HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2007

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

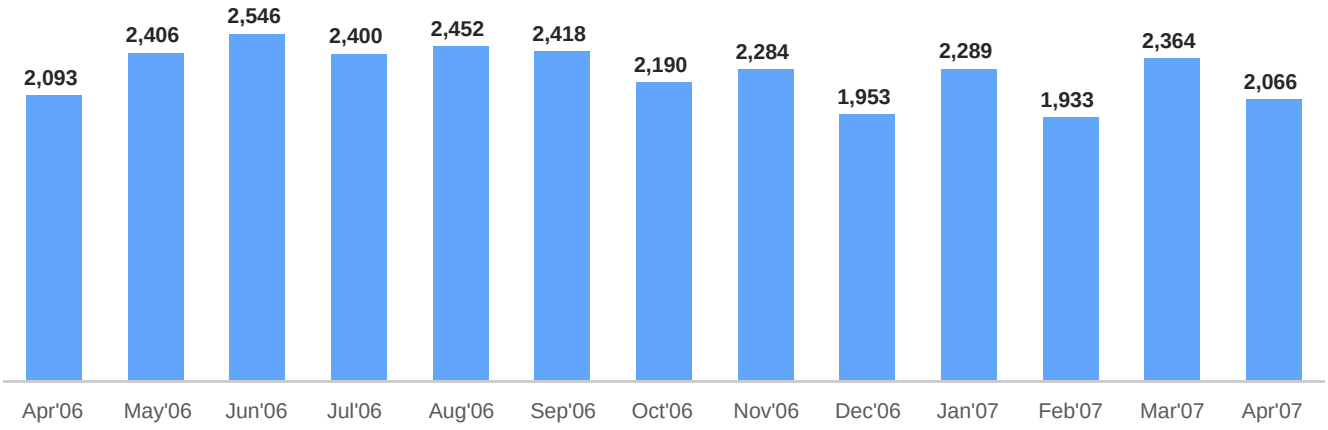
Flats sold: 2,066 Median price: $235,000 Median $psf: $231
Million-dollar flats: 0 (0.0%) Highest price: $536,000 (Queenstown)

Against the month before: sales -12.6%, median price -1.7%. Against a year ago: sales -1.3%, median price +1.7%.

