HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2007

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:12 pm.
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January 2007 in full

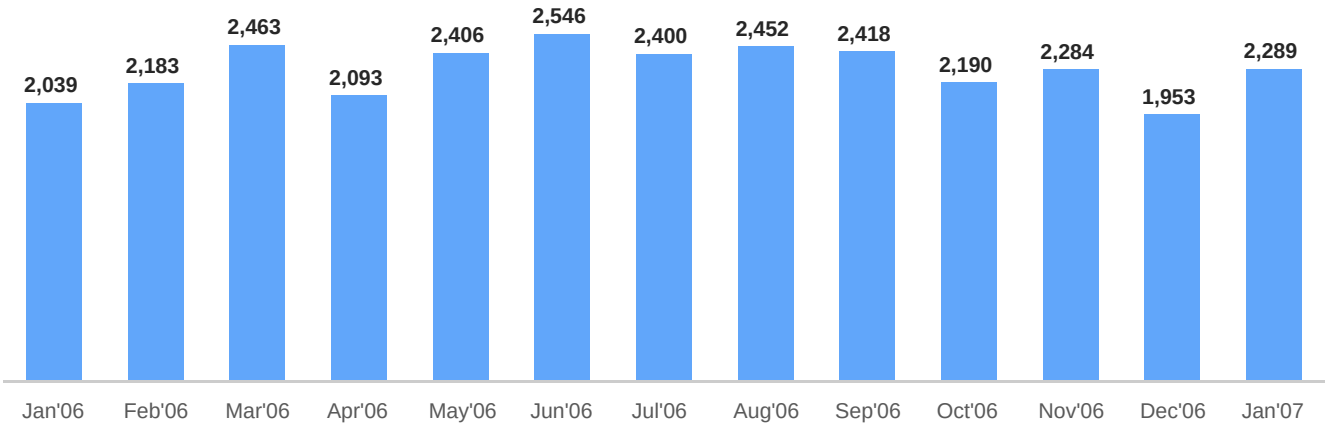
Flats sold: 2,289 **Median price: $236,000** **Median $psf: $229**
Million-dollar flats: 0 (0.0%) **Highest price: $546,000 (Queenstown)**

Against the month before: sales +17.2%, median price +3.5%. Against a year ago: sales +12.3%, median price +4.6%.

