HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2006

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

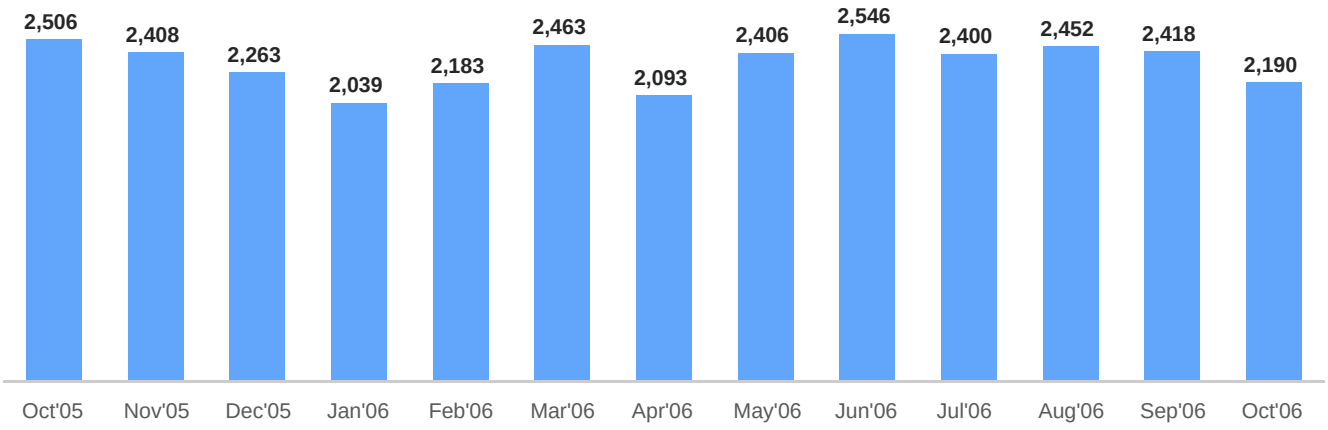
Flats sold: 2,190 Median price: $227,000 Median $psf: $225
Million-dollar flats: 0 (0.0%) Highest price: $532,000 (Bishan)

Against the month before: sales -9.4%, median price -0.4%. Against a year ago: sales -12.6%, median price -0.4%.

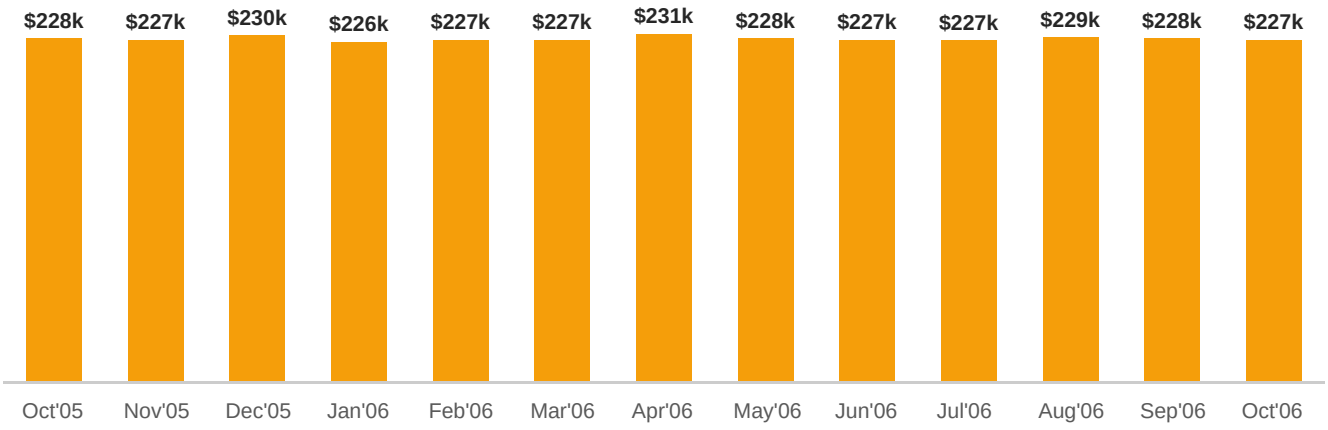
At a glance

- 2,190 HDB resale flats changed hands in October 2006, 9.4% fewer than the month before (2,418).
- 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 $228,250 (782 sales), or about $222 per square foot.
- The highest price was $532,000 for an executive flat at Blk 190 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $190,000) and the dearest was Bukit Merah (median $355,000).
- The busiest town was Woodlands with 193 sales.

