HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2009

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

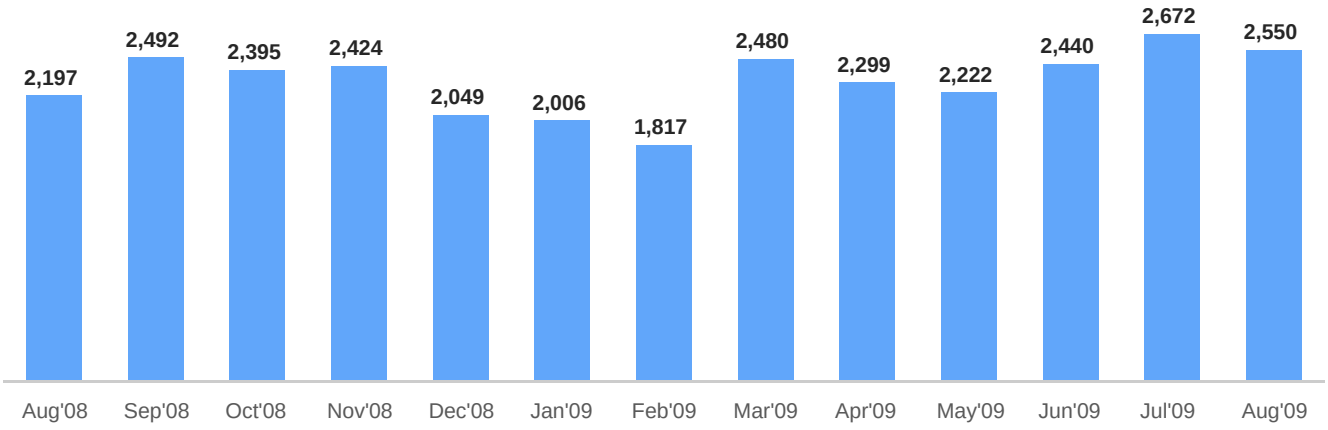
Flats sold: 2,550 **Median price: $335,000** **Median $psf: $319**
Million-dollar flats: 0 (0.0%) **Highest price: $725,000 (Queenstown)**

Against the month before: sales -4.6%, median price +2.1%. Against a year ago: sales +16.1%, median price +8.1%.

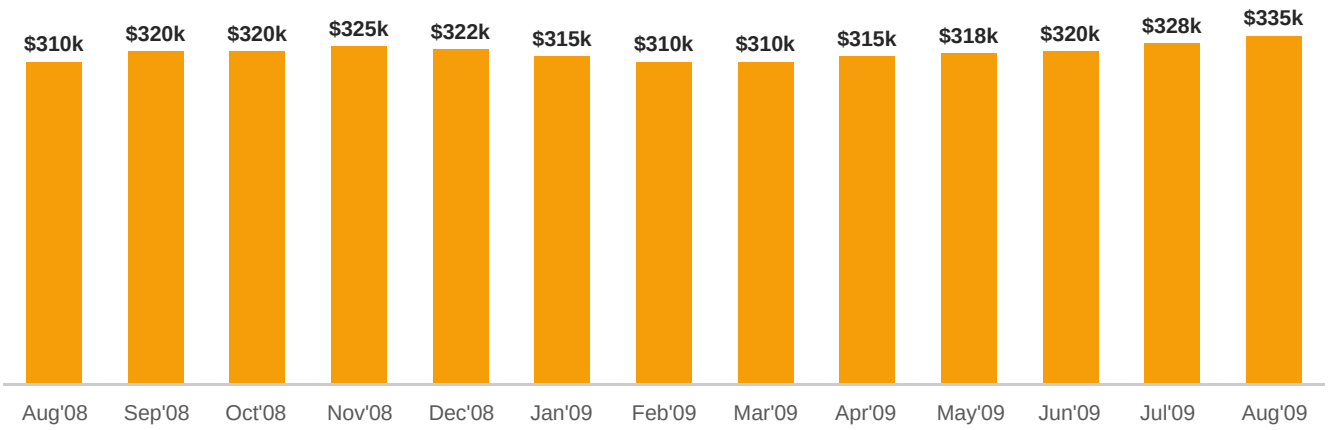
At a glance

- 2,550 HDB resale flats changed hands in August 2009, 4.6% fewer than the month before (2,672).
- Half of all flats sold for $335,000 or less (the median price), up 2.1% from the month before.
- A typical 4-room flat sold for $324,000 (906 sales), or about $313 per square foot.
- The highest price was $725,000 for a 5-room flat at Blk 52 Strathmore Ave, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $270,000) and the dearest was Queenstown (median $454,000).
- The busiest town was Jurong West with 179 sales.