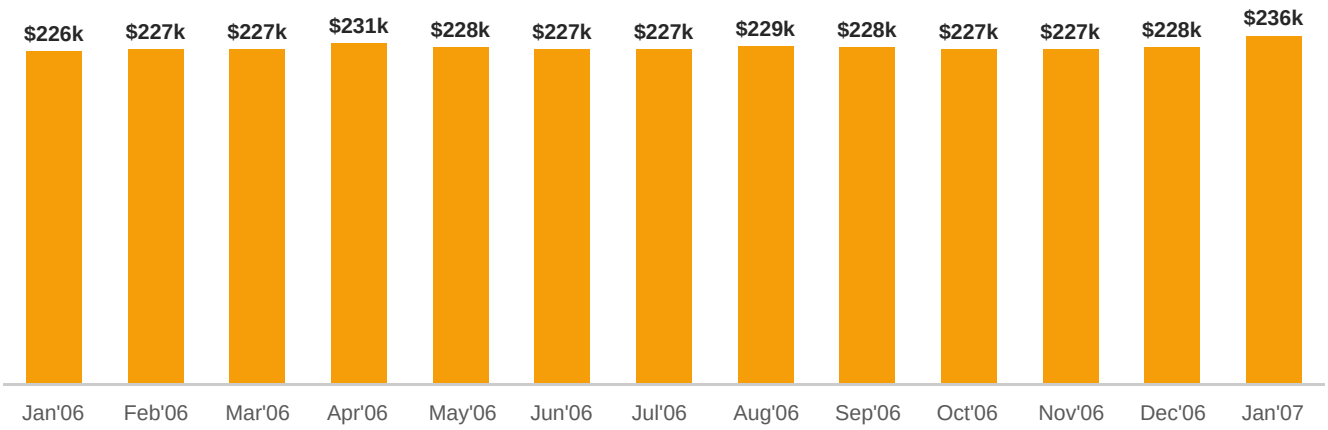
At a glance

- 2,289 HDB resale flats changed hands in January 2007, 17.2% more than the month before (1,953).
- Half of all flats sold for $236,000 or less (the median price), up 3.5% from the month before.
- A typical 4-room flat sold for $234,000 (857 sales), or about $224 per square foot.
- The highest price was $546,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $192,880) and the dearest was Bukit Merah (median $348,000).
- The busiest town was Woodlands with 195 sales.

