HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2005

Prepared by Samtastic Properties from HDB's published resale records. Generated 25 Nov 2026, 2:30 am.
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June 2005 in full

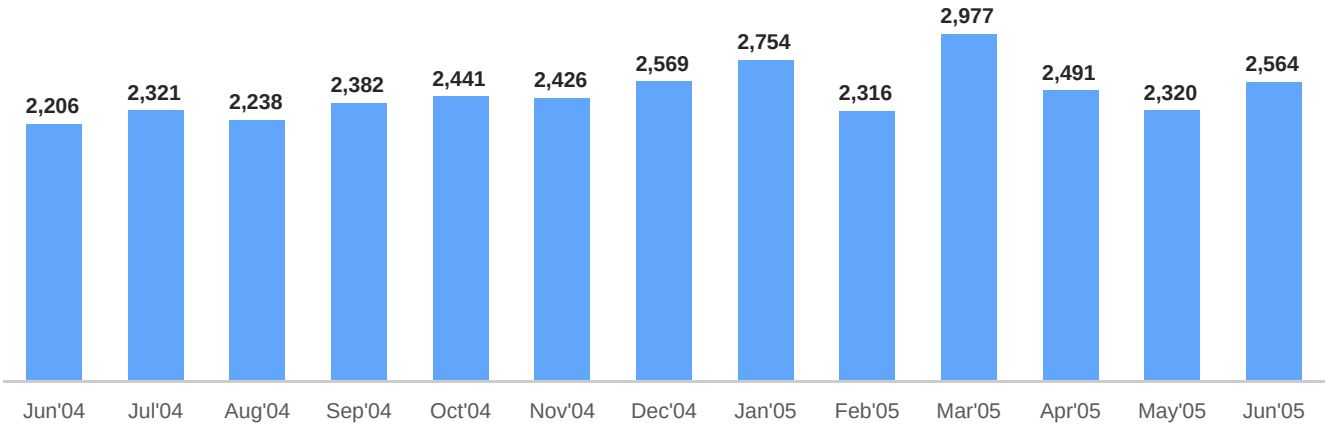
Flats sold: 2,564 Median price: $224,000 Median $psf: $224
Million-dollar flats: 0 (0.0%) Highest price: $543,000 (Queenstown)

Against the month before: sales +10.5%, median price -0.4%. Against a year ago: sales +16.2%, median price -1.8%.

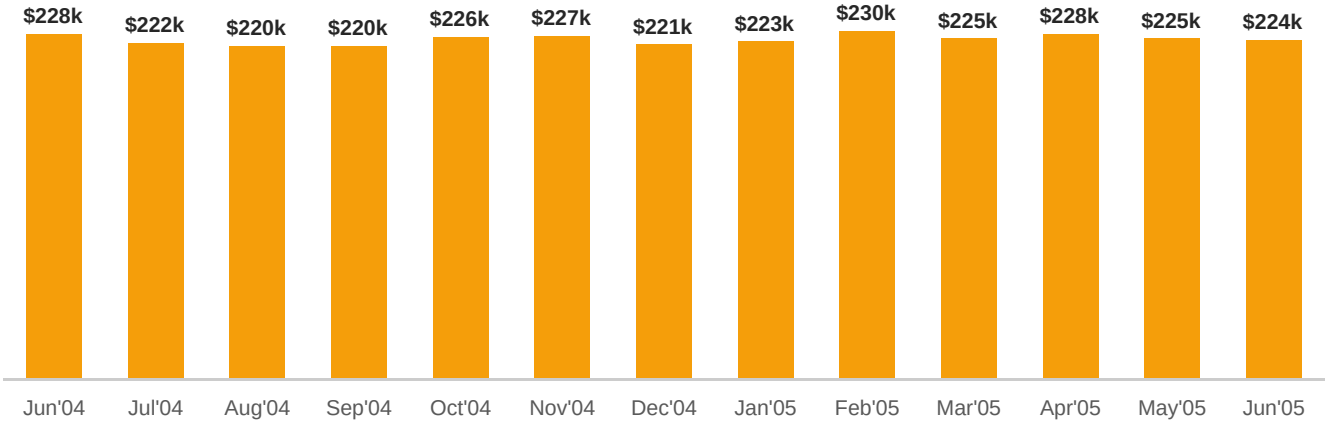
At a glance

- 2,564 HDB resale flats changed hands in June 2005, 10.5% more than the month before (2,320).
- Half of all flats sold for $224,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $229,100 (974 sales), or about $219 per square foot.
- The highest price was $543,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $190,000) and the dearest was Queenstown (median $315,000).
- The busiest town was Woodlands with 200 sales.

