HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2006

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

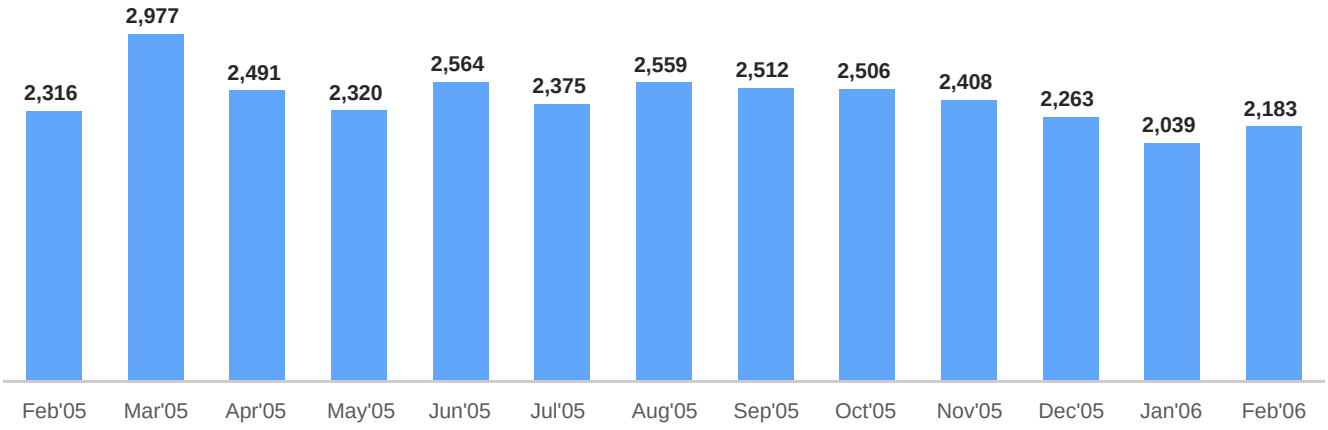
Flats sold: 2,183 Median price: $227,000 Median $psf: $221
Million-dollar flats: 0 (0.0%) Highest price: $497,500 (Toa Payoh)

Against the month before: sales +7.1%, median price +0.6%. Against a year ago: sales -5.7%, median price -1.3%.

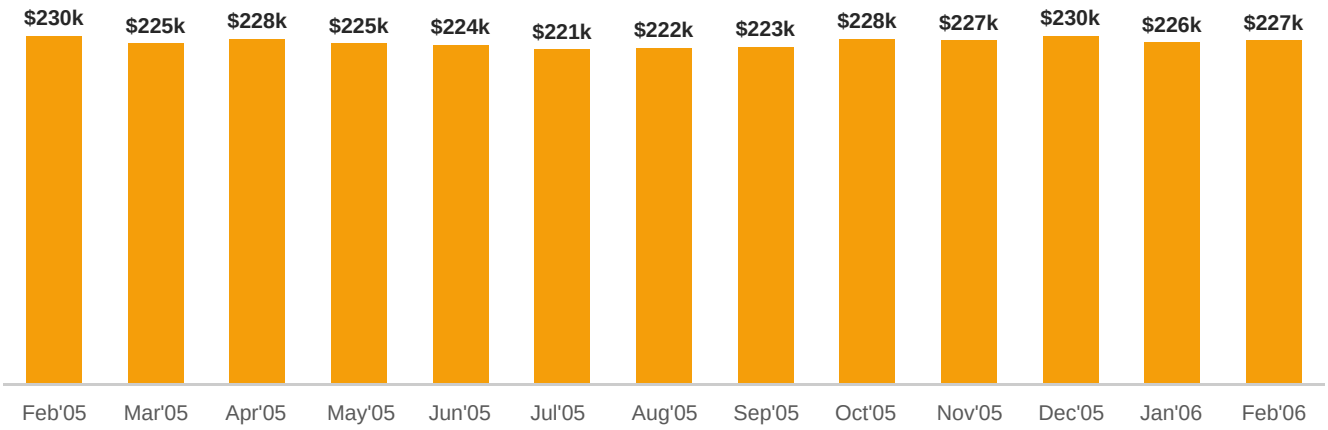
At a glance

- 2,183 HDB resale flats changed hands in February 2006, 7.1% more than the month before (2,039).
- Half of all flats sold for $227,000 or less (the median price), up 0.6% from the month before.
- A typical 4-room flat sold for $228,000 (847 sales), or about $217 per square foot.
- The highest price was $497,500 for a 5-room flat at Blk 154 Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $193,900) and the dearest was Queenstown (median $353,000).
- The busiest town was Woodlands with 212 sales.

