HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2010

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

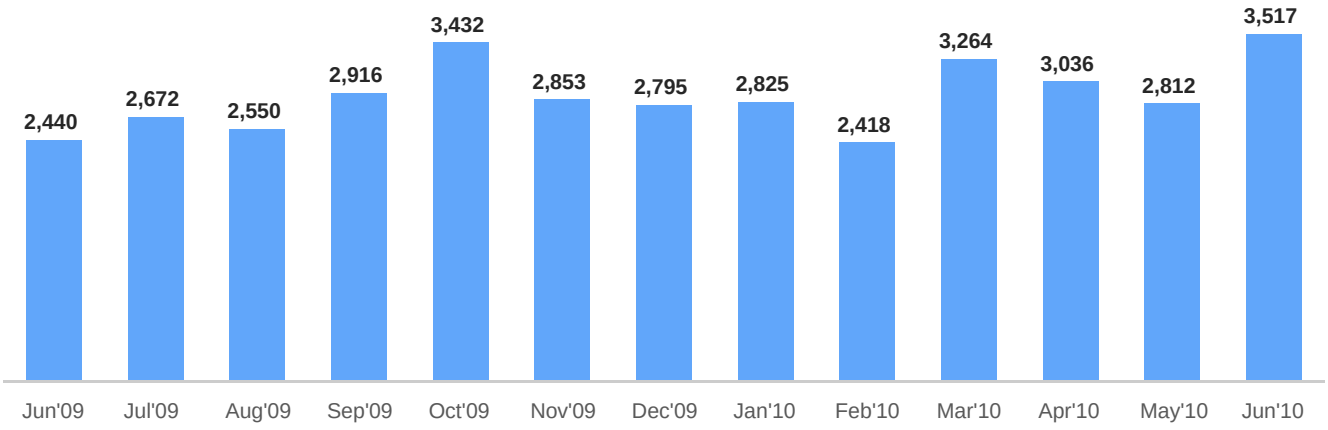
Flats sold: 3,517 Median price: $363,000 Median $psf: $356
Million-dollar flats: 0 (0.0%) Highest price: $778,000 (Bukit Merah)

Against the month before: sales +25.1%, median price +0.8%. Against a year ago: sales +44.1%, median price +13.4%.

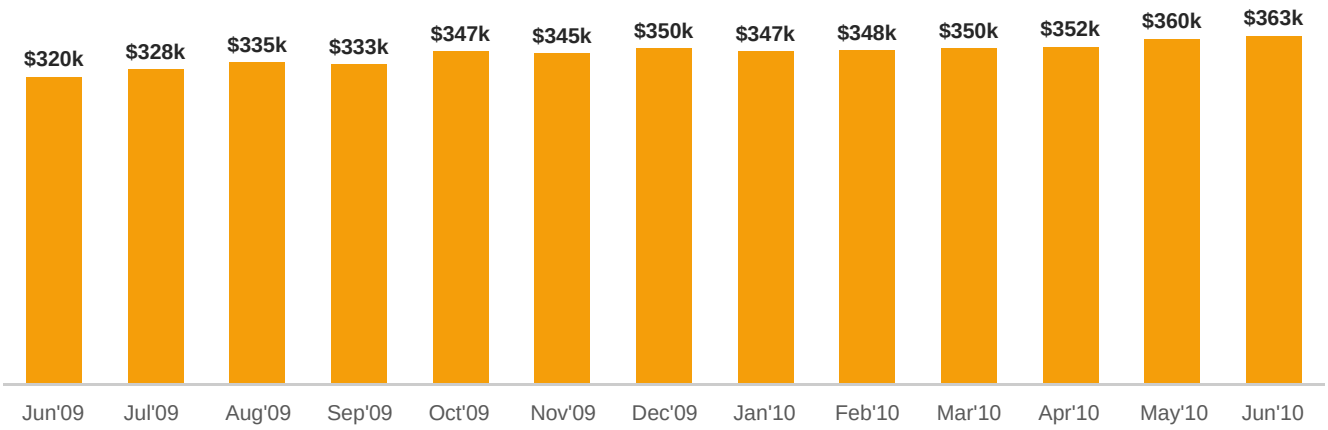
At a glance

- 3,517 HDB resale flats changed hands in June 2010, 25.1% more than the month before (2,812).
- Half of all flats sold for $363,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $358,000 (1,270 sales), or about $344 per square foot.
- The highest price was $778,000 for a 5-room flat at Blk 2C Boon Tiong Rd, Bukit Merah.
- For a 4-room flat, the most affordable town was Yishun (median $307,000) and the dearest was Queenstown (median $570,000).
- The busiest town was Woodlands with 302 sales.

