HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2006

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

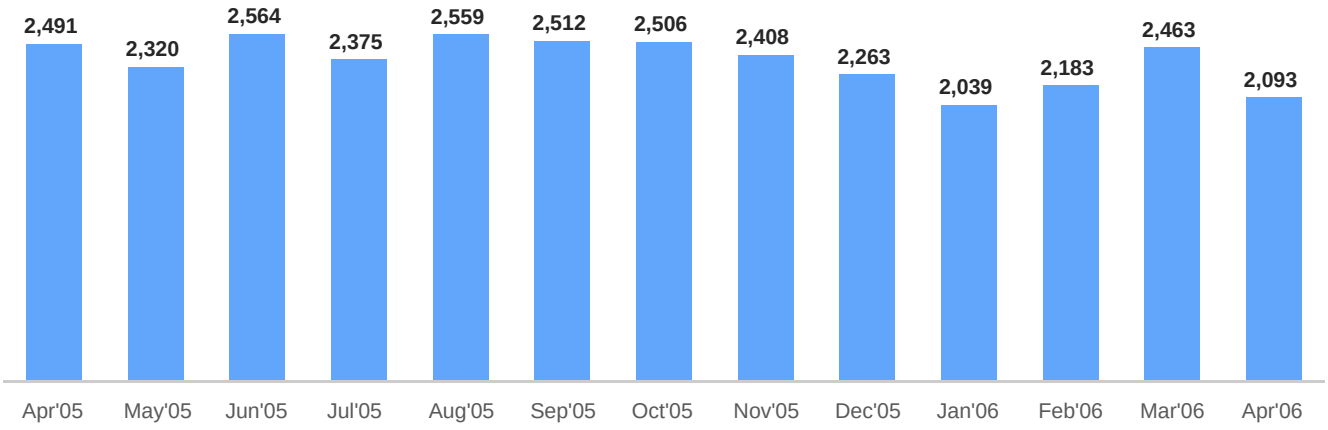
Flats sold: 2,093 Median price: $231,000 Median $psf: $223
Million-dollar flats: 0 (0.0%) Highest price: $540,000 (Queenstown)

Against the month before: sales -15.0%, median price +1.8%. Against a year ago: sales -16.0%, median price +1.3%.

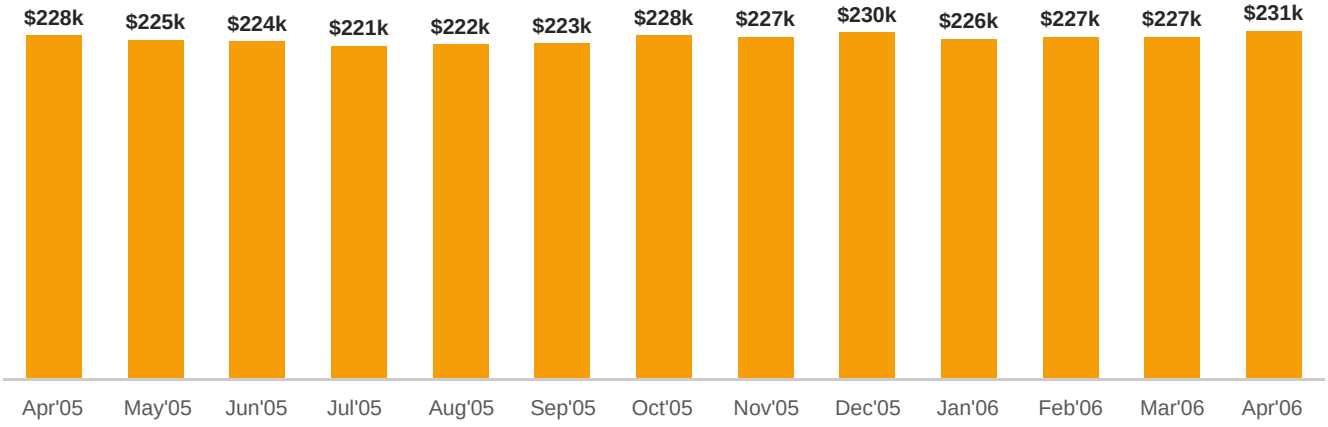
At a glance

- 2,093 HDB resale flats changed hands in April 2006, 15.0% fewer than the month before (2,463).
- Half of all flats sold for $231,000 or less (the median price), up 1.8% from the month before.
- A typical 4-room flat sold for $231,000 (819 sales), or about $221 per square foot.
- The highest price was $540,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $190,000) and the dearest was Queenstown (median $341,000).
- The busiest town was Woodlands with 174 sales.

