HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2007

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:12 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2007-10/

October 2007 in full

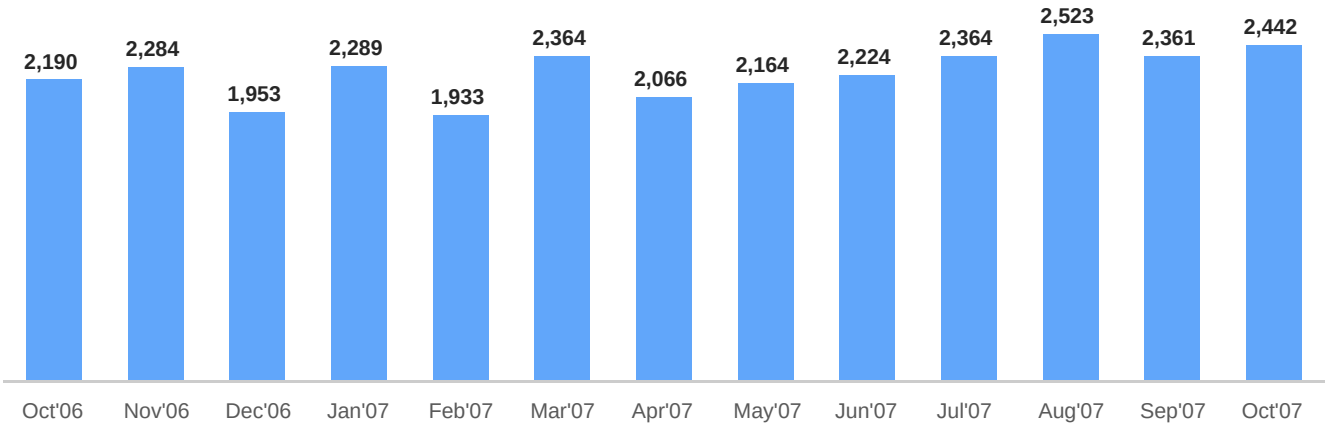
Flats sold: 2,442 Median price: $266,000 Median $psf: $253
Million-dollar flats: 0 (0.0%) Highest price: $730,000 (Queenstown)

Against the month before: sales +3.4%, median price +2.3%. Against a year ago: sales +11.5%, median price +17.2%.

