HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2006

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:19 pm.
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January 2006 in full

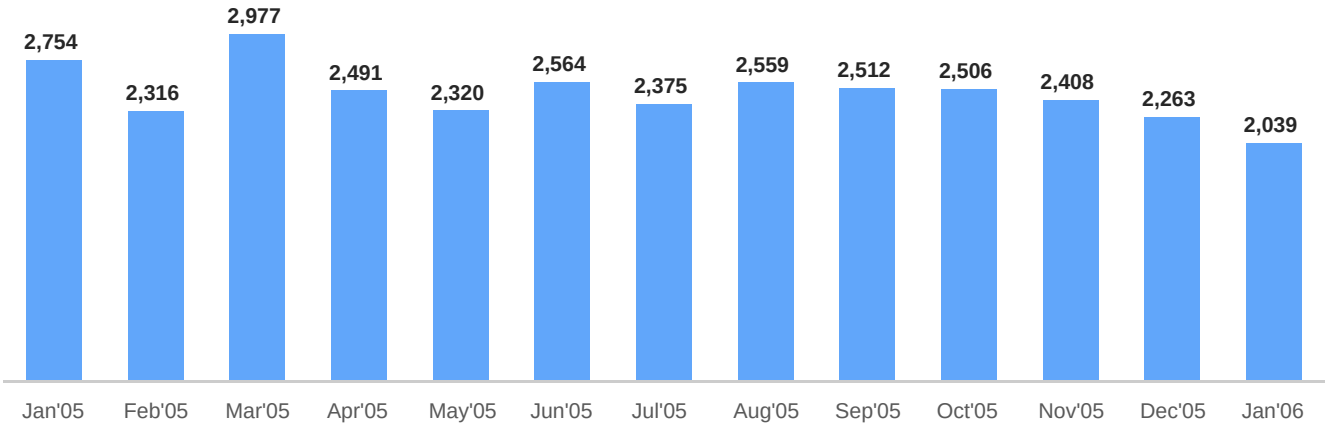
Flats sold: 2,039 Median price: $225,588 Median $psf: $223
Million-dollar flats: 0 (0.0%) Highest price: $510,000 (Queenstown)

Against the month before: sales -9.9%, median price -1.9%. Against a year ago: sales -26.0%, median price +1.2%.

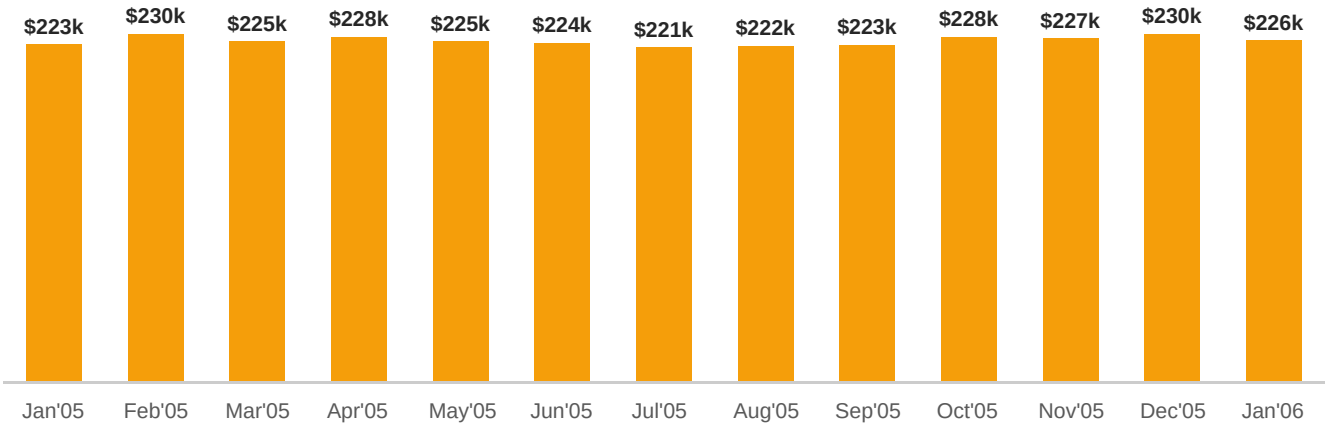
At a glance

- 2,039 HDB resale flats changed hands in January 2006, 9.9% fewer than the month before (2,263).
- Half of all flats sold for $225,588 or less (the median price), down 1.9% from the month before.
- A typical 4-room flat sold for $228,000 (786 sales), or about $219 per square foot.
- The highest price was $510,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $195,000) and the dearest was Queenstown (median $357,000).
- The busiest town was Woodlands with 181 sales.

