HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2005

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:19 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2005-12/

December 2005 in full

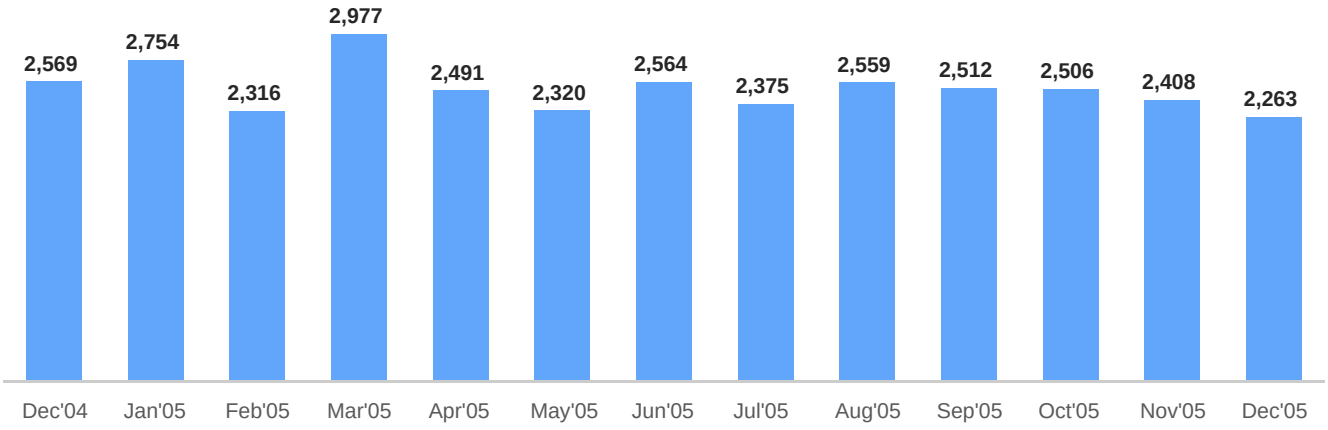
Flats sold: 2,263 Median price: $230,000 Median $psf: $222
Million-dollar flats: 0 (0.0%) Highest price: $500,000 (Queenstown)

Against the month before: sales -6.0%, median price +1.3%. Against a year ago: sales -11.9%, median price +4.1%.

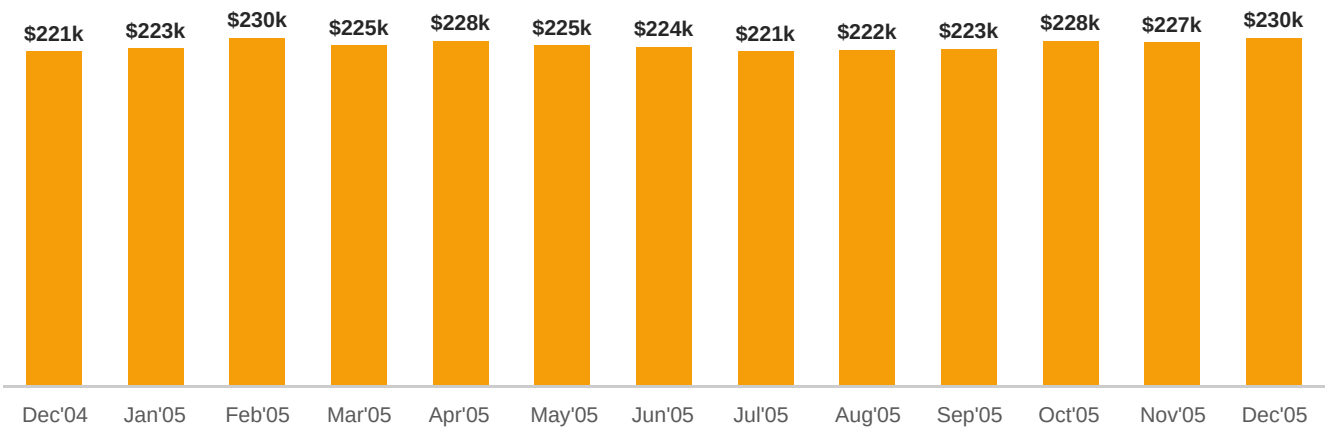
At a glance

- 2,263 HDB resale flats changed hands in December 2005, 6.0% fewer than the month before (2,408).
- Half of all flats sold for $230,000 or less (the median price), up 1.3% from the month before.
- A typical 4-room flat sold for $230,000 (838 sales), or about $220 per square foot.
- The highest price was $500,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $189,400) and the dearest was Central Area (median $315,500).
- The busiest town was Woodlands with 179 sales.

