HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2009

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

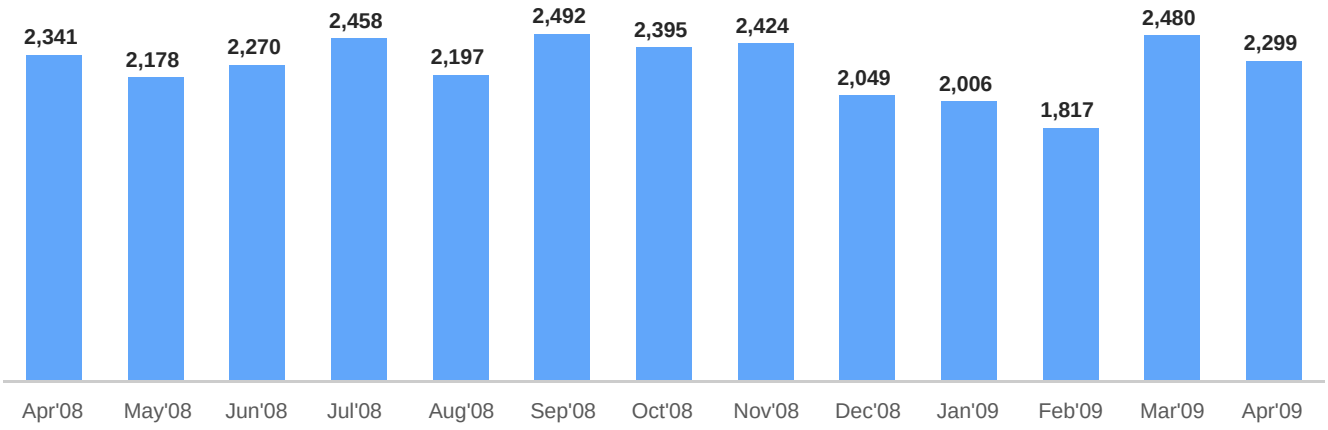
Flats sold: 2,299 **Median price: $315,000** **Median $psf: $311**
Million-dollar flats: 0 (0.0%) **Highest price: $670,000 (Queenstown)**

Against the month before: sales -7.3%, median price +1.6%. Against a year ago: sales -1.8%, median price +7.9%.

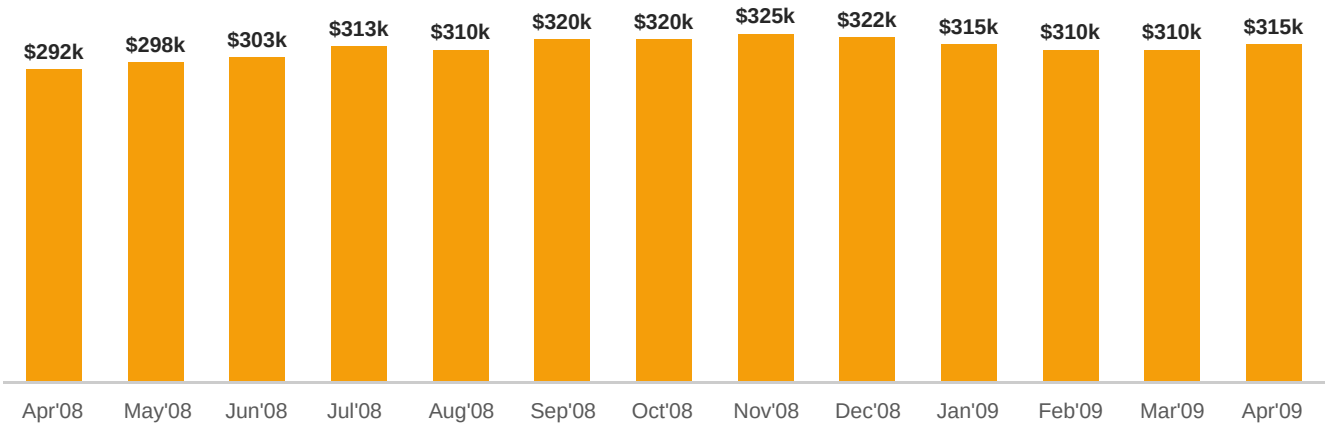
At a glance

- 2,299 HDB resale flats changed hands in April 2009, 7.3% fewer than the month before (2,480).
- Half of all flats sold for $315,000 or less (the median price), up 1.6% from the month before.
- A typical 4-room flat sold for $315,000 (842 sales), or about $301 per square foot.
- The highest price was $670,000 for a 5-room flat at Blk 81 Strathmore Ave, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $260,250) and the dearest was Bukit Merah (median $450,000).
- The busiest town was Jurong West with 204 sales.

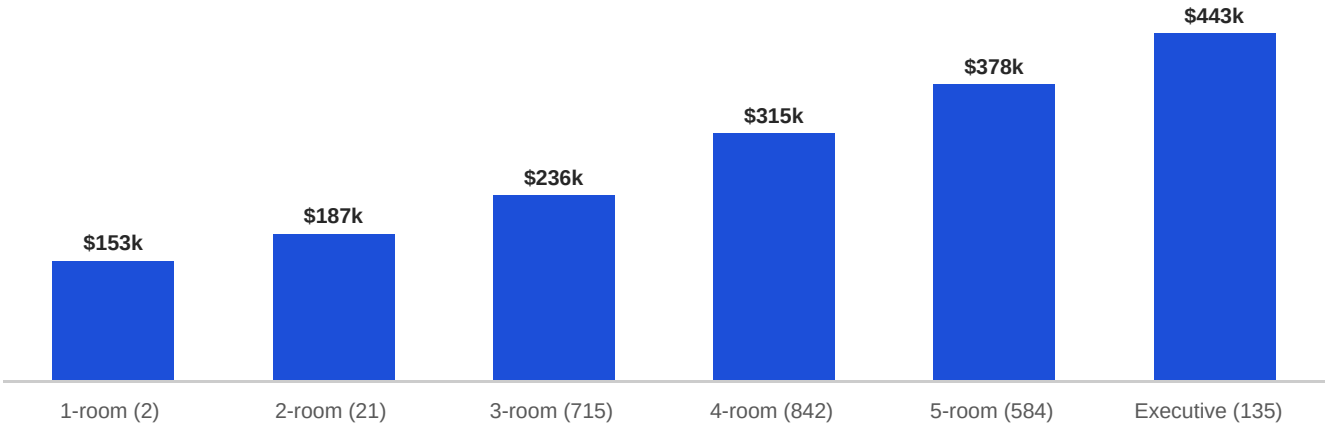
Flats sold each month, last 13 months



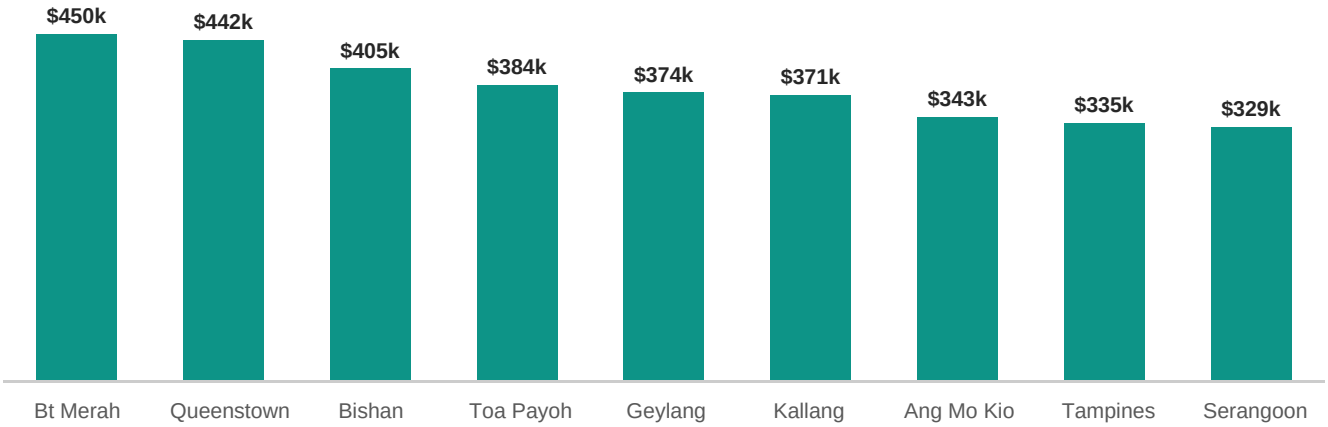
Median price each month, last 13 months



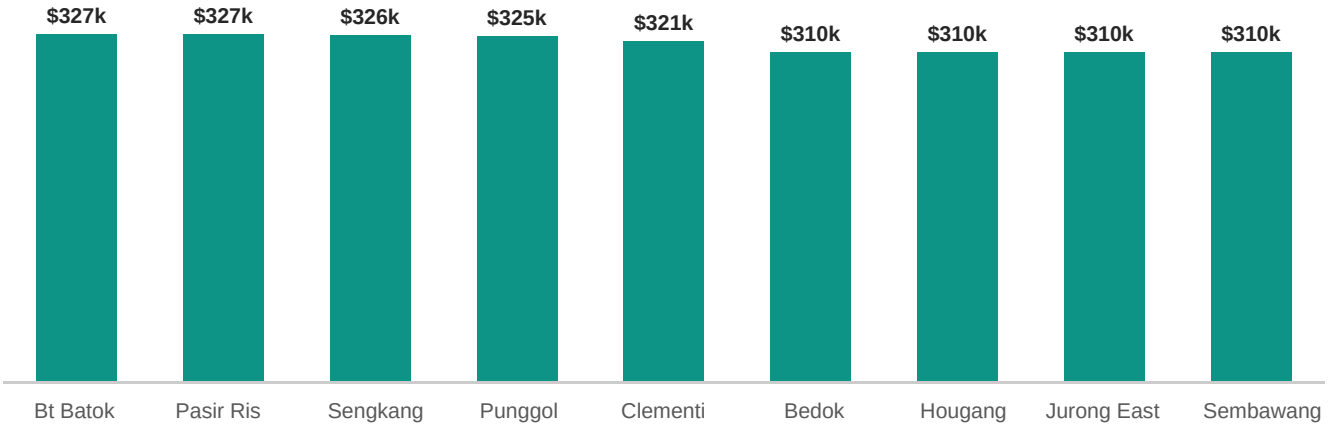
Median price by flat type (number sold), April 2009



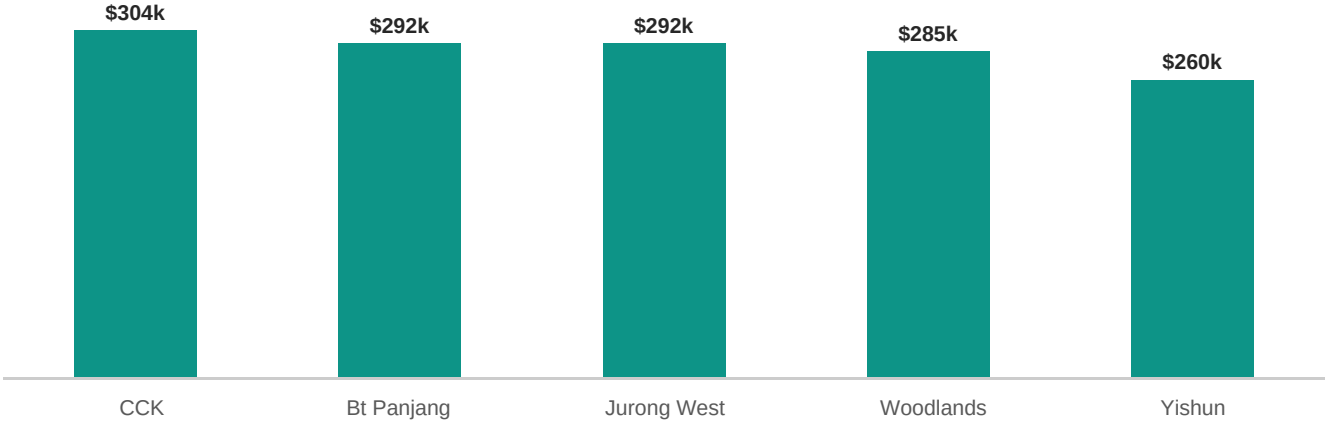
Median 4-room price by town, dearest first



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



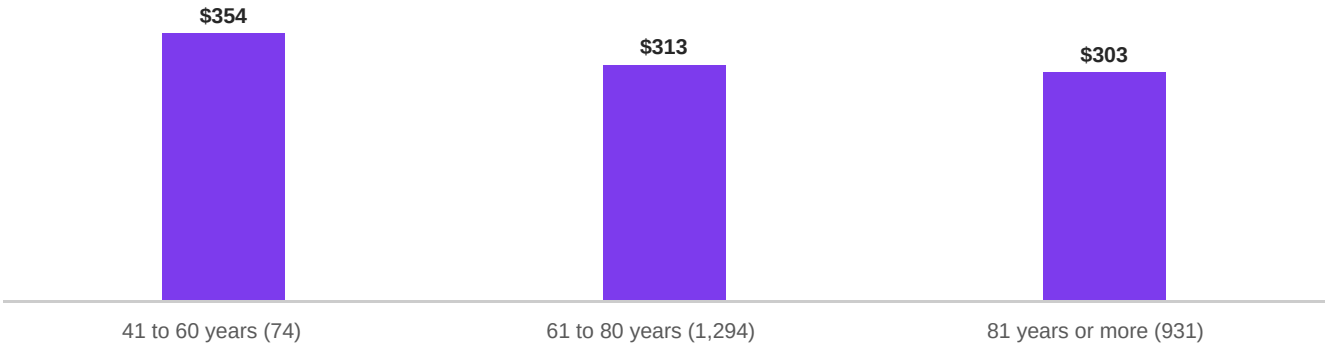
Median 4-room price by town, dearest first (continued)



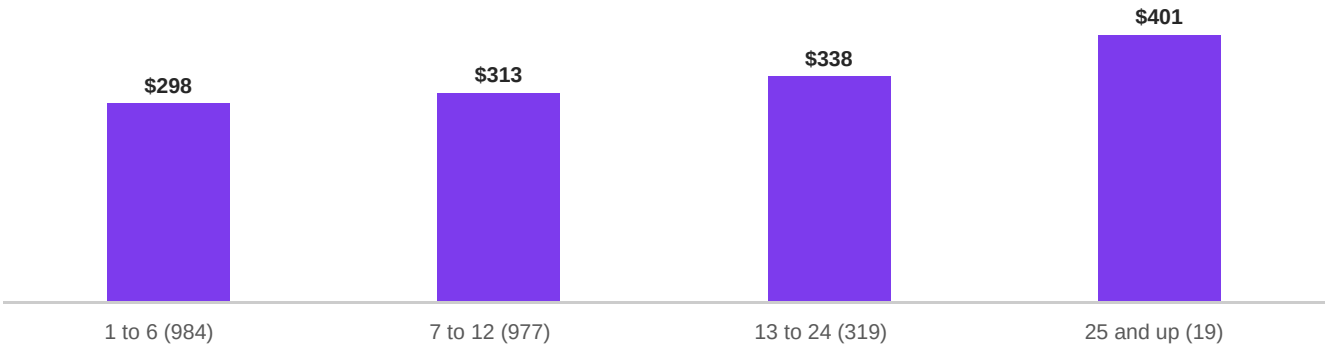
Town by town, April 2009

Ang Mo Kio: 130 sold - median $279,500 - 4-room median $342,500 - $335 psf
Bedok: 131 sold - median $280,000 - 4-room median $310,000 - $321 psf
Bishan: 56 sold - median $462,500 - 4-room median $405,000 - $386 psf
Bukit Batok: 83 sold - median $291,000 - 4-room median $327,000 - $304 psf
Bukit Merah: 89 sold - median $340,000 - 4-room median $450,000 - $418 psf
Bukit Panjang: 81 sold - median $312,000 - 4-room median $292,000 - $286 psf
Bukit Timah: 6 sold - median $444,000 - 4-room median n/a - $403 psf
Central Area: 12 sold - median $317,000 - 4-room median n/a - $473 psf
Choa Chu Kang: 101 sold - median $320,000 - 4-room median $303,500 - $276 psf
Clementi: 61 sold - median $288,000 - 4-room median $320,500 - $347 psf
Geylang: 61 sold - median $255,000 - 4-room median $374,000 - $334 psf
Hougang: 116 sold - median $318,500 - 4-room median $310,000 - $298 psf
Jurong East: 59 sold - median $270,000 - 4-room median $310,000 - $311 psf
Jurong West: 204 sold - median $315,500 - 4-room median $292,000 - $290 psf
Kallang/Whampoa: 76 sold - median $270,000 - 4-room median $371,000 - $357 psf
Marine Parade: 14 sold - median $364,000 - 4-room median n/a - $430 psf
Pasir Ris: 61 sold - median $355,000 - 4-room median $327,000 - $277 psf
Punggol: 58 sold - median $381,944 - 4-room median $325,000 - $330 psf
Queenstown: 58 sold - median $288,000 - 4-room median $442,000 - $391 psf
Sembawang: 69 sold - median $343,000 - 4-room median $310,000 - $295 psf
Sengkang: 110 sold - median $357,500 - 4-room median $326,000 - $317 psf
Serangoon: 57 sold - median $318,000 - 4-room median $329,000 - $320 psf
Tampines: 186 sold - median $341,000 - 4-room median $334,500 - $308 psf
Toa Payoh: 68 sold - median $287,000 - 4-room median $384,000 - $354 psf
Woodlands: 201 sold - median $297,000 - 4-room median $285,000 - $269 psf
Yishun: 151 sold - median $251,000 - 4-room median $260,250 - $280 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2009

$670,000 Blk 81 Strathmore Ave, Queenstown
5-room - storey 10 to 12 - 1,399 sqft - $479 psf - 83 yrs lease left

$660,000 Blk 442 Sin Ming Ave, Bishan
Executive - storey 19 to 21 - 1,668 sqft - $396 psf - 80 yrs lease left

$660,000 Blk 27 Marine Cres, Marine Parade
5-room - storey 25 to 27 - 1,356 sqft - $487 psf - 65 yrs lease left

$655,000 Blk 103 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $406 psf - 76 yrs lease left

$650,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $549 psf - 93 yrs lease left

$650,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 07 to 09 - 1,324 sqft - $491 psf - 64 yrs lease left

$650,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,550 sqft - $419 psf - 83 yrs lease left

$645,000 Blk 119B Kim Tian Rd, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $545 psf - 92 yrs lease left

$645,000 Blk 58 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,099 sqft - $307 psf - 62 yrs lease left

$640,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $541 psf - 93 yrs lease left

The 5 most affordable 4-room flats, April 2009

$183,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $202 psf - 77 yrs lease left

$210,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $214 psf - 70 yrs lease left

$213,000 Blk 244 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $236 psf - 75 yrs lease left

$215,000 Blk 276 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $238 psf - 75 yrs lease left

$215,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $238 psf - 78 yrs lease left

The 10 busiest streets, April 2009

Yishun Ring Rd, Yishun: 42 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 34 sales
Hougang Ave 8, Hougang: 25 sales
Bedok Reservoir Rd, Bedok: 21 sales
Jurong West St 61, Jurong West: 19 sales
Punggol Ctrl, Punggol: 19 sales
Simei St 1, Tampines: 19 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 18 sales
Jurong West St 65, Jurong West: 18 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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