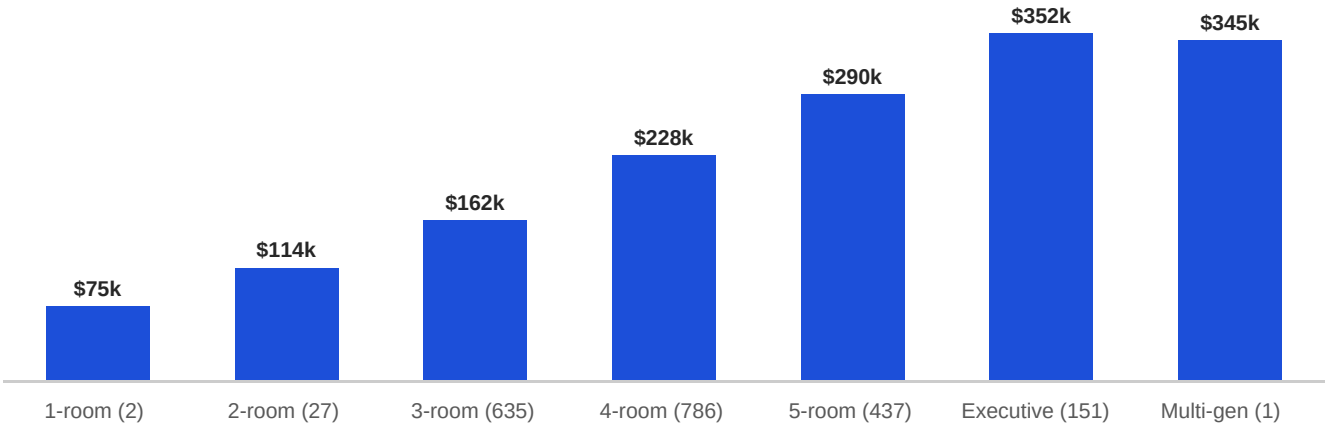
Flats sold each month, last 13 months



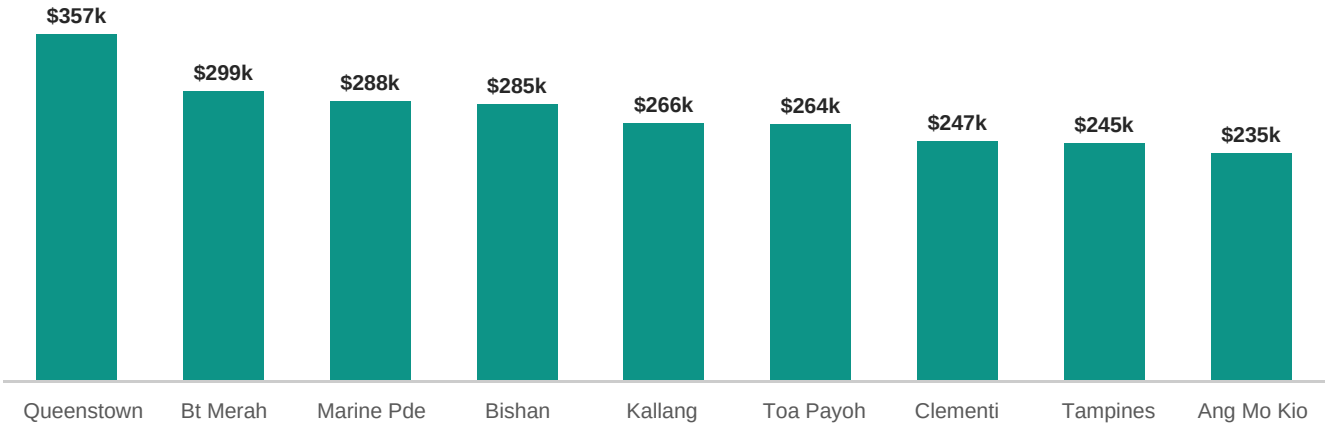
Median price each month, last 13 months



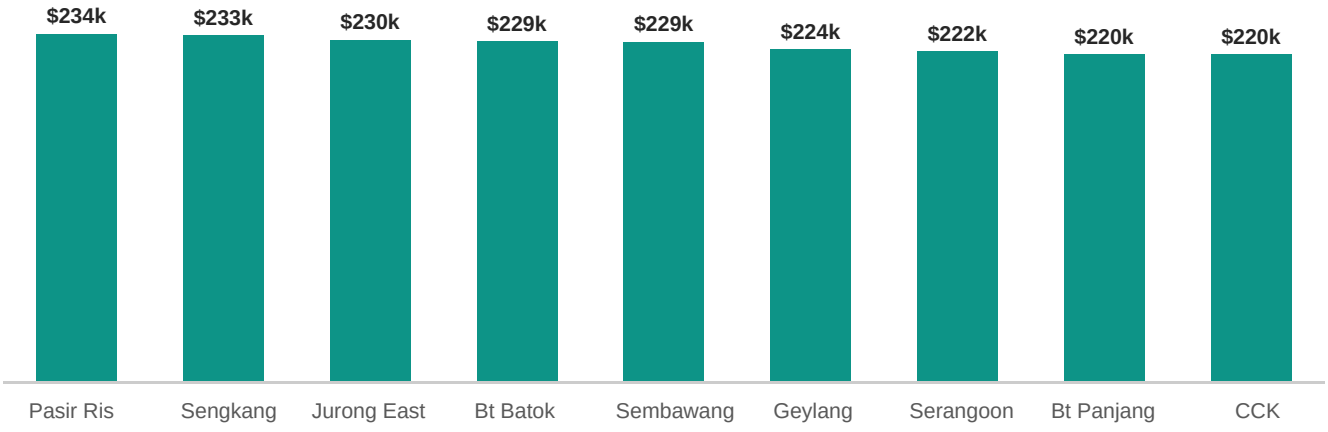
