HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2010

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

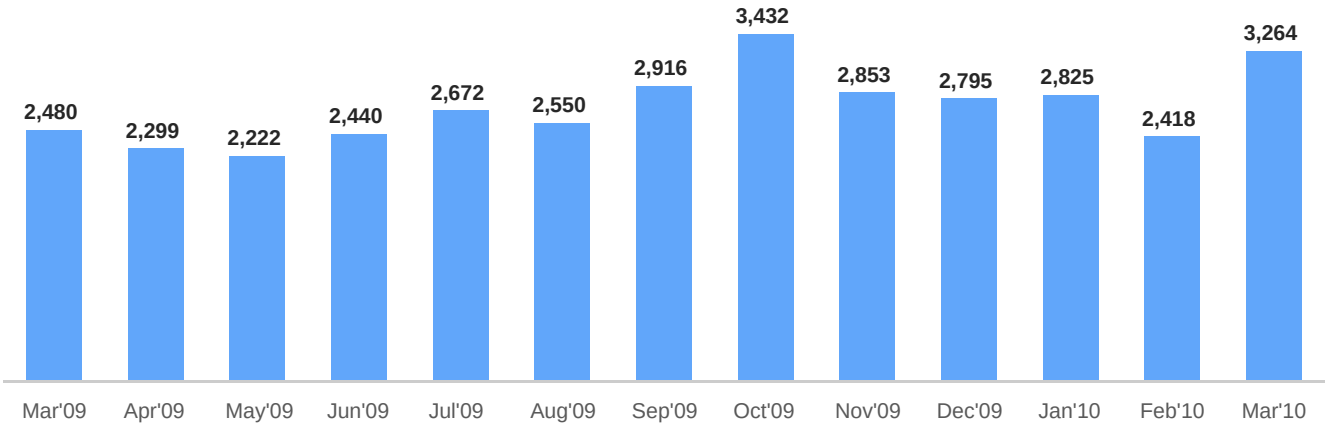
Flats sold: 3,264 Median price: $350,000 Median $psf: $339
Million-dollar flats: 0 (0.0%) Highest price: $800,000 (Queenstown)

Against the month before: sales +35.0%, median price +0.6%. Against a year ago: sales +31.6%, median price +12.9%.

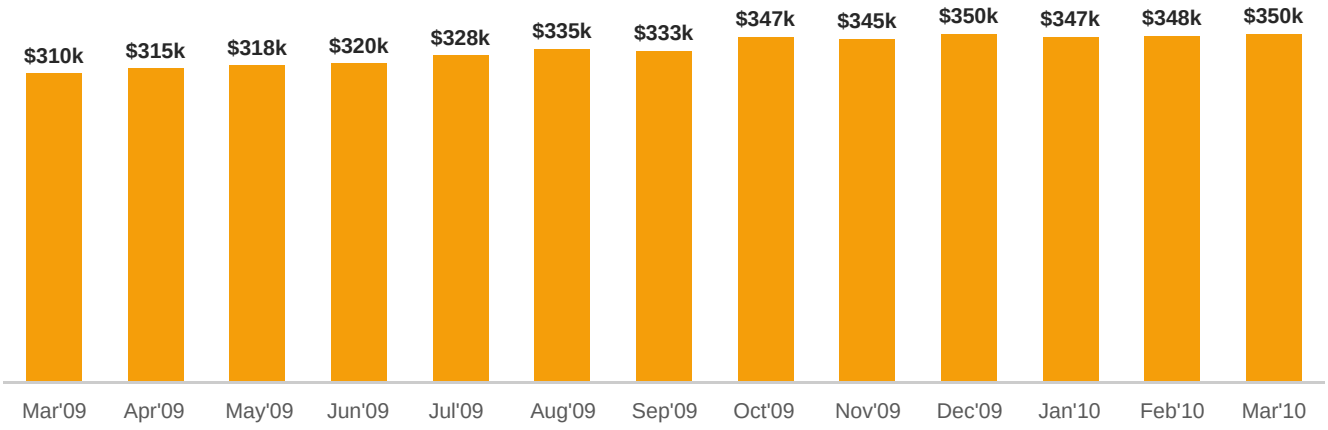
At a glance

- 3,264 HDB resale flats changed hands in March 2010, 35.0% more than the month before (2,418).
- Half of all flats sold for $350,000 or less (the median price), up 0.6% from the month before.
- A typical 4-room flat sold for $343,000 (1,287 sales), or about $330 per square foot.
- The highest price was $800,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $296,000) and the dearest was Queenstown (median $507,000).
- The busiest town was Woodlands with 298 sales.

