HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2006

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:18 pm.
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July 2006 in full

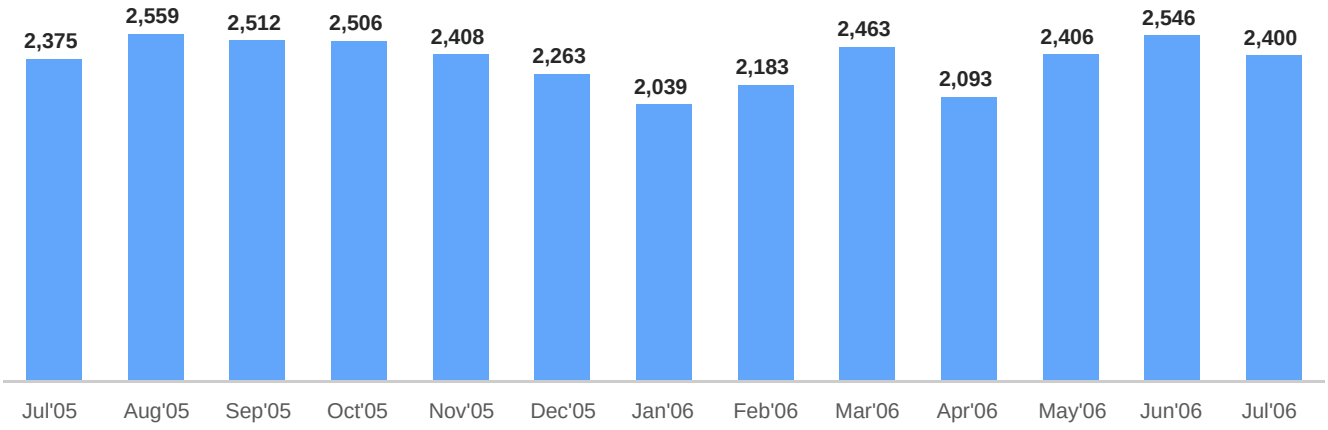
Flats sold: 2,400 Median price: $226,650 Median $psf: $224
Million-dollar flats: 0 (0.0%) Highest price: $548,000 (Queenstown)

Against the month before: sales -5.7%, median price -0.2%. Against a year ago: sales +1.1%, median price +2.6%.

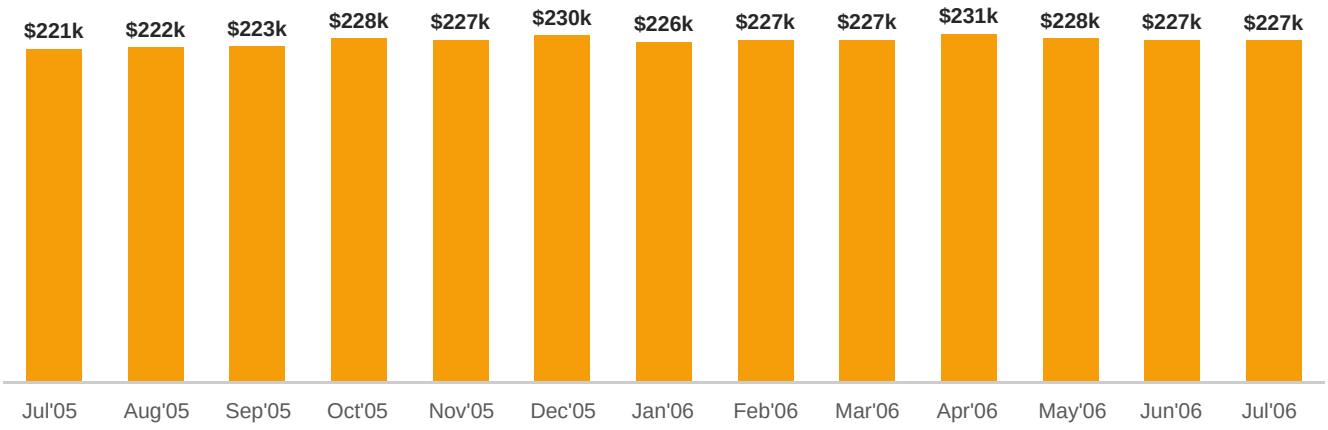
At a glance

- 2,400 HDB resale flats changed hands in July 2006, 5.7% fewer than the month before (2,546).
- Half of all flats sold for $226,650 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $231,000 (869 sales), or about $222 per square foot.
- The highest price was $548,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $188,000) and the dearest was Bukit Merah (median $327,500).
- The busiest town was Jurong West with 190 sales.

