HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2007

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

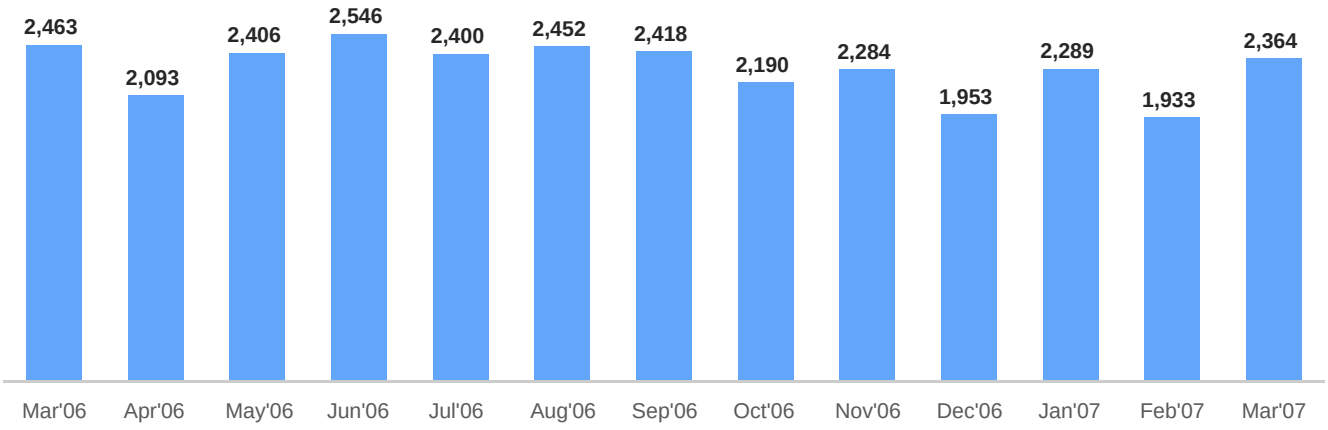
Flats sold: 2,364 Median price: $239,000 Median $psf: $230
Million-dollar flats: 0 (0.0%) Highest price: $585,000 (Queenstown)

Against the month before: sales +22.3%, median price +1.7%. Against a year ago: sales -4.0%, median price +5.3%.

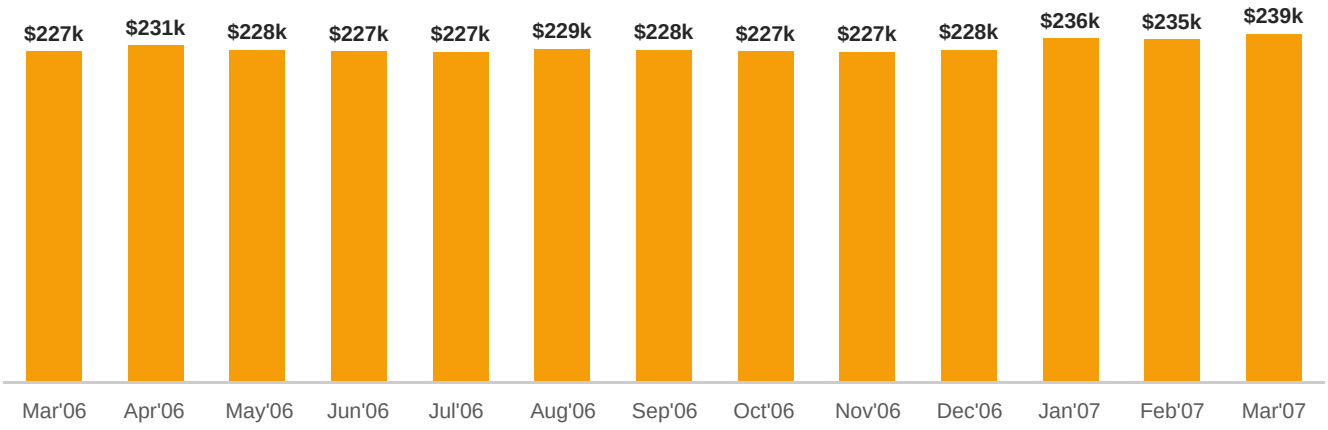
At a glance

- 2,364 HDB resale flats changed hands in March 2007, 22.3% more than the month before (1,933).
- Half of all flats sold for $239,000 or less (the median price), up 1.7% from the month before.
- A typical 4-room flat sold for $236,000 (900 sales), or about $227 per square foot.
- The highest price was $585,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $200,000) and the dearest was Bukit Merah (median $376,680).
- The busiest town was Jurong West with 207 sales.

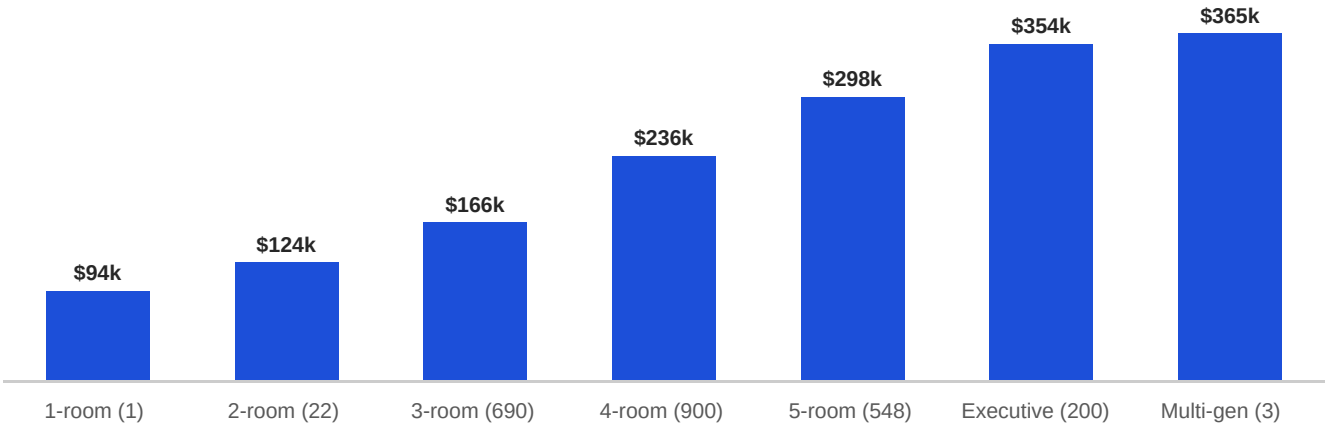
Flats sold each month, last 13 months



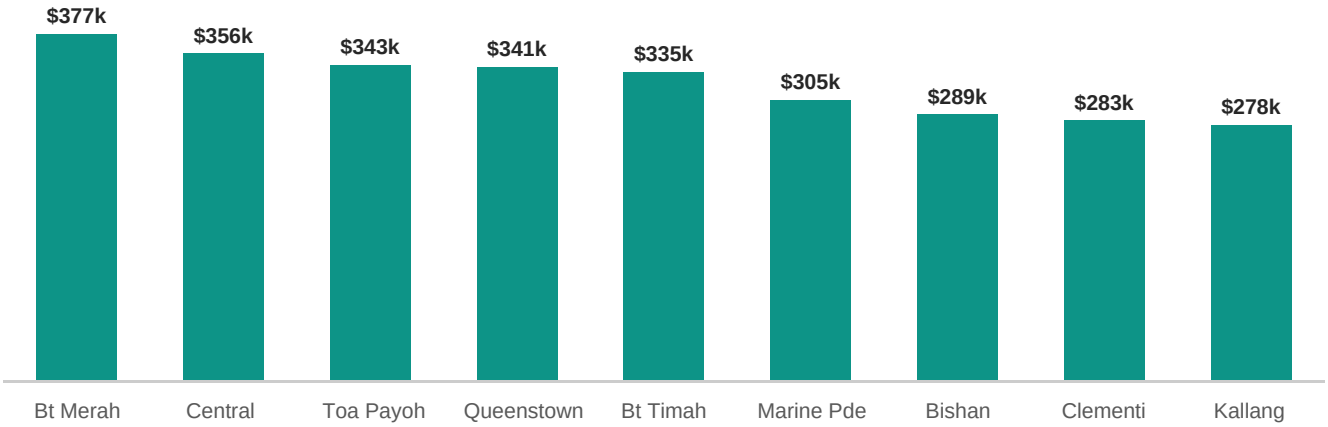
Median price each month, last 13 months



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



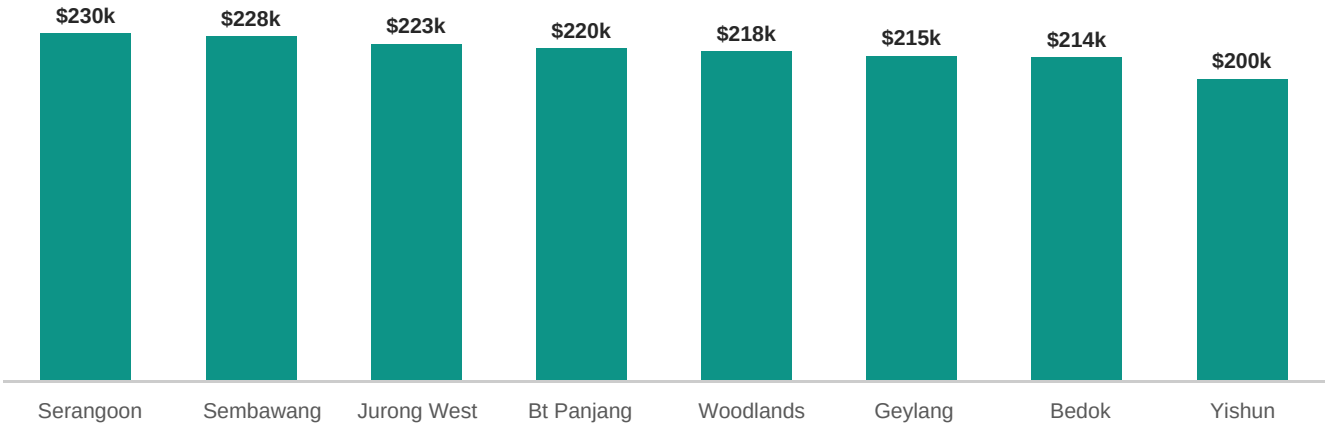
Median 4-room price by town, dearest first



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



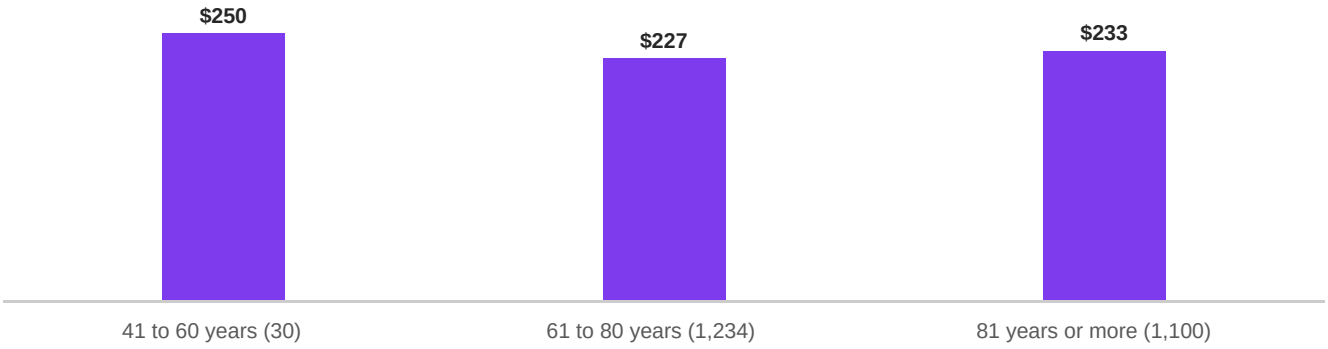
Median 4-room price by town, dearest first (continued)



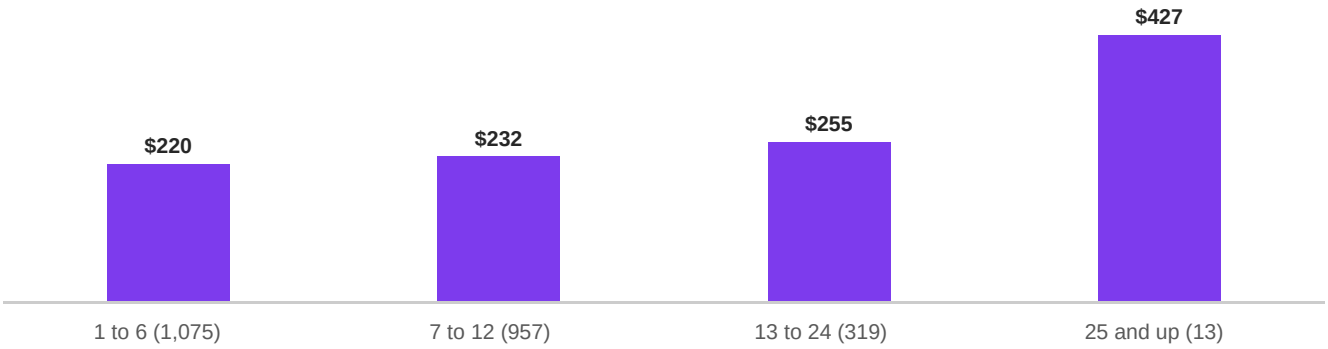
Town by town, March 2007

Ang Mo Kio: 90 sold - median $196,000 - 4-room median $265,000 - $238 psf
Bedok: 154 sold - median $198,500 - 4-room median $214,000 - $232 psf
Bishan: 57 sold - median $340,000 - 4-room median $289,000 - $282 psf
Bukit Batok: 113 sold - median $190,000 - 4-room median $230,000 - $216 psf
Bukit Merah: 101 sold - median $283,000 - 4-room median $376,680 - $290 psf
Bukit Panjang: 73 sold - median $275,000 - 4-room median $220,000 - $231 psf
Bukit Timah: 7 sold - median $335,000 - 4-room median $335,000 - $290 psf
Central Area: 13 sold - median $210,000 - 4-room median $355,500 - $300 psf
Choa Chu Kang: 128 sold - median $245,000 - 4-room median $230,000 - $210 psf
Clementi: 79 sold - median $184,000 - 4-room median $282,500 - $244 psf
Geylang: 66 sold - median $190,000 - 4-room median $215,000 - $242 psf
Hougang: 125 sold - median $233,000 - 4-room median $231,500 - $218 psf
Jurong East: 63 sold - median $218,000 - 4-room median $232,000 - $221 psf
Jurong West: 207 sold - median $223,000 - 4-room median $223,000 - $215 psf
Kallang/Whampoa: 73 sold - median $247,000 - 4-room median $278,000 - $262 psf
Marine Parade: 26 sold - median $319,000 - 4-room median $305,000 - $347 psf
Pasir Ris: 78 sold - median $288,500 - 4-room median $238,000 - $215 psf
Punggol: 56 sold - median $291,000 - 4-room median $251,000 - $258 psf
Queenstown: 83 sold - median $175,000 - 4-room median $340,500 - $263 psf
Sembawang: 65 sold - median $255,000 - 4-room median $228,000 - $232 psf
Sengkang: 103 sold - median $279,000 - 4-room median $245,000 - $244 psf
Serangoon: 41 sold - median $230,000 - 4-room median $230,000 - $219 psf
Tampines: 184 sold - median $268,000 - 4-room median $250,000 - $230 psf
Toa Payoh: 74 sold - median $204,500 - 4-room median $343,000 - $282 psf
Woodlands: 185 sold - median $230,000 - 4-room median $218,000 - $207 psf
Yishun: 120 sold - median $185,000 - 4-room median $200,000 - $204 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2007

$585,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,647 sqft - $355 psf - 87 yrs lease left

$560,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $319 psf - 78 yrs lease left

$550,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $465 psf - 95 yrs lease left

$545,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $460 psf - 95 yrs lease left

$540,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $436 psf - 93 yrs lease left

$535,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $452 psf - 95 yrs lease left

$530,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 07 to 09 - 1,302 sqft - $407 psf - 88 yrs lease left

$525,000 Blk 2 Marine Ter, Marine Parade
5-room - storey 19 to 21 - 1,313 sqft - $400 psf - 67 yrs lease left

$520,000 Blk 121A Kim Tian Pl, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $420 psf - 93 yrs lease left

$519,888 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 16 to 18 - 1,302 sqft - $399 psf - 93 yrs lease left

The 5 most affordable 4-room flats, March 2007

$136,000 Blk 254 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $150 psf - 77 yrs lease left

$152,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $168 psf - 80 yrs lease left

$153,000 Blk 236 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $169 psf - 80 yrs lease left

$154,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $170 psf - 79 yrs lease left

$155,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $171 psf - 80 yrs lease left

The 10 busiest streets, March 2007

Bedok Reservoir Rd, Bedok: 35 sales
Jurong West St 61, Jurong West: 29 sales
Yishun Ring Rd, Yishun: 29 sales
Choa Chu Kang Cres, Choa Chu Kang: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Punggol Field, Punggol: 23 sales
Jurong West St 65, Jurong West: 22 sales
Bedok Nth St 3, Bedok: 20 sales
Rivervale Dr, Sengkang: 18 sales
Woodlands Circle, Woodlands: 18 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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