HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2010

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 8:42 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2010-07/

July 2010 in full

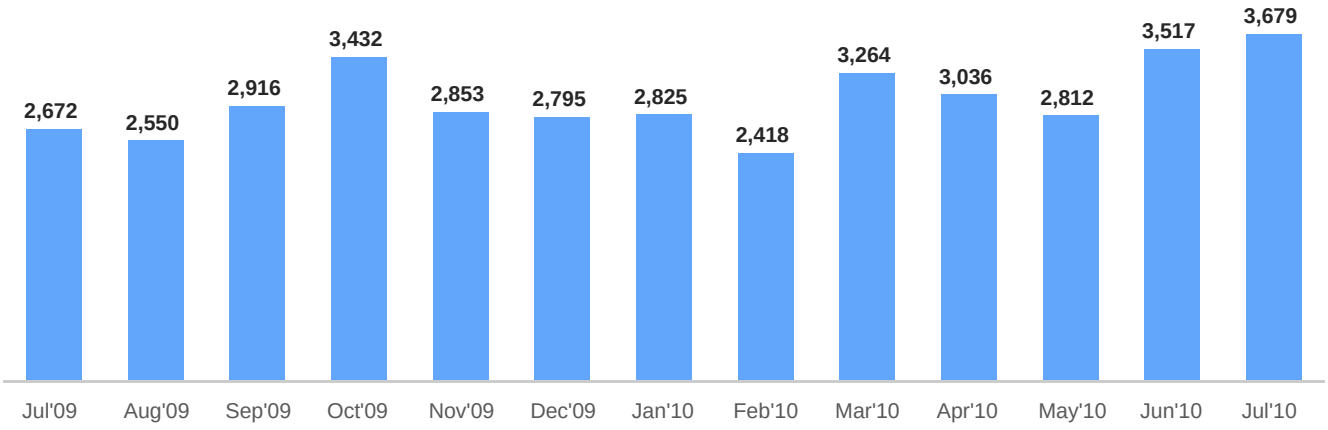
Flats sold: 3,679 Median price: $370,500 Median $psf: $363
Million-dollar flats: 0 (0.0%) Highest price: $900,000 (Bishan)

Against the month before: sales +4.6%, median price +2.1%. Against a year ago: sales +37.7%, median price +13.0%.