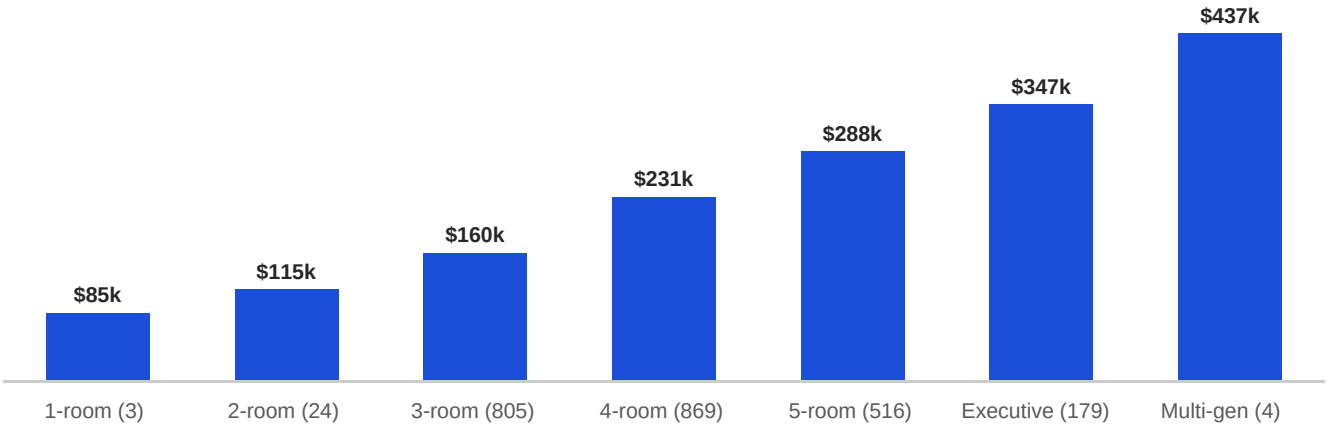
Flats sold each month, last 13 months



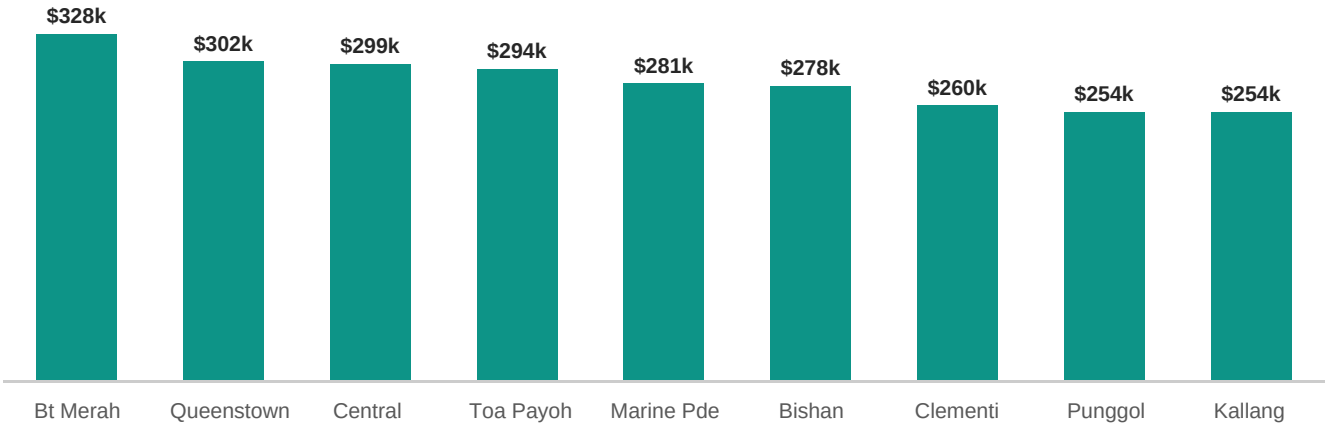
Median price each month, last 13 months



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



