HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2009

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

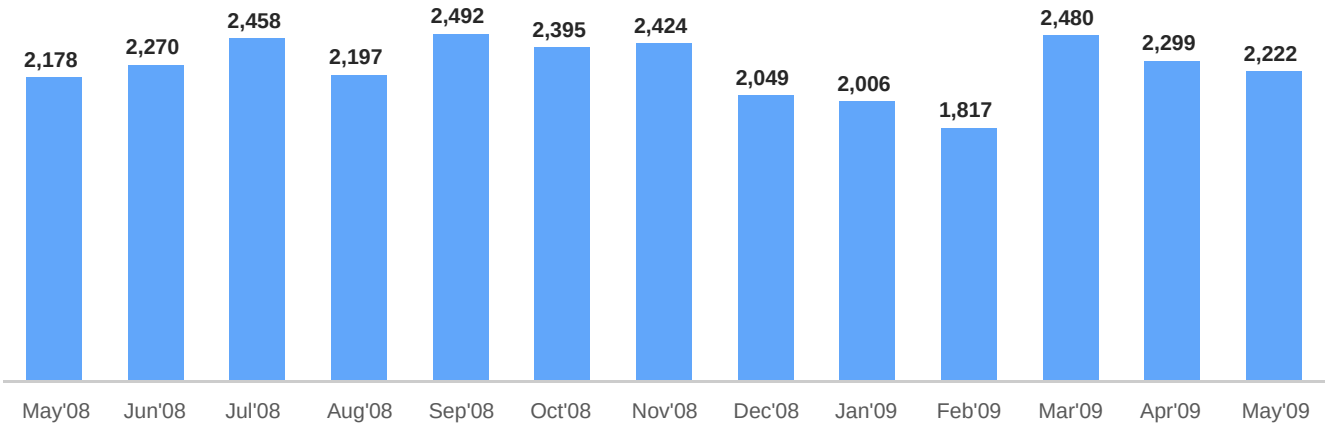
Flats sold: 2,222 Median price: $318,000 Median $psf: $312
Million-dollar flats: 0 (0.0%) Highest price: $692,000 (Kallang/Whampoa)

Against the month before: sales -3.3%, median price +1.0%. Against a year ago: sales +2.0%, median price +6.7%.