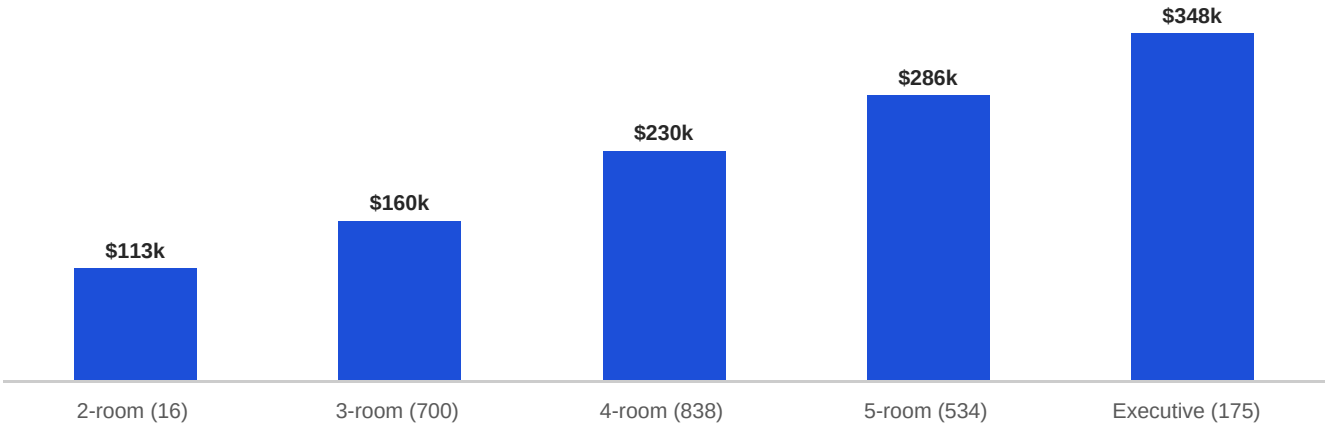
Flats sold each month, last 13 months



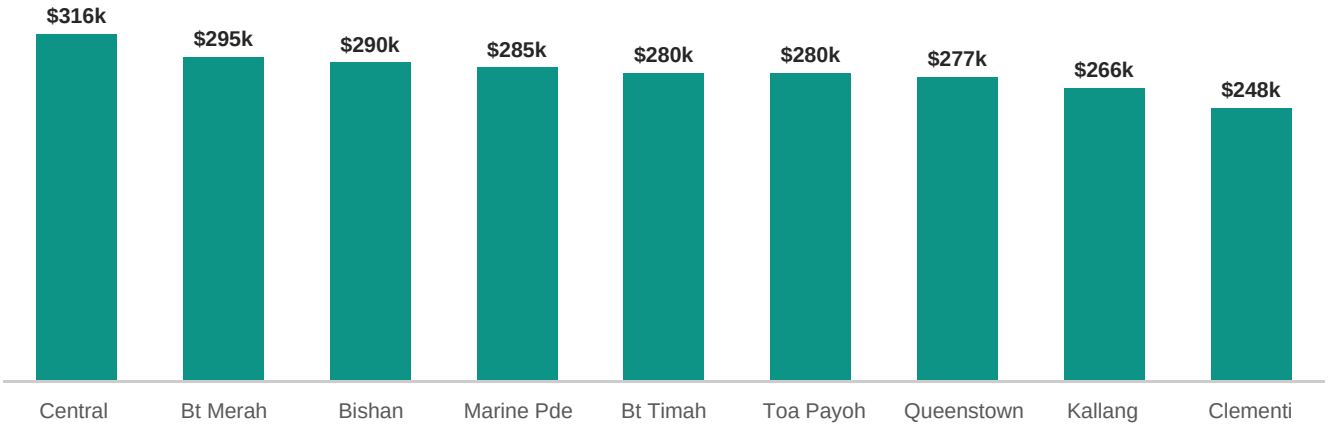
Median price each month, last 13 months