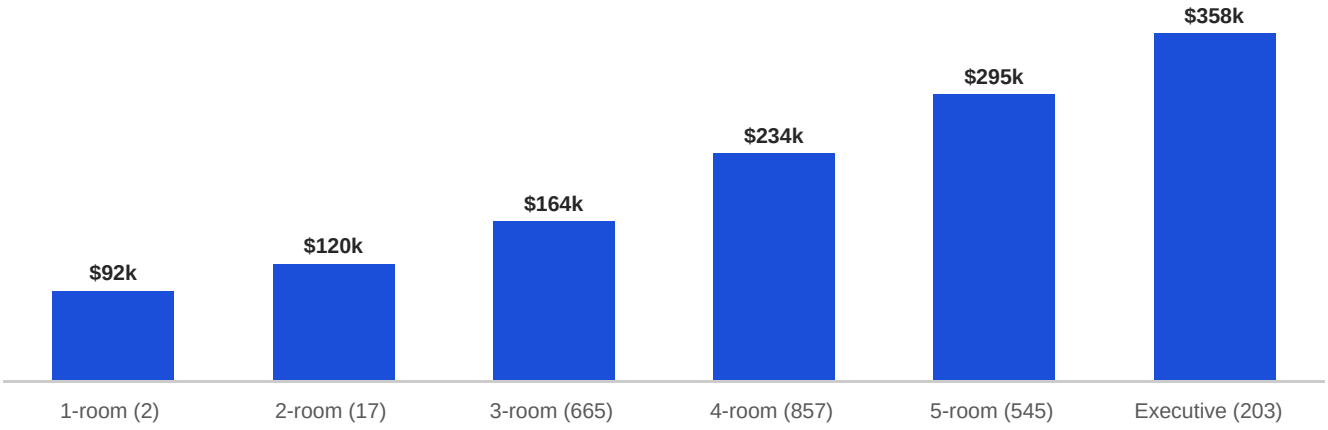
Flats sold each month, last 13 months



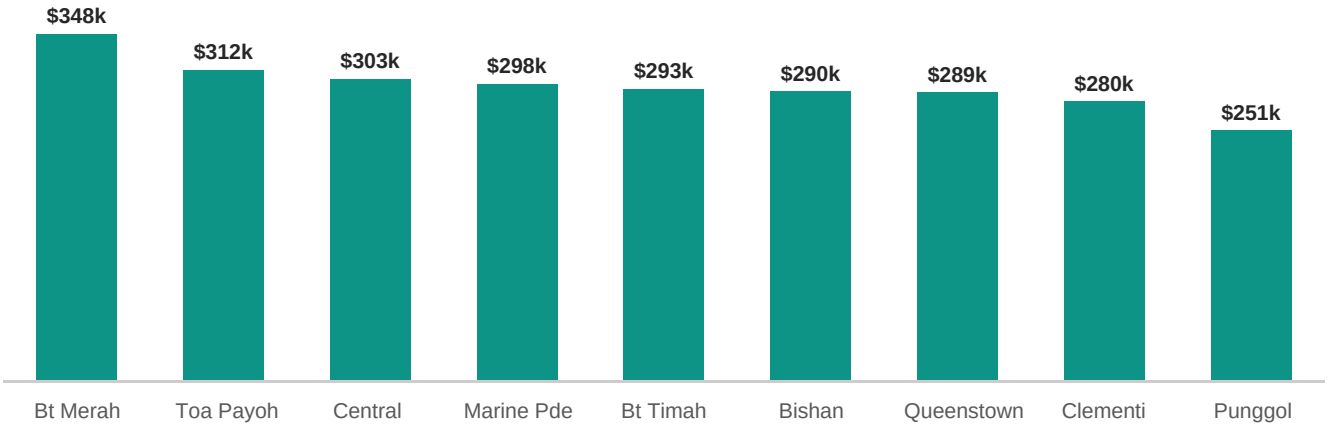
Median price each month, last 13 months



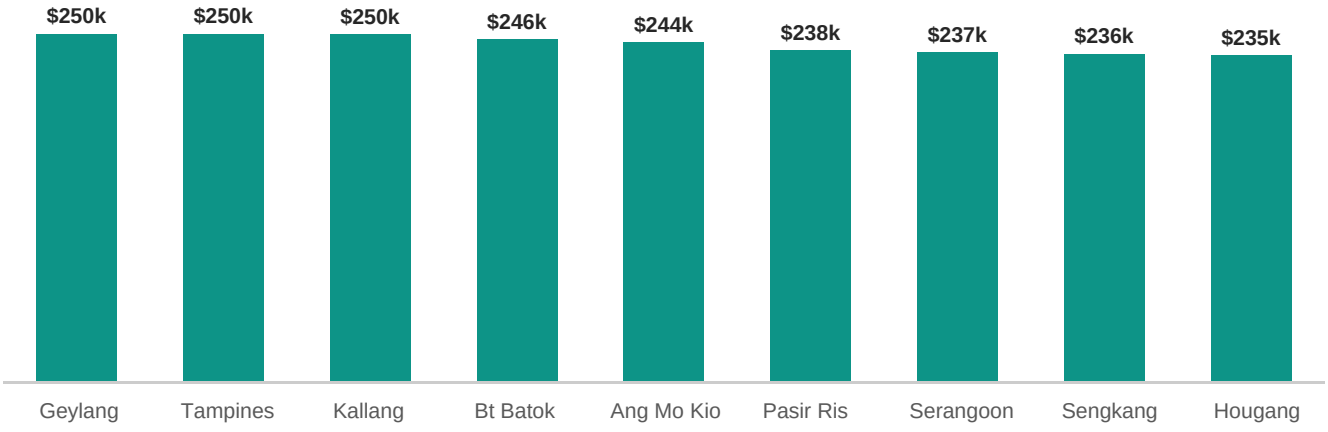
Median price by flat type (number sold), January 2007



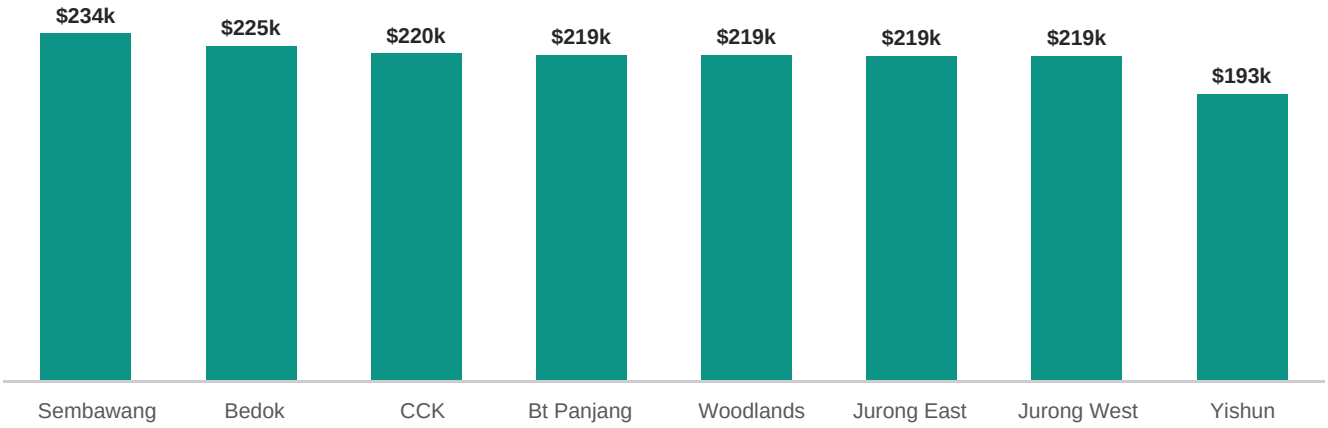
Median 4-room price by town, dearest first



