HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2007

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

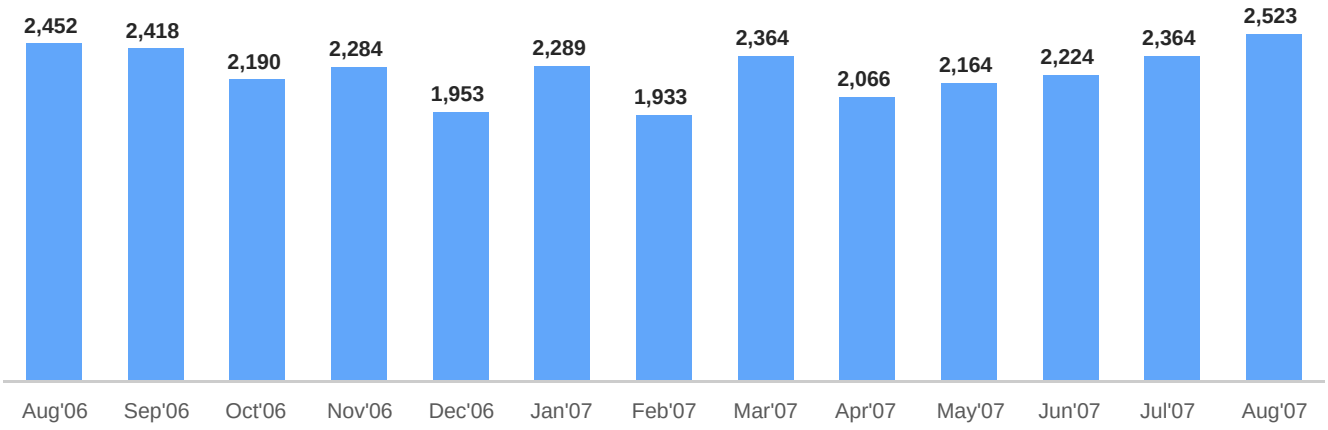
Flats sold: 2,523 Median price: $257,000 Median $psf: $240
Million-dollar flats: 0 (0.0%) Highest price: $720,000 (Bukit Merah)

Against the month before: sales +6.7%, median price +2.0%. Against a year ago: sales +2.9%, median price +12.4%.

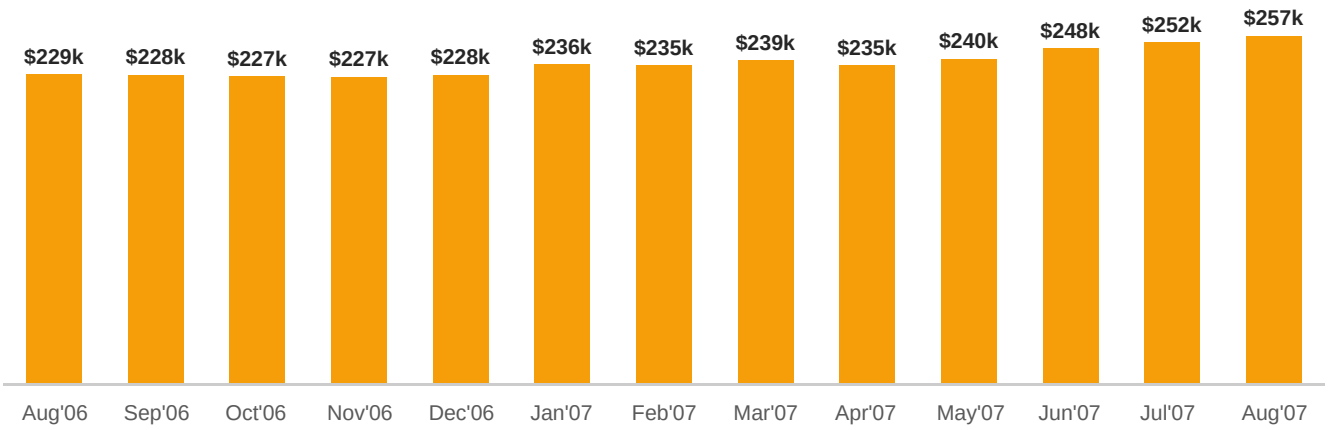
At a glance

- 2,523 HDB resale flats changed hands in August 2007, 6.7% more than the month before (2,364).
- Half of all flats sold for $257,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $248,000 (857 sales), or about $238 per square foot.
- The highest price was $720,000 for a 5-room flat at Blk 121 Kim Tian Pl, Bukit Merah.
- For a 4-room flat, the most affordable town was Yishun (median $200,000) and the dearest was Queenstown (median $400,000).
- The busiest town was Woodlands with 238 sales.