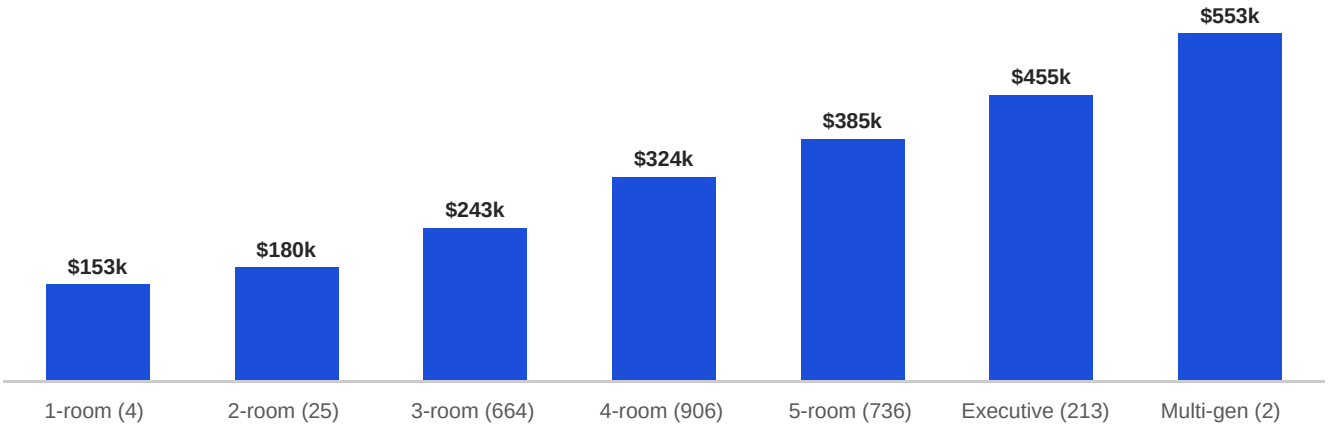
Flats sold each month, last 13 months



Median price each month, last 13 months



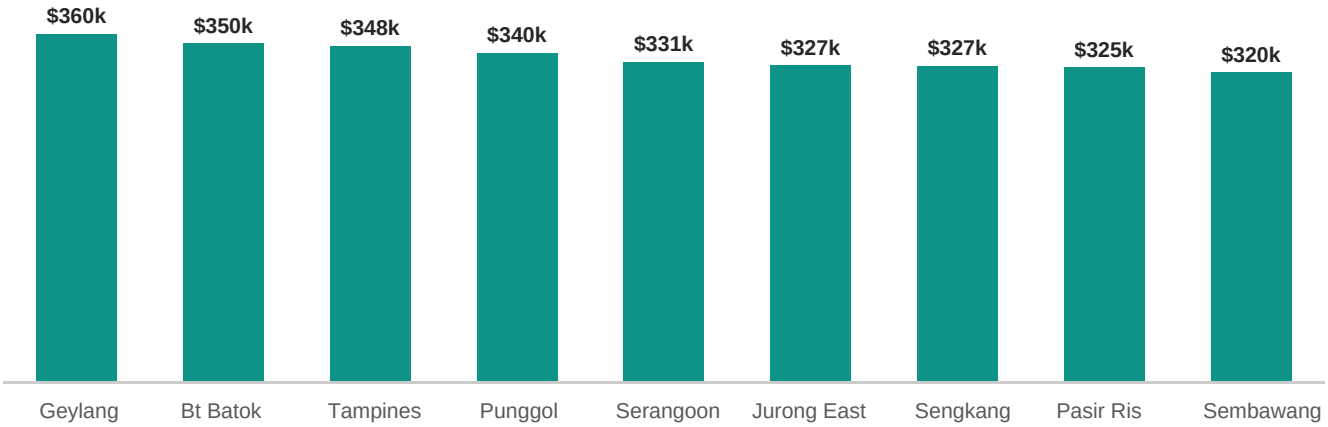
Median price by flat type (number sold), August 2009