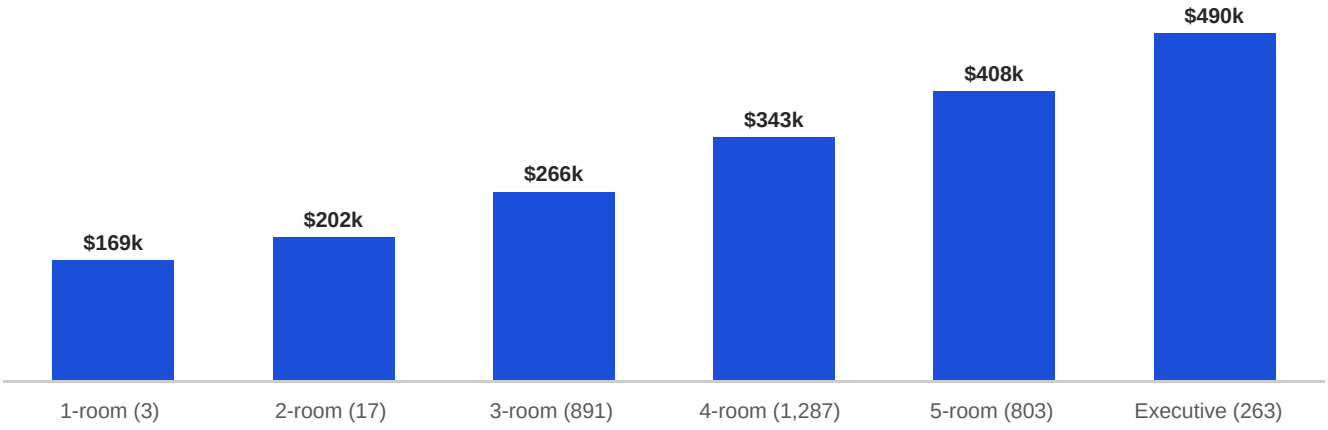
Flats sold each month, last 13 months



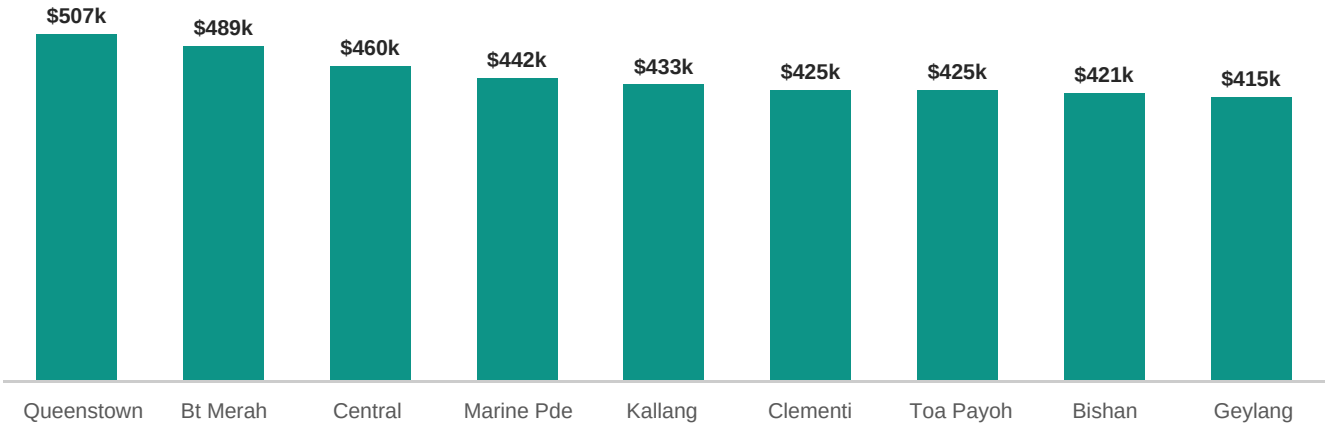
Median price each month, last 13 months



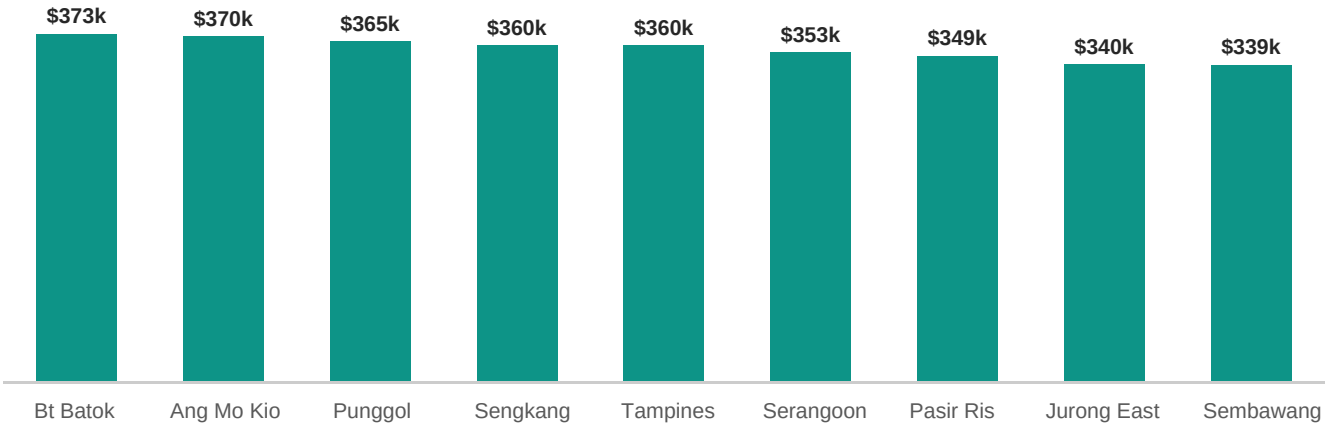
Median price by flat type (number sold), March 2010



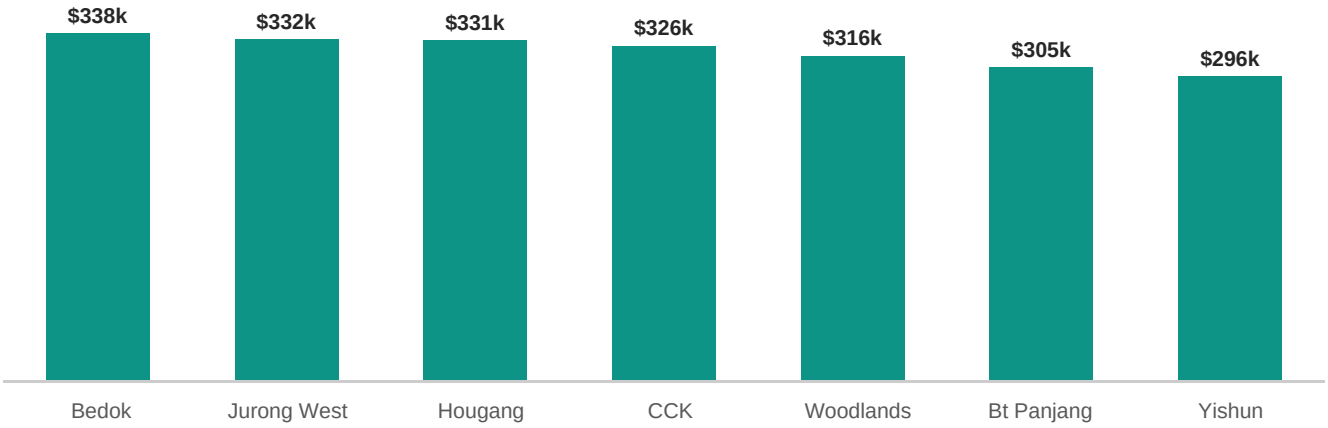
Median 4-room price by town, dearest first



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



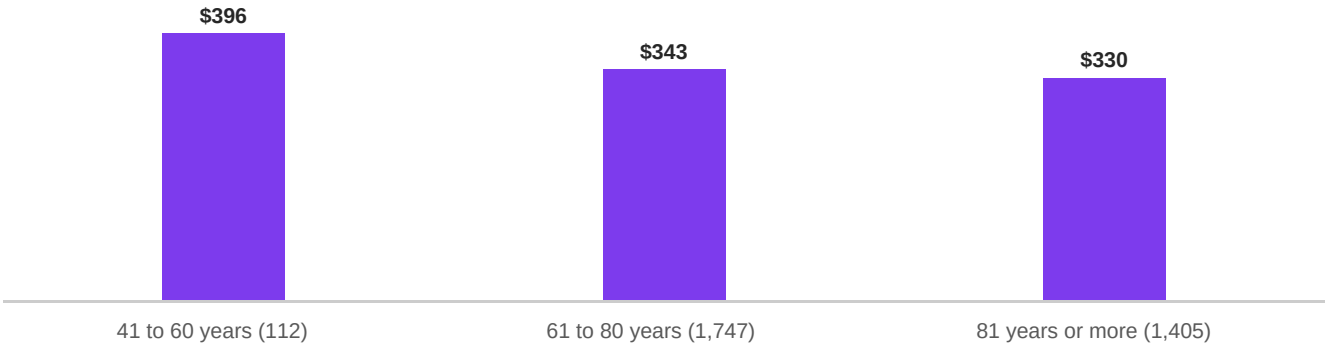
Median 4-room price by town, dearest first (continued)



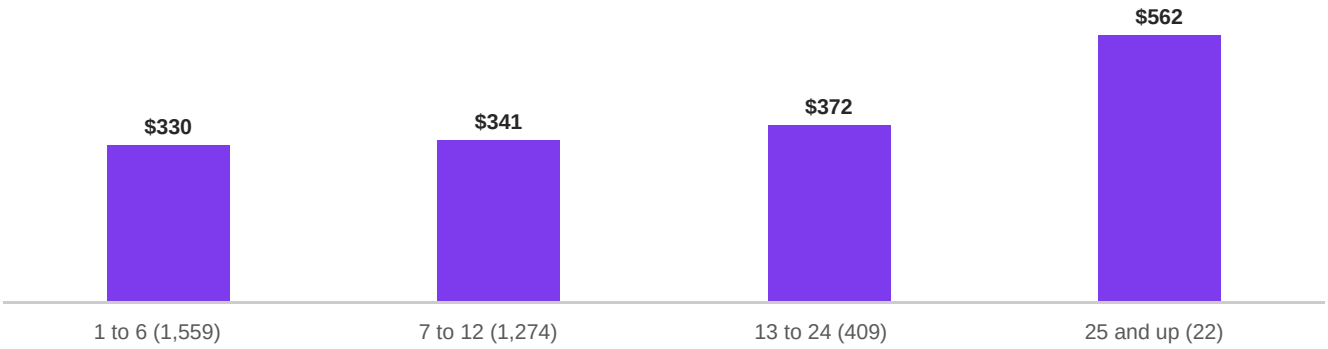
Town by town, March 2010

Ang Mo Kio: 158 sold - median $299,500 - 4-room median $370,000 - $368 psf
Bedok: 192 sold - median $296,500 - 4-room median $338,000 - $351 psf
Bishan: 71 sold - median $438,000 - 4-room median $420,500 - $401 psf
Bukit Batok: 146 sold - median $338,500 - 4-room median $372,500 - $345 psf
Bukit Merah: 126 sold - median $416,000 - 4-room median $489,000 - $450 psf
Bukit Panjang: 121 sold - median $322,000 - 4-room median $305,000 - $307 psf
Bukit Timah: 15 sold - median $463,000 - 4-room median n/a - $465 psf
Central Area: 27 sold - median $400,000 - 4-room median $460,000 - $524 psf
Choa Chu Kang: 166 sold - median $356,250 - 4-room median $326,000 - $298 psf
Clementi: 86 sold - median $319,000 - 4-room median $425,000 - $401 psf
Geylang: 99 sold - median $288,000 - 4-room median $414,500 - $379 psf
Hougang: 176 sold - median $353,000 - 4-room median $331,000 - $324 psf
Jurong East: 84 sold - median $341,000 - 4-room median $340,000 - $346 psf
Jurong West: 285 sold - median $350,000 - 4-room median $332,000 - $319 psf
Kallang/Whampoa: 77 sold - median $310,000 - 4-room median $433,000 - $391 psf
Marine Parade: 22 sold - median $410,000 - 4-room median $442,000 - $488 psf
Pasir Ris: 110 sold - median $390,000 - 4-room median $349,000 - $307 psf
Punggol: 79 sold - median $410,000 - 4-room median $364,500 - $357 psf
Queenstown: 90 sold - median $303,500 - 4-room median $507,000 - $433 psf
Sembawang: 79 sold - median $361,000 - 4-room median $339,000 - $322 psf
Sengkang: 186 sold - median $391,250 - 4-room median $360,000 - $349 psf
Serangoon: 62 sold - median $345,050 - 4-room median $352,500 - $355 psf
Tampines: 216 sold - median $372,000 - 4-room median $360,000 - $338 psf
Toa Payoh: 92 sold - median $310,000 - 4-room median $425,000 - $400 psf
Woodlands: 298 sold - median $332,000 - 4-room median $316,000 - $296 psf
Yishun: 201 sold - median $288,888 - 4-room median $296,000 - $310 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2010

$800,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $495 psf - 84 yrs lease left

$780,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $659 psf - 92 yrs lease left

$742,000 Blk 3 Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,335 sqft - $556 psf - 87 yrs lease left

$730,000 Blk 9 Cantonment Cl, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $617 psf - 91 yrs lease left

$730,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $590 psf - 94 yrs lease left

$730,000 Blk 1 Queen's Rd, Bukit Timah
5-room - storey 16 to 18 - 1,324 sqft - $551 psf - 63 yrs lease left

$725,000 Blk 447 Bright Hill Dr, Bishan
Executive - storey 22 to 24 - 1,819 sqft - $399 psf - 79 yrs lease left

$720,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,410 sqft - $511 psf - 73 yrs lease left

$720,000 Blk 2C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 13 to 15 - 1,184 sqft - $608 psf - 95 yrs lease left

$715,000 Blk 55 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,830 sqft - $391 psf - 61 yrs lease left

The 5 most affordable 4-room flats, March 2010

$220,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $227 psf - 63 yrs lease left

$225,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $230 psf - 69 yrs lease left

$226,000 Blk 276 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $250 psf - 74 yrs lease left

$238,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $263 psf - 77 yrs lease left

$240,000 Blk 244 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $265 psf - 74 yrs lease left

The 10 busiest streets, March 2010

Yishun Ring Rd, Yishun: 60 sales
Bedok Reservoir Rd, Bedok: 46 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 44 sales
Choa Chu Kang Cres, Choa Chu Kang: 39 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 37 sales
Jurong West St 61, Jurong West: 34 sales
Rivervale Dr, Sengkang: 32 sales
Jurong West St 65, Jurong West: 30 sales
Hougang Ave 8, Hougang: 28 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 27 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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