HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2006

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

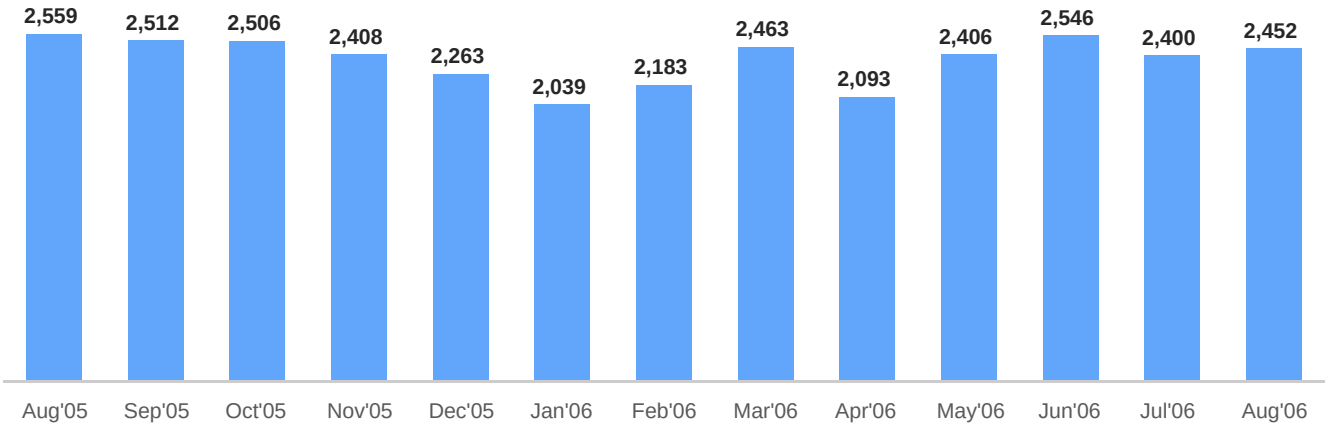
Flats sold: 2,452 Median price: $228,650 Median $psf: $224
Million-dollar flats: 0 (0.0%) Highest price: $512,000 (Queenstown)

Against the month before: sales +2.2%, median price +0.9%. Against a year ago: sales -4.2%, median price +3.0%.

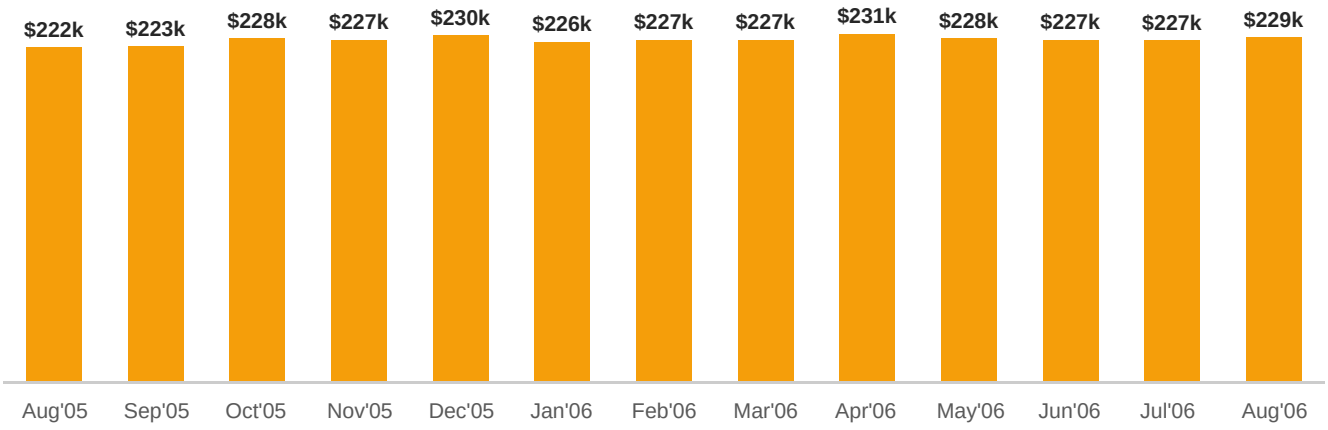
At a glance

- 2,452 HDB resale flats changed hands in August 2006, 2.2% more than the month before (2,400).
- Half of all flats sold for $228,650 or less (the median price), up 0.9% from the month before.
- A typical 4-room flat sold for $231,500 (901 sales), or about $223 per square foot.
- The highest price was $512,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $192,500) and the dearest was Queenstown (median $335,000).
- The busiest town was Woodlands with 191 sales.

