HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2009

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

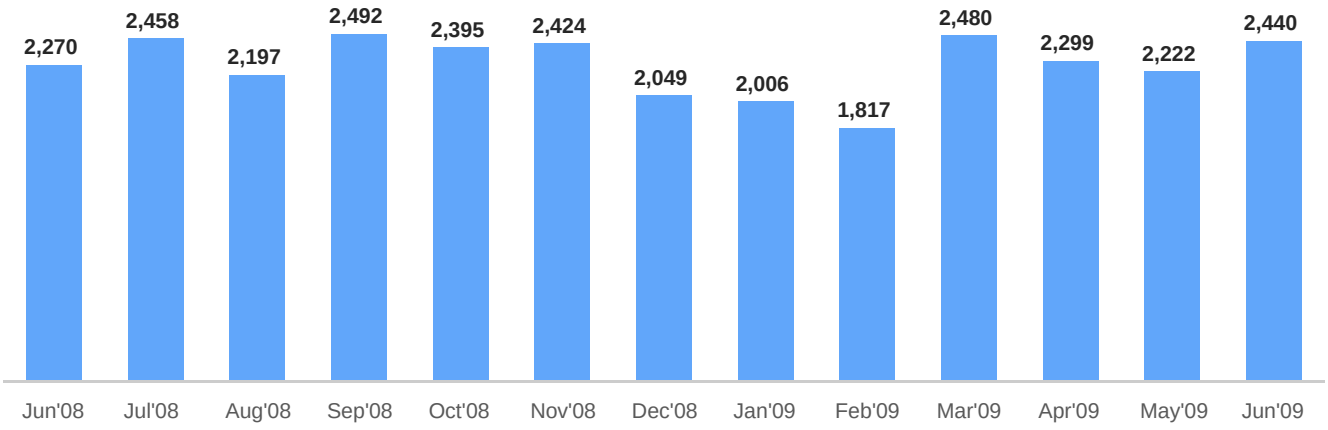
Flats sold: 2,440 **Median price: $320,000** **Median $psf: $313**
Million-dollar flats: 0 (0.0%) **Highest price: $700,000 (Marine Parade)**

Against the month before: sales +9.8%, median price +0.6%. Against a year ago: sales +7.5%, median price +5.6%.

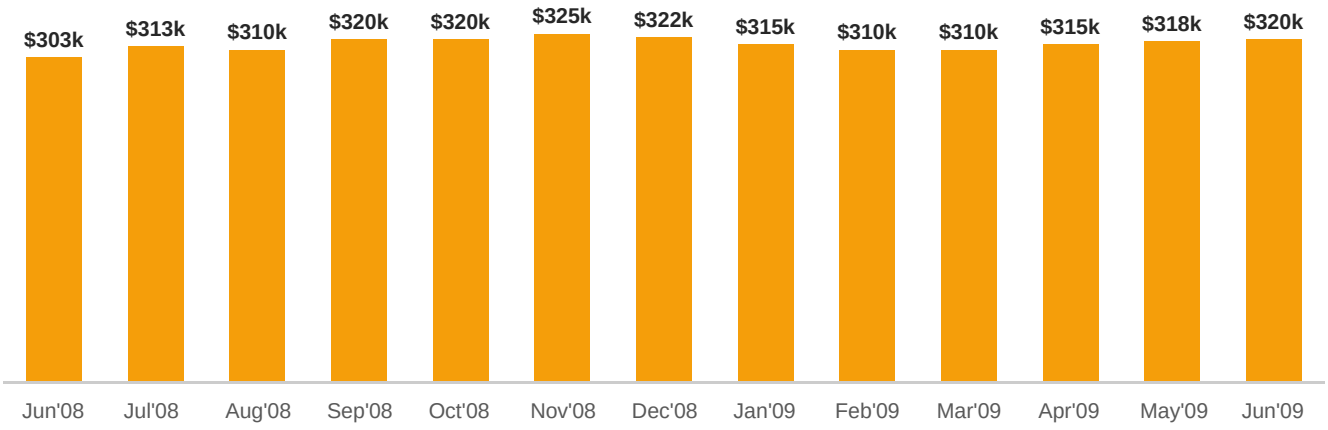
At a glance

- 2,440 HDB resale flats changed hands in June 2009, 9.8% more than the month before (2,222).
- Half of all flats sold for $320,000 or less (the median price), up 0.6% from the month before.
- A typical 4-room flat sold for $318,000 (889 sales), or about $303 per square foot.
- The highest price was $700,000 for a 5-room flat at Blk 14 Marine Ter, Marine Parade.
- For a 4-room flat, the most affordable town was Yishun (median $275,500) and the dearest was Queenstown (median $484,000).
- The busiest town was Jurong West with 201 sales.

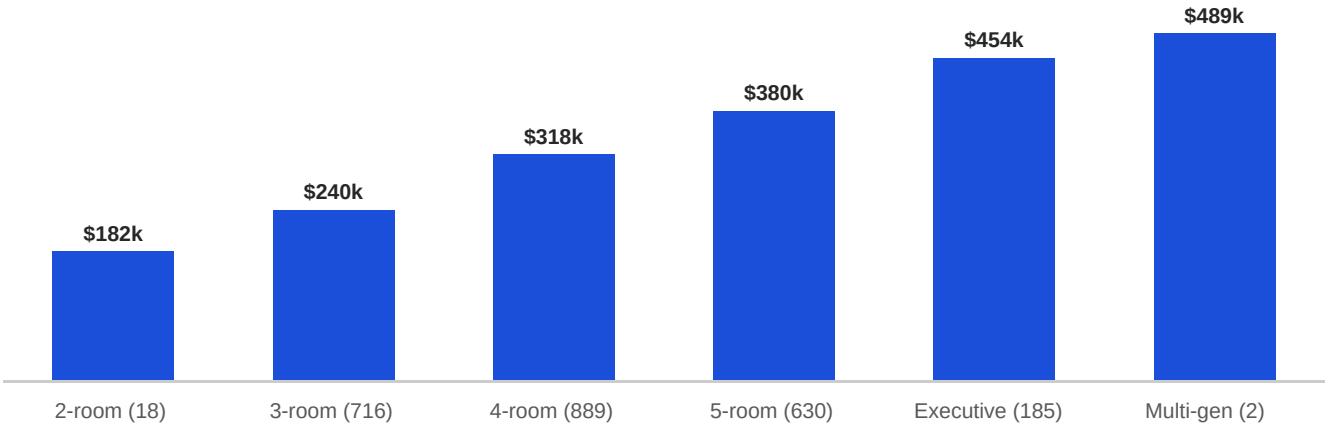
Flats sold each month, last 13 months



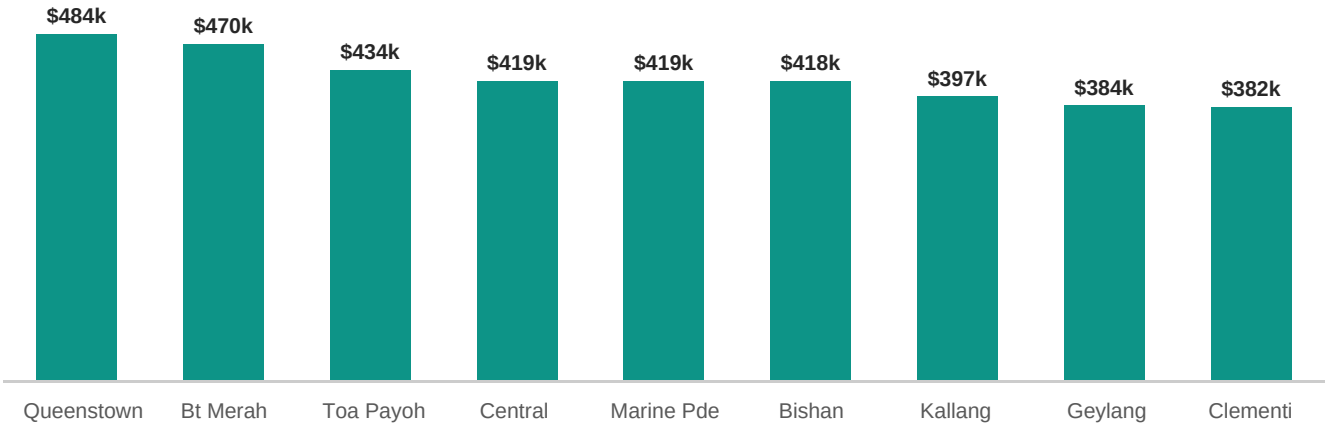
Median price each month, last 13 months



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



