HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2007

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

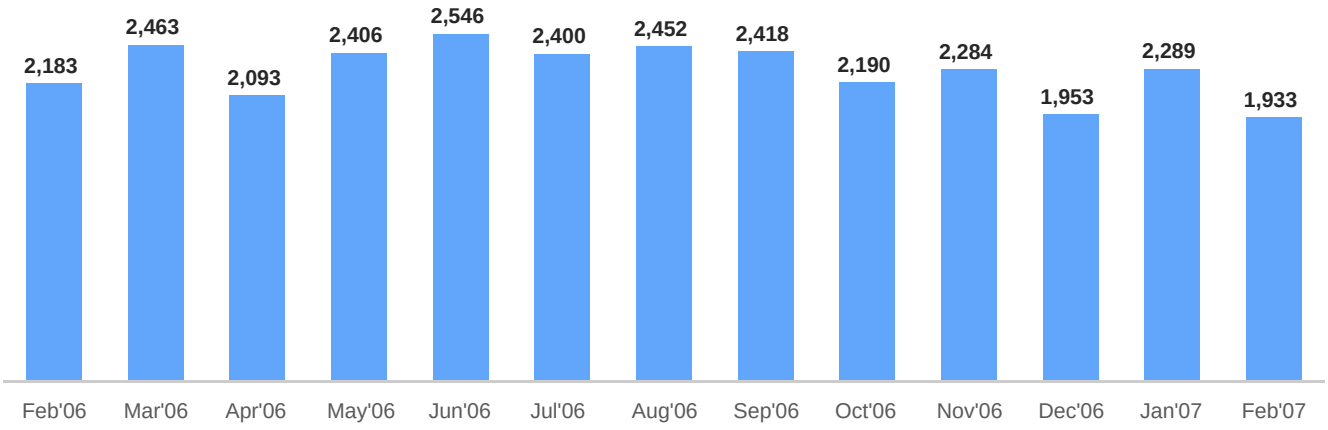
Flats sold: 1,933 Median price: $235,000 Median $psf: $229
Million-dollar flats: 0 (0.0%) Highest price: $565,000 (Queenstown)

Against the month before: sales -15.6%, median price -0.4%. Against a year ago: sales -11.5%, median price +3.5%.

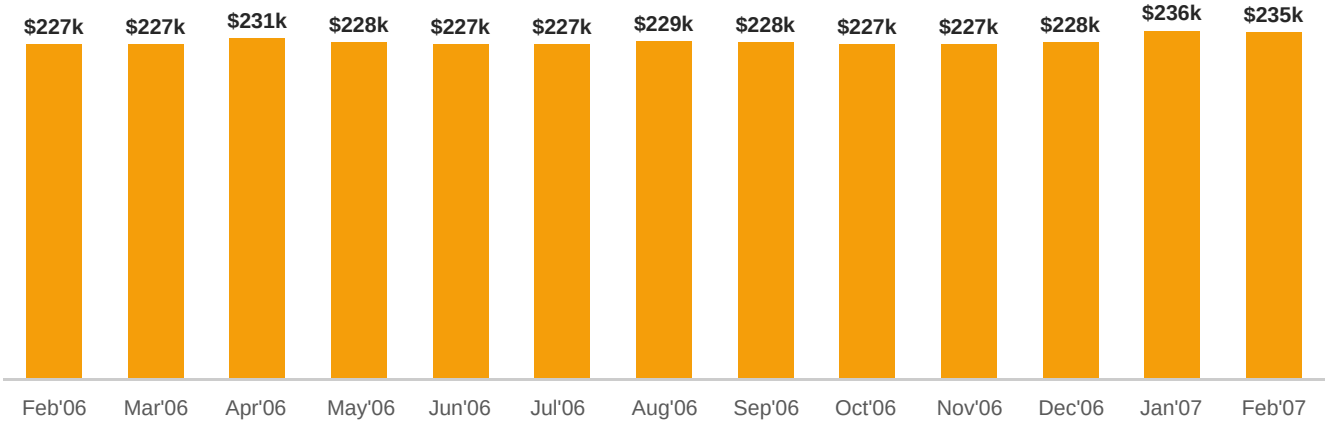
At a glance

- 1,933 HDB resale flats changed hands in February 2007, 15.6% fewer than the month before (2,289).
- Half of all flats sold for $235,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $235,000 (748 sales), or about $225 per square foot.
- The highest price was $565,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $177,500) and the dearest was Queenstown (median $350,000).
- The busiest town was Woodlands with 165 sales.

