HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2006

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

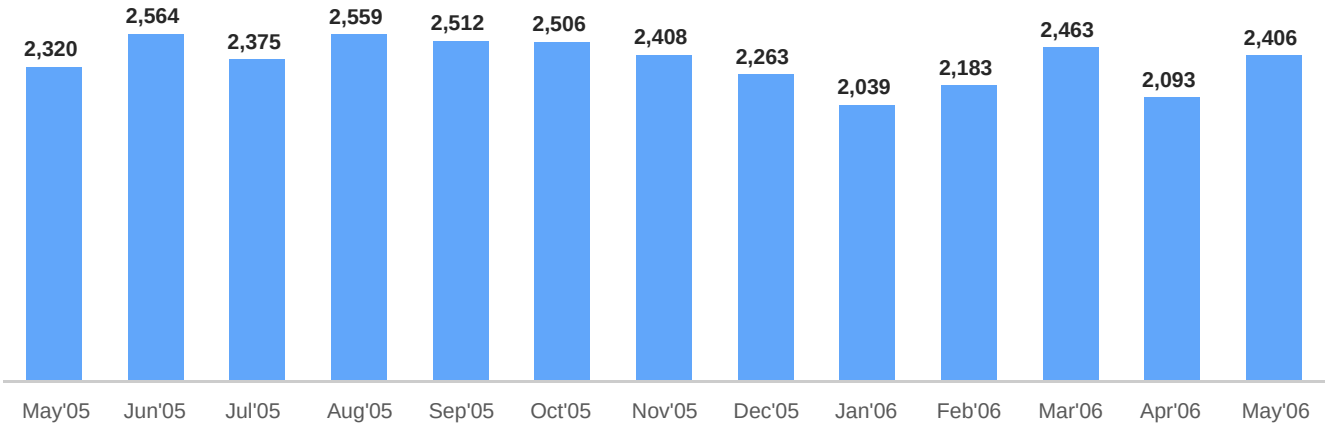
Flats sold: 2,406 Median price: $228,000 Median $psf: $225
Million-dollar flats: 0 (0.0%) Highest price: $579,000 (Queenstown)

Against the month before: sales +15.0%, median price -1.3%. Against a year ago: sales +3.7%, median price +1.3%.

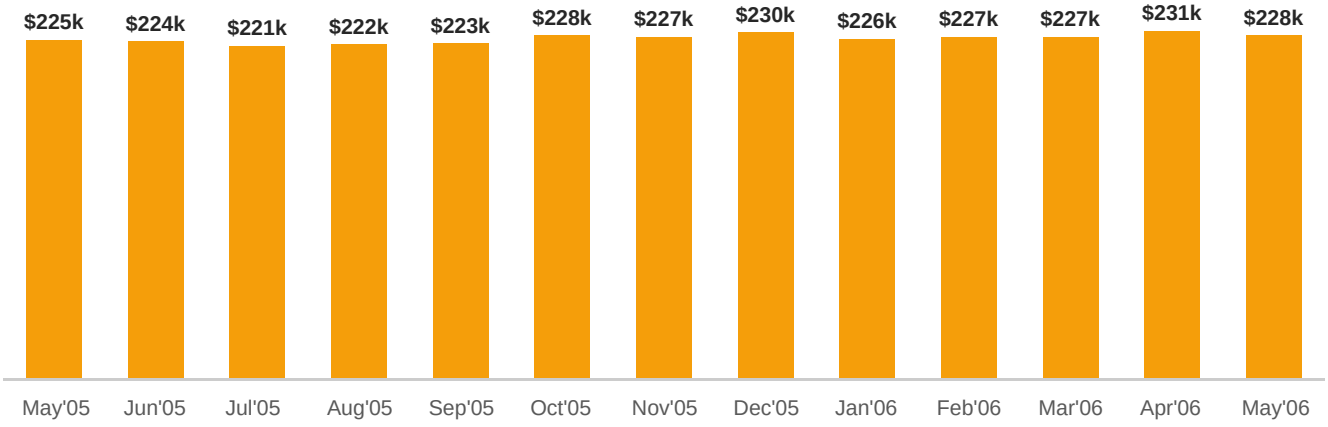
At a glance

- 2,406 HDB resale flats changed hands in May 2006, 15.0% more than the month before (2,093).
- Half of all flats sold for $228,000 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $230,000 (863 sales), or about $221 per square foot.
- The highest price was $579,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $189,000) and the dearest was Queenstown (median $338,000).
- The busiest town was Tampines with 182 sales.