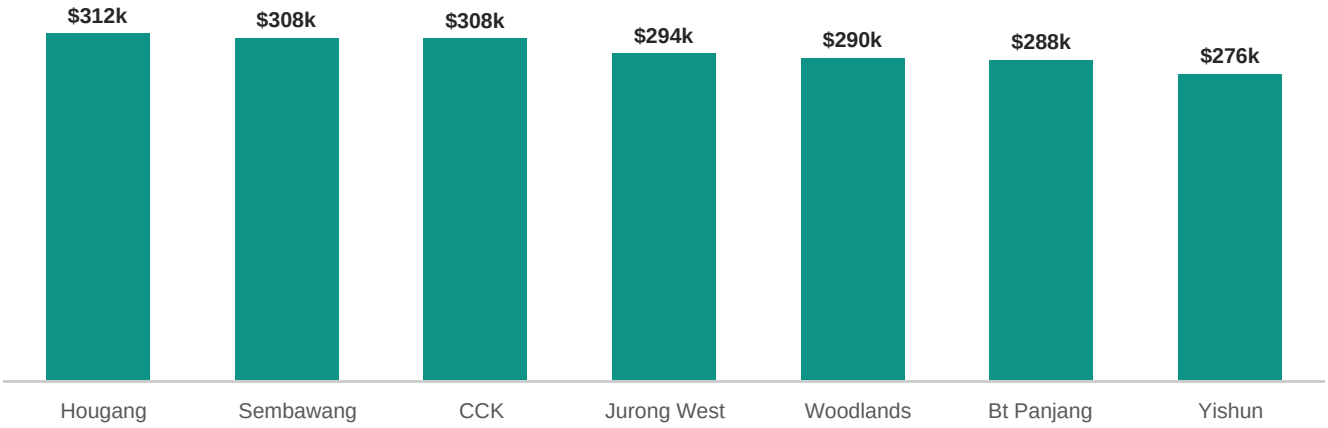
Median 4-room price by town, dearest first



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



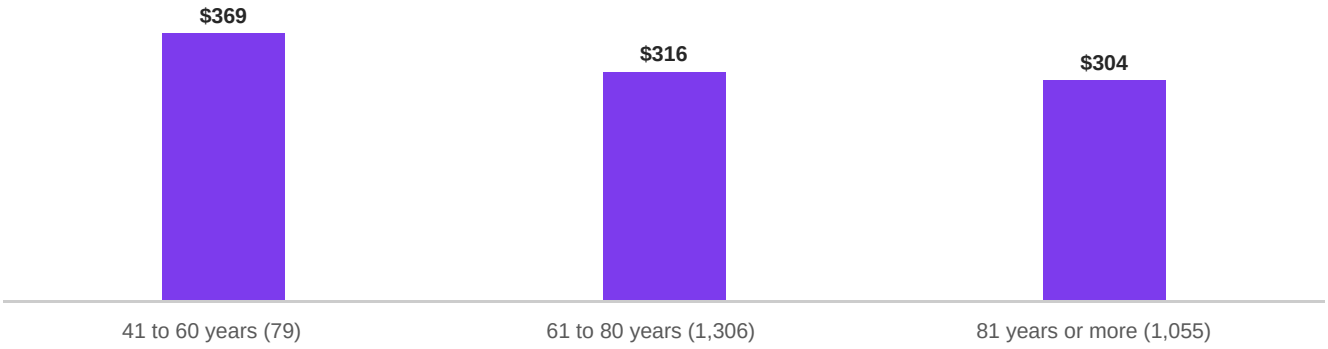
Median 4-room price by town, dearest first (continued)