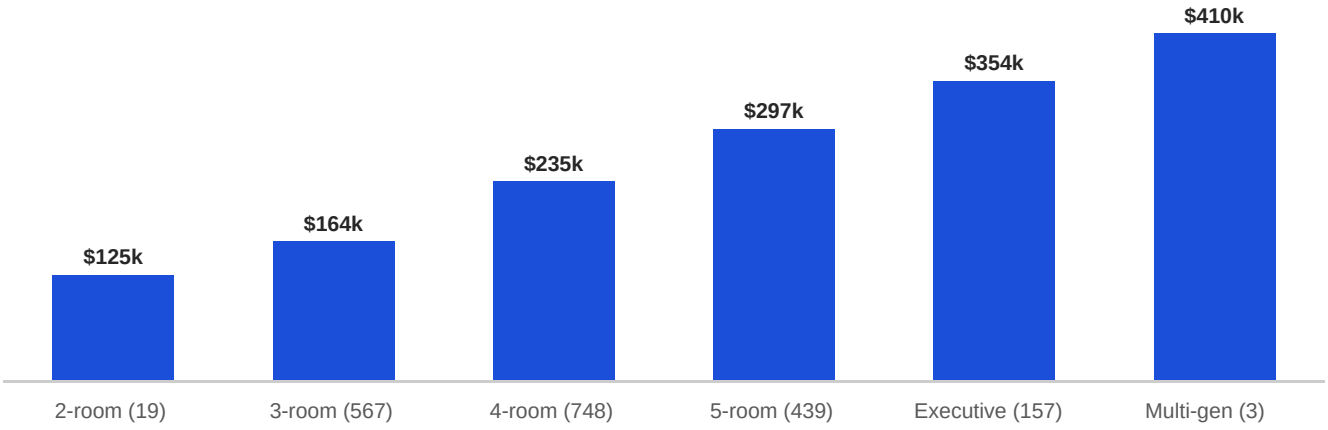
Flats sold each month, last 13 months



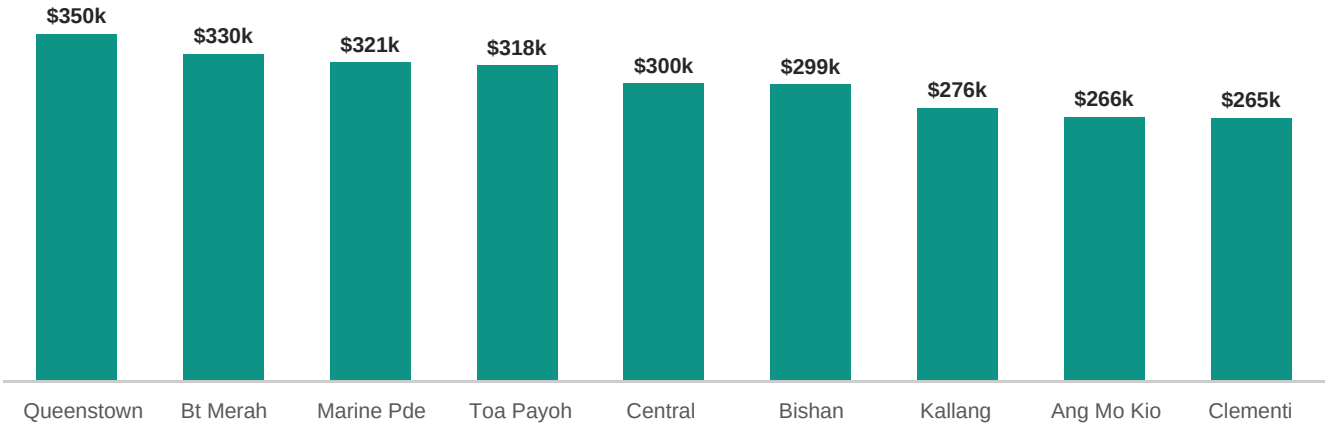
Median price each month, last 13 months



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