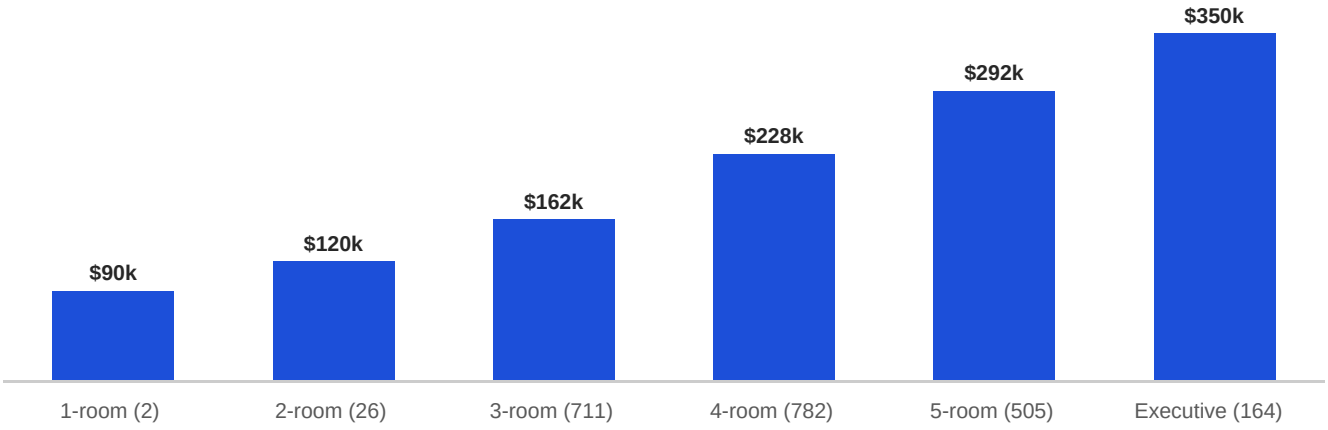
Flats sold each month, last 13 months



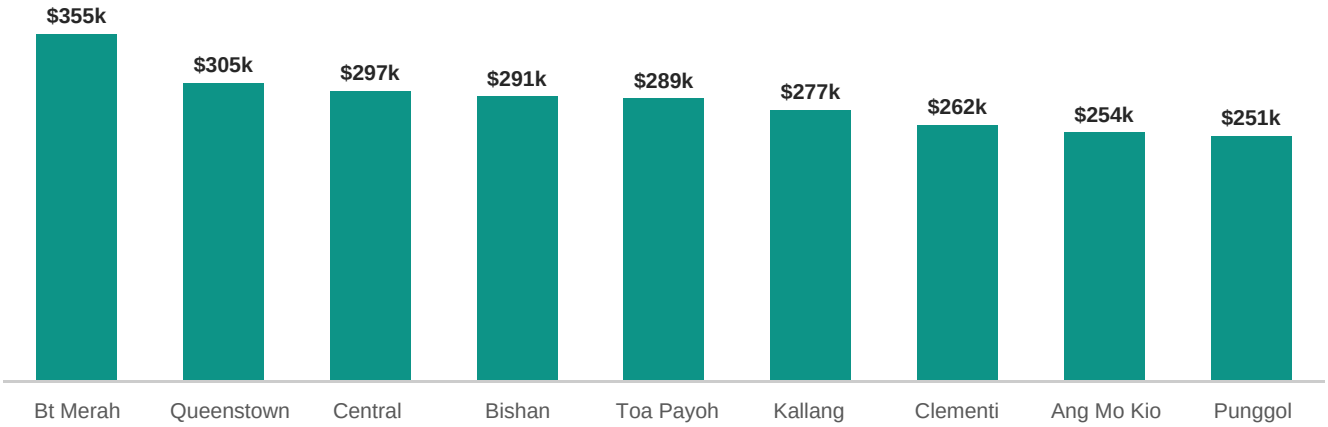
Median price each month, last 13 months



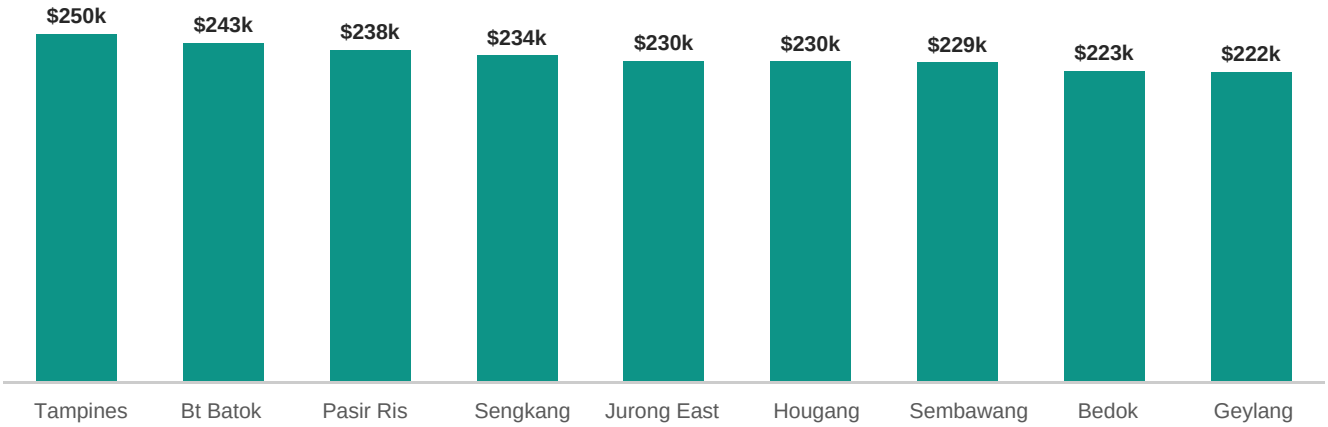
Median price by flat type (number sold), October 2006



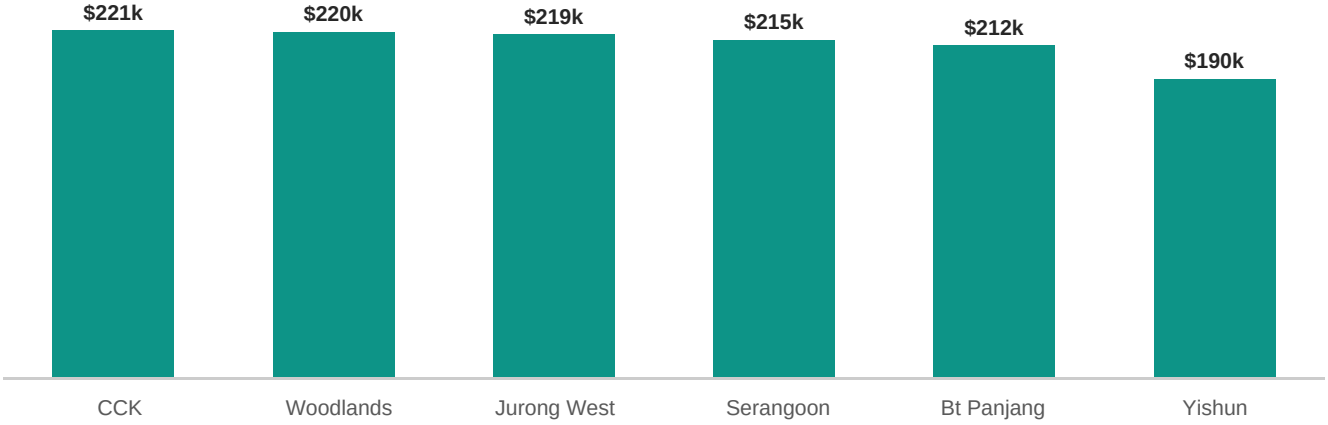
Median 4-room price by town, dearest first



