HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2006

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

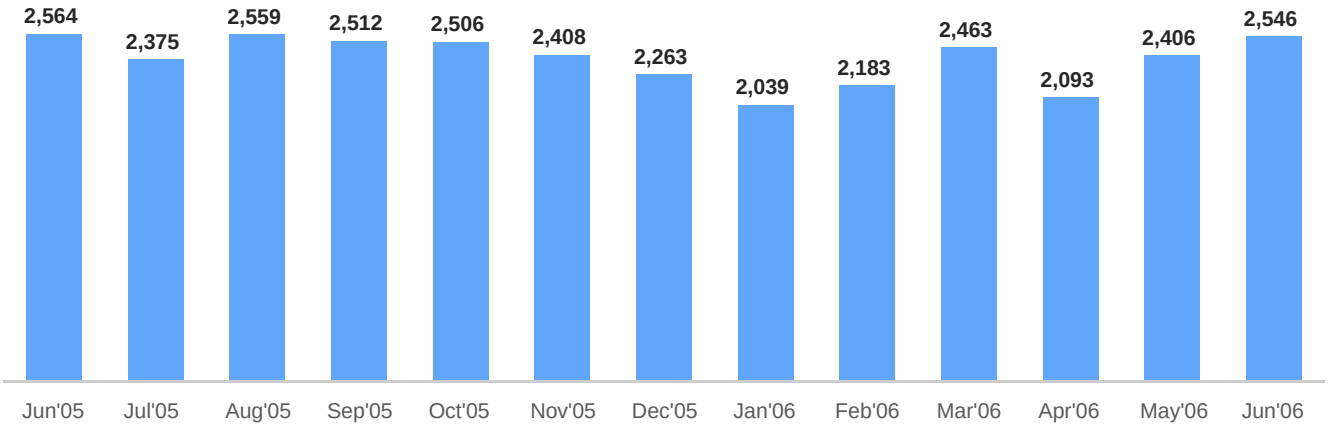
Flats sold: 2,546 **Median price: $227,000** **Median $psf: $223**
Million-dollar flats: 0 (0.0%) **Highest price: $580,000 (Kallang/Whampoa)**

Against the month before: sales +5.8%, median price -0.4%. Against a year ago: sales -0.7%, median price +1.3%.

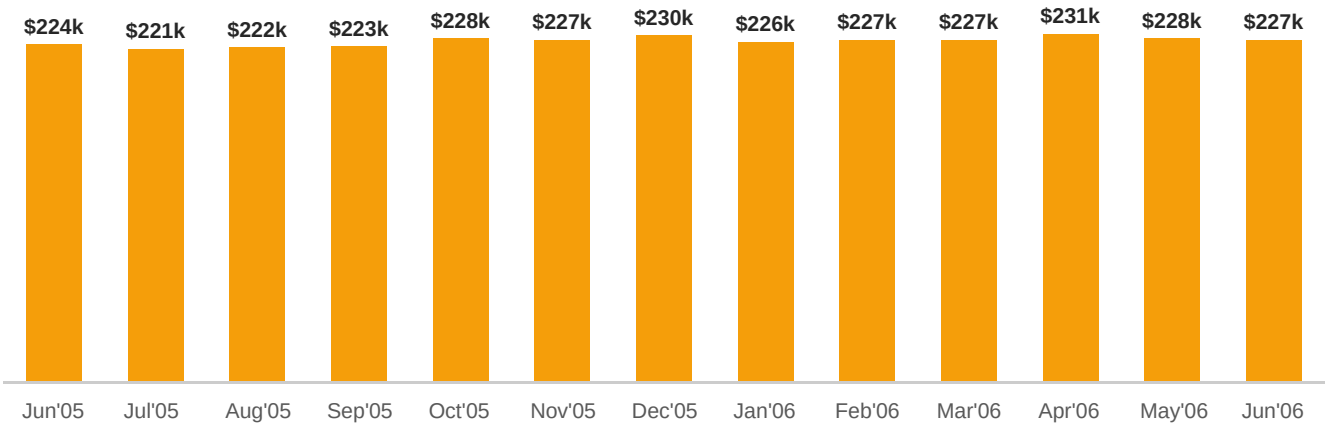
At a glance

- 2,546 HDB resale flats changed hands in June 2006, 5.8% more than the month before (2,406).
- 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 (980 sales), or about $221 per square foot.
- The highest price was $580,000 for a 3-room flat at Blk 63 Jln Ma'mor, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $185,000) and the dearest was Toa Payoh (median $338,400).
- The busiest town was Tampines with 201 sales.

