HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2005

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:19 pm.
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November 2005 in full

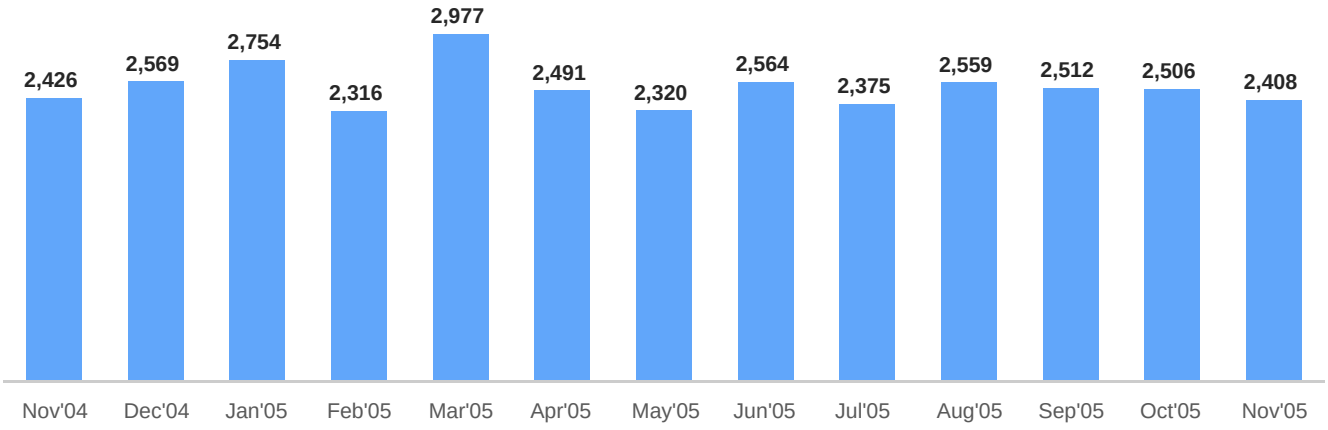
Flats sold: 2,408 Median price: $227,000 Median $psf: $223
Million-dollar flats: 0 (0.0%) Highest price: $562,000 (Queenstown)

Against the month before: sales -3.9%, median price -0.4%. Against a year ago: sales -0.7%, median price +0.1%.

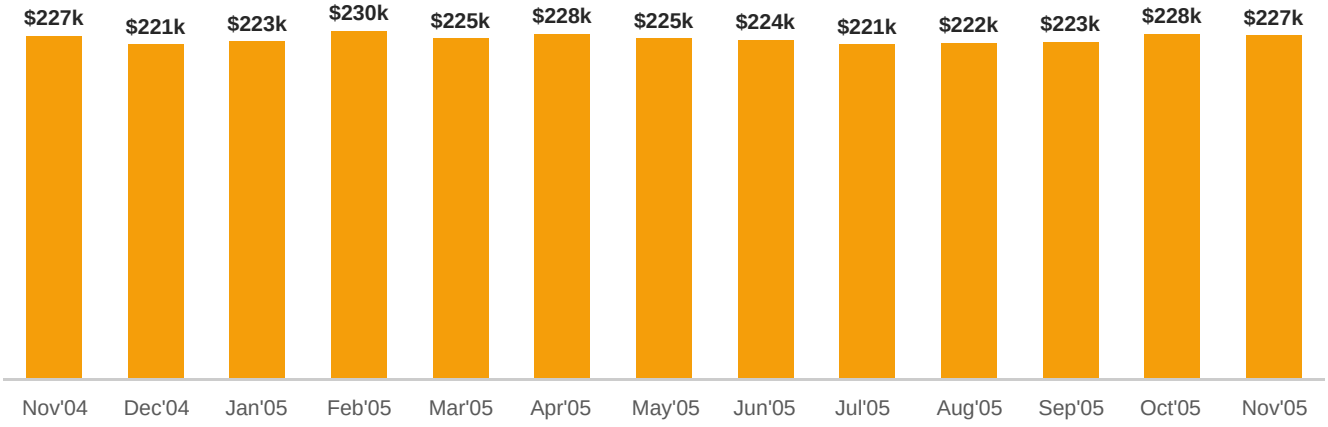
At a glance

- 2,408 HDB resale flats changed hands in November 2005, 3.9% fewer than the month before (2,506).
- Half of all flats sold for $227,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $230,000 (972 sales), or about $220 per square foot.
- The highest price was $562,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $184,500) and the dearest was Queenstown (median $320,000).
- The busiest town was Jurong West with 214 sales.