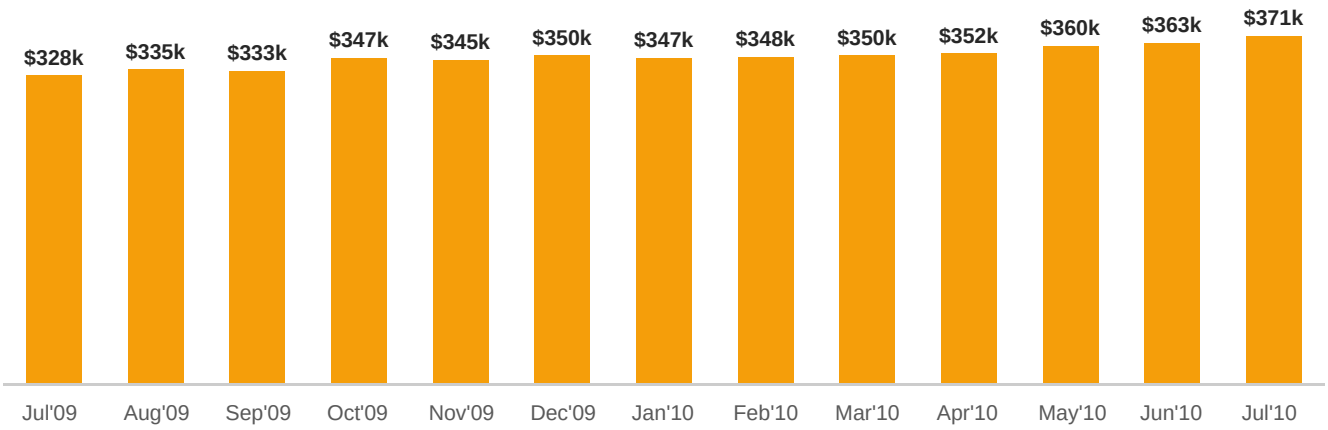
At a glance

- 3,679 HDB resale flats changed hands in July 2010, 4.6% more than the month before (3,517).
- Half of all flats sold for $370,500 or less (the median price), up 2.1% from the month before.
- A typical 4-room flat sold for $368,000 (1,363 sales), or about $352 per square foot.
- The highest price was $900,000 for an executive flat at Blk 286 Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $321,000) and the dearest was Queenstown (median $544,500).
- The busiest town was Woodlands with 330 sales.

