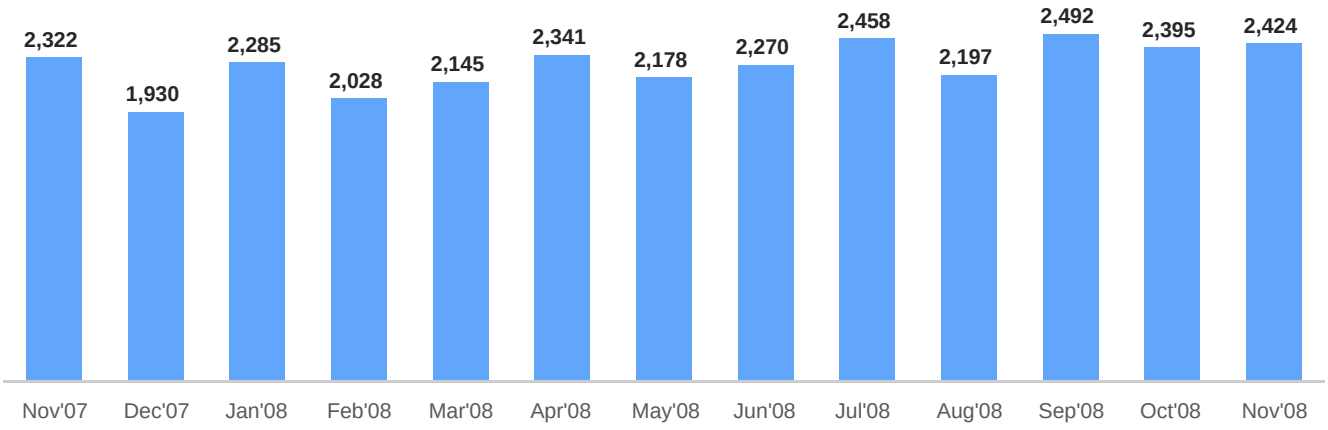
Flats sold: 2,424 Median price: $325,000 Median $psf: $310
Million-dollar flats: 0 (0.0%) Highest price: $788,000 (Queenstown)

Against the month before: sales +1.2%, median price +1.6%. Against a year ago: sales +4.4%, median price +22.6%.