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



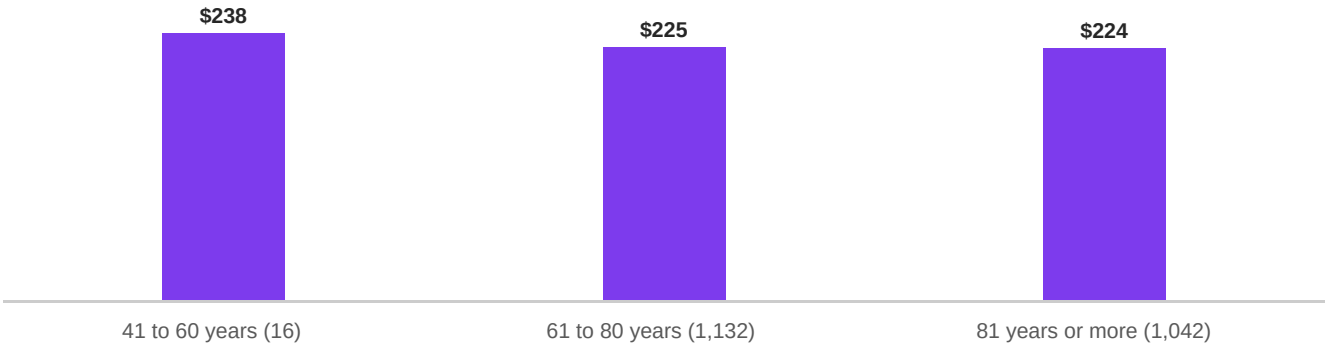
Median 4-room price by town, dearest first (continued)