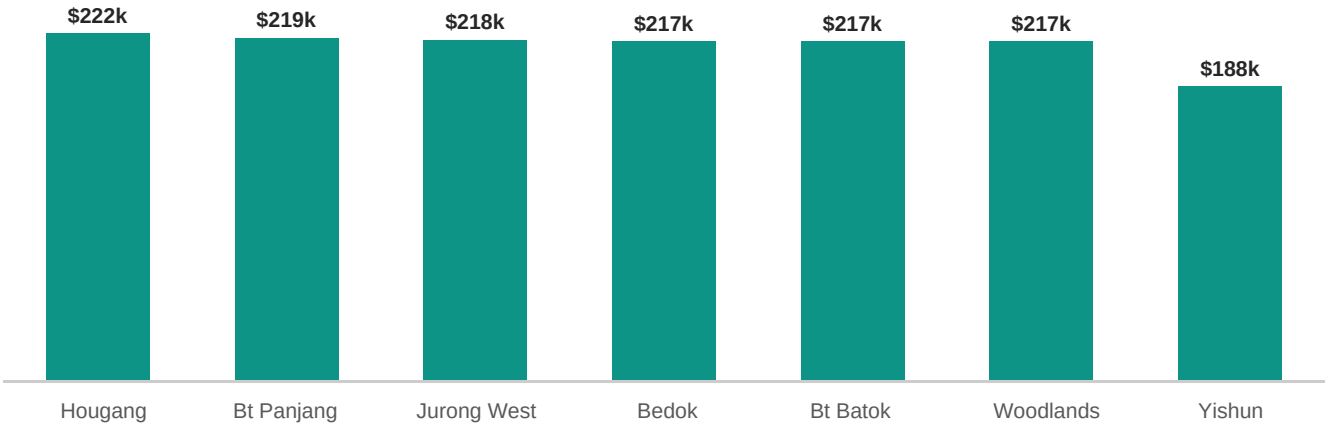
Median 4-room price by town, dearest first



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



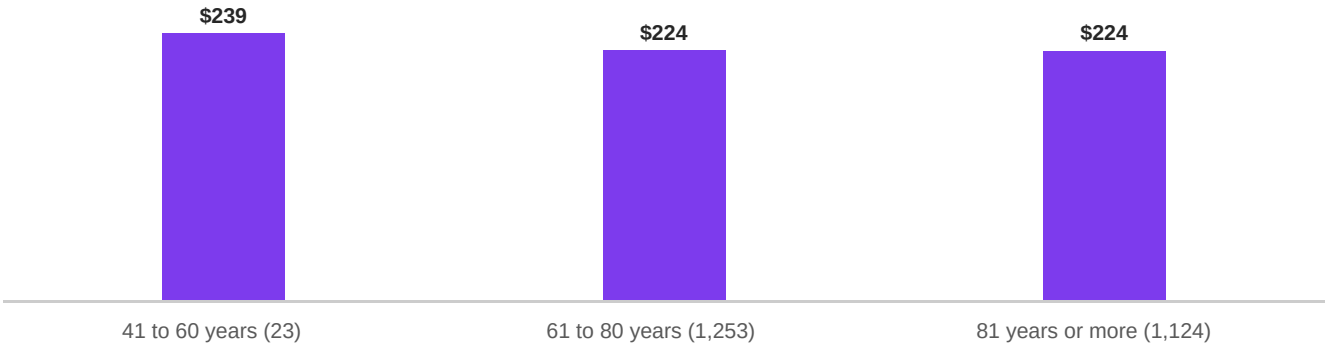
Median 4-room price by town, dearest first (continued)



