HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2009

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

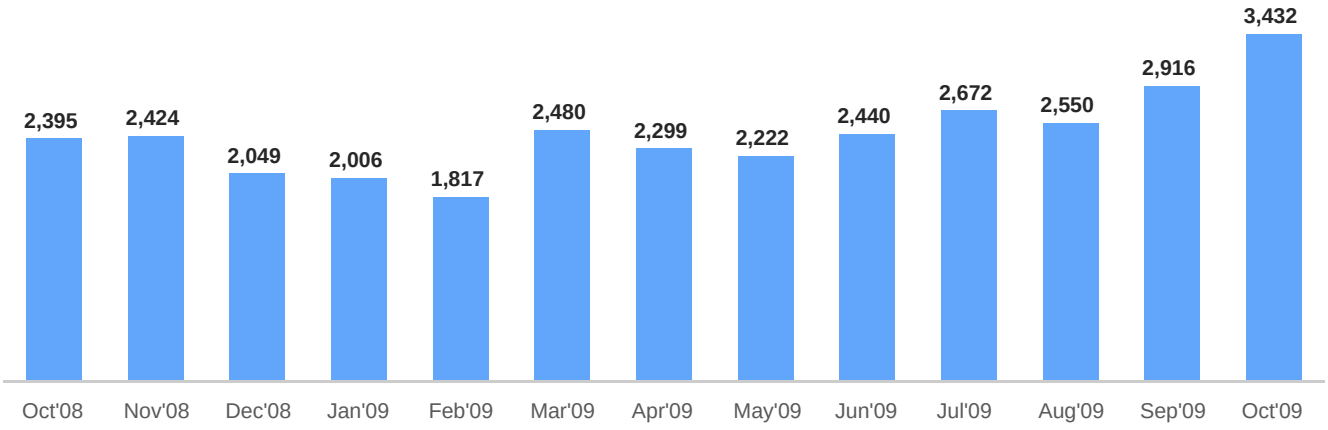
Flats sold: 3,432 Median price: $347,000 Median $psf: $322
Million-dollar flats: 0 (0.0%) Highest price: $755,000 (Queenstown)

Against the month before: sales +17.7%, median price +4.2%. Against a year ago: sales +43.3%, median price +8.4%.

