HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 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/2010-08/

August 2010 in full

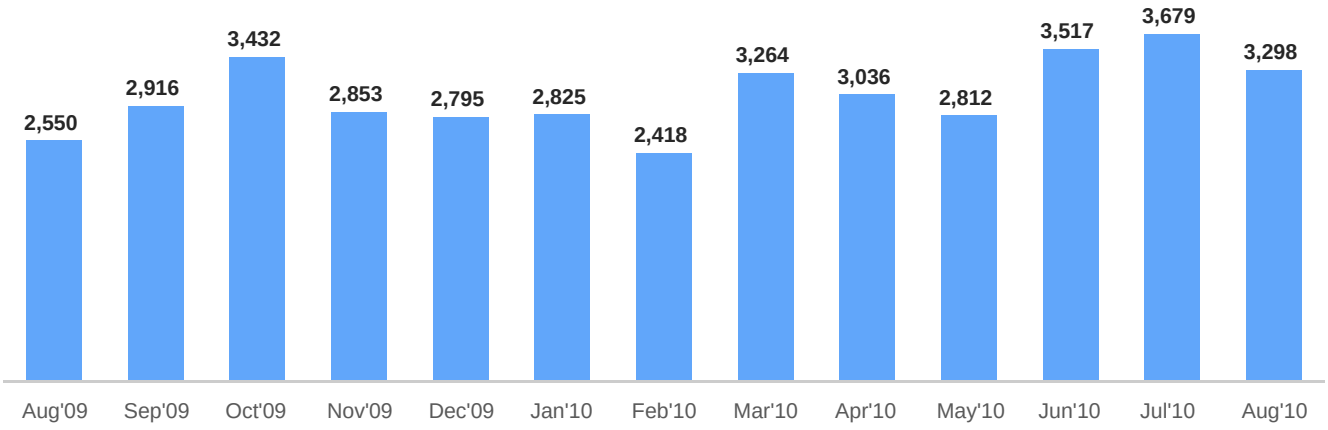
Flats sold: 3,298 Median price: $374,500 Median $psf: $369
Million-dollar flats: 0 (0.0%) Highest price: $811,888 (Queenstown)

Against the month before: sales -10.4%, median price +1.1%. Against a year ago: sales +29.3%, median price +11.8%.

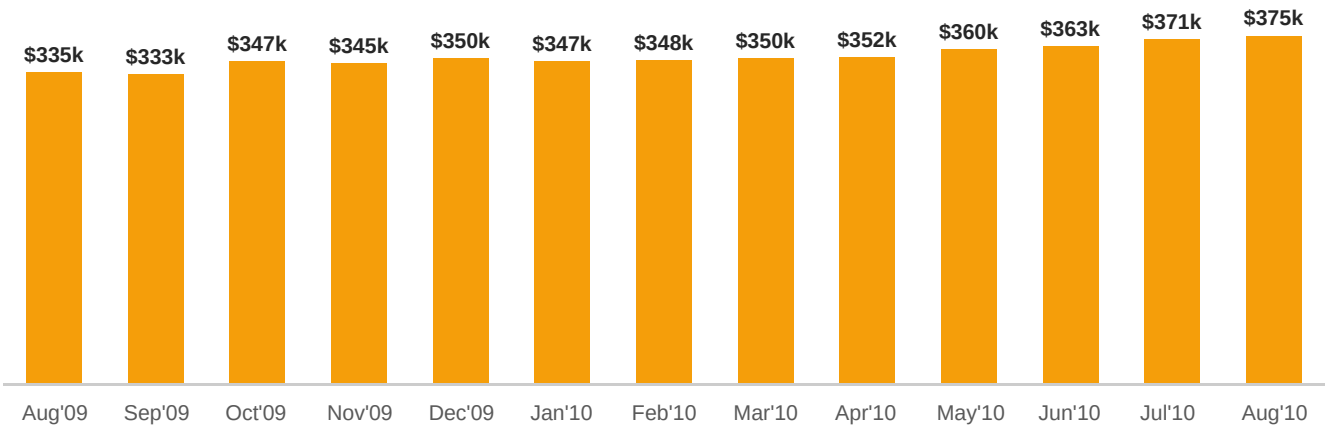
At a glance

- 3,298 HDB resale flats changed hands in August 2010, 10.4% fewer than the month before (3,679).
- Half of all flats sold for $374,500 or less (the median price), up 1.1% from the month before.
- A typical 4-room flat sold for $370,000 (1,224 sales), or about $355 per square foot.
- The highest price was $811,888 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $318,000) and the dearest was Queenstown (median $547,500).
- The busiest town was Woodlands with 320 sales.

