HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2010

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

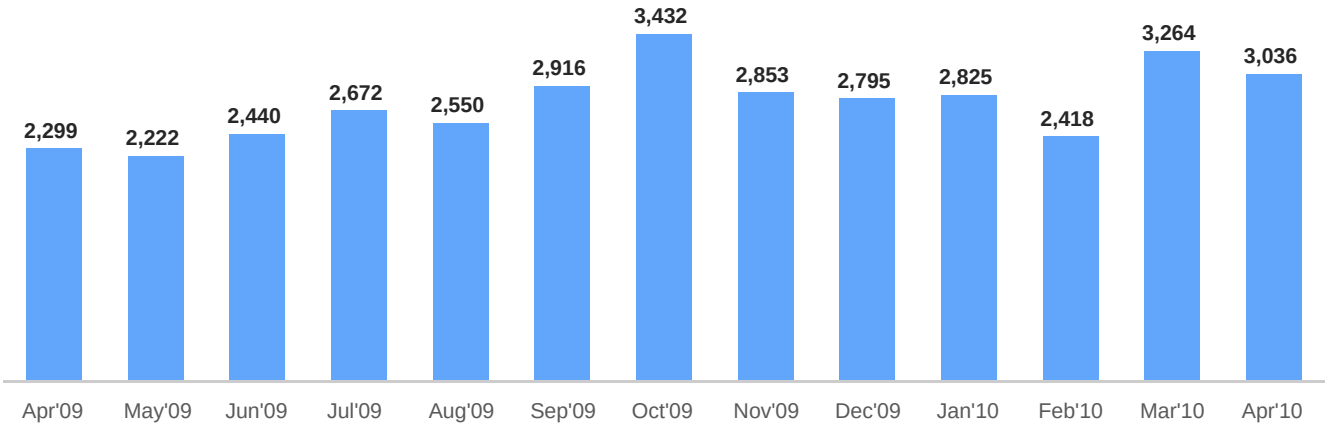
Flats sold: 3,036 Median price: $351,500 Median $psf: $344
Million-dollar flats: 0 (0.0%) Highest price: $780,000 (Toa Payoh)

Against the month before: sales -7.0%, median price +0.4%. Against a year ago: sales +32.1%, median price +11.6%.

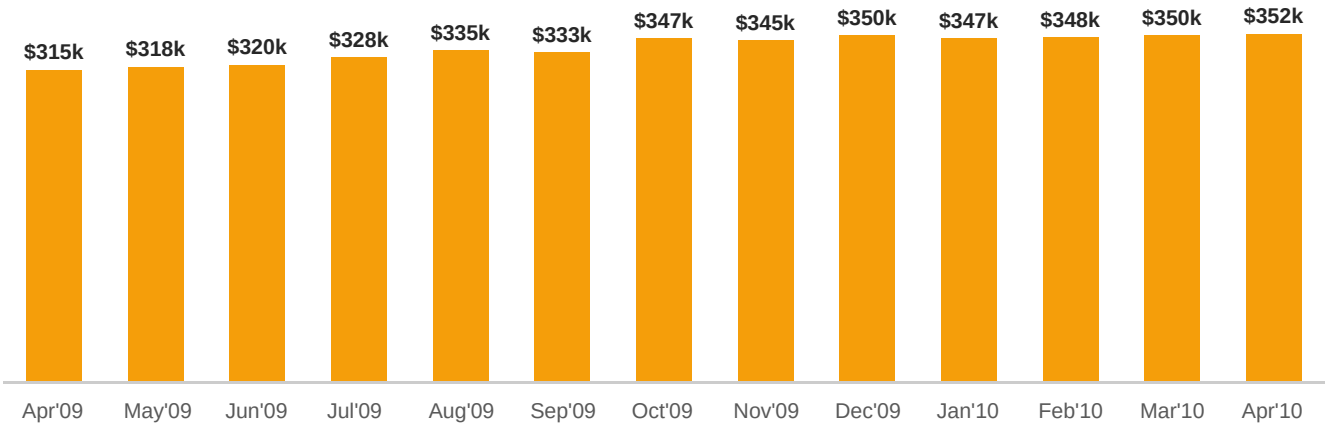
At a glance

- 3,036 HDB resale flats changed hands in April 2010, 7.0% fewer than the month before (3,264).
- Half of all flats sold for $351,500 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $347,000 (1,143 sales), or about $332 per square foot.
- The highest price was $780,000 for a 5-room flat at Blk 152 Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $293,000) and the dearest was Bukit Merah (median $523,088).
- The busiest town was Woodlands with 325 sales.

