HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2009

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:42 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2009-11/

November 2009 in full

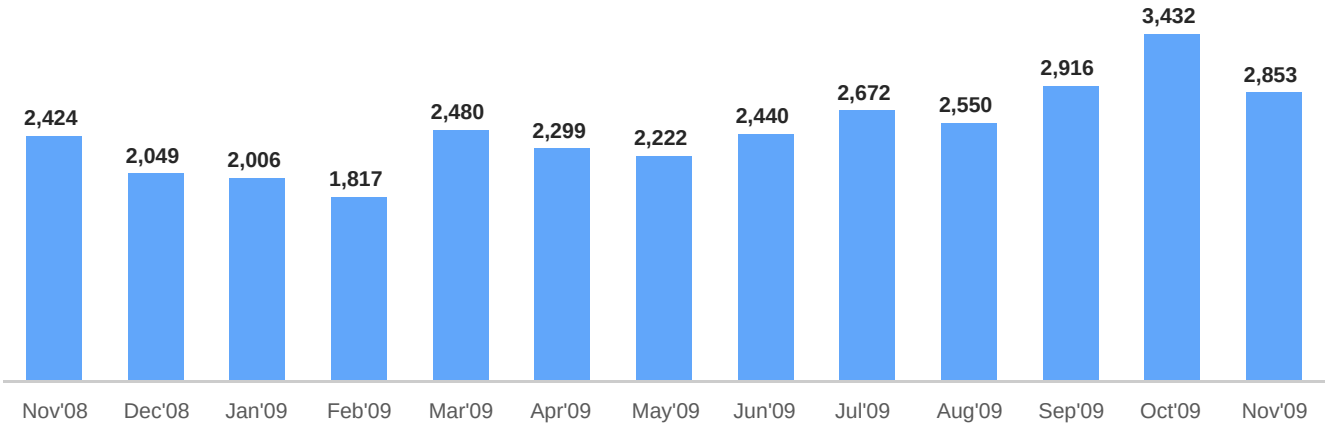
Flats sold: 2,853 Median price: $345,000 Median $psf: $326
Million-dollar flats: 0 (0.0%) Highest price: $818,000 (Kallang/Whampoa)

Against the month before: sales -16.9%, median price -0.6%. Against a year ago: sales +17.7%, median price +6.2%.