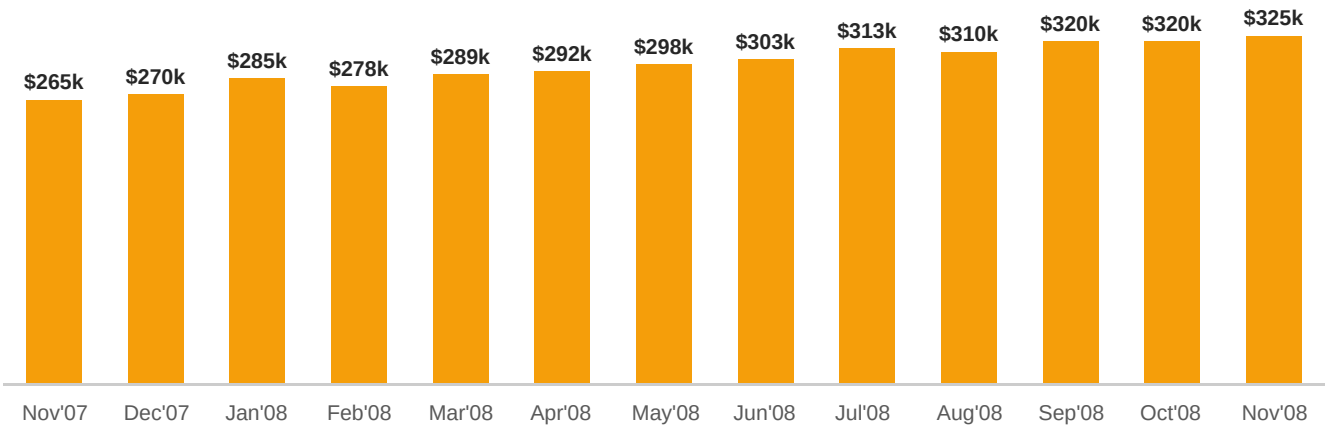
At a glance

- 2,424 HDB resale flats changed hands in November 2008, 1.2% more than the month before (2,395).
- Half of all flats sold for $325,000 or less (the median price), up 1.6% from the month before.
- A typical 4-room flat sold for $315,000 (855 sales), or about $302 per square foot.
- The highest price was $788,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $255,294) and the dearest was Queenstown (median $479,000).
- The busiest town was Woodlands with 199 sales.

