HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2010

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:42 pm.
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January 2010 in full

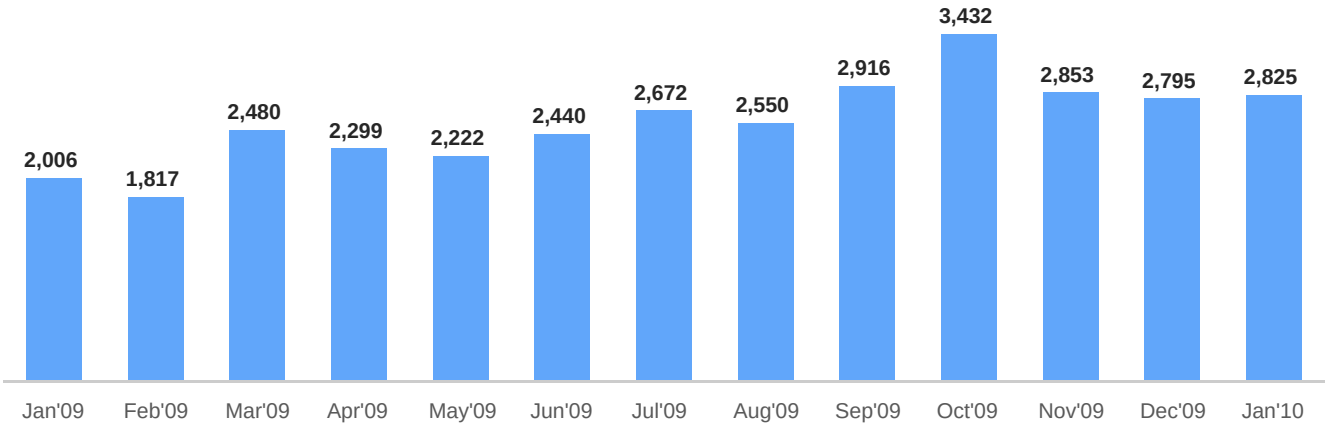
Flats sold: 2,825 Median price: $347,000 Median $psf: $333
Million-dollar flats: 0 (0.0%) Highest price: $750,000 (Bishan)

Against the month before: sales +1.1%, median price -0.9%. Against a year ago: sales +40.8%, median price +10.2%.

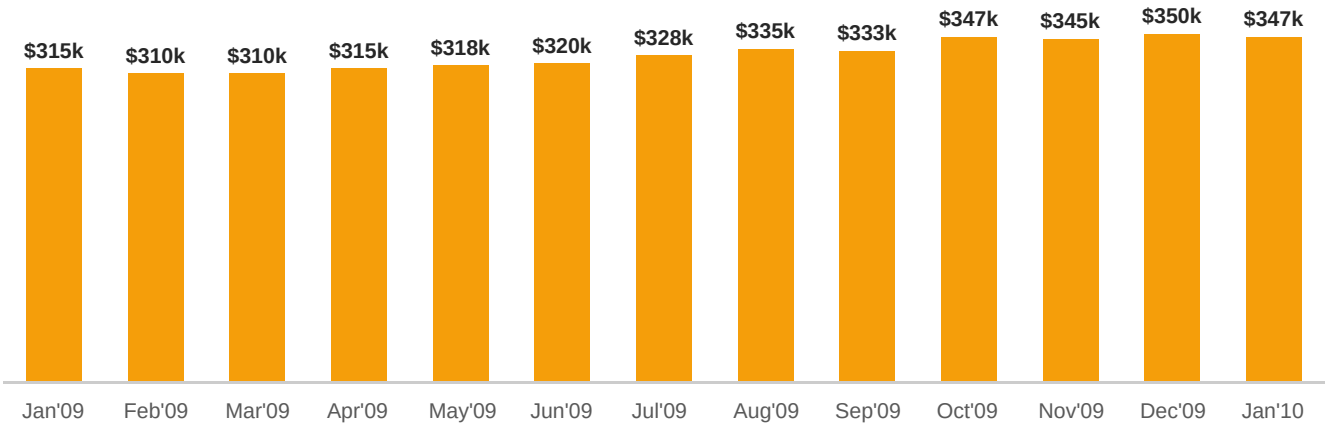
At a glance

- 2,825 HDB resale flats changed hands in January 2010, 1.1% more than the month before (2,795).
- Half of all flats sold for $347,000 or less (the median price), down 0.9% from the month before.
- A typical 4-room flat sold for $339,000 (1,041 sales), or about $323 per square foot.
- The highest price was $750,000 for an executive flat at Blk 286 Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $290,000) and the dearest was Bukit Merah (median $490,000).
- The busiest town was Woodlands with 256 sales.