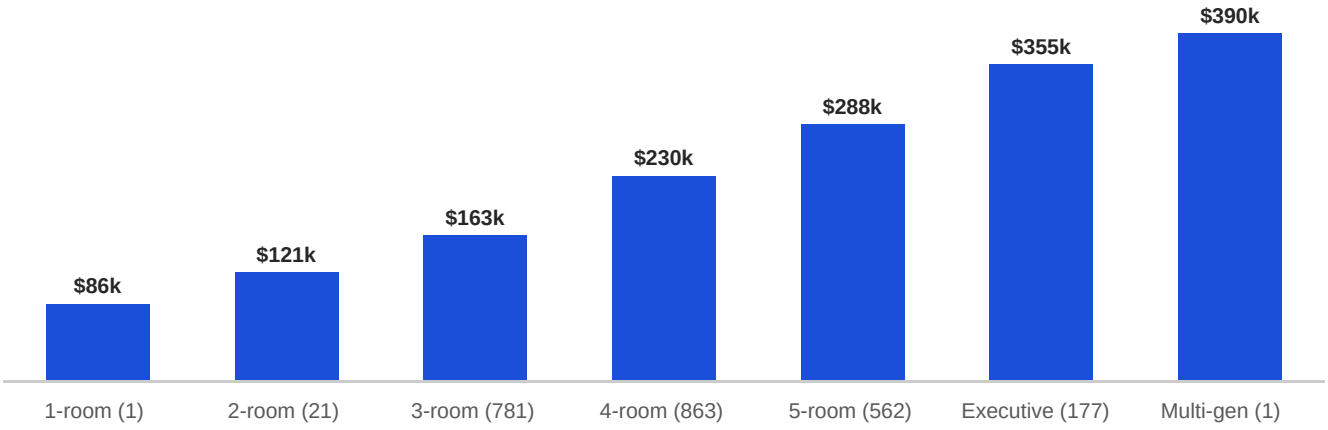
Flats sold each month, last 13 months



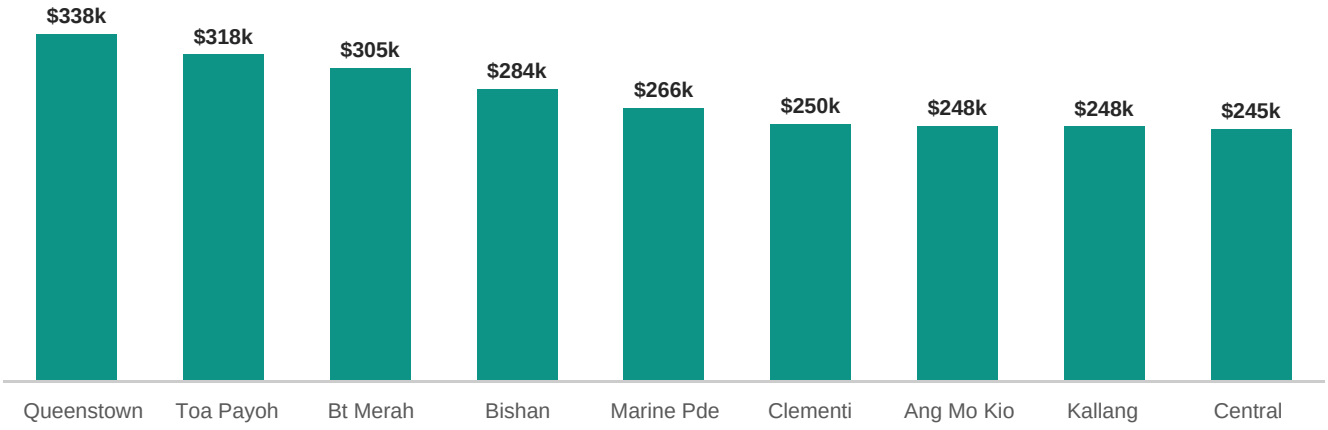
Median price each month, last 13 months



