HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2005

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

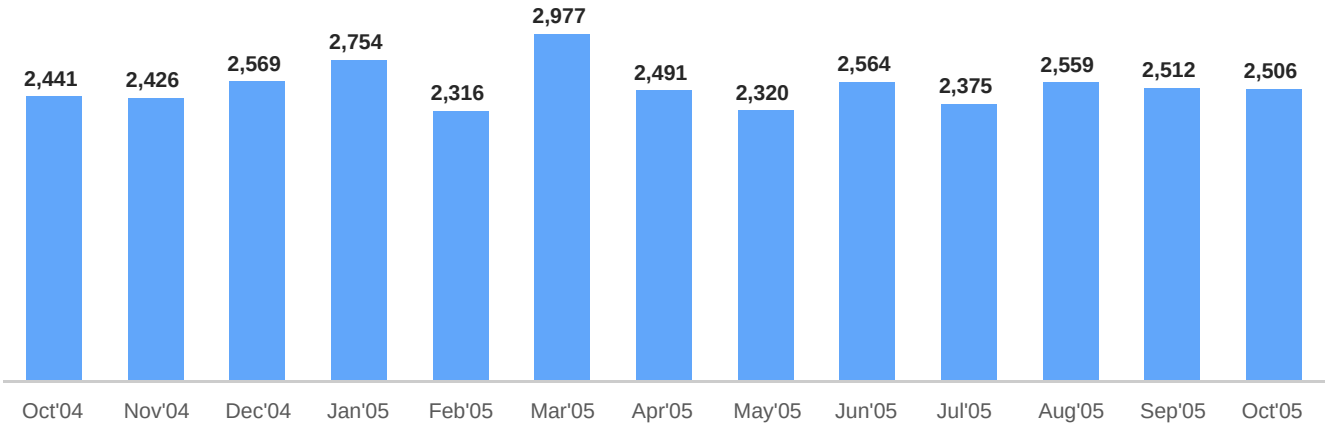
Flats sold: 2,506 Median price: $228,000 Median $psf: $222
Million-dollar flats: 0 (0.0%) Highest price: $545,000 (Queenstown)

Against the month before: sales -0.2%, median price +2.4%. Against a year ago: sales +2.7%, median price +0.9%.

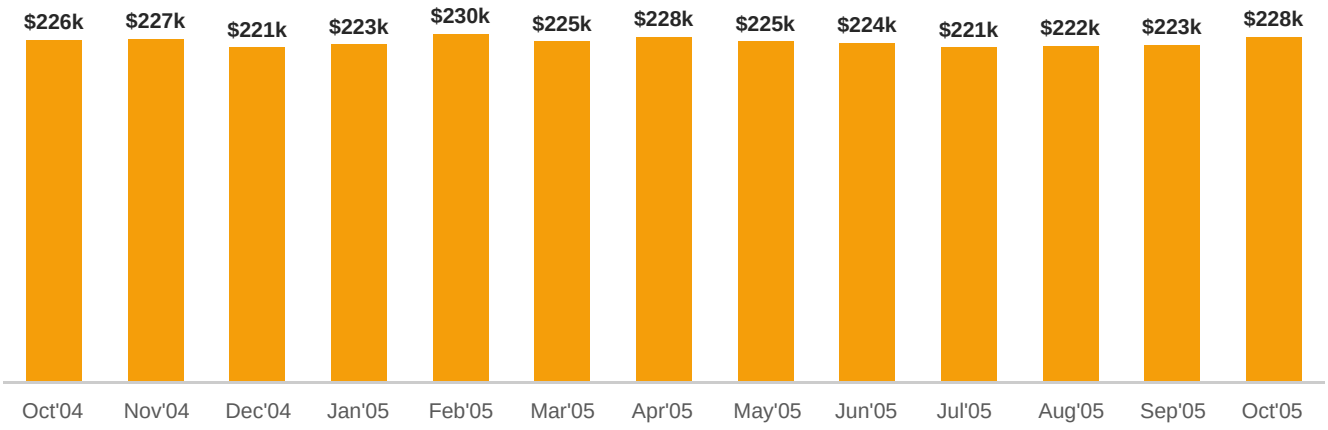
At a glance

- 2,506 HDB resale flats changed hands in October 2005, about the same as the month before (2,512).
- Half of all flats sold for $228,000 or less (the median price), up 2.4% from the month before.
- A typical 4-room flat sold for $228,000 (936 sales), or about $219 per square foot.
- The highest price was $545,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $195,500) and the dearest was Queenstown (median $331,900).
- The busiest town was Woodlands with 222 sales.

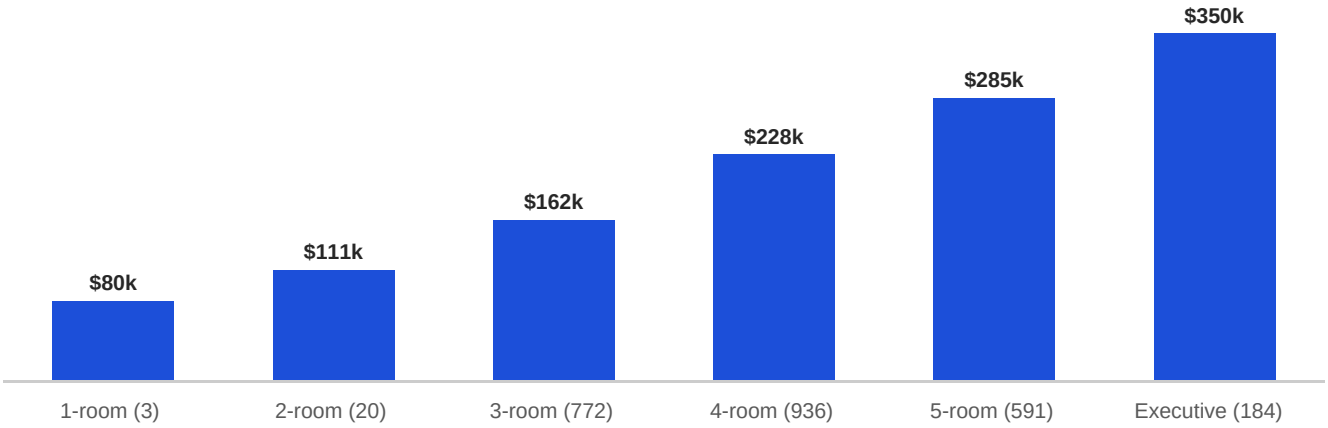
Flats sold each month, last 13 months



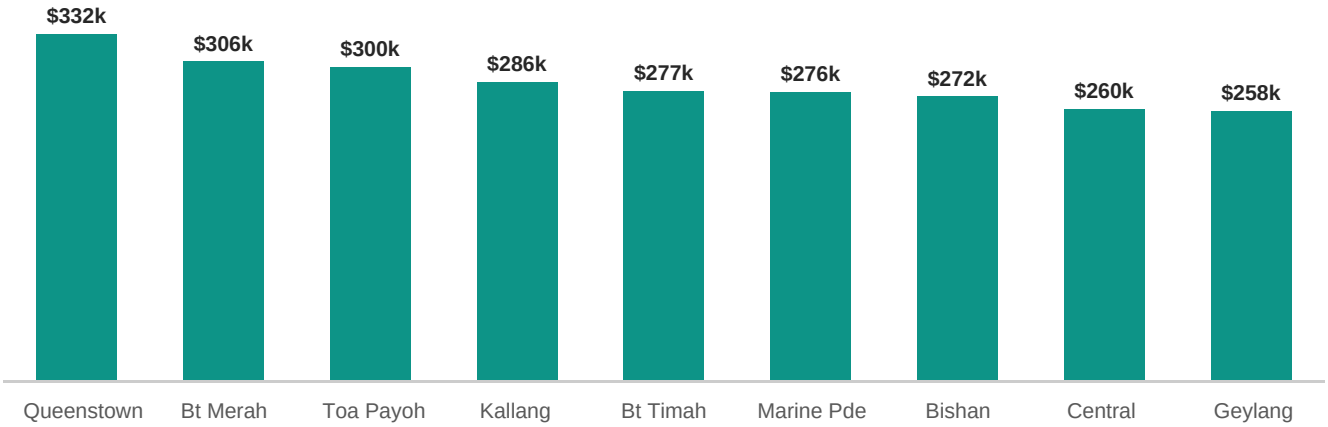
Median price each month, last 13 months



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



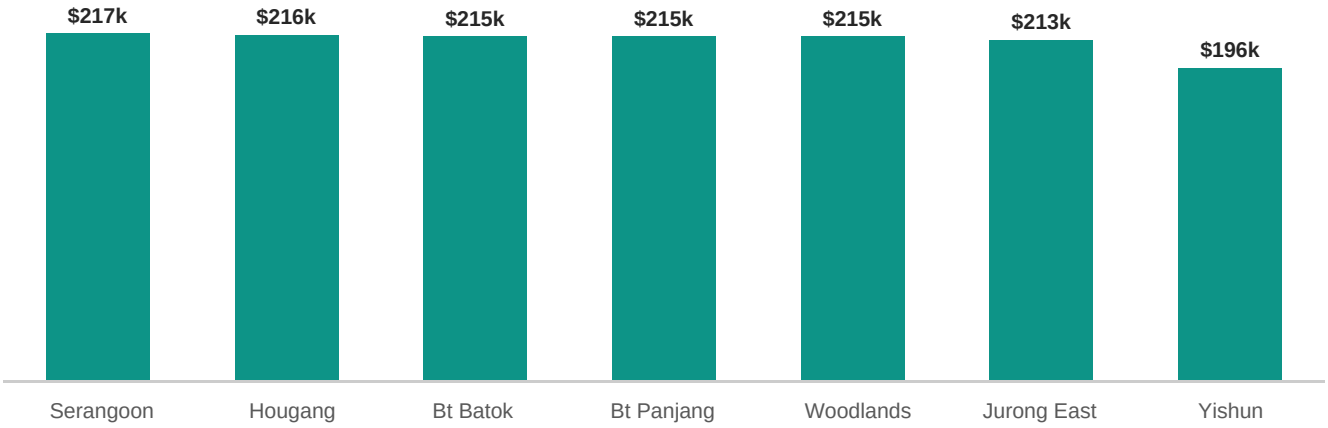
Median 4-room price by town, dearest first



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



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



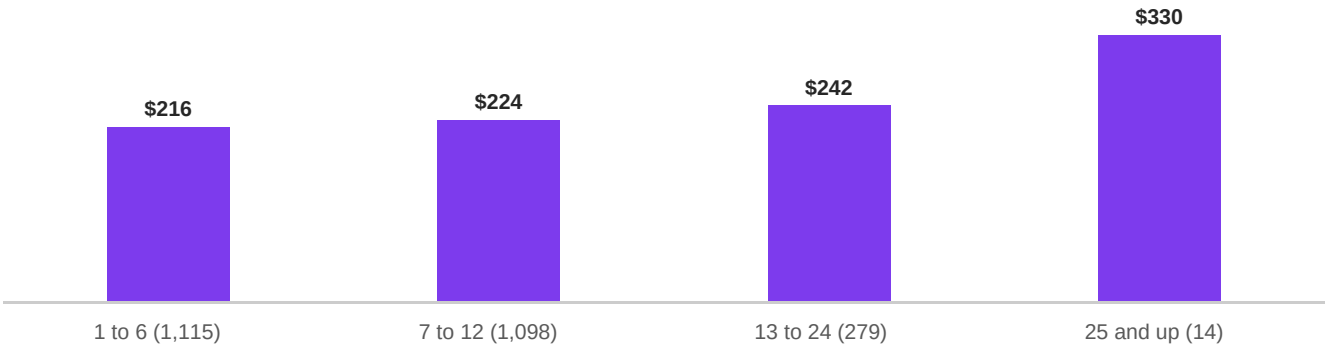
Town by town, October 2005

Ang Mo Kio: 147 sold - median $172,000 - 4-room median $240,000 - $229 psf
Bedok: 153 sold - median $186,000 - 4-room median $230,000 - $228 psf
Bishan: 62 sold - median $282,500 - 4-room median $272,000 - $257 psf
Bukit Batok: 103 sold - median $180,000 - 4-room median $215,000 - $208 psf
Bukit Merah: 102 sold - median $201,500 - 4-room median $305,500 - $266 psf
Bukit Panjang: 93 sold - median $220,000 - 4-room median $215,000 - $205 psf
Bukit Timah: 9 sold - median $375,000 - 4-room median $277,000 - $276 psf
Central Area: 17 sold - median $210,000 - 4-room median $260,000 - $277 psf
Choa Chu Kang: 124 sold - median $254,000 - 4-room median $222,250 - $203 psf
Clementi: 73 sold - median $195,000 - 4-room median $246,000 - $235 psf
Geylang: 61 sold - median $187,000 - 4-room median $258,000 - $236 psf
Hougang: 117 sold - median $220,000 - 4-room median $216,000 - $215 psf
Jurong East: 63 sold - median $205,000 - 4-room median $213,000 - $209 psf
Jurong West: 217 sold - median $225,000 - 4-room median $220,000 - $215 psf
Kallang/Whampoa: 67 sold - median $179,000 - 4-room median $286,000 - $248 psf
Marine Parade: 24 sold - median $265,900 - 4-room median $276,000 - $305 psf
Pasir Ris: 85 sold - median $278,000 - 4-room median $235,000 - $210 psf
Punggol: 2 sold - median $310,000 - 4-room median n/a - $262 psf
Queenstown: 86 sold - median $163,250 - 4-room median $331,900 - $252 psf
Sembawang: 96 sold - median $252,500 - 4-room median $218,500 - $222 psf
Sengkang: 113 sold - median $255,000 - 4-room median $230,444 - $232 psf
Serangoon: 69 sold - median $220,000 - 4-room median $217,000 - $221 psf
Tampines: 193 sold - median $247,000 - 4-room median $245,000 - $228 psf
Toa Payoh: 83 sold - median $200,000 - 4-room median $300,000 - $243 psf
Woodlands: 222 sold - median $250,000 - 4-room median $215,000 - $206 psf
Yishun: 125 sold - median $167,000 - 4-room median $195,500 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2005

$545,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $338 psf - 89 yrs lease left

$500,000 Blk 133 Clarence Lane, Queenstown
5-room - storey 07 to 09 - 1,432 sqft - $349 psf - 90 yrs lease left

$482,000 Blk 8A Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $389 psf - 99 yrs lease left

$475,000 Blk 121 Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $384 psf - 95 yrs lease left

$460,000 Blk 119D Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $389 psf - 96 yrs lease left

$458,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 16 to 18 - 1,421 sqft - $322 psf - 89 yrs lease left

$457,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 19 to 21 - 1,324 sqft - $345 psf - 90 yrs lease left

$455,000 Blk 627 Bt Batok Ctrl, Bukit Batok
Executive - storey 04 to 06 - 1,507 sqft - $302 psf - 91 yrs lease left

$455,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 16 to 18 - 1,410 sqft - $323 psf - 78 yrs lease left

$455,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $290 psf - 82 yrs lease left

The 5 most affordable 4-room flats, October 2005

$145,000 Blk 119 Yishun Ring Rd, Yishun
4-room - storey 01 to 03 - 958 sqft - $151 psf - 79 yrs lease left

$145,000 Blk 417 Jurong West St 42, Jurong West
4-room - storey 01 to 03 - 958 sqft - $151 psf - 79 yrs lease left

$148,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $158 psf - 69 yrs lease left

$150,400 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $161 psf - 69 yrs lease left

$152,500 Blk 660 Yishun Ave 4, Yishun
4-room - storey 04 to 06 - 904 sqft - $169 psf - 81 yrs lease left

The 10 busiest streets, October 2005

Ang Mo Kio Ave 10, Ang Mo Kio: 41 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Jurong West St 65, Jurong West: 27 sales
Hougang Ave 8, Hougang: 26 sales
Jurong West St 64, Jurong West: 26 sales
Yishun Ring Rd, Yishun: 26 sales
Woodlands Dr 14, Woodlands: 25 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 23 sales
Admiralty Dr, Sembawang: 23 sales
Woodlands Ring Rd, Woodlands: 23 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