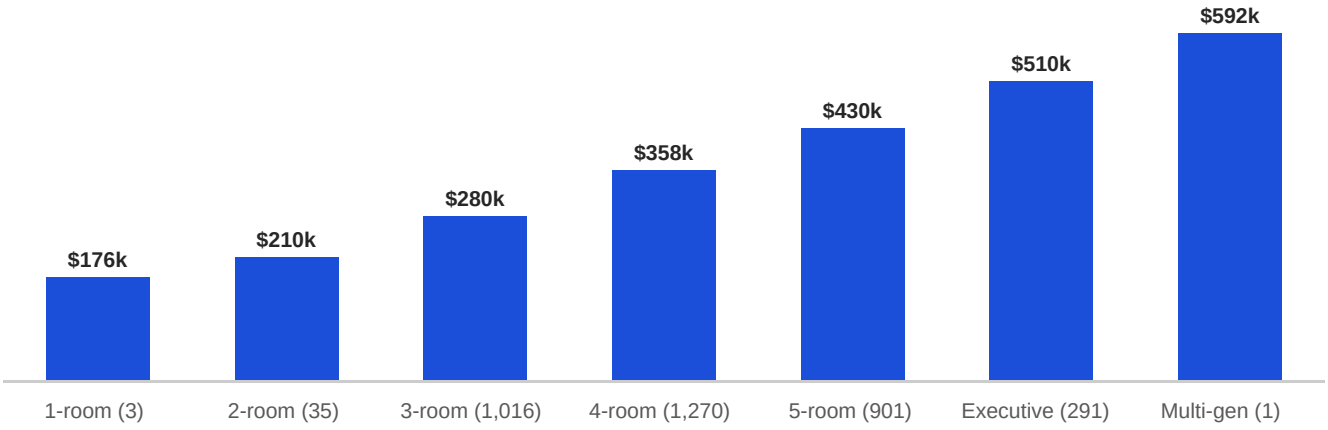
Flats sold each month, last 13 months



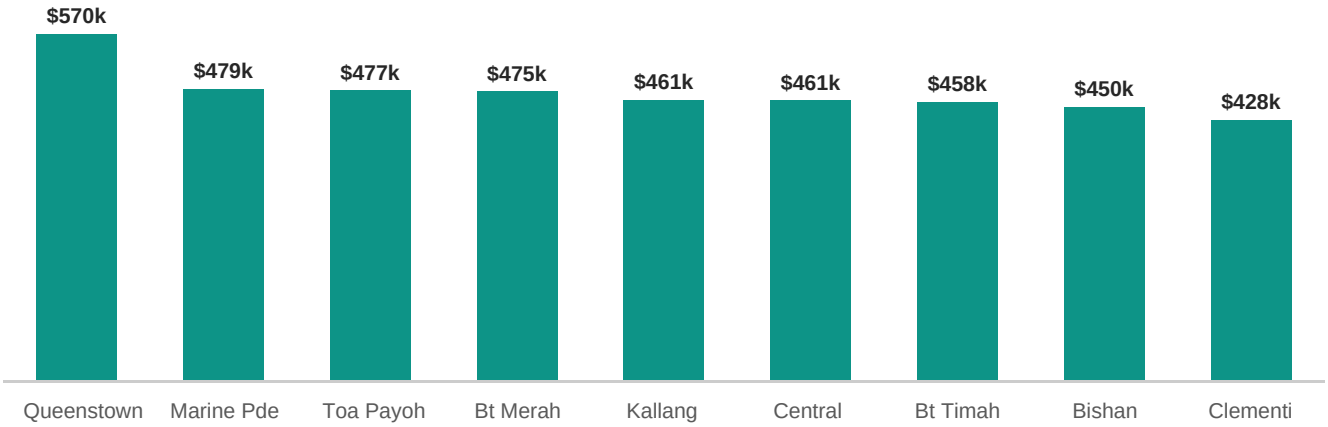
Median price each month, last 13 months



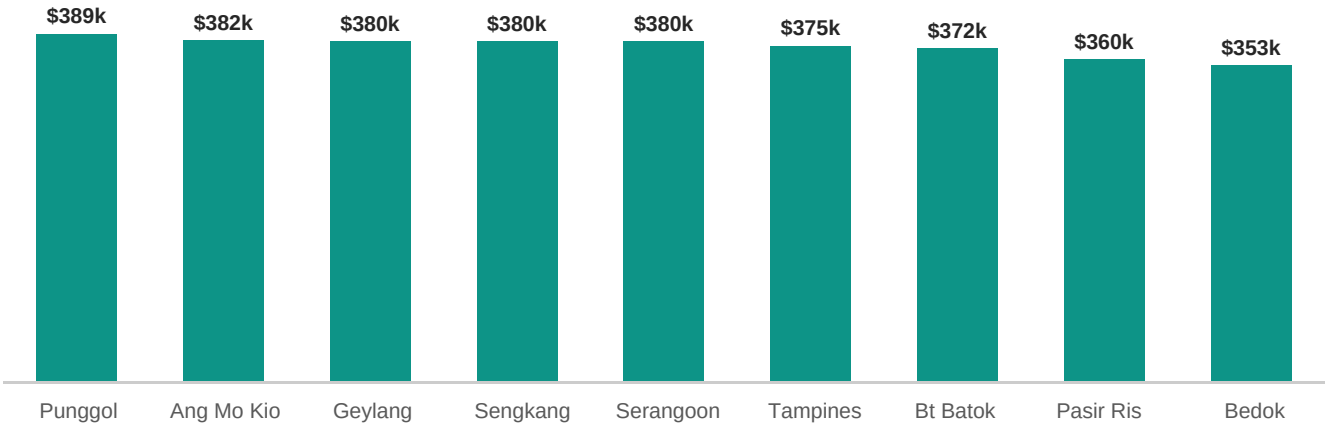
Median price by flat type (number sold), June 2010



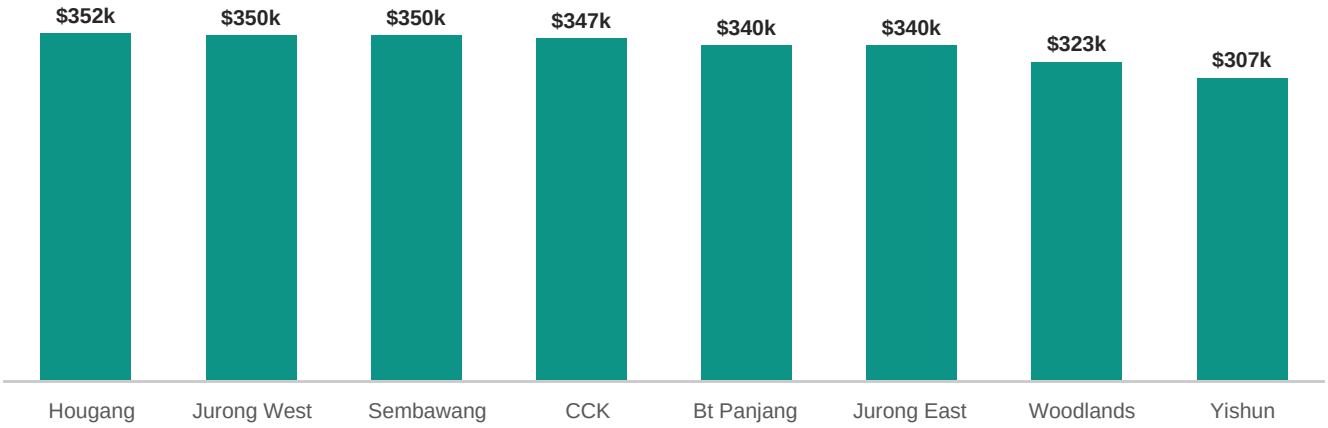
Median 4-room price by town, dearest first



