HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2007

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:00 pm.
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November 2007 in full

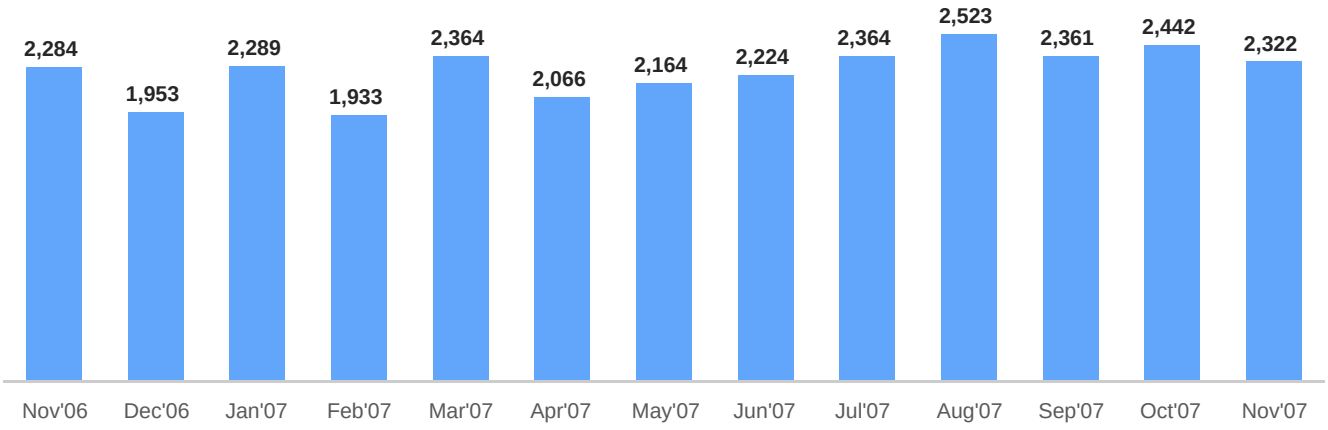
Flats sold: 2,322 **Median price: $265,000** **Median $psf: $259**
Million-dollar flats: 0 (0.0%) **Highest price: $780,000 (Queenstown)**

Against the month before: sales -4.9%, median price -0.4%. Against a year ago: sales +1.7%, median price +16.9%.

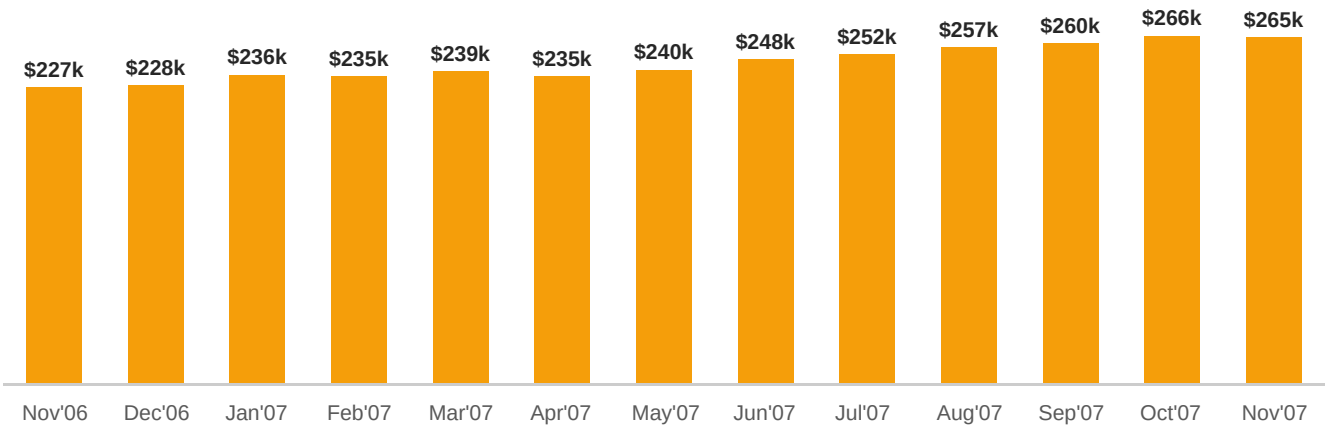
At a glance

- 2,322 HDB resale flats changed hands in November 2007, 4.9% fewer than the month before (2,442).
- Half of all flats sold for $265,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $260,000 (870 sales), or about $251 per square foot.
- The highest price was $780,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $219,200) and the dearest was Queenstown (median $432,500).
- The busiest town was Woodlands with 220 sales.

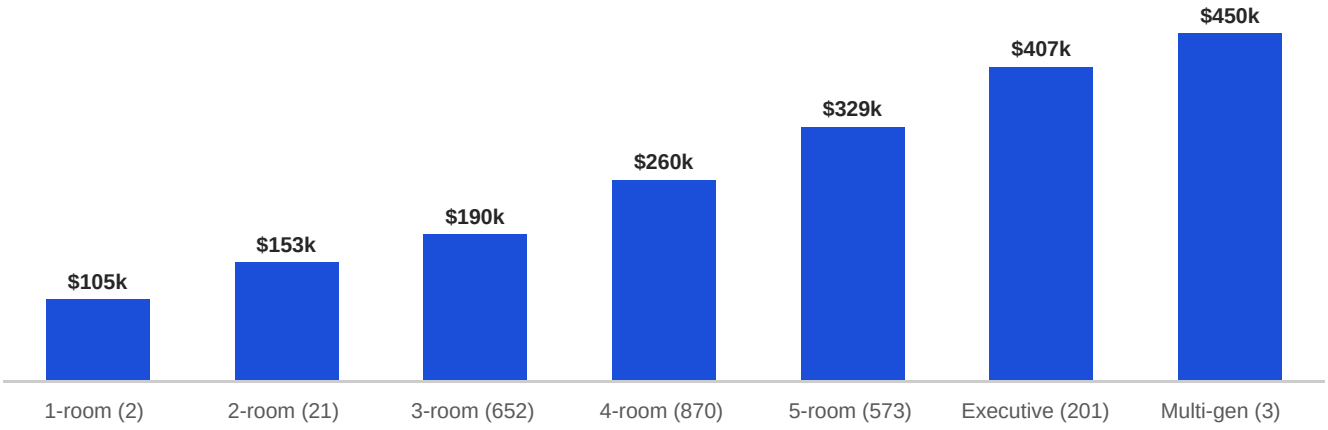
Flats sold each month, last 13 months



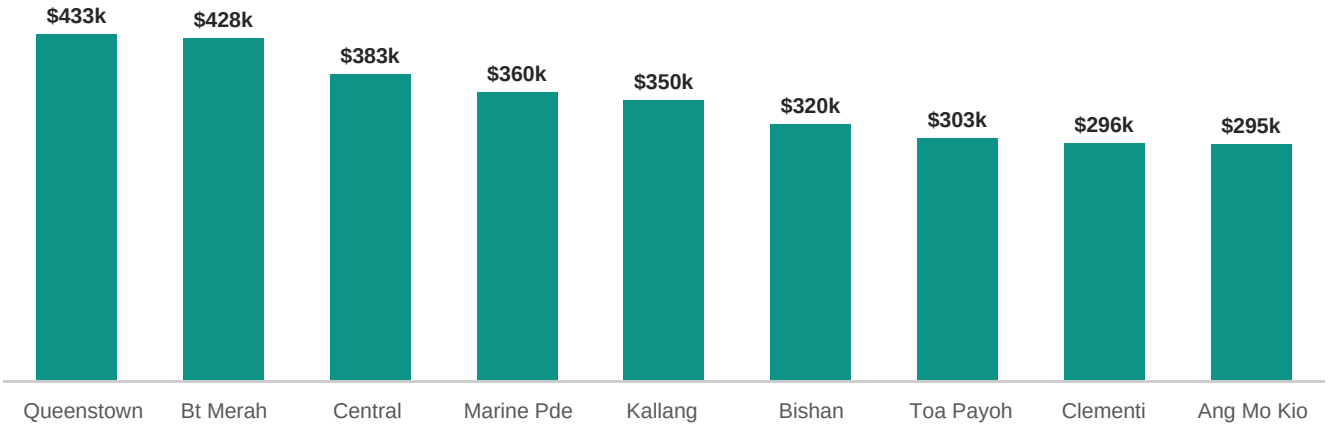
Median price each month, last 13 months



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