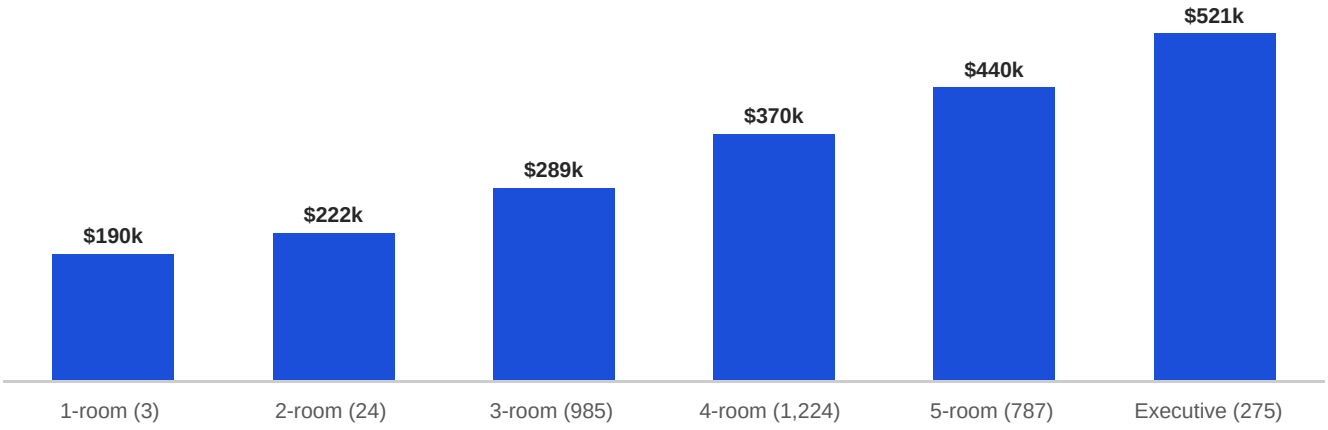
Flats sold each month, last 13 months



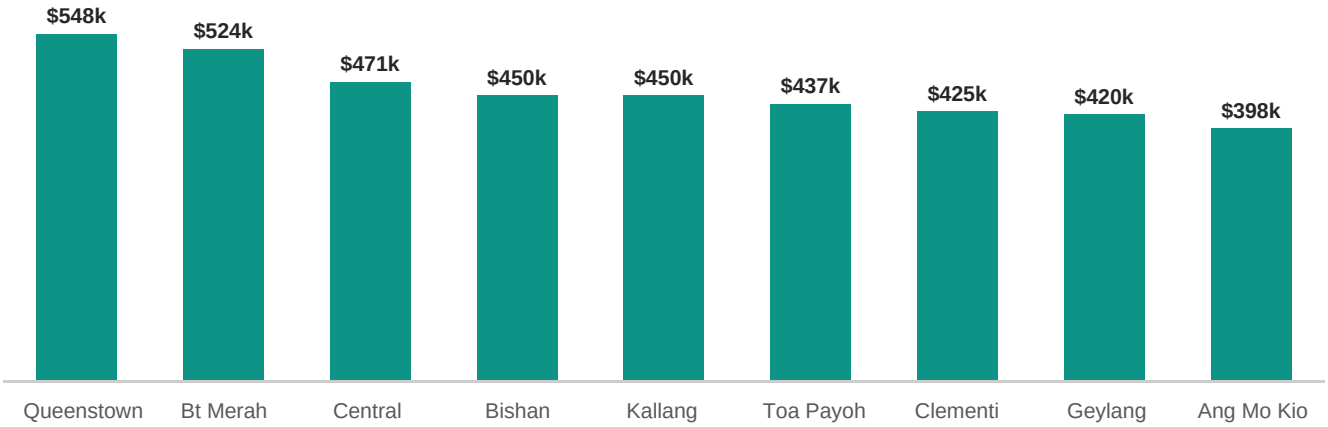
Median price each month, last 13 months



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