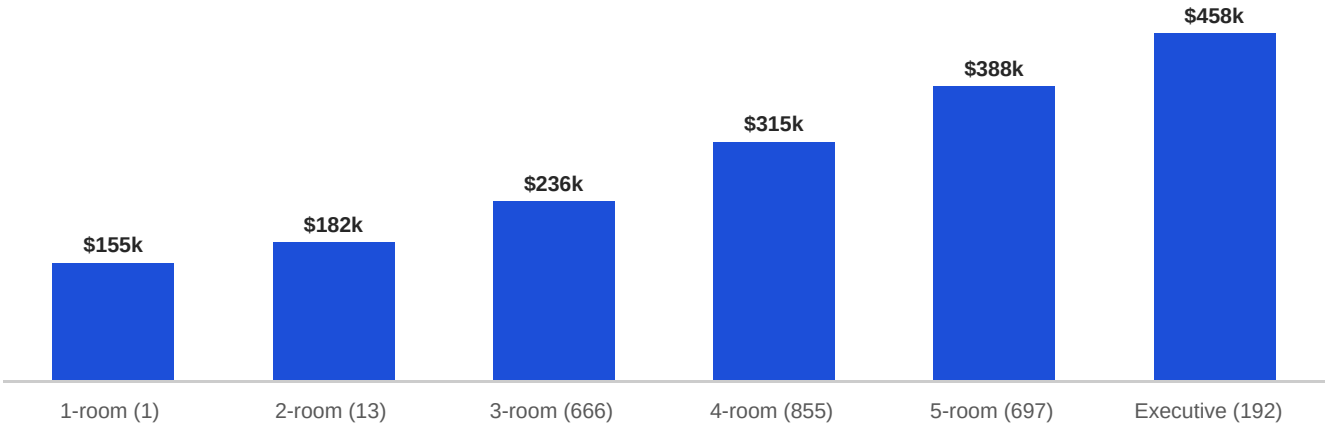
Flats sold each month, last 13 months



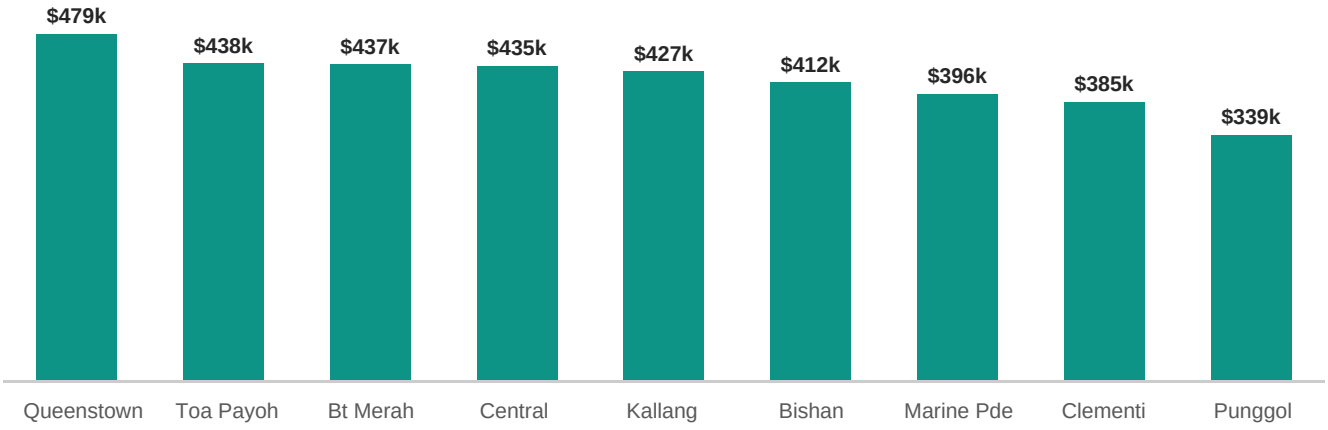
Median price each month, last 13 months



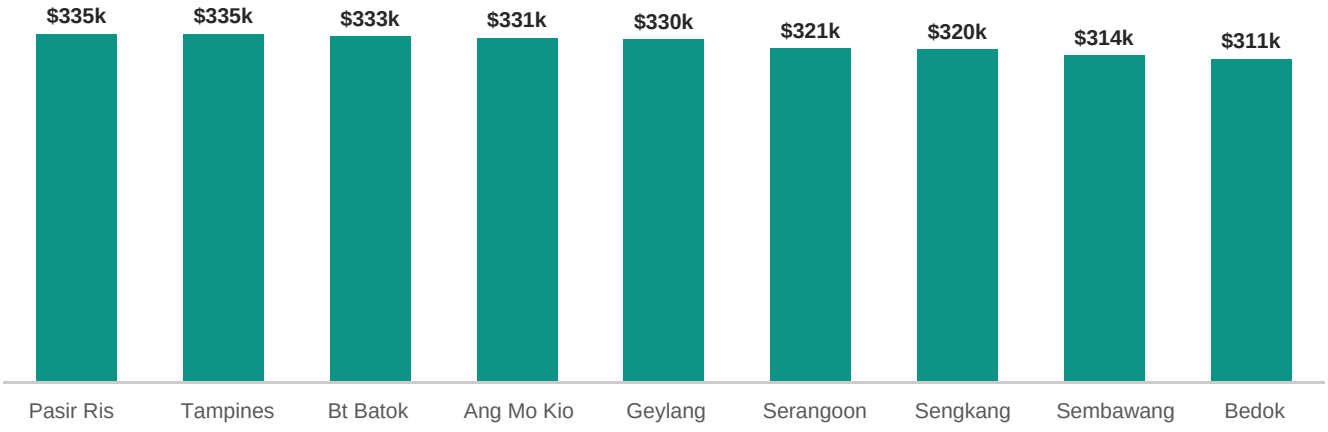
Median price by flat type (number sold), November 2008



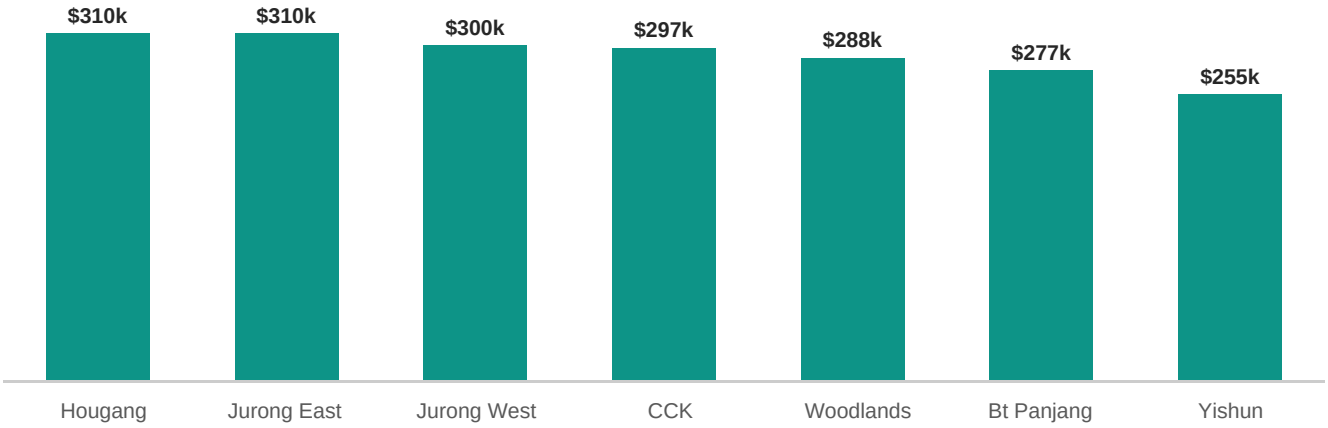
Median 4-room price by town, dearest first