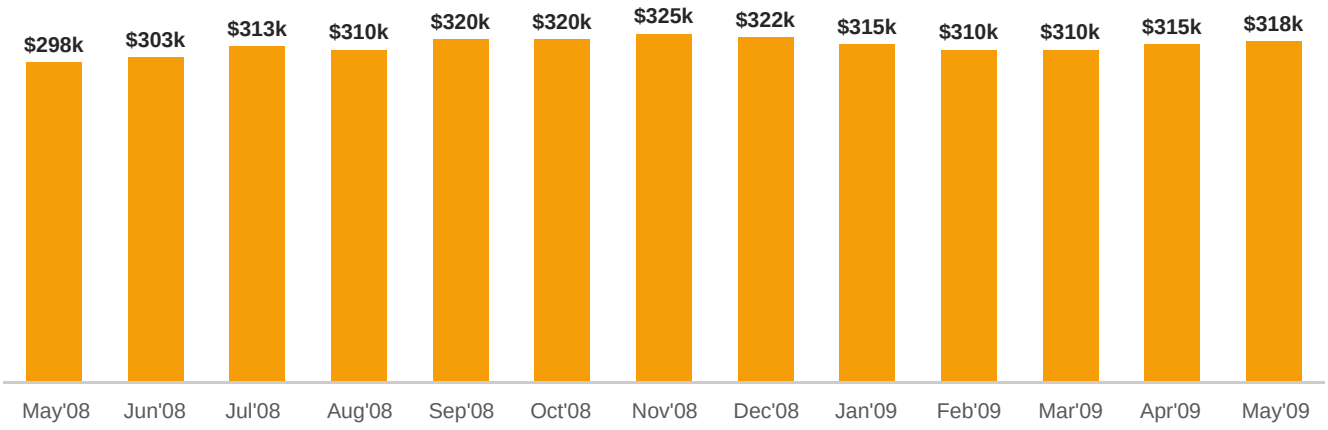
At a glance

- 2,222 HDB resale flats changed hands in May 2009, 3.3% fewer than the month before (2,299).
- Half of all flats sold for $318,000 or less (the median price), up 1.0% from the month before.
- A typical 4-room flat sold for $318,000 (870 sales), or about $305 per square foot.
- The highest price was $692,000 for a 3-room flat at Blk 41 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $258,500) and the dearest was Queenstown (median $460,000).
- The busiest town was Jurong West with 193 sales.

