HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2006

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

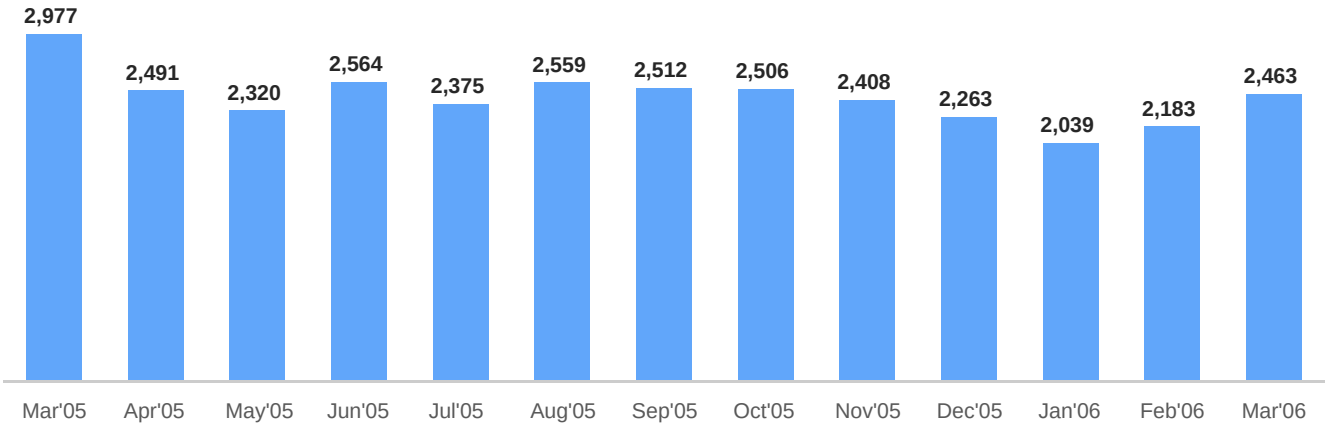
Flats sold: 2,463 Median price: $227,000 Median $psf: $223
Million-dollar flats: 0 (0.0%) Highest price: $530,000 (Kallang/Whampoa)

Against the month before: sales +12.8%, median price +0.0%. Against a year ago: sales -17.3%, median price +0.9%.

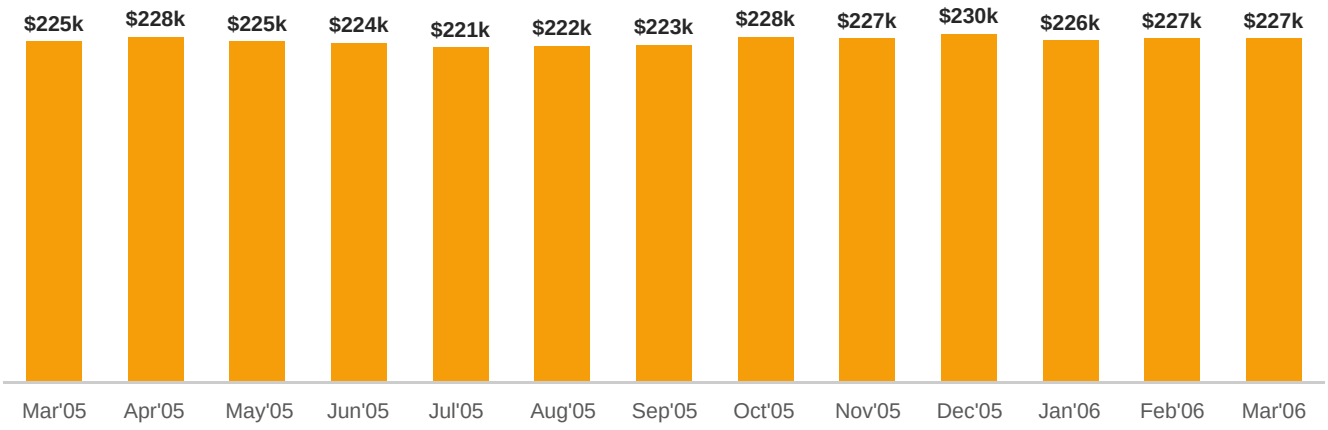
At a glance

- 2,463 HDB resale flats changed hands in March 2006, 12.8% more than the month before (2,183).
- 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 (940 sales), or about $219 per square foot.
- The highest price was $530,000 for a 3-room flat at Blk 39 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $183,000) and the dearest was Queenstown (median $340,000).
- The busiest town was Jurong West with 213 sales.

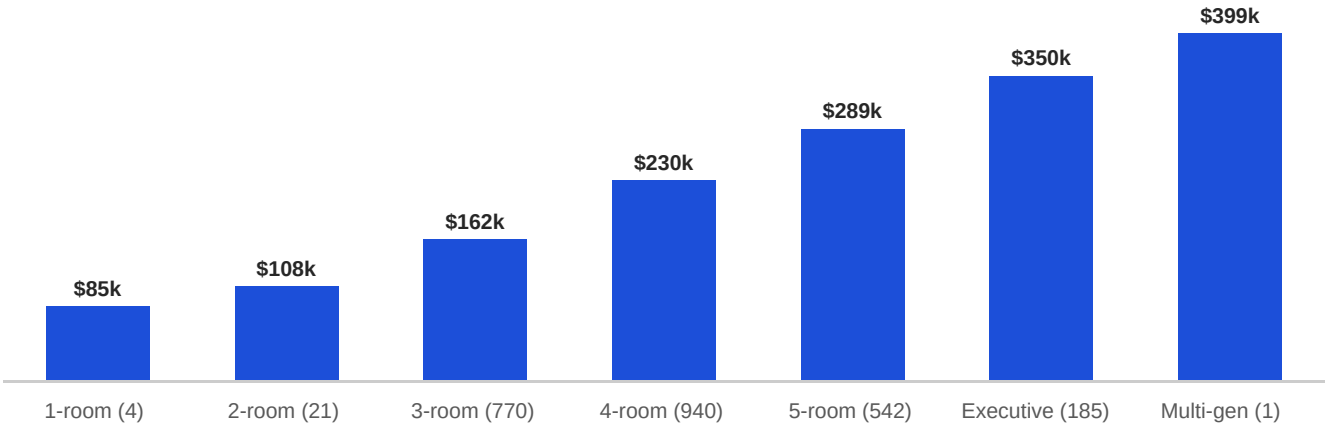
Flats sold each month, last 13 months



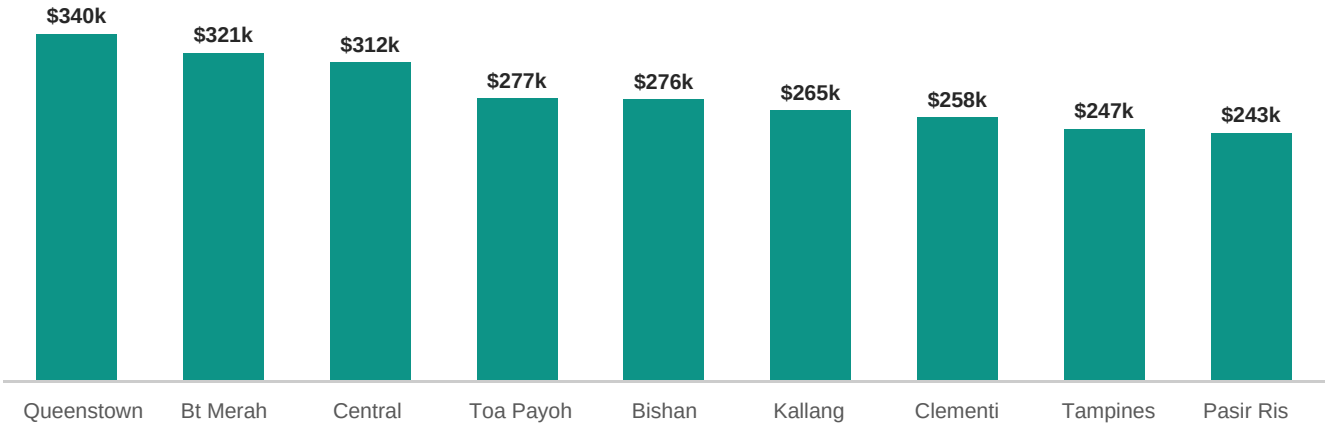
Median price each month, last 13 months