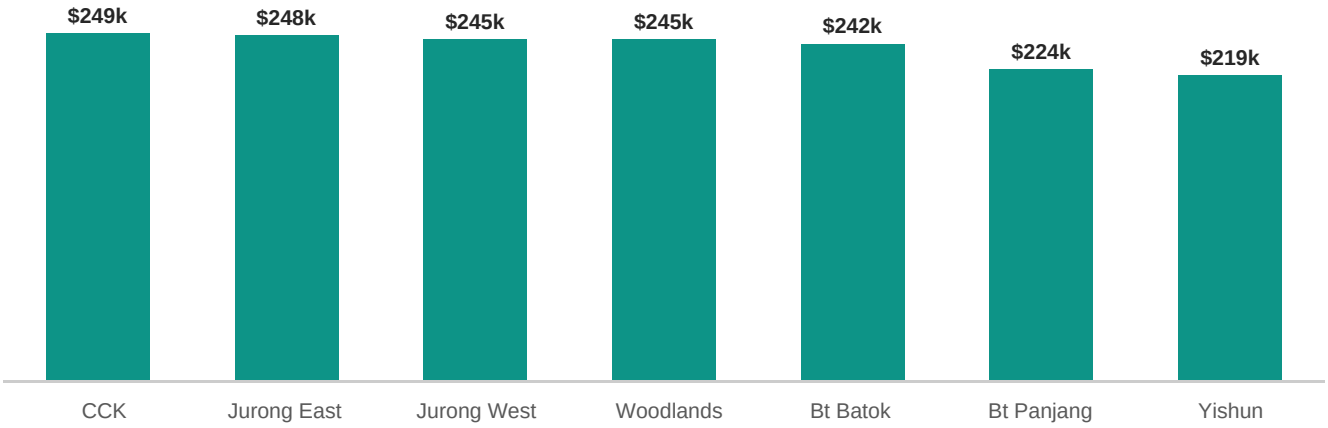
Median 4-room price by town, dearest first



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



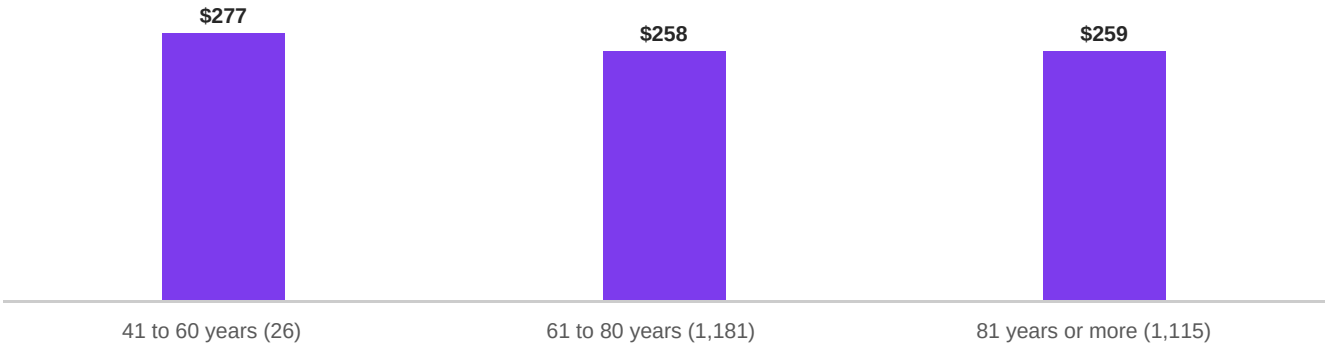
Median 4-room price by town, dearest first (continued)



