HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2009

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:52 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2009-07/

July 2009 in full

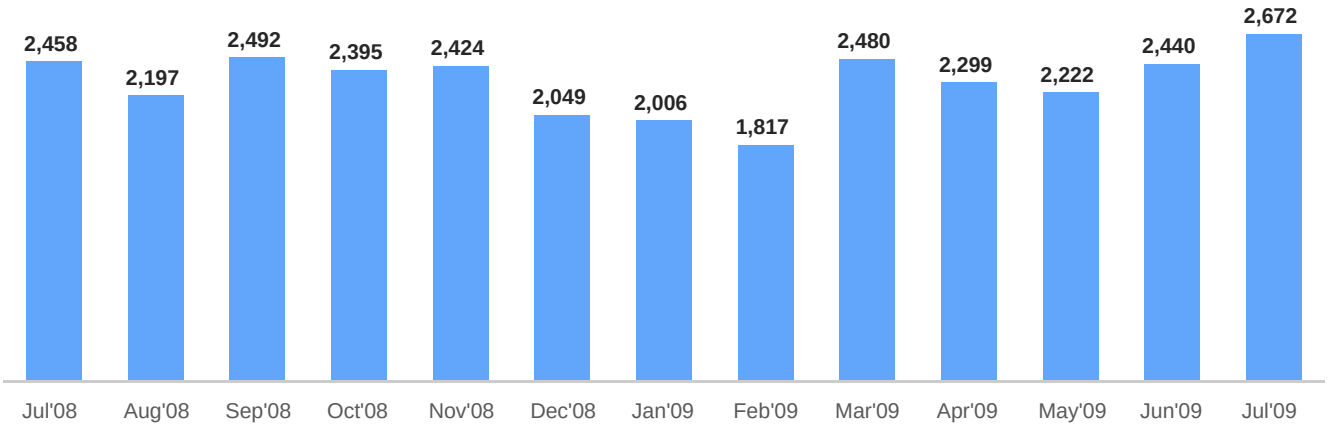
Flats sold: 2,672 Median price: $328,000 Median $psf: $317
Million-dollar flats: 0 (0.0%) Highest price: $765,000 (Queenstown)

Against the month before: sales +9.5%, median price +2.5%. Against a year ago: sales +8.7%, median price +4.8%.