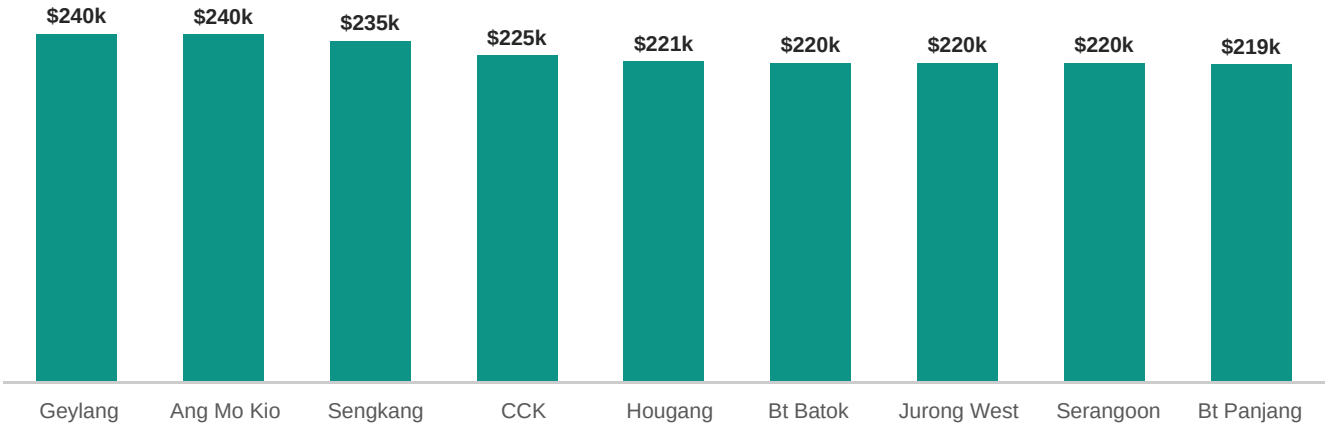
Median price by flat type (number sold), March 2006



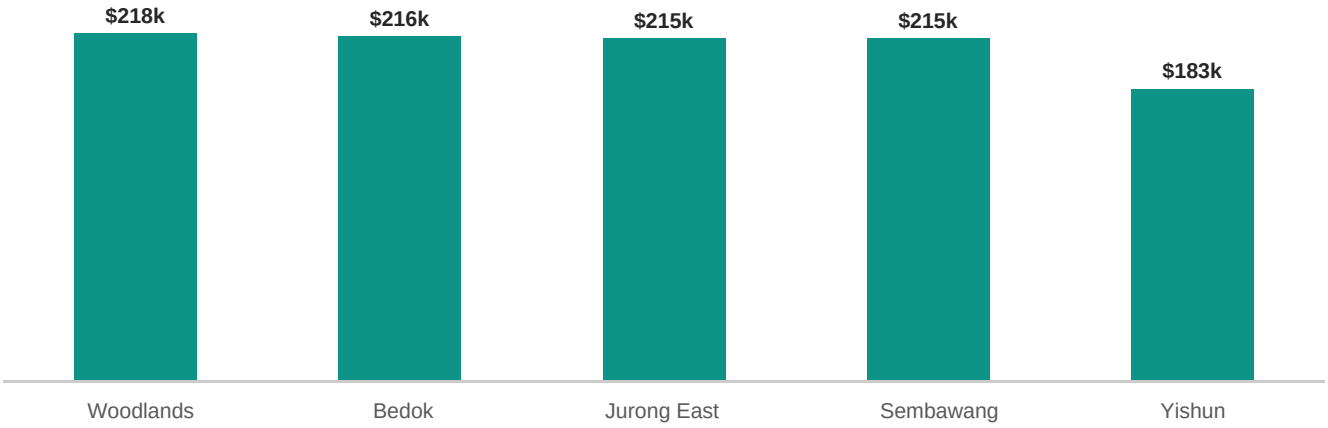
Median 4-room price by town, dearest first



