HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2010

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

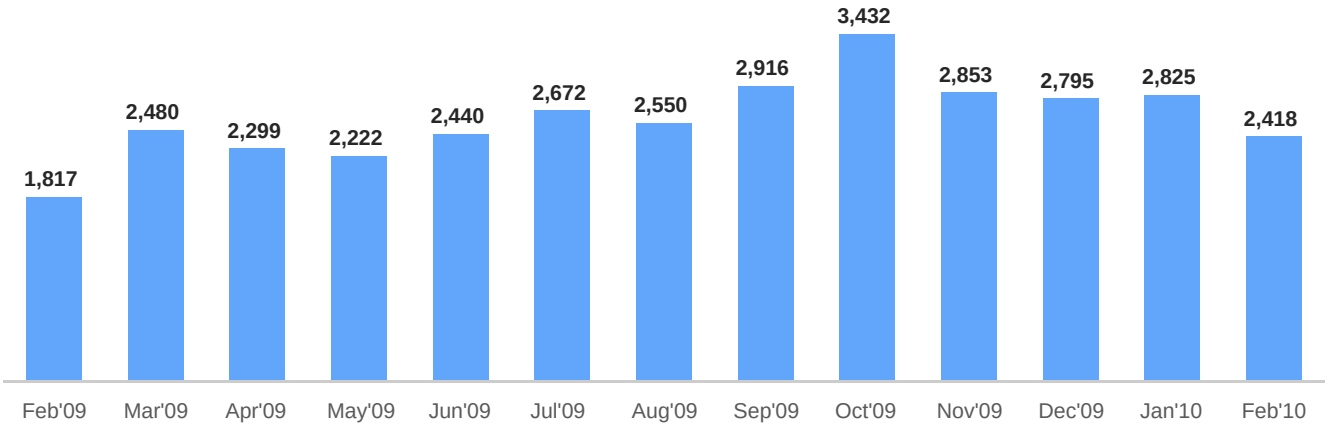
Flats sold: 2,418 Median price: $348,000 Median $psf: $337
Million-dollar flats: 0 (0.0%) Highest price: $800,000 (Kallang/Whampoa)

Against the month before: sales -14.4%, median price +0.3%. Against a year ago: sales +33.1%, median price +12.3%.

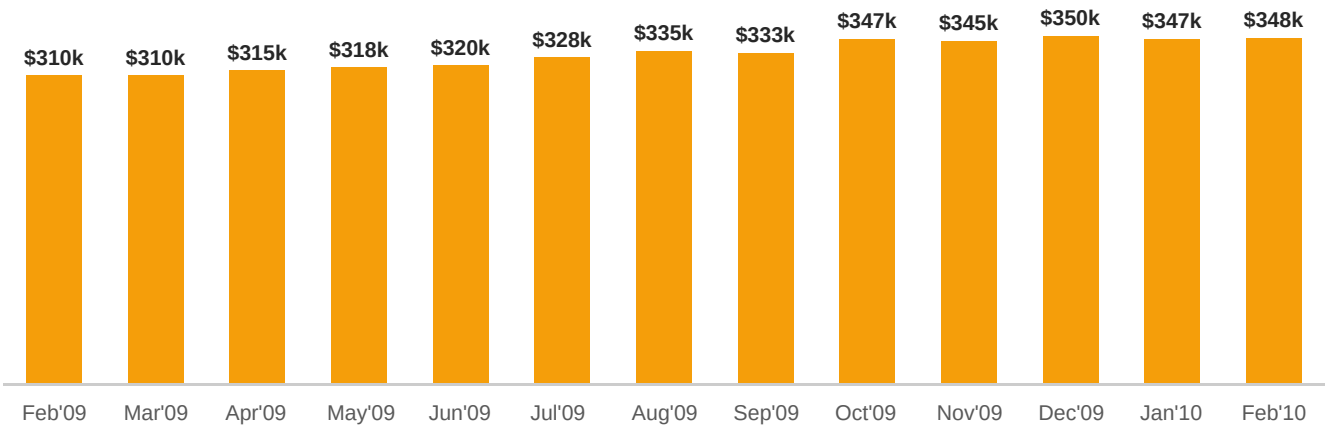
At a glance

- 2,418 HDB resale flats changed hands in February 2010, 14.4% fewer than the month before (2,825).
- Half of all flats sold for $348,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $340,800 (905 sales), or about $326 per square foot.
- The highest price was $800,000 for a 3-room flat at Blk 60 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $290,000) and the dearest was Queenstown (median $548,000).
- The busiest town was Woodlands with 212 sales.