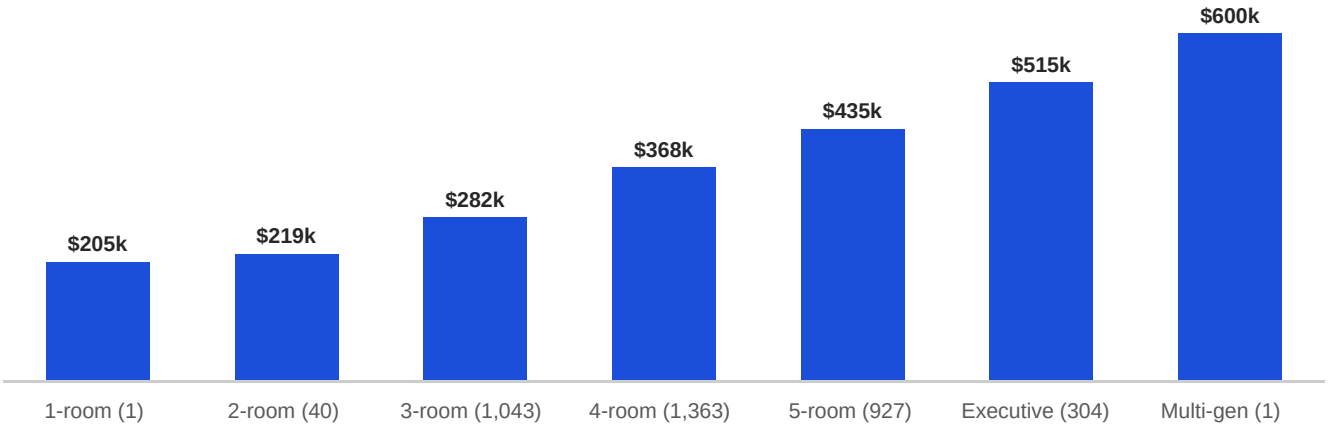
Flats sold each month, last 13 months



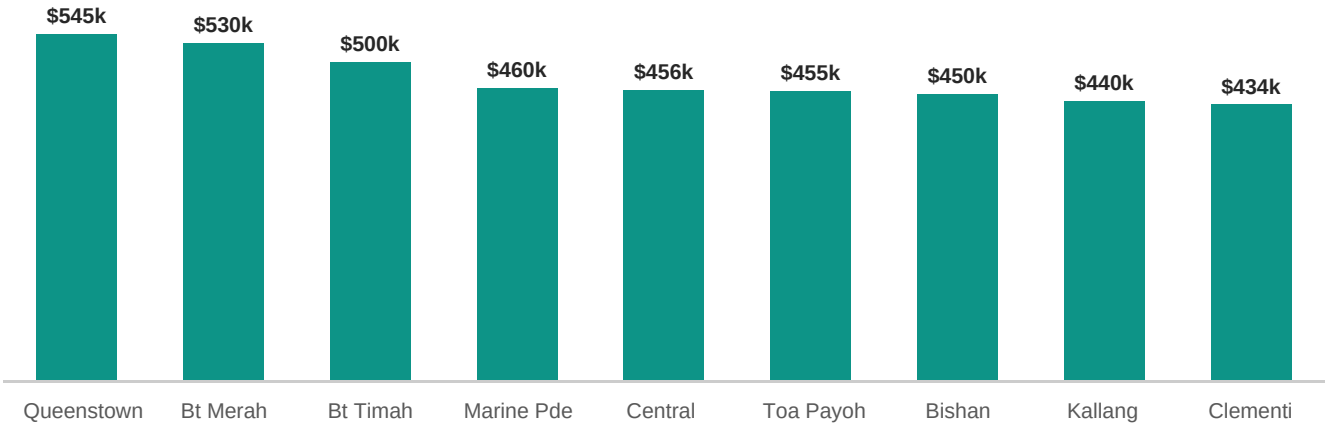
Median price each month, last 13 months



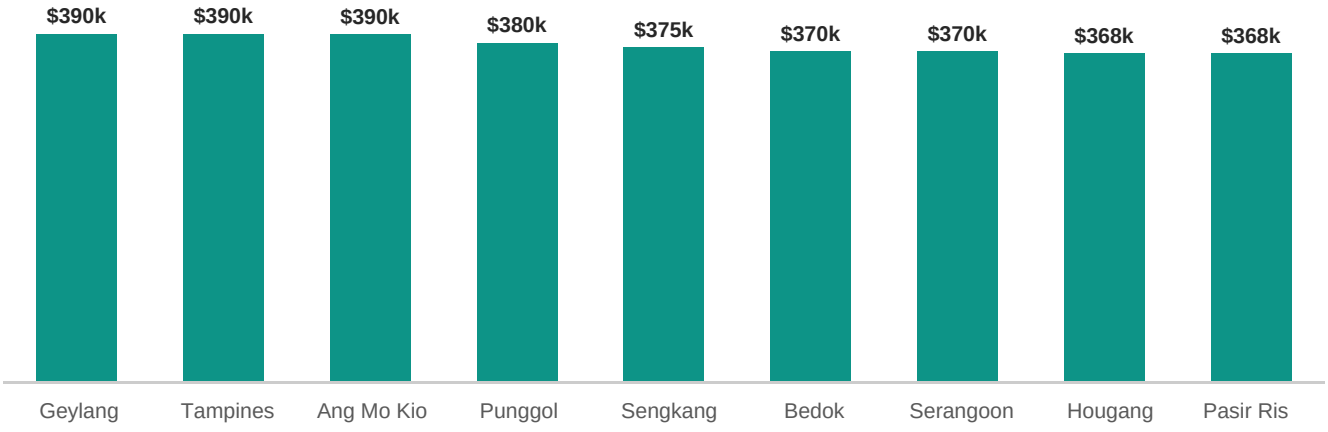
Median price by flat type (number sold), July 2010



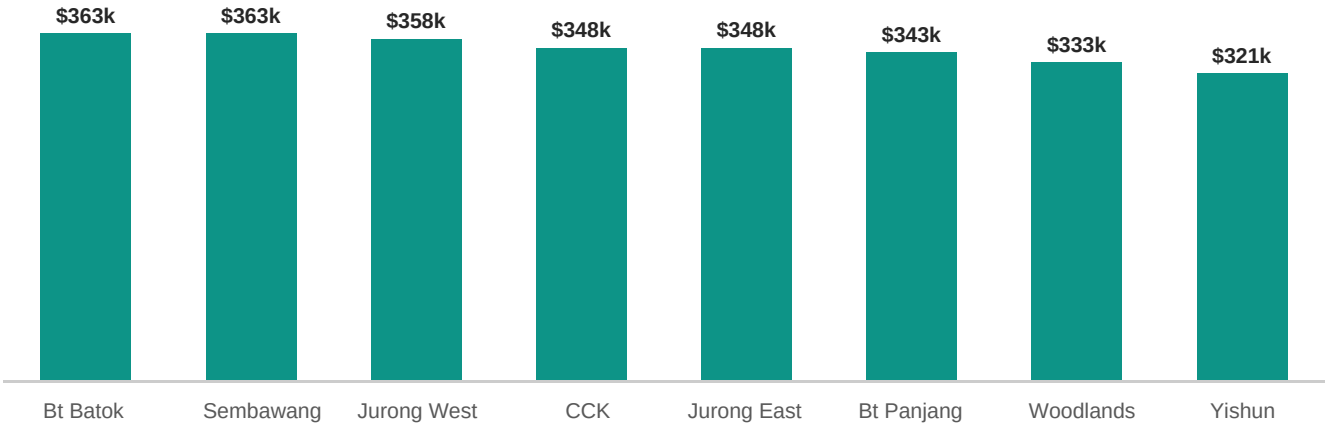
Median 4-room price by town, dearest first