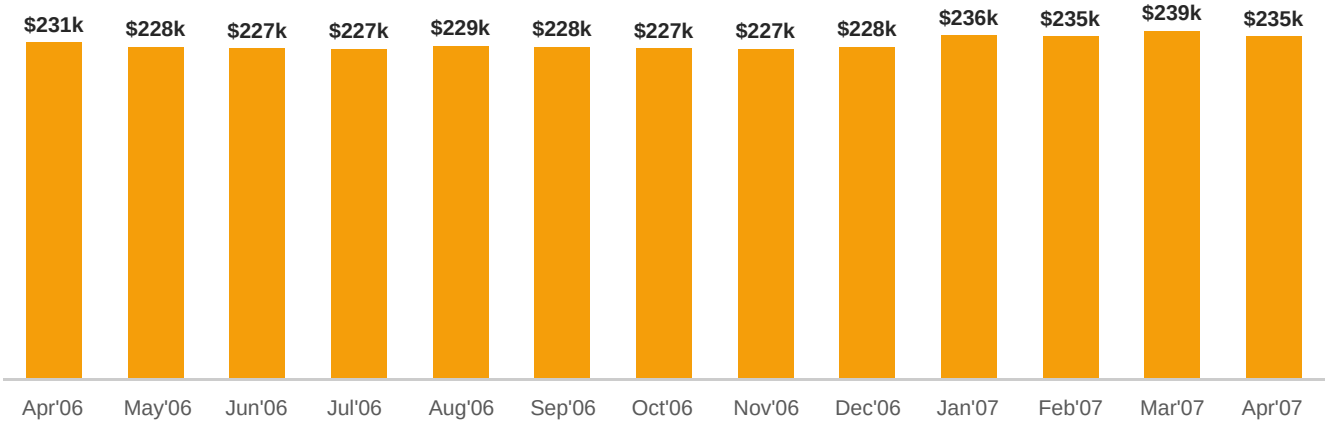
At a glance

- 2,066 HDB resale flats changed hands in April 2007, 12.6% fewer than the month before (2,364).
- Half of all flats sold for $235,000 or less (the median price), down 1.7% from the month before.
- A typical 4-room flat sold for $235,000 (803 sales), or about $227 per square foot.
- The highest price was $536,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $195,000) and the dearest was Bukit Merah (median $368,000).
- The busiest town was Jurong West with 178 sales.

