HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2007

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

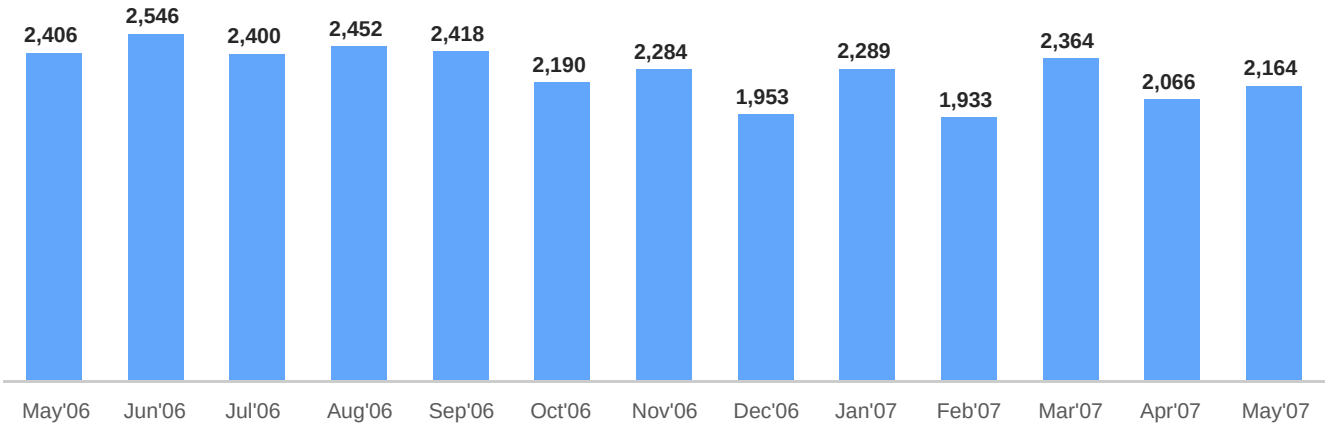
Flats sold: 2,164 Median price: $240,000 Median $psf: $232
Million-dollar flats: 0 (0.0%) Highest price: $628,000 (Queenstown)

Against the month before: sales +4.7%, median price +2.1%. Against a year ago: sales -10.1%, median price +5.3%.

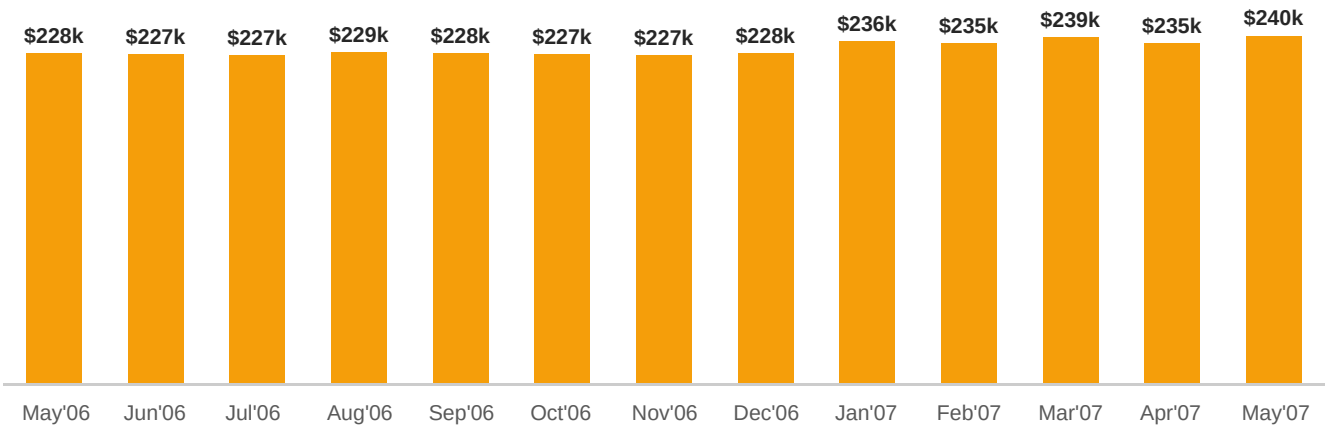
At a glance

- 2,164 HDB resale flats changed hands in May 2007, 4.7% more than the month before (2,066).
- Half of all flats sold for $240,000 or less (the median price), up 2.1% from the month before.
- A typical 4-room flat sold for $238,000 (788 sales), or about $229 per square foot.
- The highest price was $628,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $201,000) and the dearest was Central Area (median $400,000).
- The busiest town was Woodlands with 192 sales.

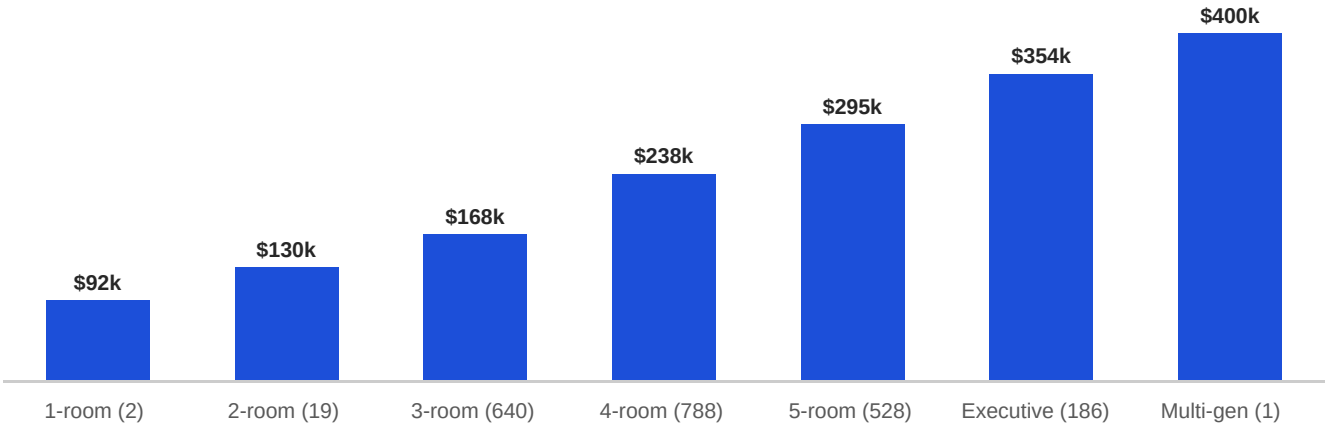
Flats sold each month, last 13 months



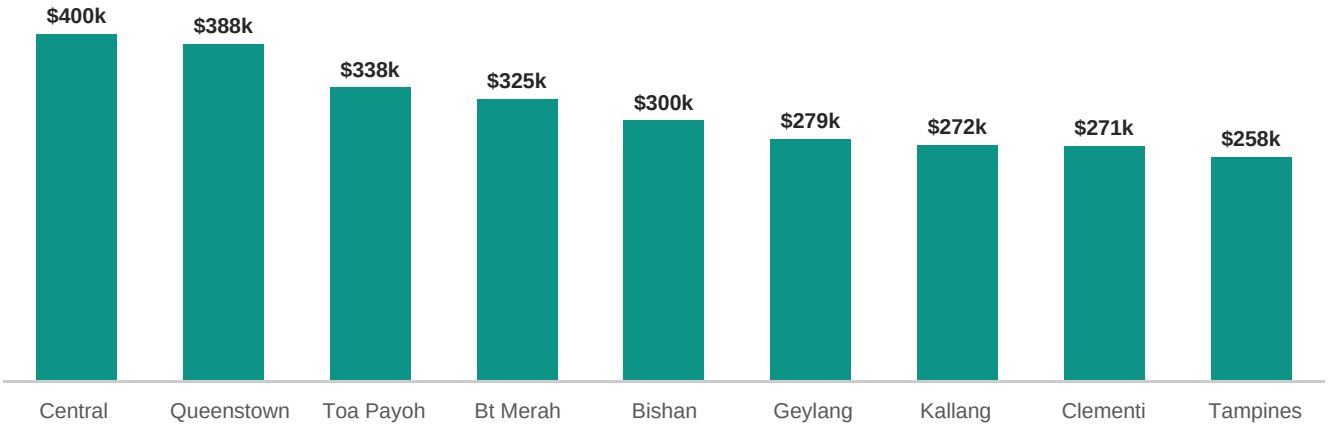
Median price each month, last 13 months



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



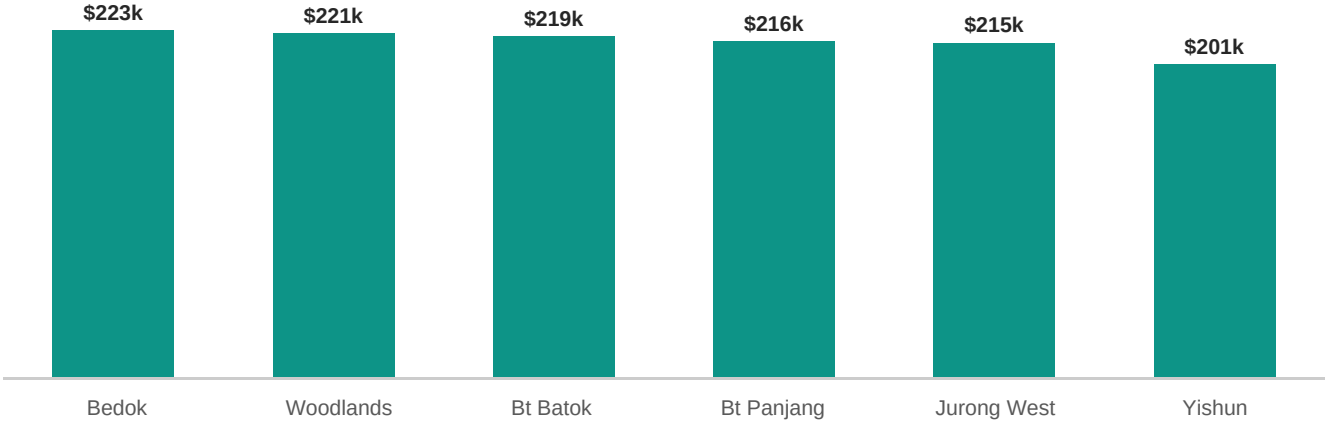
Median 4-room price by town, dearest first



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



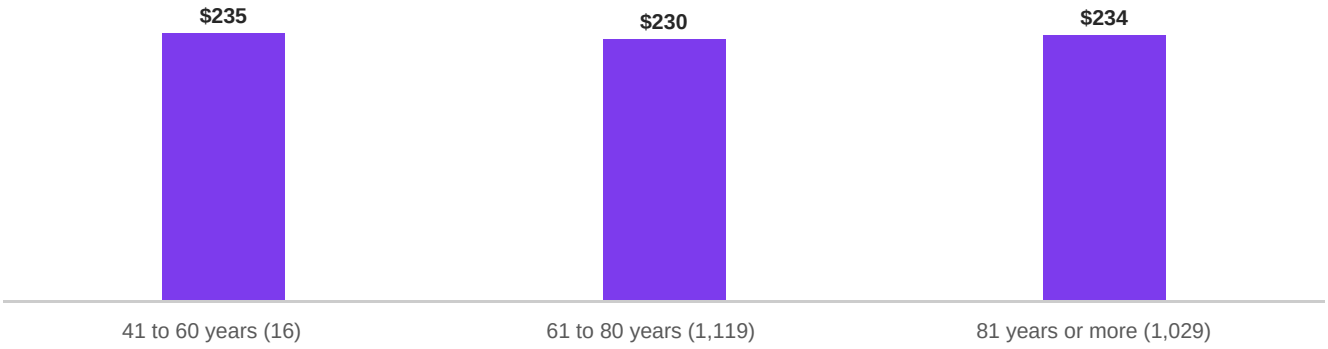
Median 4-room price by town, dearest first (continued)



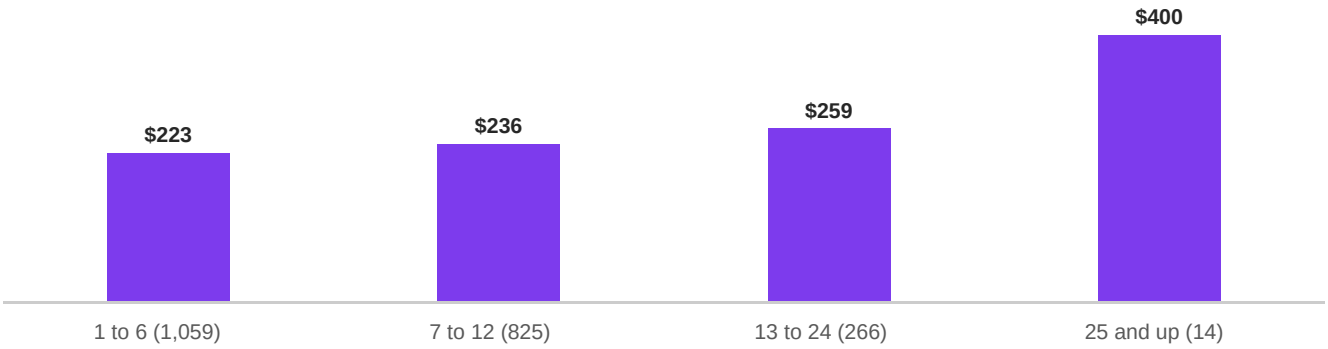
Town by town, May 2007

Ang Mo Kio: 120 sold - median $185,500 - 4-room median $249,000 - $239 psf
Bedok: 128 sold - median $208,500 - 4-room median $223,000 - $236 psf
Bishan: 50 sold - median $313,944 - 4-room median $300,000 - $289 psf
Bukit Batok: 91 sold - median $190,000 - 4-room median $219,000 - $215 psf
Bukit Merah: 87 sold - median $260,000 - 4-room median $325,000 - $298 psf
Bukit Panjang: 84 sold - median $242,500 - 4-room median $216,000 - $217 psf
Bukit Timah: 1 sold - median $290,000 - 4-room median n/a - $296 psf
Central Area: 17 sold - median $255,000 - 4-room median $400,000 - $350 psf
Choa Chu Kang: 110 sold - median $262,500 - 4-room median $234,750 - $214 psf
Clementi: 61 sold - median $228,000 - 4-room median $271,000 - $261 psf
Geylang: 54 sold - median $176,500 - 4-room median $279,000 - $239 psf
Hougang: 95 sold - median $238,000 - 4-room median $228,500 - $222 psf
Jurong East: 58 sold - median $221,500 - 4-room median $234,500 - $217 psf
Jurong West: 169 sold - median $221,000 - 4-room median $215,000 - $211 psf
Kallang/Whampoa: 48 sold - median $193,500 - 4-room median $271,500 - $251 psf
Marine Parade: 17 sold - median $248,000 - 4-room median n/a - $343 psf
Pasir Ris: 76 sold - median $290,000 - 4-room median $245,000 - $217 psf
Punggol: 66 sold - median $293,250 - 4-room median $251,500 - $259 psf
Queenstown: 69 sold - median $195,000 - 4-room median $388,000 - $281 psf
Sembawang: 76 sold - median $264,500 - 4-room median $240,000 - $236 psf
Sengkang: 112 sold - median $281,344 - 4-room median $240,000 - $241 psf
Serangoon: 44 sold - median $250,000 - 4-room median $249,000 - $232 psf
Tampines: 148 sold - median $265,000 - 4-room median $258,000 - $239 psf
Toa Payoh: 68 sold - median $210,000 - 4-room median $338,000 - $265 psf
Woodlands: 192 sold - median $237,000 - 4-room median $221,000 - $209 psf
Yishun: 123 sold - median $193,000 - 4-room median $201,000 - $204 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2007

$628,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,593 sqft - $394 psf - 87 yrs lease left

$558,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,647 sqft - $339 psf - 87 yrs lease left

$548,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 13 to 15 - 1,410 sqft - $389 psf - 76 yrs lease left

$546,000 Blk 120 Kim Tian Pl, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $441 psf - 93 yrs lease left

$537,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 13 to 15 - 1,432 sqft - $375 psf - 87 yrs lease left

$518,888 Blk 17A Telok Blangah Cres, Bukit Merah
5-room - storey 28 to 30 - 1,281 sqft - $405 psf - 94 yrs lease left

$510,000 Blk 119D Kim Tian Rd, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $431 psf - 94 yrs lease left

$505,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 07 to 09 - 1,410 sqft - $358 psf - 76 yrs lease left

$501,000 Blk 83 Redhill Lane, Bukit Merah
5-room - storey 04 to 06 - 1,389 sqft - $361 psf - 88 yrs lease left

$500,800 Blk 86 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 07 to 09 - 1,345 sqft - $372 psf - 89 yrs lease left

The 5 most affordable 4-room flats, May 2007

$150,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $155 psf - 66 yrs lease left

$155,000 Blk 336 Woodlands Ave 1, Woodlands

4-room - storey 01 to 03 - 893 sqft - $173 psf - 77 yrs lease left

$156,000 Blk 23 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $158 psf - 69 yrs lease left

$158,000 Blk 338 Woodlands Ave 1, Woodlands

4-room - storey 04 to 06 - 904 sqft - $175 psf - 81 yrs lease left

$160,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $163 psf - 72 yrs lease left

The 10 busiest streets, May 2007

Ang Mo Kio Ave 10, Ang Mo Kio: 41 sales
Bedok Reservoir Rd, Bedok: 31 sales
Yishun Ring Rd, Yishun: 28 sales
Edgedale Plains, Punggol: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 20 sales
Choa Chu Kang Cres, Choa Chu Kang: 20 sales
Jurong West St 65, Jurong West: 18 sales
Edgefield Plains, Punggol: 18 sales
Boon Lay Pl, 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg