HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2006

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:12 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2006-11/

November 2006 in full

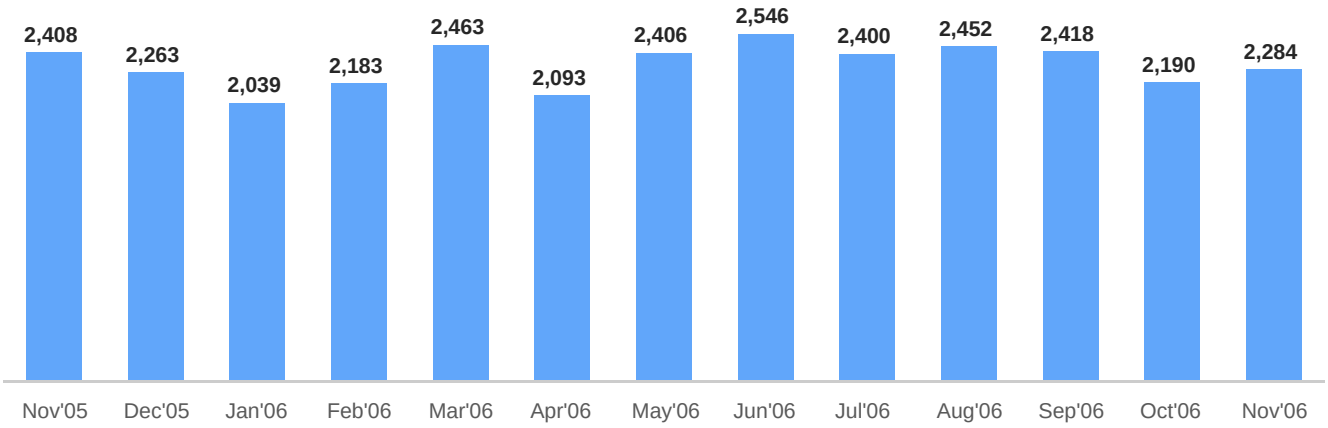
Flats sold: 2,284 **Median price: $226,650** **Median $psf: $226**
Million-dollar flats: 0 (0.0%) **Highest price: $600,000 (Queenstown)**

Against the month before: sales +4.3%, median price -0.2%. Against a year ago: sales -5.1%, median price -0.2%.

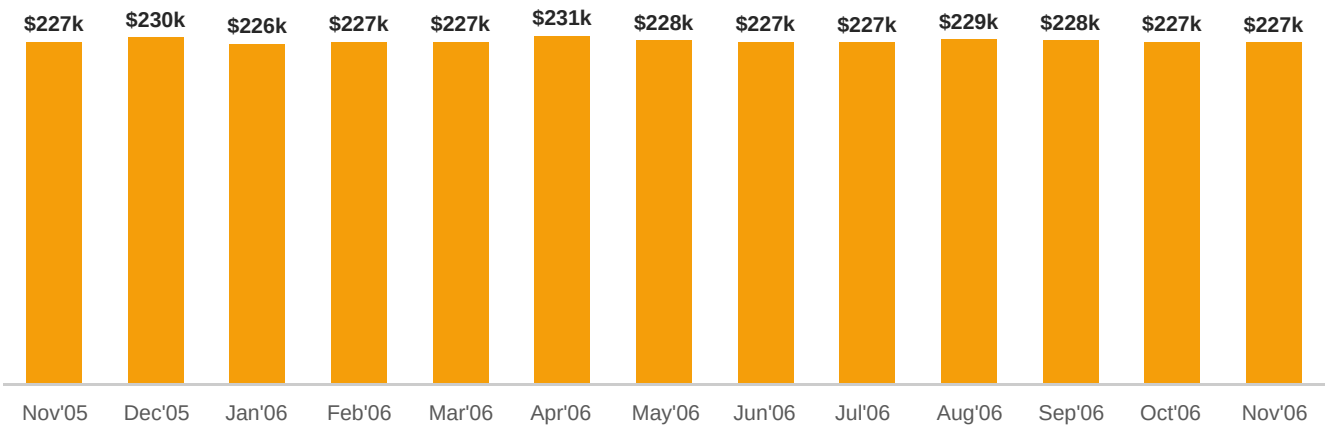
At a glance

- 2,284 HDB resale flats changed hands in November 2006, 4.3% more than the month before (2,190).
- 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 (883 sales), or about $224 per square foot.
- The highest price was $600,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $185,000) and the dearest was Bukit Merah (median $335,000).
- The busiest town was Jurong West with 193 sales.