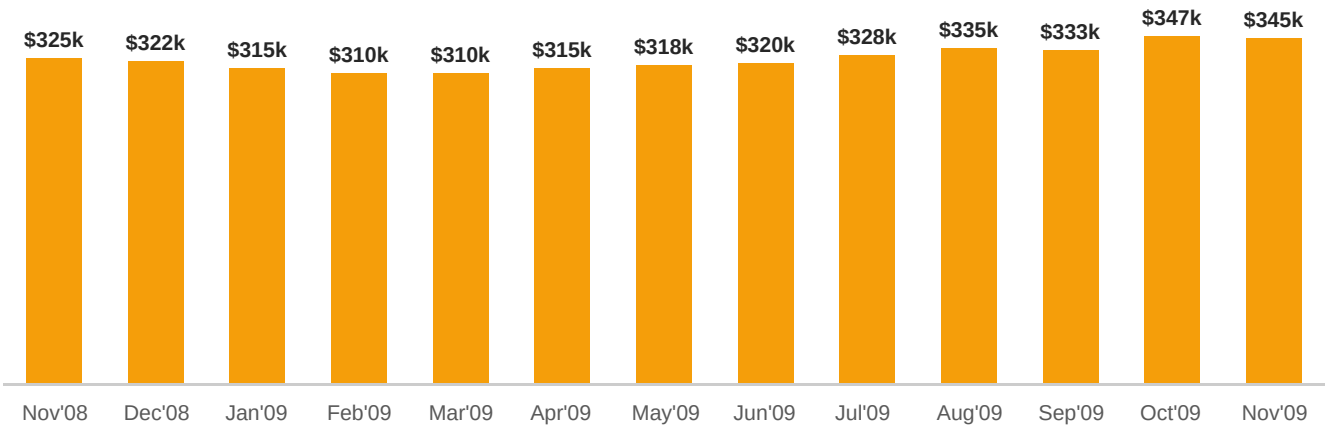
At a glance

- 2,853 HDB resale flats changed hands in November 2009, 16.9% fewer than the month before (3,432).
- Half of all flats sold for $345,000 or less (the median price), down 0.6% from the month before.
- A typical 4-room flat sold for $333,000 (953 sales), or about $317 per square foot.
- The highest price was $818,000 for a 3-room flat at Blk 45 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $283,000) and the dearest was Queenstown (median $500,000).
- The busiest town was Woodlands with 214 sales.

