HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2008

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

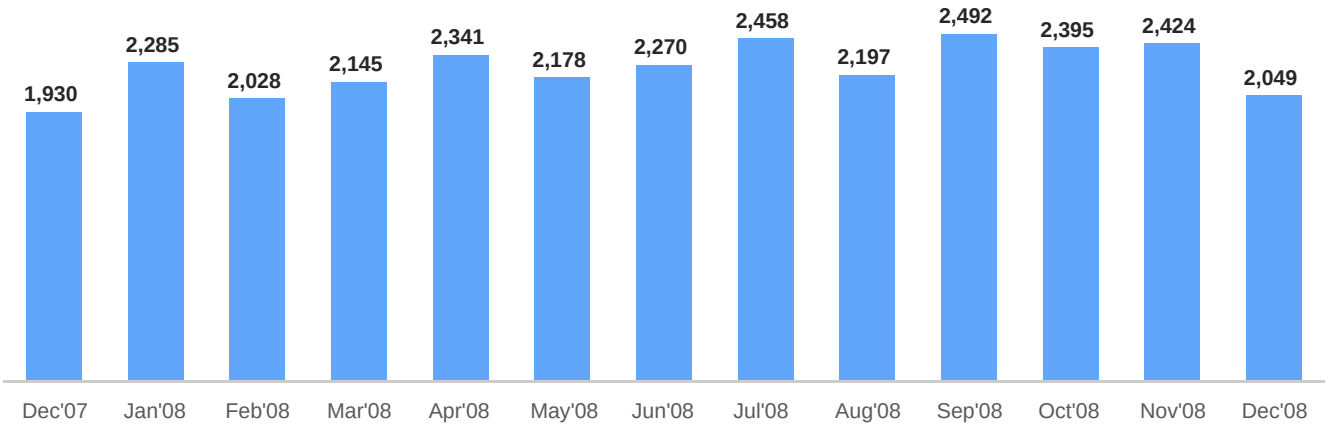
Flats sold: 2,049 Median price: $322,000 Median $psf: $310
Million-dollar flats: 0 (0.0%) Highest price: $700,000 (Bukit Merah)

Against the month before: sales -15.5%, median price -0.9%. Against a year ago: sales +6.2%, median price +19.3%.