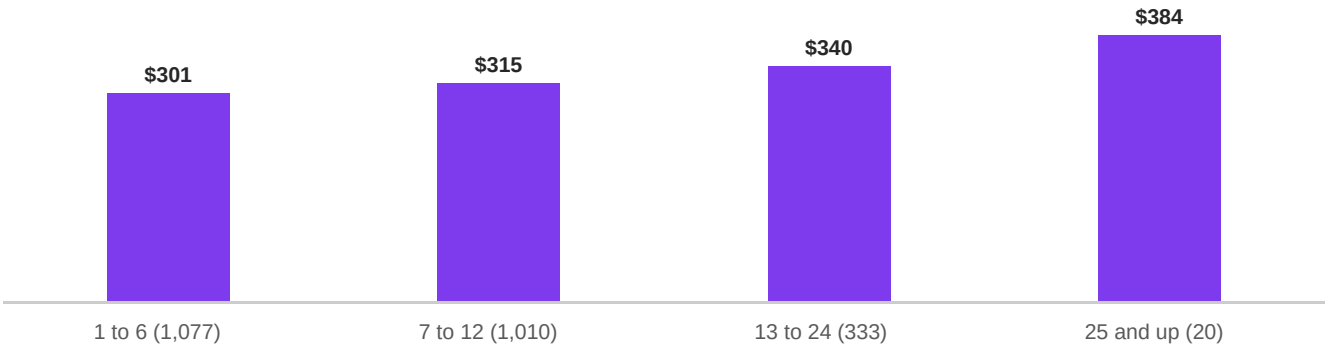
Town by town, June 2009

Ang Mo Kio: 129 sold - median $258,000 - 4-room median $351,500 - $337 psf
Bedok: 134 sold - median $271,500 - 4-room median $312,500 - $326 psf
Bishan: 60 sold - median $453,500 - 4-room median $418,000 - $387 psf
Bukit Batok: 127 sold - median $293,000 - 4-room median $313,000 - $308 psf
Bukit Merah: 76 sold - median $304,000 - 4-room median $470,250 - $400 psf
Bukit Panjang: 86 sold - median $336,500 - 4-room median $288,000 - $279 psf
Bukit Timah: 5 sold - median $527,000 - 4-room median n/a - $401 psf
Central Area: 14 sold - median $300,000 - 4-room median $418,500 - $455 psf
Choa Chu Kang: 118 sold - median $324,000 - 4-room median $307,500 - $277 psf
Clementi: 61 sold - median $290,000 - 4-room median $382,000 - $365 psf
Geylang: 61 sold - median $285,000 - 4-room median $384,000 - $340 psf
Hougang: 128 sold - median $330,000 - 4-room median $312,000 - $300 psf
Jurong East: 66 sold - median $307,500 - 4-room median $320,000 - $326 psf
Jurong West: 201 sold - median $320,000 - 4-room median $294,000 - $286 psf
Kallang/Whampoa: 88 sold - median $313,000 - 4-room median $396,800 - $368 psf
Marine Parade: 23 sold - median $362,500 - 4-room median $418,500 - $429 psf
Pasir Ris: 97 sold - median $368,000 - 4-room median $329,000 - $290 psf
Punggol: 61 sold - median $382,000 - 4-room median $337,000 - $328 psf
Queenstown: 70 sold - median $282,500 - 4-room median $484,000 - $403 psf
Sembawang: 67 sold - median $331,000 - 4-room median $308,000 - $305 psf
Sengkang: 130 sold - median $350,000 - 4-room median $328,000 - $317 psf
Serangoon: 52 sold - median $354,944 - 4-room median $341,500 - $325 psf
Tampines: 165 sold - median $340,000 - 4-room median $336,750 - $312 psf
Toa Payoh: 75 sold - median $276,000 - 4-room median $434,000 - $369 psf
Woodlands: 195 sold - median $305,000 - 4-room median $290,000 - $268 psf
Yishun: 151 sold - median $259,000 - 4-room median $275,500 - $287 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2009

$700,000 Blk 14 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $542 psf - 65 yrs lease left

$675,688 Blk 639 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 10 to 12 - 2,314 sqft - $292 psf - 88 yrs lease left

$675,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $523 psf - 65 yrs lease left

$660,000 Blk 53 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 3,014 sqft - $219 psf - 62 yrs lease left

$658,000 Blk 30 Holland Cl, Queenstown
5-room - storey 10 to 12 - 1,345 sqft - $489 psf - 87 yrs lease left

$650,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,668 sqft - $390 psf - 82 yrs lease left

$650,000 Blk 111 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,582 sqft - $411 psf - 75 yrs lease left

$648,000 Blk 118C Jln Membina, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $547 psf - 93 yrs lease left

$640,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 19 to 21 - 1,421 sqft - $450 psf - 85 yrs lease left

$639,888 Blk 236A Serangoon Ave 2, Serangoon
Executive - storey 13 to 15 - 1,507 sqft - $425 psf - 88 yrs lease left

The 5 most affordable 4-room flats, June 2009

$205,000 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $229 psf - 77 yrs lease left

$210,000 Blk 285 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 958 sqft - $219 psf - 78 yrs lease left

$211,000 Blk 245 Yishun Ave 9, Yishun

4-room - storey 07 to 09 - 904 sqft - $233 psf - 75 yrs lease left

$212,000 Blk 440 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $234 psf - 78 yrs lease left

$218,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,098 sqft - $199 psf - 71 yrs lease left

The 10 busiest streets, June 2009

Yishun Ring Rd, Yishun: 38 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Choa Chu Kang Cres, Choa Chu Kang: 30 sales
Jurong West St 65, Jurong West: 29 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Bedok Reservoir Rd, Bedok: 25 sales
Tampines St 21, Tampines: 24 sales
Senja Rd, Bukit Panjang: 23 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 sales
Woodlands Ring Rd, Woodlands: 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