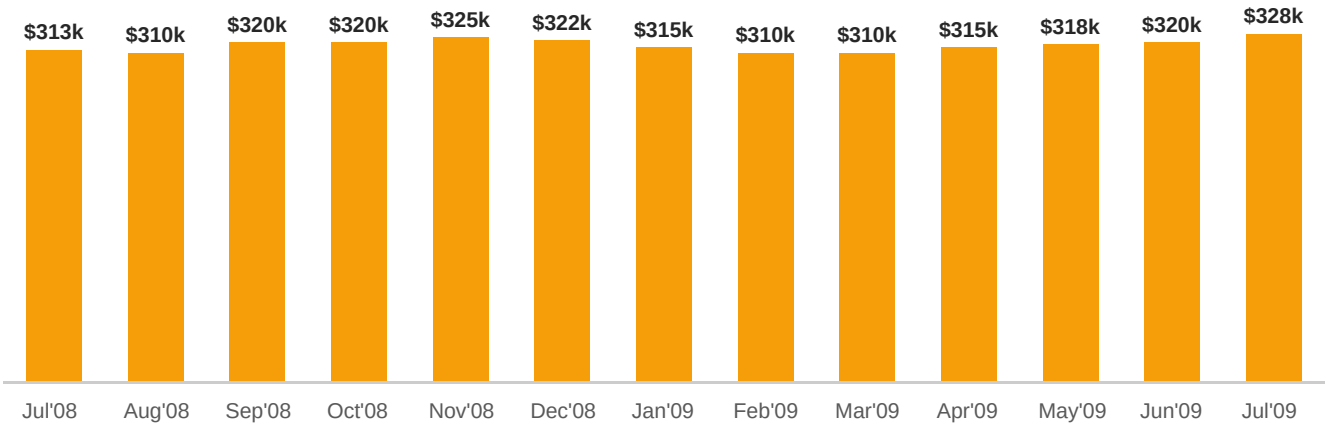
At a glance

- 2,672 HDB resale flats changed hands in July 2009, 9.5% more than the month before (2,440).
- Half of all flats sold for $328,000 or less (the median price), up 2.5% from the month before.
- A typical 4-room flat sold for $320,000 (991 sales), or about $308 per square foot.
- The highest price was $765,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $273,000) and the dearest was Queenstown (median $480,000).
- The busiest town was Jurong West with 221 sales.

