HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2006

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

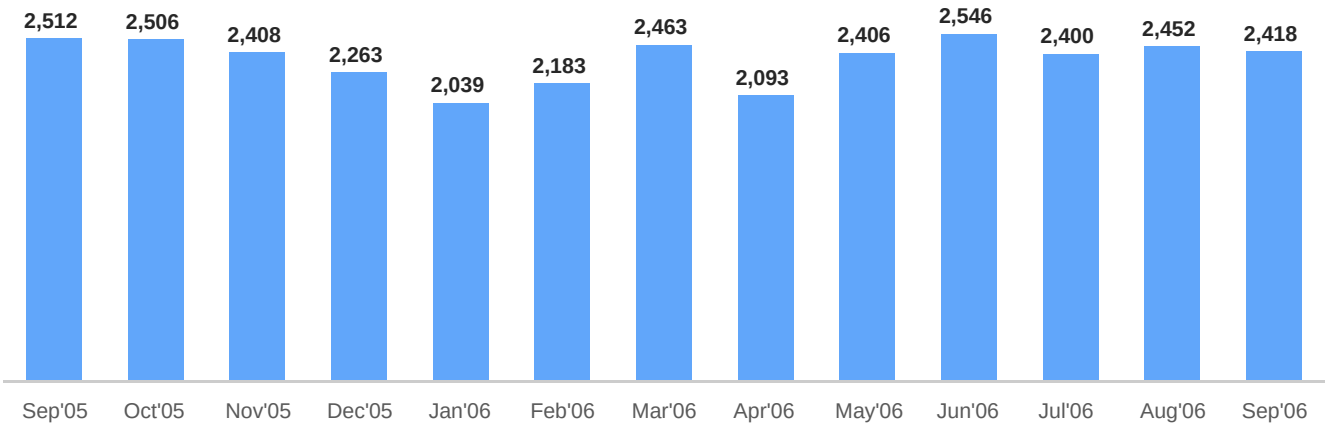
Flats sold: 2,418 Median price: $228,000 Median $psf: $226
Million-dollar flats: 0 (0.0%) Highest price: $537,000 (Queenstown)

Against the month before: sales -1.4%, median price -0.3%. Against a year ago: sales -3.7%, median price +2.4%.

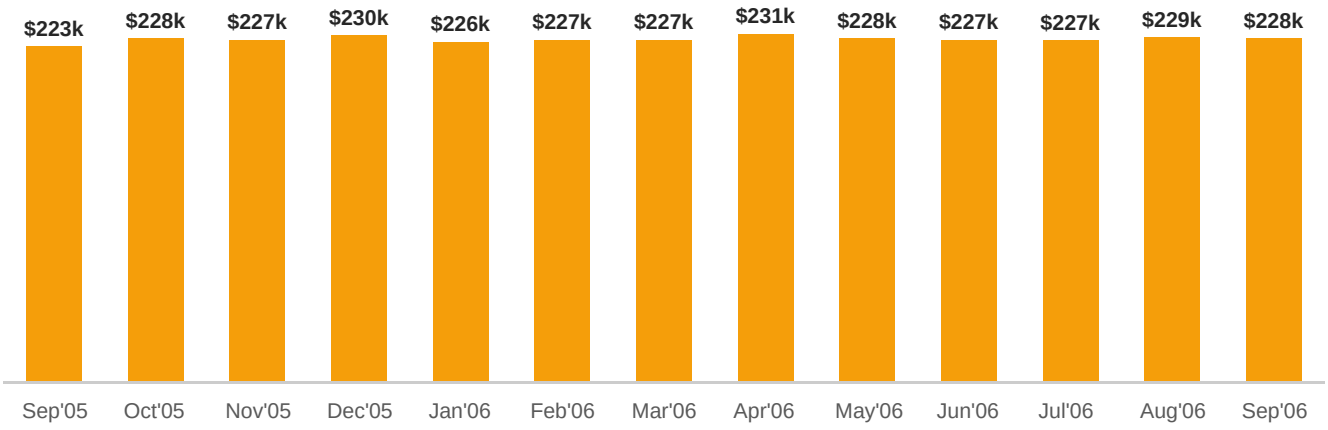
At a glance

- 2,418 HDB resale flats changed hands in September 2006, 1.4% fewer than the month before (2,452).
- Half of all flats sold for $228,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $232,000 (929 sales), or about $225 per square foot.
- The highest price was $537,000 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 $320,000).
- The busiest town was Jurong West with 193 sales.

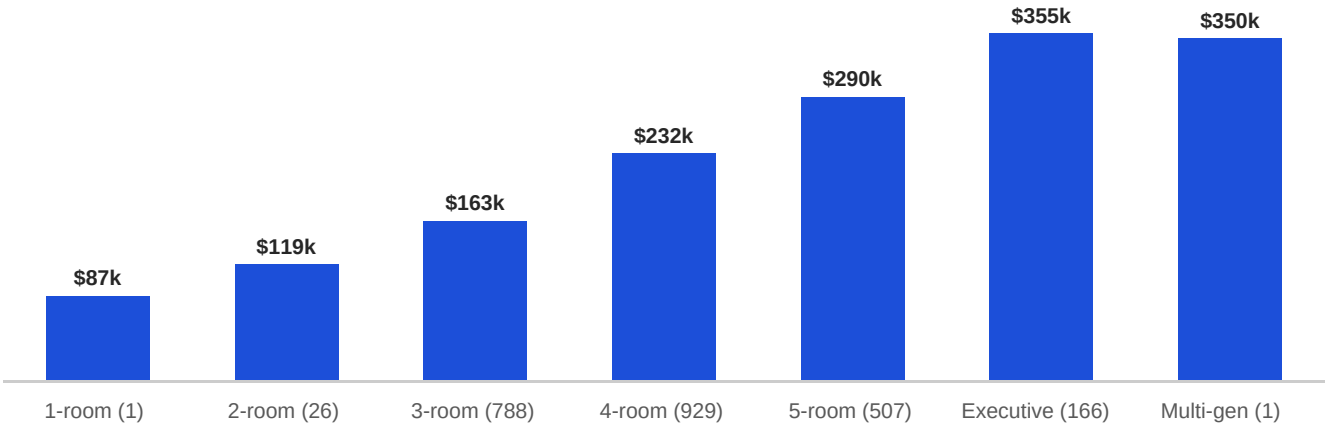
Flats sold each month, last 13 months



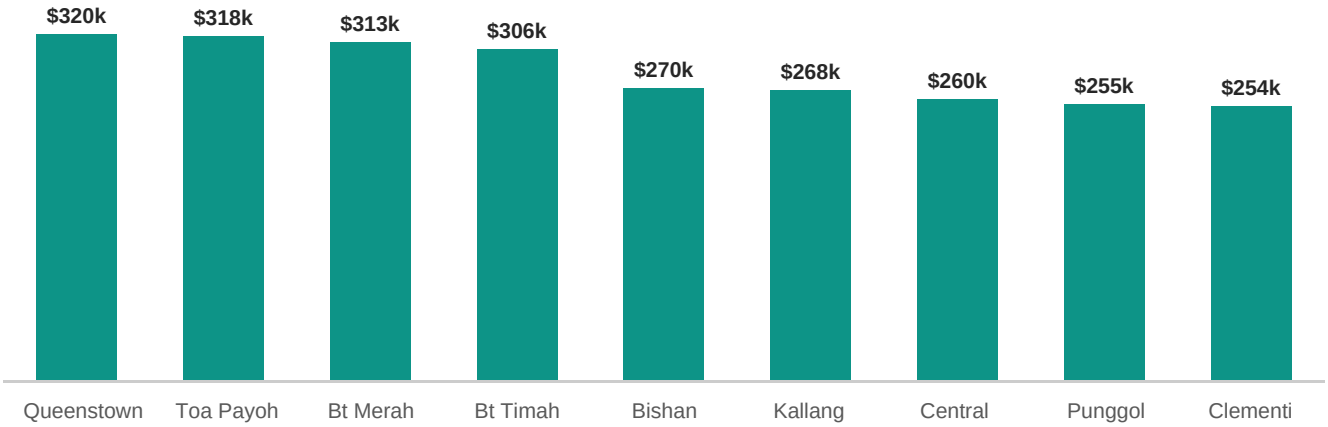
Median price each month, last 13 months