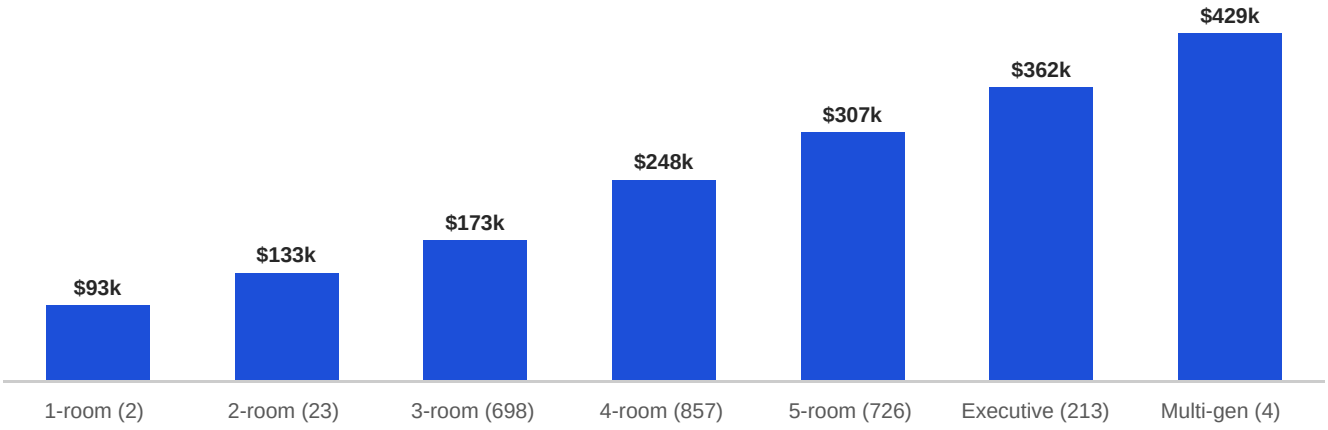
Flats sold each month, last 13 months



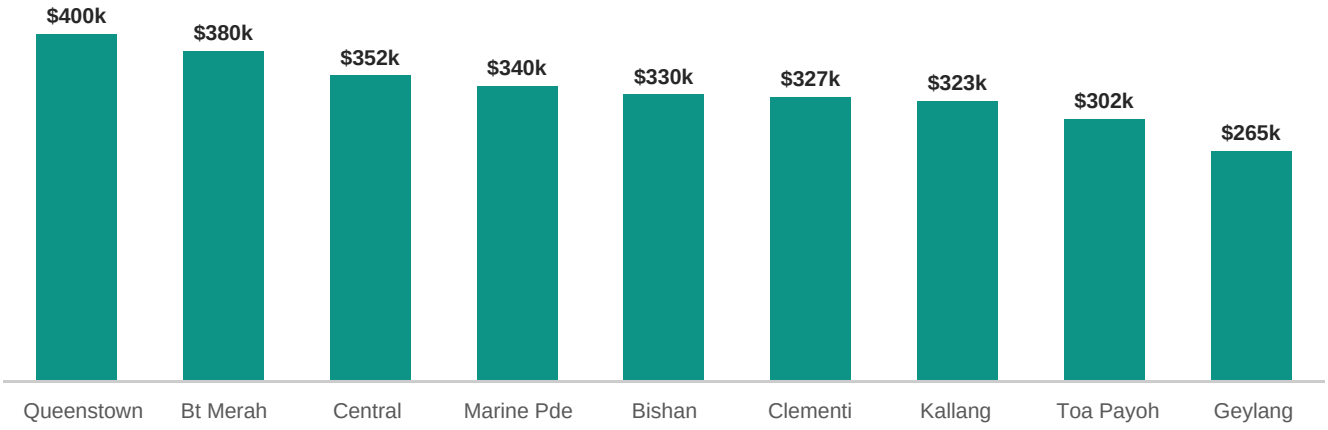
Median price each month, last 13 months