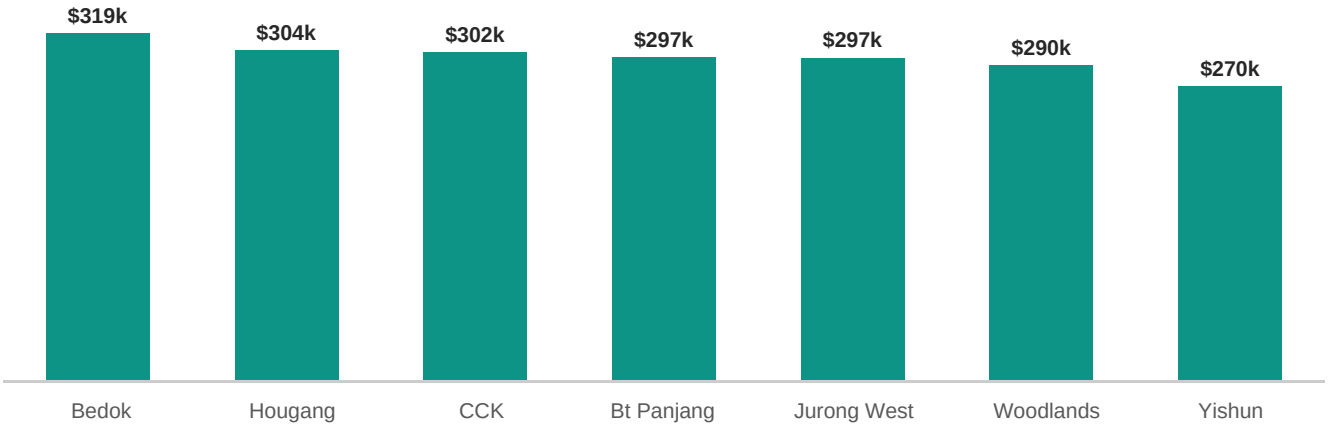
Median 4-room price by town, dearest first



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



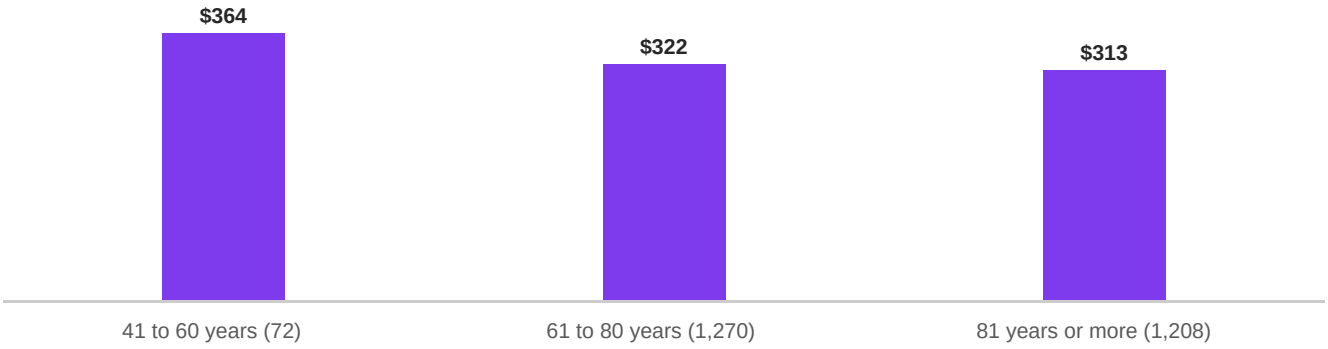
Median 4-room price by town, dearest first (continued)



