HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2009

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:42 pm.
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December 2009 in full

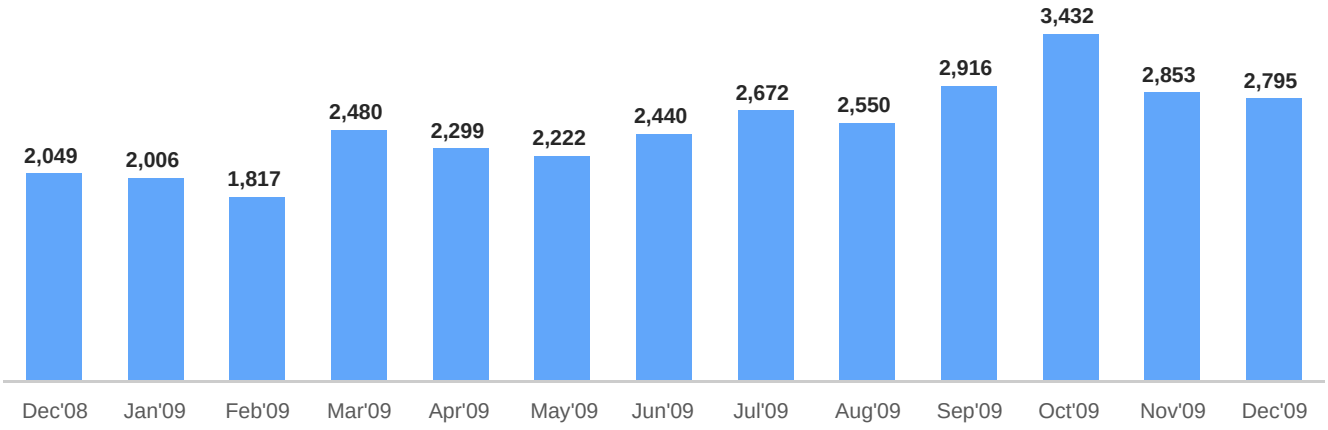
Flats sold: 2,795 **Median price: $350,000** **Median $psf: $333**
Million-dollar flats: 0 (0.0%) **Highest price: $750,000 (Queenstown)**

Against the month before: sales -2.0%, median price +1.4%. Against a year ago: sales +36.4%, median price +8.7%.

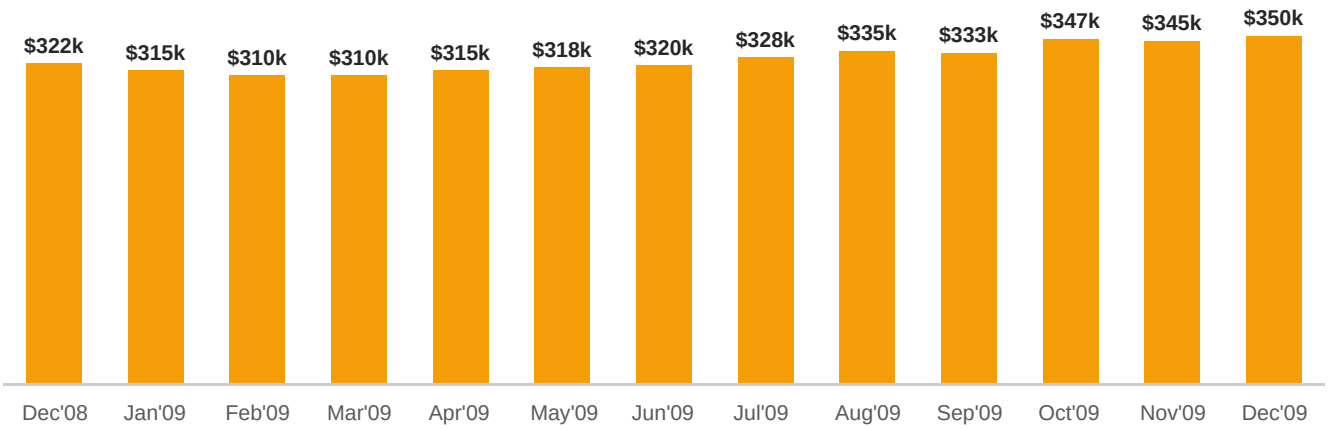
At a glance

- 2,795 HDB resale flats changed hands in December 2009, 2.0% fewer than the month before (2,853).
- Half of all flats sold for $350,000 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $340,000 (981 sales), or about $325 per square foot.
- The highest price was $750,000 for a 5-room flat at Blk 48 Strathmore Ave, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $288,500) and the dearest was Queenstown (median $508,000).
- The busiest town was Jurong West with 229 sales.