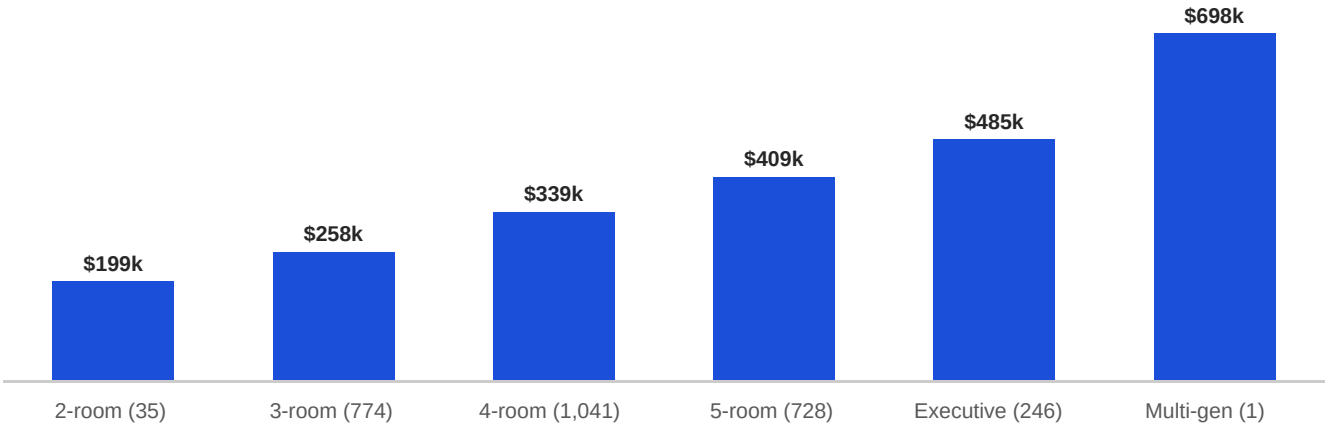
Flats sold each month, last 13 months



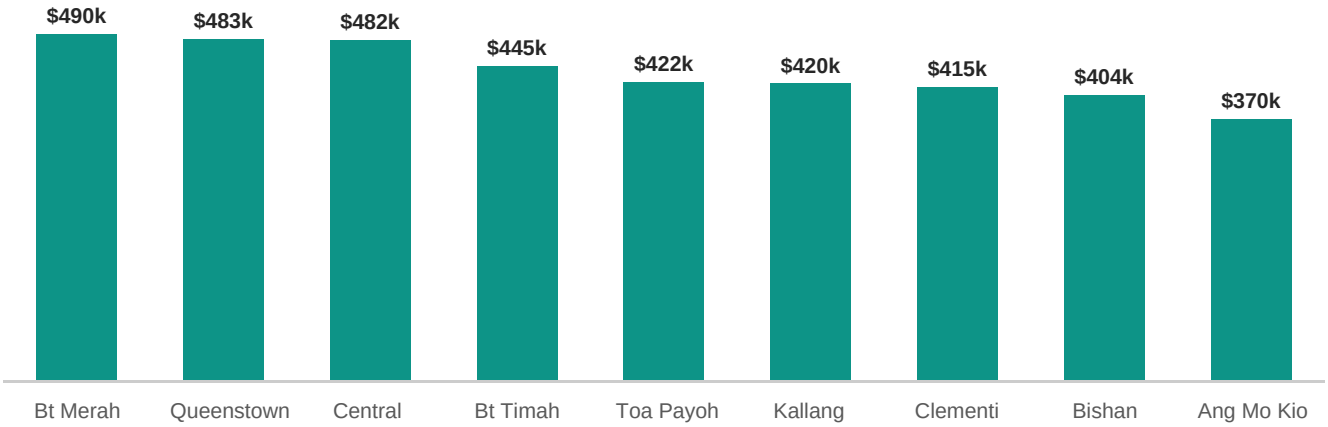
Median price each month, last 13 months



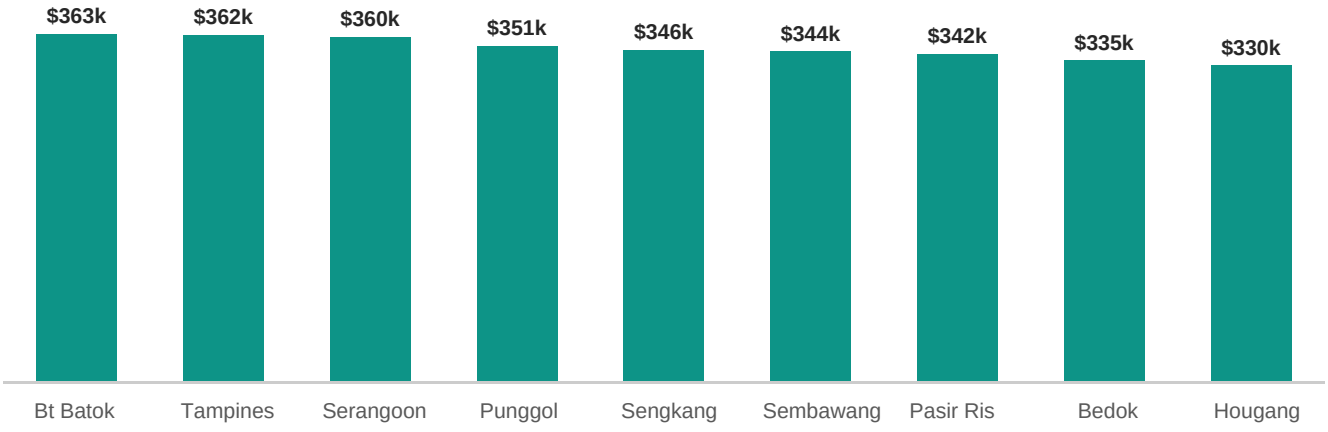
Median price by flat type (number sold), January 2010



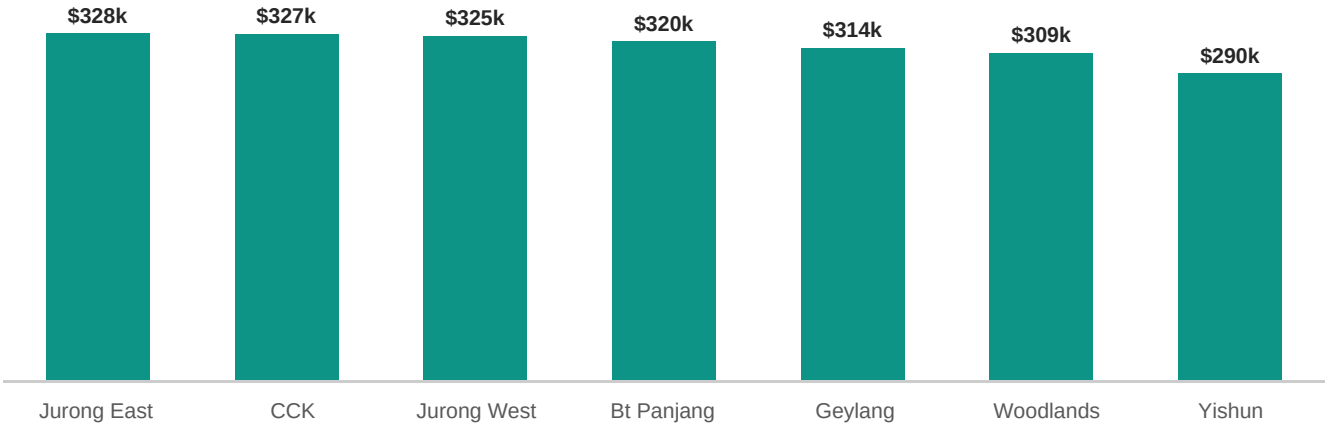
Median 4-room price by town, dearest first