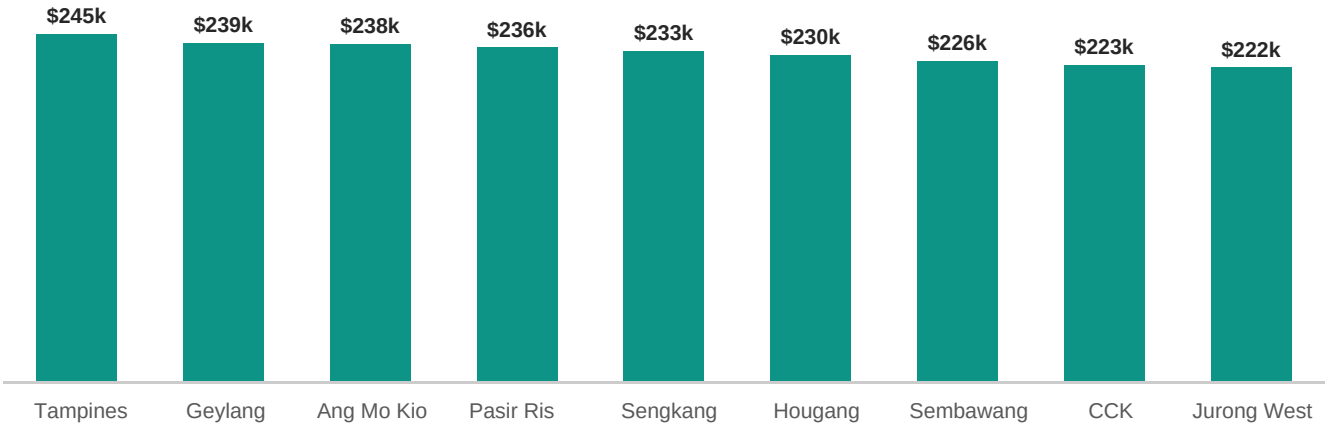
Median price by flat type (number sold), December 2005



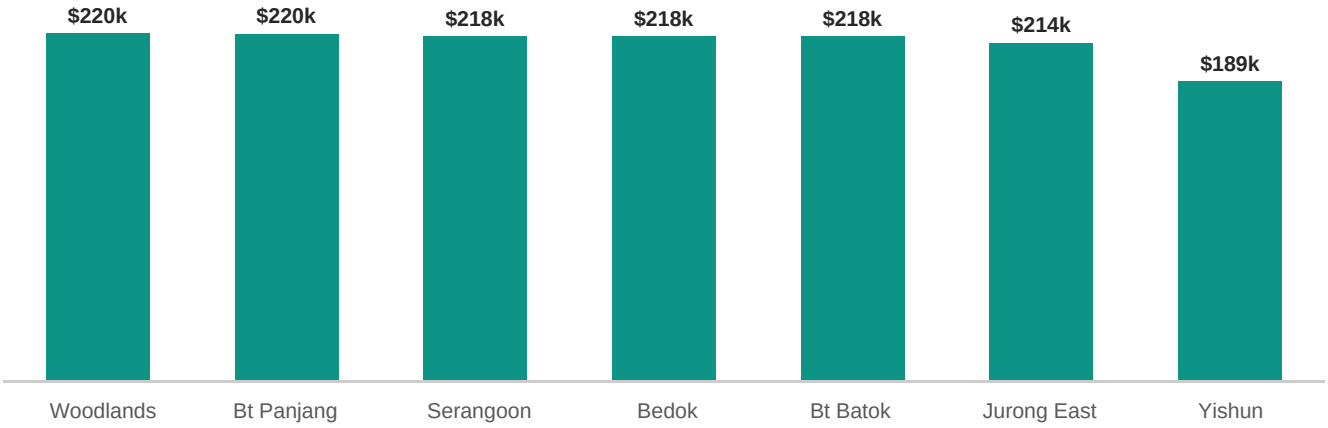
Median 4-room price by town, dearest first



