HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2007

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

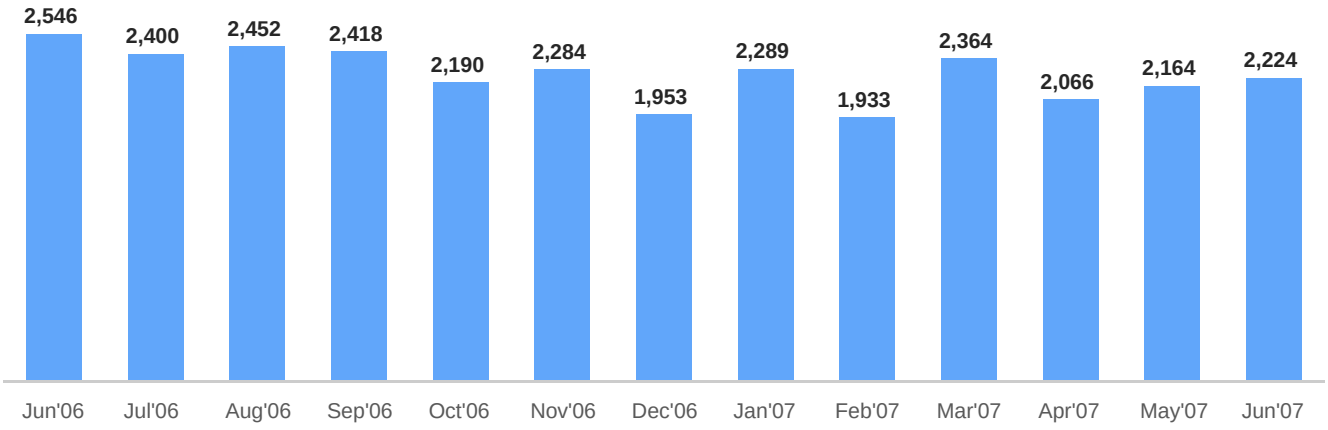
Flats sold: 2,224 Median price: $248,000 Median $psf: $234
Million-dollar flats: 0 (0.0%) Highest price: $560,000 (Bukit Merah)

Against the month before: sales +2.8%, median price +3.3%. Against a year ago: sales -12.6%, median price +9.3%.

