HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2010

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

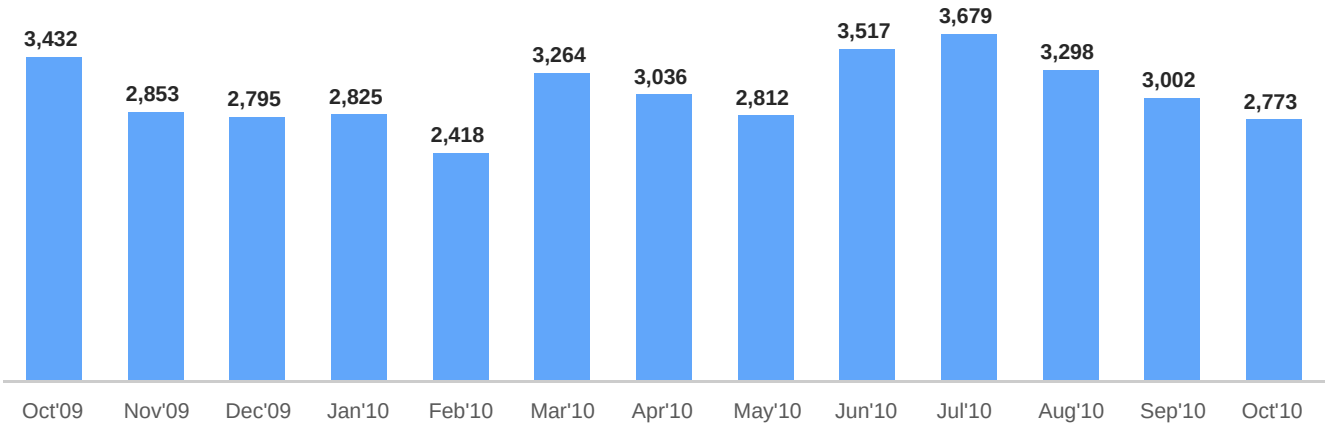
Flats sold: 2,773 Median price: $386,000 Median $psf: $378
Million-dollar flats: 0 (0.0%) Highest price: $840,000 (Bukit Merah)

Against the month before: sales -7.6%, median price +0.3%. Against a year ago: sales -19.2%, median price +11.2%.

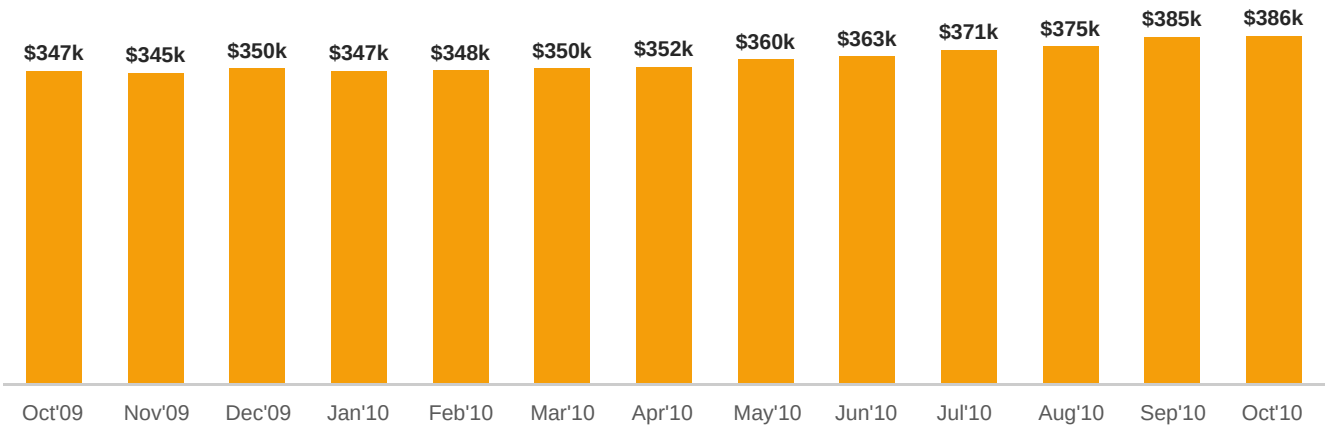
At a glance

- 2,773 HDB resale flats changed hands in October 2010, 7.6% fewer than the month before (3,002).
- Half of all flats sold for $386,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $380,000 (999 sales), or about $362 per square foot.
- The highest price was $840,000 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 $339,500) and the dearest was Queenstown (median $588,000).
- The busiest town was Woodlands with 241 sales.

