HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2009

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

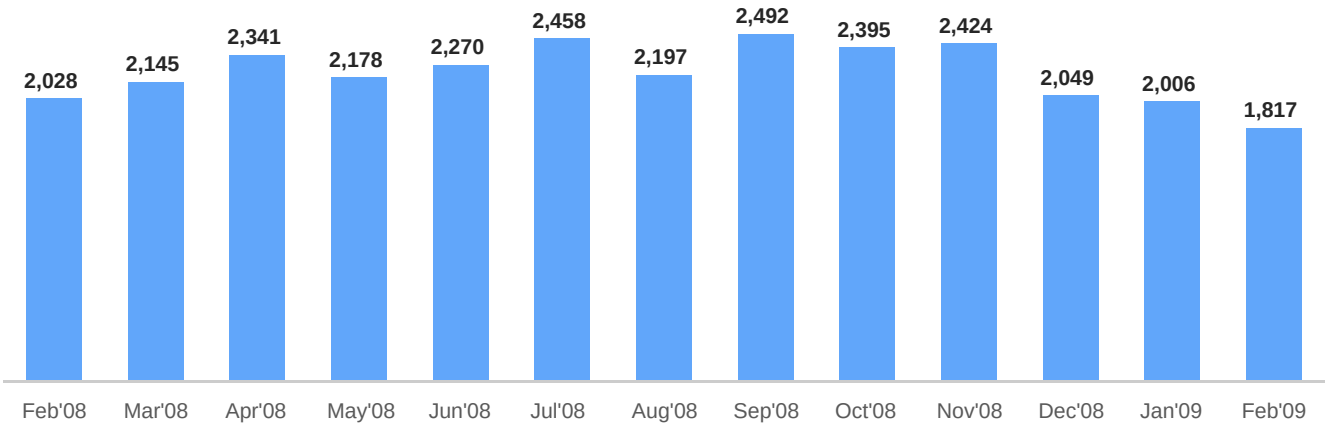
Flats sold: 1,817 **Median price: $310,000** **Median $psf: $309**
Million-dollar flats: 0 (0.0%) **Highest price: $708,000 (Queenstown)**

Against the month before: sales -9.4%, median price -1.6%. Against a year ago: sales -10.4%, median price +11.6%.