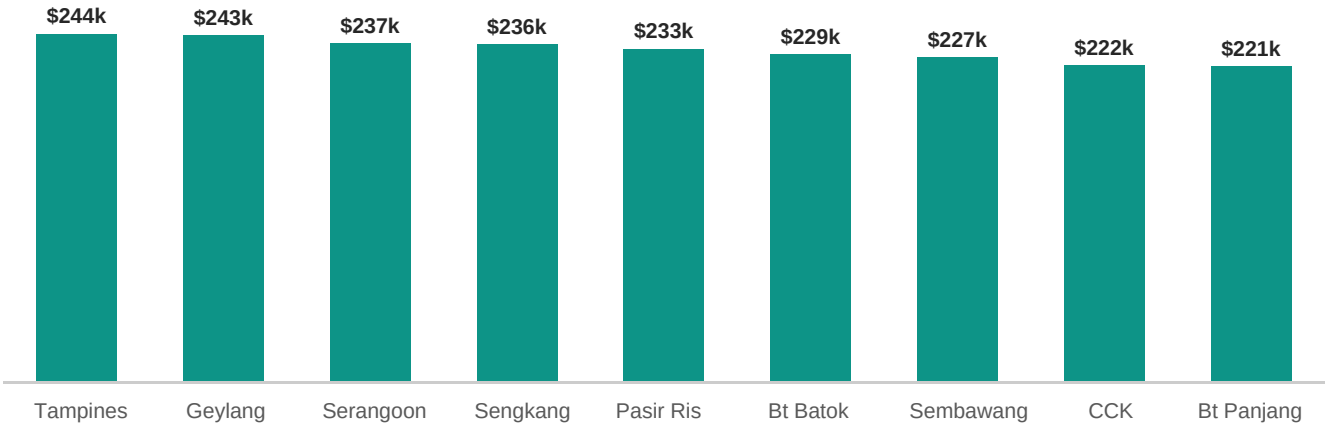
Median price by flat type (number sold), May 2006



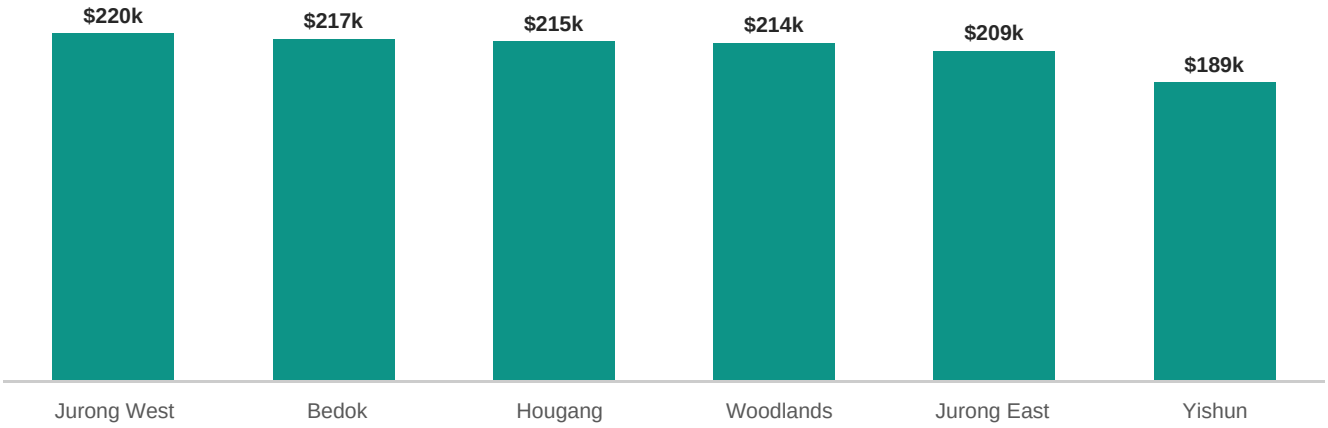
Median 4-room price by town, dearest first



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



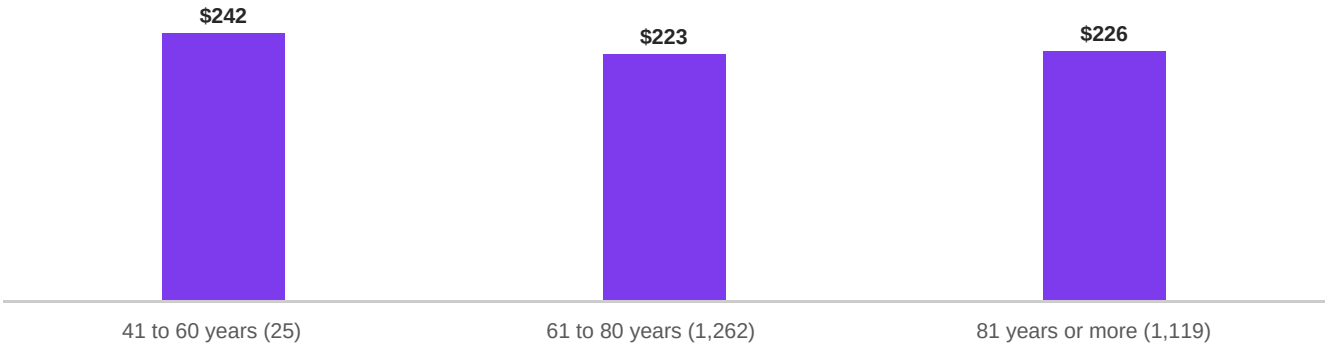
Median 4-room price by town, dearest first (continued)



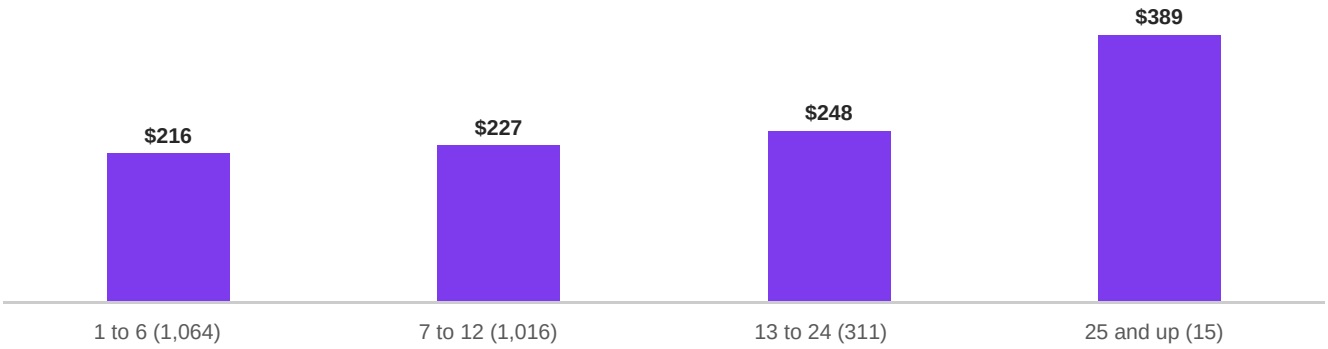
Town by town, May 2006

Ang Mo Kio: 136 sold - median $192,500 - 4-room median $248,400 - $237 psf
Bedok: 164 sold - median $191,000 - 4-room median $216,500 - $223 psf
Bishan: 58 sold - median $322,500 - 4-room median $284,000 - $266 psf
Bukit Batok: 111 sold - median $218,000 - 4-room median $229,000 - $215 psf
Bukit Merah: 104 sold - median $226,000 - 4-room median $305,000 - $266 psf
Bukit Panjang: 71 sold - median $255,000 - 4-room median $220,500 - $229 psf
Bukit Timah: 7 sold - median $333,000 - 4-room median n/a - $270 psf
Central Area: 20 sold - median $222,500 - 4-room median $245,000 - $272 psf
Choa Chu Kang: 112 sold - median $244,350 - 4-room median $221,500 - $207 psf
Clementi: 82 sold - median $188,500 - 4-room median $250,000 - $239 psf
Geylang: 66 sold - median $167,000 - 4-room median $242,500 - $238 psf
Hougang: 121 sold - median $220,000 - 4-room median $215,000 - $211 psf
Jurong East: 78 sold - median $208,500 - 4-room median $209,000 - $213 psf
Jurong West: 172 sold - median $227,000 - 4-room median $220,000 - $210 psf
Kallang/Whampoa: 60 sold - median $190,500 - 4-room median $247,750 - $248 psf
Marine Parade: 17 sold - median $296,000 - 4-room median $265,900 - $312 psf
Pasir Ris: 81 sold - median $268,000 - 4-room median $233,000 - $209 psf
Punggol: 9 sold - median $298,000 - 4-room median n/a - $259 psf
Queenstown: 93 sold - median $182,500 - 4-room median $338,000 - $265 psf
Sembawang: 76 sold - median $265,000 - 4-room median $227,000 - $226 psf
Sengkang: 110 sold - median $253,500 - 4-room median $236,000 - $235 psf
Serangoon: 59 sold - median $239,000 - 4-room median $237,000 - $225 psf
Tampines: 182 sold - median $244,500 - 4-room median $243,500 - $228 psf
Toa Payoh: 96 sold - median $195,500 - 4-room median $318,000 - $249 psf
Woodlands: 165 sold - median $242,000 - 4-room median $214,000 - $206 psf
Yishun: 156 sold - median $183,000 - 4-room median $189,000 - $201 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2006

$579,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,668 sqft - $347 psf - 88 yrs lease left

$520,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $420 psf - 94 yrs lease left

$505,000 Blk 141 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,249 sqft - $404 psf - 94 yrs lease left

$502,000 Blk 3A Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,302 sqft - $385 psf - 91 yrs lease left

$490,000 Blk 82 Redhill Lane, Bukit Merah
5-room - storey 16 to 18 - 1,464 sqft - $335 psf - 89 yrs lease left

$478,000 Blk 119D Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $404 psf - 95 yrs lease left

$470,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 10 to 12 - 1,302 sqft - $361 psf - 94 yrs lease left

$470,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 16 to 18 - 1,464 sqft - $321 psf - 89 yrs lease left

$469,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,356 sqft - $346 psf - 70 yrs lease left

$468,000 Blk 288G Bt Batok St 25, Bukit Batok
Executive - storey 10 to 12 - 1,776 sqft - $264 psf - 90 yrs lease left

The 5 most affordable 4-room flats, May 2006

$135,000 Blk 275 Bangkit Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $149 psf - 81 yrs lease left

$140,000 Blk 272 Yishun St 22, Yishun
4-room - storey 04 to 06 - 904 sqft - $155 psf - 80 yrs lease left

$144,000 Blk 52 Teban Gdns Rd, Jurong East
4-room - storey 01 to 03 - 893 sqft - $161 psf - 80 yrs lease left

$150,000 Blk 336 Woodlands Ave 1, Woodlands
4-room - storey 04 to 06 - 893 sqft - $168 psf - 78 yrs lease left

$152,000 Blk 407 Yishun Ave 6, Yishun
4-room - storey 07 to 09 - 904 sqft - $168 psf - 81 yrs lease left

The 10 busiest streets, May 2006

Yishun Ring Rd, Yishun: 45 sales
Bedok Reservoir Rd, Bedok: 36 sales
Hougang Ave 8, Hougang: 33 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Jurong West St 65, Jurong West: 27 sales
Bedok Nth St 3, Bedok: 24 sales
Tampines St 21, Tampines: 20 sales
Lor 1 Toa Payoh, Toa Payoh: 20 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 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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