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



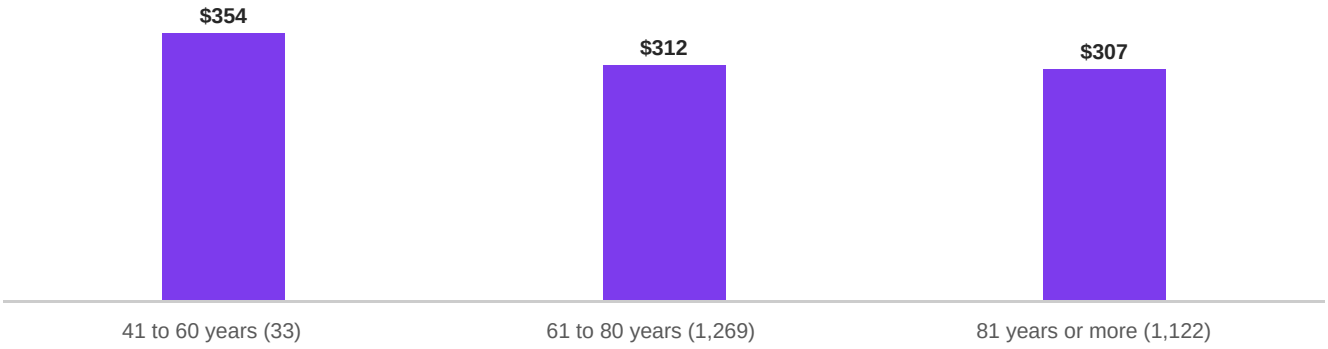
Median 4-room price by town, dearest first (continued)



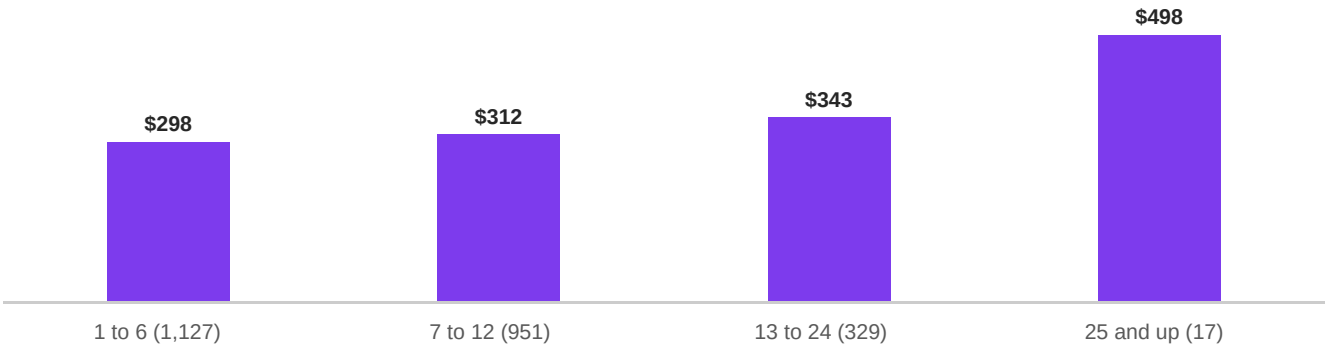
Town by town, November 2008

Ang Mo Kio: 109 sold - median $270,000 - 4-room median $331,000 - $331 psf
Bedok: 142 sold - median $283,500 - 4-room median $311,000 - $321 psf
Bishan: 55 sold - median $440,000 - 4-room median $412,000 - $384 psf
Bukit Batok: 131 sold - median $282,000 - 4-room median $332,500 - $309 psf
Bukit Merah: 87 sold - median $380,000 - 4-room median $436,500 - $406 psf
Bukit Panjang: 105 sold - median $320,000 - 4-room median $277,000 - $280 psf
Bukit Timah: 10 sold - median $447,000 - 4-room median n/a - $421 psf
Central Area: 17 sold - median $313,000 - 4-room median $435,000 - $458 psf
Choa Chu Kang: 123 sold - median $322,500 - 4-room median $297,000 - $273 psf
Clementi: 51 sold - median $285,000 - 4-room median $385,000 - $361 psf
Geylang: 48 sold - median $239,000 - 4-room median $329,800 - $332 psf
Hougang: 138 sold - median $318,500 - 4-room median $310,000 - $299 psf
Jurong East: 66 sold - median $295,500 - 4-room median $310,000 - $306 psf
Jurong West: 190 sold - median $311,000 - 4-room median $299,500 - $290 psf
Kallang/Whampoa: 52 sold - median $376,500 - 4-room median $427,000 - $366 psf
Marine Parade: 23 sold - median $342,000 - 4-room median $396,000 - $457 psf
Pasir Ris: 70 sold - median $375,400 - 4-room median $335,000 - $293 psf
Punggol: 75 sold - median $386,000 - 4-room median $339,000 - $336 psf
Queenstown: 60 sold - median $290,000 - 4-room median $479,000 - $403 psf
Sembawang: 88 sold - median $348,000 - 4-room median $314,000 - $302 psf
Sengkang: 144 sold - median $364,000 - 4-room median $320,000 - $317 psf
Serangoon: 47 sold - median $323,000 - 4-room median $321,000 - $324 psf
Tampines: 181 sold - median $346,000 - 4-room median $335,000 - $309 psf
Toa Payoh: 80 sold - median $298,500 - 4-room median $438,000 - $384 psf
Woodlands: 199 sold - median $310,000 - 4-room median $288,000 - $261 psf
Yishun: 133 sold - median $240,000 - 4-room median $255,294 - $264 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2008

$788,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $501 psf - 86 yrs lease left

$760,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $433 psf - 78 yrs lease left

$730,000 Blk 146 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 34 to 36 - 1,184 sqft - $617 psf - 97 yrs lease left

$710,000 Blk 2C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 13 to 15 - 1,184 sqft - $600 psf - 97 yrs lease left

$705,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $452 psf - 84 yrs lease left

$695,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,550 sqft - $448 psf - 84 yrs lease left

$690,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $534 psf - 66 yrs lease left

$690,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 07 to 09 - 1,432 sqft - $482 psf - 87 yrs lease left

$689,000 Blk 60 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $582 psf - 91 yrs lease left

$687,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,550 sqft - $443 psf - 84 yrs lease left

The 5 most affordable 4-room flats, November 2008

$188,000 Blk 275 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $208 psf - 77 yrs lease left

$194,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $215 psf - 79 yrs lease left

$196,000 Blk 140 Marsiling Rd, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $188 psf - 76 yrs lease left

$197,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $201 psf - 71 yrs lease left

$200,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $221 psf - 78 yrs lease left

The 10 busiest streets, November 2008

Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 30 sales
Senja Rd, Bukit Panjang: 30 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Bedok Reservoir Rd, Bedok: 27 sales
Rivervale Dr, Sengkang: 23 sales
Marsiling Dr, Woodlands: 23 sales
Hougang Ave 8, Hougang: 22 sales
Punggol Ctrl, Punggol: 22 sales
Rivervale Cres, Sengkang: 20 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