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



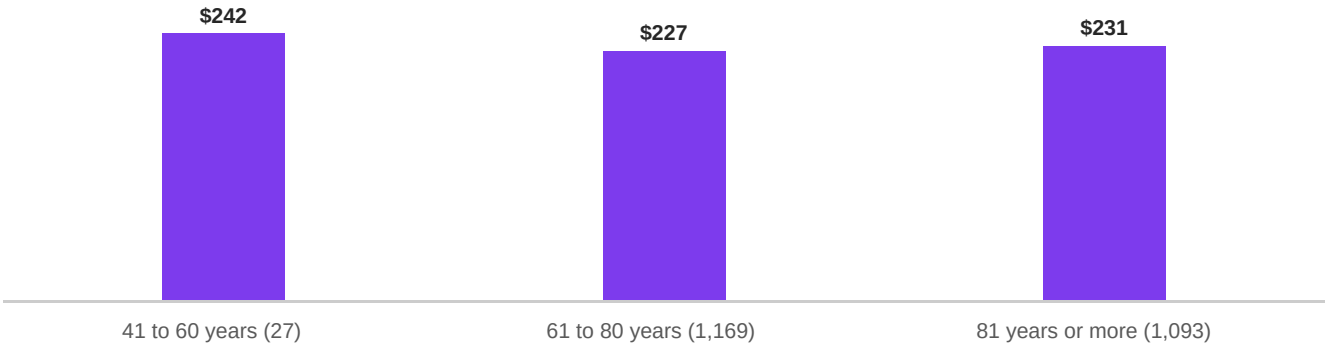
Median 4-room price by town, dearest first (continued)