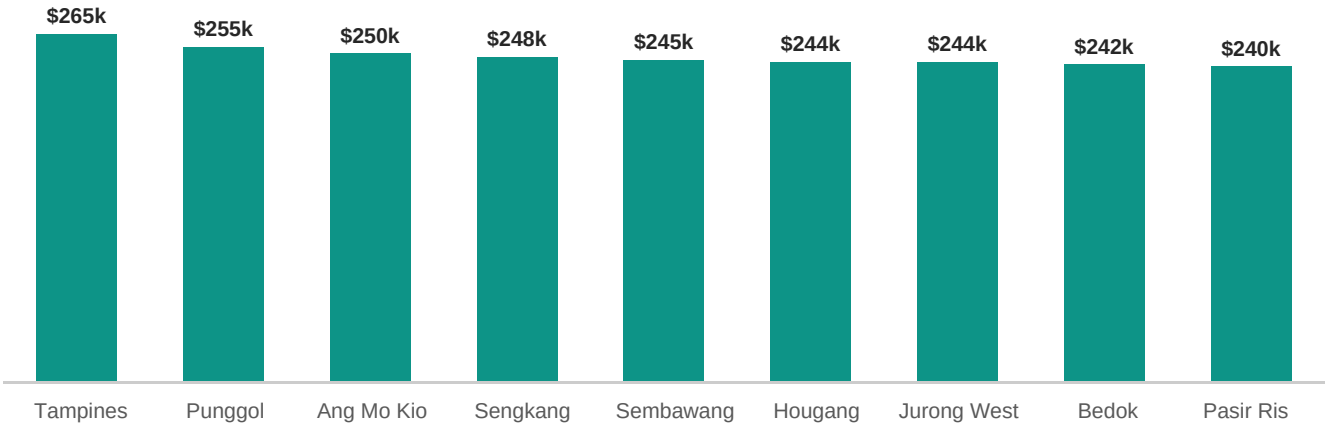
Median price by flat type (number sold), August 2007



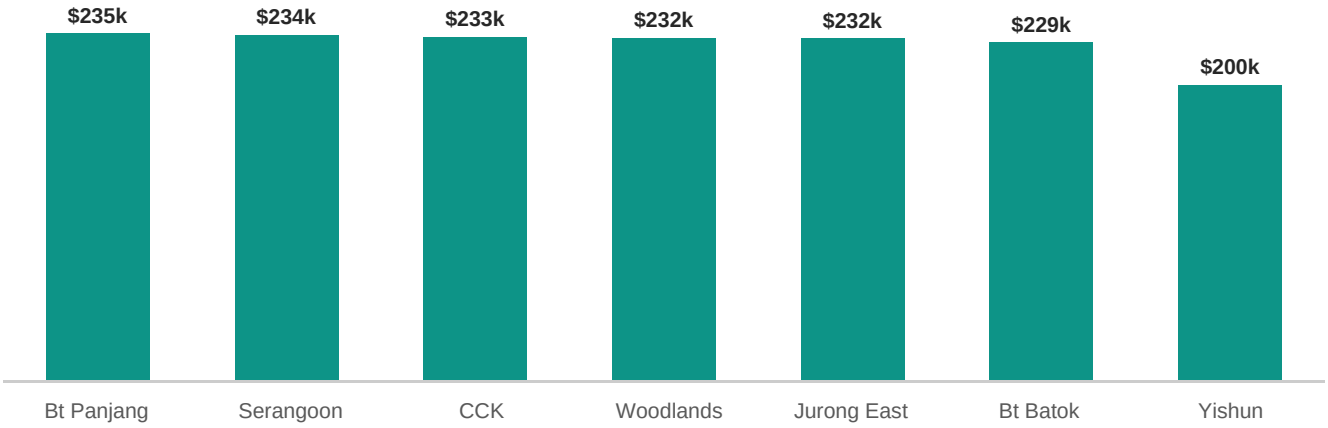
Median 4-room price by town, dearest first