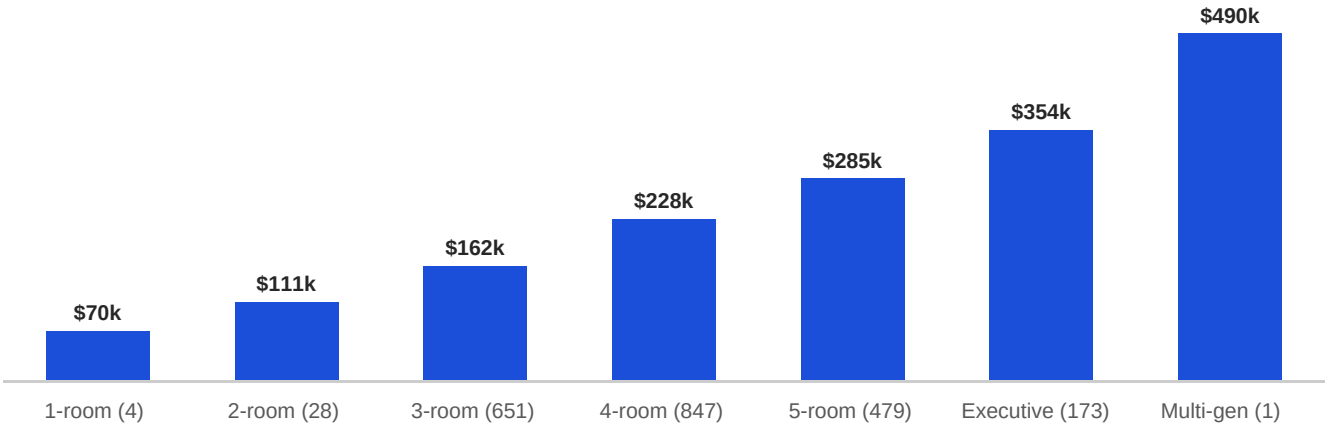
Flats sold each month, last 13 months



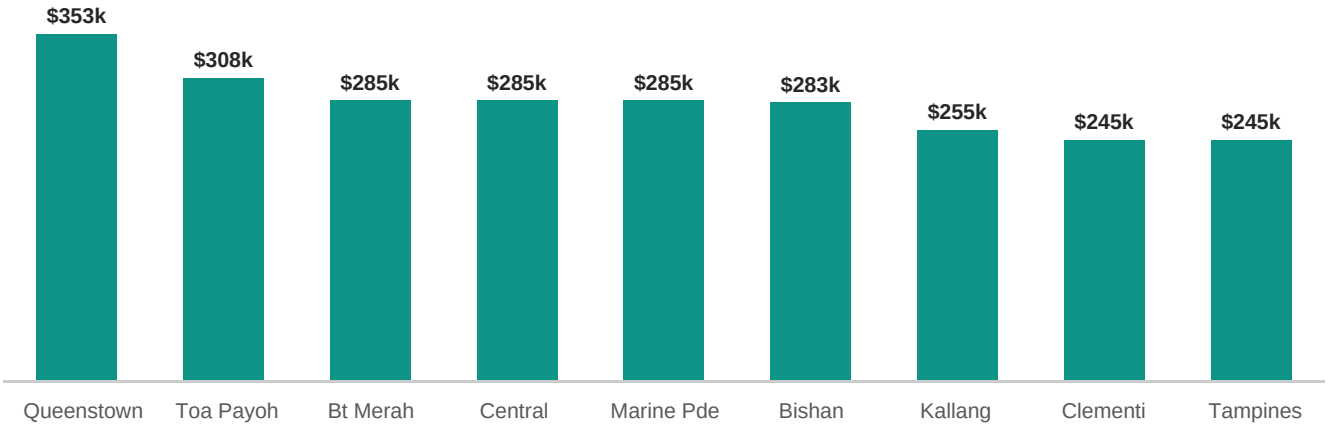
Median price each month, last 13 months



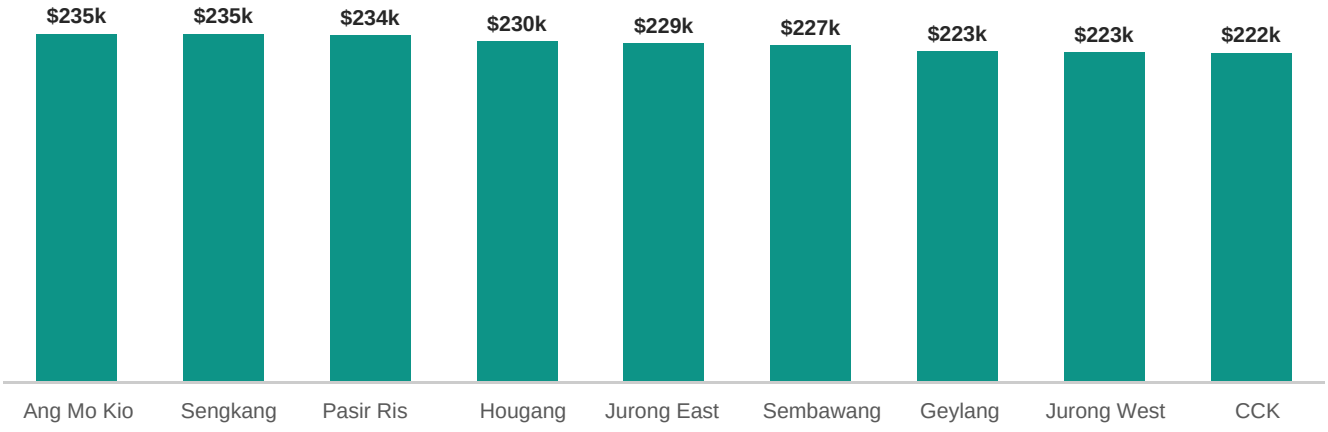
Median price by flat type (number sold), February 2006



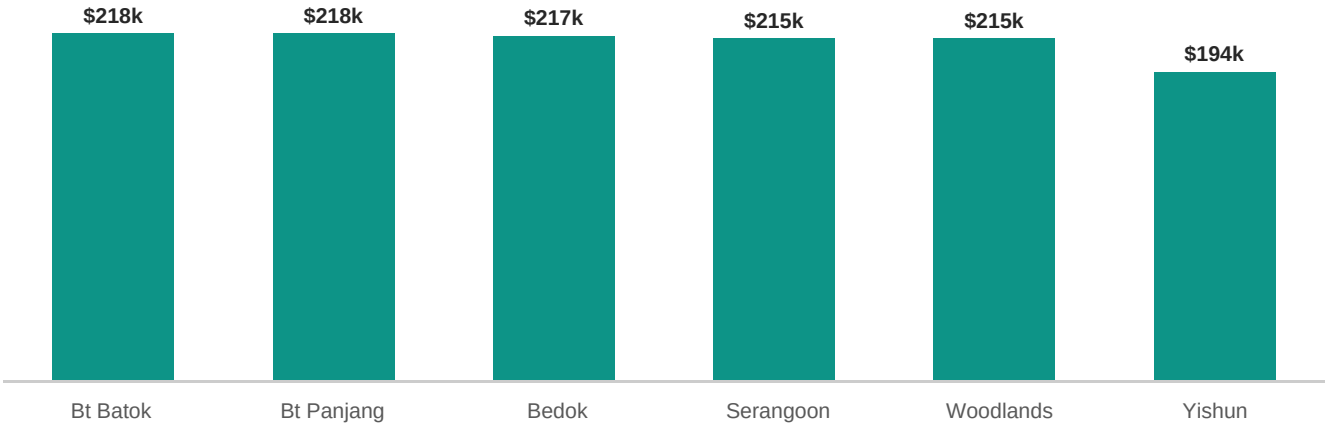
Median 4-room price by town, dearest first



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



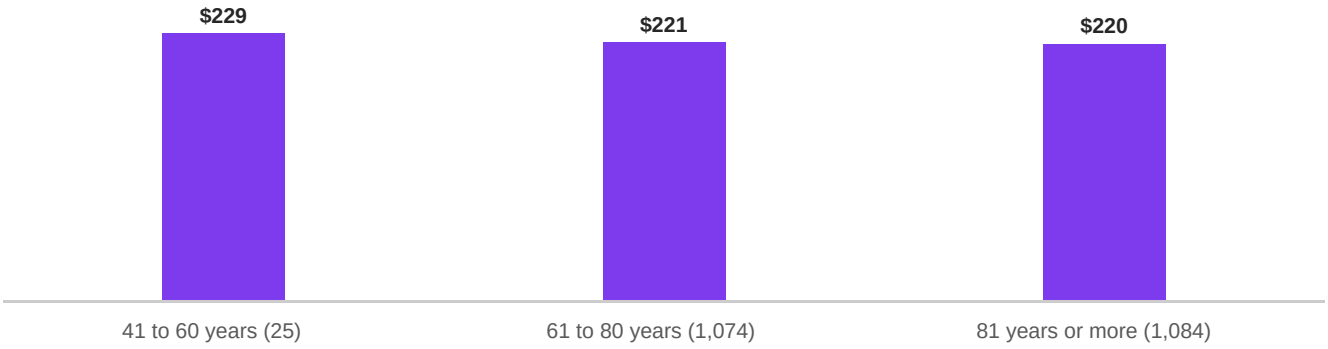
Median 4-room price by town, dearest first (continued)