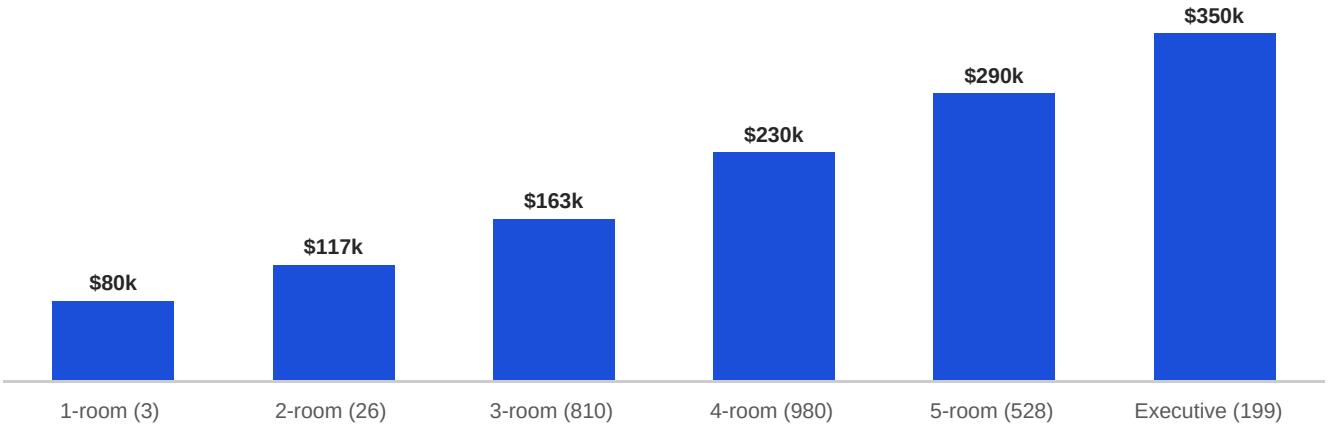
Flats sold each month, last 13 months



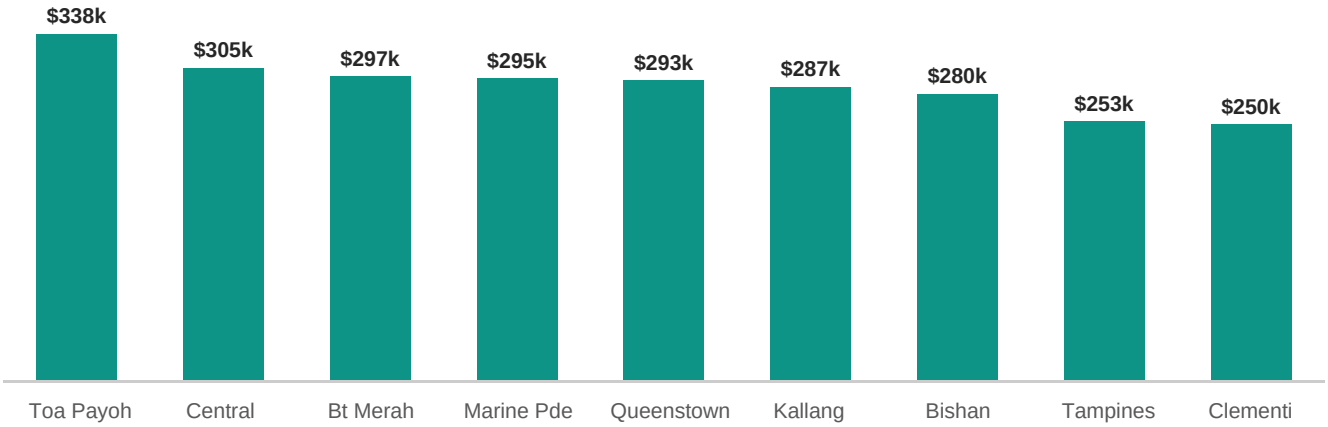
Median price each month, last 13 months



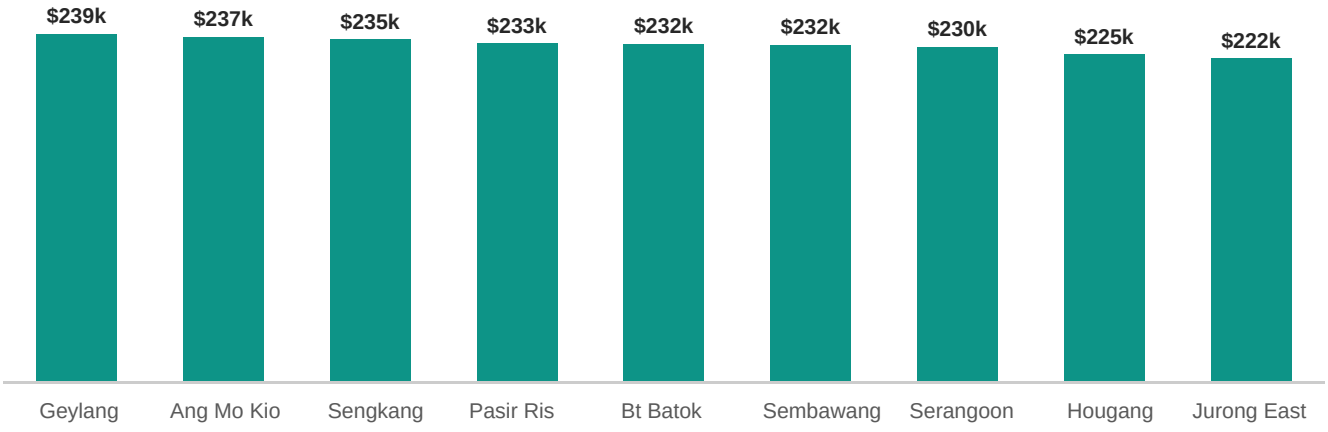
Median price by flat type (number sold), June 2006



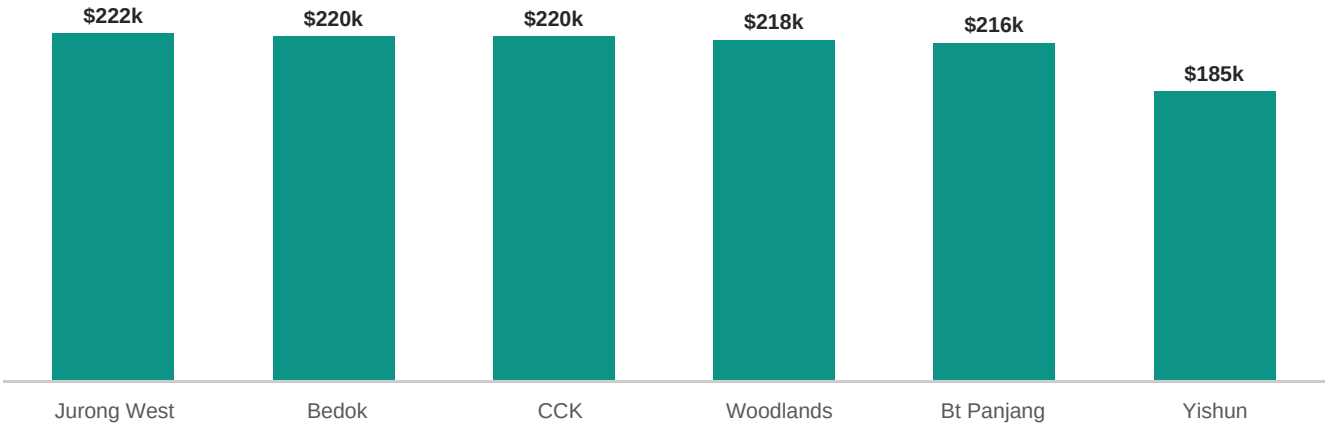
Median 4-room price by town, dearest first



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



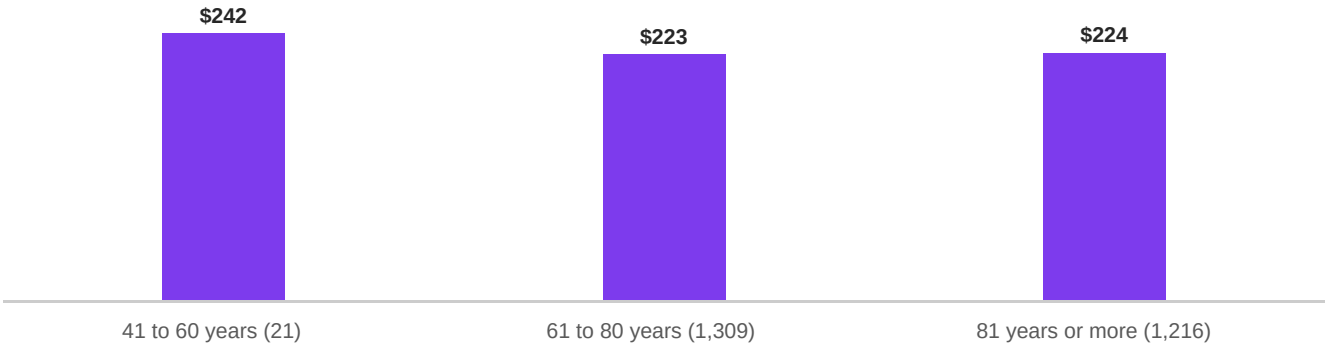
Median 4-room price by town, dearest first (continued)



