HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2005

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:31 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2005-08/

August 2005 in full

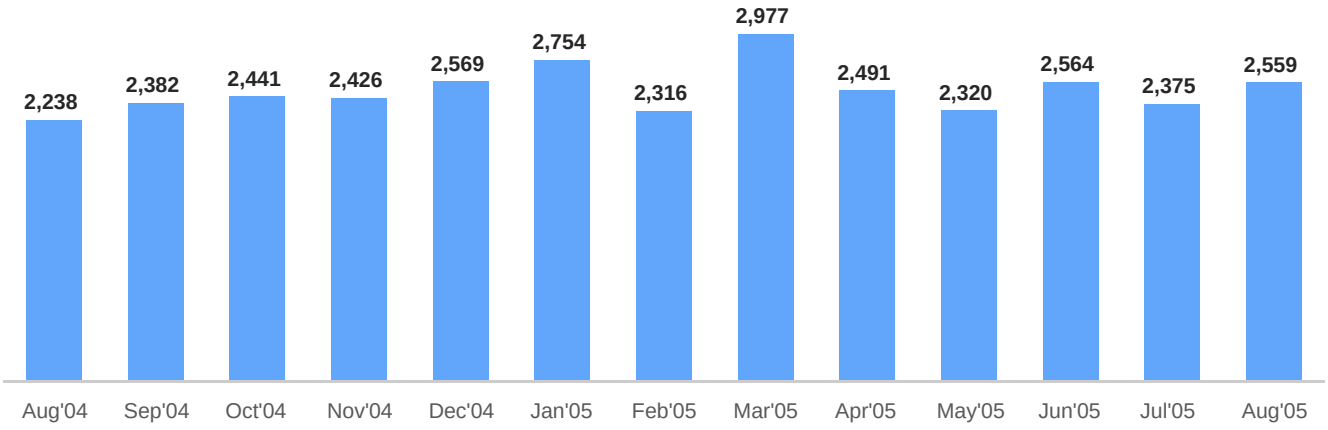
Flats sold: 2,559 Median price: $222,000 Median $psf: $222
Million-dollar flats: 0 (0.0%) Highest price: $498,000 (Kallang/Whampoa)

Against the month before: sales +7.7%, median price +0.5%. Against a year ago: sales +14.3%, median price +0.9%.

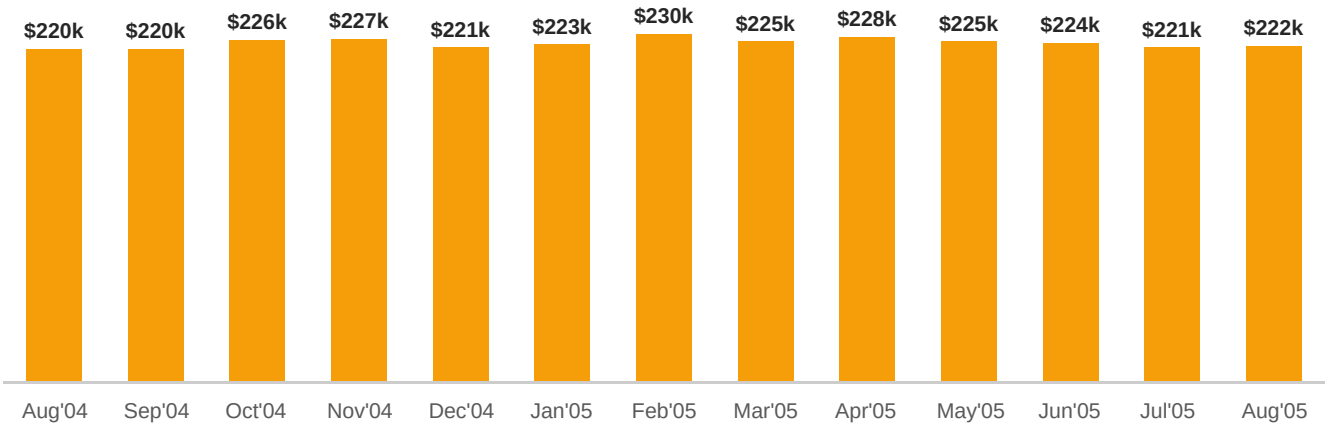
At a glance

- 2,559 HDB resale flats changed hands in August 2005, 7.7% more than the month before (2,375).
- Half of all flats sold for $222,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $226,500 (990 sales), or about $218 per square foot.
- The highest price was $498,000 for a 3-room flat at Blk 46 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $192,000) and the dearest was Bukit Merah (median $312,000).
- The busiest town was Tampines with 211 sales.

