HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2010

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

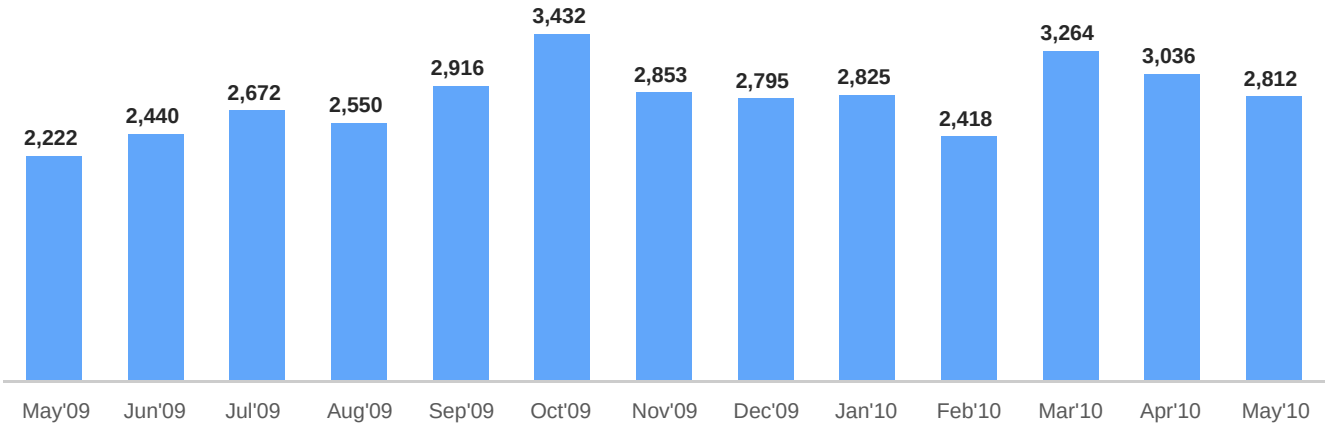
Flats sold: 2,812 **Median price: $360,000** **Median $psf: $351**
Million-dollar flats: 0 (0.0%) **Highest price: $780,000 (Queenstown)**

Against the month before: sales -7.4%, median price +2.4%. Against a year ago: sales +26.6%, median price +13.2%.

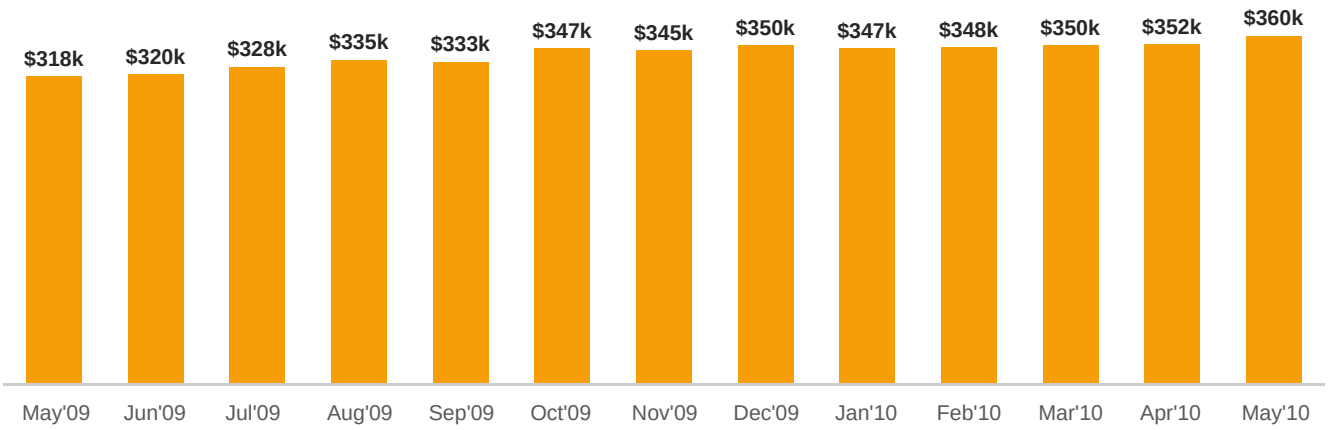
At a glance

- 2,812 HDB resale flats changed hands in May 2010, 7.4% fewer than the month before (3,036).
- Half of all flats sold for $360,000 or less (the median price), up 2.4% from the month before.
- A typical 4-room flat sold for $355,000 (1,072 sales), or about $340 per square foot.
- The highest price was $780,000 for a 5-room flat at Blk 52 Strathmore Ave, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $298,000) and the dearest was Queenstown (median $525,900).
- The busiest town was Jurong West with 242 sales.

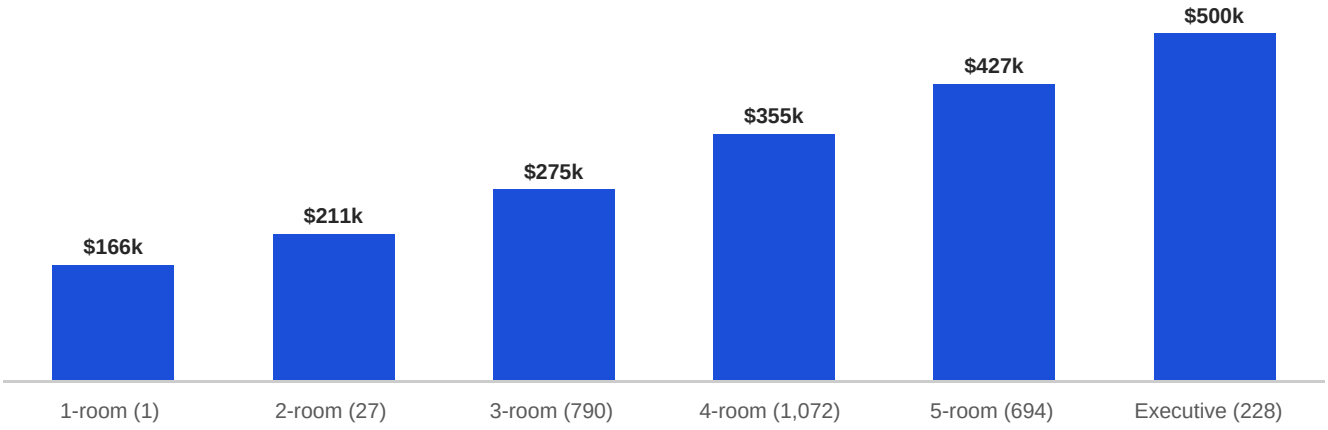
Flats sold each month, last 13 months



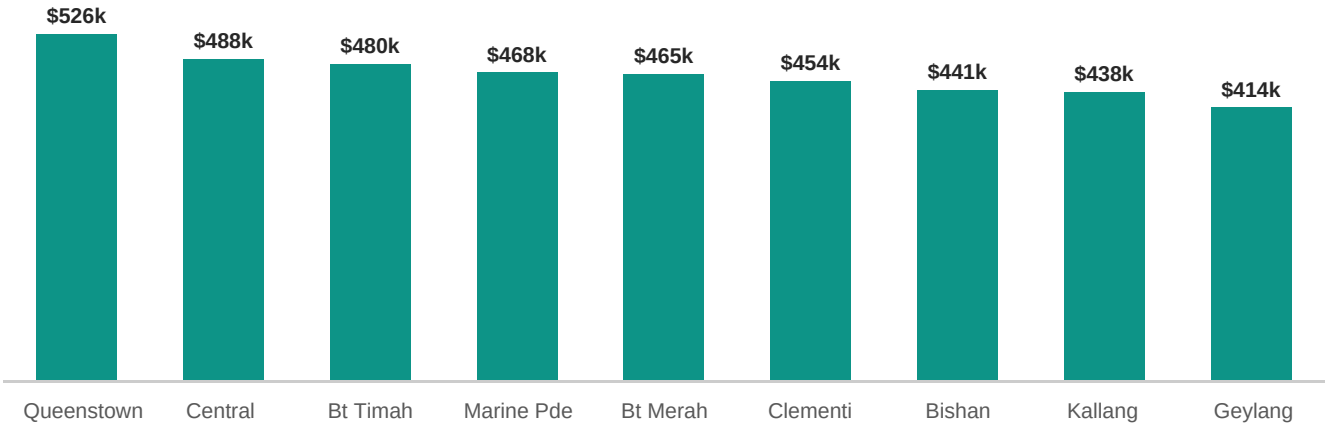
Median price each month, last 13 months



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



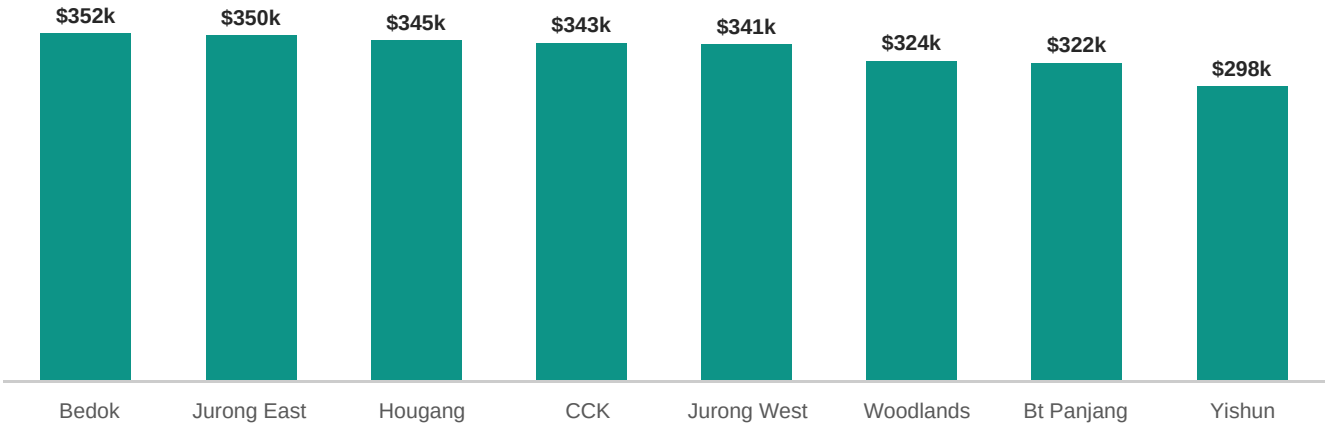
Median 4-room price by town, dearest first



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



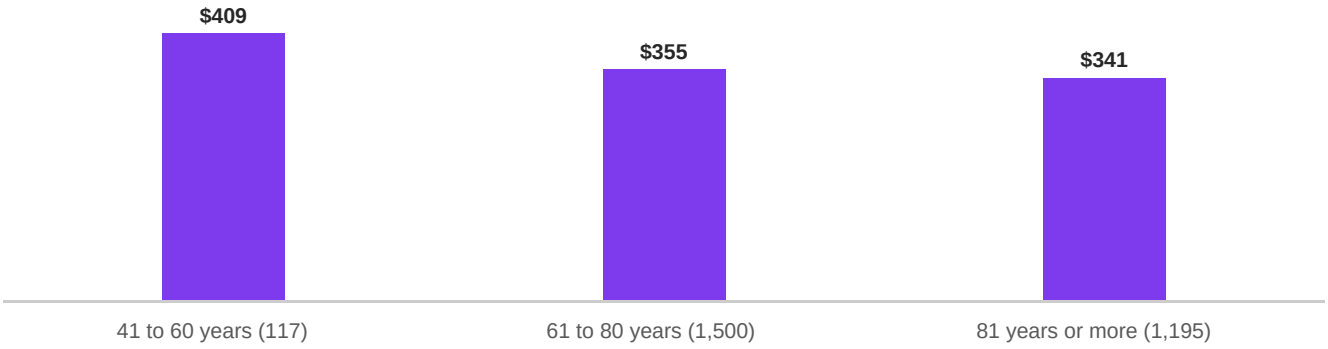
Median 4-room price by town, dearest first (continued)