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



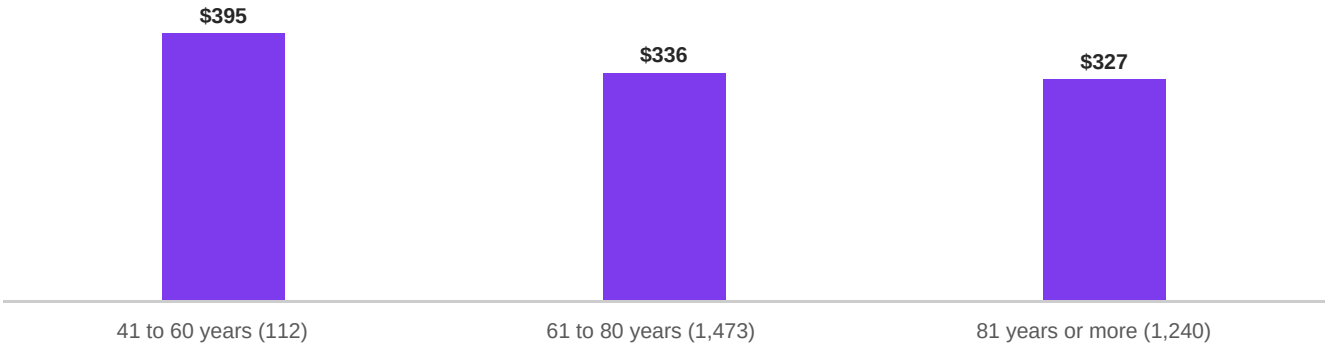
Median 4-room price by town, dearest first (continued)