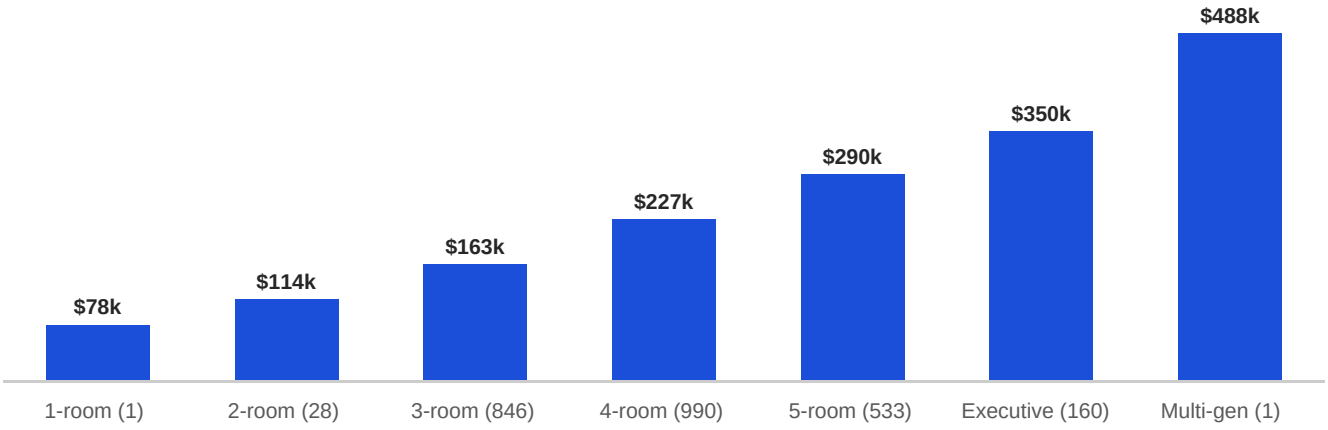
Flats sold each month, last 13 months



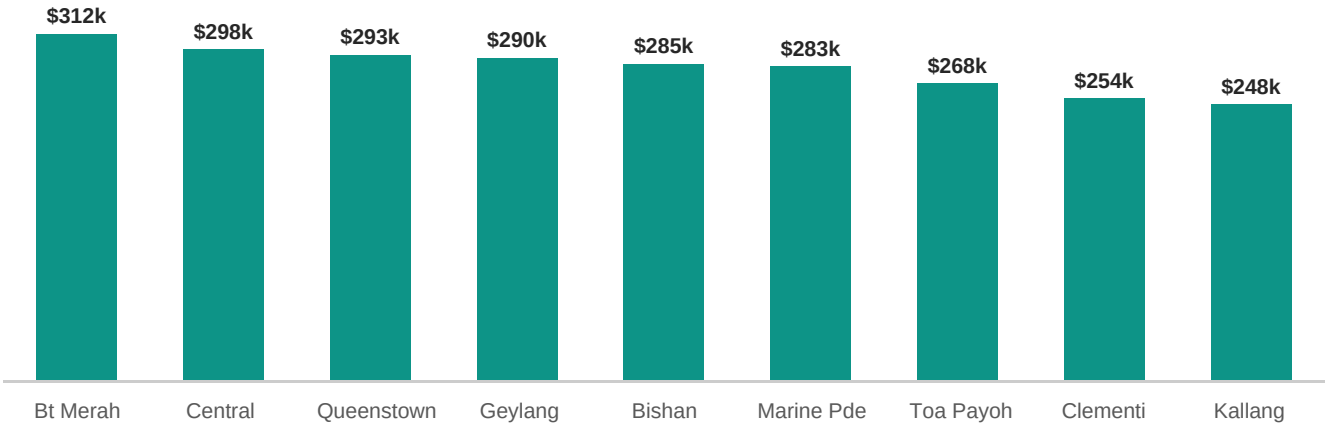
Median price each month, last 13 months