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



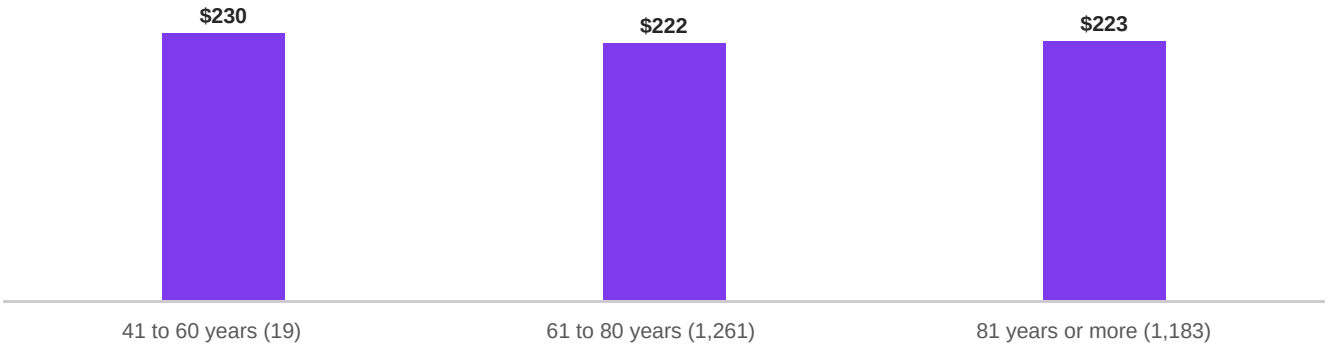
Median 4-room price by town, dearest first (continued)