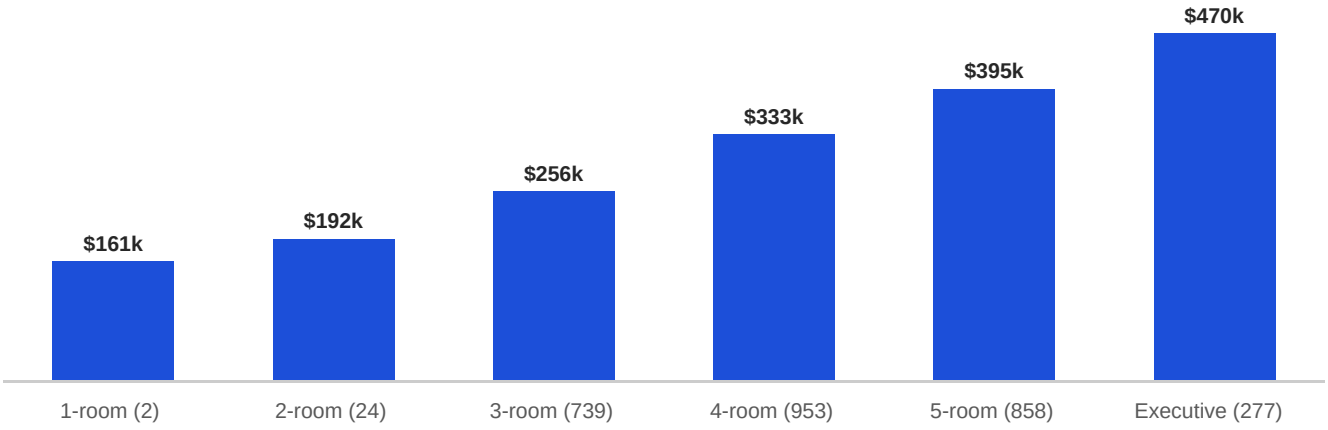
Flats sold each month, last 13 months



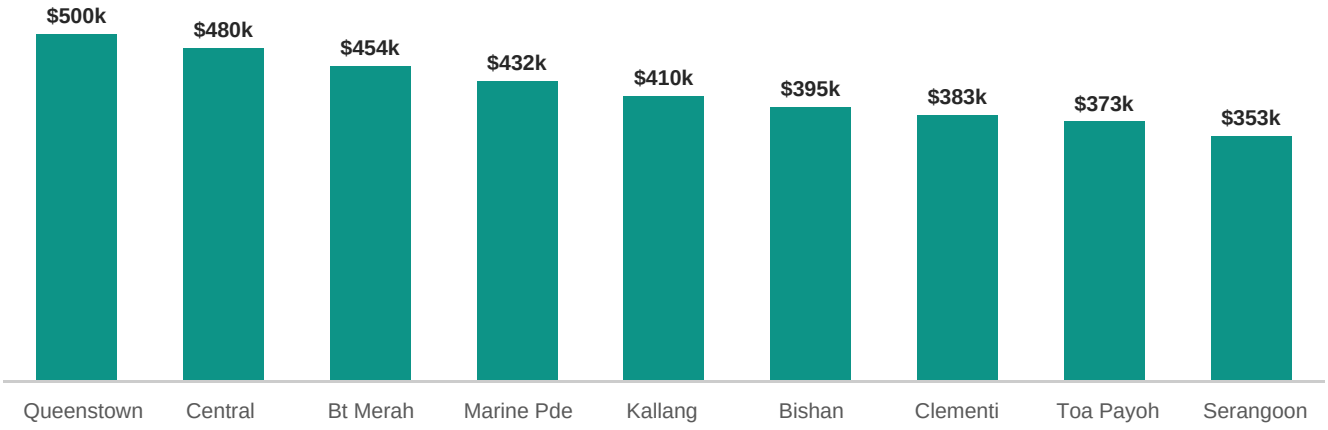
Median price each month, last 13 months



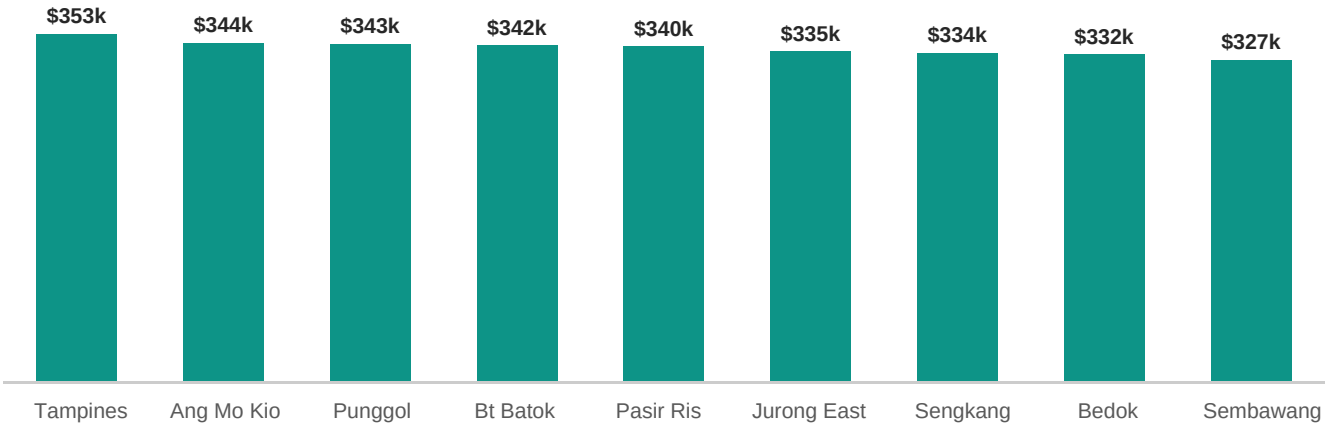
Median price by flat type (number sold), November 2009



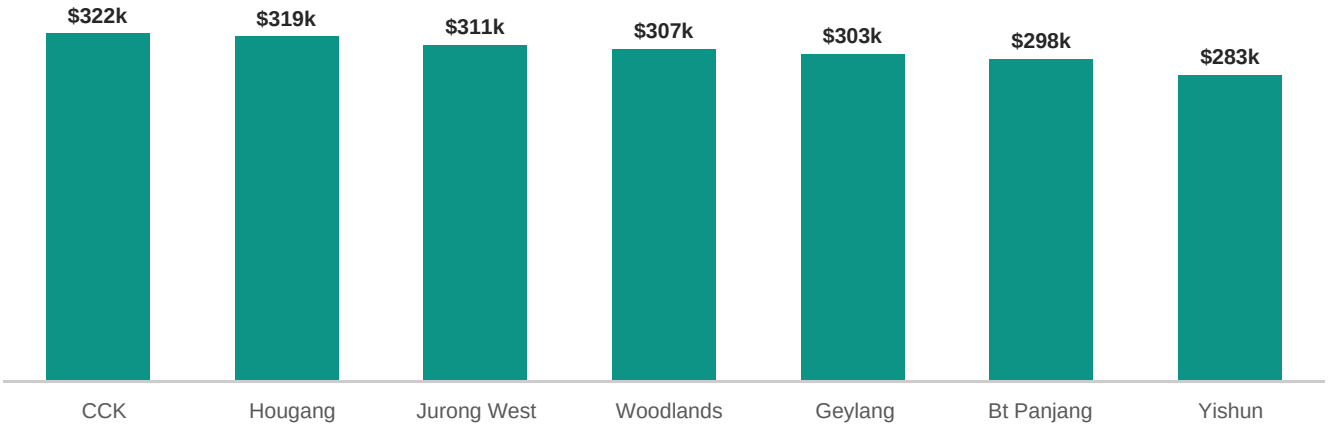
Median 4-room price by town, dearest first