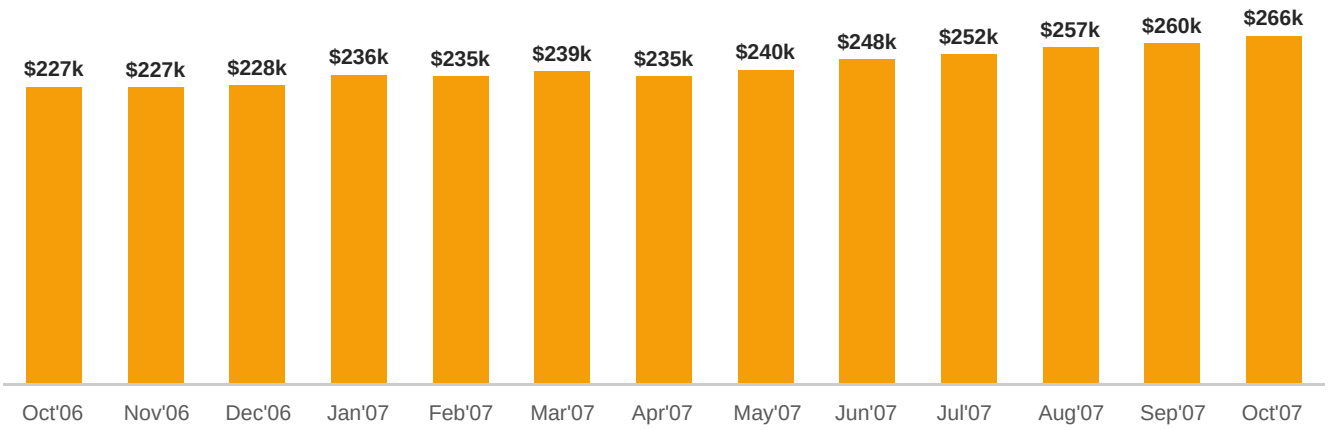
At a glance

- 2,442 HDB resale flats changed hands in October 2007, 3.4% more than the month before (2,361).
- Half of all flats sold for $266,000 or less (the median price), up 2.3% from the month before.
- A typical 4-room flat sold for $258,000 (920 sales), or about $248 per square foot.
- The highest price was $730,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $203,500) and the dearest was Central Area (median $435,000).
- The busiest town was Woodlands with 229 sales.

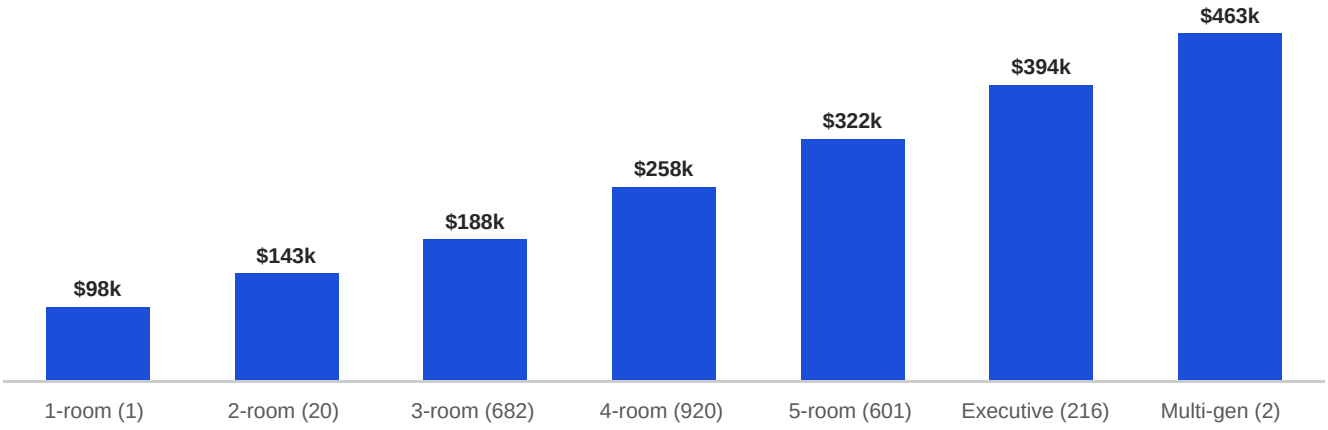
Flats sold each month, last 13 months



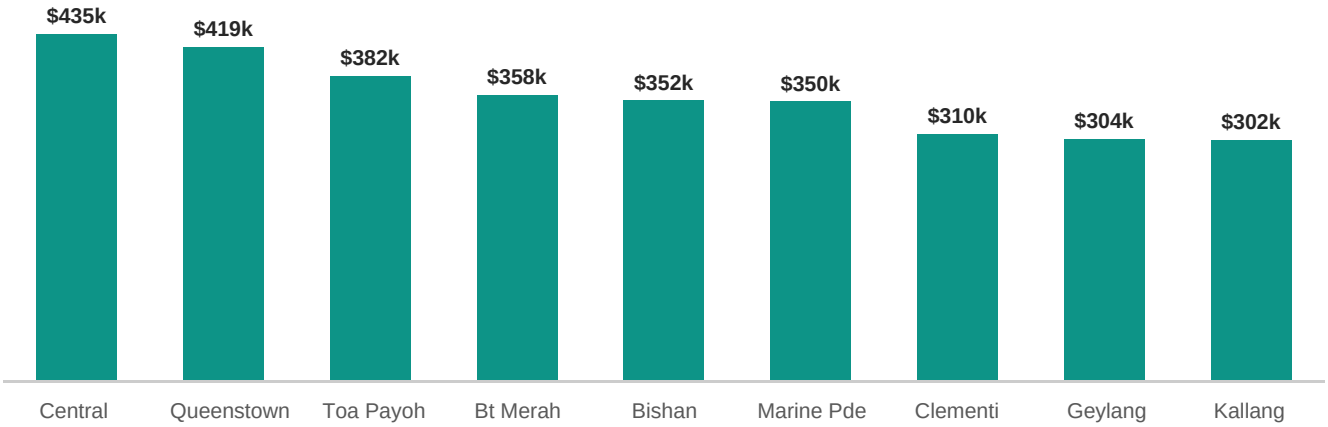
Median price each month, last 13 months



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



Median 4-room price by town, dearest first



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



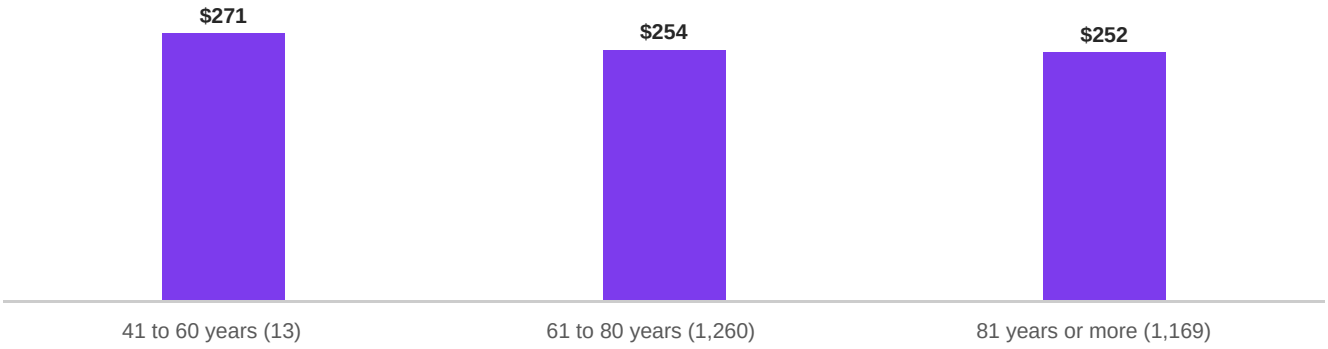
Median 4-room price by town, dearest first (continued)



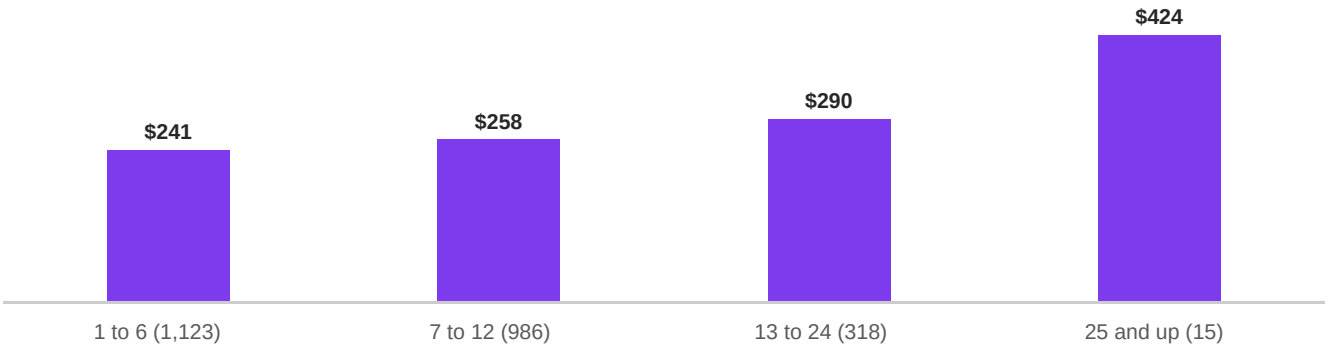
Town by town, October 2007

Ang Mo Kio: 135 sold - median $218,000 - 4-room median $263,500 - $265 psf
Bedok: 140 sold - median $221,000 - 4-room median $245,000 - $257 psf
Bishan: 50 sold - median $369,500 - 4-room median $351,500 - $333 psf
Bukit Batok: 104 sold - median $242,500 - 4-room median $286,400 - $245 psf
Bukit Merah: 96 sold - median $262,500 - 4-room median $358,000 - $329 psf
Bukit Panjang: 91 sold - median $265,000 - 4-room median $224,400 - $235 psf
Bukit Timah: 4 sold - median $390,000 - 4-room median n/a - $352 psf
Central Area: 19 sold - median $297,000 - 4-room median $435,000 - $416 psf
Choa Chu Kang: 141 sold - median $270,000 - 4-room median $248,500 - $231 psf
Clementi: 64 sold - median $270,000 - 4-room median $309,500 - $305 psf
Geylang: 66 sold - median $225,000 - 4-room median $303,500 - $271 psf
Hougang: 155 sold - median $262,000 - 4-room median $255,000 - $250 psf
Jurong East: 64 sold - median $225,000 - 4-room median $228,000 - $239 psf
Jurong West: 175 sold - median $230,000 - 4-room median $231,000 - $225 psf
Kallang/Whampoa: 67 sold - median $240,000 - 4-room median $302,000 - $301 psf
Marine Parade: 24 sold - median $297,500 - 4-room median $350,000 - $385 psf
Pasir Ris: 82 sold - median $314,000 - 4-room median $269,500 - $239 psf
Punggol: 73 sold - median $320,000 - 4-room median $277,400 - $279 psf
Queenstown: 81 sold - median $245,000 - 4-room median $418,500 - $336 psf
Sembawang: 66 sold - median $290,500 - 4-room median $252,000 - $245 psf
Sengkang: 117 sold - median $295,000 - 4-room median $265,000 - $263 psf
Serangoon: 60 sold - median $278,000 - 4-room median $250,000 - $252 psf
Tampines: 122 sold - median $290,000 - 4-room median $281,000 - $259 psf
Toa Payoh: 94 sold - median $230,000 - 4-room median $382,000 - $300 psf
Woodlands: 229 sold - median $270,000 - 4-room median $238,000 - $223 psf
Yishun: 123 sold - median $200,000 - 4-room median $203,500 - $215 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2007

$730,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $452 psf - 87 yrs lease left

$710,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 25 to 27 - 1,313 sqft - $541 psf - 69 yrs lease left

$710,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,679 sqft - $423 psf - 87 yrs lease left

$700,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 22 to 24 - 1,432 sqft - $489 psf - 87 yrs lease left

$690,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,572 sqft - $439 psf - 87 yrs lease left

$675,000 Blk 54 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,809 sqft - $240 psf - 64 yrs lease left

$650,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 16 to 18 - 1,302 sqft - $499 psf - 88 yrs lease left

$640,000 Blk 121A Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,238 sqft - $517 psf - 93 yrs lease left

$639,000 Blk 12 Dover Cl East, Queenstown
5-room - storey 16 to 18 - 1,259 sqft - $507 psf - 70 yrs lease left

$638,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,572 sqft - $406 psf - 87 yrs lease left

The 5 most affordable 4-room flats, October 2007

$152,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $155 psf - 69 yrs lease left

$158,000 Blk 437 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $175 psf - 80 yrs lease left

$160,000 Blk 174 Yishun Ave 7, Yishun

4-room - storey 07 to 09 - 893 sqft - $179 psf - 79 yrs lease left

$160,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $177 psf - 80 yrs lease left

$160,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $177 psf - 80 yrs lease left

The 10 busiest streets, October 2007

Choa Chu Kang Cres, Choa Chu Kang: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 37 sales
Bedok Reservoir Rd, Bedok: 34 sales
Yishun Ring Rd, Yishun: 32 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 25 sales
Hougang Ave 8, Hougang: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 22 sales
Edgedale Plains, Punggol: 22 sales
Rivervale Dr, Sengkang: 22 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