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



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



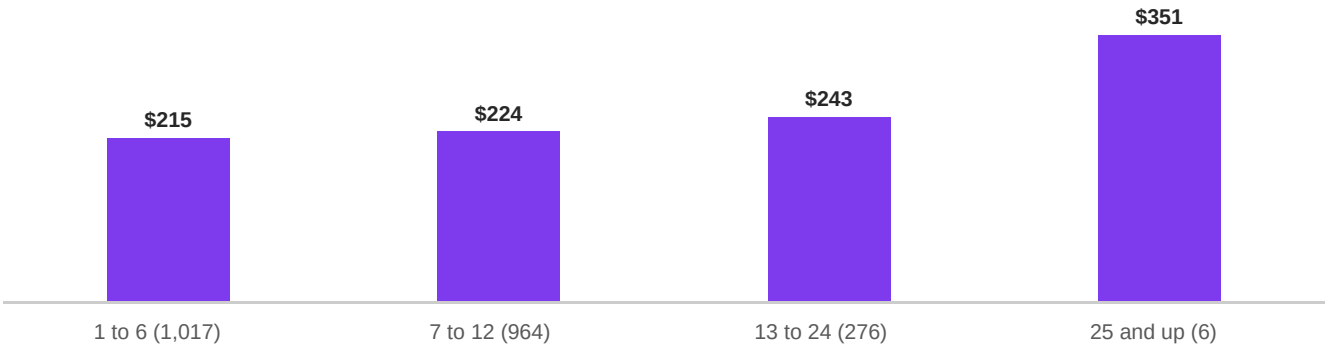
Town by town, December 2005

Ang Mo Kio: 105 sold - median $182,000 - 4-room median $238,000 - $229 psf
Bedok: 125 sold - median $188,000 - 4-room median $218,000 - $224 psf
Bishan: 62 sold - median $301,000 - 4-room median $289,500 - $261 psf
Bukit Batok: 106 sold - median $187,500 - 4-room median $218,000 - $211 psf
Bukit Merah: 77 sold - median $238,000 - 4-room median $294,500 - $261 psf
Bukit Panjang: 93 sold - median $226,500 - 4-room median $219,500 - $214 psf
Bukit Timah: 7 sold - median $296,000 - 4-room median $280,000 - $260 psf
Central Area: 19 sold - median $224,000 - 4-room median $315,500 - $314 psf
Choa Chu Kang: 108 sold - median $248,500 - 4-room median $223,000 - $203 psf
Clementi: 65 sold - median $186,800 - 4-room median $248,000 - $243 psf
Geylang: 82 sold - median $166,000 - 4-room median $238,500 - $232 psf
Hougang: 118 sold - median $235,000 - 4-room median $230,000 - $214 psf
Jurong East: 47 sold - median $213,000 - 4-room median $214,000 - $218 psf
Jurong West: 176 sold - median $220,300 - 4-room median $221,500 - $215 psf
Kallang/Whampoa: 65 sold - median $183,500 - 4-room median $266,000 - $239 psf
Marine Parade: 33 sold - median $244,000 - 4-room median $285,000 - $298 psf
Pasir Ris: 79 sold - median $282,000 - 4-room median $235,500 - $211 psf
Punggol: 4 sold - median $271,500 - 4-room median n/a - $263 psf
Queenstown: 82 sold - median $178,750 - 4-room median $276,500 - $260 psf
Sembawang: 74 sold - median $253,000 - 4-room median $226,000 - $223 psf
Sengkang: 111 sold - median $245,000 - 4-room median $233,000 - $236 psf
Serangoon: 65 sold - median $240,000 - 4-room median $218,150 - $224 psf
Tampines: 172 sold - median $248,500 - 4-room median $245,000 - $223 psf
Toa Payoh: 69 sold - median $210,000 - 4-room median $280,000 - $254 psf
Woodlands: 179 sold - median $229,000 - 4-room median $219,900 - $206 psf
Yishun: 140 sold - median $181,500 - 4-room median $189,400 - $196 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2005

$500,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,561 sqft - $320 psf - 89 yrs lease left

$500,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,313 sqft - $381 psf - 95 yrs lease left

$480,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 22 to 24 - 1,302 sqft - $369 psf - 95 yrs lease left

$464,000 Blk 70 Redhill Cl, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $375 psf - 95 yrs lease left

$463,000 Blk 30A Holland Cl, Queenstown
5-room - storey 10 to 12 - 1,345 sqft - $344 psf - 91 yrs lease left

$460,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $285 psf - 81 yrs lease left

$458,000 Blk 700C Ang Mo Kio Ave 6, Ang Mo Kio
5-room - storey 16 to 18 - 1,195 sqft - $383 psf - 97 yrs lease left

$457,000 Blk 56 Strathmore Ave, Queenstown
5-room - storey 16 to 18 - 1,184 sqft - $386 psf - 96 yrs lease left

$455,000 Blk 289 Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,324 sqft - $344 psf - 92 yrs lease left

$454,000 Blk 261 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,604 sqft - $283 psf - 86 yrs lease left

The 5 most affordable 4-room flats, December 2005

$125,000 Blk 794 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $138 psf - 81 yrs lease left

$130,000 Blk 319 Hougang Ave 5, Hougang

4-room - storey 07 to 09 - 1,001 sqft - $130 psf - 77 yrs lease left

$133,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $147 psf - 81 yrs lease left

$154,800 Blk 436 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 1,119 sqft - $138 psf - 90 yrs lease left

$155,000 Blk 762 Yishun St 72, Yishun

4-room - storey 04 to 06 - 904 sqft - $171 psf - 79 yrs lease left

The 10 busiest streets, December 2005

Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Bedok Reservoir Rd, Bedok: 28 sales
Jurong West St 65, Jurong West: 28 sales
Bt Panjang Ring Rd, Bukit Panjang: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Admiralty Dr, Sembawang: 21 sales
Jurong West St 52, Jurong West: 20 sales
Circuit Rd, Geylang: 19 sales
Tampines St 21, Tampines: 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