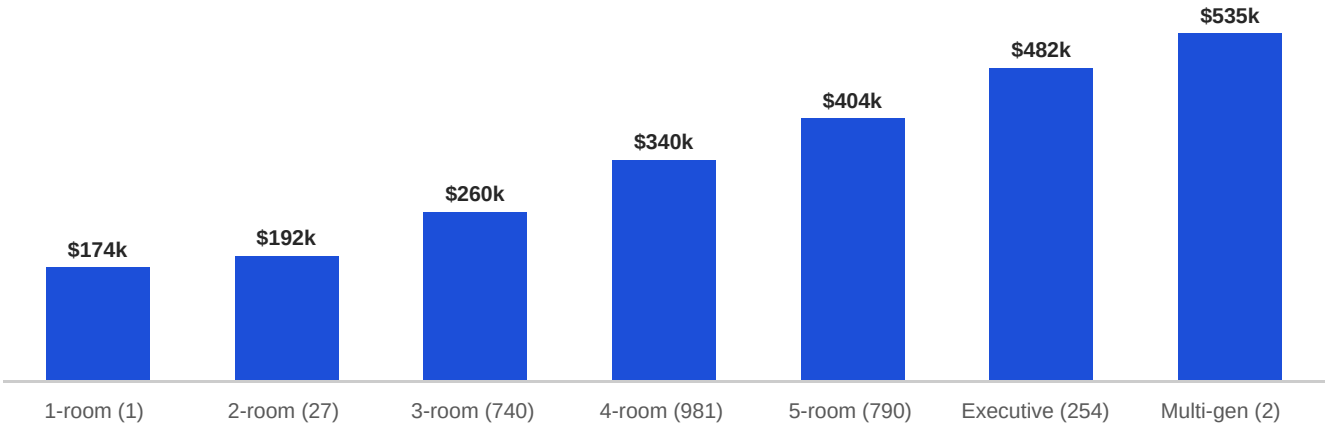
Flats sold each month, last 13 months



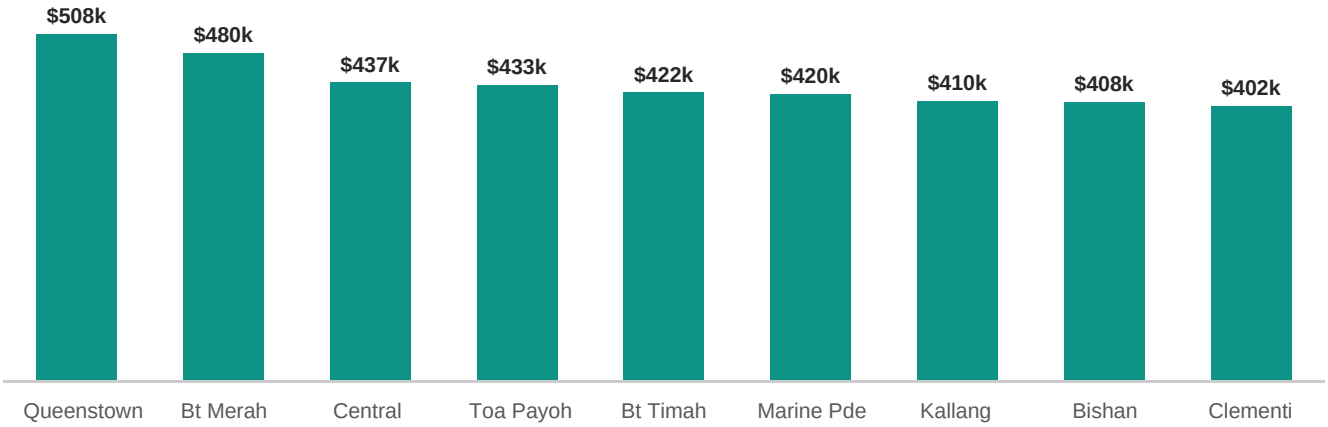
Median price each month, last 13 months



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



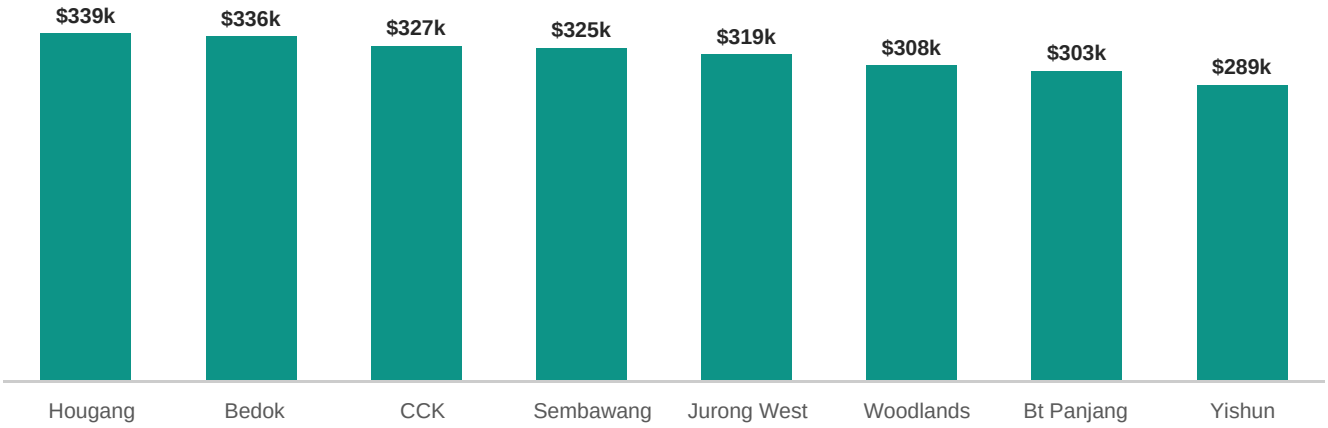
Median 4-room price by town, dearest first



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



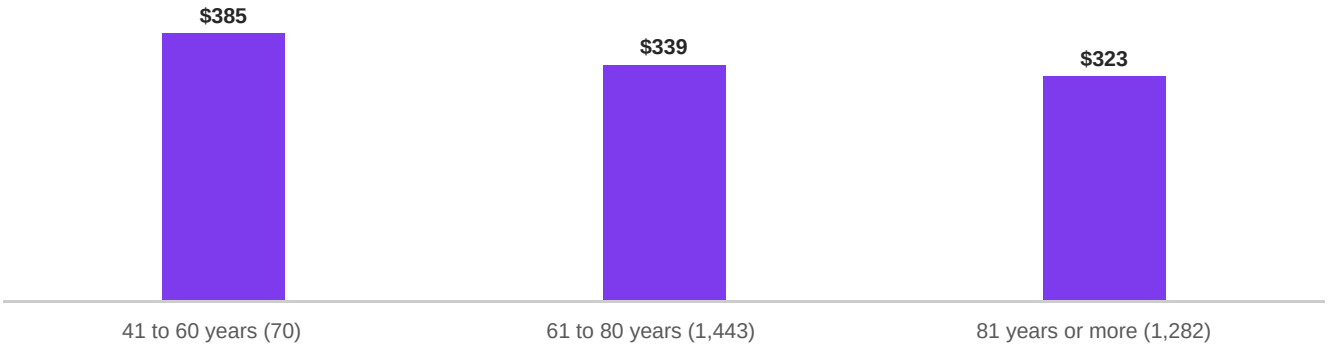
Median 4-room price by town, dearest first (continued)