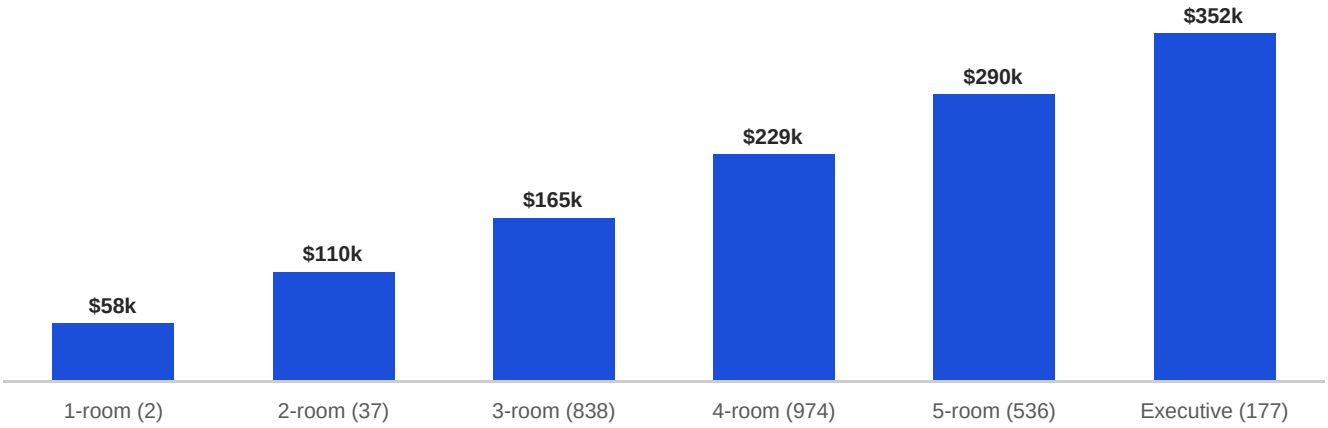
Flats sold each month, last 13 months



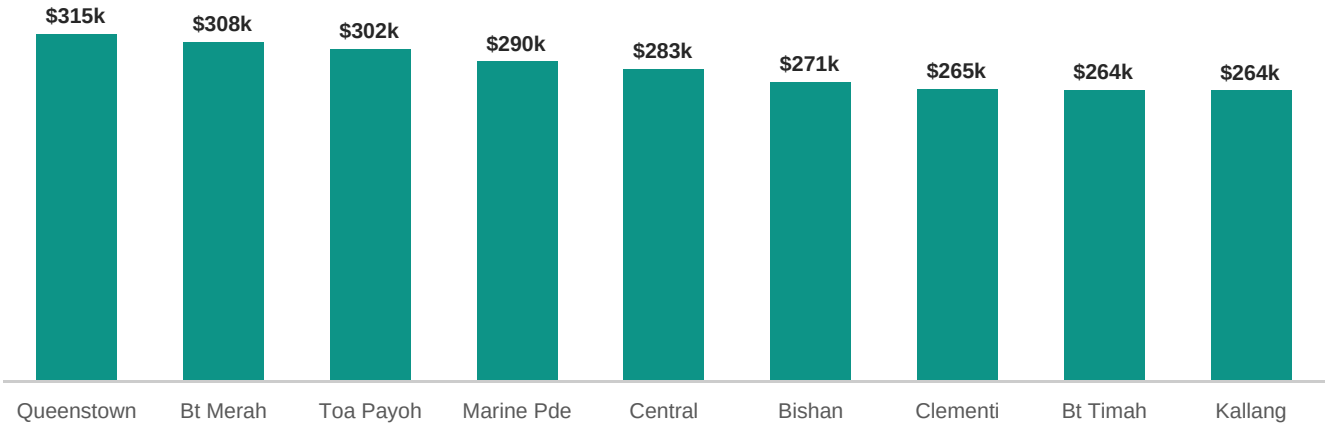
Median price each month, last 13 months