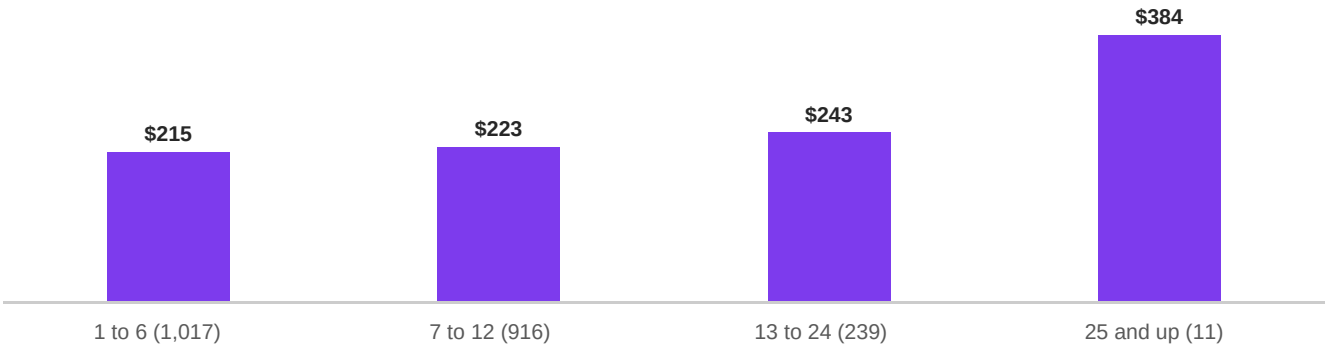
Town by town, February 2006

Ang Mo Kio: 119 sold - median $197,000 - 4-room median $235,000 - $231 psf
Bedok: 137 sold - median $190,000 - 4-room median $216,500 - $225 psf
Bishan: 51 sold - median $287,000 - 4-room median $283,000 - $259 psf
Bukit Batok: 95 sold - median $192,000 - 4-room median $218,000 - $212 psf
Bukit Merah: 75 sold - median $191,000 - 4-room median $285,250 - $258 psf
Bukit Panjang: 81 sold - median $230,100 - 4-room median $218,000 - $207 psf
Bukit Timah: 5 sold - median $280,000 - 4-room median n/a - $273 psf
Central Area: 14 sold - median $230,500 - 4-room median $285,000 - $294 psf
Choa Chu Kang: 101 sold - median $247,000 - 4-room median $222,000 - $206 psf
Clementi: 63 sold - median $185,000 - 4-room median $245,000 - $233 psf
Geylang: 73 sold - median $165,000 - 4-room median $223,000 - $228 psf
Hougang: 99 sold - median $240,000 - 4-room median $230,000 - $214 psf
Jurong East: 59 sold - median $220,000 - 4-room median $228,500 - $218 psf
Jurong West: 177 sold - median $231,000 - 4-room median $222,500 - $209 psf
Kallang/Whampoa: 66 sold - median $188,000 - 4-room median $255,000 - $241 psf
Marine Parade: 18 sold - median $264,000 - 4-room median $285,000 - $303 psf
Pasir Ris: 75 sold - median $280,000 - 4-room median $234,000 - $214 psf
Punggol: 1 sold - median $318,000 - 4-room median n/a - $269 psf
Queenstown: 69 sold - median $180,000 - 4-room median $353,000 - $252 psf
Sembawang: 85 sold - median $241,500 - 4-room median $227,000 - $221 psf
Sengkang: 86 sold - median $257,000 - 4-room median $235,000 - $232 psf
Serangoon: 47 sold - median $226,000 - 4-room median $215,000 - $221 psf
Tampines: 151 sold - median $255,000 - 4-room median $245,000 - $228 psf
Toa Payoh: 80 sold - median $197,500 - 4-room median $308,000 - $257 psf
Woodlands: 212 sold - median $225,000 - 4-room median $215,000 - $202 psf
Yishun: 144 sold - median $179,500 - 4-room median $193,900 - $198 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2006

$497,500 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,335 sqft - $373 psf - 94 yrs lease left

$492,000 Blk 121 Kim Tian Pl, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $397 psf - 94 yrs lease left

$490,000 Blk 137 Bishan St 12, Bishan
Multi-gen - storey 01 to 03 - 1,722 sqft - $285 psf - 80 yrs lease left

$490,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $312 psf - 88 yrs lease left

$483,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 22 to 24 - 1,389 sqft - $348 psf - 88 yrs lease left

$480,000 Blk 80 Strathmore Ave, Queenstown
5-room - storey 19 to 21 - 1,399 sqft - $343 psf - 86 yrs lease left

$475,000 Blk 122 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,335 sqft - $356 psf - 92 yrs lease left

$470,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 07 to 09 - 1,302 sqft - $361 psf - 94 yrs lease left

$466,000 Blk 5 Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,335 sqft - $349 psf - 91 yrs lease left

$463,000 Blk 459 Clementi Ave 3, Clementi
5-room - storey 22 to 24 - 1,184 sqft - $391 psf - 95 yrs lease left

The 5 most affordable 4-room flats, February 2006

$149,000 Blk 437 Woodlands St 41, Woodlands

4-room - storey 04 to 06 - 1,119 sqft - $133 psf - 89 yrs lease left

$150,000 Blk 167 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $166 psf - 80 yrs lease left

$152,500 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $169 psf - 81 yrs lease left

$154,000 Blk 261 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $170 psf - 78 yrs lease left

$155,000 Blk 272 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $171 psf - 80 yrs lease left

The 10 busiest streets, February 2006

Yishun Ring Rd, Yishun: 44 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 40 sales
Jurong West St 65, Jurong West: 28 sales
Marsiling Dr, Woodlands: 28 sales
Admiralty Dr, Sembawang: 26 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 24 sales
Woodlands Ring Rd, Woodlands: 22 sales
Bedok Reservoir Rd, Bedok: 21 sales
Lor 1 Toa Payoh, Toa Payoh: 20 sales
Bedok Nth St 3, Bedok: 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.

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