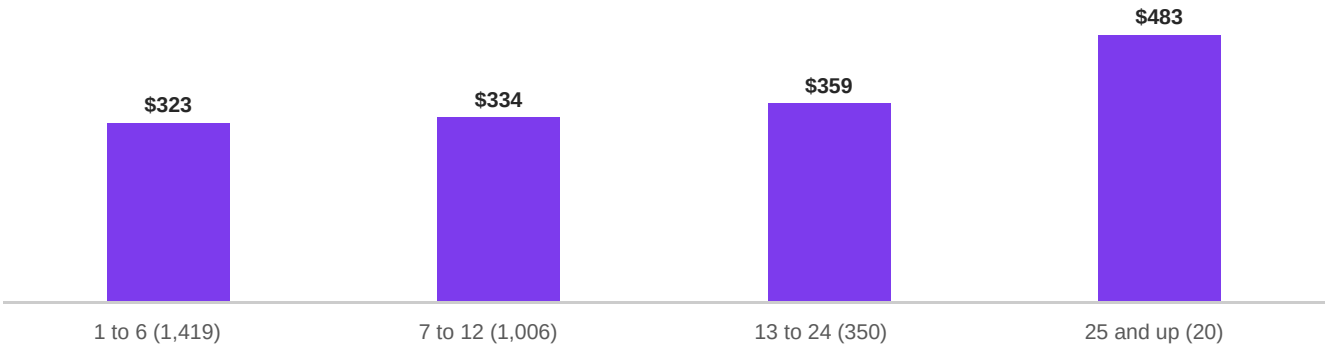
Town by town, December 2009

Ang Mo Kio: 159 sold - median $298,000 - 4-room median $365,000 - $358 psf
Bedok: 164 sold - median $310,000 - 4-room median $336,000 - $340 psf
Bishan: 76 sold - median $447,400 - 4-room median $408,000 - $400 psf
Bukit Batok: 124 sold - median $330,500 - 4-room median $376,250 - $326 psf
Bukit Merah: 106 sold - median $413,500 - 4-room median $480,000 - $436 psf
Bukit Panjang: 115 sold - median $339,000 - 4-room median $302,500 - $288 psf
Bukit Timah: 9 sold - median $422,000 - 4-room median $422,000 - $428 psf
Central Area: 19 sold - median $338,000 - 4-room median $436,944 - $495 psf
Choa Chu Kang: 137 sold - median $352,000 - 4-room median $327,000 - $299 psf
Clementi: 63 sold - median $323,000 - 4-room median $401,888 - $389 psf
Geylang: 91 sold - median $273,000 - 4-room median $382,000 - $372 psf
Hougang: 136 sold - median $349,000 - 4-room median $339,000 - $320 psf
Jurong East: 77 sold - median $390,000 - 4-room median $352,750 - $348 psf
Jurong West: 229 sold - median $328,000 - 4-room median $318,500 - $317 psf
Kallang/Whampoa: 69 sold - median $320,500 - 4-room median $410,000 - $410 psf
Marine Parade: 22 sold - median $414,000 - 4-room median $419,500 - $471 psf
Pasir Ris: 121 sold - median $410,000 - 4-room median $349,500 - $306 psf
Punggol: 81 sold - median $410,000 - 4-room median $350,000 - $347 psf
Queenstown: 81 sold - median $313,000 - 4-room median $508,000 - $436 psf
Sembawang: 71 sold - median $368,000 - 4-room median $325,000 - $311 psf
Sengkang: 147 sold - median $388,000 - 4-room median $350,500 - $333 psf
Serangoon: 77 sold - median $369,000 - 4-room median $340,000 - $323 psf
Tampines: 193 sold - median $362,000 - 4-room median $353,500 - $334 psf
Toa Payoh: 77 sold - median $310,000 - 4-room median $433,000 - $385 psf
Woodlands: 215 sold - median $328,000 - 4-room median $308,000 - $285 psf
Yishun: 136 sold - median $286,500 - 4-room median $288,500 - $299 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2009

$750,000 Blk 48 Strathmore Ave, Queenstown
5-room - storey 40 to 42 - 1,184 sqft - $633 psf - 96 yrs lease left

$740,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,561 sqft - $474 psf - 85 yrs lease left

$730,000 Blk 38 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 893 sqft - $817 psf - 62 yrs lease left

$730,000 Blk 13 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,378 sqft - $530 psf - 65 yrs lease left

$720,000 Blk 1 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,313 sqft - $548 psf - 65 yrs lease left

$711,000 Blk 81 Strathmore Ave, Queenstown
5-room - storey 22 to 24 - 1,399 sqft - $508 psf - 83 yrs lease left

$708,000 Blk 5 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $530 psf - 88 yrs lease left

$700,000 Blk 43 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $542 psf - 65 yrs lease left

$698,000 Blk 21 Holland Dr, Queenstown
5-room - storey 16 to 18 - 1,259 sqft - $554 psf - 65 yrs lease left

$695,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,561 sqft - $445 psf - 85 yrs lease left

The 5 most affordable 4-room flats, December 2009

$216,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $239 psf - 78 yrs lease left

$220,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $243 psf - 78 yrs lease left

$225,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $249 psf - 78 yrs lease left

$225,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $249 psf - 78 yrs lease left

$225,000 Blk 151 Serangoon Nth Ave 2, Serangoon

4-room - storey 01 to 03 - 926 sqft - $243 psf - 76 yrs lease left

The 10 busiest streets, December 2009

Ang Mo Kio Ave 10, Ang Mo Kio: 46 sales
Choa Chu Kang Cres, Choa Chu Kang: 36 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 35 sales
Yishun Ring Rd, Yishun: 29 sales
Rivervale Dr, Sengkang: 28 sales
Bedok Reservoir Rd, Bedok: 27 sales
Hougang Ave 8, Hougang: 26 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 25 sales
Jurong West St 65, Jurong West: 25 sales
Bedok Nth St 3, 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