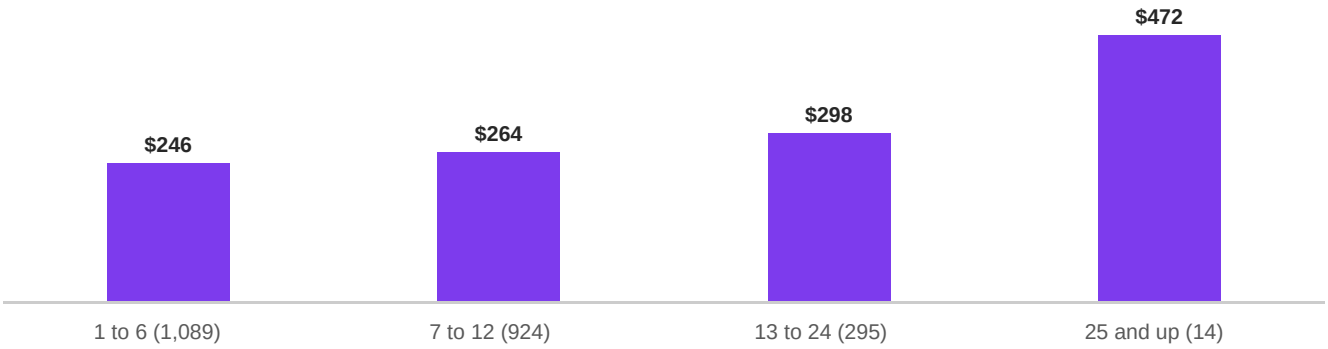
Town by town, November 2007

Ang Mo Kio: 108 sold - median $232,250 - 4-room median $295,000 - $278 psf
Bedok: 148 sold - median $216,500 - 4-room median $255,500 - $263 psf
Bishan: 53 sold - median $370,000 - 4-room median $320,000 - $325 psf
Bukit Batok: 98 sold - median $225,000 - 4-room median $242,000 - $245 psf
Bukit Merah: 104 sold - median $379,000 - 4-room median $427,500 - $383 psf
Bukit Panjang: 80 sold - median $253,250 - 4-room median $223,500 - $227 psf
Bukit Timah: 5 sold - median $400,000 - 4-room median n/a - $357 psf
Central Area: 17 sold - median $310,000 - 4-room median $382,500 - $408 psf
Choa Chu Kang: 112 sold - median $258,000 - 4-room median $249,444 - $227 psf
Clementi: 60 sold - median $254,500 - 4-room median $296,000 - $303 psf
Geylang: 59 sold - median $196,000 - 4-room median $287,500 - $267 psf
Hougang: 128 sold - median $270,000 - 4-room median $256,000 - $250 psf
Jurong East: 57 sold - median $248,000 - 4-room median $248,000 - $252 psf
Jurong West: 164 sold - median $253,000 - 4-room median $245,000 - $233 psf
Kallang/Whampoa: 65 sold - median $250,000 - 4-room median $350,000 - $316 psf
Marine Parade: 15 sold - median $338,000 - 4-room median $360,000 - $389 psf
Pasir Ris: 61 sold - median $315,000 - 4-room median $261,500 - $242 psf
Punggol: 66 sold - median $330,000 - 4-room median $279,250 - $284 psf
Queenstown: 83 sold - median $240,000 - 4-room median $432,500 - $341 psf
Sembawang: 58 sold - median $282,500 - 4-room median $254,500 - $250 psf
Sengkang: 131 sold - median $299,000 - 4-room median $267,000 - $268 psf
Serangoon: 70 sold - median $264,000 - 4-room median $257,500 - $265 psf
Tampines: 140 sold - median $291,000 - 4-room median $277,000 - $263 psf
Toa Payoh: 79 sold - median $242,888 - 4-room median $302,500 - $311 psf
Woodlands: 220 sold - median $265,000 - 4-room median $245,000 - $221 psf
Yishun: 141 sold - median $207,000 - 4-room median $219,200 - $219 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2007

$780,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,679 sqft - $465 psf - 87 yrs lease left

$755,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,593 sqft - $474 psf - 87 yrs lease left

$728,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $451 psf - 87 yrs lease left

$660,000 Blk 81 Strathmore Ave, Queenstown
5-room - storey 13 to 15 - 1,421 sqft - $465 psf - 85 yrs lease left

$645,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 13 to 15 - 1,302 sqft - $495 psf - 88 yrs lease left

$640,000 Blk 23 Jln Membina, Bukit Merah
5-room - storey 13 to 15 - 1,184 sqft - $541 psf - 95 yrs lease left

$640,000 Blk 124B Bt Merah View, Bukit Merah
5-room - storey 16 to 18 - 1,432 sqft - $447 psf - 88 yrs lease left

$630,000 Blk 186 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,528 sqft - $412 psf - 79 yrs lease left

$630,000 Blk 143 Mei Ling St, Queenstown
5-room - storey 07 to 09 - 1,496 sqft - $421 psf - 87 yrs lease left

$628,000 Blk 3 Holland Cl, Queenstown
5-room - storey 01 to 03 - 1,335 sqft - $471 psf - 90 yrs lease left

The 5 most affordable 4-room flats, November 2007

$145,000 Blk 257 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $160 psf - 78 yrs lease left

$156,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang

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

$161,000 Blk 279 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $178 psf - 77 yrs lease left

$163,000 Blk 280 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $180 psf - 77 yrs lease left

$163,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $180 psf - 80 yrs lease left

The 10 busiest streets, November 2007

Bedok Reservoir Rd, Bedok: 35 sales
Yishun Ring Rd, Yishun: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Bedok Nth St 3, Bedok: 22 sales
Choa Chu Kang Cres, Choa Chu Kang: 22 sales
Rivervale Dr, Sengkang: 22 sales
Woodlands Dr 75, Woodlands: 21 sales
Jurong West St 61, Jurong West: 20 sales
Edgefield Plains, Punggol: 20 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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