Median price by flat type (number sold), January 2006



Median 4-room price by town, dearest first



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



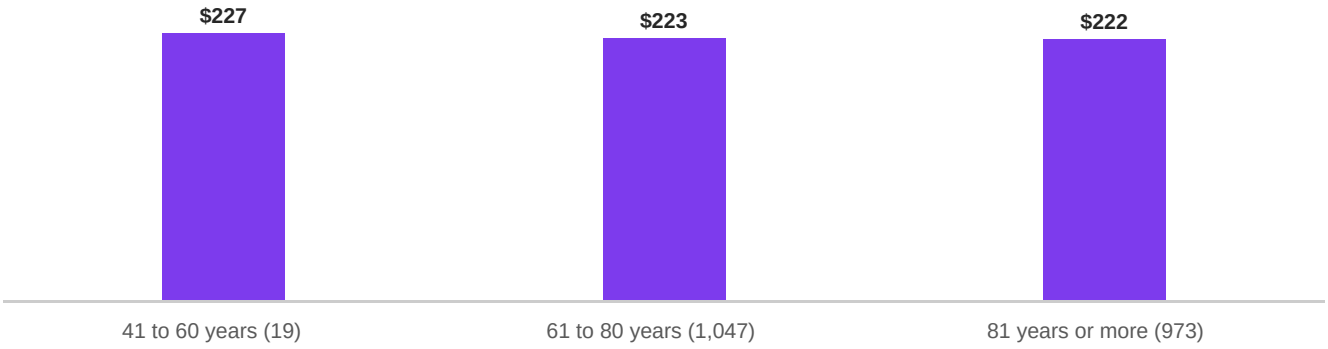
Median 4-room price by town, dearest first (continued)