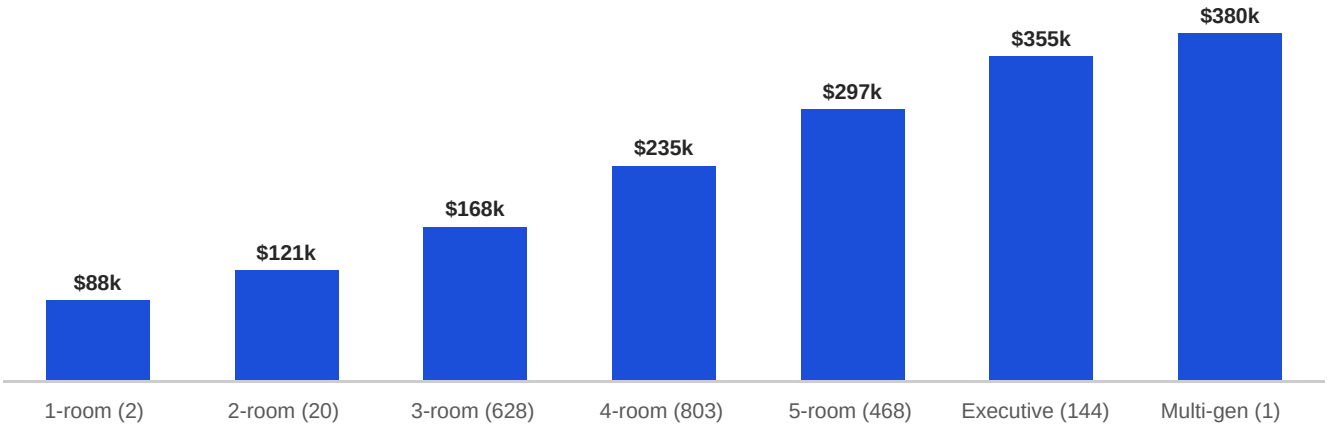
Flats sold each month, last 13 months



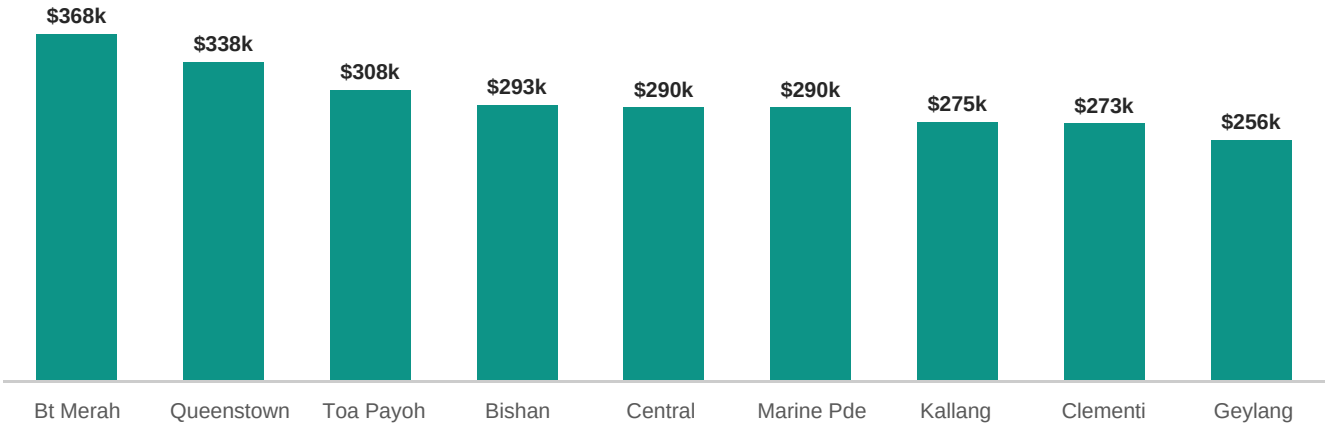
Median price each month, last 13 months



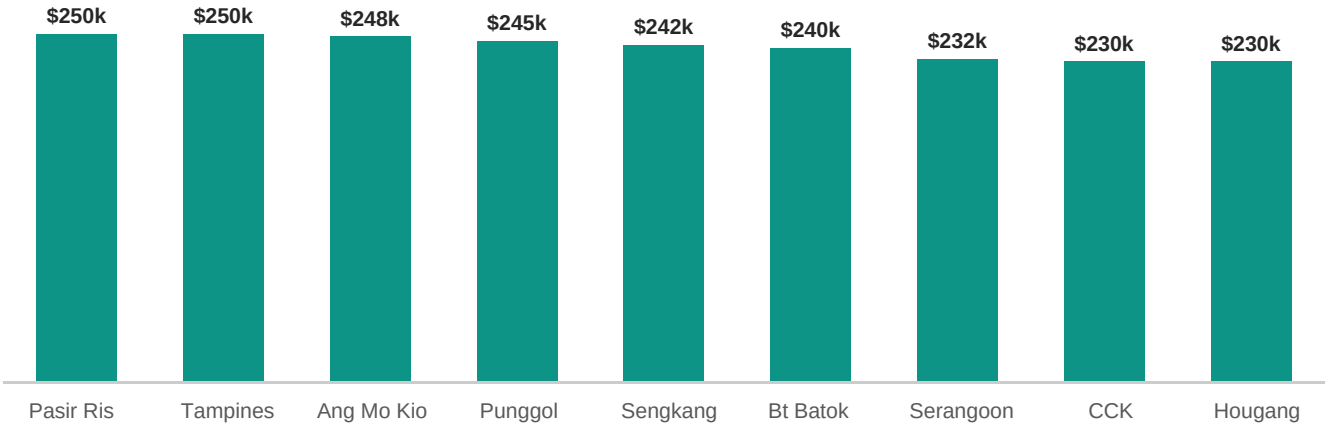
Median price by flat type (number sold), April 2007



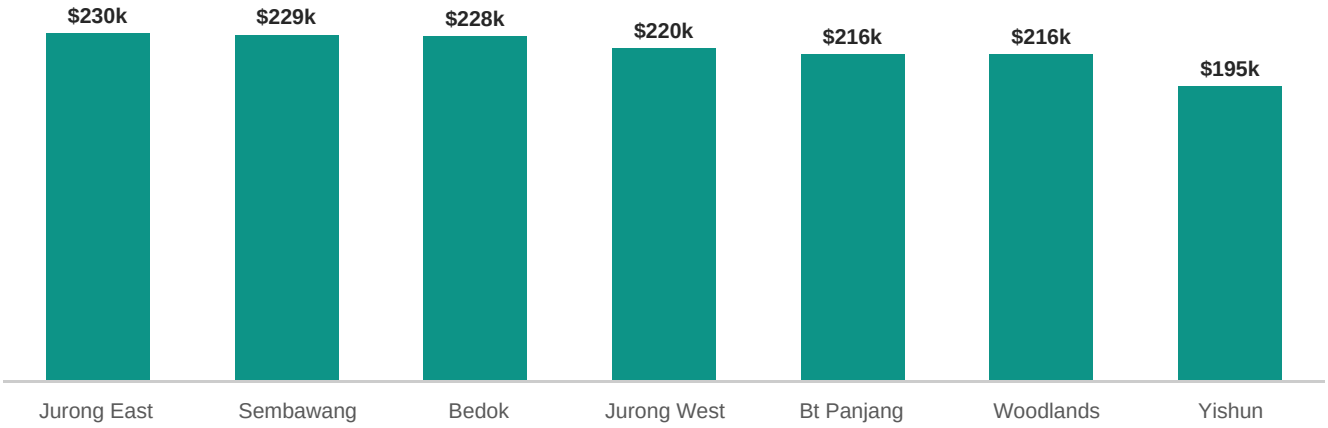
Median 4-room price by town, dearest first



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



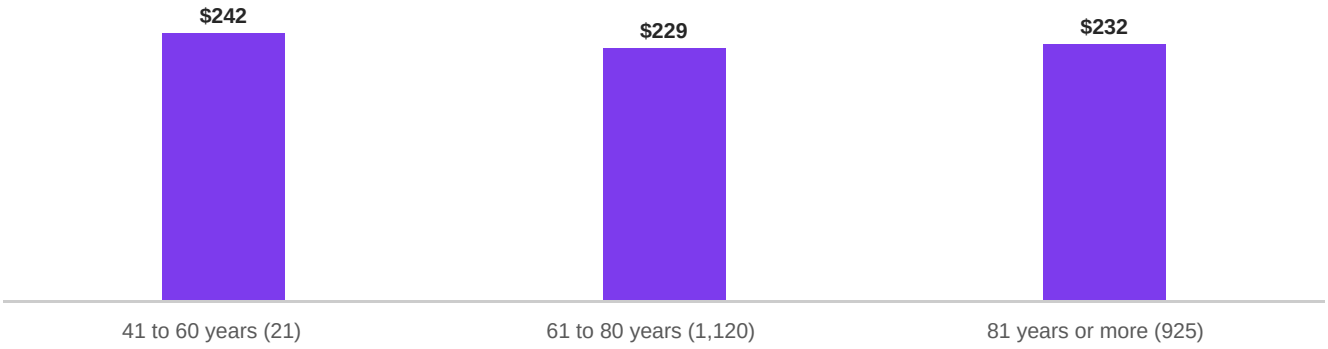
Median 4-room price by town, dearest first (continued)