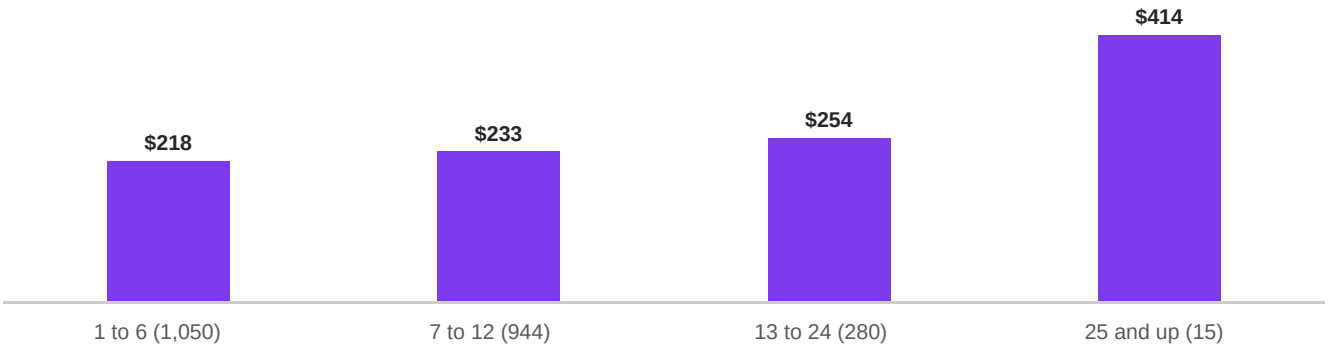
Town by town, January 2007

Ang Mo Kio: 117 sold - median $188,000 - 4-room median $244,000 - $235 psf
Bedok: 136 sold - median $205,000 - 4-room median $225,000 - $231 psf
Bishan: 58 sold - median $320,500 - 4-room median $290,000 - $274 psf
Bukit Batok: 102 sold - median $215,280 - 4-room median $246,000 - $214 psf
Bukit Merah: 91 sold - median $345,000 - 4-room median $348,000 - $301 psf
Bukit Panjang: 81 sold - median $232,000 - 4-room median $219,050 - $215 psf
Bukit Timah: 6 sold - median $295,500 - 4-room median $292,500 - $261 psf
Central Area: 17 sold - median $227,000 - 4-room median $303,000 - $327 psf
Choa Chu Kang: 110 sold - median $240,000 - 4-room median $220,000 - $205 psf
Clementi: 64 sold - median $200,500 - 4-room median $280,000 - $251 psf
Geylang: 58 sold - median $166,500 - 4-room median $250,000 - $237 psf
Hougang: 126 sold - median $240,000 - 4-room median $234,500 - $223 psf
Jurong East: 49 sold - median $217,000 - 4-room median $218,500 - $212 psf
Jurong West: 182 sold - median $225,250 - 4-room median $218,500 - $210 psf
Kallang/Whampoa: 67 sold - median $190,000 - 4-room median $249,500 - $246 psf
Marine Parade: 18 sold - median $282,500 - 4-room median $298,000 - $329 psf
Pasir Ris: 85 sold - median $286,000 - 4-room median $238,000 - $217 psf
Punggol: 46 sold - median $285,500 - 4-room median $251,000 - $255 psf
Queenstown: 68 sold - median $178,500 - 4-room median $289,250 - $264 psf
Sembawang: 58 sold - median $272,500 - 4-room median $233,500 - $233 psf
Sengkang: 106 sold - median $270,400 - 4-room median $235,500 - $242 psf
Serangoon: 59 sold - median $241,000 - 4-room median $236,500 - $225 psf
Tampines: 166 sold - median $254,500 - 4-room median $250,000 - $232 psf
Toa Payoh: 87 sold - median $195,000 - 4-room median $311,500 - $260 psf
Woodlands: 195 sold - median $234,500 - 4-room median $219,000 - $207 psf
Yishun: 137 sold - median $180,000 - 4-room median $192,880 - $198 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2007

$546,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $345 psf - 87 yrs lease left

$531,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $448 psf - 95 yrs lease left

$530,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $448 psf - 95 yrs lease left

$528,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $446 psf - 95 yrs lease left

$527,500 Blk 132 Clarence Lane, Queenstown
5-room - storey 07 to 09 - 1,432 sqft - $368 psf - 88 yrs lease left

$523,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $423 psf - 93 yrs lease left

$510,000 Blk 60 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,292 sqft - $395 psf - 91 yrs lease left

$506,000 Blk 118B Jln Membina, Bukit Merah
5-room - storey 22 to 24 - 1,184 sqft - $427 psf - 95 yrs lease left

$501,000 Blk 84B Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,313 sqft - $382 psf - 89 yrs lease left

$500,000 Blk 5 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $375 psf - 90 yrs lease left

The 5 most affordable 4-room flats, January 2007

$150,000 Blk 265 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $166 psf - 78 yrs lease left

$156,000 Blk 427 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $173 psf - 80 yrs lease left

$160,000 Blk 275 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $177 psf - 78 yrs lease left

$160,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $177 psf - 79 yrs lease left

$160,000 Blk 334 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 893 sqft - $179 psf - 77 yrs lease left

The 10 busiest streets, January 2007

Yishun Ring Rd, Yishun: 41 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 27 sales
Bedok Reservoir Rd, Bedok: 23 sales
Edgefield Plains, Punggol: 21 sales
Tampines St 21, Tampines: 21 sales
Woodlands Circle, Woodlands: 21 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 20 sales
Woodlands Ring Rd, Woodlands: 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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