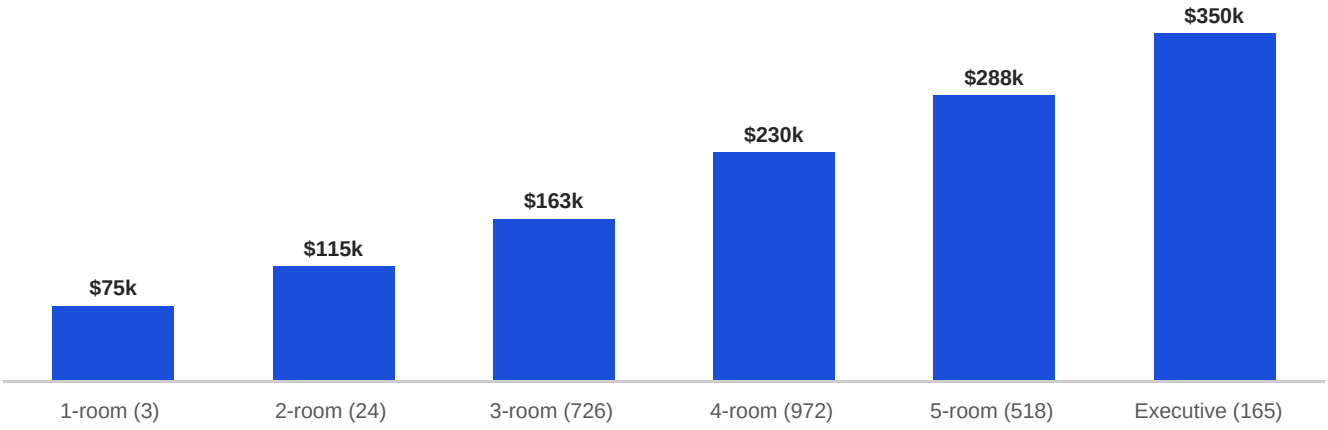
Flats sold each month, last 13 months



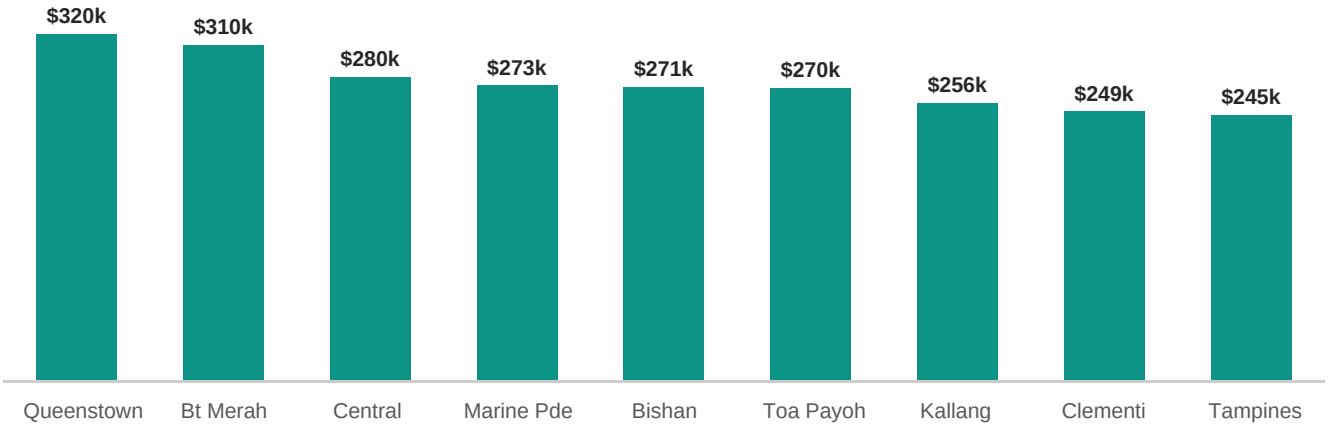
Median price each month, last 13 months



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



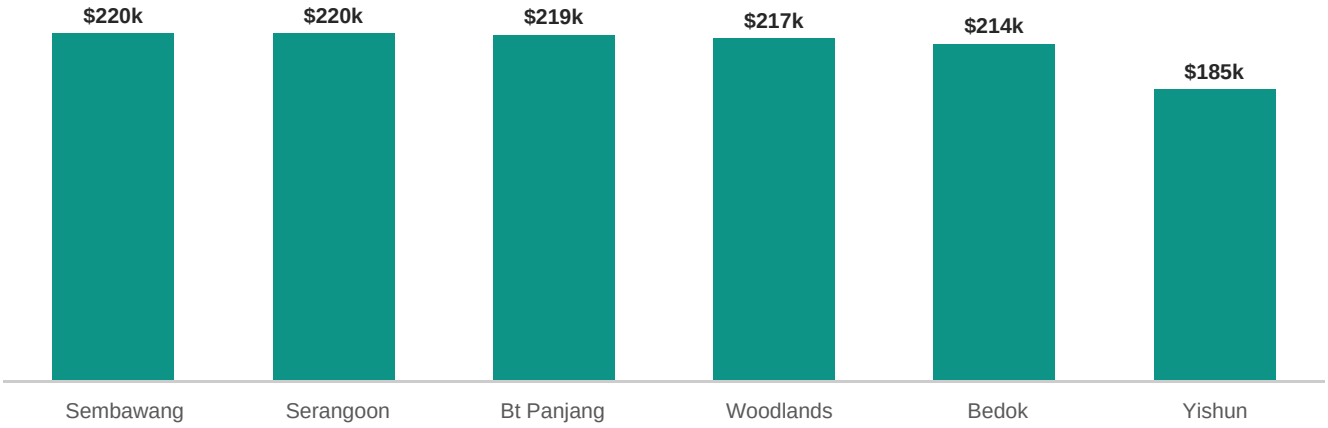
Median 4-room price by town, dearest first