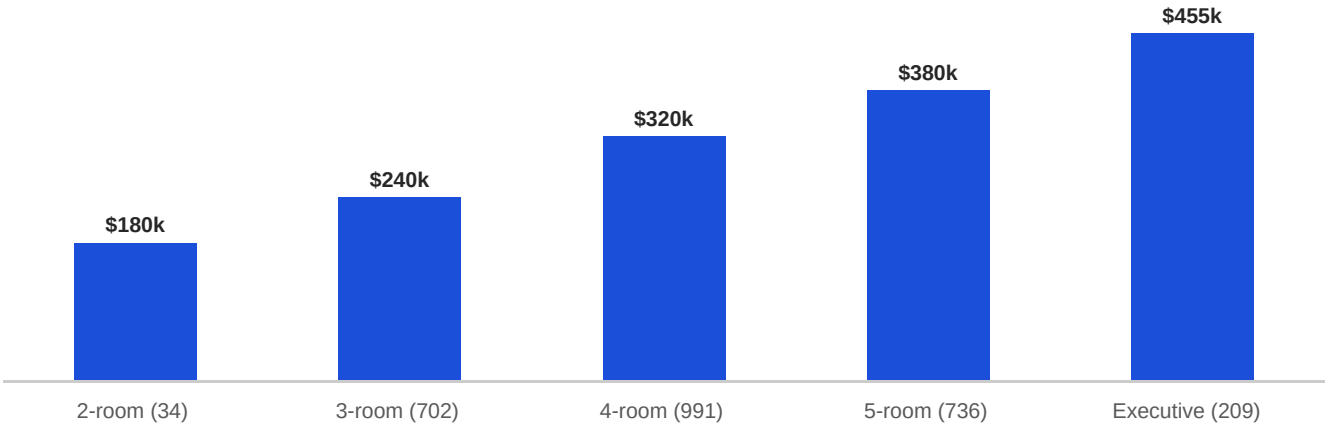
Flats sold each month, last 13 months



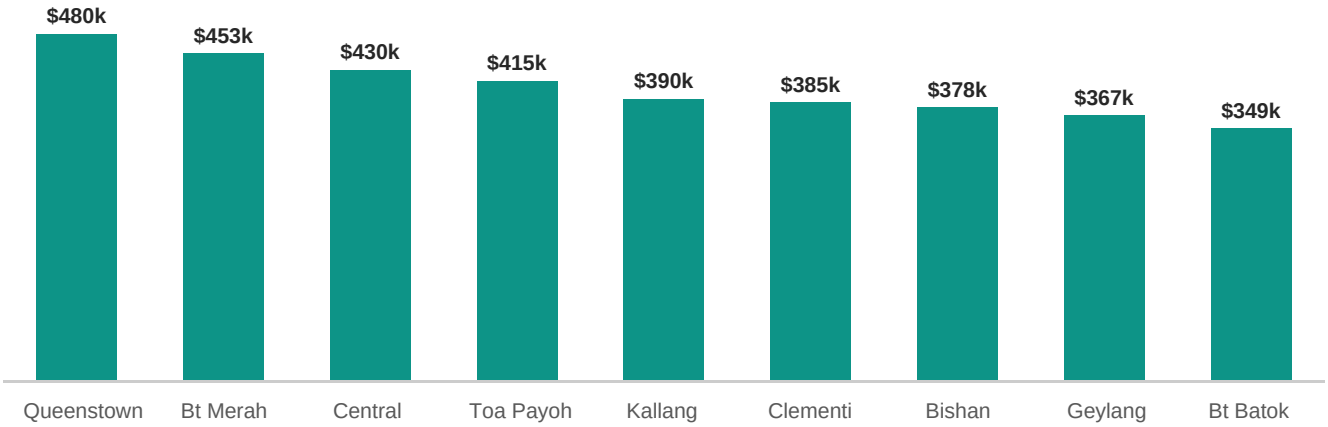
Median price each month, last 13 months



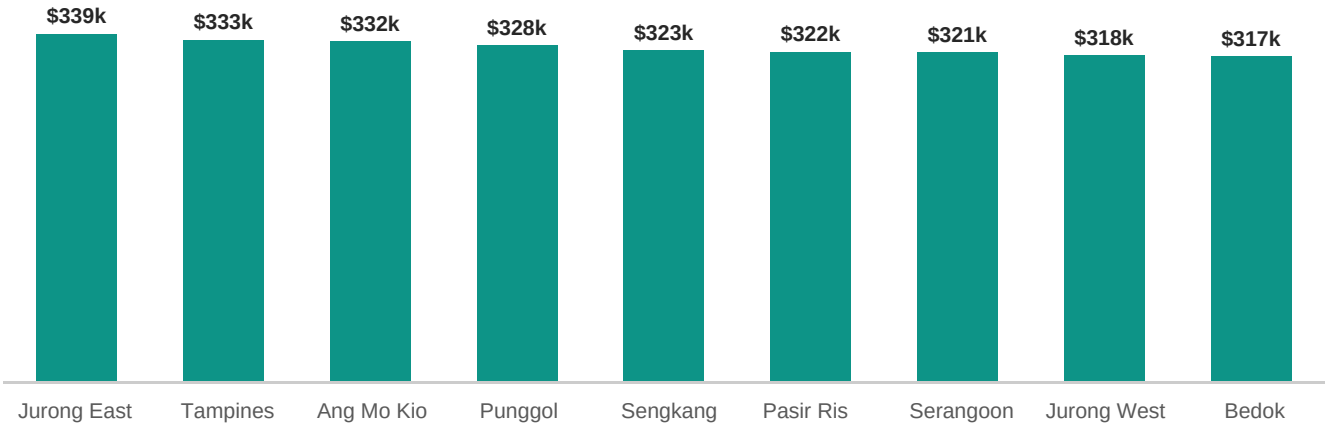
Median price by flat type (number sold), July 2009



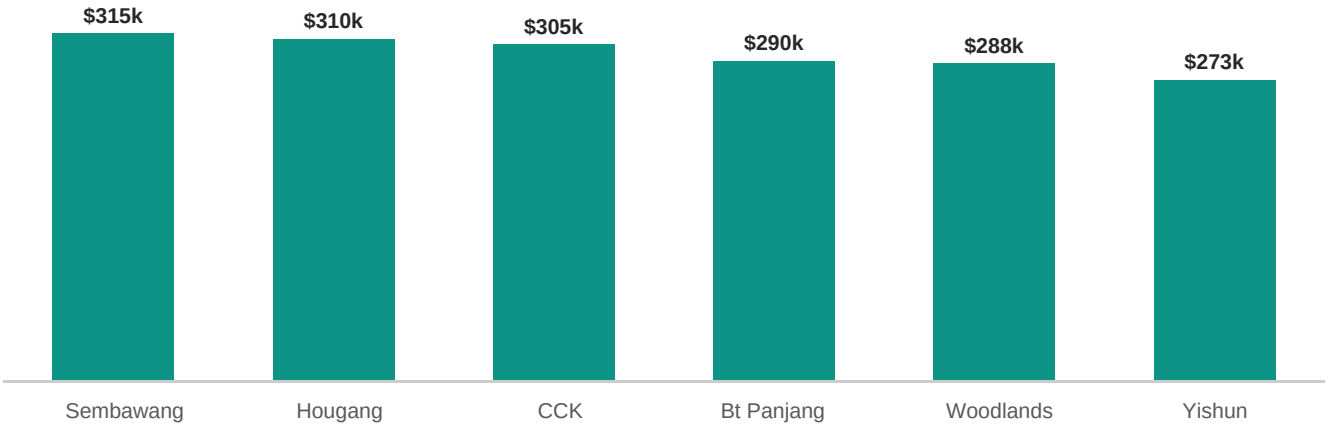
Median 4-room price by town, dearest first



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



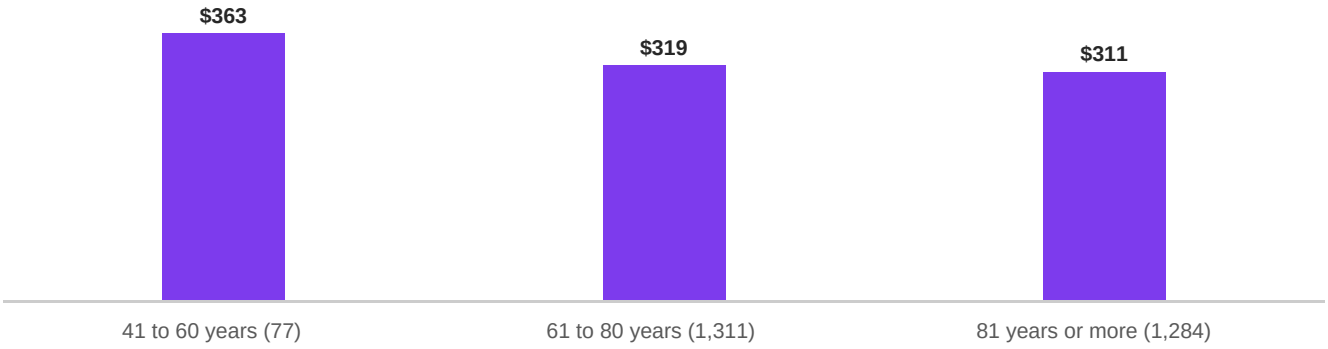
Median 4-room price by town, dearest first (continued)



