HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2009

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

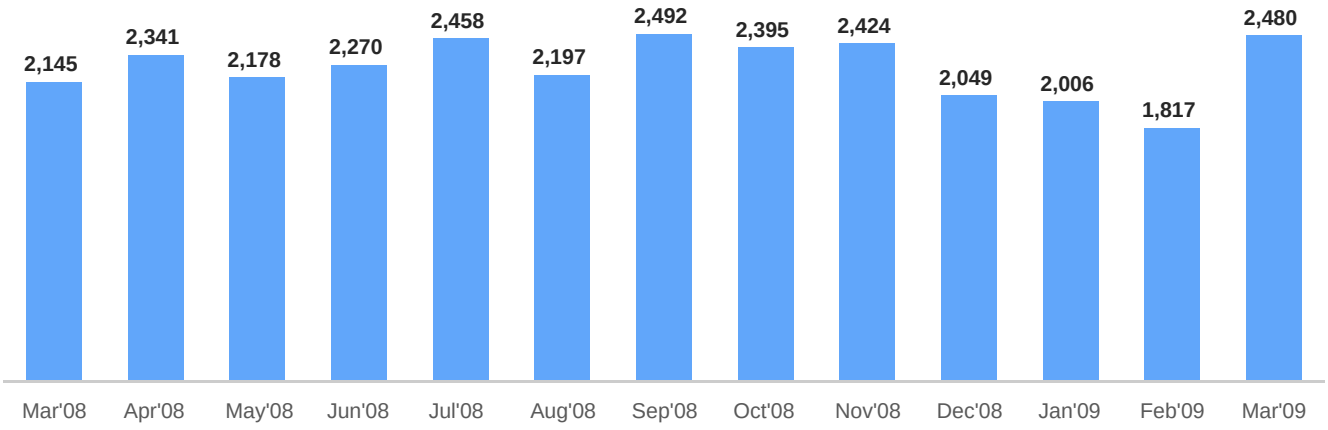
Flats sold: 2,480 Median price: $310,000 Median $psf: $305
Million-dollar flats: 0 (0.0%) Highest price: $720,000 (Queenstown)

Against the month before: sales +36.5%, median price +0.0%. Against a year ago: sales +15.6%, median price +7.3%.

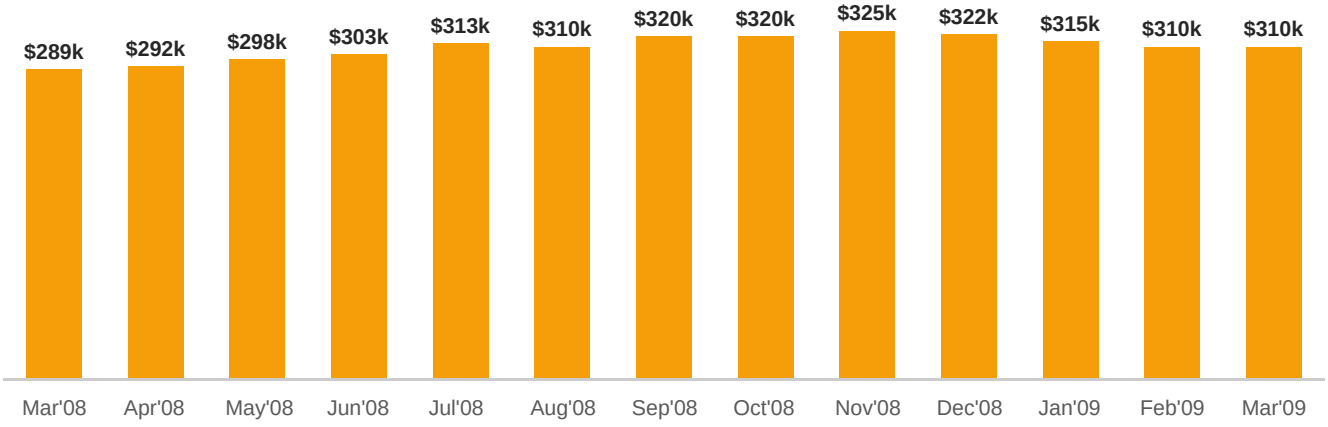
At a glance

- 2,480 HDB resale flats changed hands in March 2009, 36.5% more than the month before (1,817).
- Half of all flats sold for $310,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $313,000 (995 sales), or about $298 per square foot.
- The highest price was $720,000 for a 5-room flat at Blk 52 Strathmore Ave, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $250,000) and the dearest was Queenstown (median $470,000).
- The busiest town was Woodlands with 230 sales.