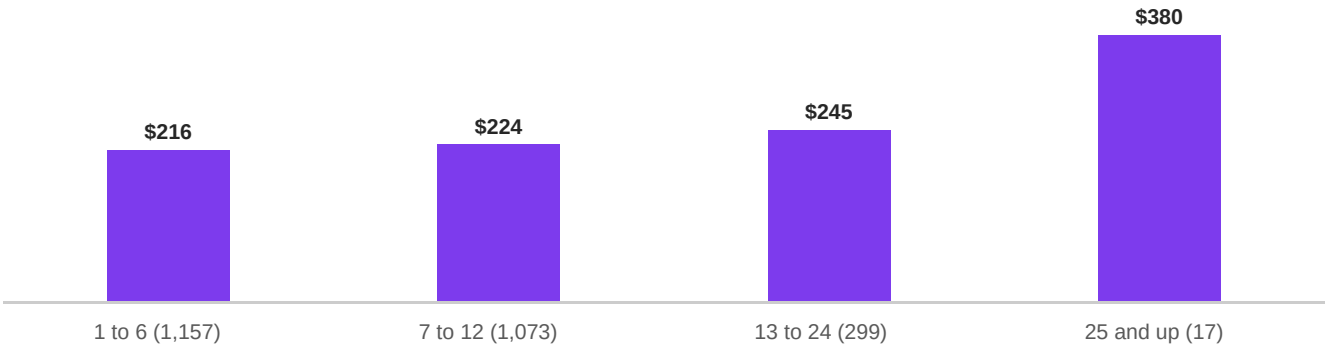
Town by town, June 2006

Ang Mo Kio: 149 sold - median $175,000 - 4-room median $237,000 - $230 psf
Bedok: 187 sold - median $185,000 - 4-room median $220,000 - $223 psf
Bishan: 56 sold - median $314,000 - 4-room median $280,000 - $264 psf
Bukit Batok: 119 sold - median $188,000 - 4-room median $232,000 - $214 psf
Bukit Merah: 105 sold - median $232,000 - 4-room median $296,900 - $269 psf
Bukit Panjang: 97 sold - median $228,000 - 4-room median $216,000 - $212 psf
Bukit Timah: 9 sold - median $207,000 - 4-room median n/a - $259 psf
Central Area: 12 sold - median $230,500 - 4-room median $305,000 - $289 psf
Choa Chu Kang: 107 sold - median $230,000 - 4-room median $220,000 - $203 psf
Clementi: 61 sold - median $205,000 - 4-room median $250,000 - $242 psf
Geylang: 71 sold - median $175,000 - 4-room median $239,000 - $229 psf
Hougang: 139 sold - median $225,000 - 4-room median $225,000 - $213 psf
Jurong East: 66 sold - median $218,500 - 4-room median $222,000 - $215 psf
Jurong West: 200 sold - median $226,000 - 4-room median $222,000 - $216 psf
Kallang/Whampoa: 77 sold - median $202,000 - 4-room median $286,750 - $255 psf
Marine Parade: 18 sold - median $250,000 - 4-room median $295,000 - $309 psf
Pasir Ris: 88 sold - median $275,000 - 4-room median $232,500 - $216 psf
Punggol: 4 sold - median $306,000 - 4-room median n/a - $260 psf
Queenstown: 78 sold - median $178,000 - 4-room median $293,000 - $261 psf
Sembawang: 84 sold - median $260,000 - 4-room median $231,500 - $226 psf
Sengkang: 109 sold - median $262,500 - 4-room median $235,000 - $237 psf
Serangoon: 67 sold - median $235,000 - 4-room median $230,000 - $227 psf
Tampines: 201 sold - median $262,000 - 4-room median $253,000 - $228 psf
Toa Payoh: 105 sold - median $190,000 - 4-room median $338,400 - $249 psf
Woodlands: 182 sold - median $225,000 - 4-room median $218,000 - $206 psf
Yishun: 155 sold - median $175,000 - 4-room median $185,000 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2006

$580,000 Blk 63 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,422 sqft - $239 psf - 65 yrs lease left

$543,500 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $337 psf - 88 yrs lease left

$513,000 Blk 120 Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $414 psf - 94 yrs lease left

$497,000 Blk 59 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $420 psf - 93 yrs lease left

$495,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 28 to 30 - 1,302 sqft - $380 psf - 94 yrs lease left

$495,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 19 to 21 - 1,475 sqft - $336 psf - 88 yrs lease left

$493,800 Blk 23 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $417 psf - 96 yrs lease left

$493,238 Blk 119B Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $417 psf - 95 yrs lease left

$490,000 Blk 84B Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,313 sqft - $373 psf - 90 yrs lease left

$485,000 Blk 42 Stirling Rd, Queenstown
4-room - storey 01 to 03 - 1,324 sqft - $366 psf - 61 yrs lease left

The 5 most affordable 4-room flats, June 2006

$120,000 Blk 43 Moh Guan Ter, Bukit Merah

4-room - storey 04 to 06 - 1,410 sqft - $85 psf - 66 yrs lease left

$135,000 Blk 440 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $149 psf - 81 yrs lease left

$145,000 Blk 280 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $160 psf - 78 yrs lease left

$148,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $164 psf - 81 yrs lease left

$150,000 Blk 166 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $166 psf - 80 yrs lease left

The 10 busiest streets, June 2006

Yishun Ring Rd, Yishun: 44 sales
Bedok Reservoir Rd, Bedok: 36 sales
Jurong West St 65, Jurong West: 35 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Admiralty Dr, Sembawang: 28 sales
Hougang Ave 8, Hougang: 26 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 24 sales
Bedok Nth Rd, Bedok: 22 sales
Lor 7 Toa Payoh, Toa Payoh: 22 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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