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



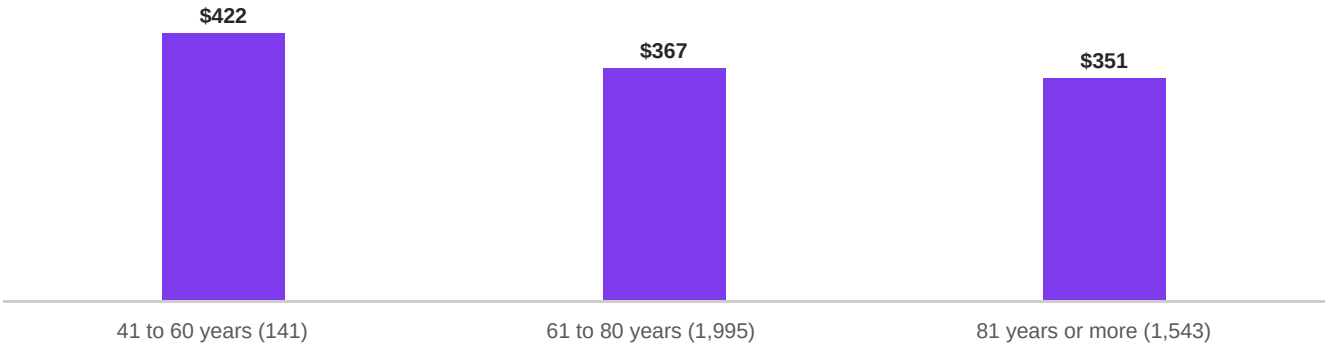
Median 4-room price by town, dearest first (continued)