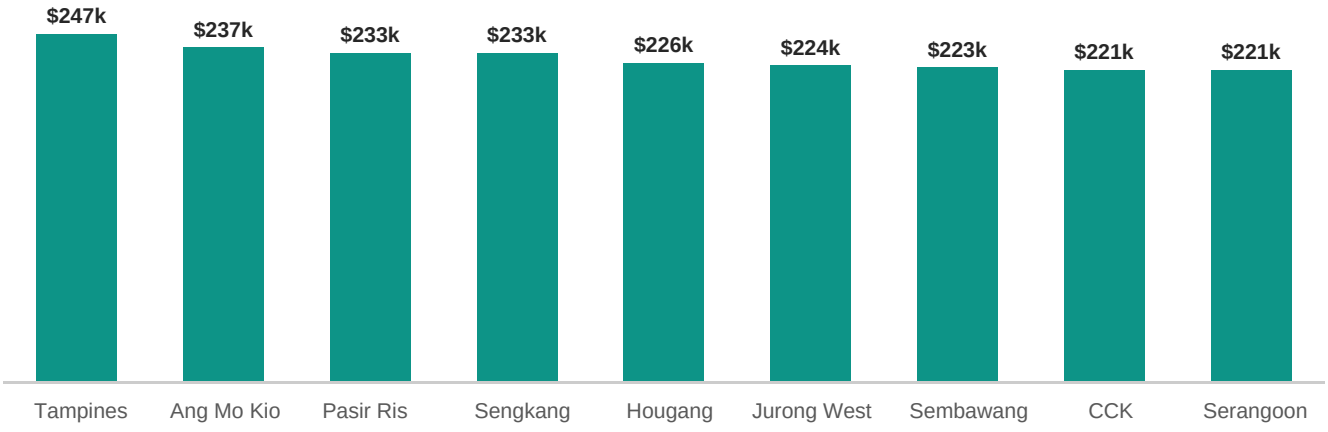
Median price by flat type (number sold), August 2005



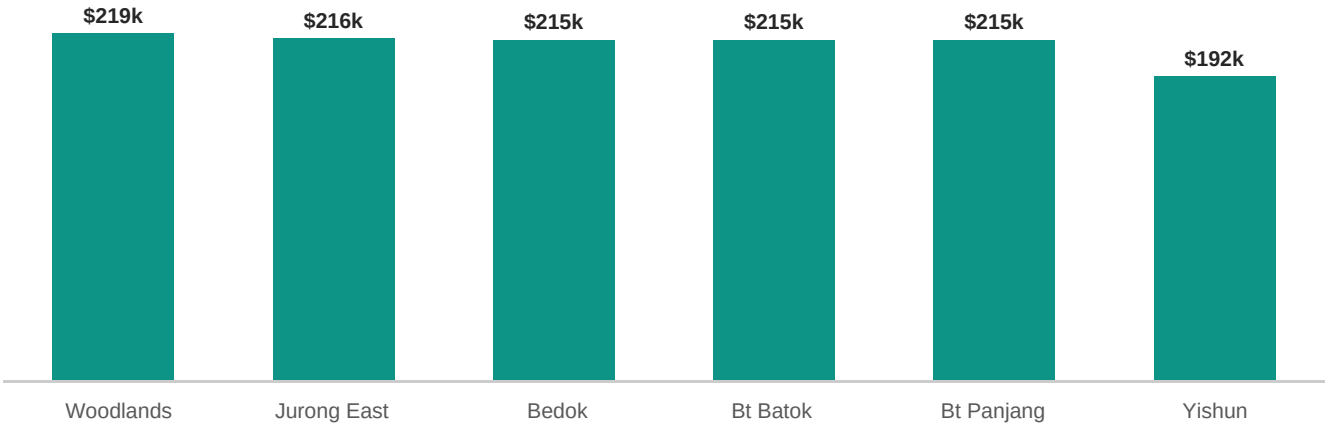
Median 4-room price by town, dearest first