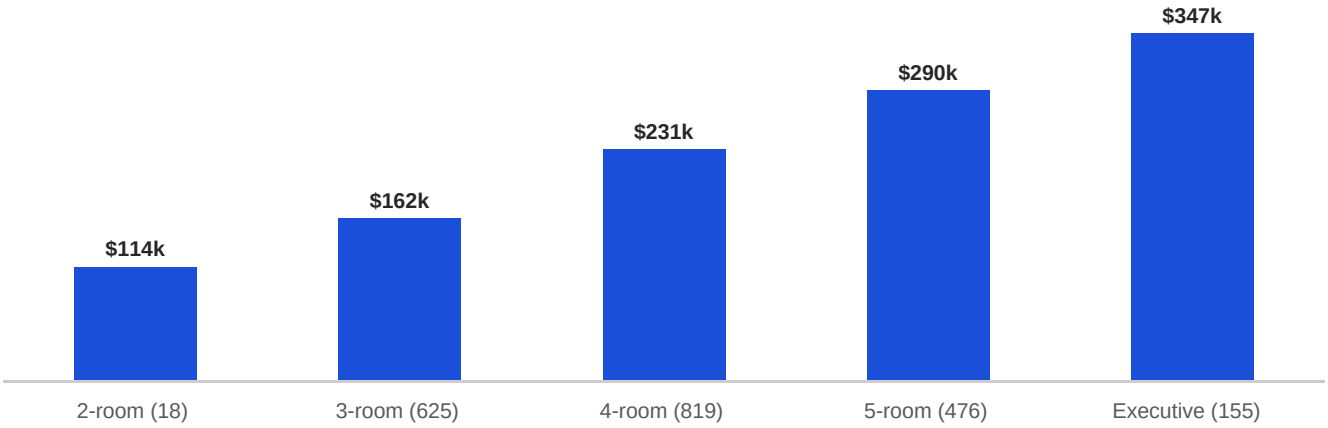
Flats sold each month, last 13 months



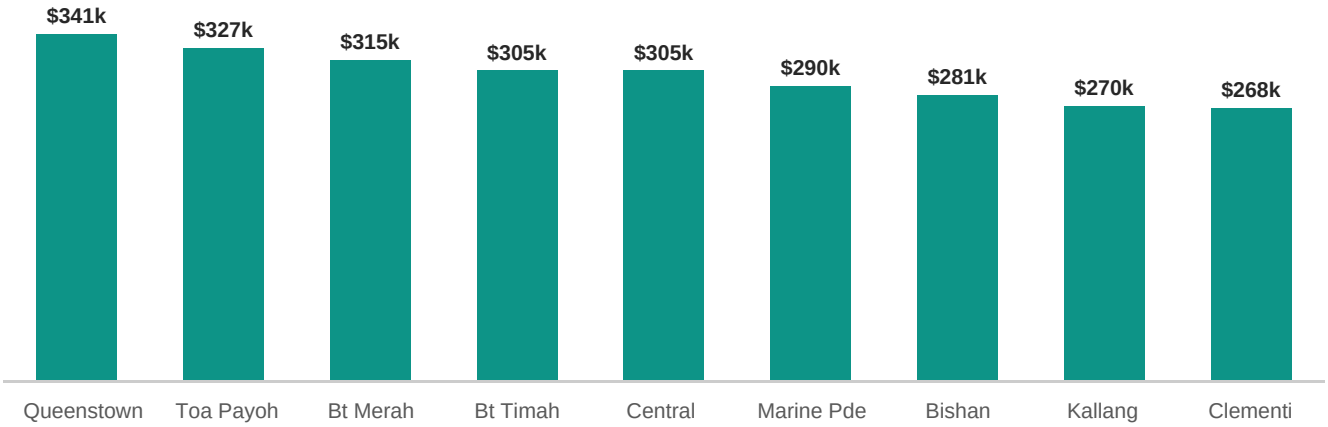
Median price each month, last 13 months