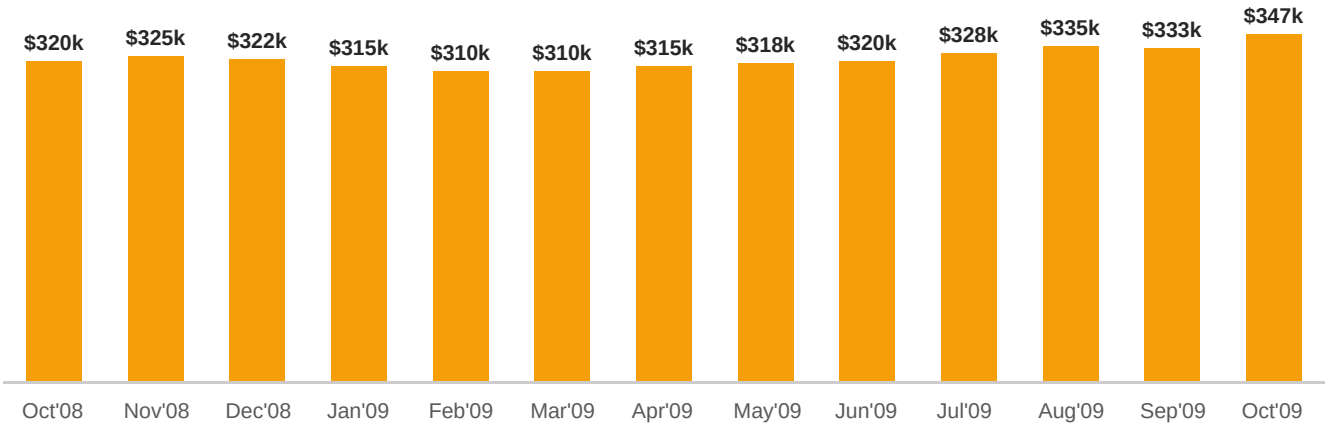
At a glance

- 3,432 HDB resale flats changed hands in October 2009, 17.7% more than the month before (2,916).
- Half of all flats sold for $347,000 or less (the median price), up 4.2% from the month before.
- A typical 4-room flat sold for $330,000 (1,219 sales), or about $321 per square foot.
- The highest price was $755,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $280,000) and the dearest was Central Area (median $480,000).
- The busiest town was Jurong West with 298 sales.