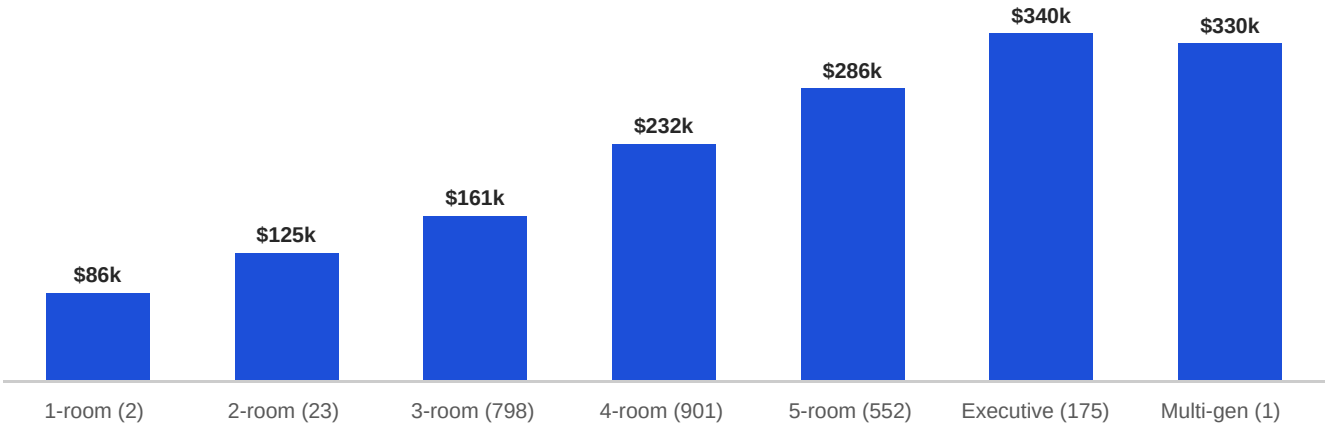
Flats sold each month, last 13 months



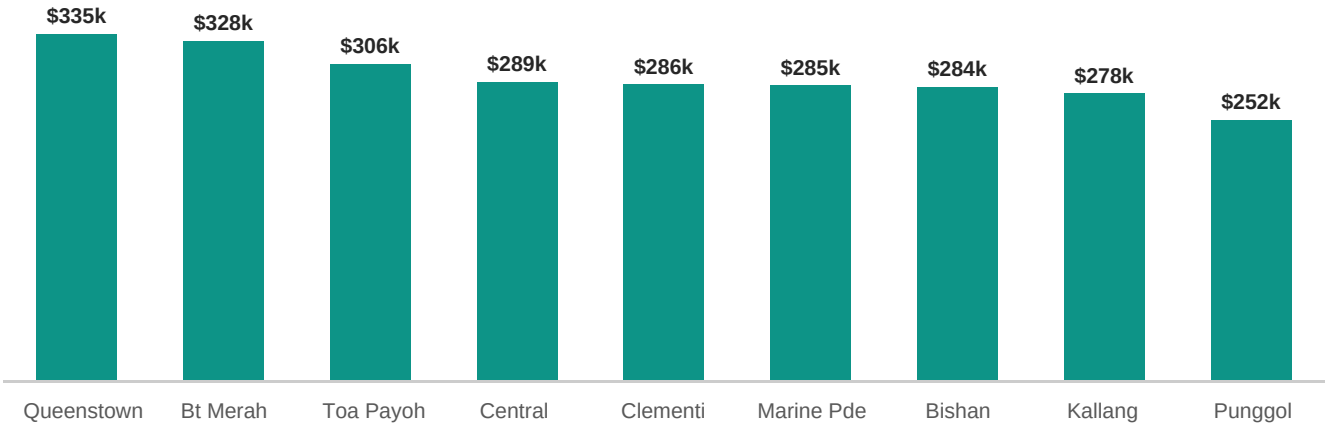
Median price each month, last 13 months