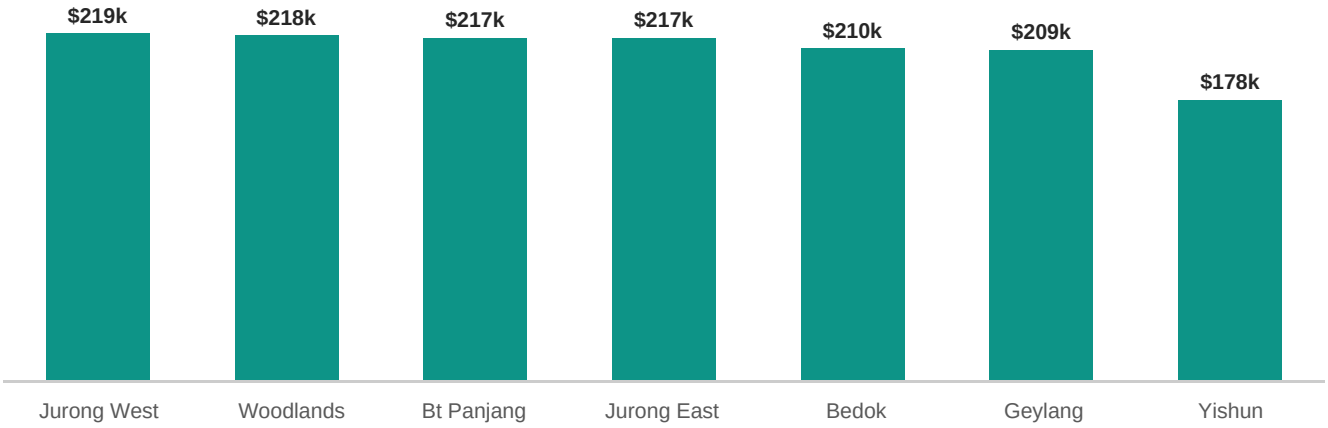
Median 4-room price by town, dearest first



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



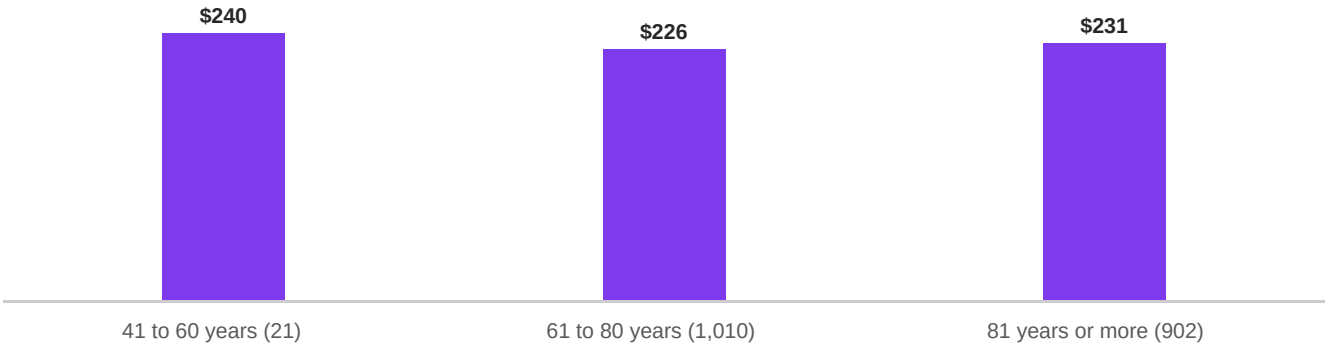
Median 4-room price by town, dearest first (continued)



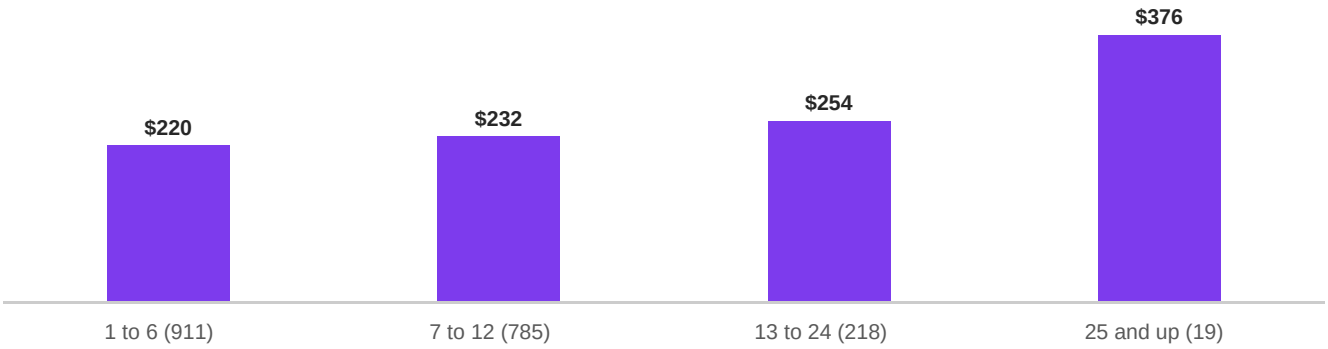
Town by town, February 2007

Ang Mo Kio: 92 sold - median $186,500 - 4-room median $266,000 - $238 psf
Bedok: 112 sold - median $190,000 - 4-room median $210,000 - $228 psf
Bishan: 38 sold - median $313,500 - 4-room median $298,800 - $287 psf
Bukit Batok: 61 sold - median $195,000 - 4-room median $220,000 - $216 psf
Bukit Merah: 88 sold - median $327,000 - 4-room median $330,000 - $295 psf
Bukit Panjang: 80 sold - median $235,500 - 4-room median $216,500 - $213 psf
Bukit Timah: 3 sold - median $443,000 - 4-room median n/a - $282 psf
Central Area: 10 sold - median $254,000 - 4-room median $300,000 - $324 psf
Choa Chu Kang: 89 sold - median $245,000 - 4-room median $228,000 - $210 psf
Clementi: 52 sold - median $227,500 - 4-room median $265,000 - $258 psf
Geylang: 62 sold - median $173,500 - 4-room median $209,000 - $237 psf
Hougang: 96 sold - median $225,000 - 4-room median $225,000 - $220 psf
Jurong East: 64 sold - median $212,500 - 4-room median $216,500 - $225 psf
Jurong West: 162 sold - median $216,000 - 4-room median $219,400 - $211 psf
Kallang/Whampoa: 52 sold - median $245,400 - 4-room median $275,500 - $258 psf
Marine Parade: 26 sold - median $306,000 - 4-room median $321,000 - $336 psf
Pasir Ris: 73 sold - median $293,000 - 4-room median $236,000 - $213 psf
Punggol: 34 sold - median $277,000 - 4-room median $260,000 - $257 psf
Queenstown: 72 sold - median $187,000 - 4-room median $350,000 - $271 psf
Sembawang: 64 sold - median $262,000 - 4-room median $225,500 - $228 psf
Sengkang: 86 sold - median $255,000 - 4-room median $236,500 - $239 psf
Serangoon: 41 sold - median $266,000 - 4-room median $253,000 - $237 psf
Tampines: 130 sold - median $255,000 - 4-room median $253,000 - $232 psf
Toa Payoh: 55 sold - median $208,000 - 4-room median $318,000 - $275 psf
Woodlands: 165 sold - median $235,000 - 4-room median $218,000 - $208 psf
Yishun: 126 sold - median $169,500 - 4-room median $177,500 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2007

$565,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,528 sqft - $370 psf - 87 yrs lease left

$545,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $440 psf - 93 yrs lease left

$542,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,572 sqft - $345 psf - 87 yrs lease left

$540,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,647 sqft - $328 psf - 87 yrs lease left

$532,000 Blk 9 Cantonment Cl, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $449 psf - 94 yrs lease left

$530,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 19 to 21 - 1,389 sqft - $382 psf - 87 yrs lease left

$525,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,582 sqft - $332 psf - 85 yrs lease left

$516,000 Blk 119B Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $436 psf - 94 yrs lease left

$512,000 Blk 184 Stirling Rd, Queenstown
5-room - storey 22 to 24 - 1,238 sqft - $414 psf - 92 yrs lease left

$508,000 Blk 17 Cantonment Cl, Bukit Merah
5-room - storey 10 to 12 - 1,184 sqft - $429 psf - 95 yrs lease left

The 5 most affordable 4-room flats, February 2007

$150,500 Blk 309 Woodlands Ave 1, Woodlands

4-room - storey 04 to 06 - 915 sqft - $164 psf - 81 yrs lease left

$153,000 Blk 272 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $169 psf - 79 yrs lease left

$153,000 Blk 272 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $169 psf - 79 yrs lease left

$154,000 Blk 127 Marsiling Rise, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $154 psf - 77 yrs lease left

$155,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $171 psf - 80 yrs lease left

The 10 busiest streets, February 2007

Yishun Ring Rd, Yishun: 31 sales
Bedok Reservoir Rd, Bedok: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Hougang Ave 8, Hougang: 20 sales
Jurong West St 65, Jurong West: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 19 sales
Woodlands Dr 14, Woodlands: 19 sales
Jurong East St 21, Jurong East: 18 sales
Jurong West St 42, Jurong West: 17 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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