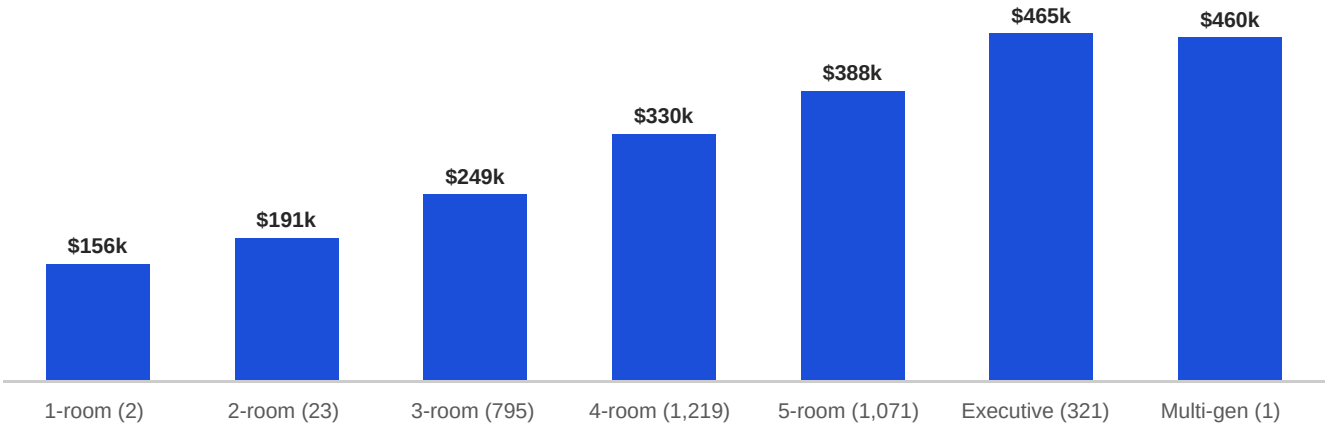
Flats sold each month, last 13 months



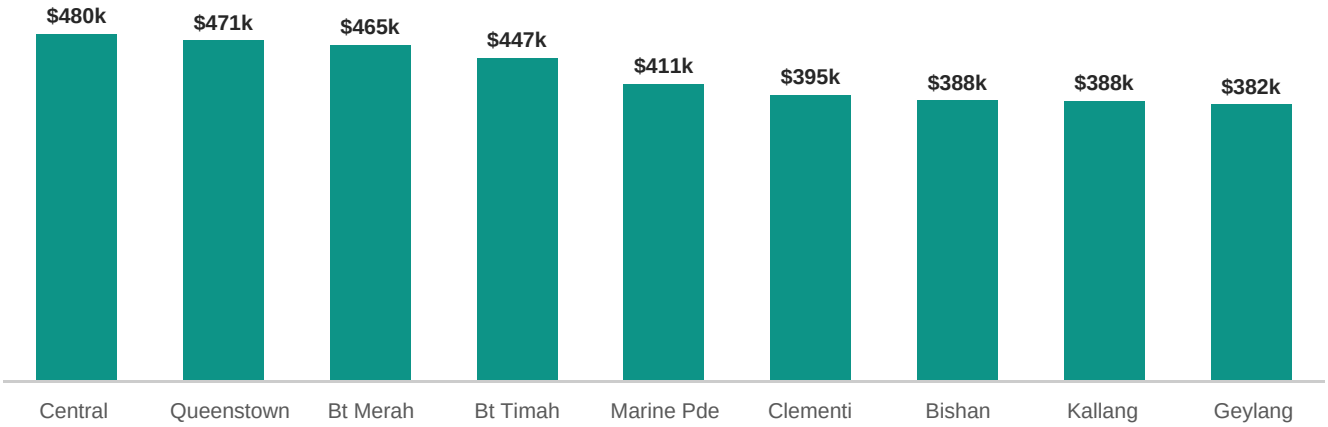
Median price each month, last 13 months



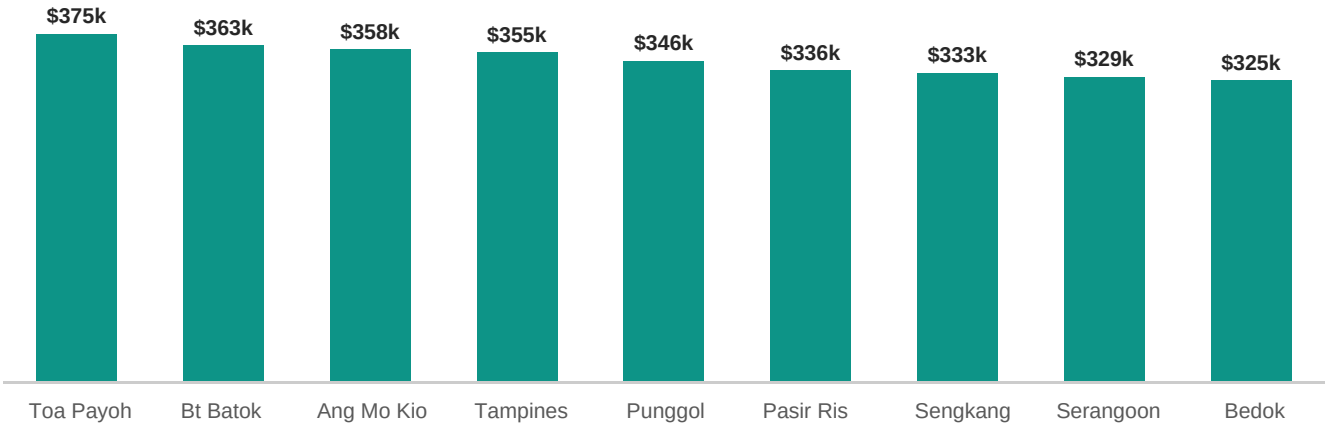
Median price by flat type (number sold), October 2009



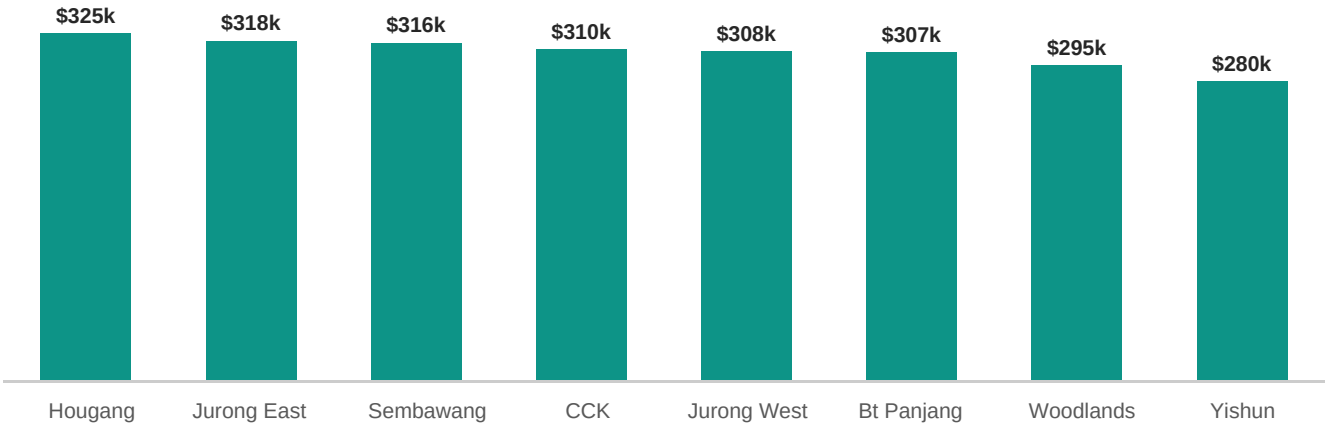
Median 4-room price by town, dearest first



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



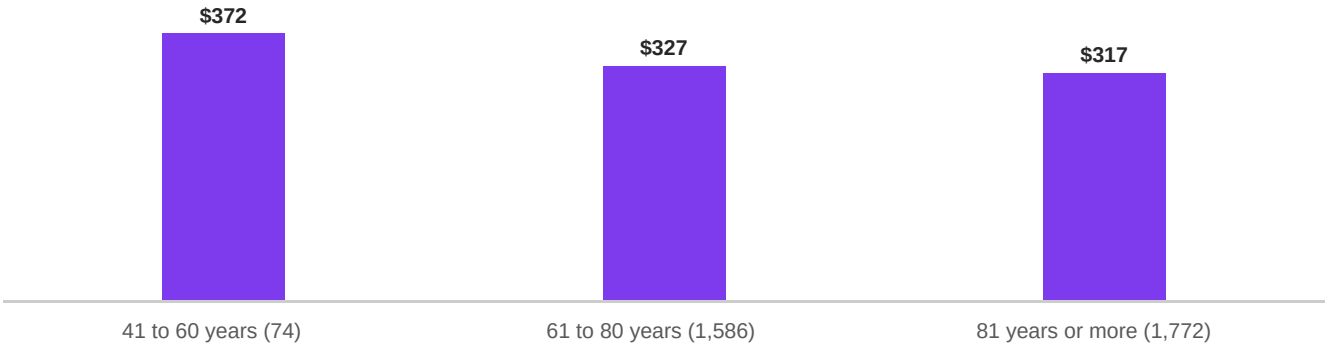
Median 4-room price by town, dearest first (continued)