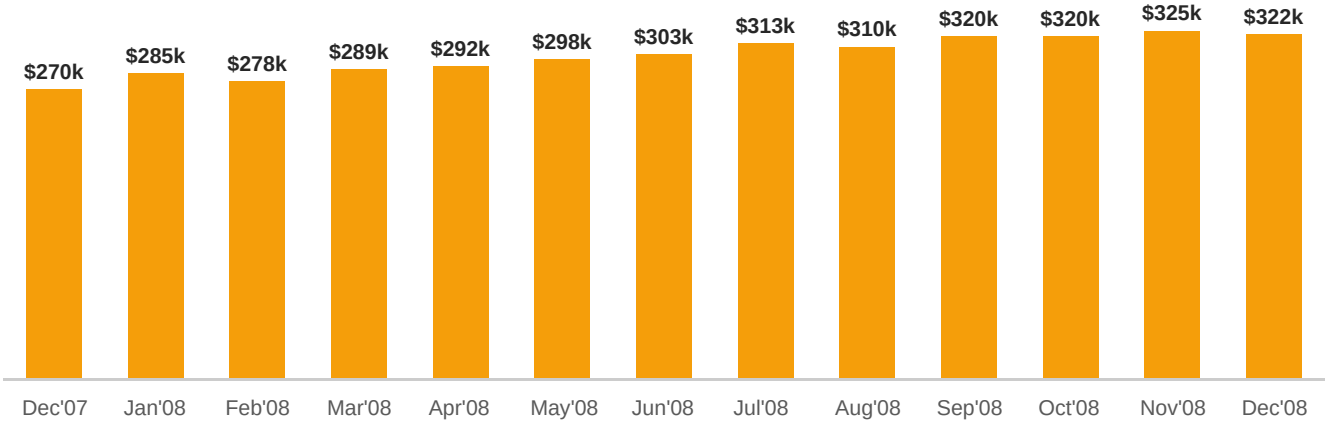
At a glance

- 2,049 HDB resale flats changed hands in December 2008, 15.5% fewer than the month before (2,424).
- Half of all flats sold for $322,000 or less (the median price), down 0.9% from the month before.
- A typical 4-room flat sold for $318,000 (761 sales), or about $304 per square foot.
- The highest price was $700,000 for a 5-room flat at Blk 131B Kim Tian Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Yishun (median $265,000) and the dearest was Bukit Merah (median $469,444).
- The busiest town was Woodlands with 194 sales.

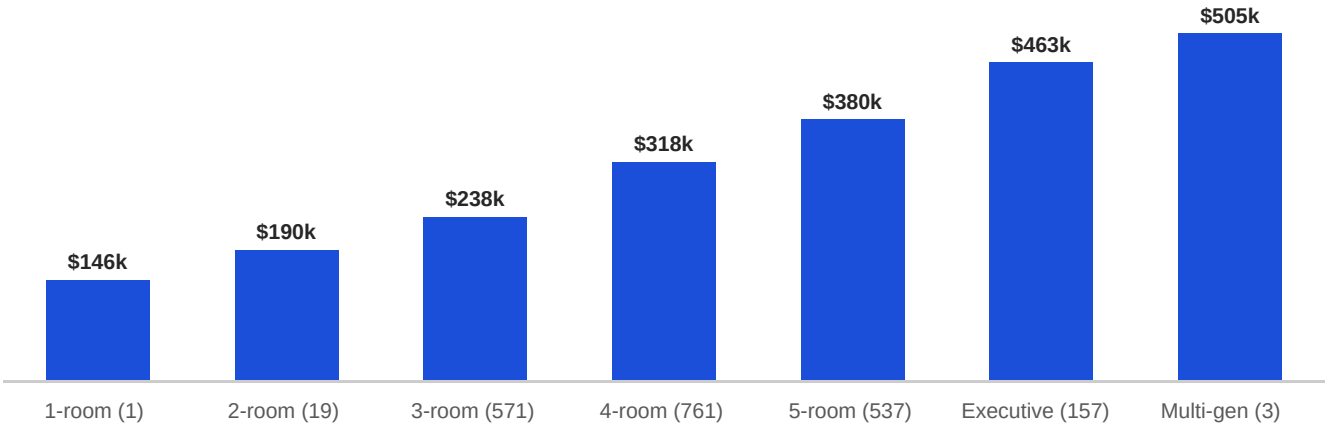
Flats sold each month, last 13 months



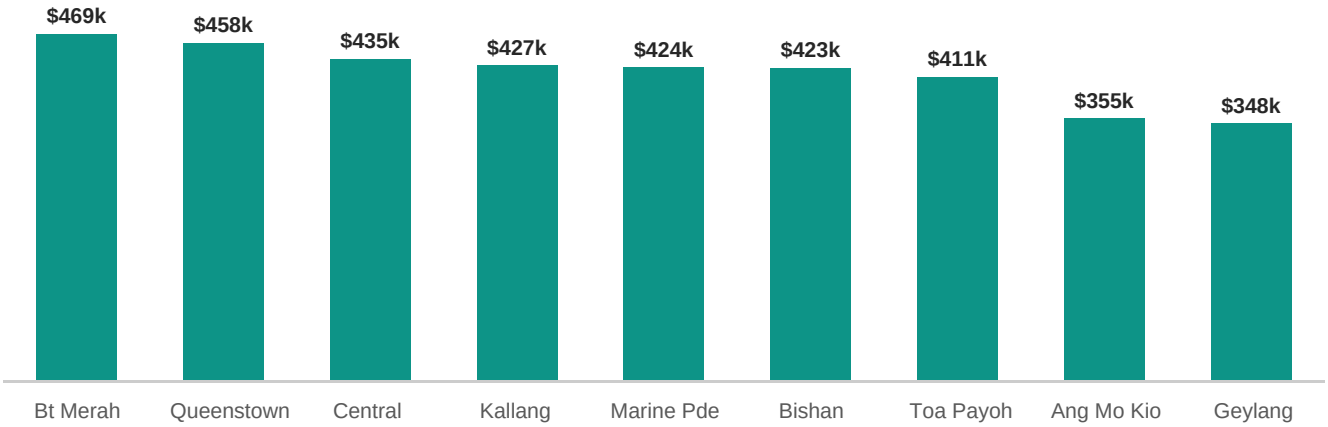
Median price each month, last 13 months



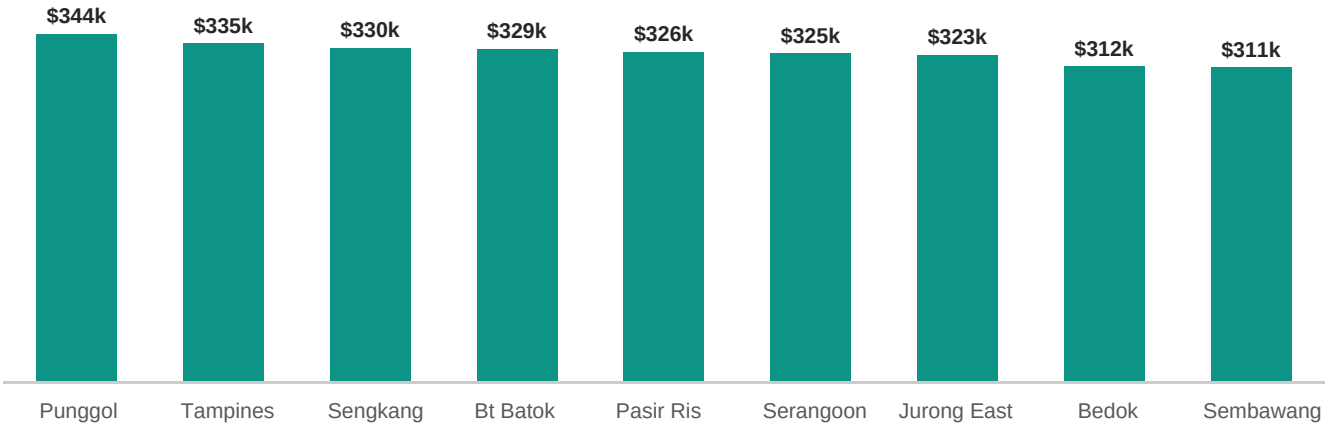
Median price by flat type (number sold), December 2008



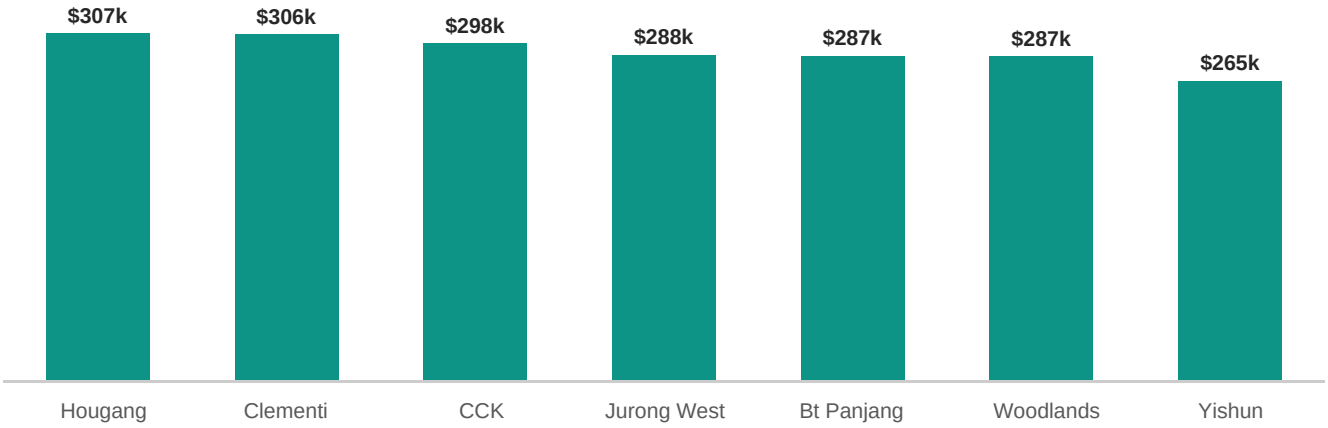
Median 4-room price by town, dearest first



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



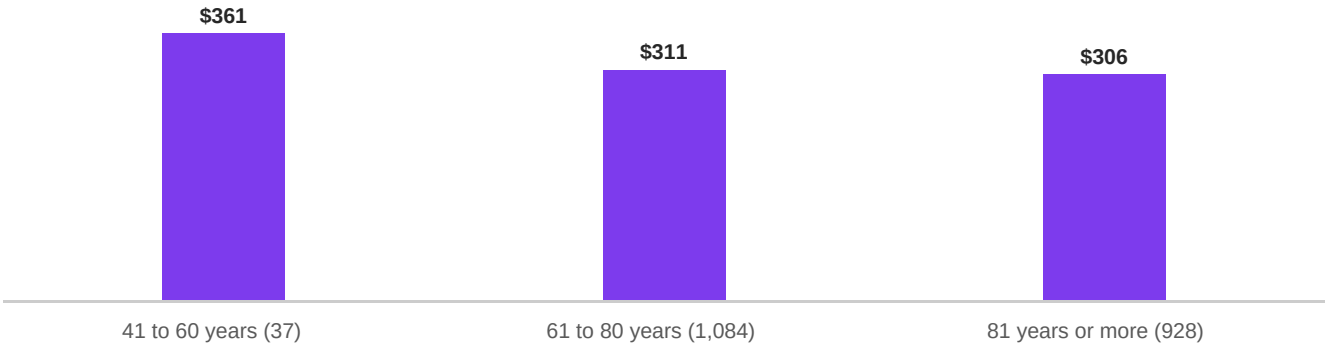
Median 4-room price by town, dearest first (continued)



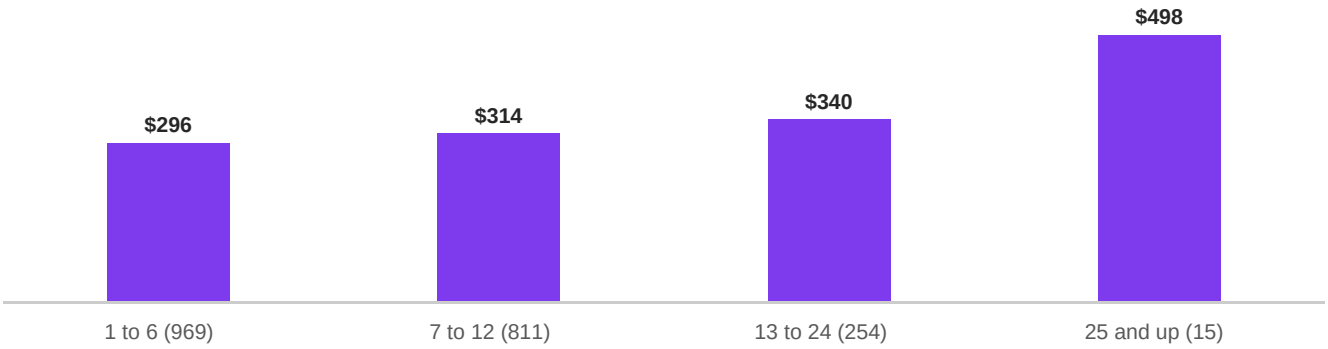
Town by town, December 2008

Ang Mo Kio: 95 sold - median $270,000 - 4-room median $355,000 - $335 psf
Bedok: 120 sold - median $276,500 - 4-room median $312,000 - $318 psf
Bishan: 39 sold - median $432,000 - 4-room median $423,000 - $390 psf
Bukit Batok: 76 sold - median $299,500 - 4-room median $329,000 - $309 psf
Bukit Merah: 66 sold - median $301,250 - 4-room median $469,444 - $423 psf
Bukit Panjang: 59 sold - median $308,000 - 4-room median $287,000 - $284 psf
Bukit Timah: 4 sold - median $430,000 - 4-room median n/a - $410 psf
Central Area: 11 sold - median $320,000 - 4-room median $435,000 - $389 psf
Choa Chu Kang: 94 sold - median $331,000 - 4-room median $298,000 - $282 psf
Clementi: 39 sold - median $288,000 - 4-room median $306,000 - $342 psf
Geylang: 58 sold - median $258,000 - 4-room median $348,000 - $333 psf
Hougang: 154 sold - median $320,000 - 4-room median $307,000 - $298 psf
Jurong East: 46 sold - median $285,000 - 4-room median $323,000 - $311 psf
Jurong West: 163 sold - median $303,000 - 4-room median $288,000 - $289 psf
Kallang/Whampoa: 59 sold - median $290,000 - 4-room median $426,500 - $369 psf
Marine Parade: 14 sold - median $391,000 - 4-room median $424,000 - $446 psf
Pasir Ris: 85 sold - median $400,000 - 4-room median $326,000 - $290 psf
Punggol: 79 sold - median $390,000 - 4-room median $344,000 - $334 psf
Queenstown: 49 sold - median $238,000 - 4-room median $457,500 - $387 psf
Sembawang: 62 sold - median $343,000 - 4-room median $311,000 - $304 psf
Sengkang: 110 sold - median $359,000 - 4-room median $330,000 - $312 psf
Serangoon: 38 sold - median $332,000 - 4-room median $324,500 - $322 psf
Tampines: 158 sold - median $348,000 - 4-room median $334,500 - $311 psf
Toa Payoh: 65 sold - median $288,500 - 4-room median $411,000 - $364 psf
Woodlands: 194 sold - median $301,250 - 4-room median $286,500 - $269 psf
Yishun: 112 sold - median $258,000 - 4-room median $265,000 - $274 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2008

$700,000 Blk 131B Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $591 psf - 93 yrs lease left

$690,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,550 sqft - $445 psf - 84 yrs lease left

$685,000 Blk 121 Kim Tian Pl, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $553 psf - 92 yrs lease left

$668,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 10 to 12 - 1,184 sqft - $564 psf - 94 yrs lease left

$659,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 13 to 15 - 1,302 sqft - $506 psf - 92 yrs lease left

$636,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 10 to 12 - 1,184 sqft - $537 psf - 94 yrs lease left

$630,000 Blk 127 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $364 psf - 75 yrs lease left

$623,333 Blk 65 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,680 sqft - $233 psf - 63 yrs lease left

$623,000 Blk 290 Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,324 sqft - $471 psf - 89 yrs lease left

$620,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $395 psf - 78 yrs lease left

The 5 most affordable 4-room flats, December 2008

$200,000 Blk 105 Gangsa Rd, Bukit Panjang

4-room - storey 01 to 03 - 947 sqft - $211 psf - 78 yrs lease left

$205,000 Blk 24 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $207 psf - 68 yrs lease left

$207,000 Blk 311 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $229 psf - 78 yrs lease left

$210,000 Blk 840 Woodlands St 82, Woodlands

4-room - storey 10 to 12 - 904 sqft - $232 psf - 85 yrs lease left

$210,400 Blk 435 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $233 psf - 79 yrs lease left

The 10 busiest streets, December 2008

Yishun Ring Rd, Yishun: 26 sales
Bedok Reservoir Rd, Bedok: 24 sales
Punggol Field, Punggol: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 21 sales
Choa Chu Kang Cres, Choa Chu Kang: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Bedok Nth St 3, Bedok: 20 sales
Hougang Ave 8, Hougang: 20 sales
Punggol Ctrl, Punggol: 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.

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