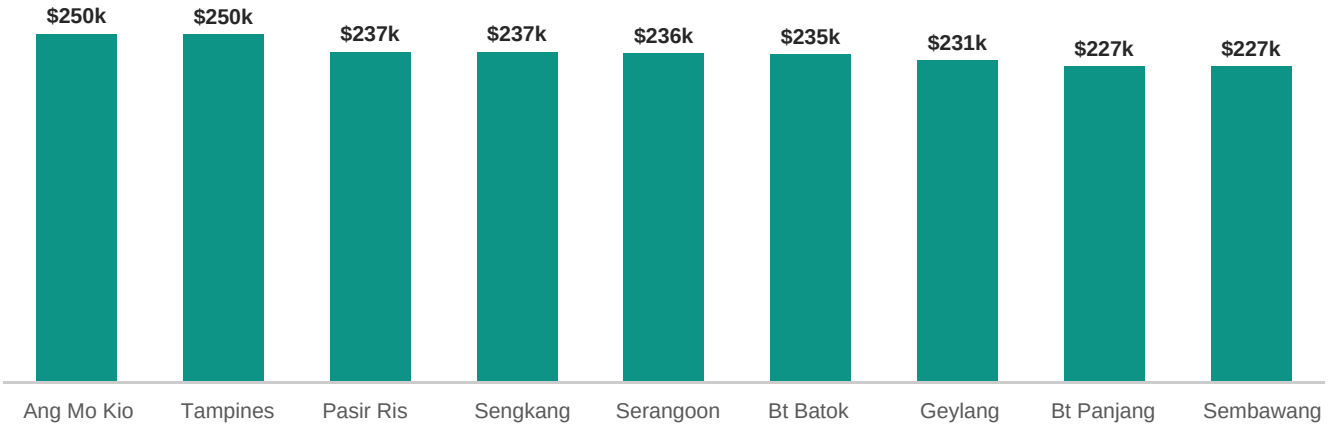
Median price by flat type (number sold), September 2006



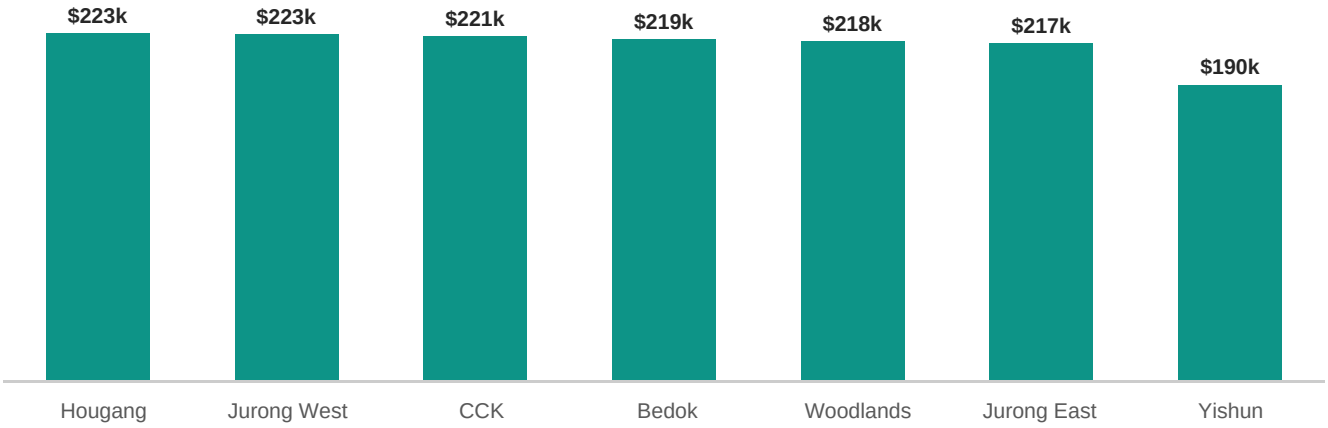
Median 4-room price by town, dearest first



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



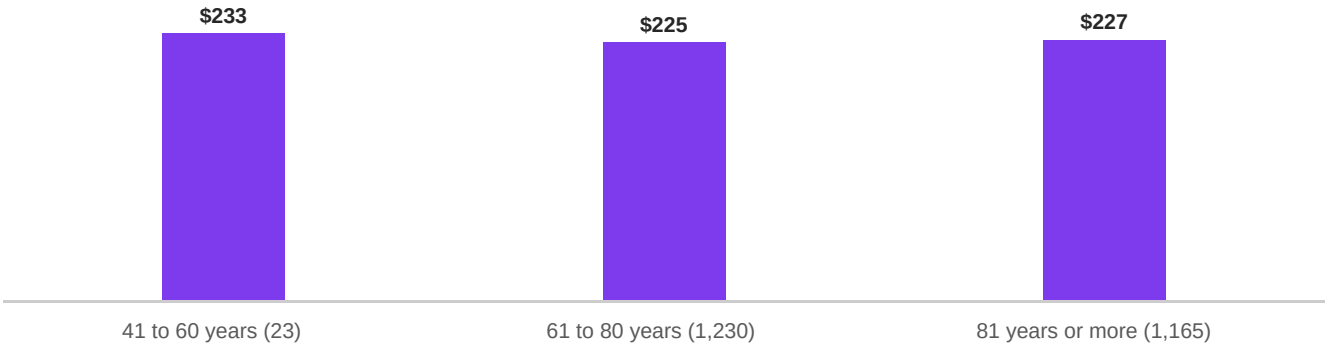
Median 4-room price by town, dearest first (continued)



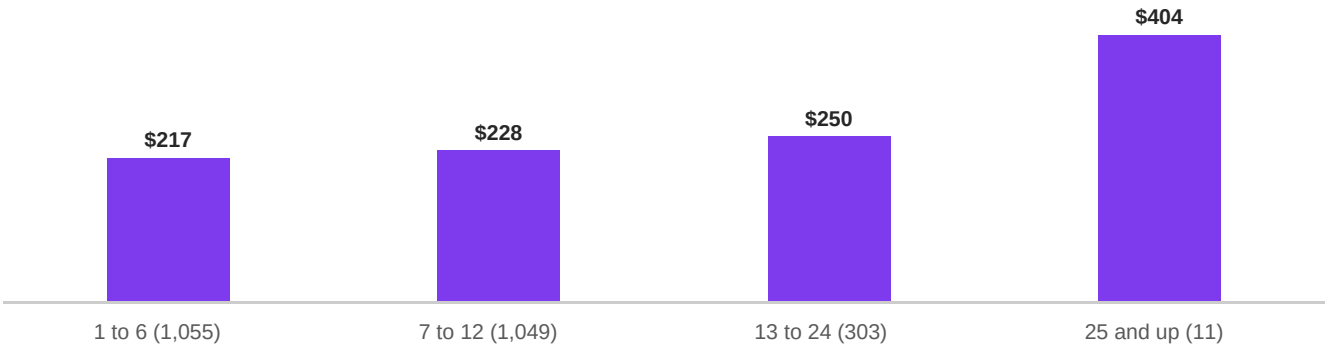
Town by town, September 2006

Ang Mo Kio: 126 sold - median $175,500 - 4-room median $250,000 - $235 psf
Bedok: 160 sold - median $190,000 - 4-room median $219,000 - $223 psf
Bishan: 49 sold - median $292,000 - 4-room median $270,000 - $270 psf
Bukit Batok: 113 sold - median $168,000 - 4-room median $235,000 - $213 psf
Bukit Merah: 127 sold - median $262,000 - 4-room median $312,500 - $274 psf
Bukit Panjang: 73 sold - median $230,000 - 4-room median $226,500 - $204 psf
Bukit Timah: 6 sold - median $309,500 - 4-room median $306,000 - $266 psf
Central Area: 18 sold - median $225,500 - 4-room median $260,000 - $293 psf
Choa Chu Kang: 101 sold - median $248,000 - 4-room median $221,000 - $207 psf
Clementi: 78 sold - median $194,000 - 4-room median $253,500 - $240 psf
Geylang: 66 sold - median $168,500 - 4-room median $230,900 - $228 psf
Hougang: 128 sold - median $224,500 - 4-room median $223,000 - $213 psf
Jurong East: 68 sold - median $226,500 - 4-room median $216,500 - $219 psf
Jurong West: 193 sold - median $221,500 - 4-room median $222,500 - $209 psf
Kallang/Whampoa: 87 sold - median $187,000 - 4-room median $268,000 - $250 psf
Marine Parade: 19 sold - median $293,000 - 4-room median n/a - $339 psf
Pasir Ris: 80 sold - median $275,000 - 4-room median $237,000 - $213 psf
Punggol: 34 sold - median $270,000 - 4-room median $255,000 - $257 psf
Queenstown: 66 sold - median $173,450 - 4-room median $320,000 - $255 psf
Sembawang: 65 sold - median $255,000 - 4-room median $226,500 - $227 psf
Sengkang: 123 sold - median $253,500 - 4-room median $237,000 - $240 psf
Serangoon: 56 sold - median $250,500 - 4-room median $236,000 - $231 psf
Tampines: 167 sold - median $254,000 - 4-room median $249,500 - $232 psf
Toa Payoh: 75 sold - median $200,000 - 4-room median $318,000 - $258 psf
Woodlands: 182 sold - median $229,500 - 4-room median $218,000 - $207 psf
Yishun: 158 sold - median $169,500 - 4-room median $190,000 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2006

$537,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,582 sqft - $339 psf - 88 yrs lease left

$530,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,528 sqft - $347 psf - 88 yrs lease left

$525,000 Blk 1 Marine Ter, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $406 psf - 68 yrs lease left

$515,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $294 psf - 80 yrs lease left

$510,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $291 psf - 80 yrs lease left

$503,800 Blk 23 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $425 psf - 96 yrs lease left

$500,000 Blk 119B Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $422 psf - 95 yrs lease left

$498,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,335 sqft - $373 psf - 94 yrs lease left

$495,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $400 psf - 94 yrs lease left

$495,000 Blk 29 Marine Cres, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $383 psf - 68 yrs lease left

The 5 most affordable 4-room flats, September 2006

$150,000 Blk 427 Yishun Ave 11, Yishun
4-room - storey 04 to 06 - 904 sqft - $166 psf - 81 yrs lease left

$150,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $166 psf - 81 yrs lease left

$153,000 Blk 201 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 980 sqft - $156 psf - 73 yrs lease left

$153,000 Blk 201 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 980 sqft - $156 psf - 73 yrs lease left

$153,000 Blk 240 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $169 psf - 81 yrs lease left

The 10 busiest streets, September 2006

Yishun Ring Rd, Yishun: 53 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Bedok Reservoir Rd, Bedok: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Jurong West St 65, Jurong West: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 sales
Rivervale Dr, Sengkang: 20 sales
Marsiling Dr, Woodlands: 20 sales
Bedok Nth Rd, Bedok: 19 sales
Choa Chu Kang Cres, Choa Chu Kang: 18 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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