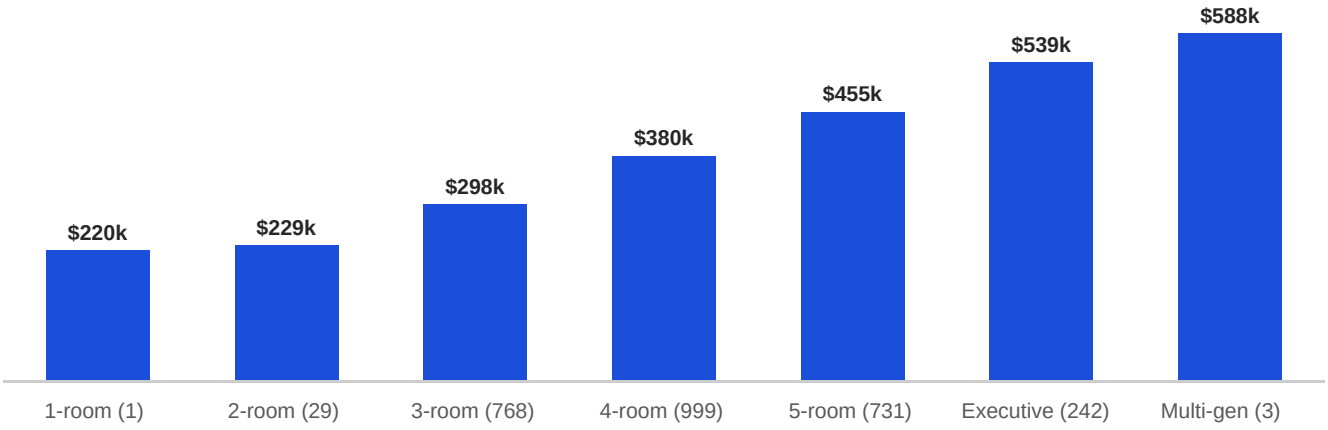
Flats sold each month, last 13 months



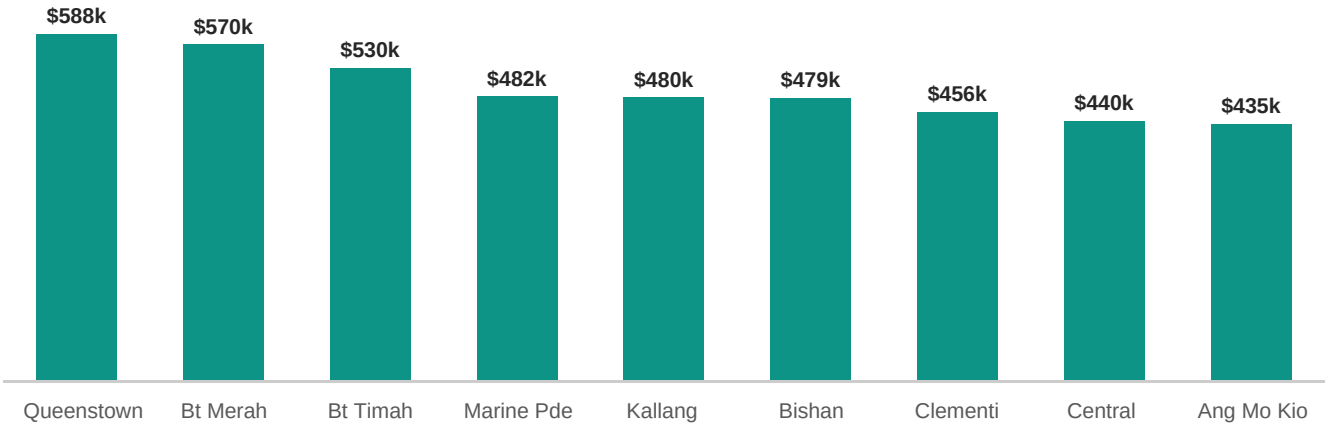
Median price each month, last 13 months