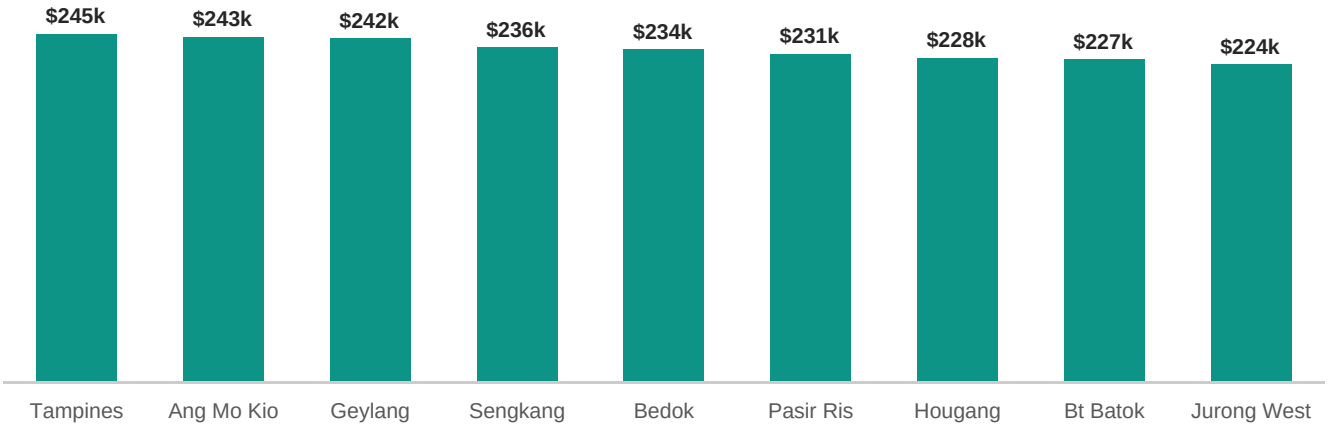
Median price by flat type (number sold), June 2005



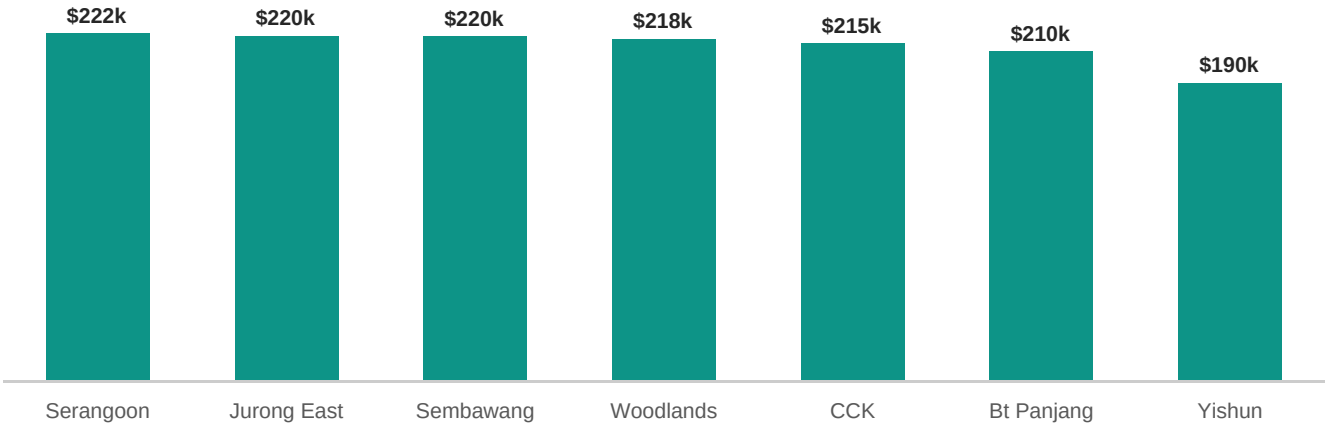
Median 4-room price by town, dearest first