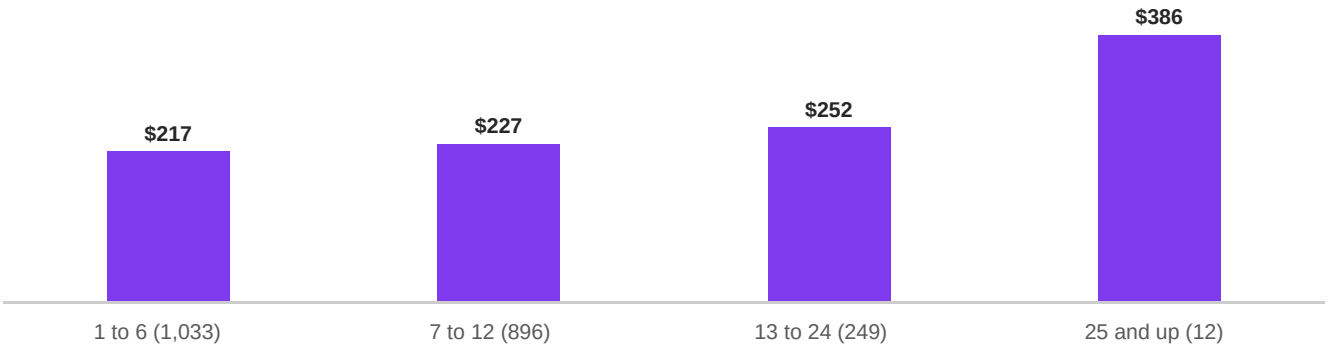
Town by town, October 2006

Ang Mo Kio: 117 sold - median $180,000 - 4-room median $254,000 - $230 psf
Bedok: 151 sold - median $195,000 - 4-room median $223,000 - $225 psf
Bishan: 37 sold - median $339,800 - 4-room median $290,750 - $275 psf
Bukit Batok: 88 sold - median $227,000 - 4-room median $243,000 - $218 psf
Bukit Merah: 89 sold - median $235,000 - 4-room median $355,000 - $275 psf
Bukit Panjang: 81 sold - median $218,000 - 4-room median $211,500 - $202 psf
Bukit Timah: 5 sold - median $328,000 - 4-room median n/a - $273 psf
Central Area: 17 sold - median $236,000 - 4-room median $296,500 - $327 psf
Choa Chu Kang: 86 sold - median $235,000 - 4-room median $221,000 - $205 psf
Clementi: 69 sold - median $190,000 - 4-room median $262,000 - $252 psf
Geylang: 53 sold - median $156,000 - 4-room median $222,000 - $228 psf
Hougang: 114 sold - median $235,000 - 4-room median $229,800 - $217 psf
Jurong East: 57 sold - median $178,000 - 4-room median $230,000 - $220 psf
Jurong West: 184 sold - median $218,500 - 4-room median $218,500 - $210 psf
Kallang/Whampoa: 73 sold - median $213,000 - 4-room median $277,250 - $262 psf
Marine Parade: 16 sold - median $305,500 - 4-room median n/a - $328 psf
Pasir Ris: 69 sold - median $285,000 - 4-room median $238,000 - $213 psf
Punggol: 32 sold - median $296,500 - 4-room median $250,600 - $258 psf
Queenstown: 75 sold - median $175,000 - 4-room median $305,000 - $261 psf
Sembawang: 46 sold - median $260,000 - 4-room median $229,000 - $228 psf
Sengkang: 95 sold - median $258,000 - 4-room median $234,000 - $240 psf
Serangoon: 42 sold - median $217,500 - 4-room median $215,000 - $224 psf
Tampines: 166 sold - median $264,750 - 4-room median $249,500 - $231 psf
Toa Payoh: 66 sold - median $195,500 - 4-room median $289,000 - $250 psf
Woodlands: 193 sold - median $232,000 - 4-room median $220,000 - $210 psf
Yishun: 169 sold - median $178,000 - 4-room median $190,000 - $200 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2006

$532,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $303 psf - 80 yrs lease left

$525,500 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,528 sqft - $344 psf - 88 yrs lease left

$520,000 Blk 19 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $439 psf - 96 yrs lease left

$505,000 Blk 141 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,249 sqft - $404 psf - 94 yrs lease left

$498,000 Blk 60 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $421 psf - 93 yrs lease left

$495,000 Blk 18 Cantonment Cl, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $418 psf - 95 yrs lease left

$495,000 Blk 60 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,292 sqft - $383 psf - 92 yrs lease left

$490,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,604 sqft - $306 psf - 88 yrs lease left

$485,000 Blk 142 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,249 sqft - $388 psf - 94 yrs lease left

$482,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 10 to 12 - 1,453 sqft - $332 psf - 88 yrs lease left

The 5 most affordable 4-room flats, October 2006

$140,000 Blk 257 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $155 psf - 79 yrs lease left

$148,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $164 psf - 81 yrs lease left

$150,000 Blk 270 Bangkit Rd, Bukit Panjang

4-room - storey 01 to 03 - 1,119 sqft - $134 psf - 81 yrs lease left

$156,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $173 psf - 81 yrs lease left

$157,000 Blk 416 Saujana Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $174 psf - 81 yrs lease left

The 10 busiest streets, October 2006

Yishun Ring Rd, Yishun: 47 sales
Bedok Reservoir Rd, Bedok: 33 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Bedok Nth Rd, Bedok: 25 sales
Woodlands Ring Rd, Woodlands: 24 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Woodlands Dr 14, Woodlands: 21 sales
Bedok Nth St 3, Bedok: 20 sales
Yishun Ave 5, Yishun: 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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