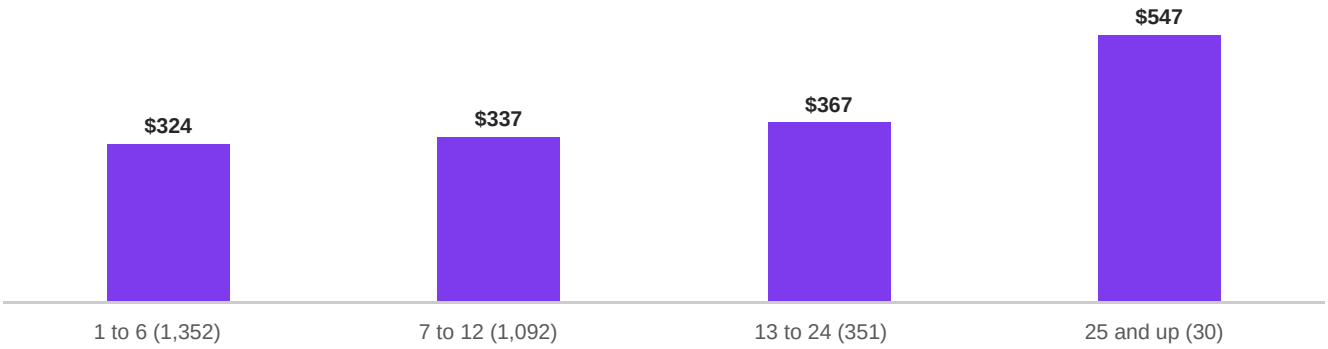
Town by town, January 2010

Ang Mo Kio: 124 sold - median $311,000 - 4-room median $369,800 - $357 psf
Bedok: 175 sold - median $293,000 - 4-room median $335,000 - $343 psf
Bishan: 64 sold - median $447,500 - 4-room median $404,000 - $390 psf
Bukit Batok: 133 sold - median $288,000 - 4-room median $363,000 - $341 psf
Bukit Merah: 105 sold - median $410,000 - 4-room median $490,000 - $444 psf
Bukit Panjang: 92 sold - median $343,000 - 4-room median $320,000 - $316 psf
Bukit Timah: 12 sold - median $450,000 - 4-room median $445,000 - $439 psf
Central Area: 23 sold - median $367,500 - 4-room median $481,500 - $485 psf
Choa Chu Kang: 151 sold - median $355,000 - 4-room median $327,000 - $295 psf
Clementi: 57 sold - median $336,000 - 4-room median $415,000 - $388 psf
Geylang: 92 sold - median $275,944 - 4-room median $314,000 - $369 psf
Hougang: 138 sold - median $342,000 - 4-room median $330,000 - $318 psf
Jurong East: 45 sold - median $377,000 - 4-room median $327,500 - $340 psf
Jurong West: 238 sold - median $344,000 - 4-room median $325,000 - $316 psf
Kallang/Whampoa: 86 sold - median $322,000 - 4-room median $420,000 - $403 psf
Marine Parade: 21 sold - median $368,000 - 4-room median n/a - $465 psf
Pasir Ris: 115 sold - median $393,000 - 4-room median $342,000 - $304 psf
Punggol: 72 sold - median $403,500 - 4-room median $350,500 - $350 psf
Queenstown: 84 sold - median $301,750 - 4-room median $483,000 - $432 psf
Sembawang: 61 sold - median $368,000 - 4-room median $344,400 - $322 psf
Sengkang: 151 sold - median $390,000 - 4-room median $346,250 - $341 psf
Serangoon: 59 sold - median $375,000 - 4-room median $360,000 - $359 psf
Tampines: 203 sold - median $370,000 - 4-room median $362,000 - $328 psf
Toa Payoh: 92 sold - median $313,944 - 4-room median $422,000 - $384 psf
Woodlands: 256 sold - median $326,000 - 4-room median $309,000 - $290 psf
Yishun: 176 sold - median $274,000 - 4-room median $290,000 - $302 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2010

$750,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $468 psf - 81 yrs lease left

$739,888 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 22 to 24 - 1,539 sqft - $481 psf - 84 yrs lease left

$721,000 Blk 3D Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,184 sqft - $609 psf - 95 yrs lease left

$720,000 Blk 102 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,636 sqft - $440 psf - 73 yrs lease left

$720,000 Blk 28 Marine Cres, Marine Parade
5-room - storey 25 to 27 - 1,378 sqft - $523 psf - 64 yrs lease left

$710,000 Blk 17 Cantonment Cl, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $600 psf - 92 yrs lease left

$710,000 Blk 104 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,690 sqft - $420 psf - 73 yrs lease left

$700,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $445 psf - 78 yrs lease left

$700,000 Blk 3D Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,184 sqft - $591 psf - 95 yrs lease left

$700,000 Blk 72 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $542 psf - 66 yrs lease left

The 5 most affordable 4-room flats, January 2010

$218,000 Blk 433 Yishun Ave 6, Yishun
4-room - storey 01 to 03 - 1,119 sqft - $195 psf - 77 yrs lease left

$230,000 Blk 247 Yishun Ave 9, Yishun
4-room - storey 01 to 03 - 904 sqft - $254 psf - 74 yrs lease left

$230,000 Blk 246 Yishun Ave 9, Yishun
4-room - storey 01 to 03 - 904 sqft - $254 psf - 74 yrs lease left

$230,000 Blk 423 Yishun Ave 11, Yishun
4-room - storey 01 to 03 - 904 sqft - $254 psf - 77 yrs lease left

$231,000 Blk 404 Yishun Ave 6, Yishun
4-room - storey 01 to 03 - 904 sqft - $255 psf - 77 yrs lease left

The 10 busiest streets, January 2010

Yishun Ring Rd, Yishun: 43 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Bedok Nth St 3, Bedok: 34 sales
Bedok Reservoir Rd, Bedok: 34 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Jurong West St 61, Jurong West: 26 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 25 sales
Tampines St 21, Tampines: 25 sales
Woodlands Dr 16, Woodlands: 25 sales
Circuit Rd, Geylang: 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.

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