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



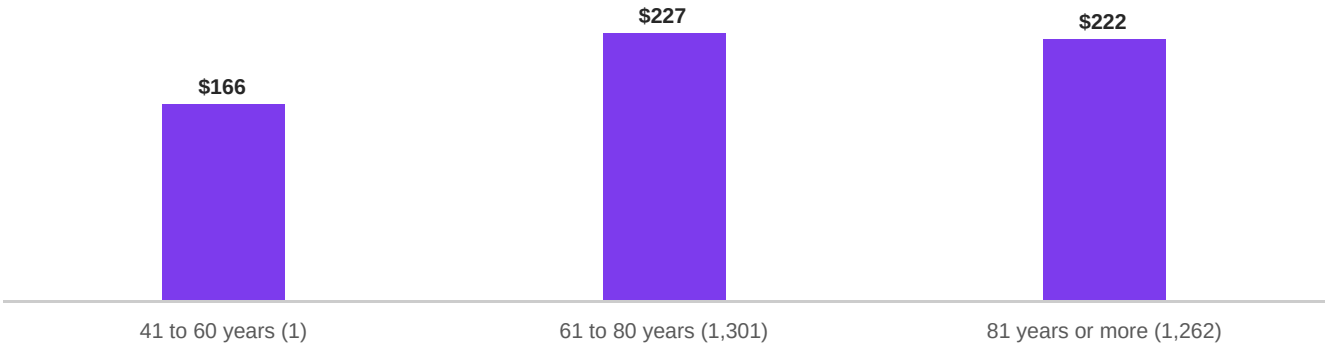
Median 4-room price by town, dearest first (continued)



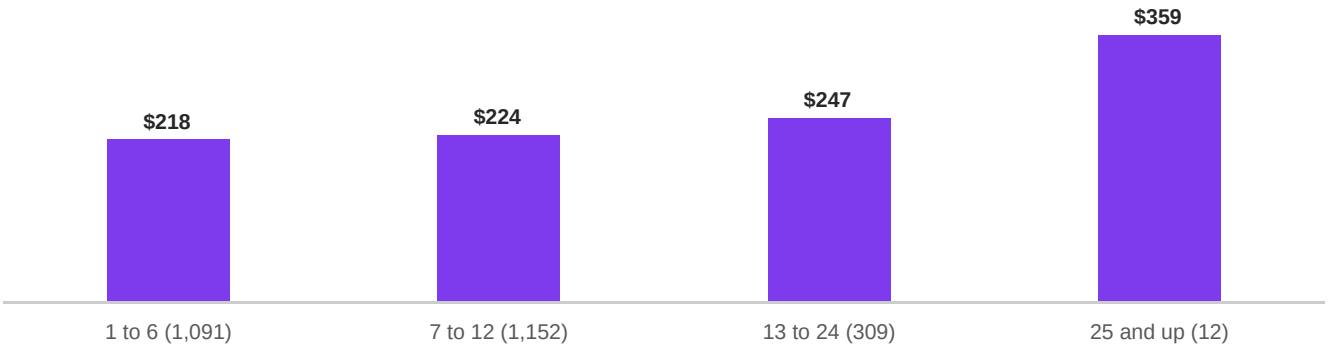
Town by town, June 2005

Ang Mo Kio: 163 sold - median $180,000 - 4-room median $243,000 - $229 psf
Bedok: 199 sold - median $205,000 - 4-room median $234,000 - $232 psf
Bishan: 55 sold - median $283,000 - 4-room median $271,000 - $255 psf
Bukit Batok: 119 sold - median $202,000 - 4-room median $226,800 - $213 psf
Bukit Merah: 91 sold - median $230,000 - 4-room median $307,500 - $262 psf
Bukit Panjang: 79 sold - median $230,000 - 4-room median $210,000 - $207 psf
Bukit Timah: 9 sold - median $265,000 - 4-room median $263,750 - $267 psf
Central Area: 26 sold - median $217,000 - 4-room median $283,000 - $298 psf
Choa Chu Kang: 133 sold - median $250,000 - 4-room median $215,000 - $206 psf
Clementi: 78 sold - median $189,000 - 4-room median $265,000 - $245 psf
Geylang: 87 sold - median $166,000 - 4-room median $242,000 - $236 psf
Hougang: 144 sold - median $231,000 - 4-room median $228,000 - $213 psf
Jurong East: 70 sold - median $219,500 - 4-room median $220,000 - $215 psf
Jurong West: 190 sold - median $228,000 - 4-room median $223,500 - $214 psf
Kallang/Whampoa: 65 sold - median $180,000 - 4-room median $263,500 - $243 psf
Marine Parade: 19 sold - median $228,000 - 4-room median $290,000 - $293 psf
Pasir Ris: 74 sold - median $279,000 - 4-room median $231,000 - $214 psf
Punggol: 1 sold - median $255,000 - 4-room median n/a - $260 psf
Queenstown: 111 sold - median $165,000 - 4-room median $315,000 - $254 psf
Sembawang: 68 sold - median $243,250 - 4-room median $219,500 - $222 psf
Sengkang: 80 sold - median $254,500 - 4-room median $235,500 - $239 psf
Serangoon: 63 sold - median $210,000 - 4-room median $221,500 - $227 psf
Tampines: 191 sold - median $246,000 - 4-room median $245,000 - $226 psf
Toa Payoh: 101 sold - median $203,000 - 4-room median $301,500 - $261 psf
Woodlands: 200 sold - median $230,000 - 4-room median $218,000 - $206 psf
Yishun: 148 sold - median $175,000 - 4-room median $190,000 - $200 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2005

$543,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,604 sqft - $339 psf - 89 yrs lease left

$502,500 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $406 psf - 95 yrs lease left

$495,000 Blk 443 Sin Ming Ave, Bishan
Executive - storey 07 to 09 - 2,013 sqft - $246 psf - 84 yrs lease left

$483,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,335 sqft - $362 psf - 95 yrs lease left

$475,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $304 psf - 87 yrs lease left

$474,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,335 sqft - $355 psf - 93 yrs lease left

$465,000 Blk 74A Redhill Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $376 psf - 99 yrs lease left

$465,000 Blk 62 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,292 sqft - $360 psf - 93 yrs lease left

$461,500 Blk 48 Bendemeer Rd, Kallang/Whampoa
Executive - storey 16 to 18 - 1,550 sqft - $298 psf - 88 yrs lease left

$460,000 Blk 3 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $345 psf - 92 yrs lease left

The 5 most affordable 4-room flats, June 2005

$145,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $155 psf - 69 yrs lease left

$150,000 Blk 253 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $166 psf - 79 yrs lease left

$150,000 Blk 206 Petir Rd, Bukit Panjang

4-room - storey 01 to 03 - 1,109 sqft - $135 psf - 83 yrs lease left

$154,000 Blk 17 Teck Whye Lane, Choa Chu Kang

4-room - storey 13 to 15 - 1,023 sqft - $151 psf - 75 yrs lease left

$155,000 Blk 636 Yishun St 61, Yishun

4-room - storey 01 to 03 - 915 sqft - $169 psf - 81 yrs lease left

The 10 busiest streets, June 2005

Ang Mo Kio Ave 3, Ang Mo Kio: 46 sales
Bedok Reservoir Rd, Bedok: 42 sales
Yishun Ring Rd, Yishun: 42 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Jurong West St 64, Jurong West: 28 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 24 sales
Woodlands Ring Rd, Woodlands: 24 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 sales
Bedok Nth Rd, Bedok: 22 sales
Lor 1 Toa Payoh, Toa Payoh: 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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