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



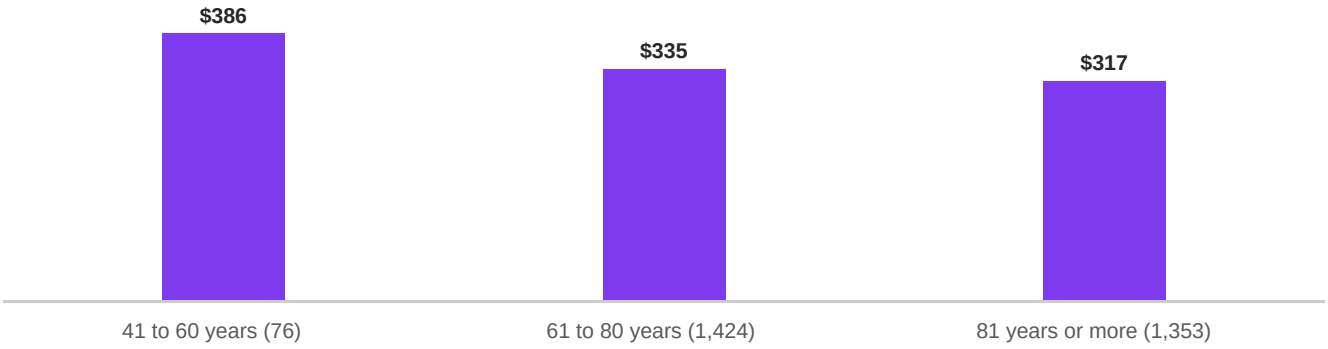
Median 4-room price by town, dearest first (continued)