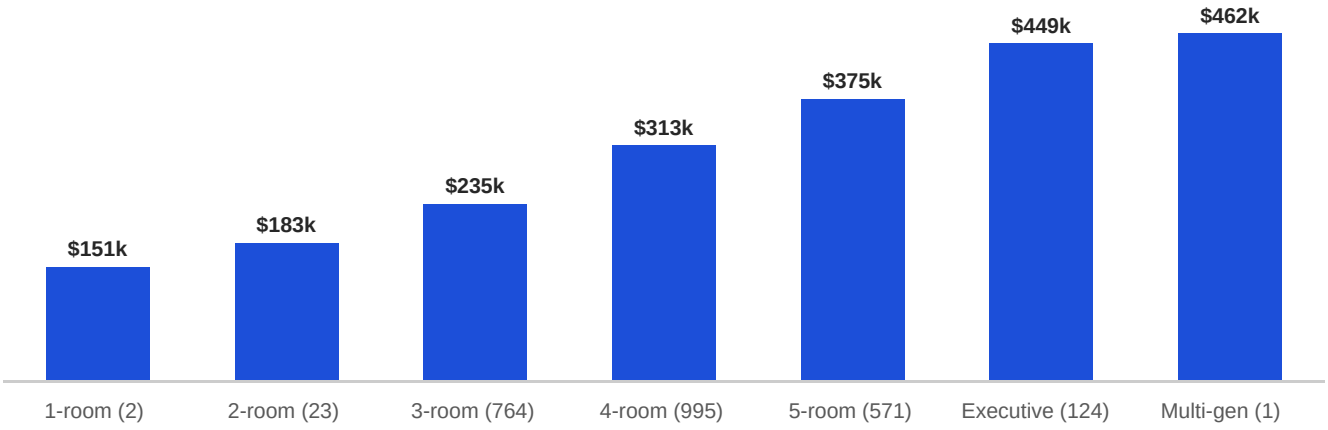
Flats sold each month, last 13 months



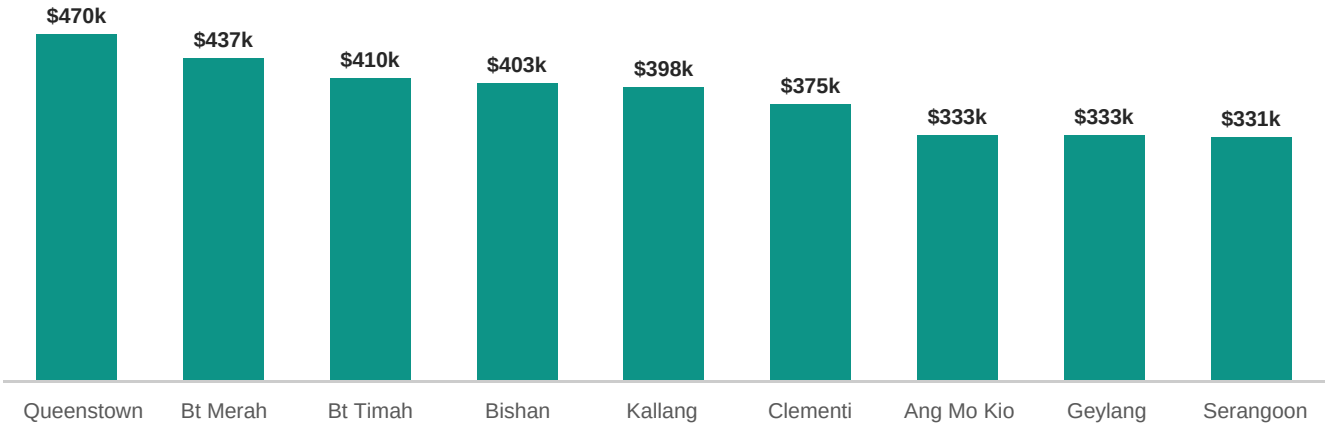
Median price each month, last 13 months



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



Median 4-room price by town, dearest first



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



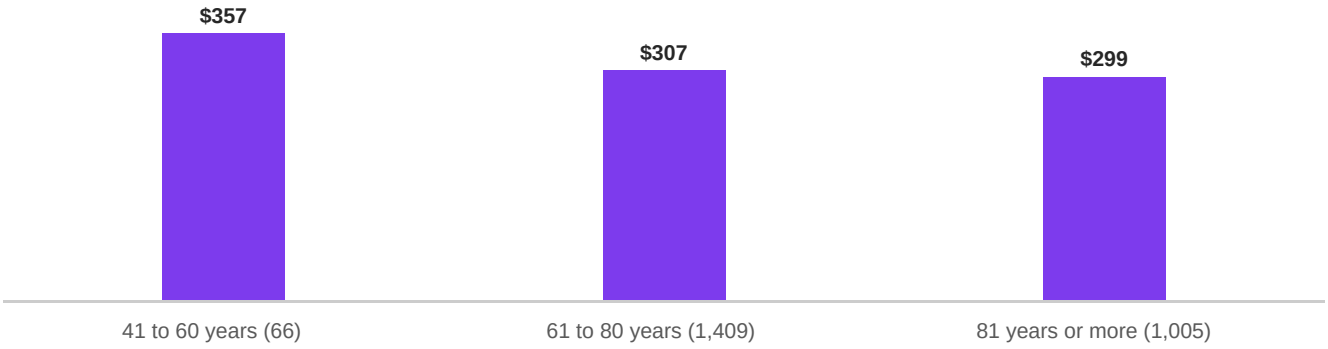
Median 4-room price by town, dearest first (continued)