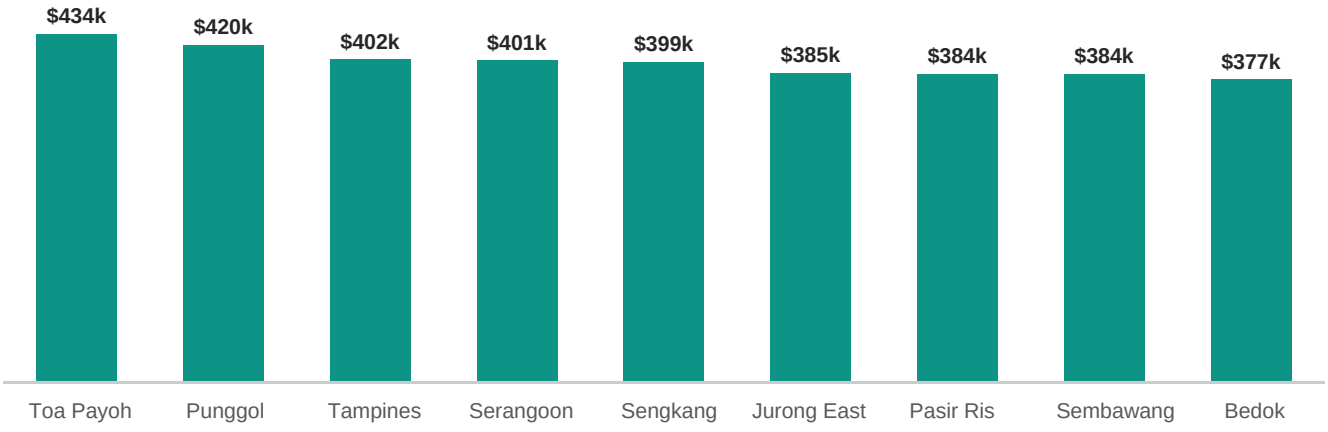
Median price by flat type (number sold), October 2010



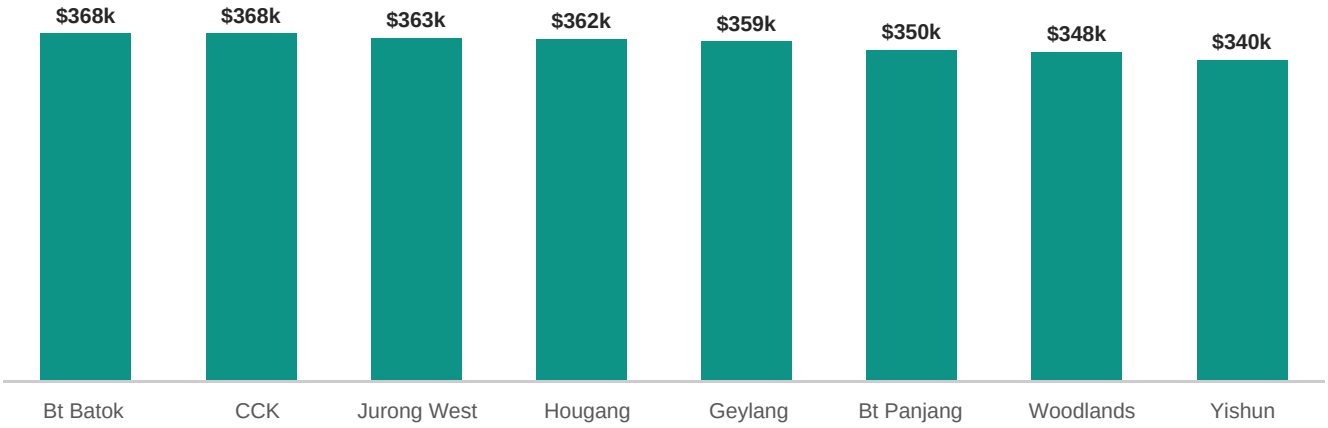
Median 4-room price by town, dearest first