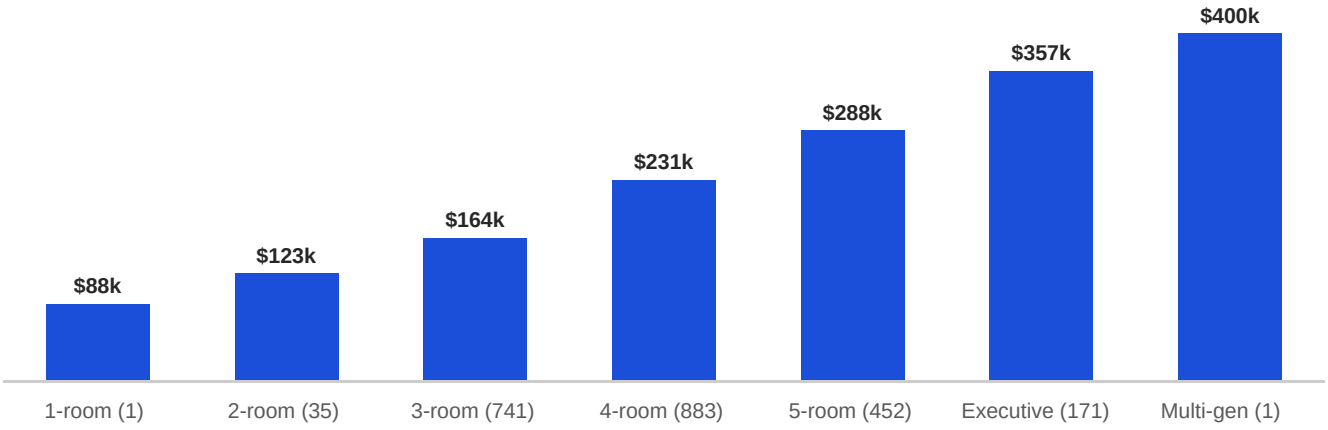
Flats sold each month, last 13 months



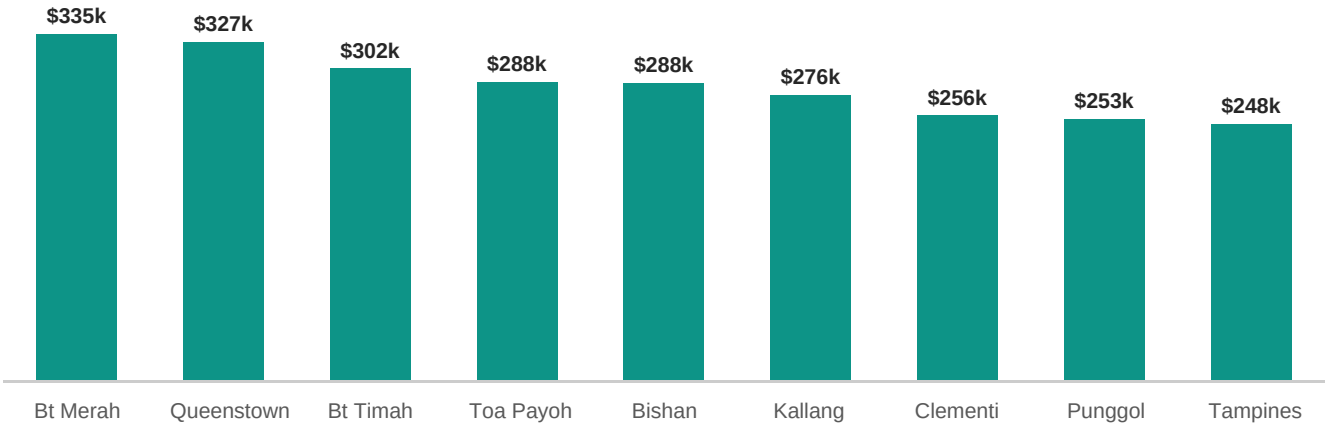
Median price each month, last 13 months



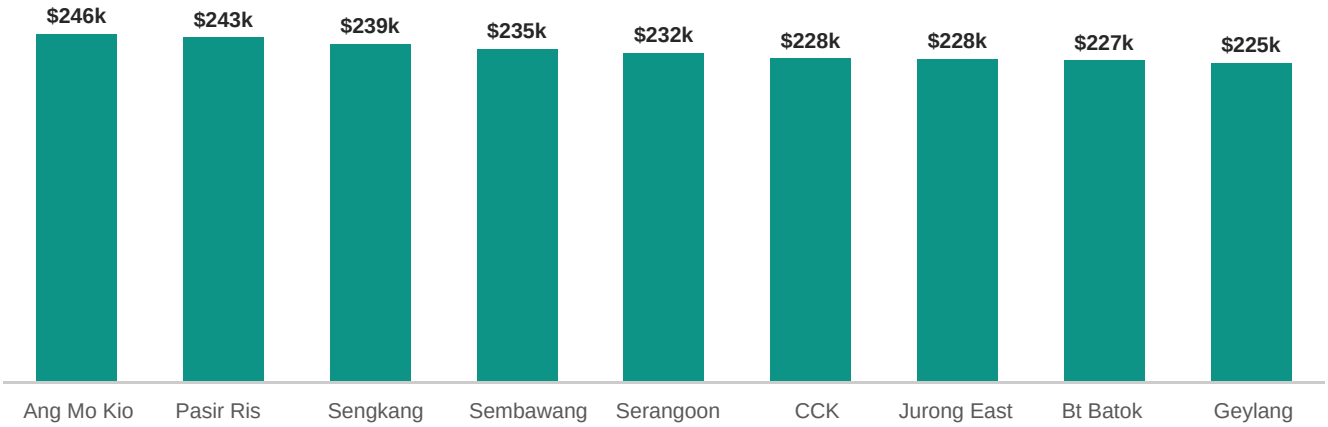