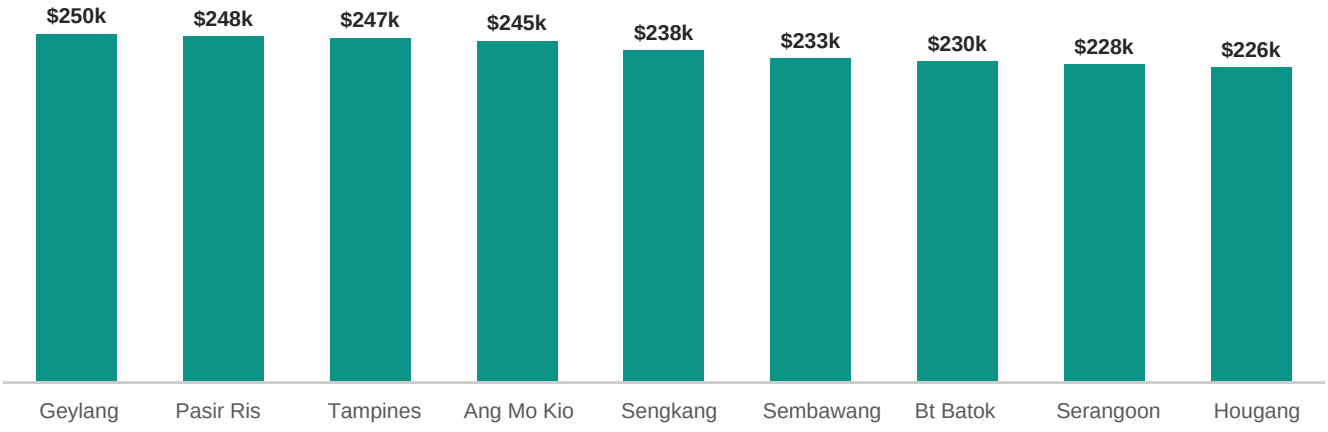
Median price by flat type (number sold), August 2006



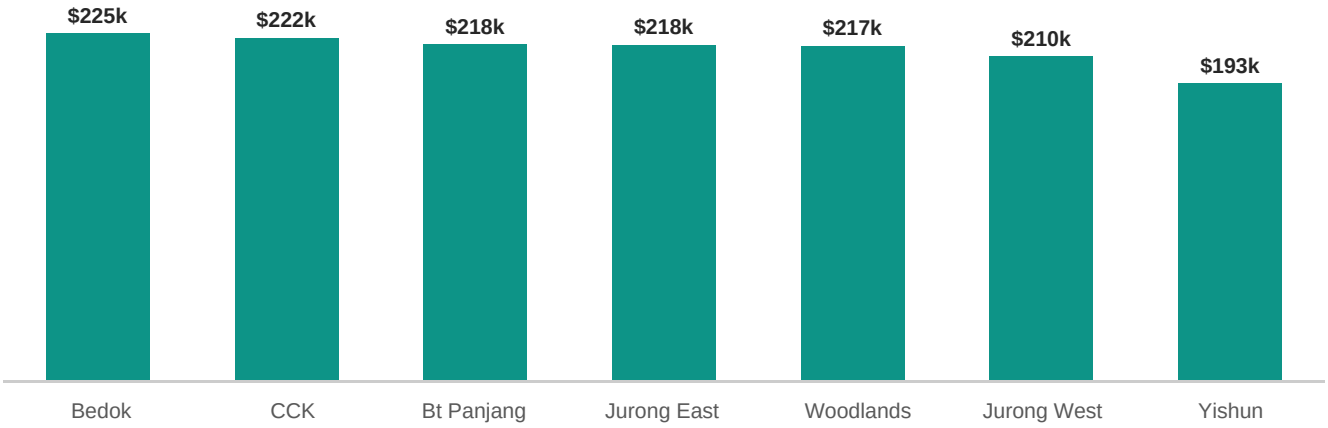
Median 4-room price by town, dearest first