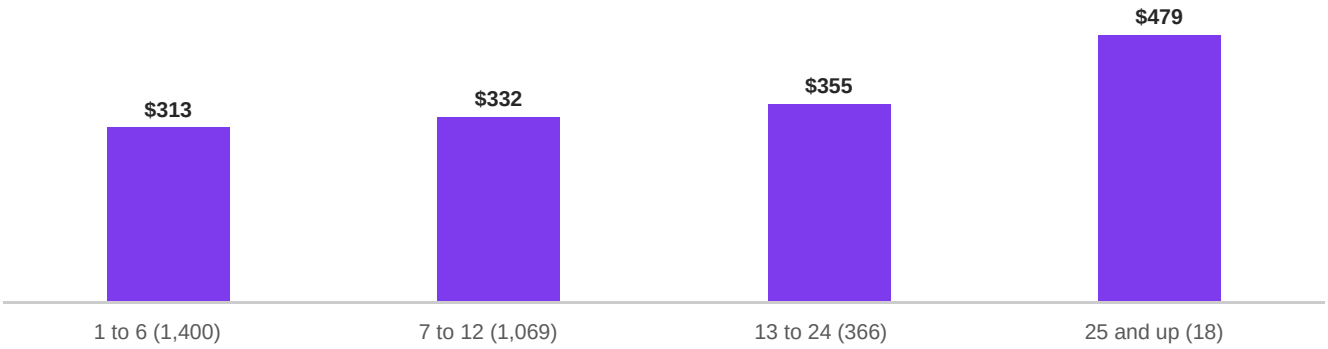
Town by town, November 2009

Ang Mo Kio: 148 sold - median $296,500 - 4-room median $344,000 - $354 psf
Bedok: 158 sold - median $304,000 - 4-room median $332,000 - $343 psf
Bishan: 81 sold - median $435,000 - 4-room median $395,000 - $393 psf
Bukit Batok: 132 sold - median $334,000 - 4-room median $341,500 - $329 psf
Bukit Merah: 121 sold - median $377,000 - 4-room median $453,500 - $440 psf
Bukit Panjang: 104 sold - median $325,500 - 4-room median $298,000 - $299 psf
Bukit Timah: 6 sold - median $577,500 - 4-room median n/a - $411 psf
Central Area: 20 sold - median $357,500 - 4-room median $480,000 - $492 psf
Choa Chu Kang: 153 sold - median $358,000 - 4-room median $321,500 - $293 psf
Clementi: 56 sold - median $322,500 - 4-room median $383,000 - $383 psf
Geylang: 76 sold - median $269,000 - 4-room median $302,500 - $350 psf
Hougang: 143 sold - median $330,000 - 4-room median $319,000 - $312 psf
Jurong East: 66 sold - median $342,500 - 4-room median $335,000 - $340 psf
Jurong West: 212 sold - median $343,250 - 4-room median $311,000 - $313 psf
Kallang/Whampoa: 100 sold - median $351,750 - 4-room median $410,000 - $386 psf
Marine Parade: 18 sold - median $363,000 - 4-room median $432,000 - $458 psf
Pasir Ris: 113 sold - median $384,000 - 4-room median $340,000 - $296 psf
Punggol: 93 sold - median $390,000 - 4-room median $343,000 - $334 psf
Queenstown: 73 sold - median $309,000 - 4-room median $500,000 - $437 psf
Sembawang: 115 sold - median $361,000 - 4-room median $326,500 - $309 psf
Sengkang: 175 sold - median $382,000 - 4-room median $333,500 - $328 psf
Serangoon: 62 sold - median $368,500 - 4-room median $353,000 - $340 psf
Tampines: 184 sold - median $359,500 - 4-room median $353,000 - $323 psf
Toa Payoh: 80 sold - median $303,000 - 4-room median $373,444 - $376 psf
Woodlands: 214 sold - median $330,000 - 4-room median $307,000 - $280 psf
Yishun: 150 sold - median $270,000 - 4-room median $283,000 - $297 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2009

$818,000 Blk 45 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,573 sqft - $318 psf - 62 yrs lease left

$740,000 Blk 51 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,916 sqft - $386 psf - 62 yrs lease left

$730,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,604 sqft - $455 psf - 85 yrs lease left

$710,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 25 to 27 - 1,496 sqft - $475 psf - 85 yrs lease left

$705,000 Blk 49 Strathmore Ave, Queenstown
5-room - storey 13 to 15 - 1,184 sqft - $595 psf - 96 yrs lease left

$700,000 Blk 48 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $591 psf - 96 yrs lease left

$690,000 Blk 2D Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 10 to 12 - 1,184 sqft - $583 psf - 96 yrs lease left

$688,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,658 sqft - $415 psf - 79 yrs lease left

$680,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 28 to 30 - 1,292 sqft - $526 psf - 91 yrs lease left

$680,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $430 psf - 85 yrs lease left

The 5 most affordable 4-room flats, November 2009

$224,800 Blk 26 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $230 psf - 67 yrs lease left

$230,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 10 to 12 - 904 sqft - $254 psf - 78 yrs lease left

$230,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 1,001 sqft - $230 psf - 71 yrs lease left

$233,000 Blk 243 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 969 sqft - $241 psf - 75 yrs lease left

$237,000 Blk 236 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $262 psf - 78 yrs lease left

The 10 busiest streets, November 2009

Choa Chu Kang Cres, Choa Chu Kang: 50 sales
Yishun Ring Rd, Yishun: 50 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 39 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 34 sales
Bedok Reservoir Rd, Bedok: 29 sales
Jurong West St 65, Jurong West: 28 sales
Jurong West St 61, Jurong West: 25 sales
Admiralty Dr, Sembawang: 25 sales
Edgefield Plains, Punggol: 24 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 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