Median price by flat type (number sold), November 2006



Median 4-room price by town, dearest first



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



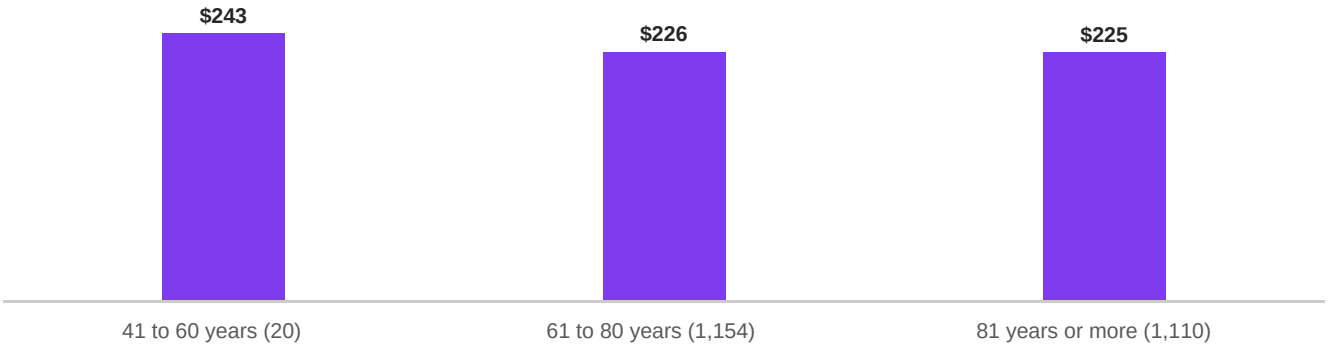
Median 4-room price by town, dearest first (continued)