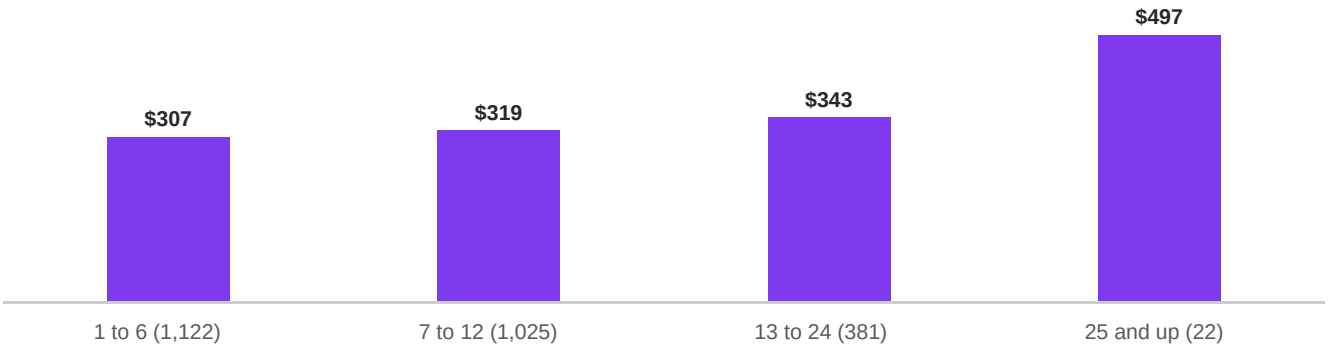
Town by town, August 2009

Ang Mo Kio: 122 sold - median $270,500 - 4-room median $370,000 - $348 psf
Bedok: 134 sold - median $300,000 - 4-room median $318,888 - $327 psf
Bishan: 66 sold - median $477,500 - 4-room median $415,000 - $387 psf
Bukit Batok: 122 sold - median $314,000 - 4-room median $350,000 - $327 psf
Bukit Merah: 101 sold - median $387,000 - 4-room median $435,000 - $416 psf
Bukit Panjang: 103 sold - median $335,000 - 4-room median $297,000 - $294 psf
Bukit Timah: 9 sold - median $585,000 - 4-room median n/a - $400 psf
Central Area: 28 sold - median $345,000 - 4-room median $416,400 - $445 psf
Choa Chu Kang: 140 sold - median $332,500 - 4-room median $301,500 - $279 psf
Clementi: 66 sold - median $309,000 - 4-room median $405,000 - $383 psf
Geylang: 63 sold - median $253,000 - 4-room median $359,944 - $333 psf
Hougang: 137 sold - median $315,000 - 4-room median $303,500 - $301 psf
Jurong East: 57 sold - median $332,000 - 4-room median $327,000 - $333 psf
Jurong West: 179 sold - median $345,000 - 4-room median $296,500 - $299 psf
Kallang/Whampoa: 71 sold - median $379,000 - 4-room median $410,000 - $385 psf
Marine Parade: 30 sold - median $339,000 - 4-room median $418,000 - $428 psf
Pasir Ris: 81 sold - median $382,000 - 4-room median $325,000 - $286 psf
Punggol: 100 sold - median $380,000 - 4-room median $340,000 - $329 psf
Queenstown: 89 sold - median $310,000 - 4-room median $454,000 - $426 psf
Sembawang: 71 sold - median $345,000 - 4-room median $320,000 - $297 psf
Sengkang: 164 sold - median $362,425 - 4-room median $326,500 - $318 psf
Serangoon: 61 sold - median $340,000 - 4-room median $331,000 - $322 psf
Tampines: 172 sold - median $347,250 - 4-room median $347,500 - $320 psf
Toa Payoh: 68 sold - median $322,500 - 4-room median $416,500 - $384 psf
Woodlands: 178 sold - median $316,000 - 4-room median $289,500 - $275 psf
Yishun: 138 sold - median $253,000 - 4-room median $270,000 - $289 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2009

$725,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 34 to 36 - 1,184 sqft - $612 psf - 96 yrs lease left

$720,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $410 psf - 76 yrs lease left

$697,000 Blk 3D Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,184 sqft - $589 psf - 96 yrs lease left

$692,800 Blk 50 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,873 sqft - $370 psf - 62 yrs lease left

$673,000 Blk 64 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,356 sqft - $496 psf - 62 yrs lease left

$670,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 10 to 12 - 1,324 sqft - $506 psf - 64 yrs lease left

$660,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $557 psf - 93 yrs lease left

$660,000 Blk 32 Marine Cres, Marine Parade
5-room - storey 01 to 03 - 1,647 sqft - $401 psf - 65 yrs lease left

$660,000 Blk 5 Holland Cl, Queenstown
5-room - storey 19 to 21 - 1,335 sqft - $494 psf - 88 yrs lease left

$656,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $420 psf - 83 yrs lease left

The 5 most affordable 4-room flats, August 2009

$200,000 Blk 18 Hougang Ave 3, Hougang

4-room - storey 04 to 06 - 990 sqft - $202 psf - 68 yrs lease left

$203,000 Blk 63 Circuit Rd, Geylang

4-room - storey 01 to 03 - 1,302 sqft - $156 psf - 57 yrs lease left

$205,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $209 psf - 70 yrs lease left

$210,000 Blk 407 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $232 psf - 78 yrs lease left

$213,000 Blk 66 Circuit Rd, Geylang

4-room - storey 07 to 09 - 1,324 sqft - $161 psf - 57 yrs lease left

The 10 busiest streets, August 2009

Choa Chu Kang Cres, Choa Chu Kang: 39 sales
Senja Rd, Bukit Panjang: 29 sales
Punggol Ctrl, Punggol: 27 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Jurong West St 65, Jurong West: 26 sales
Punggol Field, Punggol: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Yishun Ring Rd, Yishun: 25 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 24 sales
Bedok Reservoir Rd, Bedok: 24 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