HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2006

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:12 pm.
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December 2006 in full

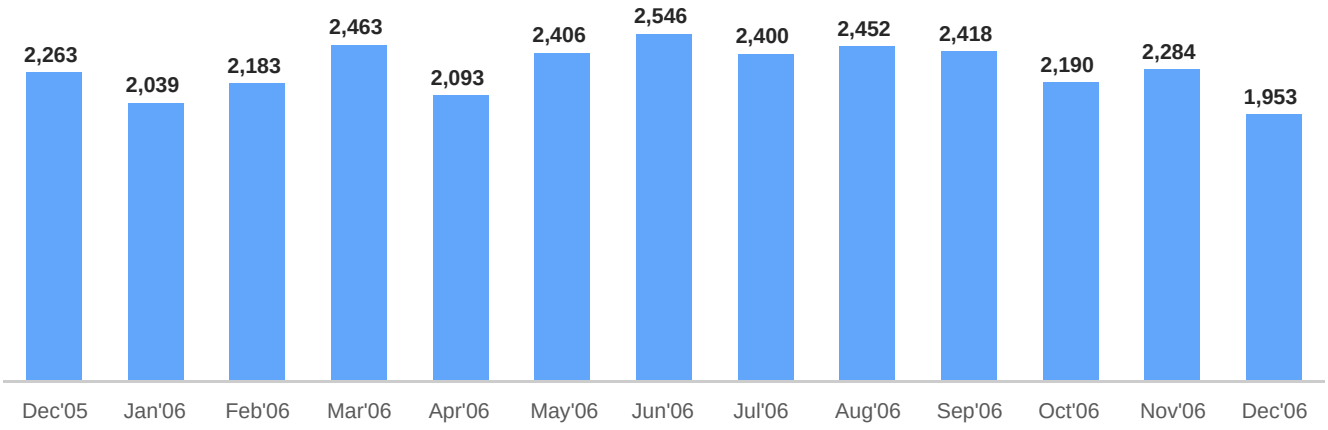
Flats sold: 1,953 **Median price: $228,000** **Median $psf: $227**
Million-dollar flats: 0 (0.0%) **Highest price: $535,000 (Choa Chu Kang)**

Against the month before: sales -14.5%, median price +0.6%. Against a year ago: sales -13.7%, median price -0.9%.