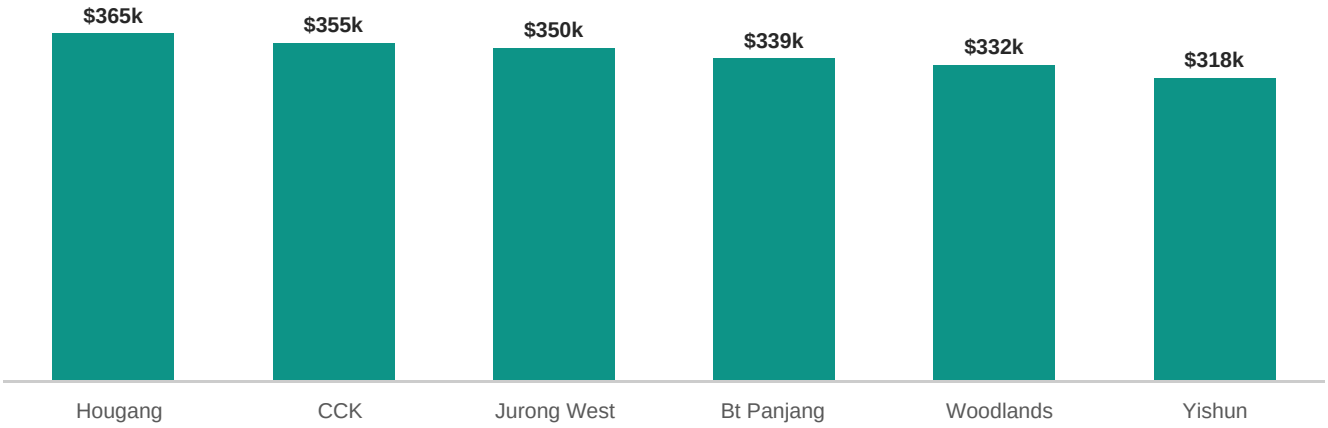
Median 4-room price by town, dearest first



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



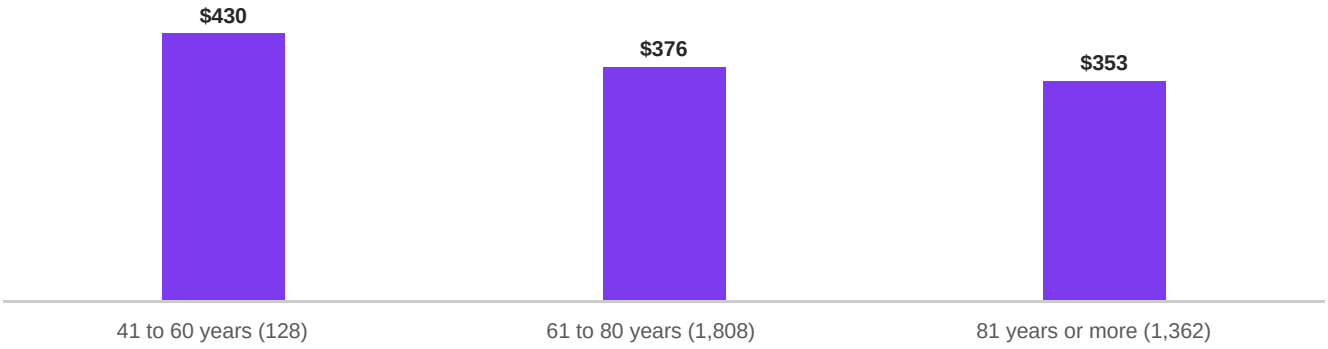
Median 4-room price by town, dearest first (continued)