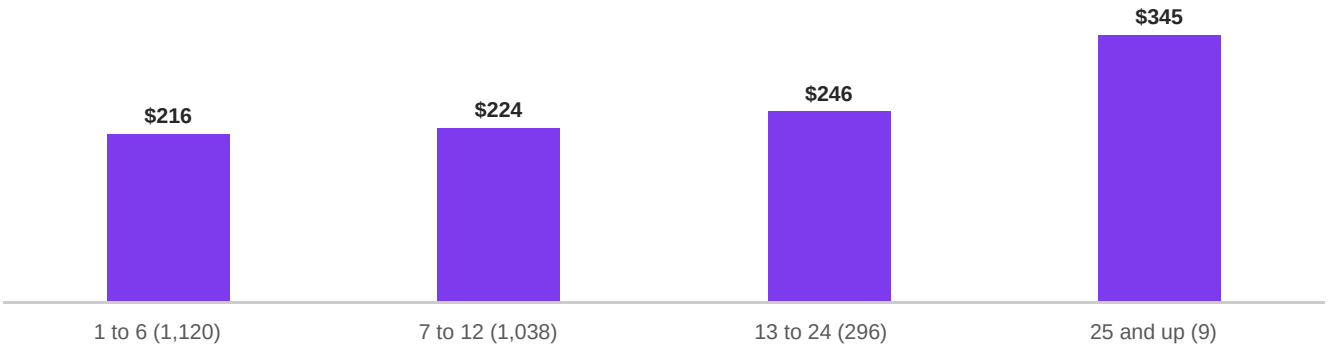
Town by town, March 2006

Ang Mo Kio: 152 sold - median $194,500 - 4-room median $239,800 - $232 psf
Bedok: 156 sold - median $190,000 - 4-room median $216,000 - $226 psf
Bishan: 75 sold - median $303,000 - 4-room median $275,500 - $262 psf
Bukit Batok: 110 sold - median $206,500 - 4-room median $220,000 - $210 psf
Bukit Merah: 93 sold - median $230,000 - 4-room median $321,000 - $269 psf
Bukit Panjang: 96 sold - median $232,500 - 4-room median $219,000 - $213 psf
Bukit Timah: 5 sold - median $312,000 - 4-room median n/a - $271 psf
Central Area: 12 sold - median $237,500 - 4-room median $312,000 - $336 psf
Choa Chu Kang: 97 sold - median $235,000 - 4-room median $225,000 - $207 psf
Clementi: 68 sold - median $188,500 - 4-room median $258,000 - $238 psf
Geylang: 65 sold - median $175,000 - 4-room median $240,000 - $233 psf
Hougang: 122 sold - median $228,500 - 4-room median $221,000 - $213 psf
Jurong East: 69 sold - median $215,000 - 4-room median $215,000 - $209 psf
Jurong West: 213 sold - median $212,000 - 4-room median $220,000 - $211 psf
Kallang/Whampoa: 73 sold - median $219,000 - 4-room median $265,000 - $244 psf
Marine Parade: 21 sold - median $260,000 - 4-room median n/a - $310 psf
Pasir Ris: 83 sold - median $280,000 - 4-room median $243,000 - $214 psf
Punggol: 5 sold - median $296,000 - 4-room median n/a - $252 psf
Queenstown: 67 sold - median $168,000 - 4-room median $340,000 - $253 psf
Sembawang: 60 sold - median $235,500 - 4-room median $215,000 - $222 psf
Sengkang: 120 sold - median $264,000 - 4-room median $235,000 - $235 psf
Serangoon: 62 sold - median $222,344 - 4-room median $220,000 - $223 psf
Tampines: 198 sold - median $259,000 - 4-room median $246,500 - $229 psf
Toa Payoh: 93 sold - median $190,000 - 4-room median $276,500 - $241 psf
Woodlands: 200 sold - median $230,000 - 4-room median $218,000 - $208 psf
Yishun: 148 sold - median $178,500 - 4-room median $183,000 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2006

$530,000 Blk 39 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,260 sqft - $234 psf - 65 yrs lease left

$486,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,335 sqft - $364 psf - 94 yrs lease left

$470,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $291 psf - 80 yrs lease left

$470,000 Blk 63B Lengkok Bahru, Bukit Merah
5-room - storey 19 to 21 - 1,302 sqft - $361 psf - 94 yrs lease left

$465,000 Blk 131B Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $393 psf - 95 yrs lease left

$462,000 Blk 293 Bishan St 22, Bishan
5-room - storey 13 to 15 - 1,302 sqft - $355 psf - 91 yrs lease left

$460,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $287 psf - 85 yrs lease left

$450,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $271 psf - 82 yrs lease left

$450,000 Blk 133 Clarence Lane, Queenstown
5-room - storey 04 to 06 - 1,302 sqft - $346 psf - 89 yrs lease left

$449,000 Blk 62 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,292 sqft - $348 psf - 92 yrs lease left

The 5 most affordable 4-room flats, March 2006

$125,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $133 psf - 68 yrs lease left

$131,000 Blk 324 Ubi Ave 1, Geylang

4-room - storey 10 to 12 - 904 sqft - $145 psf - 78 yrs lease left

$135,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $144 psf - 68 yrs lease left

$143,000 Blk 219 Boon Lay Ave, Jurong West

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

$150,000 Blk 309 Woodlands Ave 1, Woodlands

4-room - storey 01 to 03 - 947 sqft - $158 psf - 82 yrs lease left

The 10 busiest streets, March 2006

Yishun Ring Rd, Yishun: 44 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 40 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 32 sales
Bedok Reservoir Rd, Bedok: 28 sales
Jurong West St 65, Jurong West: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Boon Lay Pl, Jurong West: 23 sales
Rivervale Dr, Sengkang: 22 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 19 sales
Senja Rd, Bukit Panjang: 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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