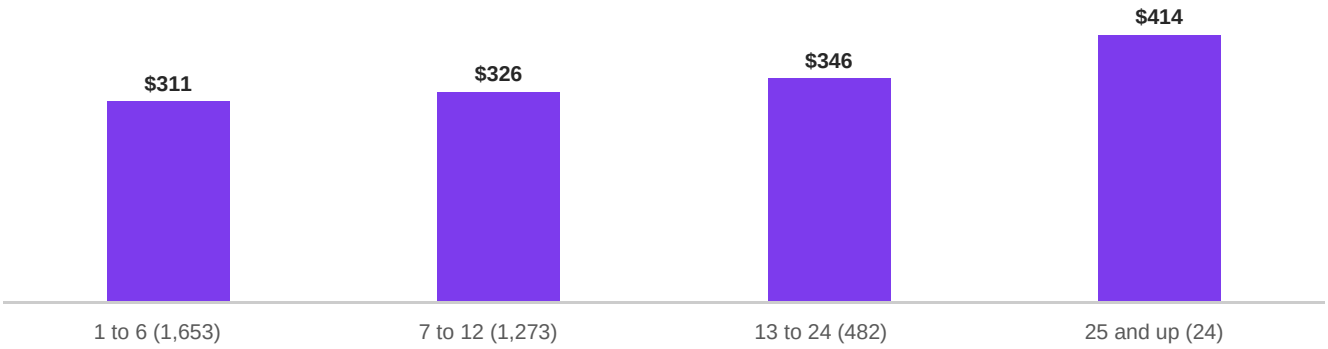
Town by town, October 2009

Ang Mo Kio: 143 sold - median $290,000 - 4-room median $358,000 - $347 psf
Bedok: 195 sold - median $315,000 - 4-room median $325,000 - $332 psf
Bishan: 70 sold - median $424,000 - 4-room median $388,000 - $370 psf
Bukit Batok: 181 sold - median $360,000 - 4-room median $362,500 - $330 psf
Bukit Merah: 99 sold - median $360,000 - 4-room median $464,500 - $426 psf
Bukit Panjang: 149 sold - median $347,000 - 4-room median $307,000 - $305 psf
Bukit Timah: 12 sold - median $517,500 - 4-room median $447,000 - $402 psf
Central Area: 20 sold - median $310,500 - 4-room median $480,000 - $462 psf
Choa Chu Kang: 181 sold - median $347,000 - 4-room median $310,000 - $286 psf
Clementi: 79 sold - median $332,000 - 4-room median $395,000 - $378 psf
Geylang: 90 sold - median $303,000 - 4-room median $382,000 - $361 psf
Hougang: 154 sold - median $340,000 - 4-room median $325,000 - $310 psf
Jurong East: 89 sold - median $318,000 - 4-room median $318,000 - $321 psf
Jurong West: 298 sold - median $332,000 - 4-room median $308,000 - $307 psf
Kallang/Whampoa: 90 sold - median $357,500 - 4-room median $387,500 - $387 psf
Marine Parade: 41 sold - median $363,000 - 4-room median $411,000 - $442 psf
Pasir Ris: 111 sold - median $396,000 - 4-room median $335,500 - $294 psf
Punggol: 133 sold - median $386,500 - 4-room median $346,000 - $334 psf
Queenstown: 93 sold - median $330,000 - 4-room median $471,000 - $437 psf
Sembawang: 127 sold - median $353,000 - 4-room median $316,000 - $308 psf
Sengkang: 214 sold - median $373,500 - 4-room median $333,000 - $325 psf
Serangoon: 66 sold - median $346,000 - 4-room median $328,500 - $316 psf
Tampines: 239 sold - median $370,000 - 4-room median $355,000 - $318 psf
Toa Payoh: 119 sold - median $296,000 - 4-room median $375,000 - $372 psf
Woodlands: 280 sold - median $327,000 - 4-room median $295,000 - $278 psf
Yishun: 159 sold - median $268,000 - 4-room median $280,000 - $290 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2009

$755,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,528 sqft - $494 psf - 85 yrs lease left

$750,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $477 psf - 85 yrs lease left

$705,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $440 psf - 82 yrs lease left

$700,000 Blk 3A Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,335 sqft - $524 psf - 88 yrs lease left

$690,000 Blk 115 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,733 sqft - $398 psf - 75 yrs lease left

$680,000 Blk 2C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,184 sqft - $574 psf - 96 yrs lease left

$680,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,550 sqft - $439 psf - 83 yrs lease left

$673,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $428 psf - 78 yrs lease left

$670,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $541 psf - 95 yrs lease left

$668,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $517 psf - 65 yrs lease left

The 5 most affordable 4-room flats, October 2009

$220,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $225 psf - 67 yrs lease left

$225,000 Blk 167 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $249 psf - 77 yrs lease left

$225,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $230 psf - 67 yrs lease left

$227,000 Blk 82 Bedok Nth Rd, Bedok

4-room - storey 04 to 06 - 990 sqft - $229 psf - 68 yrs lease left

$231,000 Blk 121 Pending Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $255 psf - 77 yrs lease left

The 10 busiest streets, October 2009

Bedok Reservoir Rd, Bedok: 48 sales
Choa Chu Kang Cres, Choa Chu Kang: 48 sales
Jurong West St 65, Jurong West: 44 sales
Yishun Ring Rd, Yishun: 44 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 43 sales
Senja Rd, Bukit Panjang: 39 sales
Bt Batok West Ave 5, Bukit Batok: 38 sales
Edgefield Plains, Punggol: 33 sales
Edgedale Plains, Punggol: 30 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 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