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



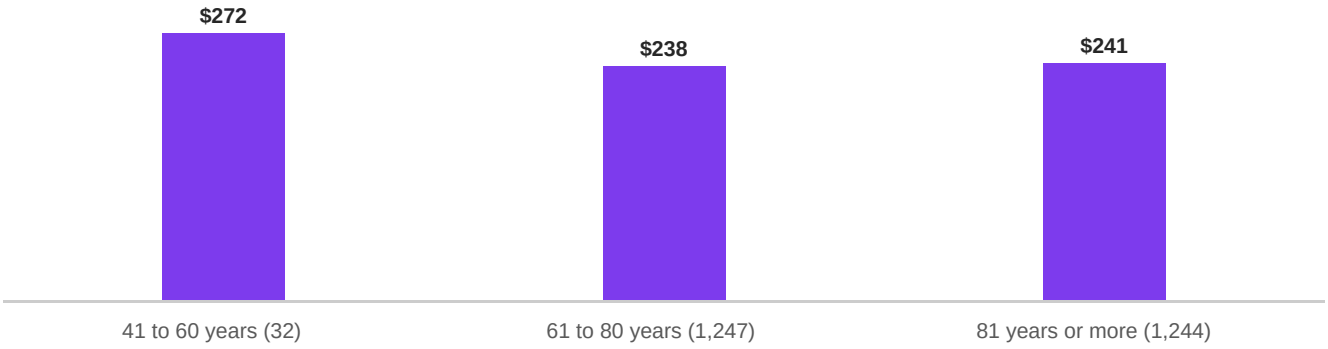
Median 4-room price by town, dearest first (continued)