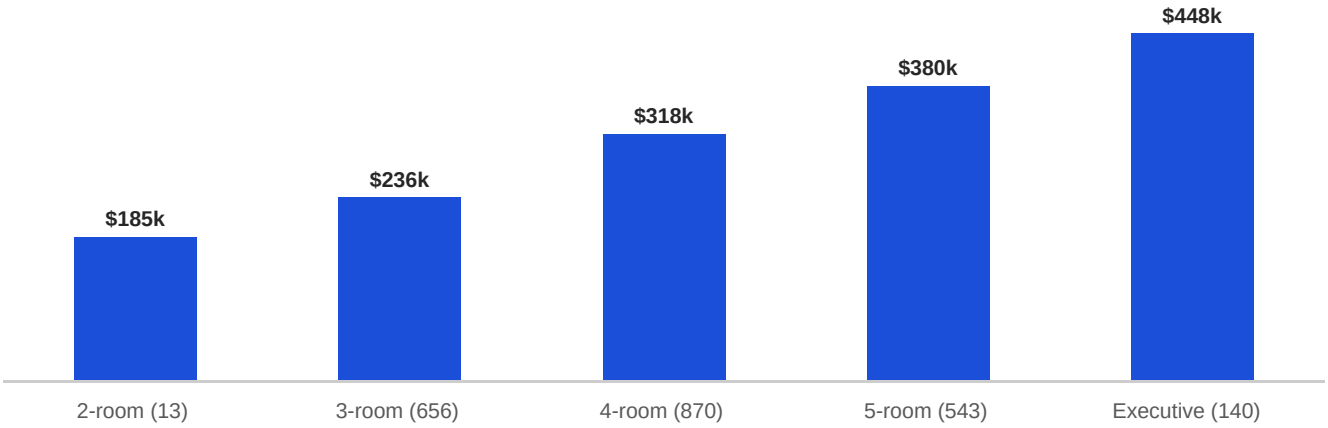
Flats sold each month, last 13 months



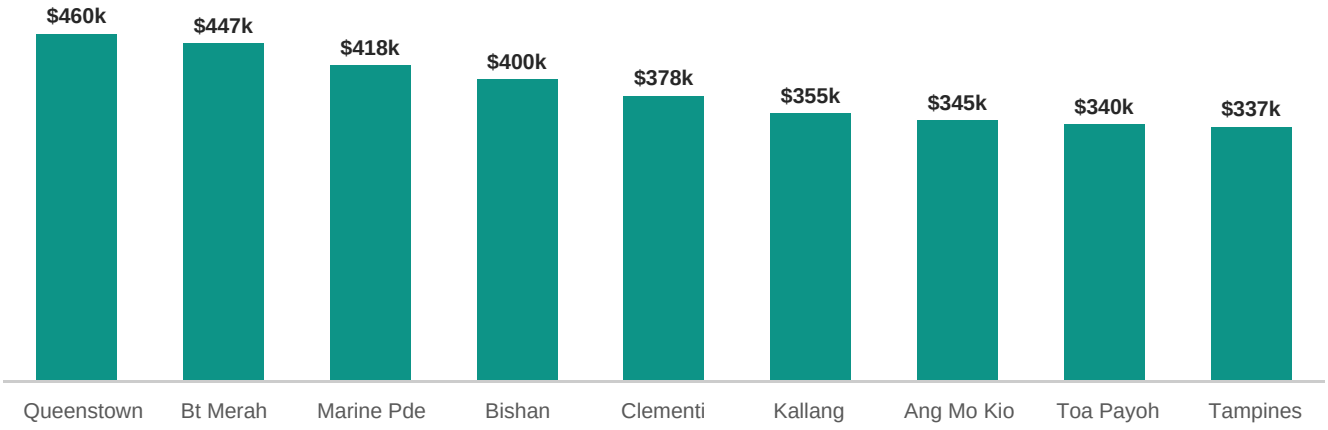
Median price each month, last 13 months



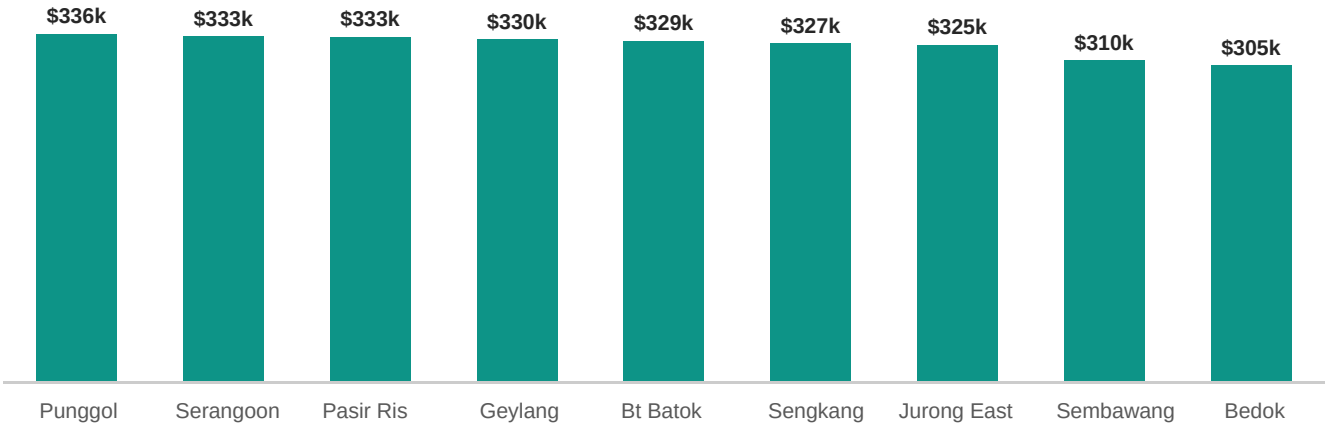
Median price by flat type (number sold), May 2009



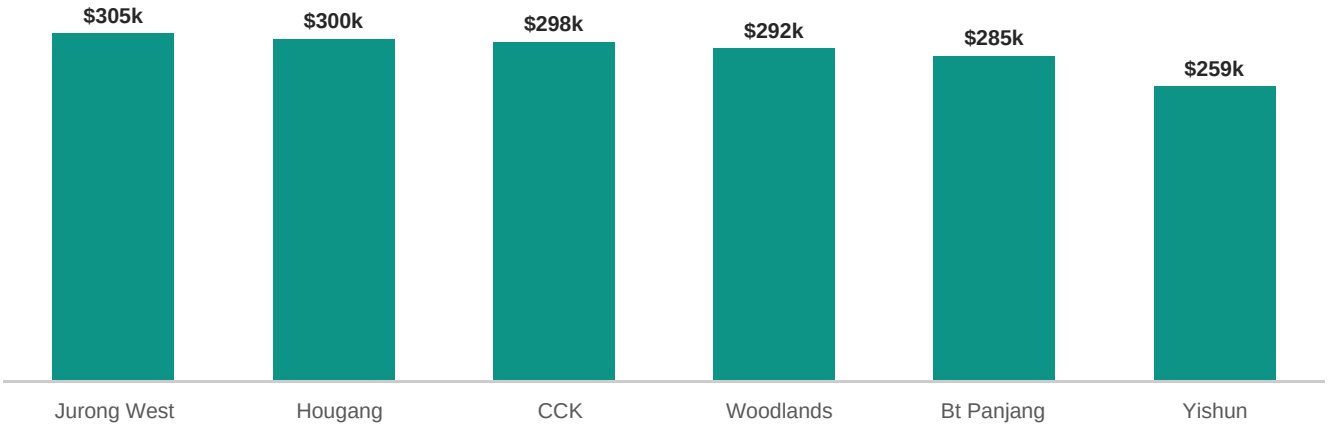
Median 4-room price by town, dearest first



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



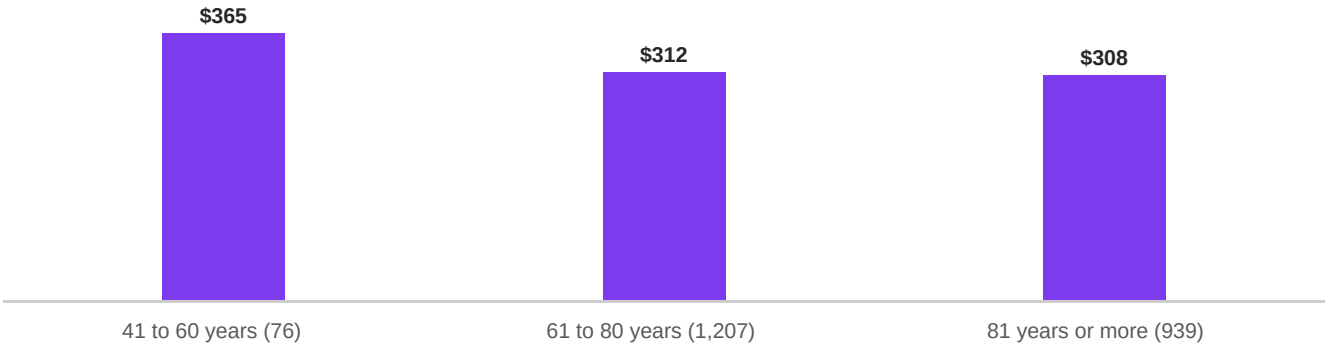
Median 4-room price by town, dearest first (continued)



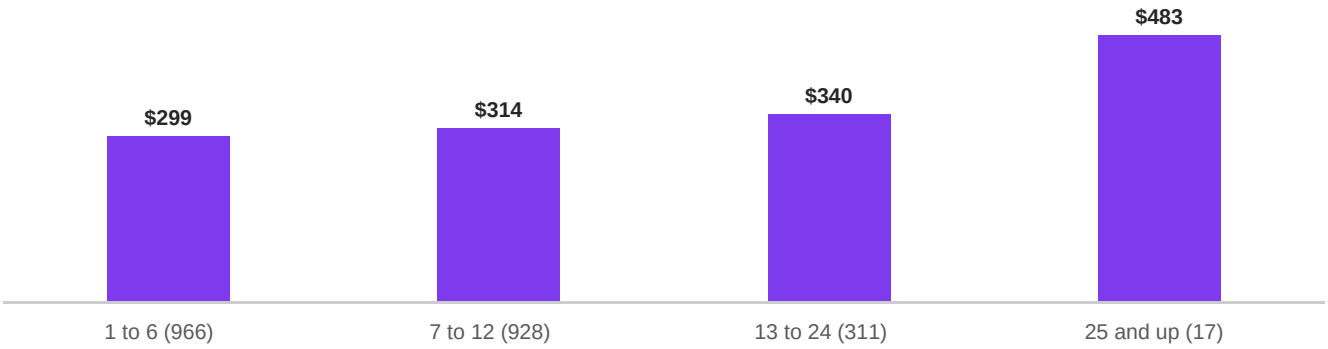
Town by town, May 2009

Ang Mo Kio: 115 sold - median $272,000 - 4-room median $345,000 - $327 psf
Bedok: 128 sold - median $267,500 - 4-room median $305,000 - $316 psf
Bishan: 46 sold - median $387,000 - 4-room median $399,500 - $383 psf
Bukit Batok: 118 sold - median $313,000 - 4-room median $328,888 - $318 psf
Bukit Merah: 77 sold - median $376,000 - 4-room median $447,000 - $407 psf
Bukit Panjang: 80 sold - median $304,000 - 4-room median $285,444 - $278 psf
Bukit Timah: 4 sold - median $377,000 - 4-room median n/a - $399 psf
Central Area: 12 sold - median $296,500 - 4-room median n/a - $444 psf
Choa Chu Kang: 99 sold - median $320,000 - 4-room median $297,500 - $274 psf
Clementi: 56 sold - median $301,500 - 4-room median $378,000 - $378 psf
Geylang: 68 sold - median $266,400 - 4-room median $330,000 - $334 psf
Hougang: 116 sold - median $301,500 - 4-room median $300,000 - $295 psf
Jurong East: 52 sold - median $292,500 - 4-room median $325,000 - $324 psf
Jurong West: 193 sold - median $323,000 - 4-room median $305,000 - $294 psf
Kallang/Whampoa: 62 sold - median $271,000 - 4-room median $354,500 - $376 psf
Marine Parade: 19 sold - median $378,000 - 4-room median $418,000 - $459 psf
Pasir Ris: 80 sold - median $362,000 - 4-room median $332,500 - $292 psf
Punggol: 65 sold - median $377,000 - 4-room median $335,500 - $333 psf
Queenstown: 67 sold - median $275,000 - 4-room median $460,000 - $407 psf
Sembawang: 71 sold - median $335,800 - 4-room median $310,000 - $301 psf
Sengkang: 111 sold - median $370,000 - 4-room median $326,500 - $323 psf
Serangoon: 47 sold - median $333,000 - 4-room median $333,000 - $328 psf
Tampines: 157 sold - median $350,000 - 4-room median $336,500 - $307 psf
Toa Payoh: 68 sold - median $277,000 - 4-room median $340,000 - $371 psf
Woodlands: 182 sold - median $308,444 - 4-room median $292,000 - $271 psf
Yishun: 129 sold - median $248,000 - 4-room median $258,500 - $276 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2009

$692,000 Blk 41 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,551 sqft - $271 psf - 62 yrs lease left

$680,000 Blk 28 Marine Cres, Marine Parade
5-room - storey 19 to 21 - 1,356 sqft - $501 psf - 65 yrs lease left

$680,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $526 psf - 65 yrs lease left

$675,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $498 psf - 67 yrs lease left

$652,000 Blk 69 Redhill Cl, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $527 psf - 91 yrs lease left

$650,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,625 sqft - $400 psf - 85 yrs lease left

$640,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $517 psf - 95 yrs lease left

$640,000 Blk 143 Mei Ling St, Queenstown
5-room - storey 10 to 12 - 1,496 sqft - $428 psf - 85 yrs lease left

$636,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $537 psf - 93 yrs lease left

$630,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $509 psf - 95 yrs lease left

The 5 most affordable 4-room flats, May 2009

$200,000 Blk 279 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $221 psf - 75 yrs lease left

$200,000 Blk 52 New Upp Changi Rd, Bedok

4-room - storey 04 to 06 - 904 sqft - $221 psf - 67 yrs lease left

$208,000 Blk 280 Yishun St 22, Yishun

4-room - storey 01 to 03 - 969 sqft - $215 psf - 75 yrs lease left

$213,000 Blk 105 Woodlands St 13, Woodlands

4-room - storey 01 to 03 - 980 sqft - $217 psf - 75 yrs lease left

$218,500 Blk 404 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $242 psf - 78 yrs lease left

The 10 busiest streets, May 2009

Yishun Ring Rd, Yishun: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Bedok Reservoir Rd, Bedok: 27 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Hougang Ave 8, Hougang: 25 sales
Jurong West St 65, Jurong West: 22 sales
Jurong West St 64, Jurong West: 21 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 19 sales
Jurong West St 61, Jurong West: 18 sales
Punggol Ctrl, Punggol: 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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