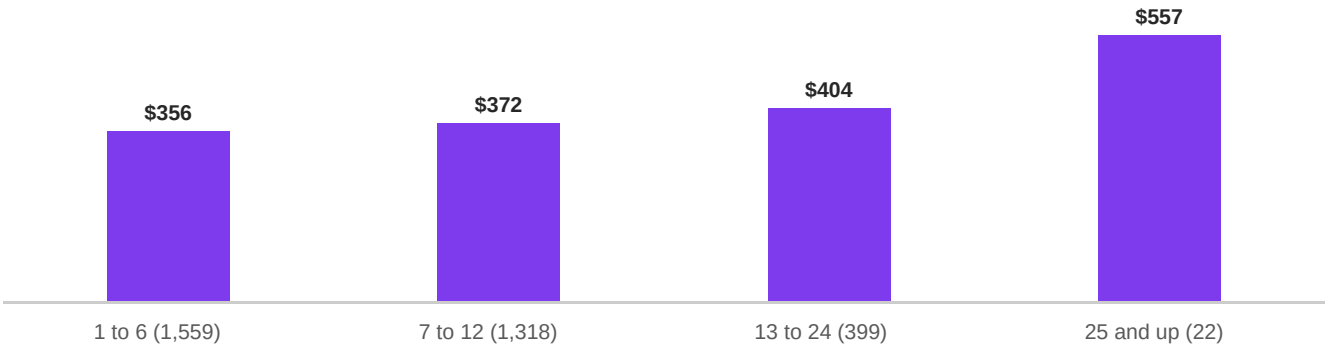
Town by town, August 2010

Ang Mo Kio: 170 sold - median $335,000 - 4-room median $398,000 - $399 psf
Bedok: 201 sold - median $337,000 - 4-room median $375,000 - $385 psf
Bishan: 76 sold - median $469,000 - 4-room median $450,000 - $433 psf
Bukit Batok: 131 sold - median $340,000 - 4-room median $369,000 - $366 psf
Bukit Merah: 117 sold - median $450,000 - 4-room median $523,500 - $481 psf
Bukit Panjang: 97 sold - median $380,000 - 4-room median $338,800 - $345 psf
Bukit Timah: 4 sold - median $599,000 - 4-room median n/a - $485 psf
Central Area: 26 sold - median $400,444 - 4-room median $471,000 - $541 psf
Choa Chu Kang: 137 sold - median $385,200 - 4-room median $355,000 - $324 psf
Clementi: 93 sold - median $368,000 - 4-room median $425,000 - $429 psf
Geylang: 119 sold - median $310,000 - 4-room median $420,000 - $417 psf
Hougang: 185 sold - median $375,000 - 4-room median $365,000 - $355 psf
Jurong East: 71 sold - median $360,000 - 4-room median $368,000 - $367 psf
Jurong West: 305 sold - median $353,000 - 4-room median $350,000 - $342 psf
Kallang/Whampoa: 108 sold - median $335,500 - 4-room median $450,000 - $433 psf
Marine Parade: 20 sold - median $531,000 - 4-room median n/a - $516 psf
Pasir Ris: 104 sold - median $425,000 - 4-room median $382,250 - $334 psf
Punggol: 59 sold - median $448,000 - 4-room median $395,000 - $392 psf
Queenstown: 109 sold - median $352,000 - 4-room median $547,500 - $486 psf
Sembawang: 87 sold - median $398,000 - 4-room median $370,000 - $351 psf
Sengkang: 184 sold - median $430,000 - 4-room median $390,000 - $376 psf
Serangoon: 84 sold - median $382,500 - 4-room median $388,000 - $393 psf
Tampines: 219 sold - median $385,000 - 4-room median $385,000 - $365 psf
Toa Payoh: 88 sold - median $351,000 - 4-room median $436,500 - $426 psf
Woodlands: 320 sold - median $356,000 - 4-room median $332,000 - $314 psf
Yishun: 184 sold - median $306,000 - 4-room median $318,000 - $335 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2010

$811,888 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,604 sqft - $506 psf - 84 yrs lease left

$800,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 37 to 39 - 1,184 sqft - $676 psf - 95 yrs lease left

$800,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,615 sqft - $495 psf - 84 yrs lease left

$790,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $638 psf - 94 yrs lease left

$788,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $610 psf - 64 yrs lease left

$780,000 Blk 447 Bright Hill Dr, Bishan
Executive - storey 22 to 24 - 1,819 sqft - $429 psf - 79 yrs lease left

$780,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 16 to 18 - 1,410 sqft - $553 psf - 73 yrs lease left

$778,000 Blk 13 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $574 psf - 64 yrs lease left

$765,000 Blk 52 Strathmore Ave, Queenstown
5-room - storey 31 to 33 - 1,184 sqft - $646 psf - 95 yrs lease left

$760,000 Blk 6A Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $614 psf - 94 yrs lease left

The 5 most affordable 4-room flats, August 2010

$250,000 Blk 729 Clementi West St 2, Clementi

4-room - storey 04 to 06 - 1,001 sqft - $250 psf - 72 yrs lease left

$255,000 Blk 276 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $282 psf - 74 yrs lease left

$255,000 Blk 436 Woodlands St 41, Woodlands

4-room - storey 07 to 09 - 904 sqft - $282 psf - 85 yrs lease left

$257,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $284 psf - 77 yrs lease left

$258,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 04 to 06 - 904 sqft - $285 psf - 76 yrs lease left

The 10 busiest streets, August 2010

Yishun Ring Rd, Yishun: 48 sales
Bedok Reservoir Rd, Bedok: 44 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 42 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 41 sales
Rivervale Dr, Sengkang: 34 sales
Jurong West St 81, Jurong West: 32 sales
Marsiling Dr, Woodlands: 31 sales
Choa Chu Kang Cres, Choa Chu Kang: 30 sales
Circuit Rd, Geylang: 30 sales
Jurong West St 65, Jurong West: 29 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