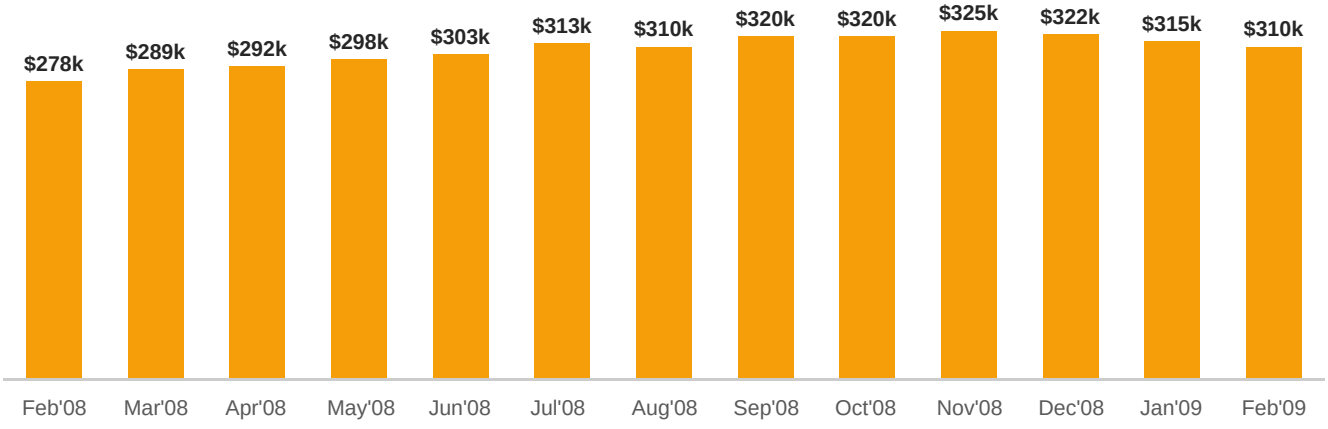
At a glance

- 1,817 HDB resale flats changed hands in February 2009, 9.4% fewer than the month before (2,006).
- Half of all flats sold for $310,000 or less (the median price), down 1.6% from the month before.
- A typical 4-room flat sold for $313,000 (699 sales), or about $301 per square foot.
- The highest price was $708,000 for a 5-room flat at Blk 59 Strathmore Ave, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $263,000) and the dearest was Queenstown (median $480,500).
- The busiest town was Woodlands with 164 sales.

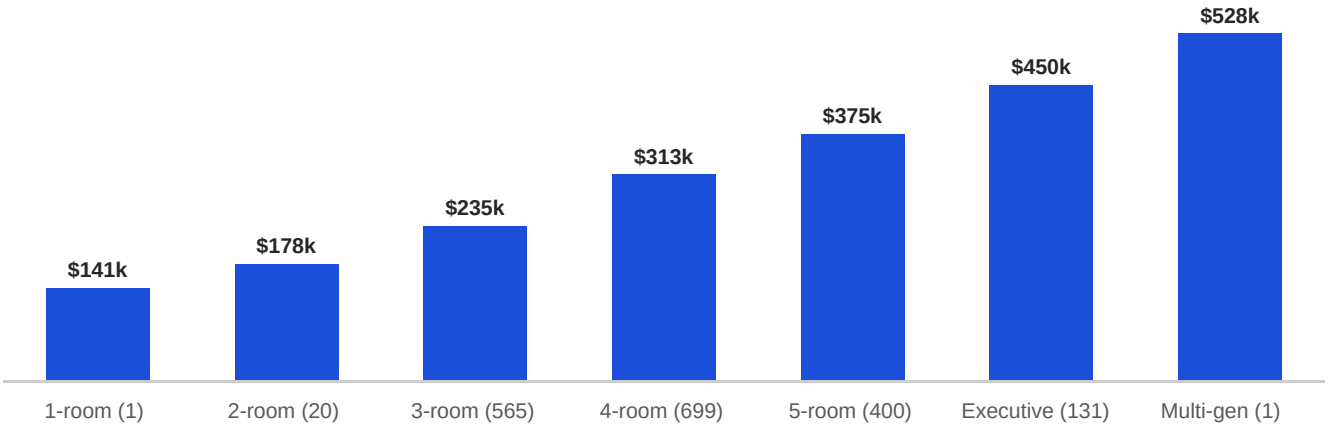
Flats sold each month, last 13 months



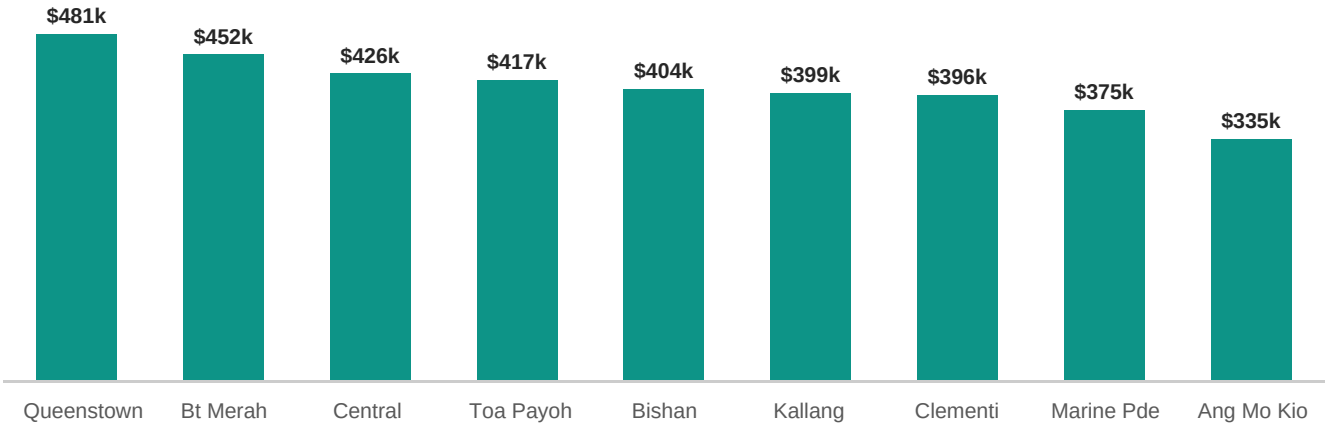
Median price each month, last 13 months



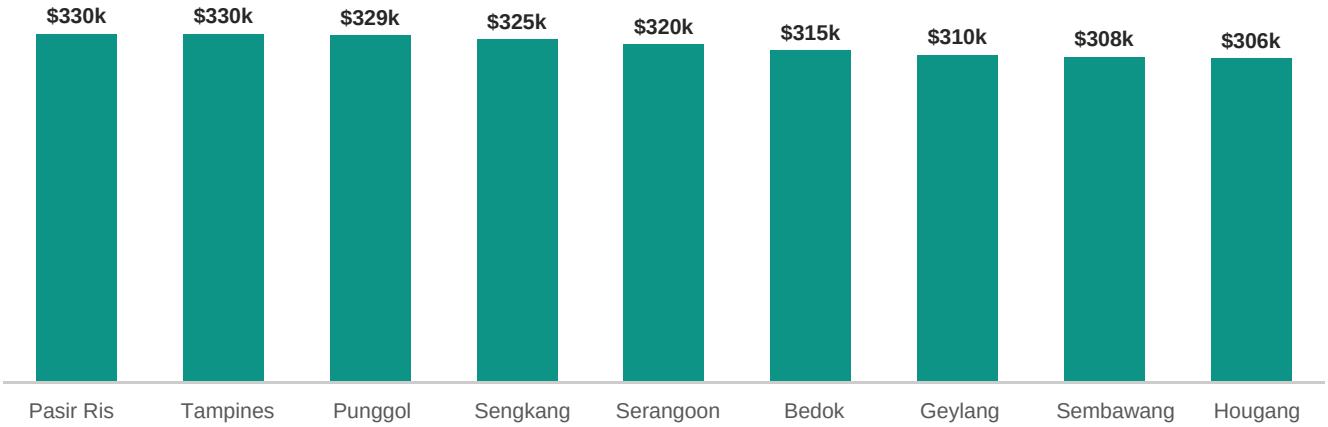
Median price by flat type (number sold), February 2009



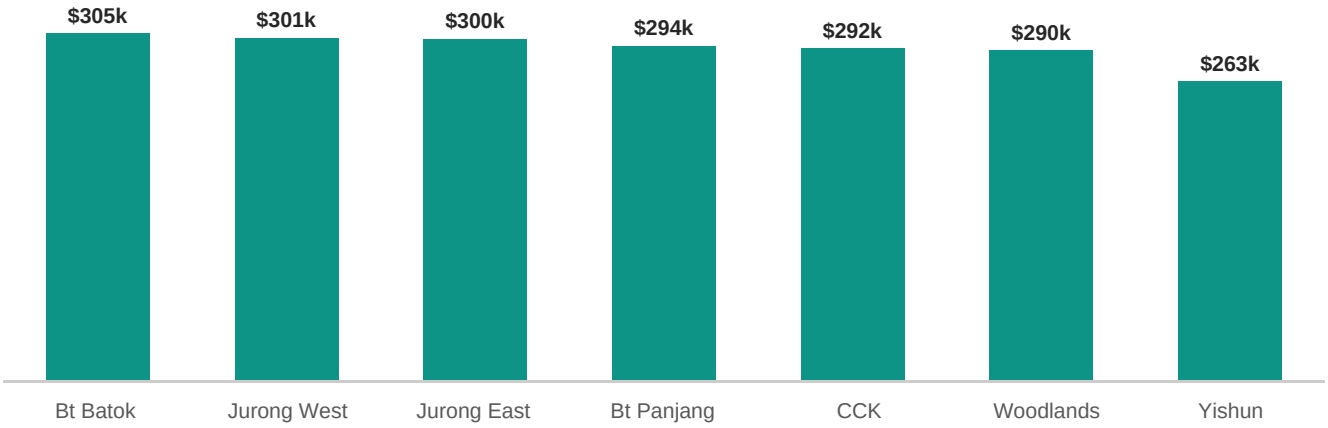
Median 4-room price by town, dearest first



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



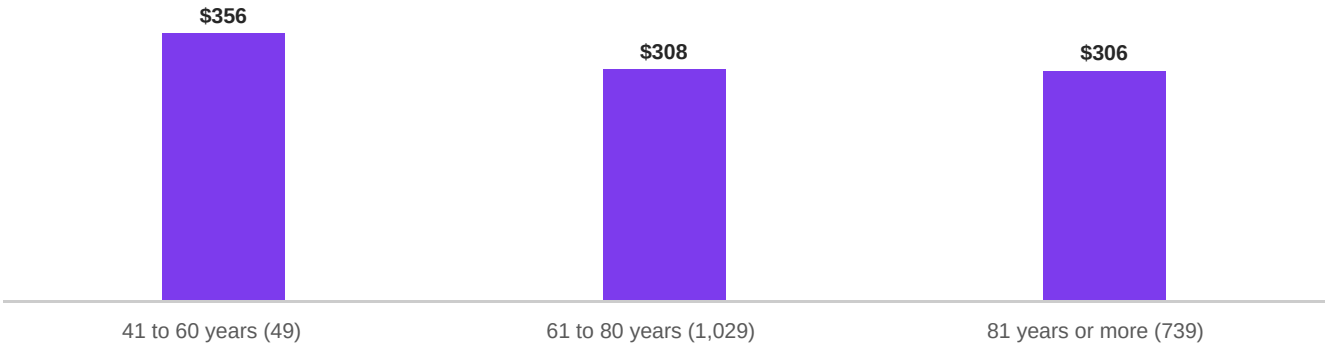
Median 4-room price by town, dearest first (continued)