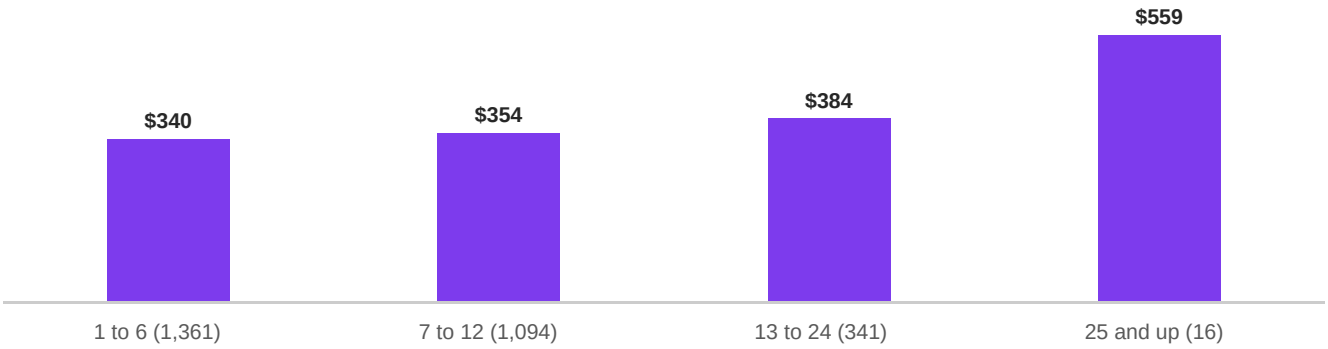
Town by town, May 2010

Ang Mo Kio: 126 sold - median $321,500 - 4-room median $395,000 - $381 psf
Bedok: 175 sold - median $318,000 - 4-room median $352,000 - $364 psf
Bishan: 59 sold - median $455,000 - 4-room median $441,000 - $420 psf
Bukit Batok: 131 sold - median $337,000 - 4-room median $380,000 - $358 psf
Bukit Merah: 103 sold - median $442,000 - 4-room median $465,000 - $458 psf
Bukit Panjang: 112 sold - median $352,500 - 4-room median $322,000 - $314 psf
Bukit Timah: 5 sold - median $480,000 - 4-room median $480,000 - $429 psf
Central Area: 19 sold - median $370,000 - 4-room median $487,500 - $535 psf
Choa Chu Kang: 118 sold - median $370,000 - 4-room median $342,500 - $312 psf
Clementi: 62 sold - median $353,000 - 4-room median $454,000 - $405 psf
Geylang: 88 sold - median $302,000 - 4-room median $414,250 - $392 psf
Hougang: 153 sold - median $348,000 - 4-room median $345,000 - $340 psf
Jurong East: 75 sold - median $322,000 - 4-room median $350,000 - $353 psf
Jurong West: 242 sold - median $365,000 - 4-room median $341,000 - $337 psf
Kallang/Whampoa: 69 sold - median $358,800 - 4-room median $438,000 - $401 psf
Marine Parade: 23 sold - median $375,000 - 4-room median $467,500 - $491 psf
Pasir Ris: 95 sold - median $405,000 - 4-room median $365,000 - $316 psf
Punggol: 90 sold - median $426,500 - 4-room median $360,000 - $366 psf
Queenstown: 88 sold - median $326,500 - 4-room median $525,900 - $467 psf
Sembawang: 53 sold - median $375,000 - 4-room median $363,888 - $339 psf
Sengkang: 157 sold - median $409,000 - 4-room median $371,000 - $357 psf
Serangoon: 56 sold - median $344,500 - 4-room median $370,000 - $365 psf
Tampines: 214 sold - median $385,250 - 4-room median $380,000 - $347 psf
Toa Payoh: 81 sold - median $312,000 - 4-room median $403,000 - $405 psf
Woodlands: 239 sold - median $343,000 - 4-room median $324,000 - $301 psf
Yishun: 179 sold - median $288,000 - 4-room median $298,000 - $311 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2010

$780,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 31 to 33 - 1,184 sqft - $659 psf - 95 yrs lease left

$765,000 Blk 2C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 19 to 21 - 1,184 sqft - $646 psf - 95 yrs lease left

$750,000 Blk 70 Redhill Cl, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $606 psf - 90 yrs lease left

$738,000 Blk 63 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 1,270 sqft - $581 psf - 61 yrs lease left

$728,000 Blk 12 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $564 psf - 64 yrs lease left

$720,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $582 psf - 94 yrs lease left

$709,000 Blk 1 Delta Ave, Bukit Merah
5-room - storey 13 to 15 - 1,281 sqft - $554 psf - 72 yrs lease left

$705,000 Blk 60 Dakota Cres, Geylang
5-room - storey 10 to 12 - 1,507 sqft - $468 psf - 72 yrs lease left

$705,000 Blk 77 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $546 psf - 66 yrs lease left

$702,000 Blk 116 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,582 sqft - $444 psf - 73 yrs lease left

The 5 most affordable 4-room flats, May 2010

$198,200 Blk 54 Teban Gdns Rd, Jurong East

4-room - storey 01 to 03 - 893 sqft - $222 psf - 75 yrs lease left

$235,200 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $240 psf - 69 yrs lease left

$240,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $265 psf - 76 yrs lease left

$240,000 Blk 54 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $269 psf - 75 yrs lease left

$245,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $250 psf - 66 yrs lease left

The 10 busiest streets, May 2010

Yishun Ring Rd, Yishun: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Tampines St 21, Tampines: 30 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Bedok Nth Rd, Bedok: 26 sales
Hougang Ave 8, Hougang: 26 sales
Jurong West St 65, Jurong West: 26 sales
Bedok Reservoir Rd, Bedok: 25 sales
Choa Chu Kang Cres, Choa Chu Kang: 25 sales
Rivervale Dr, Sengkang: 25 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