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



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



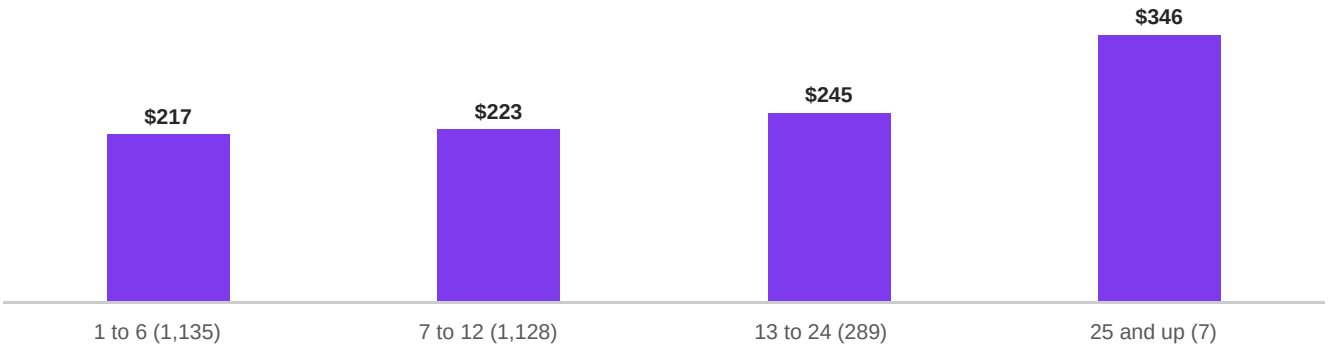
Town by town, August 2005

Ang Mo Kio: 159 sold - median $182,000 - 4-room median $237,000 - $227 psf
Bedok: 177 sold - median $194,000 - 4-room median $215,000 - $227 psf
Bishan: 51 sold - median $322,000 - 4-room median $285,000 - $257 psf
Bukit Batok: 95 sold - median $172,000 - 4-room median $215,000 - $210 psf
Bukit Merah: 106 sold - median $196,750 - 4-room median $312,000 - $259 psf
Bukit Panjang: 90 sold - median $230,000 - 4-room median $215,000 - $208 psf
Bukit Timah: 6 sold - median $316,500 - 4-room median n/a - $246 psf
Central Area: 14 sold - median $224,000 - 4-room median $298,000 - $287 psf
Choa Chu Kang: 105 sold - median $235,000 - 4-room median $221,000 - $201 psf
Clementi: 77 sold - median $203,000 - 4-room median $254,000 - $234 psf
Geylang: 75 sold - median $166,000 - 4-room median $290,000 - $234 psf
Hougang: 157 sold - median $231,000 - 4-room median $226,000 - $212 psf
Jurong East: 59 sold - median $198,000 - 4-room median $216,000 - $218 psf
Jurong West: 191 sold - median $222,000 - 4-room median $224,000 - $210 psf
Kallang/Whampoa: 85 sold - median $186,000 - 4-room median $248,350 - $240 psf
Marine Parade: 26 sold - median $270,000 - 4-room median $282,500 - $306 psf
Pasir Ris: 100 sold - median $275,500 - 4-room median $233,000 - $212 psf
Queenstown: 81 sold - median $171,000 - 4-room median $293,000 - $249 psf
Sembawang: 77 sold - median $247,000 - 4-room median $222,500 - $220 psf
Sengkang: 109 sold - median $246,000 - 4-room median $233,000 - $232 psf
Serangoon: 64 sold - median $222,000 - 4-room median $221,000 - $225 psf
Tampines: 211 sold - median $251,000 - 4-room median $246,500 - $228 psf
Toa Payoh: 87 sold - median $190,000 - 4-room median $267,500 - $243 psf
Woodlands: 206 sold - median $226,500 - 4-room median $219,000 - $208 psf
Yishun: 151 sold - median $168,000 - 4-room median $192,000 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2005

$498,000 Blk 46 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,668 sqft - $298 psf - 66 yrs lease left

$488,000 Blk 148 Bishan St 11, Bishan
Multi-gen - storey 07 to 09 - 1,776 sqft - $275 psf - 81 yrs lease left

$478,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 22 to 24 - 1,302 sqft - $367 psf - 95 yrs lease left

$465,000 Blk 222 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,658 sqft - $281 psf - 86 yrs lease left

$460,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,658 sqft - $278 psf - 83 yrs lease left

$460,000 Blk 60 Strathmore Ave, Queenstown
5-room - storey 22 to 24 - 1,184 sqft - $389 psf - 94 yrs lease left

$455,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 25 to 27 - 1,292 sqft - $352 psf - 71 yrs lease left

$453,800 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 13 to 15 - 1,561 sqft - $291 psf - 86 yrs lease left

$450,000 Blk 615 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 04 to 06 - 1,679 sqft - $268 psf - 90 yrs lease left

$450,000 Blk 288 Bishan St 24, Bishan
5-room - storey 10 to 12 - 1,324 sqft - $340 psf - 92 yrs lease left

The 5 most affordable 4-room flats, August 2005

$135,000 Blk 787 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $149 psf - 82 yrs lease left

$148,000 Blk 166 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $164 psf - 81 yrs lease left

$150,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 07 to 09 - 904 sqft - $166 psf - 82 yrs lease left

$150,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $166 psf - 82 yrs lease left

$155,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $171 psf - 82 yrs lease left

The 10 busiest streets, August 2005

Yishun Ring Rd, Yishun: 54 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 36 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 33 sales
Woodlands Ring Rd, Woodlands: 29 sales
Bedok Reservoir Rd, Bedok: 27 sales
Circuit Rd, Geylang: 25 sales
Hougang Ave 8, Hougang: 24 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 21 sales
Sembawang Dr, Sembawang: 21 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