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



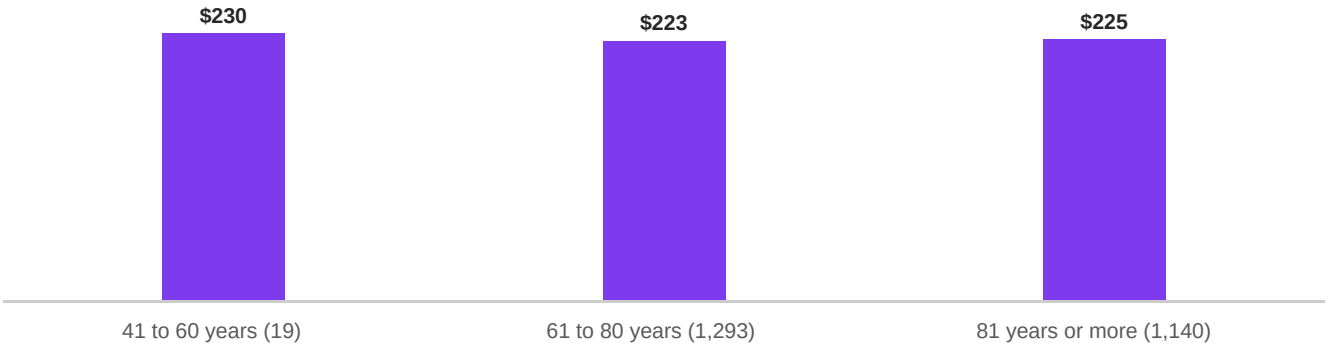
Median 4-room price by town, dearest first (continued)



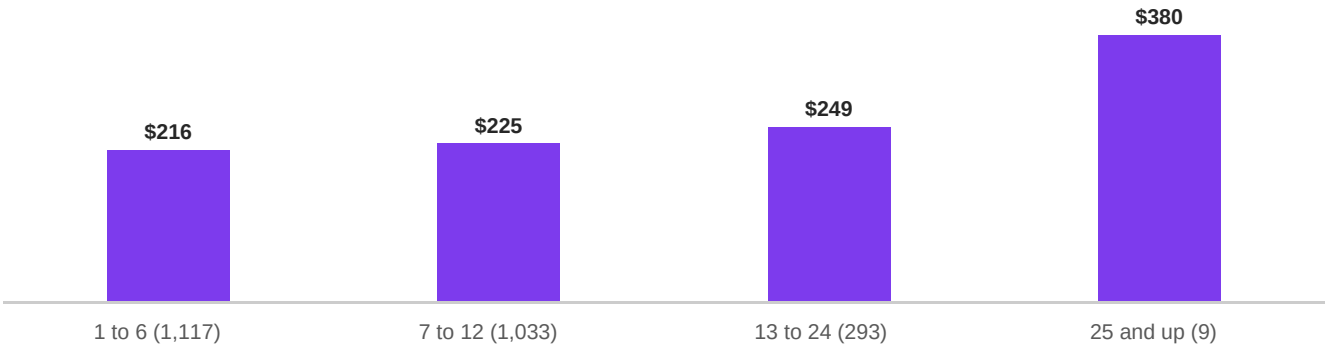
Town by town, August 2006

Ang Mo Kio: 162 sold - median $197,500 - 4-room median $245,000 - $236 psf
Bedok: 167 sold - median $200,000 - 4-room median $225,000 - $230 psf
Bishan: 52 sold - median $285,500 - 4-room median $283,500 - $272 psf
Bukit Batok: 132 sold - median $194,500 - 4-room median $230,000 - $212 psf
Bukit Merah: 87 sold - median $250,000 - 4-room median $328,000 - $272 psf
Bukit Panjang: 99 sold - median $230,000 - 4-room median $218,000 - $206 psf
Bukit Timah: 7 sold - median $323,000 - 4-room median n/a - $264 psf
Central Area: 25 sold - median $235,000 - 4-room median $288,805 - $329 psf
Choa Chu Kang: 114 sold - median $239,000 - 4-room median $222,000 - $205 psf
Clementi: 72 sold - median $185,000 - 4-room median $286,000 - $243 psf
Geylang: 71 sold - median $170,000 - 4-room median $250,000 - $231 psf
Hougang: 124 sold - median $210,750 - 4-room median $226,000 - $214 psf
Jurong East: 65 sold - median $208,000 - 4-room median $217,500 - $205 psf
Jurong West: 187 sold - median $215,000 - 4-room median $210,000 - $210 psf
Kallang/Whampoa: 61 sold - median $200,000 - 4-room median $277,500 - $253 psf
Marine Parade: 17 sold - median $255,000 - 4-room median $285,000 - $304 psf
Pasir Ris: 65 sold - median $283,000 - 4-room median $248,000 - $214 psf
Punggol: 27 sold - median $298,000 - 4-room median $252,000 - $257 psf
Queenstown: 71 sold - median $173,500 - 4-room median $335,000 - $260 psf
Sembawang: 78 sold - median $266,000 - 4-room median $232,500 - $232 psf
Sengkang: 92 sold - median $268,000 - 4-room median $238,000 - $240 psf
Serangoon: 51 sold - median $232,000 - 4-room median $228,000 - $221 psf
Tampines: 179 sold - median $251,000 - 4-room median $247,000 - $225 psf
Toa Payoh: 84 sold - median $201,400 - 4-room median $306,000 - $258 psf
Woodlands: 191 sold - median $230,000 - 4-room median $217,000 - $204 psf
Yishun: 172 sold - median $175,000 - 4-room median $192,500 - $201 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2006

$512,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $324 psf - 88 yrs lease left

$510,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 25 to 27 - 1,582 sqft - $322 psf - 88 yrs lease left

$485,000 Blk 72 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,313 sqft - $369 psf - 70 yrs lease left

$481,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $306 psf - 82 yrs lease left

$468,000 Blk 596C Ang Mo Kio St 52, Ang Mo Kio
5-room - storey 16 to 18 - 1,184 sqft - $395 psf - 95 yrs lease left

$459,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 10 to 12 - 1,292 sqft - $355 psf - 68 yrs lease left

$458,000 Blk 56 Strathmore Ave, Queenstown
5-room - storey 13 to 15 - 1,184 sqft - $387 psf - 95 yrs lease left

$458,000 Blk 86 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 07 to 09 - 1,345 sqft - $340 psf - 90 yrs lease left

$455,000 Blk 29A Chai Chee Ave, Bedok
Executive - storey 10 to 12 - 1,561 sqft - $292 psf - 89 yrs lease left

$455,000 Blk 81 Strathmore Ave, Queenstown
5-room - storey 04 to 06 - 1,399 sqft - $325 psf - 86 yrs lease left

The 5 most affordable 4-room flats, August 2006

$145,000 Blk 265 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $160 psf - 79 yrs lease left

$147,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $163 psf - 81 yrs lease left

$150,000 Blk 265 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $166 psf - 79 yrs lease left

$150,000 Blk 440 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $166 psf - 81 yrs lease left

$150,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $166 psf - 81 yrs lease left

The 10 busiest streets, August 2006

Yishun Ring Rd, Yishun: 48 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 35 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Bedok Reservoir Rd, Bedok: 30 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 29 sales
Bt Panjang Ring Rd, Bukit Panjang: 23 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 21 sales
Bedok Nth St 3, Bedok: 21 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 20 sales
Circuit Rd, Geylang: 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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