HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2009

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:52 pm.
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January 2009 in full

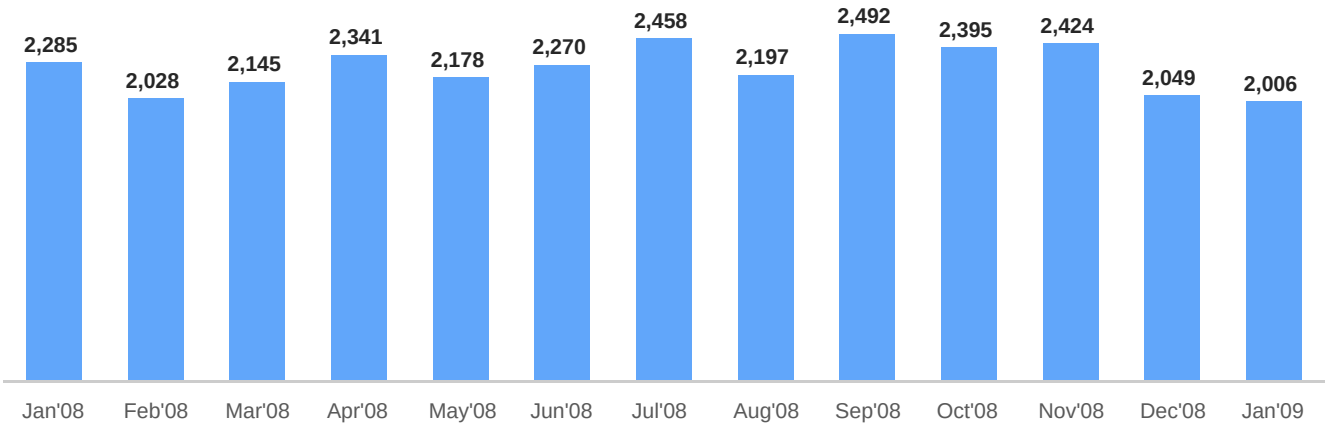
Flats sold: 2,006 Median price: $315,000 Median $psf: $309
Million-dollar flats: 0 (0.0%) Highest price: $690,000 (Serangoon)

Against the month before: sales -2.1%, median price -2.2%. Against a year ago: sales -12.2%, median price +10.5%.

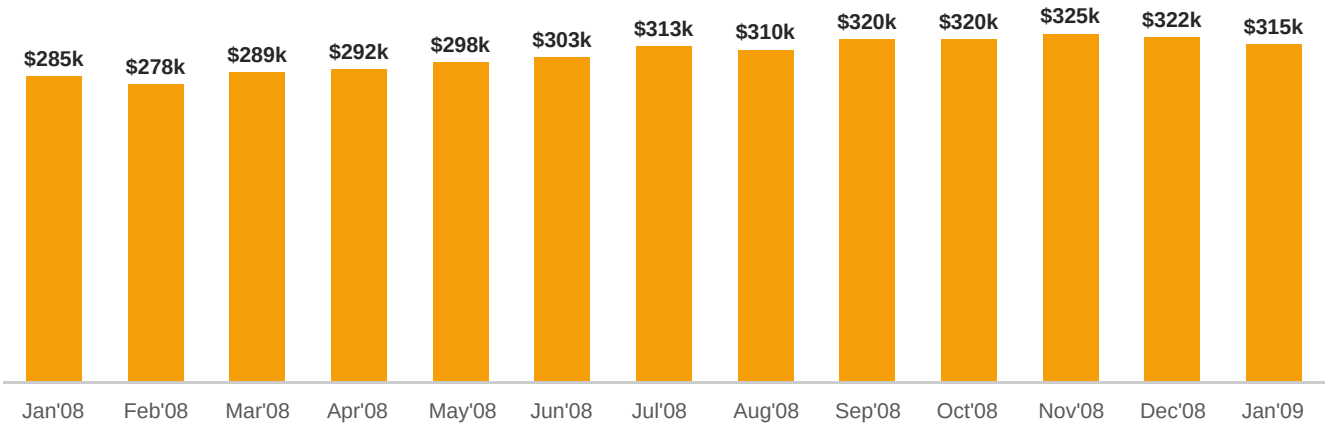
At a glance

- 2,006 HDB resale flats changed hands in January 2009, 2.1% fewer than the month before (2,049).
- Half of all flats sold for $315,000 or less (the median price), down 2.2% from the month before.
- A typical 4-room flat sold for $312,000 (770 sales), or about $299 per square foot.
- The highest price was $690,000 for an executive flat at Blk 236A Serangoon Ave 2, Serangoon.
- For a 4-room flat, the most affordable town was Yishun (median $261,000) and the dearest was Bukit Timah (median $460,000).
- The busiest town was Woodlands with 180 sales.

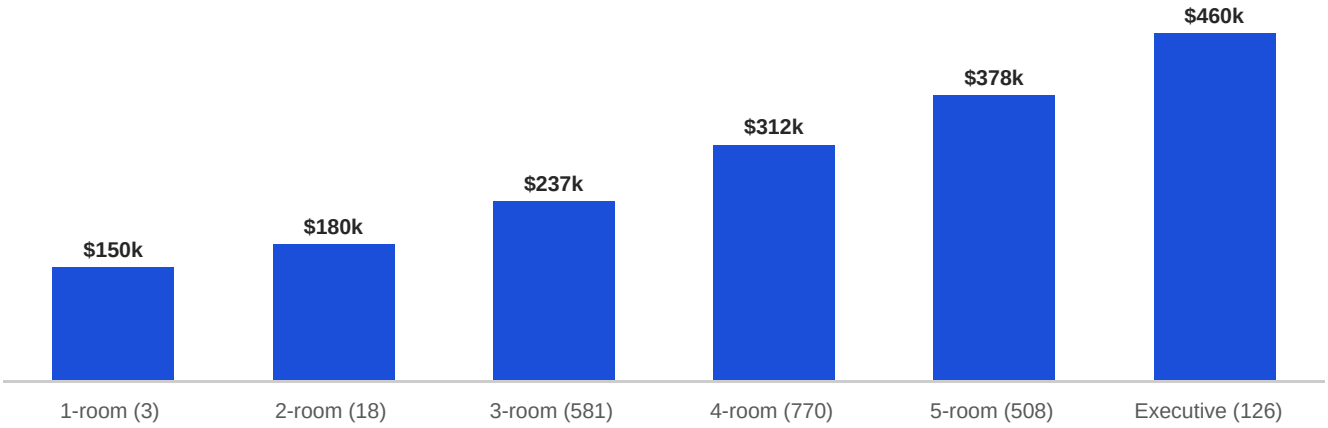
Flats sold each month, last 13 months



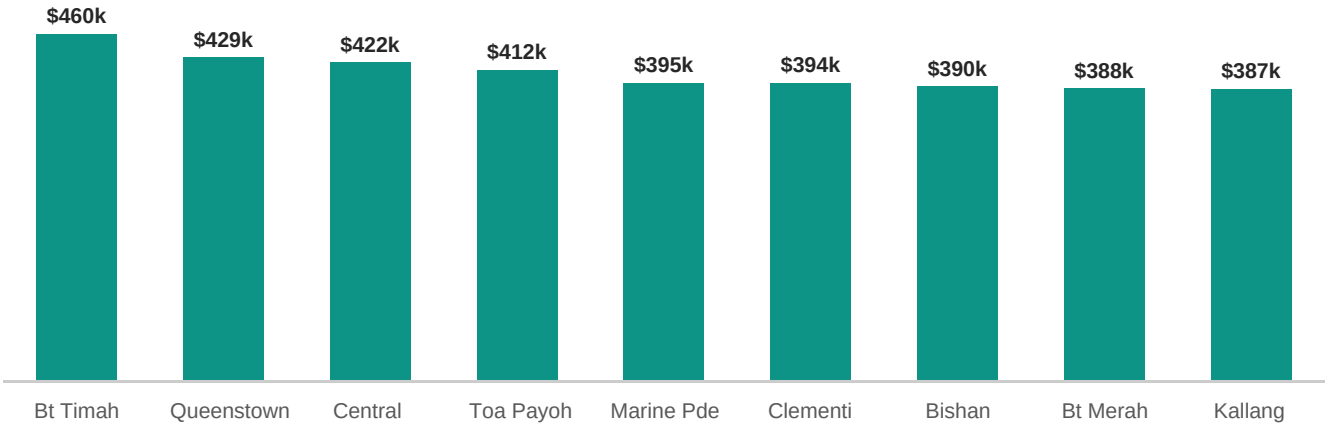
Median price each month, last 13 months



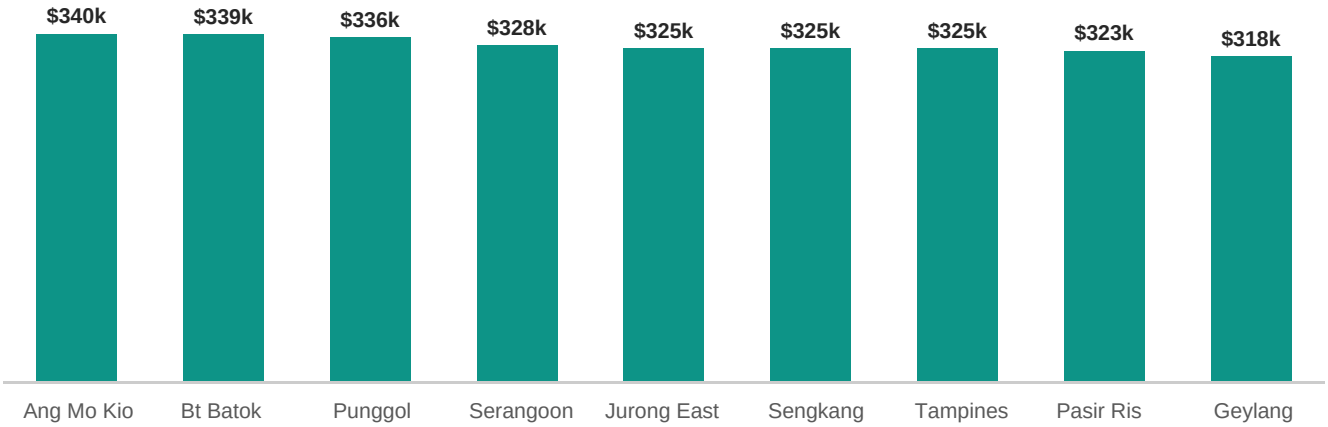
Median price by flat type (number sold), January 2009



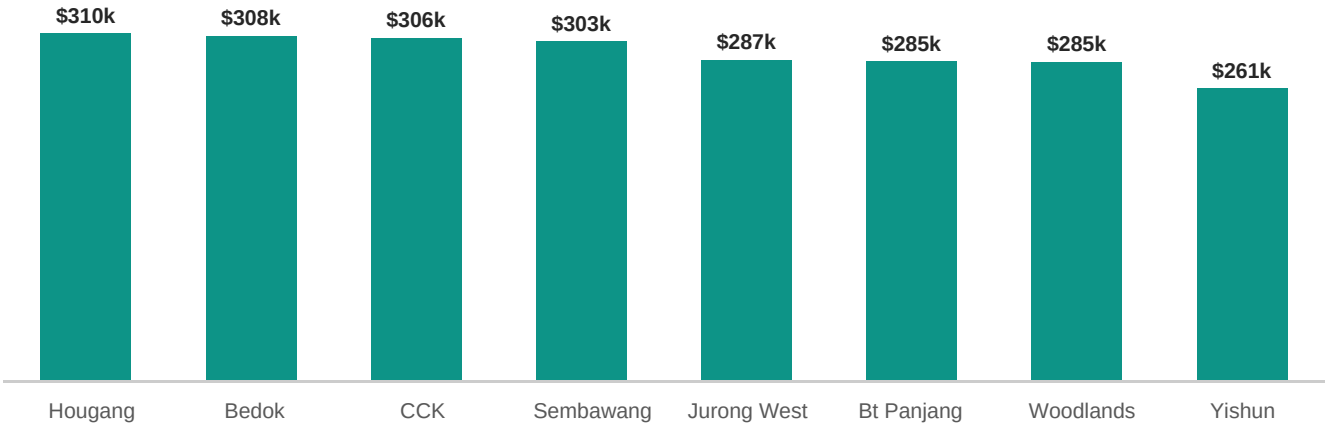
Median 4-room price by town, dearest first



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



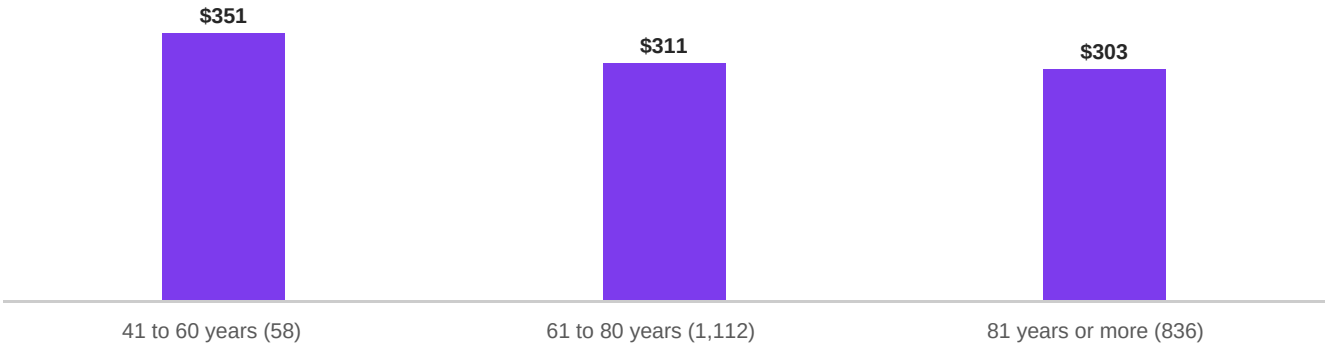
Median 4-room price by town, dearest first (continued)



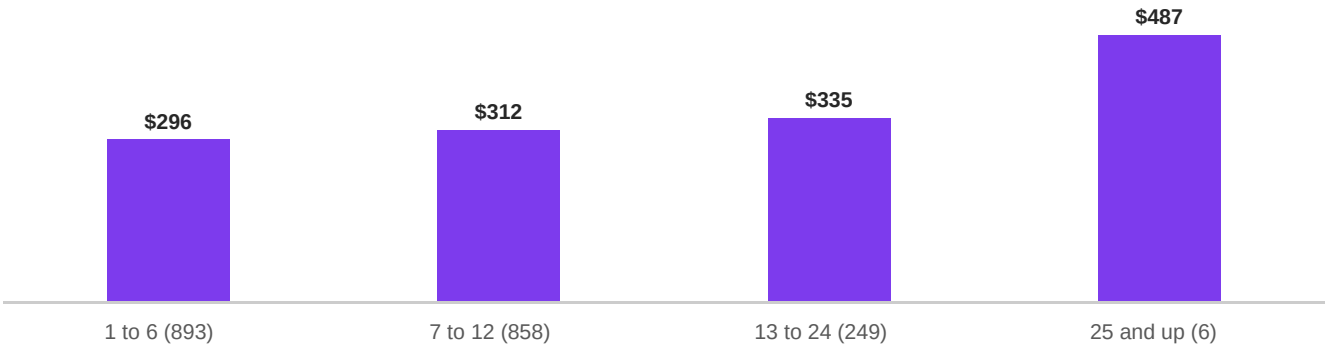
Town by town, January 2009

Ang Mo Kio: 96 sold - median $261,000 - 4-room median $339,500 - $337 psf
Bedok: 113 sold - median $281,000 - 4-room median $308,000 - $322 psf
Bishan: 33 sold - median $395,000 - 4-room median $390,000 - $386 psf
Bukit Batok: 88 sold - median $259,500 - 4-room median $339,000 - $309 psf
Bukit Merah: 54 sold - median $300,000 - 4-room median $387,500 - $404 psf
Bukit Panjang: 69 sold - median $308,000 - 4-room median $285,000 - $276 psf
Bukit Timah: 4 sold - median $462,500 - 4-room median $460,000 - $411 psf
Central Area: 11 sold - median $358,500 - 4-room median $422,000 - $458 psf
Choa Chu Kang: 116 sold - median $321,000 - 4-room median $306,000 - $275 psf
Clementi: 55 sold - median $304,000 - 4-room median $394,494 - $369 psf
Geylang: 59 sold - median $252,000 - 4-room median $317,500 - $338 psf
Hougang: 108 sold - median $315,000 - 4-room median $310,000 - $305 psf
Jurong East: 44 sold - median $270,000 - 4-room median $325,000 - $323 psf
Jurong West: 165 sold - median $317,000 - 4-room median $286,500 - $293 psf
Kallang/Whampoa: 61 sold - median $305,500 - 4-room median $387,000 - $360 psf
Marine Parade: 9 sold - median $375,000 - 4-room median $395,000 - $427 psf
Pasir Ris: 78 sold - median $336,919 - 4-room median $323,000 - $274 psf
Punggol: 59 sold - median $386,000 - 4-room median $336,000 - $332 psf
Queenstown: 48 sold - median $291,000 - 4-room median $428,500 - $411 psf
Sembawang: 56 sold - median $333,750 - 4-room median $303,000 - $303 psf
Sengkang: 107 sold - median $360,000 - 4-room median $325,000 - $323 psf
Serangoon: 39 sold - median $353,000 - 4-room median $328,000 - $323 psf
Tampines: 139 sold - median $336,000 - 4-room median $325,000 - $308 psf
Toa Payoh: 64 sold - median $319,000 - 4-room median $412,000 - $366 psf
Woodlands: 180 sold - median $300,500 - 4-room median $284,500 - $266 psf
Yishun: 151 sold - median $255,000 - 4-room median $261,000 - $277 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2009

$690,000 Blk 236A Serangoon Ave 2, Serangoon
Executive - storey 16 to 18 - 1,507 sqft - $458 psf - 88 yrs lease left

$678,000 Blk 9 Holland Ave, Queenstown
5-room - storey 13 to 15 - 1,399 sqft - $485 psf - 64 yrs lease left

$675,000 Blk 816 Jellicoe Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,184 sqft - $570 psf - 93 yrs lease left

$665,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,615 sqft - $412 psf - 79 yrs lease left

$636,000 Blk 448 Bright Hill Dr, Bishan
Executive - storey 10 to 12 - 2,013 sqft - $316 psf - 80 yrs lease left

$630,000 Blk 152 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,184 sqft - $532 psf - 96 yrs lease left

$615,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 16 to 18 - 1,539 sqft - $400 psf - 85 yrs lease left

$610,000 Blk 118C Jln Membina, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $515 psf - 93 yrs lease left

$608,000 Blk 117 Bishan St 12, Bishan
5-room - storey 16 to 18 - 1,302 sqft - $467 psf - 77 yrs lease left

$605,000 Blk 816 Jellicoe Rd, Kallang/Whampoa
5-room - storey 04 to 06 - 1,184 sqft - $511 psf - 93 yrs lease left

The 5 most affordable 4-room flats, January 2009

$184,800 Blk 466 Jurong West St 41, Jurong West
4-room - storey 01 to 03 - 980 sqft - $189 psf - 75 yrs lease left

$185,000 Blk 327 Yishun Ring Rd, Yishun
4-room - storey 07 to 09 - 904 sqft - $205 psf - 78 yrs lease left

$200,000 Blk 15 Teck Whye Lane, Choa Chu Kang
4-room - storey 04 to 06 - 990 sqft - $202 psf - 69 yrs lease left

$200,000 Blk 309 Bt Batok St 31, Bukit Batok
4-room - storey 04 to 06 - 969 sqft - $206 psf - 76 yrs lease left

$206,000 Blk 404 Yishun Ave 6, Yishun
4-room - storey 04 to 06 - 904 sqft - $228 psf - 78 yrs lease left

The 10 busiest streets, January 2009

Yishun Ring Rd, Yishun: 44 sales
Choa Chu Kang Cres, Choa Chu Kang: 31 sales
Bedok Reservoir Rd, Bedok: 25 sales
Jurong West St 65, Jurong West: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Rivervale Dr, Sengkang: 20 sales
Changi Village Rd, Pasir Ris: 19 sales
Woodlands Ring Rd, Woodlands: 19 sales
Clementi Ave 4, Clementi: 17 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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