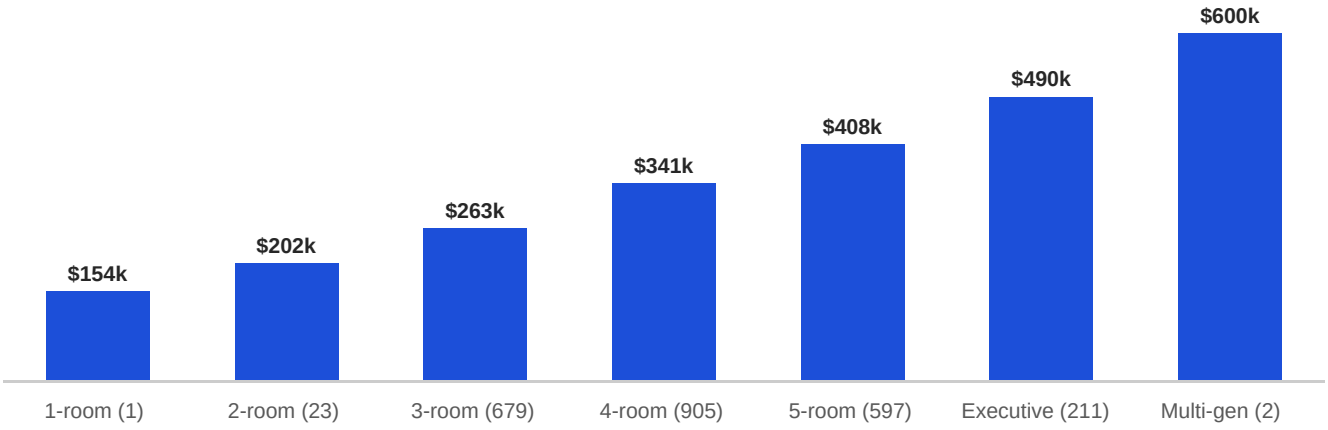
Flats sold each month, last 13 months



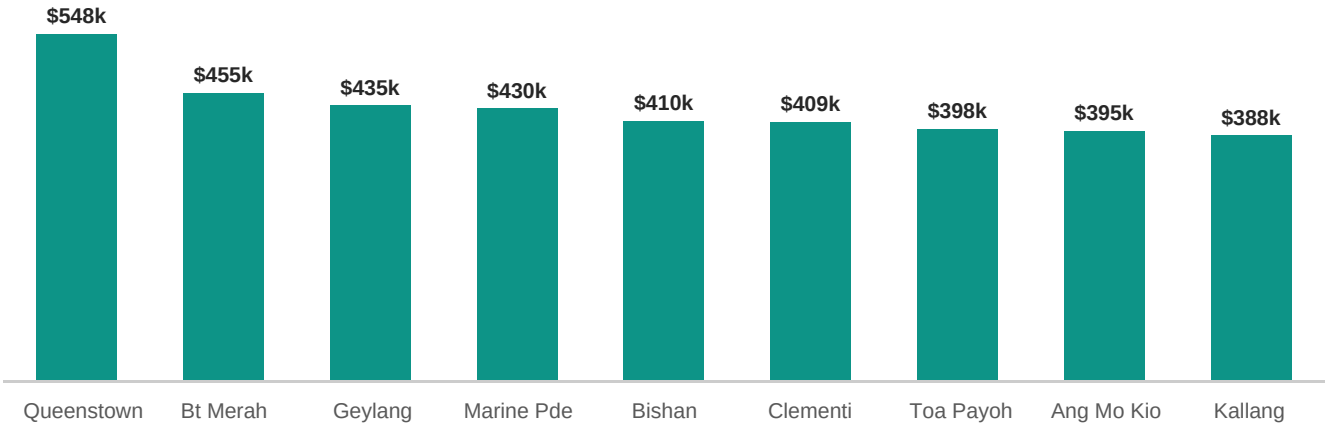
Median price each month, last 13 months



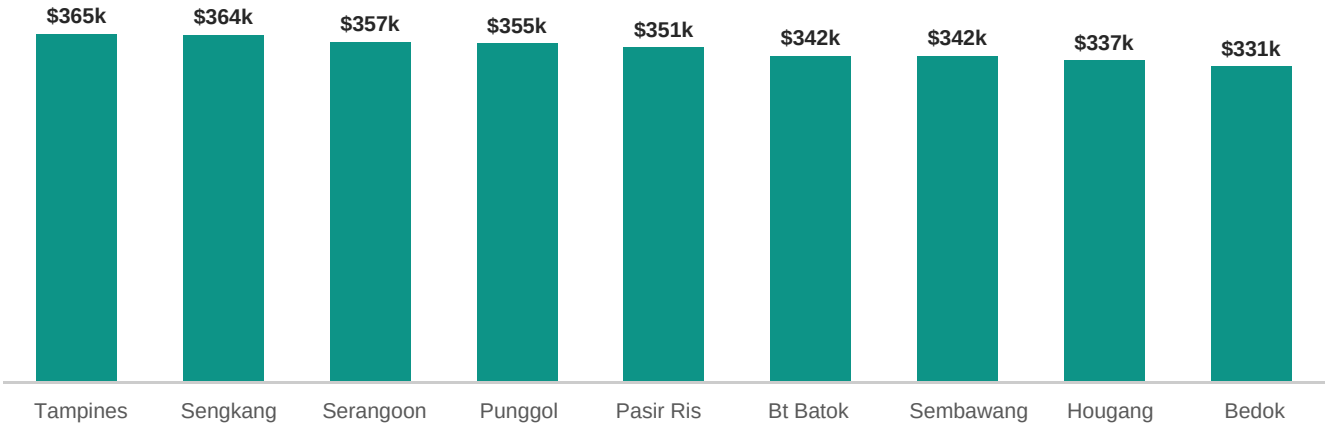