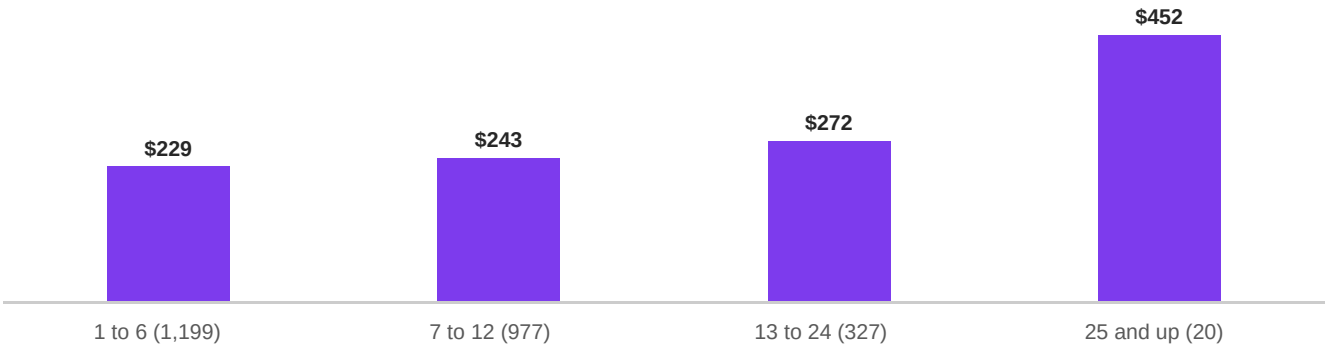
Town by town, August 2007

Ang Mo Kio: 113 sold - median $191,200 - 4-room median $250,000 - $242 psf
Bedok: 151 sold - median $220,000 - 4-room median $241,500 - $245 psf
Bishan: 61 sold - median $368,000 - 4-room median $330,000 - $305 psf
Bukit Batok: 110 sold - median $211,000 - 4-room median $229,000 - $231 psf
Bukit Merah: 111 sold - median $320,000 - 4-room median $380,000 - $318 psf
Bukit Panjang: 100 sold - median $267,000 - 4-room median $235,000 - $227 psf
Bukit Timah: 4 sold - median $460,000 - 4-room median n/a - $349 psf
Central Area: 9 sold - median $282,000 - 4-room median $351,888 - $428 psf
Choa Chu Kang: 116 sold - median $263,500 - 4-room median $232,500 - $217 psf
Clementi: 58 sold - median $219,000 - 4-room median $327,000 - $266 psf
Geylang: 72 sold - median $188,000 - 4-room median $265,000 - $254 psf
Hougang: 123 sold - median $260,500 - 4-room median $243,500 - $235 psf
Jurong East: 65 sold - median $219,000 - 4-room median $231,500 - $228 psf
Jurong West: 199 sold - median $241,000 - 4-room median $243,500 - $222 psf
Kallang/Whampoa: 75 sold - median $260,000 - 4-room median $322,500 - $276 psf
Marine Parade: 17 sold - median $338,000 - 4-room median $340,000 - $372 psf
Pasir Ris: 87 sold - median $295,000 - 4-room median $240,000 - $221 psf
Punggol: 83 sold - median $303,000 - 4-room median $255,000 - $266 psf
Queenstown: 76 sold - median $200,000 - 4-room median $400,000 - $297 psf
Sembawang: 63 sold - median $286,000 - 4-room median $245,000 - $239 psf
Sengkang: 140 sold - median $290,000 - 4-room median $247,500 - $253 psf
Serangoon: 50 sold - median $230,000 - 4-room median $234,000 - $234 psf
Tampines: 163 sold - median $285,000 - 4-room median $265,000 - $244 psf
Toa Payoh: 76 sold - median $225,500 - 4-room median $302,000 - $290 psf
Woodlands: 238 sold - median $260,000 - 4-room median $232,000 - $212 psf
Yishun: 163 sold - median $187,000 - 4-room median $200,000 - $208 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2007

$720,000 Blk 121 Kim Tian Pl, Bukit Merah
5-room - storey 28 to 30 - 1,238 sqft - $582 psf - 93 yrs lease left

$638,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,615 sqft - $395 psf - 80 yrs lease left

$635,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $401 psf - 87 yrs lease left

$625,000 Blk 121A Kim Tian Pl, Bukit Merah
5-room - storey 13 to 15 - 1,238 sqft - $505 psf - 93 yrs lease left

$608,000 Blk 12 Jln Bt Merah, Bukit Merah
5-room - storey 22 to 24 - 1,324 sqft - $459 psf - 88 yrs lease left

$608,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 01 to 03 - 1,453 sqft - $418 psf - 87 yrs lease left

$606,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 04 to 06 - 1,367 sqft - $443 psf - 87 yrs lease left

$590,000 Blk 4A Boon Tiong Rd, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $477 psf - 97 yrs lease left

$585,000 Blk 22 Jln Membina, Bukit Merah
5-room - storey 25 to 27 - 1,184 sqft - $494 psf - 95 yrs lease left

$585,000 Blk 13 Marine Ter, Marine Parade
5-room - storey 13 to 15 - 1,378 sqft - $425 psf - 67 yrs lease left

The 5 most affordable 4-room flats, August 2007

$155,000 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $173 psf - 79 yrs lease left

$156,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $159 psf - 72 yrs lease left

$157,000 Blk 236 Bt Panjang Ring Rd, Bukit Panjang

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

$160,000 Blk 349 Woodlands Ave 3, Woodlands

4-room - storey 01 to 03 - 904 sqft - $177 psf - 80 yrs lease left

$162,000 Blk 254 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $179 psf - 77 yrs lease left

The 10 busiest streets, August 2007

Yishun Ring Rd, Yishun: 55 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 31 sales
Bedok Reservoir Rd, Bedok: 29 sales
Jelapang Rd, Bukit Panjang: 25 sales
Choa Chu Kang Cres, Choa Chu Kang: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Edgefield Plains, Punggol: 22 sales
Bedok Nth St 3, Bedok: 21 sales
Edgedale Plains, Punggol: 21 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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