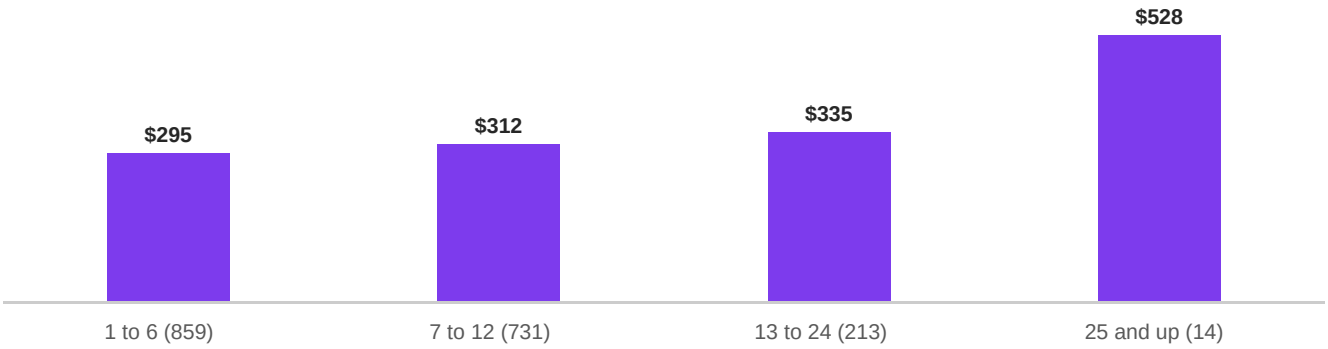
Town by town, February 2009

Ang Mo Kio: 87 sold - median $263,000 - 4-room median $335,000 - $335 psf
Bedok: 109 sold - median $273,000 - 4-room median $314,500 - $317 psf
Bishan: 33 sold - median $401,000 - 4-room median $404,000 - $365 psf
Bukit Batok: 77 sold - median $277,000 - 4-room median $305,000 - $303 psf
Bukit Merah: 68 sold - median $377,500 - 4-room median $452,000 - $401 psf
Bukit Panjang: 60 sold - median $325,750 - 4-room median $293,900 - $292 psf
Bukit Timah: 3 sold - median $426,000 - 4-room median n/a - $400 psf
Central Area: 10 sold - median $349,000 - 4-room median $425,500 - $498 psf
Choa Chu Kang: 73 sold - median $335,000 - 4-room median $292,000 - $267 psf
Clementi: 57 sold - median $285,000 - 4-room median $396,000 - $373 psf
Geylang: 43 sold - median $245,000 - 4-room median $310,000 - $328 psf
Hougang: 117 sold - median $310,000 - 4-room median $306,400 - $302 psf
Jurong East: 43 sold - median $293,000 - 4-room median $300,000 - $299 psf
Jurong West: 160 sold - median $307,500 - 4-room median $301,000 - $286 psf
Kallang/Whampoa: 49 sold - median $287,000 - 4-room median $399,000 - $361 psf
Marine Parade: 17 sold - median $363,500 - 4-room median $375,000 - $452 psf
Pasir Ris: 74 sold - median $332,000 - 4-room median $330,000 - $273 psf
Punggol: 62 sold - median $374,000 - 4-room median $328,500 - $329 psf
Queenstown: 45 sold - median $310,000 - 4-room median $480,500 - $441 psf
Sembawang: 43 sold - median $325,000 - 4-room median $308,000 - $301 psf
Sengkang: 88 sold - median $360,000 - 4-room median $325,000 - $323 psf
Serangoon: 39 sold - median $315,000 - 4-room median $320,000 - $327 psf
Tampines: 120 sold - median $330,000 - 4-room median $330,000 - $310 psf
Toa Payoh: 57 sold - median $282,000 - 4-room median $417,000 - $373 psf
Woodlands: 164 sold - median $298,000 - 4-room median $290,000 - $267 psf
Yishun: 119 sold - median $257,000 - 4-room median $263,000 - $275 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2009

$708,000 Blk 59 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $598 psf - 90 yrs lease left

$695,000 Blk 65 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,863 sqft - $243 psf - 62 yrs lease left

$675,000 Blk 73 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,313 sqft - $514 psf - 67 yrs lease left

$663,000 Blk 112 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,690 sqft - $392 psf - 74 yrs lease left

$660,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 19 to 21 - 1,410 sqft - $468 psf - 74 yrs lease left

$650,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $549 psf - 93 yrs lease left

$650,000 Blk 83 Redhill Lane, Bukit Merah
5-room - storey 19 to 21 - 1,496 sqft - $434 psf - 86 yrs lease left

$635,000 Blk 118C Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $536 psf - 93 yrs lease left

$628,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 13 to 15 - 1,658 sqft - $379 psf - 75 yrs lease left

$612,000 Blk 108C Mcnair Rd, Kallang/Whampoa
5-room - storey 22 to 24 - 1,281 sqft - $478 psf - 95 yrs lease left

The 5 most affordable 4-room flats, February 2009

$192,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $212 psf - 78 yrs lease left

$200,000 Blk 53 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $224 psf - 76 yrs lease left

$200,000 Blk 328 Hougang Ave 5, Hougang

4-room - storey 04 to 06 - 1,033 sqft - $194 psf - 73 yrs lease left

$205,000 Blk 279 Yishun St 22, Yishun

4-room - storey 10 to 12 - 904 sqft - $227 psf - 75 yrs lease left

$210,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $214 psf - 67 yrs lease left

The 10 busiest streets, February 2009

Yishun Ring Rd, Yishun: 33 sales
Bedok Reservoir Rd, Bedok: 23 sales
Jurong West St 61, Jurong West: 22 sales
Changi Village Rd, Pasir Ris: 22 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 21 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 18 sales
Hougang Ave 8, Hougang: 18 sales
Jurong West St 65, Jurong West: 18 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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