Median price by flat type (number sold), February 2010



Median 4-room price by town, dearest first



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



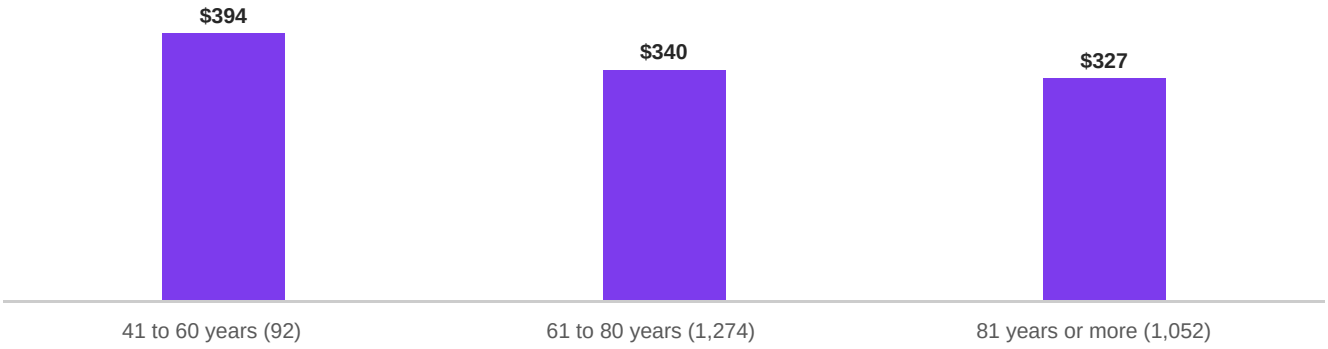
Median 4-room price by town, dearest first (continued)