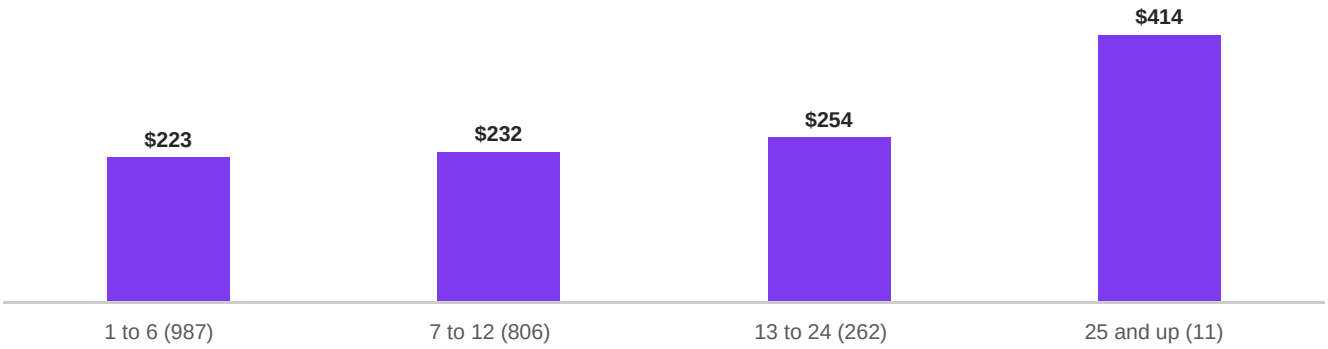
Town by town, April 2007

Ang Mo Kio: 106 sold - median $182,500 - 4-room median $248,250 - $237 psf
Bedok: 117 sold - median $195,000 - 4-room median $228,000 - $236 psf
Bishan: 46 sold - median $314,000 - 4-room median $292,500 - $288 psf
Bukit Batok: 87 sold - median $185,000 - 4-room median $240,000 - $216 psf
Bukit Merah: 74 sold - median $239,500 - 4-room median $368,000 - $281 psf
Bukit Panjang: 72 sold - median $232,500 - 4-room median $216,000 - $220 psf
Bukit Timah: 7 sold - median $305,000 - 4-room median n/a - $290 psf
Central Area: 17 sold - median $250,000 - 4-room median $290,000 - $352 psf
Choa Chu Kang: 118 sold - median $239,000 - 4-room median $230,000 - $210 psf
Clementi: 67 sold - median $245,000 - 4-room median $273,000 - $262 psf
Geylang: 58 sold - median $192,500 - 4-room median $255,500 - $245 psf
Hougang: 98 sold - median $231,000 - 4-room median $230,000 - $221 psf
Jurong East: 61 sold - median $220,000 - 4-room median $230,000 - $220 psf
Jurong West: 178 sold - median $224,250 - 4-room median $220,000 - $215 psf
Kallang/Whampoa: 65 sold - median $223,000 - 4-room median $274,500 - $263 psf
Marine Parade: 18 sold - median $270,000 - 4-room median $290,000 - $318 psf
Pasir Ris: 61 sold - median $288,000 - 4-room median $250,000 - $217 psf
Punggol: 42 sold - median $296,500 - 4-room median $245,000 - $258 psf
Queenstown: 70 sold - median $184,000 - 4-room median $338,000 - $274 psf
Sembawang: 43 sold - median $269,000 - 4-room median $229,000 - $230 psf
Sengkang: 101 sold - median $272,000 - 4-room median $242,000 - $240 psf
Serangoon: 48 sold - median $267,500 - 4-room median $232,000 - $229 psf
Tampines: 161 sold - median $258,000 - 4-room median $250,000 - $233 psf
Toa Payoh: 64 sold - median $222,500 - 4-room median $308,088 - $261 psf
Woodlands: 170 sold - median $229,000 - 4-room median $216,000 - $207 psf
Yishun: 117 sold - median $178,000 - 4-room median $195,000 - $201 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2007

$536,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $339 psf - 87 yrs lease left

$535,000 Blk 289D Bt Batok St 25, Bukit Batok
Executive - storey 13 to 15 - 1,776 sqft - $301 psf - 89 yrs lease left

$530,000 Blk 184 Stirling Rd, Queenstown
5-room - storey 16 to 18 - 1,238 sqft - $428 psf - 92 yrs lease left

$528,000 Blk 19 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $446 psf - 95 yrs lease left

$525,000 Blk 156 Lor 1 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,270 sqft - $413 psf - 91 yrs lease left

$518,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $327 psf - 87 yrs lease left

$515,000 Blk 120A Kim Tian Pl, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $416 psf - 93 yrs lease left

$513,000 Blk 19 Cantonment Cl, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $433 psf - 94 yrs lease left

$512,500 Blk 121A Kim Tian Pl, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $414 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

The 5 most affordable 4-room flats, April 2007

$150,000 Blk 336 Bt Batok St 32, Bukit Batok

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

$153,000 Blk 289 Yishun Ave 6, Yishun

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

$155,000 Blk 403 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $171 psf - 80 yrs lease left

$156,000 Blk 843 Woodlands St 82, Woodlands

4-room - storey 01 to 03 - 904 sqft - $173 psf - 86 yrs lease left

$158,000 Blk 249 Yishun Ave 9, Yishun

4-room - storey 07 to 09 - 904 sqft - $175 psf - 77 yrs lease left

The 10 busiest streets, April 2007

Yishun Ring Rd, Yishun: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Choa Chu Kang Cres, Choa Chu Kang: 27 sales
Hougang Ave 8, Hougang: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Jurong West St 61, Jurong West: 21 sales
Bedok Reservoir Rd, Bedok: 20 sales
Jurong West St 65, Jurong West: 19 sales
Rivervale Dr, Sengkang: 19 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 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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