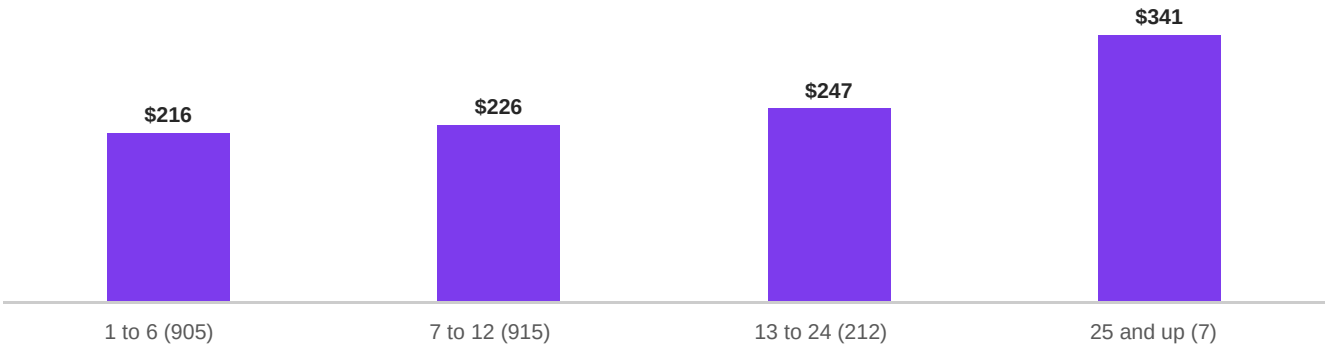
Town by town, January 2006

Ang Mo Kio: 126 sold - median $190,444 - 4-room median $234,500 - $233 psf
Bedok: 134 sold - median $191,000 - 4-room median $218,000 - $225 psf
Bishan: 50 sold - median $307,500 - 4-room median $285,000 - $262 psf
Bukit Batok: 88 sold - median $171,800 - 4-room median $229,000 - $214 psf
Bukit Merah: 82 sold - median $220,000 - 4-room median $298,500 - $266 psf
Bukit Panjang: 66 sold - median $233,000 - 4-room median $220,000 - $219 psf
Bukit Timah: 9 sold - median $318,000 - 4-room median n/a - $274 psf
Central Area: 12 sold - median $201,500 - 4-room median n/a - $289 psf
Choa Chu Kang: 90 sold - median $254,500 - 4-room median $220,000 - $205 psf
Clementi: 54 sold - median $180,500 - 4-room median $246,750 - $233 psf
Geylang: 80 sold - median $160,750 - 4-room median $223,500 - $229 psf
Hougang: 103 sold - median $215,000 - 4-room median $210,000 - $209 psf
Jurong East: 33 sold - median $230,000 - 4-room median $230,000 - $207 psf
Jurong West: 172 sold - median $223,050 - 4-room median $215,000 - $212 psf
Kallang/Whampoa: 57 sold - median $188,000 - 4-room median $265,500 - $245 psf
Marine Parade: 23 sold - median $266,000 - 4-room median $288,000 - $308 psf
Pasir Ris: 73 sold - median $278,000 - 4-room median $234,000 - $213 psf
Punggol: 4 sold - median $314,000 - 4-room median n/a - $262 psf
Queenstown: 67 sold - median $167,000 - 4-room median $357,000 - $251 psf
Sembawang: 58 sold - median $261,500 - 4-room median $228,500 - $227 psf
Sengkang: 79 sold - median $245,000 - 4-room median $233,000 - $233 psf
Serangoon: 58 sold - median $216,500 - 4-room median $222,000 - $231 psf
Tampines: 147 sold - median $245,000 - 4-room median $244,500 - $227 psf
Toa Payoh: 68 sold - median $199,000 - 4-room median $264,000 - $249 psf
Woodlands: 181 sold - median $232,000 - 4-room median $218,000 - $207 psf
Yishun: 125 sold - median $187,000 - 4-room median $195,000 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2006

$510,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,561 sqft - $327 psf - 88 yrs lease left

$498,000 Blk 60 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,292 sqft - $386 psf - 92 yrs lease left

$490,000 Blk 121A Kim Tian Pl, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $396 psf - 94 yrs lease left

$480,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $297 psf - 80 yrs lease left

$476,500 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,313 sqft - $363 psf - 94 yrs lease left

$475,000 Blk 2 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $368 psf - 68 yrs lease left

$470,000 Blk 30 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,345 sqft - $349 psf - 90 yrs lease left

$462,000 Blk 3 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $346 psf - 91 yrs lease left

$456,000 Blk 700C Ang Mo Kio Ave 6, Ang Mo Kio
5-room - storey 16 to 18 - 1,195 sqft - $382 psf - 96 yrs lease left

$455,000 Blk 131B Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $384 psf - 95 yrs lease left

The 5 most affordable 4-room flats, January 2006

$132,000 Blk 324 Bt Batok St 33, Bukit Batok

4-room - storey 01 to 03 - 958 sqft - $138 psf - 81 yrs lease left

$140,000 Blk 684 Hougang Ave 8, Hougang

4-room - storey 01 to 03 - 915 sqft - $153 psf - 82 yrs lease left

$143,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $153 psf - 68 yrs lease left

$145,000 Blk 5 Bedok Sth Ave 2, Bedok

4-room - storey 01 to 03 - 883 sqft - $164 psf - 69 yrs lease left

$154,000 Blk 285 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 958 sqft - $161 psf - 81 yrs lease left

The 10 busiest streets, January 2006

Ang Mo Kio Ave 3, Ang Mo Kio: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Jurong West St 65, Jurong West: 32 sales
Yishun Ring Rd, Yishun: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 24 sales
Hougang Ave 8, Hougang: 23 sales
Bt Panjang Ring Rd, Bukit Panjang: 21 sales
Woodlands Ring Rd, Woodlands: 21 sales
Bedok Reservoir Rd, Bedok: 20 sales
Circuit Rd, Geylang: 20 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.

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