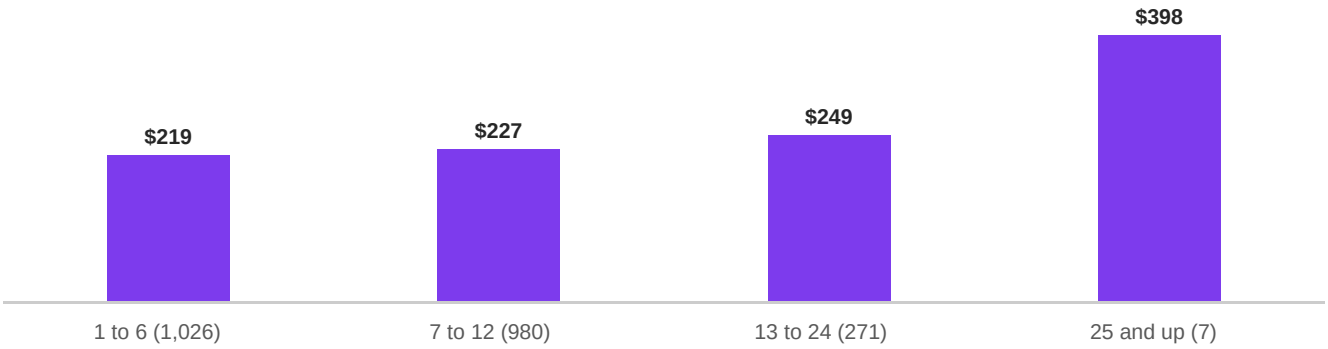
Town by town, November 2006

Ang Mo Kio: 127 sold - median $175,000 - 4-room median $245,500 - $230 psf
Bedok: 142 sold - median $188,750 - 4-room median $219,000 - $225 psf
Bishan: 64 sold - median $295,500 - 4-room median $287,800 - $273 psf
Bukit Batok: 108 sold - median $196,000 - 4-room median $226,750 - $213 psf
Bukit Merah: 77 sold - median $245,000 - 4-room median $335,000 - $267 psf
Bukit Panjang: 80 sold - median $228,000 - 4-room median $222,000 - $220 psf
Bukit Timah: 8 sold - median $301,500 - 4-room median $301,500 - $277 psf
Central Area: 17 sold - median $218,000 - 4-room median n/a - $315 psf
Choa Chu Kang: 95 sold - median $252,000 - 4-room median $228,000 - $210 psf
Clementi: 53 sold - median $184,200 - 4-room median $256,000 - $246 psf
Geylang: 66 sold - median $180,000 - 4-room median $225,000 - $236 psf
Hougang: 125 sold - median $225,000 - 4-room median $220,000 - $215 psf
Jurong East: 55 sold - median $222,000 - 4-room median $227,650 - $225 psf
Jurong West: 193 sold - median $226,500 - 4-room median $220,000 - $208 psf
Kallang/Whampoa: 67 sold - median $188,000 - 4-room median $276,000 - $244 psf
Marine Parade: 12 sold - median $262,000 - 4-room median n/a - $327 psf
Pasir Ris: 69 sold - median $272,000 - 4-room median $243,000 - $214 psf
Punggol: 41 sold - median $260,500 - 4-room median $253,000 - $259 psf
Queenstown: 78 sold - median $179,000 - 4-room median $326,900 - $262 psf
Sembawang: 57 sold - median $250,000 - 4-room median $235,000 - $226 psf
Sengkang: 104 sold - median $262,900 - 4-room median $238,500 - $236 psf
Serangoon: 60 sold - median $221,500 - 4-room median $232,000 - $224 psf
Tampines: 168 sold - median $252,500 - 4-room median $248,000 - $228 psf
Toa Payoh: 86 sold - median $198,000 - 4-room median $288,400 - $245 psf
Woodlands: 178 sold - median $232,000 - 4-room median $220,000 - $207 psf
Yishun: 154 sold - median $172,000 - 4-room median $185,000 - $201 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2006

$600,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,593 sqft - $377 psf - 88 yrs lease left

$571,800 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,604 sqft - $357 psf - 88 yrs lease left

$538,000 Blk 119B Kim Tian Rd, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $454 psf - 95 yrs lease left

$530,000 Blk 285 Bishan St 22, Bishan
Executive - storey 19 to 21 - 1,851 sqft - $286 psf - 85 yrs lease left

$510,000 Blk 126 Bt Merah View, Bukit Merah
5-room - storey 13 to 15 - 1,507 sqft - $338 psf - 89 yrs lease left

$510,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,572 sqft - $325 psf - 86 yrs lease left

$505,000 Blk 8B Boon Tiong Rd, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $408 psf - 98 yrs lease left

$501,000 Blk 17 Cantonment Cl, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $423 psf - 96 yrs lease left

$500,000 Blk 19 Cantonment Cl, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $422 psf - 95 yrs lease left

$500,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 01 to 03 - 1,432 sqft - $349 psf - 89 yrs lease left

The 5 most affordable 4-room flats, November 2006

$151,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $167 psf - 81 yrs lease left

$155,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $171 psf - 81 yrs lease left

$155,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 980 sqft - $158 psf - 74 yrs lease left

$157,000 Blk 303 Bt Batok St 31, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $174 psf - 78 yrs lease left

$158,000 Blk 404 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $175 psf - 81 yrs lease left

The 10 busiest streets, November 2006

Ang Mo Kio Ave 3, Ang Mo Kio: 40 sales
Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 27 sales
Hougang Ave 8, Hougang: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Bedok Reservoir Rd, Bedok: 25 sales
Bedok Nth Rd, Bedok: 22 sales
Jurong West St 65, Jurong West: 22 sales
Bedok Nth St 3, Bedok: 20 sales
Jurong East St 21, Jurong East: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg