HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2007

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

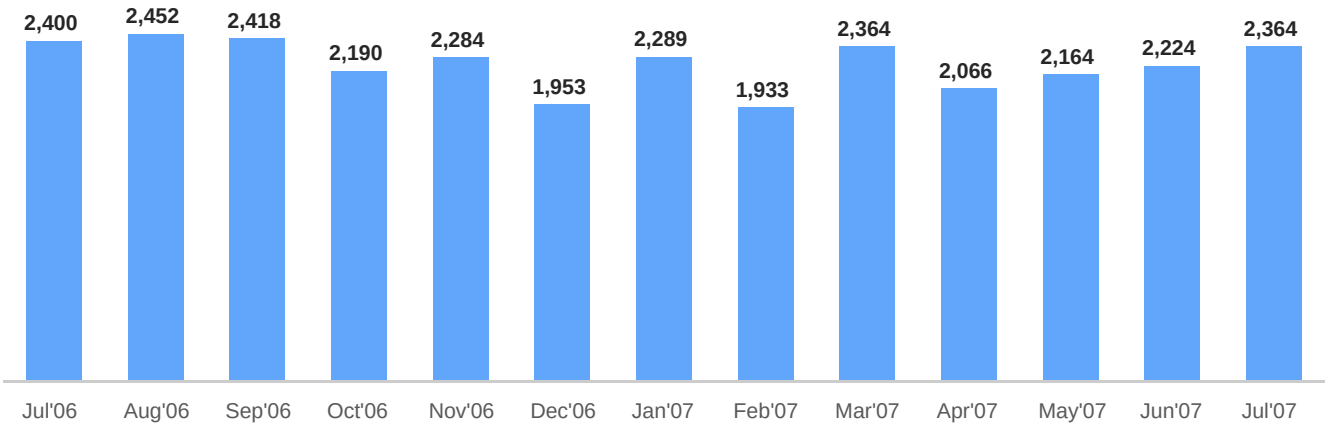
Flats sold: 2,364 Median price: $252,000 Median $psf: $237
Million-dollar flats: 0 (0.0%) Highest price: $590,000 (Queenstown)

Against the month before: sales +6.3%, median price +1.6%. Against a year ago: sales -1.5%, median price +11.2%.

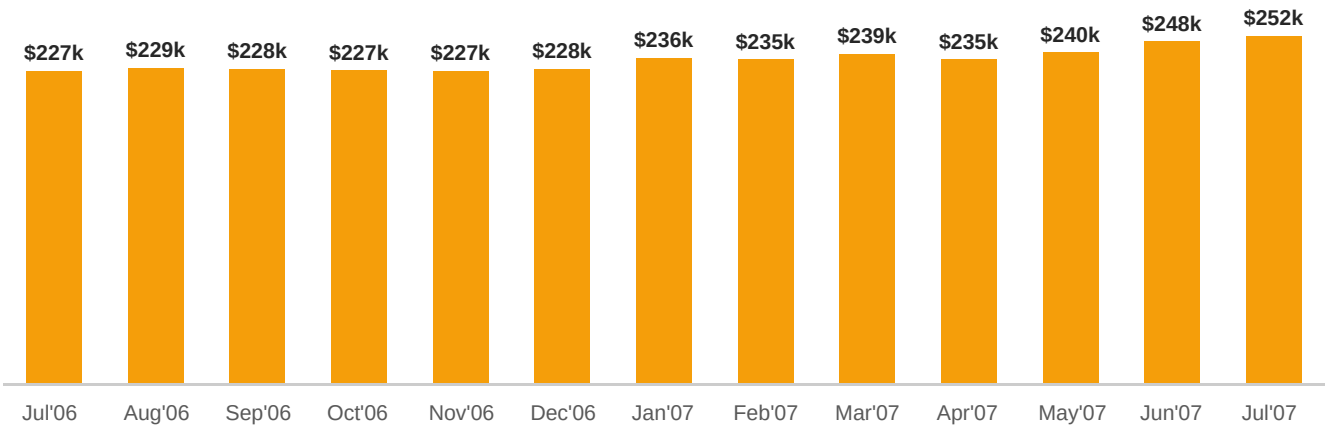
At a glance

- 2,364 HDB resale flats changed hands in July 2007, 6.3% more than the month before (2,224).
- Half of all flats sold for $252,000 or less (the median price), up 1.6% from the month before.
- A typical 4-room flat sold for $242,000 (825 sales), or about $233 per square foot.
- The highest price was $590,000 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 $375,500).
- The busiest town was Woodlands with 247 sales.

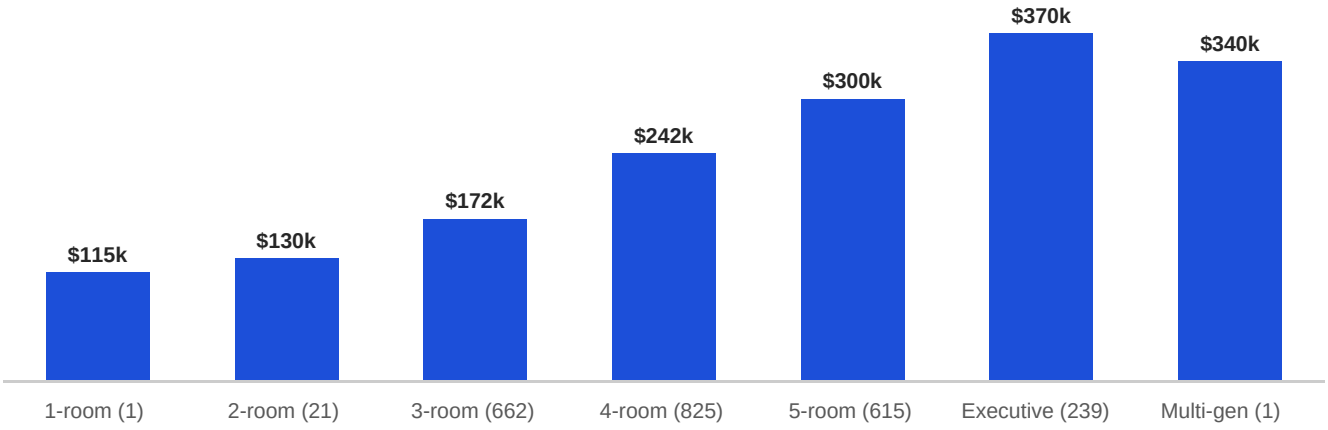
Flats sold each month, last 13 months



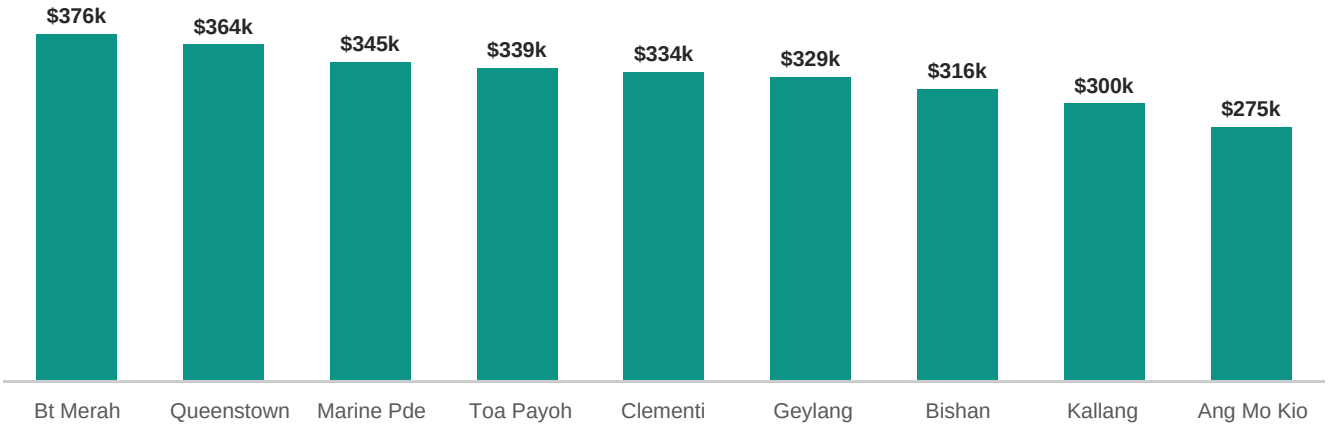
Median price each month, last 13 months



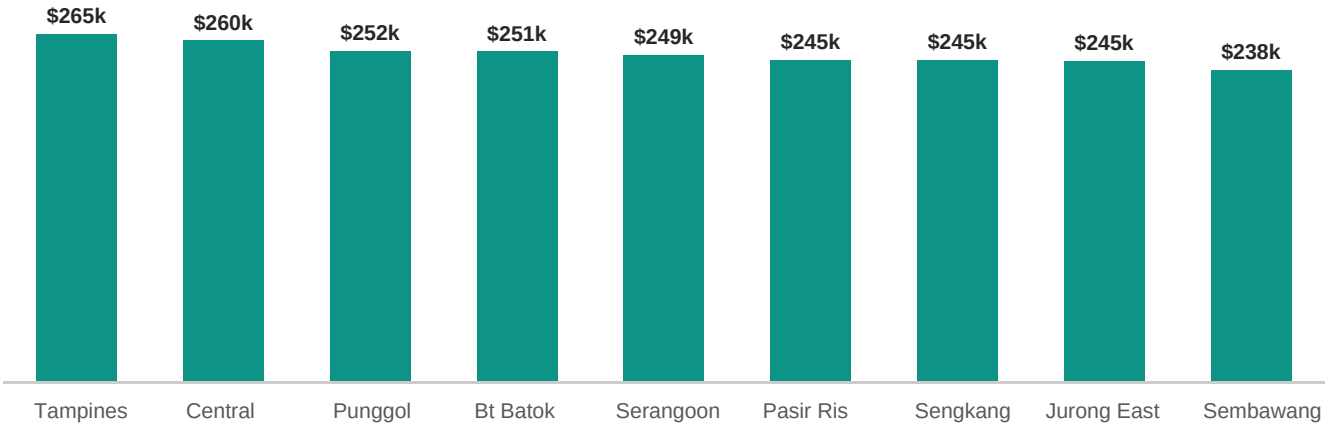
Median price by flat type (number sold), July 2007



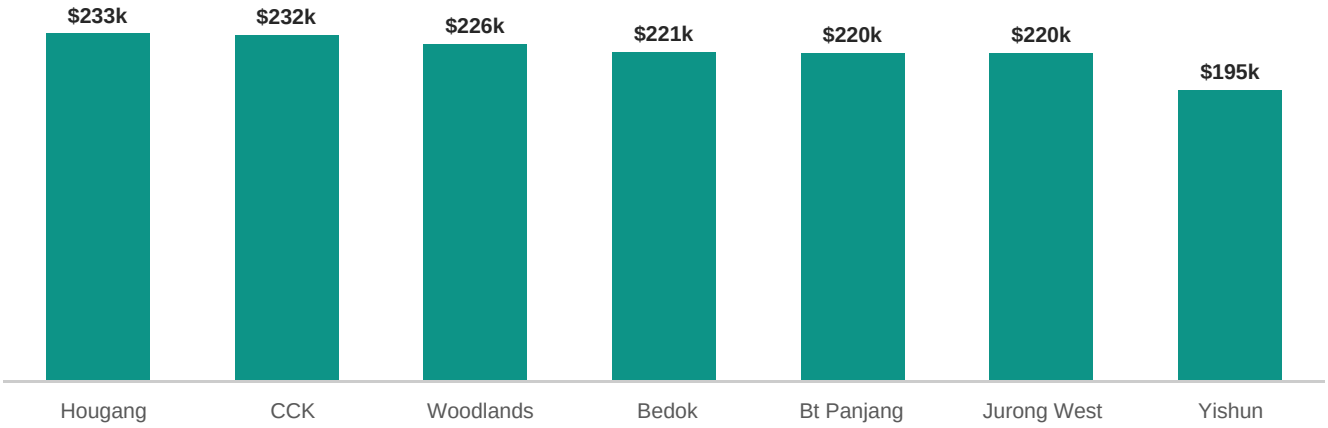
Median 4-room price by town, dearest first



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



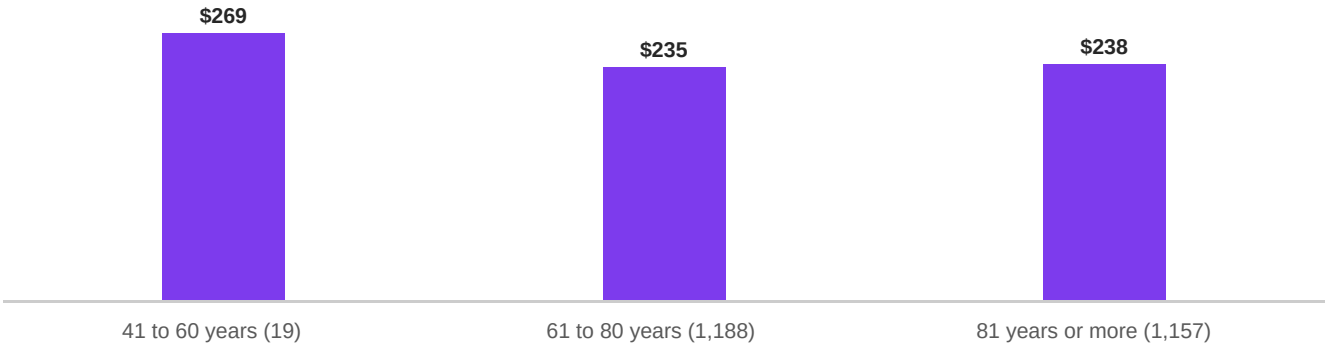
Median 4-room price by town, dearest first (continued)



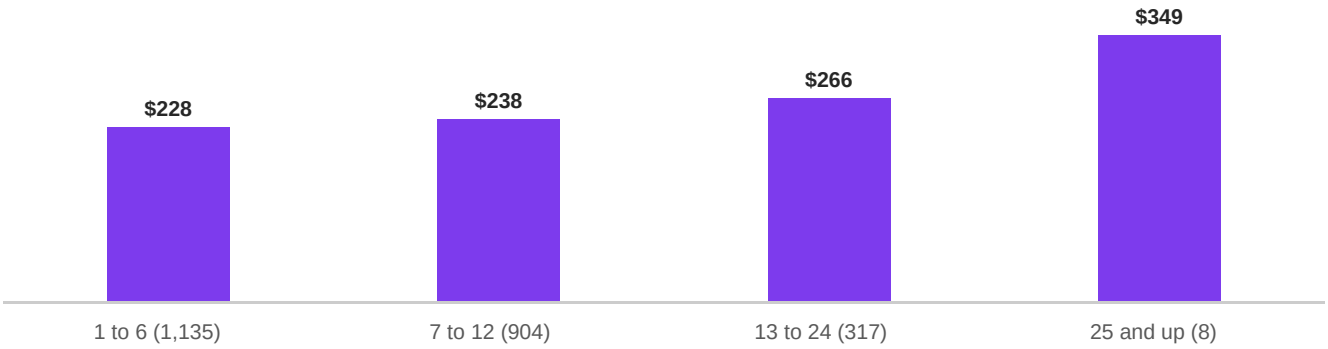
Town by town, July 2007

Ang Mo Kio: 111 sold - median $191,000 - 4-room median $275,000 - $249 psf
Bedok: 147 sold - median $210,000 - 4-room median $220,500 - $239 psf
Bishan: 49 sold - median $383,000 - 4-room median $315,500 - $296 psf
Bukit Batok: 89 sold - median $186,000 - 4-room median $251,400 - $222 psf
Bukit Merah: 82 sold - median $288,500 - 4-room median $375,500 - $328 psf
Bukit Panjang: 81 sold - median $240,000 - 4-room median $220,000 - $215 psf
Bukit Timah: 5 sold - median $370,000 - 4-room median n/a - $301 psf
Central Area: 12 sold - median $258,000 - 4-room median $260,000 - $348 psf
Choa Chu Kang: 122 sold - median $271,500 - 4-room median $231,888 - $217 psf
Clementi: 72 sold - median $226,500 - 4-room median $334,000 - $277 psf
Geylang: 54 sold - median $221,500 - 4-room median $329,000 - $259 psf
Hougang: 110 sold - median $253,500 - 4-room median $233,000 - $226 psf
Jurong East: 66 sold - median $224,000 - 4-room median $244,500 - $233 psf
Jurong West: 190 sold - median $220,000 - 4-room median $220,000 - $215 psf
Kallang/Whampoa: 61 sold - median $237,000 - 4-room median $300,000 - $267 psf
Marine Parade: 25 sold - median $278,000 - 4-room median $345,000 - $363 psf
Pasir Ris: 69 sold - median $330,000 - 4-room median $245,000 - $228 psf
Punggol: 82 sold - median $292,000 - 4-room median $252,000 - $259 psf
Queenstown: 67 sold - median $200,000 - 4-room median $364,050 - $299 psf
Sembawang: 56 sold - median $270,000 - 4-room median $237,500 - $237 psf
Sengkang: 126 sold - median $286,000 - 4-room median $245,000 - $246 psf
Serangoon: 44 sold - median $261,900 - 4-room median $249,000 - $233 psf
Tampines: 191 sold - median $280,000 - 4-room median $265,000 - $242 psf
Toa Payoh: 65 sold - median $226,000 - 4-room median $338,500 - $287 psf
Woodlands: 247 sold - median $248,000 - 4-room median $226,000 - $214 psf
Yishun: 141 sold - median $175,000 - 4-room median $195,000 - $203 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2007

$590,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,593 sqft - $370 psf - 87 yrs lease left

$565,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 16 to 18 - 1,184 sqft - $477 psf - 95 yrs lease left

$560,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $347 psf - 79 yrs lease left

$560,000 Blk 124B Bt Merah View, Bukit Merah
5-room - storey 04 to 06 - 1,421 sqft - $394 psf - 88 yrs lease left

$560,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 10 to 12 - 1,302 sqft - $430 psf - 88 yrs lease left

$551,000 Blk 16 Cantonment Cl, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $465 psf - 95 yrs lease left

$550,000 Blk 94 Havelock Rd, Bukit Merah
5-room - storey 19 to 21 - 1,270 sqft - $433 psf - 75 yrs lease left

$550,000 Blk 5 Farrer Rd, Bukit Timah
5-room - storey 13 to 15 - 1,324 sqft - $415 psf - 66 yrs lease left

$548,000 Blk 97 Lor 3 Toa Payoh, Toa Payoh
5-room - storey 04 to 06 - 1,453 sqft - $377 psf - 85 yrs lease left

$545,000 Blk 111A Depot Rd, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $440 psf - 98 yrs lease left

The 5 most affordable 4-room flats, July 2007

$153,000 Blk 660 Yishun Ave 4, Yishun

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

$155,000 Blk 15 Teck Whye Lane, Choa Chu Kang

4-room - storey 07 to 09 - 990 sqft - $157 psf - 71 yrs lease left

$156,500 Blk 408 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $173 psf - 80 yrs lease left

$160,000 Blk 253 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $177 psf - 77 yrs lease left

$161,000 Blk 407 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $178 psf - 80 yrs lease left

The 10 busiest streets, July 2007

Yishun Ring Rd, Yishun: 43 sales
Bedok Reservoir Rd, Bedok: 29 sales
Edgedale Plains, Punggol: 28 sales
Tampines St 21, Tampines: 28 sales
Choa Chu Kang Cres, Choa Chu Kang: 27 sales
Punggol Field, Punggol: 26 sales
Woodlands Dr 75, Woodlands: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Jelapang Rd, Bukit Panjang: 23 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 23 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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