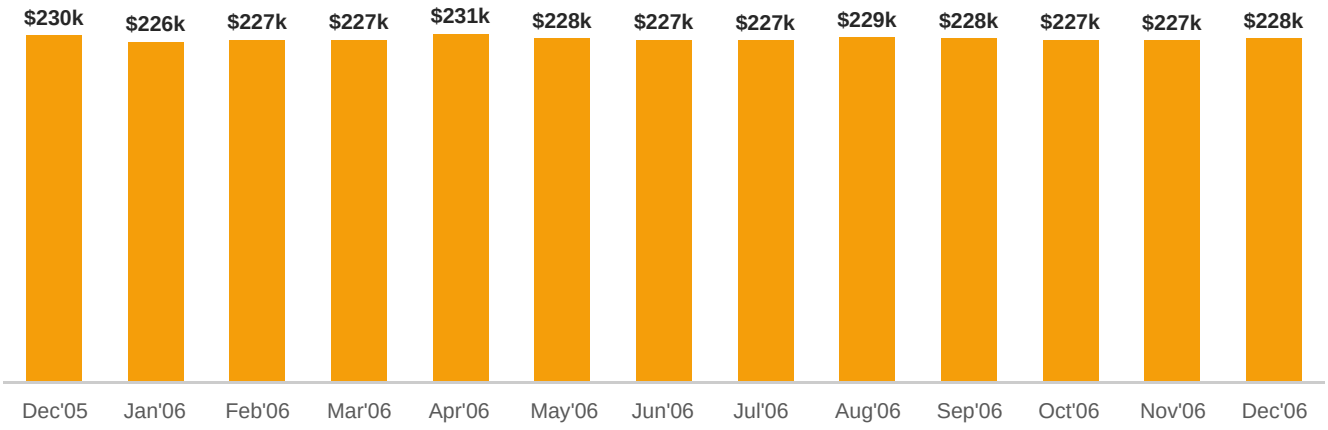
At a glance

- 1,953 HDB resale flats changed hands in December 2006, 14.5% fewer than the month before (2,284).
- Half of all flats sold for $228,000 or less (the median price), up 0.6% from the month before.
- A typical 4-room flat sold for $230,000 (730 sales), or about $222 per square foot.
- The highest price was $535,000 for an executive flat at Blk 643 Choa Chu Kang St 64, Choa Chu Kang.
- For a 4-room flat, the most affordable town was Yishun (median $188,500) and the dearest was Queenstown (median $355,000).
- The busiest town was Woodlands with 167 sales.

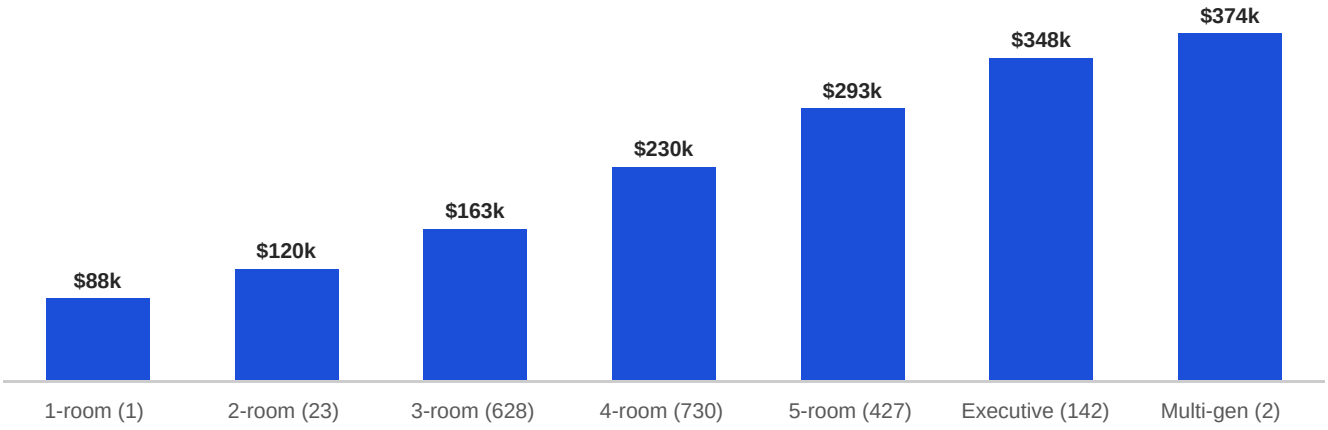
Flats sold each month, last 13 months



Median price each month, last 13 months



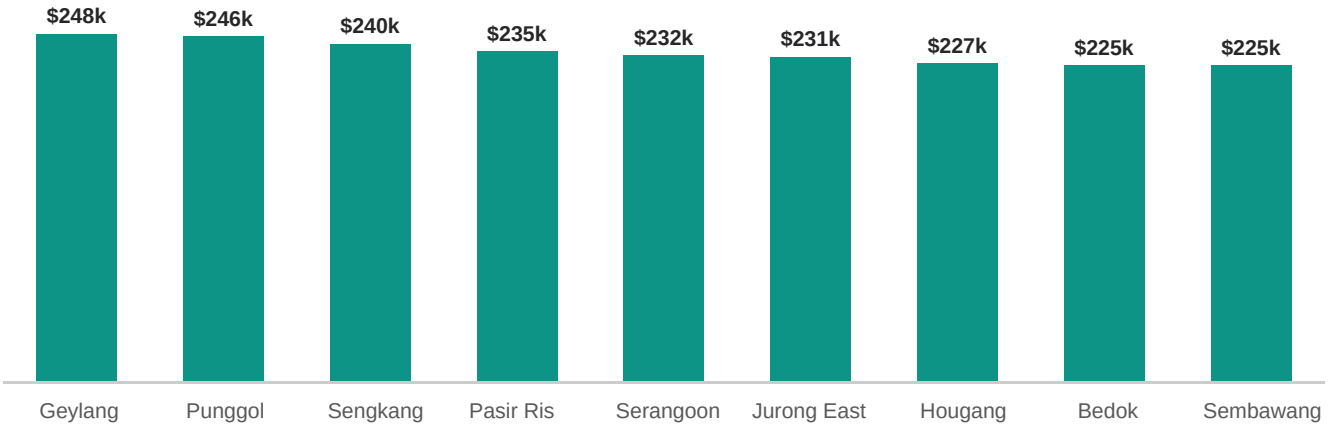
Median price by flat type (number sold), December 2006



Median 4-room price by town, dearest first



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



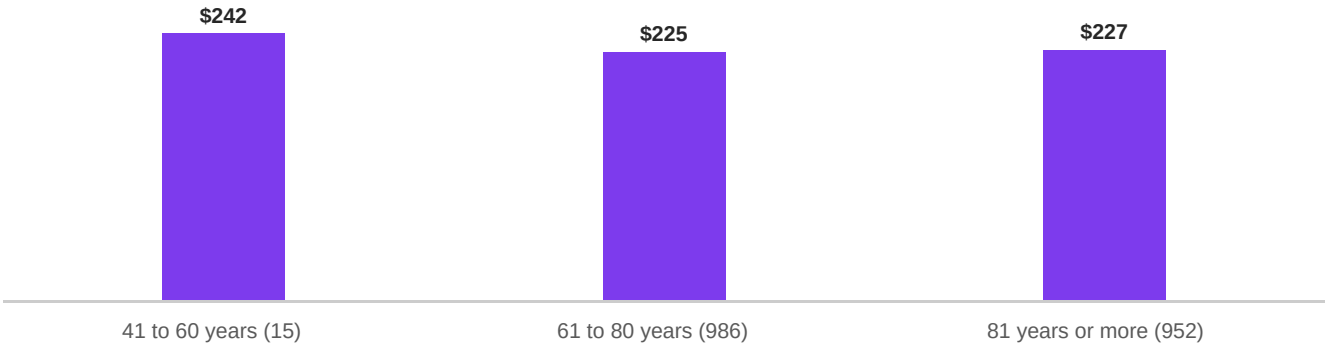
Median 4-room price by town, dearest first (continued)



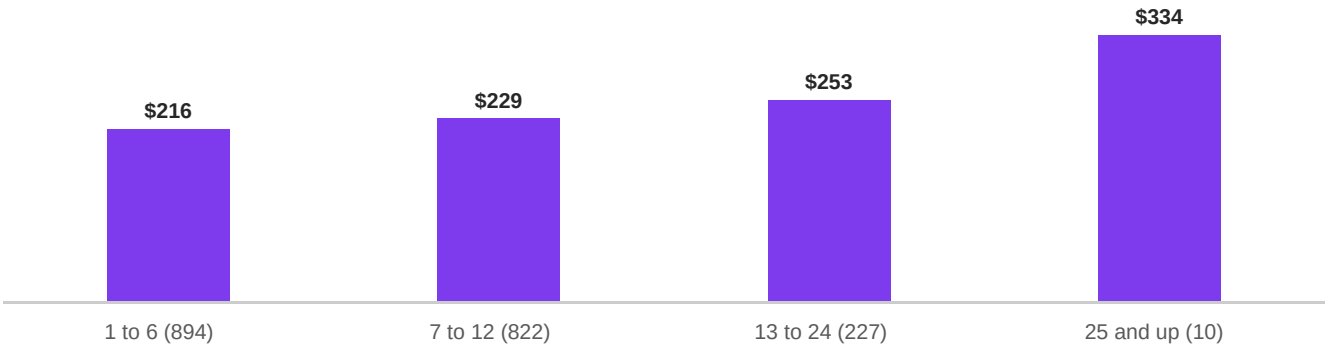
Town by town, December 2006

Ang Mo Kio: 96 sold - median $184,500 - 4-room median $252,500 - $238 psf
Bedok: 118 sold - median $179,500 - 4-room median $225,000 - $231 psf
Bishan: 48 sold - median $297,000 - 4-room median $280,500 - $272 psf
Bukit Batok: 95 sold - median $175,000 - 4-room median $218,000 - $211 psf
Bukit Merah: 77 sold - median $265,000 - 4-room median $325,750 - $279 psf
Bukit Panjang: 79 sold - median $230,000 - 4-room median $220,000 - $210 psf
Bukit Timah: 6 sold - median $293,500 - 4-room median n/a - $272 psf
Central Area: 13 sold - median $210,000 - 4-room median n/a - $328 psf
Choa Chu Kang: 84 sold - median $230,000 - 4-room median $222,000 - $205 psf
Clementi: 64 sold - median $198,400 - 4-room median $272,000 - $253 psf
Geylang: 43 sold - median $167,000 - 4-room median $247,500 - $241 psf
Hougang: 114 sold - median $228,000 - 4-room median $226,500 - $211 psf
Jurong East: 50 sold - median $215,500 - 4-room median $231,000 - $221 psf
Jurong West: 153 sold - median $215,000 - 4-room median $215,000 - $201 psf
Kallang/Whampoa: 48 sold - median $212,000 - 4-room median $283,000 - $247 psf
Marine Parade: 16 sold - median $264,400 - 4-room median $263,800 - $300 psf
Pasir Ris: 65 sold - median $275,000 - 4-room median $235,000 - $213 psf
Punggol: 30 sold - median $298,000 - 4-room median $245,500 - $257 psf
Queenstown: 58 sold - median $161,500 - 4-room median $355,000 - $255 psf
Sembawang: 45 sold - median $262,000 - 4-room median $225,000 - $228 psf
Sengkang: 94 sold - median $275,500 - 4-room median $240,250 - $243 psf
Serangoon: 41 sold - median $232,000 - 4-room median $232,000 - $228 psf
Tampines: 148 sold - median $259,500 - 4-room median $253,000 - $233 psf
Toa Payoh: 72 sold - median $201,500 - 4-room median $272,500 - $257 psf
Woodlands: 167 sold - median $240,000 - 4-room median $215,000 - $205 psf
Yishun: 129 sold - median $180,000 - 4-room median $188,500 - $200 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2006

$535,000 Blk 643 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 10 to 12 - 1,959 sqft - $273 psf - 91 yrs lease left

$530,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $337 psf - 88 yrs lease left

$515,000 Blk 458 Clementi Ave 3, Clementi
5-room - storey 19 to 21 - 1,184 sqft - $435 psf - 95 yrs lease left

$504,000 Blk 131B Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $426 psf - 95 yrs lease left

$500,000 Blk 212 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,679 sqft - $298 psf - 85 yrs lease left

$495,000 Blk 44 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $383 psf - 68 yrs lease left

$486,000 Blk 14 Marine Ter, Marine Parade
5-room - storey 25 to 27 - 1,292 sqft - $376 psf - 68 yrs lease left

$483,000 Blk 112 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,690 sqft - $286 psf - 77 yrs lease left

$480,000 Blk 16 Cantonment Cl, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $405 psf - 96 yrs lease left

$480,000 Blk 62 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,292 sqft - $372 psf - 92 yrs lease left

The 5 most affordable 4-room flats, December 2006

$150,000 Blk 726 Yishun St 71, Yishun

4-room - storey 04 to 06 - 904 sqft - $166 psf - 78 yrs lease left

$150,000 Blk 350 Bt Batok St 34, Bukit Batok

4-room - storey 01 to 03 - 904 sqft - $166 psf - 80 yrs lease left

$151,000 Blk 247 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $167 psf - 78 yrs lease left

$154,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $170 psf - 81 yrs lease left

$155,000 Blk 265 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $171 psf - 79 yrs lease left

The 10 busiest streets, December 2006

Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Bedok Reservoir Rd, Bedok: 22 sales
Lor 1 Toa Payoh, Toa Payoh: 22 sales
Jurong West St 65, Jurong West: 21 sales
Bedok Nth St 3, Bedok: 19 sales
Hougang Ave 8, Hougang: 17 sales
Marsiling Dr, Woodlands: 16 sales
Jelapang Rd, Bukit Panjang: 15 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