HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2005

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:31 pm.
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July 2005 in full

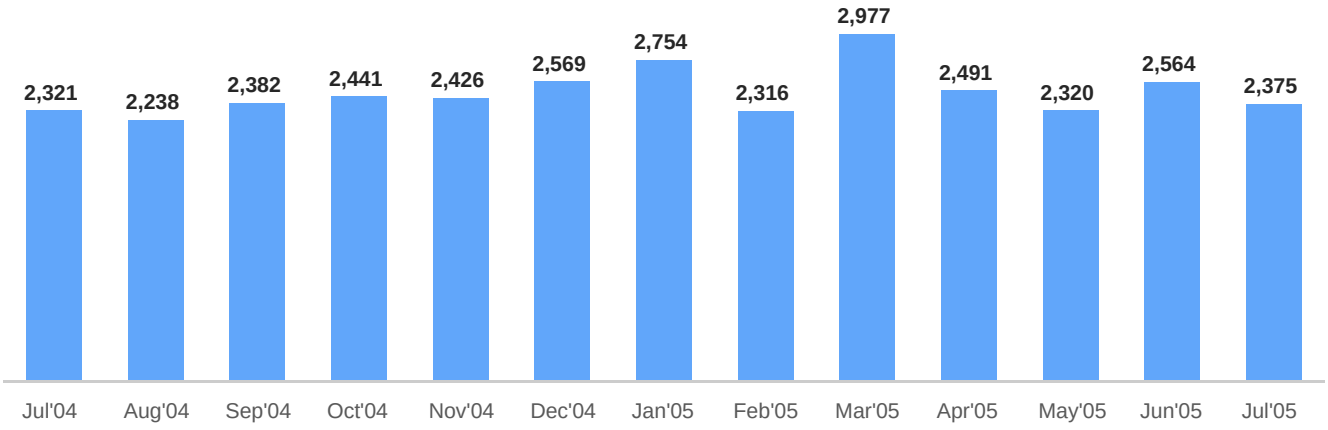
Flats sold: 2,375 Median price: $221,000 Median $psf: $222
Million-dollar flats: 0 (0.0%) Highest price: $595,000 (Kallang/Whampoa)

Against the month before: sales -7.4%, median price -1.3%. Against a year ago: sales +2.3%, median price -0.5%.

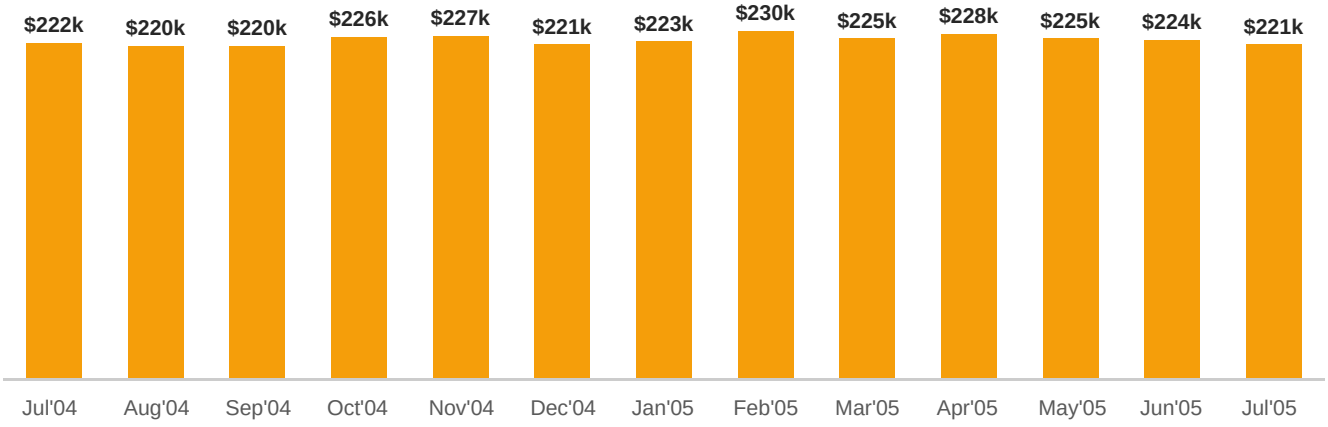
At a glance

- 2,375 HDB resale flats changed hands in July 2005, 7.4% fewer than the month before (2,564).
- Half of all flats sold for $221,000 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $227,000 (927 sales), or about $218 per square foot.
- The highest price was $595,000 for a 3-room flat at Blk 43 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $184,000) and the dearest was Queenstown (median $340,000).
- The busiest town was Tampines with 186 sales.

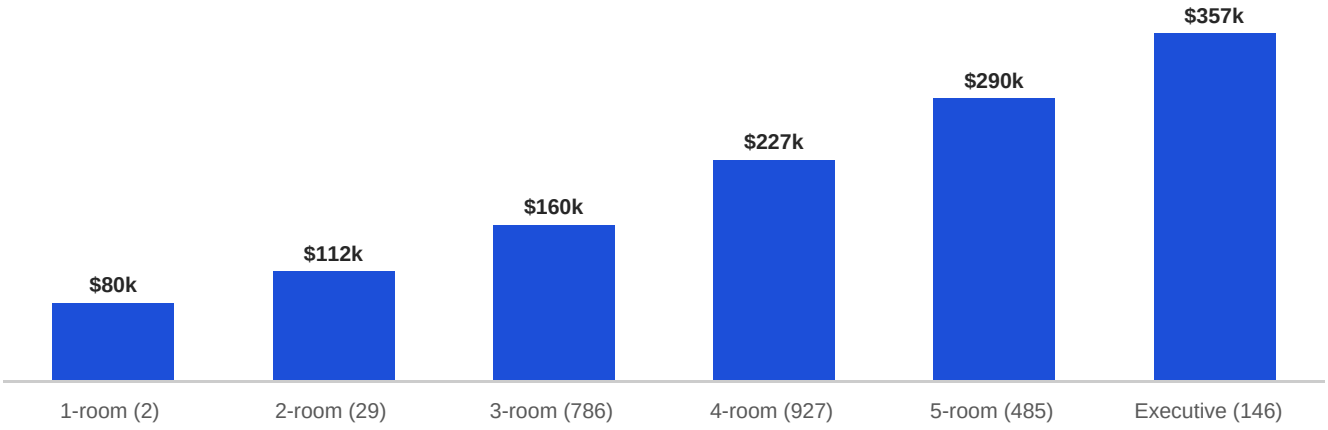
Flats sold each month, last 13 months



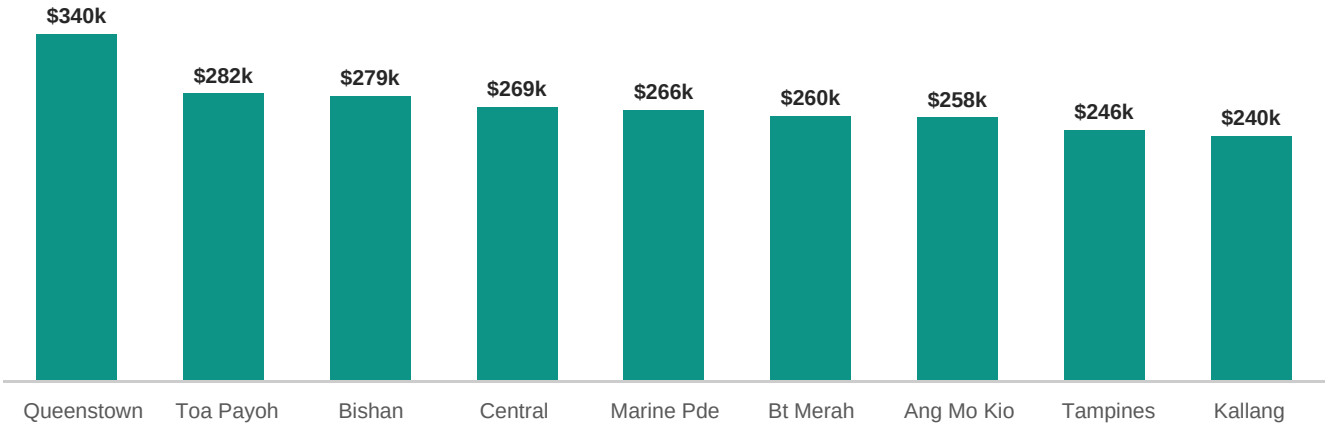
Median price each month, last 13 months



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



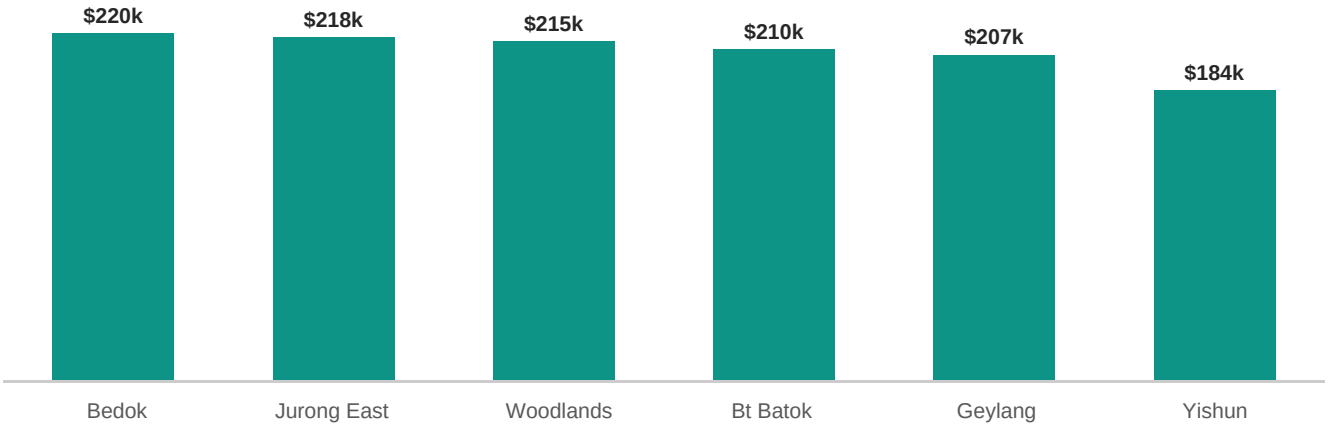
Median 4-room price by town, dearest first



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



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



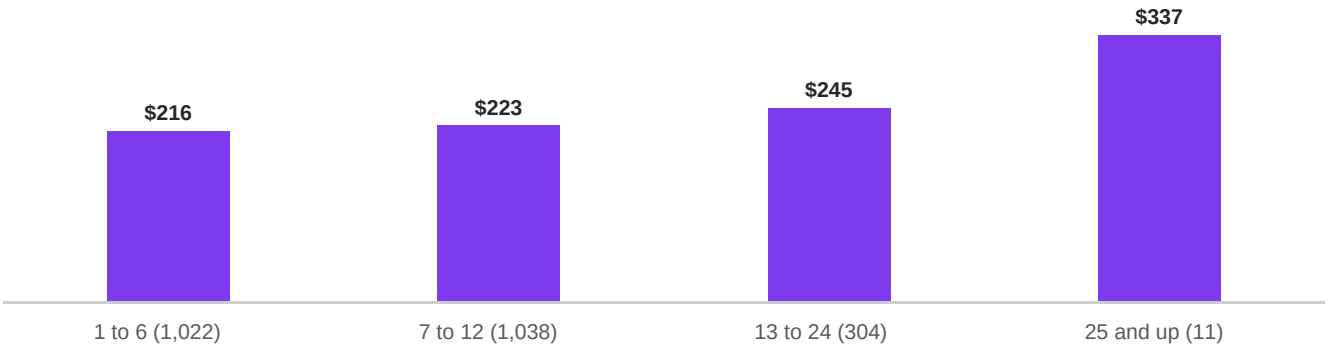
Town by town, July 2005

Ang Mo Kio: 142 sold - median $195,500 - 4-room median $258,000 - $232 psf
Bedok: 155 sold - median $183,000 - 4-room median $220,000 - $229 psf
Bishan: 48 sold - median $280,000 - 4-room median $279,000 - $255 psf
Bukit Batok: 114 sold - median $186,500 - 4-room median $210,000 - $212 psf
Bukit Merah: 89 sold - median $190,000 - 4-room median $259,500 - $258 psf
Bukit Panjang: 89 sold - median $235,000 - 4-room median $225,000 - $211 psf
Bukit Timah: 6 sold - median $319,000 - 4-room median n/a - $265 psf
Central Area: 23 sold - median $225,000 - 4-room median $268,500 - $308 psf
Choa Chu Kang: 110 sold - median $235,500 - 4-room median $221,000 - $202 psf
Clementi: 53 sold - median $196,000 - 4-room median $239,500 - $236 psf
Geylang: 65 sold - median $169,200 - 4-room median $206,500 - $227 psf
Hougang: 133 sold - median $220,000 - 4-room median $222,000 - $210 psf
Jurong East: 70 sold - median $184,750 - 4-room median $217,500 - $219 psf
Jurong West: 180 sold - median $220,000 - 4-room median $222,000 - $206 psf
Kallang/Whampoa: 80 sold - median $181,500 - 4-room median $240,000 - $239 psf
Marine Parade: 24 sold - median $240,000 - 4-room median $265,500 - $294 psf
Pasir Ris: 67 sold - median $280,000 - 4-room median $236,000 - $215 psf
Punggol: 1 sold - median $235,000 - 4-room median n/a - $257 psf
Queenstown: 97 sold - median $166,000 - 4-room median $340,000 - $247 psf
Sembawang: 82 sold - median $243,500 - 4-room median $226,000 - $223 psf
Sengkang: 109 sold - median $248,000 - 4-room median $232,000 - $232 psf
Serangoon: 51 sold - median $233,000 - 4-room median $224,000 - $223 psf
Tampines: 186 sold - median $253,400 - 4-room median $246,000 - $230 psf
Toa Payoh: 73 sold - median $190,000 - 4-room median $281,500 - $255 psf
Woodlands: 182 sold - median $230,000 - 4-room median $215,000 - $206 psf
Yishun: 146 sold - median $171,500 - 4-room median $184,000 - $200 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2005

$595,000 Blk 43 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,809 sqft - $212 psf - 66 yrs lease left

$515,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,528 sqft - $337 psf - 89 yrs lease left

$481,000 Blk 68 Redhill Cl, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $389 psf - 95 yrs lease left

$468,000 Blk 223 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,518 sqft - $308 psf - 86 yrs lease left

$468,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $298 psf - 83 yrs lease left

$468,000 Blk 62 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,292 sqft - $362 psf - 93 yrs lease left

$465,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $376 psf - 95 yrs lease left

$454,000 Blk 291 Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,324 sqft - $343 psf - 92 yrs lease left

$453,000 Blk 73A Redhill Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $366 psf - 99 yrs lease left

$452,000 Blk 289 Bishan St 24, Bishan
5-room - storey 16 to 18 - 1,324 sqft - $341 psf - 92 yrs lease left

The 5 most affordable 4-room flats, July 2005

$127,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $136 psf - 69 yrs lease left

$128,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $137 psf - 69 yrs lease left

$150,000 Blk 54 Teban Gdns Rd, Jurong East
4-room - storey 04 to 06 - 947 sqft - $158 psf - 80 yrs lease left

$152,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $162 psf - 69 yrs lease left

$154,000 Blk 253 Yishun Ring Rd, Yishun
4-room - storey 07 to 09 - 904 sqft - $170 psf - 79 yrs lease left

The 10 busiest streets, July 2005

Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 36 sales
Bedok Reservoir Rd, Bedok: 32 sales
Hougang Ave 8, Hougang: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Canberra Rd, Sembawang: 23 sales
Rivervale Dr, Sengkang: 23 sales
Jurong West St 65, Jurong West: 21 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 20 sales
Bedok Nth St 3, Bedok: 19 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