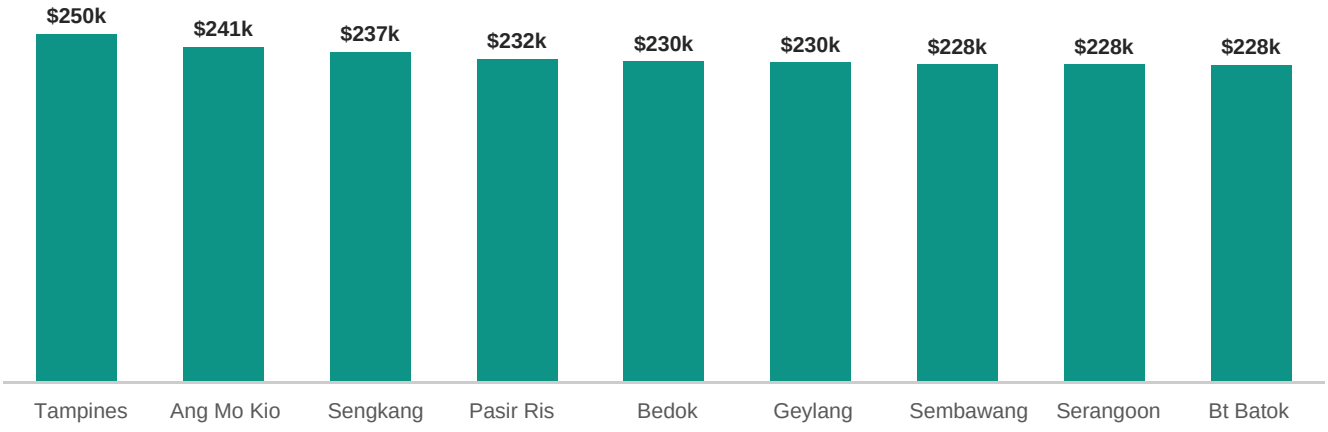
Median price by flat type (number sold), April 2006



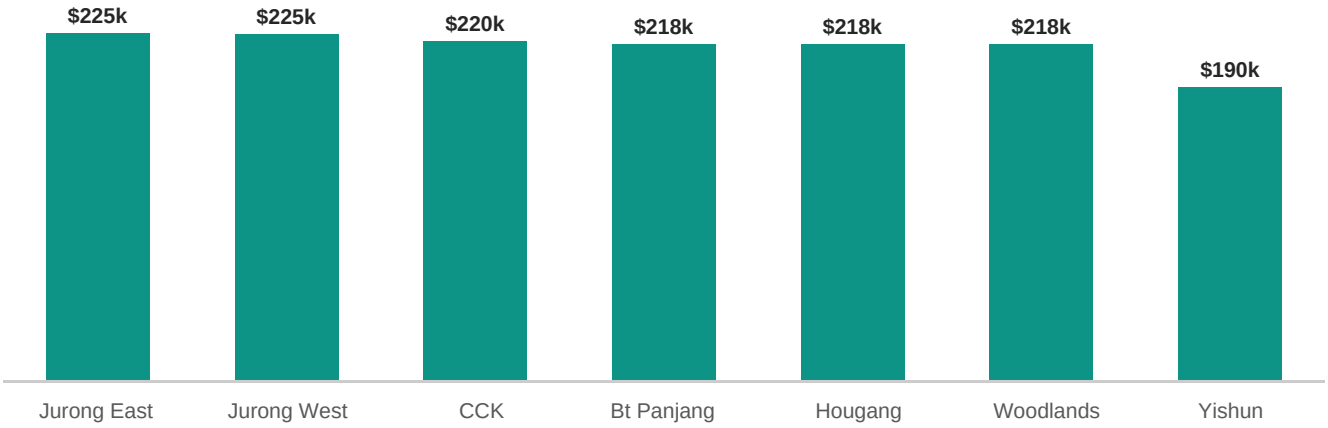
Median 4-room price by town, dearest first



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



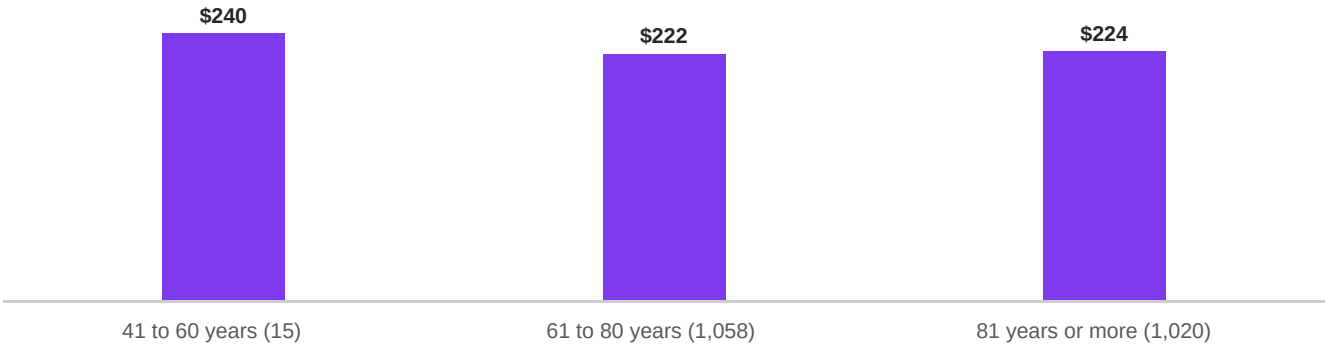
Median 4-room price by town, dearest first (continued)



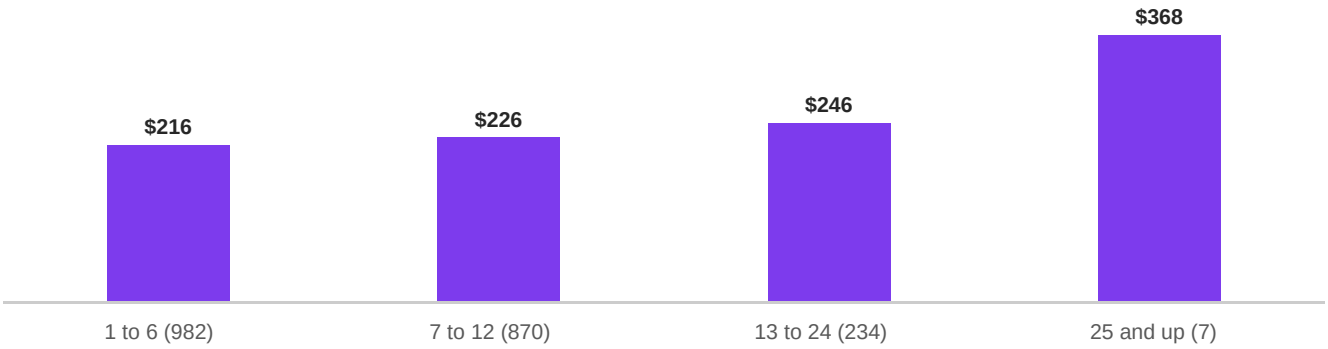
Town by town, April 2006

Ang Mo Kio: 112 sold - median $178,000 - 4-room median $240,750 - $232 psf
Bedok: 131 sold - median $203,000 - 4-room median $230,000 - $227 psf
Bishan: 47 sold - median $297,000 - 4-room median $281,000 - $266 psf
Bukit Batok: 99 sold - median $190,000 - 4-room median $227,500 - $213 psf
Bukit Merah: 90 sold - median $244,500 - 4-room median $315,000 - $271 psf
Bukit Panjang: 66 sold - median $226,000 - 4-room median $218,000 - $208 psf
Bukit Timah: 5 sold - median $305,000 - 4-room median $305,000 - $273 psf
Central Area: 13 sold - median $270,000 - 4-room median $305,000 - $310 psf
Choa Chu Kang: 110 sold - median $249,900 - 4-room median $220,000 - $203 psf
Clementi: 53 sold - median $195,000 - 4-room median $268,000 - $247 psf
Geylang: 56 sold - median $172,000 - 4-room median $229,500 - $234 psf
Hougang: 143 sold - median $230,000 - 4-room median $218,000 - $210 psf
Jurong East: 37 sold - median $218,000 - 4-room median $225,000 - $214 psf
Jurong West: 173 sold - median $230,000 - 4-room median $224,500 - $214 psf
Kallang/Whampoa: 57 sold - median $205,000 - 4-room median $270,000 - $245 psf
Marine Parade: 28 sold - median $284,500 - 4-room median $290,000 - $309 psf
Pasir Ris: 87 sold - median $278,000 - 4-room median $232,000 - $212 psf
Punggol: 4 sold - median $299,000 - 4-room median n/a - $253 psf
Queenstown: 68 sold - median $174,000 - 4-room median $341,000 - $256 psf
Sembawang: 57 sold - median $257,000 - 4-room median $228,000 - $224 psf
Sengkang: 98 sold - median $258,000 - 4-room median $237,000 - $238 psf
Serangoon: 54 sold - median $222,000 - 4-room median $228,000 - $225 psf
Tampines: 160 sold - median $250,000 - 4-room median $250,000 - $228 psf
Toa Payoh: 46 sold - median $183,750 - 4-room median $327,000 - $247 psf
Woodlands: 174 sold - median $228,000 - 4-room median $218,000 - $205 psf
Yishun: 125 sold - median $180,000 - 4-room median $190,000 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2006

$540,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,604 sqft - $337 psf - 88 yrs lease left

$510,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 25 to 27 - 1,356 sqft - $376 psf - 70 yrs lease left

$505,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $372 psf - 70 yrs lease left

$486,888 Blk 58 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $411 psf - 93 yrs lease left

$483,000 Blk 8A Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $390 psf - 98 yrs lease left

$480,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 04 to 06 - 1,410 sqft - $340 psf - 77 yrs lease left

$480,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 25 to 27 - 1,378 sqft - $348 psf - 70 yrs lease left

$480,000 Blk 84B Lor 2 Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,313 sqft - $366 psf - 90 yrs lease left

$475,000 Blk 78 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $368 psf - 70 yrs lease left

$470,000 Blk 290 Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,324 sqft - $355 psf - 91 yrs lease left

The 5 most affordable 4-room flats, April 2006

$140,000 Blk 246 Yishun Ave 9, Yishun
4-room - storey 01 to 03 - 904 sqft - $155 psf - 78 yrs lease left

$148,000 Blk 27 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 980 sqft - $151 psf - 70 yrs lease left

$150,000 Blk 433 Yishun Ave 6, Yishun
4-room - storey 10 to 12 - 904 sqft - $166 psf - 81 yrs lease left

$150,000 Blk 336 Woodlands Ave 1, Woodlands
4-room - storey 07 to 09 - 893 sqft - $168 psf - 78 yrs lease left

$150,000 Blk 27 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 980 sqft - $153 psf - 70 yrs lease left

The 10 busiest streets, April 2006

Yishun Ring Rd, Yishun: 39 sales
Hougang Ave 8, Hougang: 30 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Bedok Reservoir Rd, Bedok: 24 sales
Jurong West St 65, Jurong West: 23 sales
Woodlands Dr 14, Woodlands: 23 sales
Rivervale Dr, Sengkang: 22 sales
Marsiling Dr, Woodlands: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 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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