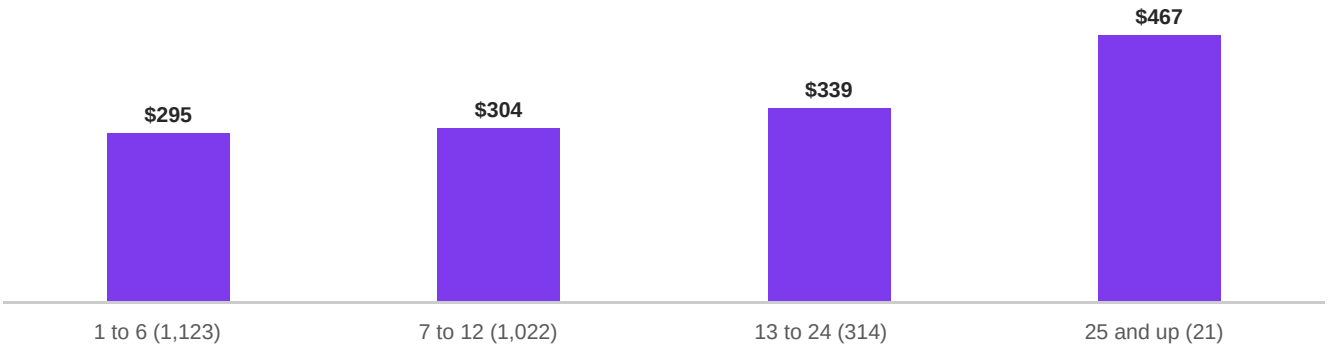
Town by town, March 2009

Ang Mo Kio: 114 sold - median $271,500 - 4-room median $333,000 - $330 psf
Bedok: 175 sold - median $273,388 - 4-room median $316,500 - $321 psf
Bishan: 34 sold - median $408,150 - 4-room median $403,400 - $374 psf
Bukit Batok: 99 sold - median $280,000 - 4-room median $308,000 - $303 psf
Bukit Merah: 80 sold - median $305,500 - 4-room median $437,000 - $389 psf
Bukit Panjang: 108 sold - median $318,650 - 4-room median $284,750 - $274 psf
Bukit Timah: 7 sold - median $410,000 - 4-room median $410,000 - $394 psf
Central Area: 14 sold - median $309,000 - 4-room median n/a - $442 psf
Choa Chu Kang: 115 sold - median $313,000 - 4-room median $300,000 - $272 psf
Clementi: 73 sold - median $280,000 - 4-room median $375,000 - $360 psf
Geylang: 63 sold - median $265,000 - 4-room median $333,000 - $345 psf
Hougang: 128 sold - median $314,500 - 4-room median $310,000 - $293 psf
Jurong East: 74 sold - median $286,500 - 4-room median $304,000 - $298 psf
Jurong West: 212 sold - median $304,500 - 4-room median $291,000 - $282 psf
Kallang/Whampoa: 87 sold - median $286,000 - 4-room median $398,000 - $366 psf
Marine Parade: 14 sold - median $335,000 - 4-room median n/a - $435 psf
Pasir Ris: 79 sold - median $347,000 - 4-room median $326,000 - $284 psf
Punggol: 74 sold - median $390,000 - 4-room median $327,500 - $338 psf
Queenstown: 76 sold - median $298,500 - 4-room median $470,000 - $428 psf
Sembawang: 56 sold - median $337,500 - 4-room median $311,000 - $303 psf
Sengkang: 109 sold - median $352,000 - 4-room median $326,500 - $313 psf
Serangoon: 56 sold - median $312,500 - 4-room median $330,500 - $331 psf
Tampines: 193 sold - median $343,000 - 4-room median $330,000 - $303 psf
Toa Payoh: 71 sold - median $268,000 - 4-room median $323,000 - $344 psf
Woodlands: 230 sold - median $291,000 - 4-room median $285,000 - $266 psf
Yishun: 139 sold - median $238,000 - 4-room median $250,000 - $276 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2009

$720,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 37 to 39 - 1,184 sqft - $608 psf - 96 yrs lease left

$658,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $556 psf - 93 yrs lease left

$650,000 Blk 7 Ghim Moh Rd, Queenstown
5-room - storey 22 to 24 - 1,281 sqft - $507 psf - 67 yrs lease left

$645,000 Blk 48 Strathmore Ave, Queenstown
5-room - storey 31 to 33 - 1,184 sqft - $545 psf - 96 yrs lease left

$635,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $536 psf - 96 yrs lease left

$632,000 Blk 236A Serangoon Ave 2, Serangoon
Executive - storey 13 to 15 - 1,507 sqft - $419 psf - 88 yrs lease left

$628,000 Blk 123 Kim Tian Rd, Bukit Merah
5-room - storey 07 to 09 - 1,378 sqft - $456 psf - 85 yrs lease left

$620,000 Blk 5 Pine Cl, Geylang
5-room - storey 10 to 12 - 1,184 sqft - $524 psf - 90 yrs lease left

$616,000 Blk 114 Clementi St 13, Clementi
5-room - storey 04 to 06 - 1,582 sqft - $389 psf - 74 yrs lease left

$610,888 Blk 118C Jln Membina, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $516 psf - 93 yrs lease left

The 5 most affordable 4-room flats, March 2009

$196,000 Blk 275 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $217 psf - 76 yrs lease left

$200,000 Blk 427 Yishun Ave 11, Yishun

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

$203,000 Blk 261 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $225 psf - 75 yrs lease left

$203,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $225 psf - 78 yrs lease left

$205,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $227 psf - 78 yrs lease left

The 10 busiest streets, March 2009

Bedok Reservoir Rd, Bedok: 38 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Yishun Ring Rd, Yishun: 28 sales
Choa Chu Kang Cres, Choa Chu Kang: 25 sales
Punggol Ctrl, Punggol: 25 sales
Jurong West St 65, Jurong West: 24 sales
Marsiling Dr, Woodlands: 24 sales
Bedok Nth St 3, Bedok: 22 sales
Hougang Ave 8, Hougang: 22 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