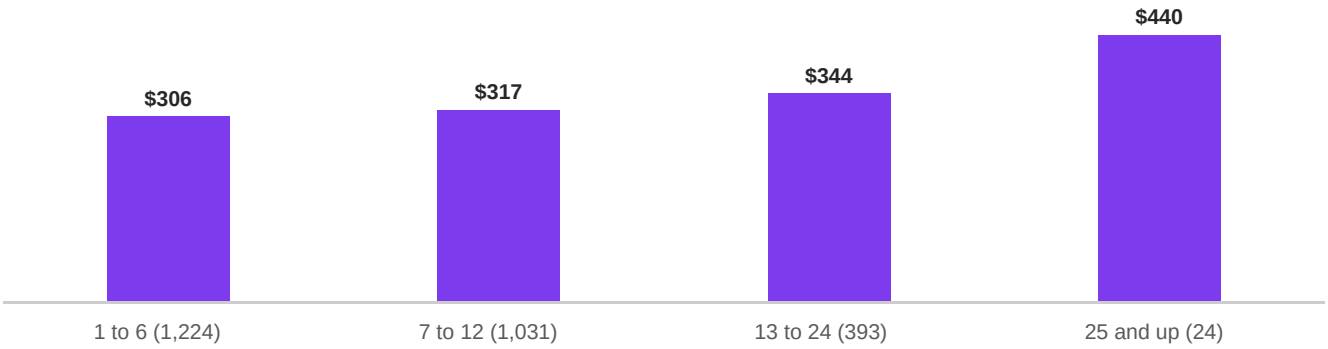
Town by town, July 2009

Ang Mo Kio: 115 sold - median $275,000 - 4-room median $331,500 - $335 psf
Bedok: 169 sold - median $282,000 - 4-room median $316,750 - $324 psf
Bishan: 51 sold - median $426,800 - 4-room median $377,944 - $380 psf
Bukit Batok: 137 sold - median $340,000 - 4-room median $349,000 - $316 psf
Bukit Merah: 116 sold - median $382,000 - 4-room median $453,000 - $405 psf
Bukit Panjang: 100 sold - median $315,500 - 4-room median $290,000 - $288 psf
Bukit Timah: 9 sold - median $488,000 - 4-room median n/a - $373 psf
Central Area: 23 sold - median $310,000 - 4-room median $430,000 - $465 psf
Choa Chu Kang: 136 sold - median $330,000 - 4-room median $305,000 - $277 psf
Clementi: 66 sold - median $287,000 - 4-room median $385,000 - $374 psf
Geylang: 75 sold - median $245,000 - 4-room median $367,000 - $337 psf
Hougang: 142 sold - median $323,000 - 4-room median $310,000 - $296 psf
Jurong East: 50 sold - median $307,500 - 4-room median $339,000 - $315 psf
Jurong West: 221 sold - median $333,000 - 4-room median $318,000 - $298 psf
Kallang/Whampoa: 69 sold - median $290,000 - 4-room median $390,000 - $387 psf
Marine Parade: 15 sold - median $300,000 - 4-room median n/a - $436 psf
Pasir Ris: 82 sold - median $360,000 - 4-room median $321,500 - $281 psf
Punggol: 87 sold - median $380,000 - 4-room median $327,500 - $331 psf
Queenstown: 96 sold - median $323,250 - 4-room median $480,000 - $423 psf
Sembawang: 76 sold - median $353,500 - 4-room median $315,000 - $308 psf
Sengkang: 169 sold - median $360,000 - 4-room median $323,000 - $322 psf
Serangoon: 59 sold - median $320,000 - 4-room median $321,000 - $329 psf
Tampines: 195 sold - median $347,400 - 4-room median $333,000 - $313 psf
Toa Payoh: 66 sold - median $259,000 - 4-room median $415,000 - $351 psf
Woodlands: 218 sold - median $310,000 - 4-room median $288,000 - $268 psf
Yishun: 130 sold - median $258,000 - 4-room median $273,000 - $287 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2009

$765,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,615 sqft - $474 psf - 85 yrs lease left

$710,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,679 sqft - $423 psf - 85 yrs lease left

$700,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $445 psf - 85 yrs lease left

$680,000 Blk 7 C'wealth Ave, Queenstown
5-room - storey 07 to 09 - 1,464 sqft - $465 psf - 86 yrs lease left

$675,000 Blk 116 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,604 sqft - $421 psf - 74 yrs lease left

$675,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,550 sqft - $435 psf - 83 yrs lease left

$670,000 Blk 116 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,604 sqft - $418 psf - 74 yrs lease left

$665,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,615 sqft - $412 psf - 79 yrs lease left

$660,000 Blk 816 Jellicoe Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,184 sqft - $557 psf - 93 yrs lease left

$658,000 Blk 59 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $556 psf - 90 yrs lease left

The 5 most affordable 4-room flats, July 2009

$212,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,012 sqft - $210 psf - 70 yrs lease left

$217,000 Blk 276 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $240 psf - 75 yrs lease left

$217,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $229 psf - 66 yrs lease left

$218,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $241 psf - 78 yrs lease left

$220,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $243 psf - 78 yrs lease left

The 10 busiest streets, July 2009

Ang Mo Kio Ave 10, Ang Mo Kio: 46 sales
Choa Chu Kang Cres, Choa Chu Kang: 40 sales
Yishun Ring Rd, Yishun: 39 sales
Jurong West St 61, Jurong West: 35 sales
Bedok Reservoir Rd, Bedok: 30 sales
Jurong West St 65, Jurong West: 29 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 24 sales
Hougang Ave 8, Hougang: 22 sales
Bedok Nth St 3, Bedok: 21 sales
Rivervale Cres, Sengkang: 21 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