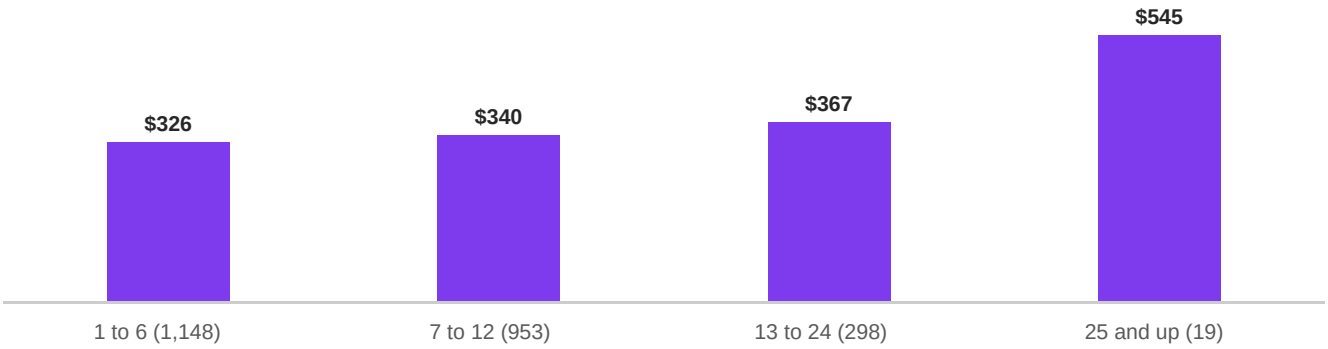
Town by town, February 2010

Ang Mo Kio: 120 sold - median $293,000 - 4-room median $395,000 - $370 psf
Bedok: 142 sold - median $294,500 - 4-room median $330,500 - $349 psf
Bishan: 47 sold - median $425,000 - 4-room median $410,000 - $406 psf
Bukit Batok: 105 sold - median $315,000 - 4-room median $342,000 - $341 psf
Bukit Merah: 86 sold - median $406,000 - 4-room median $454,694 - $444 psf
Bukit Panjang: 78 sold - median $344,500 - 4-room median $308,000 - $308 psf
Bukit Timah: 8 sold - median $580,900 - 4-room median n/a - $422 psf
Central Area: 19 sold - median $360,000 - 4-room median n/a - $519 psf
Choa Chu Kang: 127 sold - median $355,000 - 4-room median $330,000 - $300 psf
Clementi: 57 sold - median $325,000 - 4-room median $408,500 - $387 psf
Geylang: 66 sold - median $279,444 - 4-room median $435,000 - $376 psf
Hougang: 123 sold - median $343,000 - 4-room median $337,000 - $325 psf
Jurong East: 71 sold - median $320,000 - 4-room median $325,500 - $339 psf
Jurong West: 201 sold - median $355,000 - 4-room median $325,000 - $320 psf
Kallang/Whampoa: 76 sold - median $331,500 - 4-room median $387,500 - $385 psf
Marine Parade: 21 sold - median $415,000 - 4-room median $430,000 - $469 psf
Pasir Ris: 92 sold - median $398,444 - 4-room median $351,000 - $308 psf
Punggol: 59 sold - median $400,000 - 4-room median $355,000 - $356 psf
Queenstown: 56 sold - median $336,500 - 4-room median $548,000 - $447 psf
Sembawang: 70 sold - median $365,944 - 4-room median $341,900 - $325 psf
Sengkang: 124 sold - median $391,900 - 4-room median $364,000 - $342 psf
Serangoon: 51 sold - median $371,000 - 4-room median $356,500 - $351 psf
Tampines: 179 sold - median $360,000 - 4-room median $365,000 - $339 psf
Toa Payoh: 77 sold - median $322,000 - 4-room median $398,000 - $383 psf
Woodlands: 212 sold - median $331,000 - 4-room median $310,000 - $290 psf
Yishun: 151 sold - median $286,000 - 4-room median $290,000 - $299 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2010

$800,000 Blk 60 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,228 sqft - $359 psf - 61 yrs lease left

$780,000 Blk 212 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,679 sqft - $465 psf - 81 yrs lease left

$760,000 Blk 40 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,390 sqft - $318 psf - 61 yrs lease left

$730,000 Blk 11 Holland Dr, Queenstown
5-room - storey 22 to 24 - 1,582 sqft - $461 psf - 64 yrs lease left

$727,000 Blk 19 Jln Membina, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $614 psf - 92 yrs lease left

$710,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 19 to 21 - 1,292 sqft - $550 psf - 63 yrs lease left

$710,000 Blk 152 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,184 sqft - $600 psf - 95 yrs lease left

$706,223 Blk 49 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,625 sqft - $435 psf - 61 yrs lease left

$700,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $445 psf - 77 yrs lease left

$700,000 Blk 115 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,604 sqft - $436 psf - 74 yrs lease left

The 5 most affordable 4-room flats, February 2010

$226,500 Blk 435 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $251 psf - 77 yrs lease left

$235,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $260 psf - 77 yrs lease left

$237,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $262 psf - 77 yrs lease left

$238,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 07 to 09 - 1,001 sqft - $238 psf - 70 yrs lease left

$240,000 Blk 426 Bt Batok West Ave 2, Bukit Batok

4-room - storey 04 to 06 - 893 sqft - $269 psf - 76 yrs lease left

The 10 busiest streets, February 2010

Yishun Ring Rd, Yishun: 42 sales
Bedok Reservoir Rd, Bedok: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Choa Chu Kang Cres, Choa Chu Kang: 27 sales
Hougang Ave 8, Hougang: 27 sales
Circuit Rd, Geylang: 23 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 22 sales
Jurong West St 61, Jurong West: 22 sales
Bedok Nth Rd, Bedok: 20 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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