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



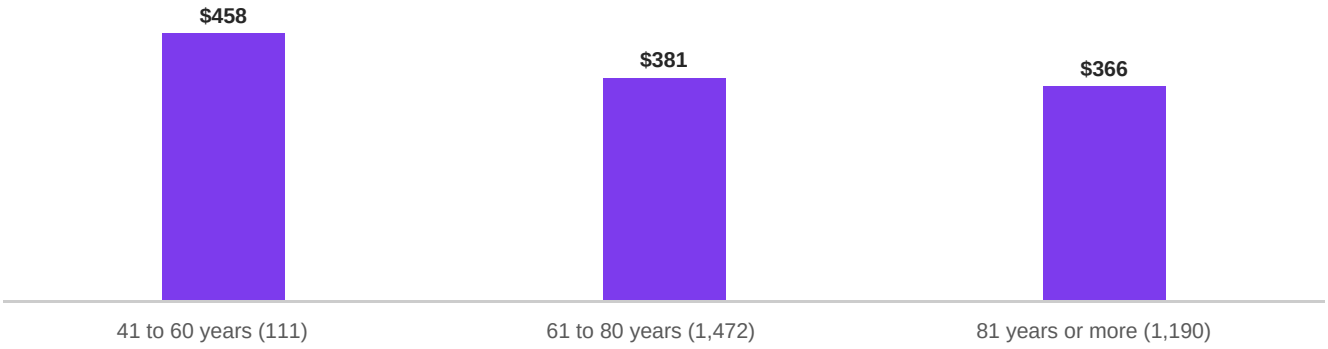
Median 4-room price by town, dearest first (continued)



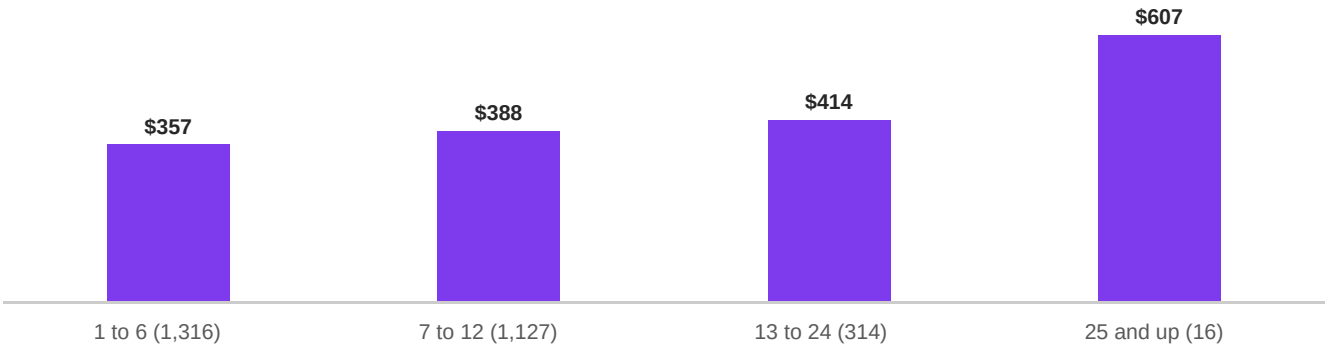
Town by town, October 2010

Ang Mo Kio: 115 sold - median $335,000 - 4-room median $435,000 - $417 psf
Bedok: 183 sold - median $328,000 - 4-room median $377,000 - $396 psf
Bishan: 52 sold - median $520,000 - 4-room median $479,000 - $453 psf
Bukit Batok: 137 sold - median $332,000 - 4-room median $367,500 - $376 psf
Bukit Merah: 97 sold - median $490,000 - 4-room median $570,000 - $509 psf
Bukit Panjang: 96 sold - median $372,500 - 4-room median $350,000 - $334 psf
Bukit Timah: 6 sold - median $505,000 - 4-room median $530,000 - $499 psf
Central Area: 16 sold - median $417,500 - 4-room median $440,000 - $571 psf
Choa Chu Kang: 147 sold - median $400,000 - 4-room median $367,500 - $327 psf
Clementi: 77 sold - median $348,000 - 4-room median $455,500 - $452 psf
Geylang: 103 sold - median $320,000 - 4-room median $359,150 - $420 psf
Hougang: 141 sold - median $380,000 - 4-room median $361,500 - $357 psf
Jurong East: 64 sold - median $355,500 - 4-room median $385,000 - $385 psf
Jurong West: 226 sold - median $385,500 - 4-room median $363,000 - $356 psf
Kallang/Whampoa: 91 sold - median $426,000 - 4-room median $480,000 - $436 psf
Marine Parade: 20 sold - median $477,500 - 4-room median $482,000 - $545 psf
Pasir Ris: 97 sold - median $441,000 - 4-room median $384,000 - $335 psf
Punggol: 75 sold - median $470,000 - 4-room median $420,000 - $405 psf
Queenstown: 66 sold - median $407,000 - 4-room median $588,000 - $514 psf
Sembawang: 51 sold - median $415,000 - 4-room median $384,000 - $359 psf
Sengkang: 168 sold - median $444,667 - 4-room median $399,000 - $385 psf
Serangoon: 60 sold - median $410,000 - 4-room median $400,500 - $370 psf
Tampines: 172 sold - median $419,500 - 4-room median $402,000 - $372 psf
Toa Payoh: 79 sold - median $345,000 - 4-room median $434,000 - $443 psf
Woodlands: 241 sold - median $367,000 - 4-room median $348,000 - $322 psf
Yishun: 193 sold - median $320,000 - 4-room median $339,500 - $346 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2010

$840,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $679 psf - 90 yrs lease left

$825,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $525 psf - 84 yrs lease left

$810,000 Blk 639 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 10 to 12 - 2,314 sqft - $350 psf - 87 yrs lease left

$810,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,615 sqft - $502 psf - 84 yrs lease left

$800,000 Blk 28 Marine Cres, Marine Parade
5-room - storey 19 to 21 - 1,356 sqft - $590 psf - 64 yrs lease left

$790,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $489 psf - 76 yrs lease left

$790,000 Blk 120A Kim Tian Pl, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $638 psf - 90 yrs lease left

$785,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $634 psf - 94 yrs lease left

$785,000 Blk 28 Marine Cres, Marine Parade
5-room - storey 19 to 21 - 1,356 sqft - $579 psf - 64 yrs lease left

$780,000 Blk 11 Cantonment Cl, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $659 psf - 91 yrs lease left

The 5 most affordable 4-room flats, October 2010

$245,000 Blk 442 Fajar Rd, Bukit Panjang

4-room - storey 01 to 03 - 1,087 sqft - $225 psf - 86 yrs lease left

$270,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $273 psf - 66 yrs lease left

$275,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $304 psf - 77 yrs lease left

$275,000 Blk 166 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 893 sqft - $308 psf - 76 yrs lease left

$277,500 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $293 psf - 65 yrs lease left

The 10 busiest streets, October 2010

Yishun Ring Rd, Yishun: 60 sales
Bedok Reservoir Rd, Bedok: 44 sales
Hougang Ave 8, Hougang: 33 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Bedok Nth St 3, Bedok: 27 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 25 sales
Choa Chu Kang Cres, Choa Chu Kang: 25 sales
Rivervale Dr, Sengkang: 24 sales
Circuit Rd, Geylang: 22 sales
Jurong West St 81, Jurong West: 22 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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