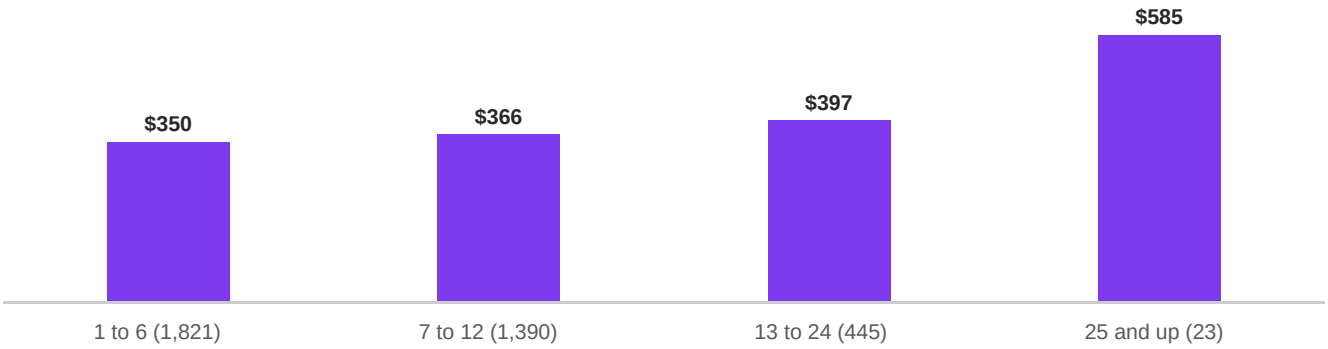
Town by town, July 2010

Ang Mo Kio: 194 sold - median $323,900 - 4-room median $389,500 - $389 psf
Bedok: 222 sold - median $323,500 - 4-room median $370,000 - $381 psf
Bishan: 85 sold - median $481,000 - 4-room median $450,000 - $433 psf
Bukit Batok: 188 sold - median $341,000 - 4-room median $363,000 - $366 psf
Bukit Merah: 130 sold - median $417,500 - 4-room median $530,000 - $481 psf
Bukit Panjang: 125 sold - median $364,000 - 4-room median $343,250 - $329 psf
Bukit Timah: 11 sold - median $500,000 - 4-room median $500,000 - $447 psf
Central Area: 28 sold - median $366,000 - 4-room median $456,250 - $519 psf
Choa Chu Kang: 140 sold - median $370,000 - 4-room median $348,000 - $319 psf
Clementi: 94 sold - median $360,000 - 4-room median $433,500 - $414 psf
Geylang: 144 sold - median $303,000 - 4-room median $390,000 - $400 psf
Hougang: 204 sold - median $376,500 - 4-room median $368,000 - $352 psf
Jurong East: 84 sold - median $350,500 - 4-room median $348,000 - $365 psf
Jurong West: 291 sold - median $370,500 - 4-room median $357,500 - $340 psf
Kallang/Whampoa: 113 sold - median $377,000 - 4-room median $439,500 - $428 psf
Marine Parade: 31 sold - median $433,000 - 4-room median $460,000 - $511 psf
Pasir Ris: 138 sold - median $410,000 - 4-room median $368,000 - $319 psf
Punggol: 74 sold - median $443,500 - 4-room median $380,000 - $387 psf
Queenstown: 103 sold - median $365,000 - 4-room median $544,500 - $488 psf
Sembawang: 94 sold - median $391,500 - 4-room median $363,000 - $343 psf
Sengkang: 211 sold - median $420,000 - 4-room median $375,000 - $364 psf
Serangoon: 81 sold - median $372,000 - 4-room median $370,000 - $380 psf
Tampines: 247 sold - median $393,000 - 4-room median $390,000 - $357 psf
Toa Payoh: 98 sold - median $329,500 - 4-room median $455,000 - $421 psf
Woodlands: 330 sold - median $355,000 - 4-room median $332,750 - $308 psf
Yishun: 219 sold - median $308,000 - 4-room median $321,000 - $327 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2010

$900,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,851 sqft - $486 psf - 81 yrs lease left

$890,000 Blk 81 Strathmore Ave, Queenstown
Executive - storey 22 to 24 - 2,067 sqft - $431 psf - 82 yrs lease left

$788,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $498 psf - 84 yrs lease left

$785,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $486 psf - 76 yrs lease left

$785,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 13 to 15 - 1,464 sqft - $536 psf - 85 yrs lease left

$780,000 Blk 28 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,378 sqft - $566 psf - 64 yrs lease left

$768,000 Blk 2C Upp Boon Keng Rd, Kallang/Whampoa
5-room - storey 28 to 30 - 1,184 sqft - $649 psf - 95 yrs lease left

$762,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,593 sqft - $478 psf - 82 yrs lease left

$755,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,604 sqft - $471 psf - 84 yrs lease left

$753,000 Blk 27 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $555 psf - 64 yrs lease left

The 5 most affordable 4-room flats, July 2010

$250,000 Blk 332 Woodlands Ave 1, Woodlands

4-room - storey 04 to 06 - 904 sqft - $276 psf - 78 yrs lease left

$250,000 Blk 49 Circuit Rd, Geylang

4-room - storey 07 to 09 - 1,206 sqft - $207 psf - 58 yrs lease left

$259,500 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $262 psf - 66 yrs lease left

$260,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $288 psf - 77 yrs lease left

$263,000 Blk 166 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 893 sqft - $294 psf - 76 yrs lease left

The 10 busiest streets, July 2010

Yishun Ring Rd, Yishun: 60 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 47 sales
Bedok Reservoir Rd, Bedok: 44 sales
Jurong West St 65, Jurong West: 39 sales
Circuit Rd, Geylang: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 34 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 34 sales
Bedok Nth Rd, Bedok: 34 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 31 sales
Hougang Ave 8, Hougang: 31 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