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



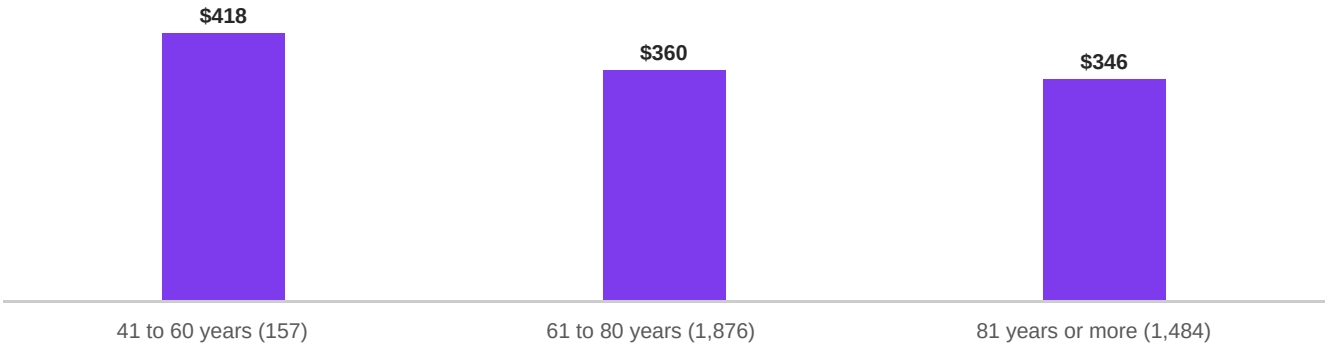
Median 4-room price by town, dearest first (continued)