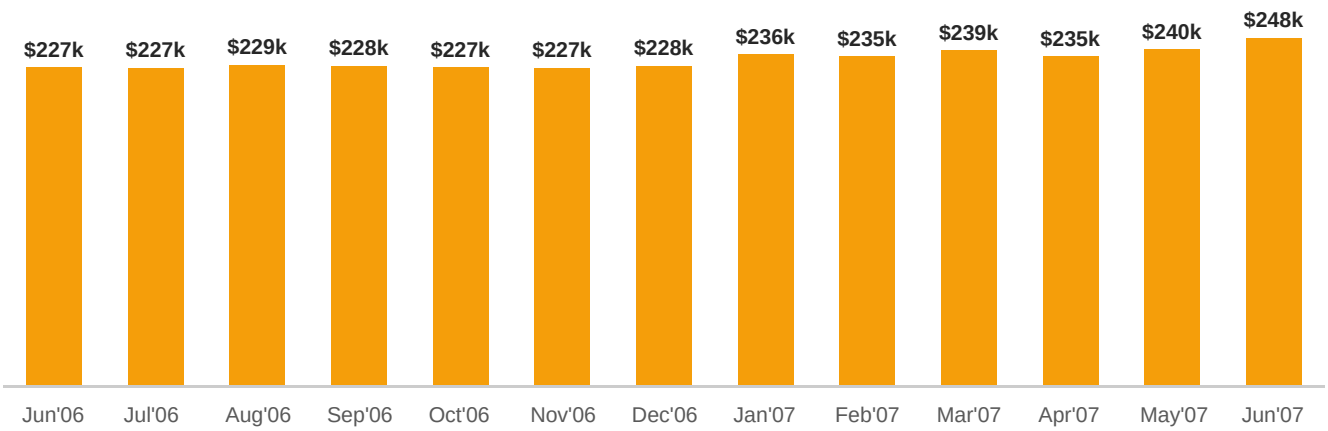
At a glance

- 2,224 HDB resale flats changed hands in June 2007, 2.8% more than the month before (2,164).
- Half of all flats sold for $248,000 or less (the median price), up 3.3% from the month before.
- A typical 4-room flat sold for $239,000 (837 sales), or about $231 per square foot.
- The highest price was $560,000 for a 5-room flat at Blk 87 Redhill Cl, Bukit Merah.
- For a 4-room flat, the most affordable town was Geylang (median $196,500) and the dearest was Central Area (median $375,000).
- The busiest town was Woodlands with 198 sales.

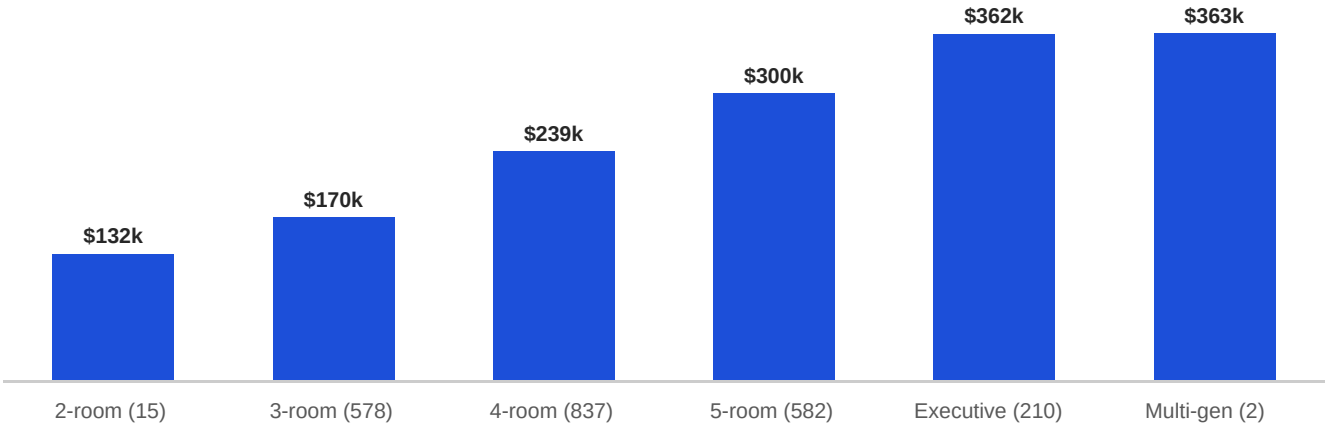
Flats sold each month, last 13 months



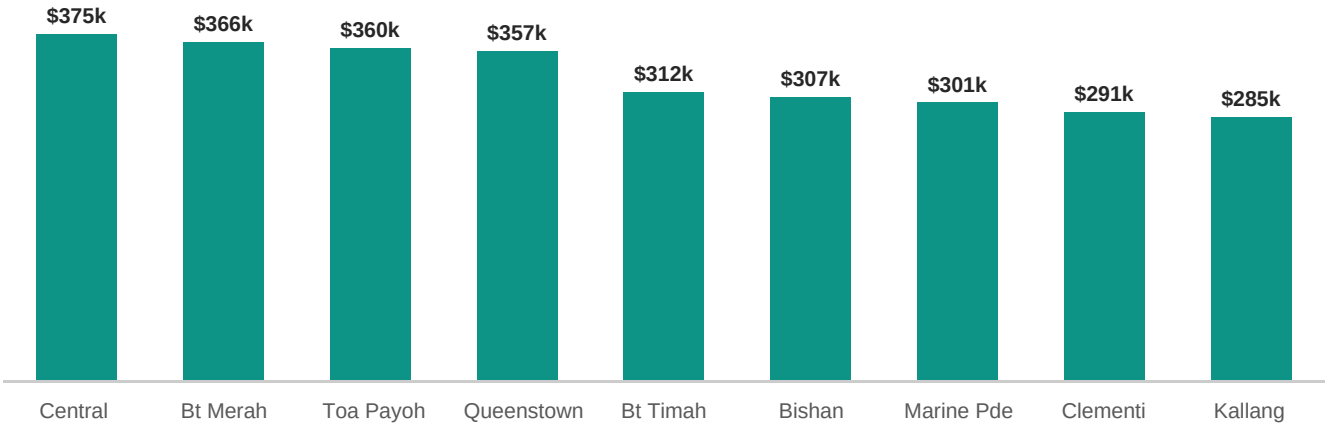
Median price each month, last 13 months



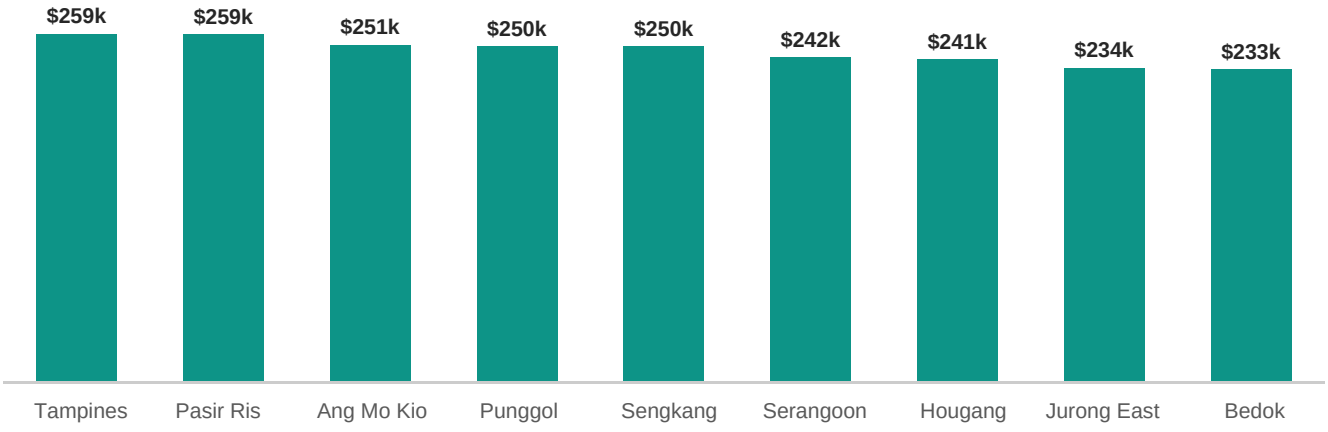
Median price by flat type (number sold), June 2007



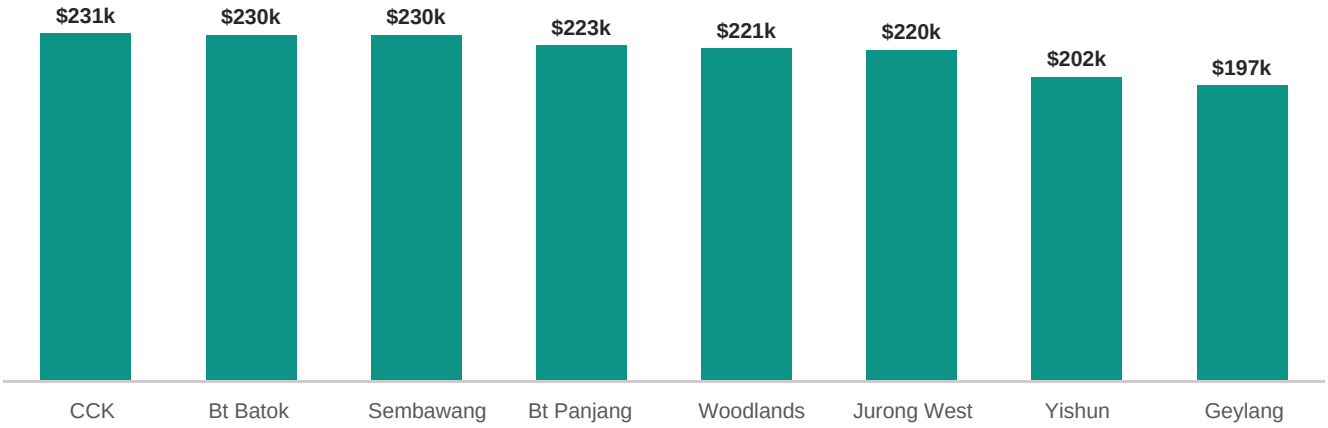
Median 4-room price by town, dearest first



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



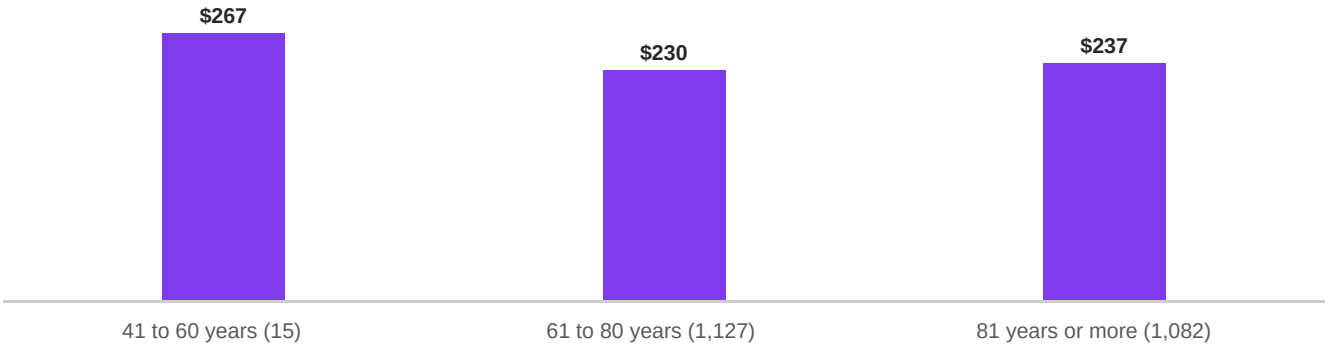
Median 4-room price by town, dearest first (continued)