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



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



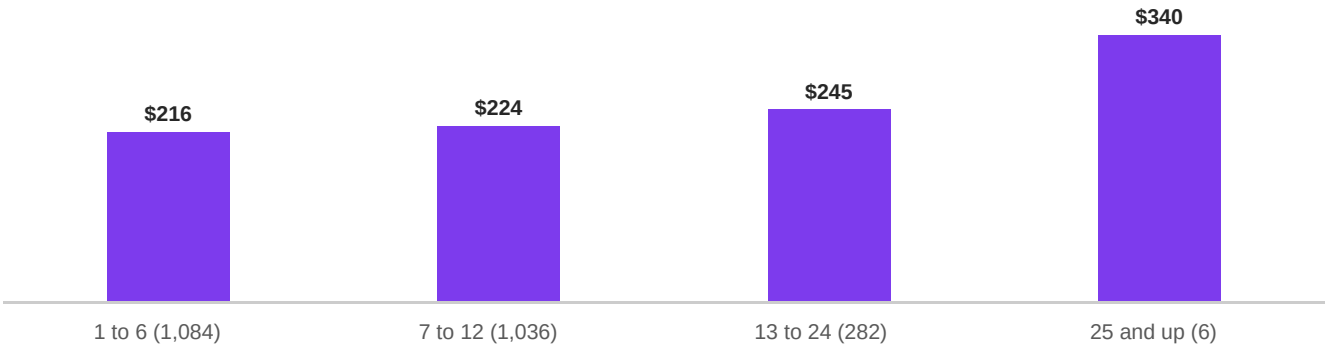
Town by town, November 2005

Ang Mo Kio: 139 sold - median $188,000 - 4-room median $243,500 - $227 psf
Bedok: 122 sold - median $180,500 - 4-room median $213,500 - $227 psf
Bishan: 73 sold - median $290,000 - 4-room median $271,000 - $263 psf
Bukit Batok: 106 sold - median $178,000 - 4-room median $223,000 - $211 psf
Bukit Merah: 93 sold - median $212,000 - 4-room median $310,000 - $266 psf
Bukit Panjang: 98 sold - median $228,000 - 4-room median $219,000 - $217 psf
Bukit Timah: 5 sold - median $326,000 - 4-room median n/a - $271 psf
Central Area: 20 sold - median $211,500 - 4-room median $280,000 - $313 psf
Choa Chu Kang: 107 sold - median $244,000 - 4-room median $227,000 - $205 psf
Clementi: 60 sold - median $182,500 - 4-room median $248,500 - $241 psf
Geylang: 70 sold - median $167,500 - 4-room median $237,500 - $236 psf
Hougang: 120 sold - median $230,000 - 4-room median $222,500 - $211 psf
Jurong East: 84 sold - median $227,000 - 4-room median $225,500 - $219 psf
Jurong West: 214 sold - median $225,000 - 4-room median $223,900 - $212 psf
Kallang/Whampoa: 53 sold - median $186,000 - 4-room median $256,000 - $246 psf
Marine Parade: 14 sold - median $237,500 - 4-room median $272,500 - $290 psf
Pasir Ris: 79 sold - median $280,000 - 4-room median $238,000 - $213 psf
Punggol: 3 sold - median $300,000 - 4-room median n/a - $253 psf
Queenstown: 89 sold - median $170,000 - 4-room median $320,000 - $259 psf
Sembawang: 75 sold - median $250,000 - 4-room median $220,000 - $222 psf
Sengkang: 121 sold - median $255,000 - 4-room median $234,500 - $237 psf
Serangoon: 47 sold - median $220,000 - 4-room median $220,000 - $219 psf
Tampines: 180 sold - median $246,000 - 4-room median $245,000 - $227 psf
Toa Payoh: 96 sold - median $199,000 - 4-room median $270,000 - $245 psf
Woodlands: 207 sold - median $232,000 - 4-room median $216,944 - $208 psf
Yishun: 133 sold - median $175,000 - 4-room median $184,500 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2005

$562,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,679 sqft - $335 psf - 89 yrs lease left

$500,000 Blk 152 Pasir Ris St 13, Pasir Ris
Executive - storey 07 to 09 - 2,034 sqft - $246 psf - 89 yrs lease left

$485,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $307 psf - 89 yrs lease left

$476,000 Blk 846 Sims Ave, Geylang
Executive - storey 16 to 18 - 1,625 sqft - $293 psf - 79 yrs lease left

$468,000 Blk 506 Bishan St 11, Bishan
5-room - storey 07 to 09 - 1,367 sqft - $342 psf - 83 yrs lease left

$465,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,658 sqft - $281 psf - 82 yrs lease left

$465,000 Blk 7 C'wealth Ave, Queenstown
5-room - storey 10 to 12 - 1,464 sqft - $318 psf - 90 yrs lease left

$462,000 Blk 153A Lor 1 Toa Payoh, Toa Payoh
5-room - storey 13 to 15 - 1,335 sqft - $346 psf - 93 yrs lease left

$460,000 Blk 124B Bt Merah View, Bukit Merah
5-room - storey 07 to 09 - 1,432 sqft - $321 psf - 90 yrs lease left

$456,000 Blk 184 Stirling Rd, Queenstown
5-room - storey 19 to 21 - 1,238 sqft - $368 psf - 94 yrs lease left

The 5 most affordable 4-room flats, November 2005

$145,000 Blk 64 Circuit Rd, Geylang

4-room - storey 04 to 06 - 1,270 sqft - $114 psf - 61 yrs lease left

$148,000 Blk 403 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $164 psf - 82 yrs lease left

$151,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $167 psf - 81 yrs lease left

$155,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $166 psf - 69 yrs lease left

$155,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

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

The 10 busiest streets, November 2005

Ang Mo Kio Ave 10, Ang Mo Kio: 37 sales
Jurong West St 65, Jurong West: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Yishun Ring Rd, Yishun: 26 sales
Bedok Reservoir Rd, Bedok: 25 sales
Rivervale Dr, Sengkang: 23 sales
Circuit Rd, Geylang: 22 sales
Woodlands Ring Rd, Woodlands: 21 sales
Admiralty Dr, Sembawang: 20 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 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