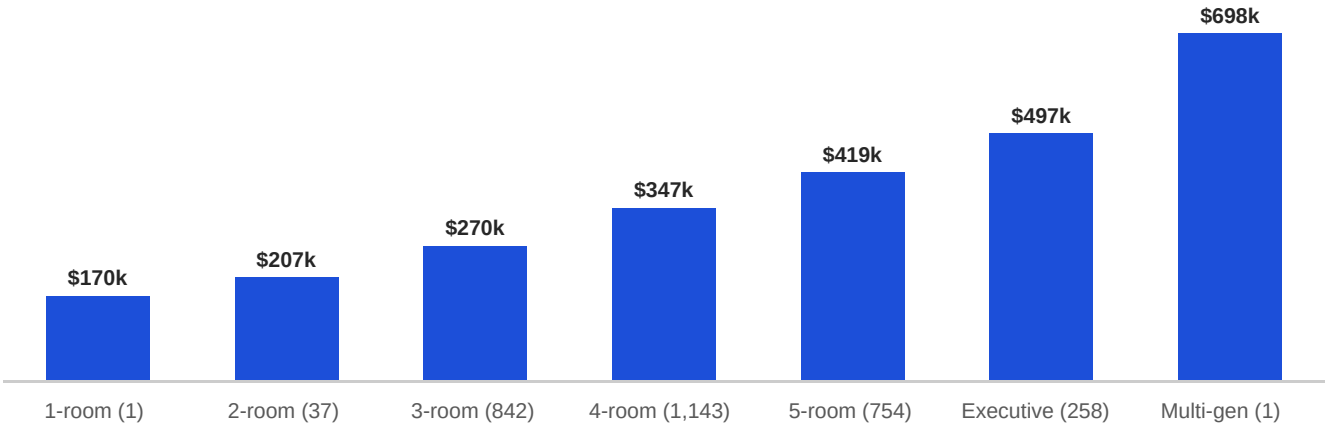
Flats sold each month, last 13 months



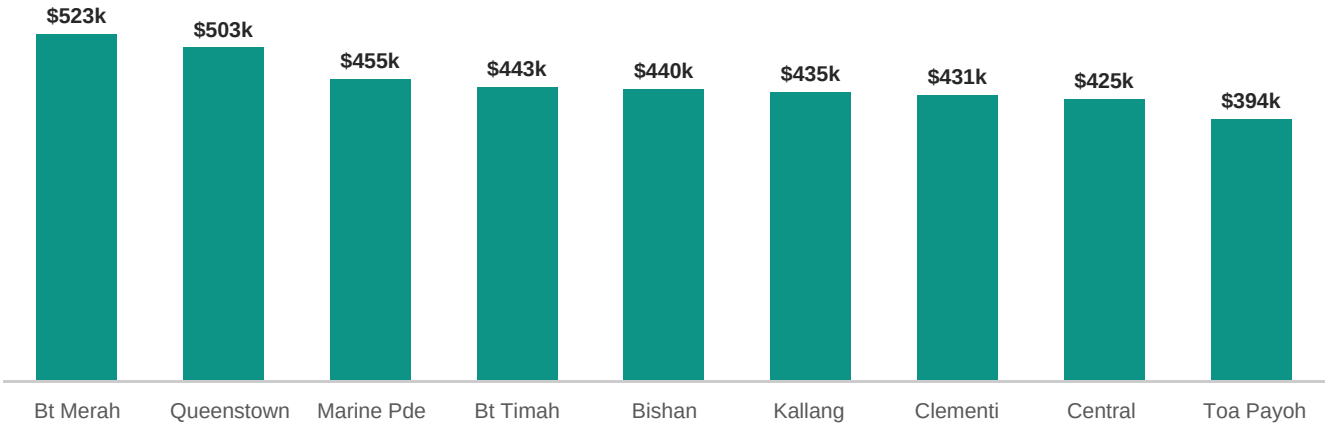
Median price each month, last 13 months



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



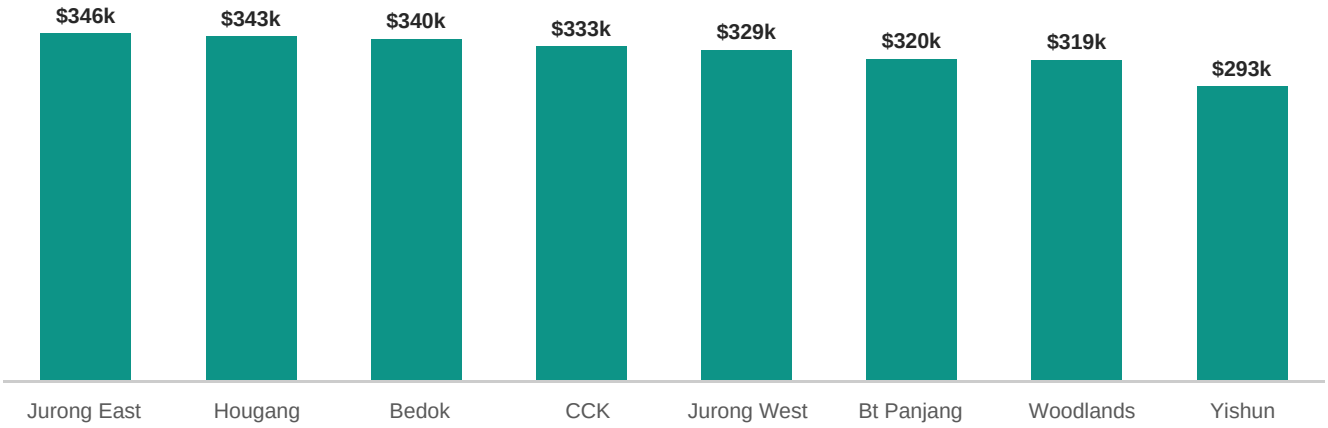
Median 4-room price by town, dearest first



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



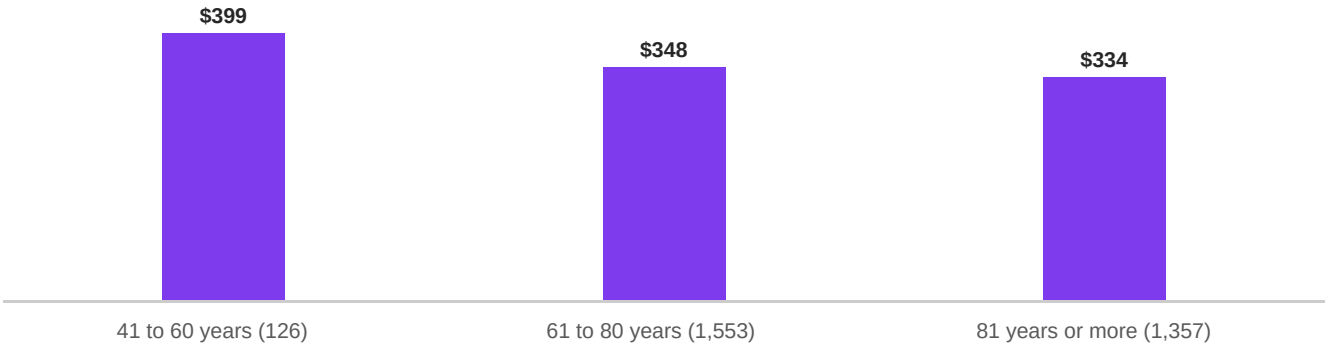
Median 4-room price by town, dearest first (continued)



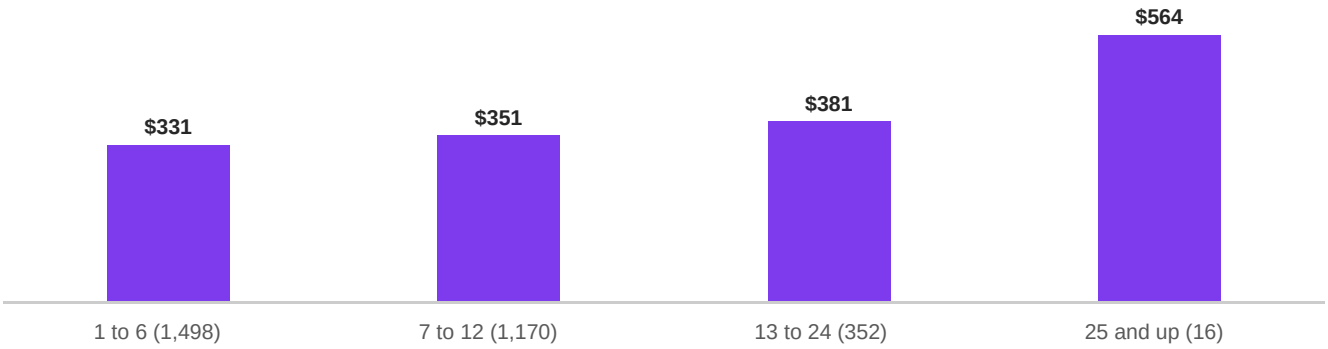
Town by town, April 2010

Ang Mo Kio: 153 sold - median $310,000 - 4-room median $369,000 - $374 psf
Bedok: 178 sold - median $330,000 - 4-room median $340,000 - $358 psf
Bishan: 64 sold - median $472,500 - 4-room median $440,000 - $415 psf
Bukit Batok: 126 sold - median $320,500 - 4-room median $355,000 - $339 psf
Bukit Merah: 105 sold - median $418,000 - 4-room median $523,088 - $459 psf
Bukit Panjang: 108 sold - median $344,750 - 4-room median $320,000 - $311 psf
Bukit Timah: 7 sold - median $460,000 - 4-room median $442,500 - $434 psf
Central Area: 32 sold - median $357,500 - 4-room median $425,000 - $505 psf
Choa Chu Kang: 138 sold - median $357,000 - 4-room median $332,500 - $302 psf
Clementi: 72 sold - median $350,500 - 4-room median $430,500 - $419 psf
Geylang: 87 sold - median $269,288 - 4-room median $350,000 - $373 psf
Hougang: 160 sold - median $355,500 - 4-room median $342,500 - $333 psf
Jurong East: 70 sold - median $326,500 - 4-room median $345,500 - $349 psf
Jurong West: 242 sold - median $360,000 - 4-room median $329,000 - $326 psf
Kallang/Whampoa: 104 sold - median $370,000 - 4-room median $435,000 - $403 psf
Marine Parade: 28 sold - median $408,000 - 4-room median $455,000 - $489 psf
Pasir Ris: 108 sold - median $411,500 - 4-room median $355,000 - $312 psf
Punggol: 77 sold - median $429,000 - 4-room median $366,000 - $364 psf
Queenstown: 96 sold - median $317,500 - 4-room median $502,500 - $451 psf
Sembawang: 69 sold - median $388,000 - 4-room median $348,000 - $324 psf
Sengkang: 169 sold - median $402,000 - 4-room median $365,000 - $356 psf
Serangoon: 52 sold - median $366,000 - 4-room median $353,500 - $359 psf
Tampines: 210 sold - median $369,000 - 4-room median $368,000 - $341 psf
Toa Payoh: 81 sold - median $310,000 - 4-room median $394,250 - $393 psf
Woodlands: 325 sold - median $336,800 - 4-room median $319,250 - $296 psf
Yishun: 175 sold - median $277,000 - 4-room median $293,000 - $310 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2010

$780,000 Blk 152 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 31 to 33 - 1,184 sqft - $659 psf - 95 yrs lease left

$770,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 10 to 12 - 1,442 sqft - $534 psf - 85 yrs lease left

$760,000 Blk 2C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 16 to 18 - 1,184 sqft - $642 psf - 95 yrs lease left

$750,000 Blk 224 Bishan St 23, Bishan
Executive - storey 22 to 24 - 1,518 sqft - $494 psf - 81 yrs lease left

$750,000 Blk 116 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,625 sqft - $461 psf - 73 yrs lease left

$743,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $470 psf - 84 yrs lease left

$733,000 Blk 28 Marine Cres, Marine Parade
5-room - storey 16 to 18 - 1,356 sqft - $540 psf - 64 yrs lease left

$728,000 Blk 2 Delta Ave, Bukit Merah
5-room - storey 25 to 27 - 1,313 sqft - $554 psf - 74 yrs lease left

$712,000 Blk 77 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,313 sqft - $542 psf - 66 yrs lease left

$705,000 Blk 80 Strathmore Ave, Queenstown
5-room - storey 04 to 06 - 1,399 sqft - $504 psf - 82 yrs lease left

The 5 most affordable 4-room flats, April 2010

$195,000 Blk 236 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 1,076 sqft - $181 psf - 74 yrs lease left

$210,000 Blk 104 Teck Whye Lane, Choa Chu Kang

4-room - storey 01 to 03 - 1,119 sqft - $188 psf - 78 yrs lease left

$236,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $244 psf - 65 yrs lease left

$236,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $249 psf - 65 yrs lease left

$242,000 Blk 246 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $268 psf - 74 yrs lease left

The 10 busiest streets, April 2010

Yishun Ring Rd, Yishun: 51 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 48 sales
Bedok Reservoir Rd, Bedok: 38 sales
Woodlands Ring Rd, Woodlands: 34 sales
Jurong West St 65, Jurong West: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Hougang Ave 8, Hougang: 28 sales
Choa Chu Kang Cres, Choa Chu Kang: 27 sales
Jurong West St 61, Jurong West: 26 sales
Woodlands Dr 16, Woodlands: 26 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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