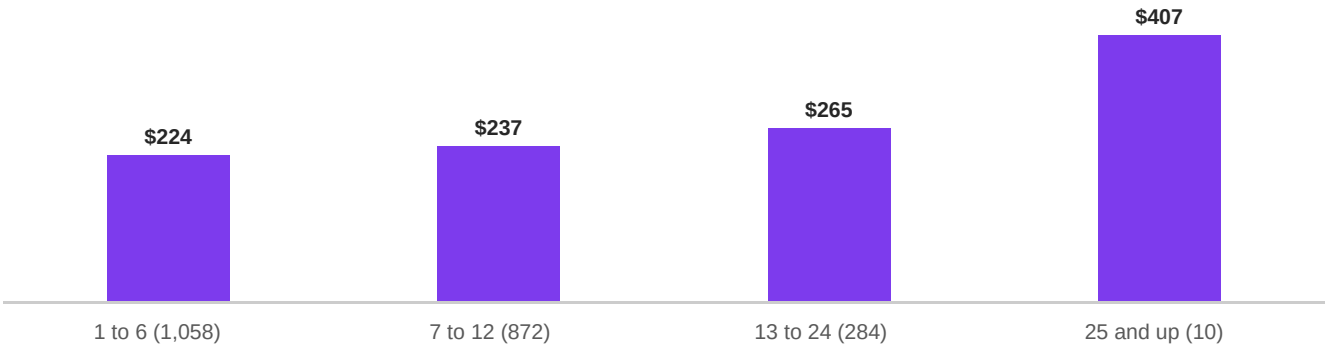
Town by town, June 2007

Ang Mo Kio: 99 sold - median $200,000 - 4-room median $251,000 - $241 psf
Bedok: 143 sold - median $201,000 - 4-room median $233,000 - $239 psf
Bishan: 44 sold - median $380,000 - 4-room median $306,900 - $302 psf
Bukit Batok: 97 sold - median $207,000 - 4-room median $230,000 - $218 psf
Bukit Merah: 80 sold - median $296,500 - 4-room median $366,000 - $310 psf
Bukit Panjang: 90 sold - median $236,500 - 4-room median $223,000 - $213 psf
Bukit Timah: 4 sold - median $316,000 - 4-room median $312,000 - $310 psf
Central Area: 14 sold - median $251,500 - 4-room median $375,000 - $350 psf
Choa Chu Kang: 122 sold - median $246,400 - 4-room median $231,000 - $214 psf
Clementi: 61 sold - median $215,000 - 4-room median $290,500 - $255 psf
Geylang: 39 sold - median $190,000 - 4-room median $196,500 - $236 psf
Hougang: 134 sold - median $261,900 - 4-room median $240,500 - $232 psf
Jurong East: 79 sold - median $215,000 - 4-room median $234,000 - $222 psf
Jurong West: 149 sold - median $223,000 - 4-room median $220,000 - $217 psf
Kallang/Whampoa: 51 sold - median $206,500 - 4-room median $285,000 - $262 psf
Marine Parade: 10 sold - median $286,944 - 4-room median $300,944 - $320 psf
Pasir Ris: 64 sold - median $303,750 - 4-room median $259,000 - $223 psf
Punggol: 70 sold - median $299,500 - 4-room median $250,000 - $259 psf
Queenstown: 63 sold - median $202,000 - 4-room median $356,500 - $289 psf
Sembawang: 59 sold - median $283,000 - 4-room median $230,000 - $232 psf
Sengkang: 113 sold - median $285,000 - 4-room median $250,000 - $249 psf
Serangoon: 61 sold - median $243,000 - 4-room median $242,000 - $243 psf
Tampines: 179 sold - median $280,000 - 4-room median $259,400 - $236 psf
Toa Payoh: 65 sold - median $213,000 - 4-room median $360,000 - $277 psf
Woodlands: 198 sold - median $244,500 - 4-room median $221,000 - $210 psf
Yishun: 136 sold - median $194,000 - 4-room median $202,000 - $205 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2007

$560,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 22 to 24 - 1,356 sqft - $413 psf - 87 yrs lease left

$555,000 Blk 119C Kim Tian Rd, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $469 psf - 95 yrs lease left

$552,000 Blk 121 Kim Tian Pl, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $446 psf - 93 yrs lease left

$545,000 Blk 131B Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $460 psf - 94 yrs lease left

$535,000 Blk 289 Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,324 sqft - $404 psf - 90 yrs lease left

$535,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $331 psf - 78 yrs lease left

$530,000 Blk 82 Strathmore Ave, Queenstown
5-room - storey 16 to 18 - 1,345 sqft - $394 psf - 89 yrs lease left

$525,000 Blk 42 Stirling Rd, Queenstown
4-room - storey 01 to 03 - 1,292 sqft - $406 psf - 60 yrs lease left

$520,000 Blk 68 Redhill Cl, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $420 psf - 93 yrs lease left

$520,000 Blk 30 Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,345 sqft - $386 psf - 89 yrs lease left

The 5 most affordable 4-room flats, June 2007

$155,000 Blk 262 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $171 psf - 77 yrs lease left

$155,000 Blk 365 Bt Batok St 31, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $171 psf - 77 yrs lease left

$156,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $173 psf - 80 yrs lease left

$157,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $174 psf - 80 yrs lease left

$158,000 Blk 246 Yishun Ave 9, Yishun

4-room - storey 01 to 03 - 904 sqft - $175 psf - 77 yrs lease left

The 10 busiest streets, June 2007

Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Choa Chu Kang Cres, Choa Chu Kang: 26 sales
Bedok Reservoir Rd, Bedok: 25 sales
Hougang Ave 8, Hougang: 25 sales
Punggol Field, Punggol: 25 sales
Jurong West St 65, Jurong West: 24 sales
Bedok Nth St 3, Bedok: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Woodlands Circle, Woodlands: 19 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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