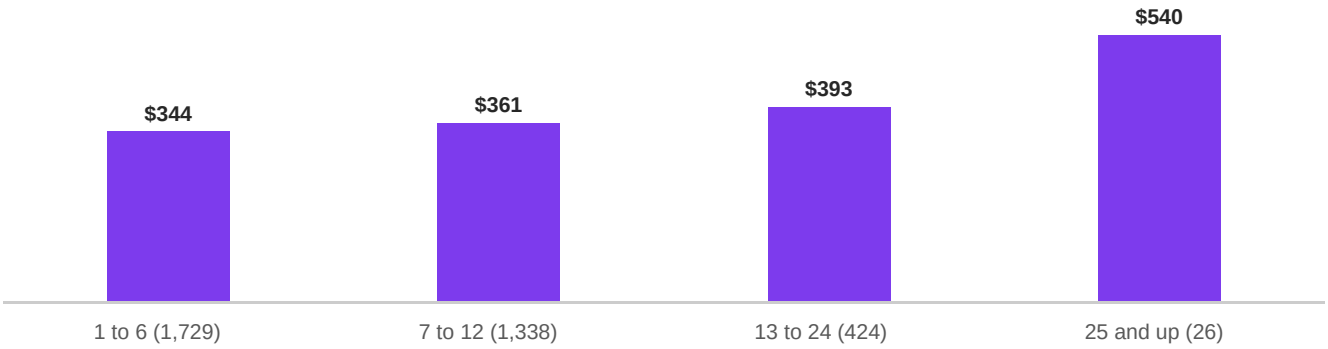
Town by town, June 2010

Ang Mo Kio: 182 sold - median $336,000 - 4-room median $381,500 - $388 psf
Bedok: 215 sold - median $323,500 - 4-room median $353,000 - $373 psf
Bishan: 71 sold - median $510,000 - 4-room median $450,000 - $418 psf
Bukit Batok: 161 sold - median $318,000 - 4-room median $372,000 - $352 psf
Bukit Merah: 157 sold - median $415,000 - 4-room median $475,000 - $466 psf
Bukit Panjang: 118 sold - median $376,500 - 4-room median $340,000 - $329 psf
Bukit Timah: 8 sold - median $441,500 - 4-room median $458,000 - $446 psf
Central Area: 28 sold - median $391,000 - 4-room median $460,500 - $528 psf
Choa Chu Kang: 165 sold - median $370,000 - 4-room median $347,000 - $311 psf
Clementi: 88 sold - median $340,500 - 4-room median $428,000 - $405 psf
Geylang: 91 sold - median $282,000 - 4-room median $380,000 - $391 psf
Hougang: 175 sold - median $358,000 - 4-room median $352,000 - $337 psf
Jurong East: 93 sold - median $338,000 - 4-room median $340,000 - $355 psf
Jurong West: 261 sold - median $357,000 - 4-room median $350,000 - $332 psf
Kallang/Whampoa: 103 sold - median $390,000 - 4-room median $461,000 - $416 psf
Marine Parade: 26 sold - median $394,000 - 4-room median $479,000 - $501 psf
Pasir Ris: 135 sold - median $415,000 - 4-room median $360,000 - $317 psf
Punggol: 77 sold - median $433,000 - 4-room median $388,500 - $376 psf
Queenstown: 107 sold - median $332,000 - 4-room median $570,000 - $466 psf
Sembawang: 97 sold - median $385,000 - 4-room median $350,000 - $345 psf
Sengkang: 175 sold - median $423,000 - 4-room median $380,000 - $365 psf
Serangoon: 75 sold - median $388,000 - 4-room median $380,000 - $363 psf
Tampines: 249 sold - median $393,000 - 4-room median $375,000 - $348 psf
Toa Payoh: 118 sold - median $331,500 - 4-room median $477,094 - $424 psf
Woodlands: 302 sold - median $345,000 - 4-room median $323,000 - $301 psf
Yishun: 240 sold - median $295,000 - 4-room median $307,000 - $328 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2010

$778,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $629 psf - 90 yrs lease left

$775,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $626 psf - 94 yrs lease left

$775,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $493 psf - 84 yrs lease left

$772,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $652 psf - 92 yrs lease left

$772,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 34 to 36 - 1,184 sqft - $652 psf - 95 yrs lease left

$755,000 Blk 2C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 25 to 27 - 1,184 sqft - $638 psf - 95 yrs lease left

$752,000 Blk 8B Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $608 psf - 94 yrs lease left

$750,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $465 psf - 76 yrs lease left

$750,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $606 psf - 94 yrs lease left

$732,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $567 psf - 66 yrs lease left

The 5 most affordable 4-room flats, June 2010

$240,000 Blk 439 Yishun Ave 11, Yishun
4-room - storey 07 to 09 - 904 sqft - $265 psf - 77 yrs lease left

$240,000 Blk 427 Yishun Ave 11, Yishun
4-room - storey 04 to 06 - 904 sqft - $265 psf - 77 yrs lease left

$245,000 Blk 278 Yishun St 22, Yishun
4-room - storey 07 to 09 - 904 sqft - $271 psf - 74 yrs lease left

$245,000 Blk 403 Yishun Ave 6, Yishun
4-room - storey 01 to 03 - 904 sqft - $271 psf - 77 yrs lease left

$248,000 Blk 201 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 990 sqft - $250 psf - 69 yrs lease left

The 10 busiest streets, June 2010

Yishun Ring Rd, Yishun: 63 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 52 sales
Choa Chu Kang Cres, Choa Chu Kang: 45 sales
Bedok Reservoir Rd, Bedok: 41 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 37 sales
Circuit Rd, Geylang: 34 sales
Bedok Nth Rd, Bedok: 31 sales
Hougang Ave 8, Hougang: 30 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 28 sales
Marsiling Dr, 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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