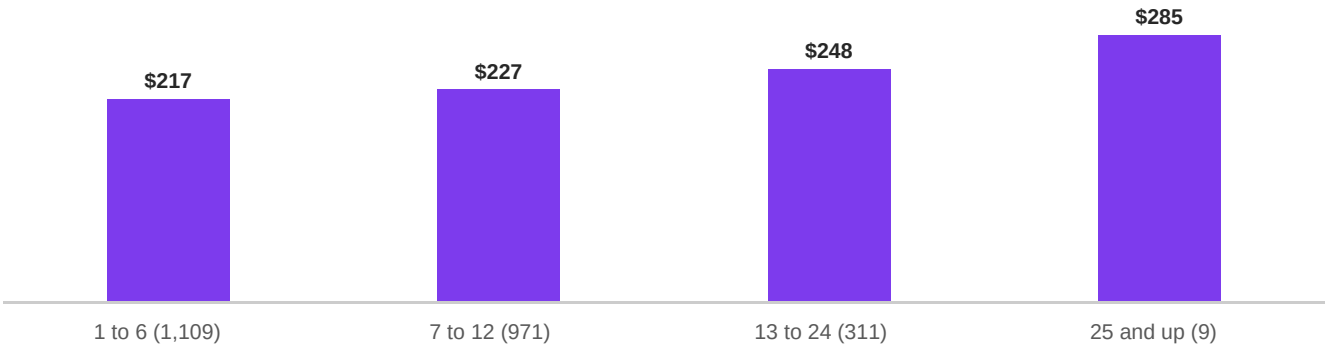
Town by town, July 2006

Ang Mo Kio: 143 sold - median $172,000 - 4-room median $248,500 - $229 psf
Bedok: 165 sold - median $190,000 - 4-room median $217,000 - $226 psf
Bishan: 61 sold - median $295,000 - 4-room median $278,000 - $269 psf
Bukit Batok: 108 sold - median $170,000 - 4-room median $217,000 - $212 psf
Bukit Merah: 97 sold - median $252,000 - 4-room median $327,500 - $274 psf
Bukit Panjang: 101 sold - median $230,000 - 4-room median $219,000 - $202 psf
Bukit Timah: 6 sold - median $305,500 - 4-room median n/a - $259 psf
Central Area: 17 sold - median $215,000 - 4-room median $299,000 - $288 psf
Choa Chu Kang: 98 sold - median $235,000 - 4-room median $224,500 - $206 psf
Clementi: 76 sold - median $200,500 - 4-room median $260,000 - $248 psf
Geylang: 75 sold - median $180,000 - 4-room median $245,000 - $234 psf
Hougang: 126 sold - median $230,000 - 4-room median $222,000 - $212 psf
Jurong East: 63 sold - median $222,000 - 4-room median $226,650 - $221 psf
Jurong West: 190 sold - median $218,000 - 4-room median $218,000 - $214 psf
Kallang/Whampoa: 67 sold - median $235,000 - 4-room median $253,500 - $244 psf
Marine Parade: 24 sold - median $266,000 - 4-room median $280,500 - $298 psf
Pasir Ris: 90 sold - median $273,750 - 4-room median $232,500 - $208 psf
Punggol: 29 sold - median $290,000 - 4-room median $254,000 - $260 psf
Queenstown: 74 sold - median $170,000 - 4-room median $301,500 - $253 psf
Sembawang: 71 sold - median $255,000 - 4-room median $223,800 - $228 psf
Sengkang: 89 sold - median $263,000 - 4-room median $235,000 - $239 psf
Serangoon: 63 sold - median $226,000 - 4-room median $230,000 - $225 psf
Tampines: 169 sold - median $250,000 - 4-room median $247,250 - $225 psf
Toa Payoh: 102 sold - median $188,000 - 4-room median $294,400 - $245 psf
Woodlands: 157 sold - median $223,000 - 4-room median $217,000 - $205 psf
Yishun: 139 sold - median $169,000 - 4-room median $188,000 - $203 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2006

$548,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,615 sqft - $339 psf - 88 yrs lease left

$535,000 Blk 642 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 13 to 15 - 1,959 sqft - $273 psf - 91 yrs lease left

$528,000 Blk 643 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 10 to 12 - 1,959 sqft - $270 psf - 91 yrs lease left

$505,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 25 to 27 - 1,421 sqft - $355 psf - 88 yrs lease left

$505,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,593 sqft - $317 psf - 88 yrs lease left

$500,000 Blk 137 Bishan St 12, Bishan
Multi-gen - storey 10 to 12 - 1,776 sqft - $282 psf - 80 yrs lease left

$500,000 Blk 119B Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $422 psf - 95 yrs lease left

$495,000 Blk 289D Bt Batok St 25, Bukit Batok
Executive - storey 10 to 12 - 1,776 sqft - $279 psf - 90 yrs lease left

$493,000 Blk 17 Cantonment Cl, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $416 psf - 96 yrs lease left

$490,000 Blk 137 Bishan St 12, Bishan
Multi-gen - storey 10 to 12 - 1,776 sqft - $276 psf - 80 yrs lease left

The 5 most affordable 4-room flats, July 2006

$140,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $155 psf - 81 yrs lease left

$150,000 Blk 129 Yishun St 11, Yishun

4-room - storey 01 to 03 - 1,001 sqft - $150 psf - 77 yrs lease left

$150,000 Blk 329 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 904 sqft - $166 psf - 82 yrs lease left

$152,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 07 to 09 - 904 sqft - $168 psf - 81 yrs lease left

$154,000 Blk 412 Saujana Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $170 psf - 81 yrs lease left

The 10 busiest streets, July 2006

Ang Mo Kio Ave 10, Ang Mo Kio: 40 sales
Yishun Ring Rd, Yishun: 36 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Jurong West St 65, Jurong West: 24 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Bedok Reservoir Rd, Bedok: 23 sales
Marsiling Dr, Woodlands: 22 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 20 sales
Hougang Ave 8, Hougang: 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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