HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2007

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

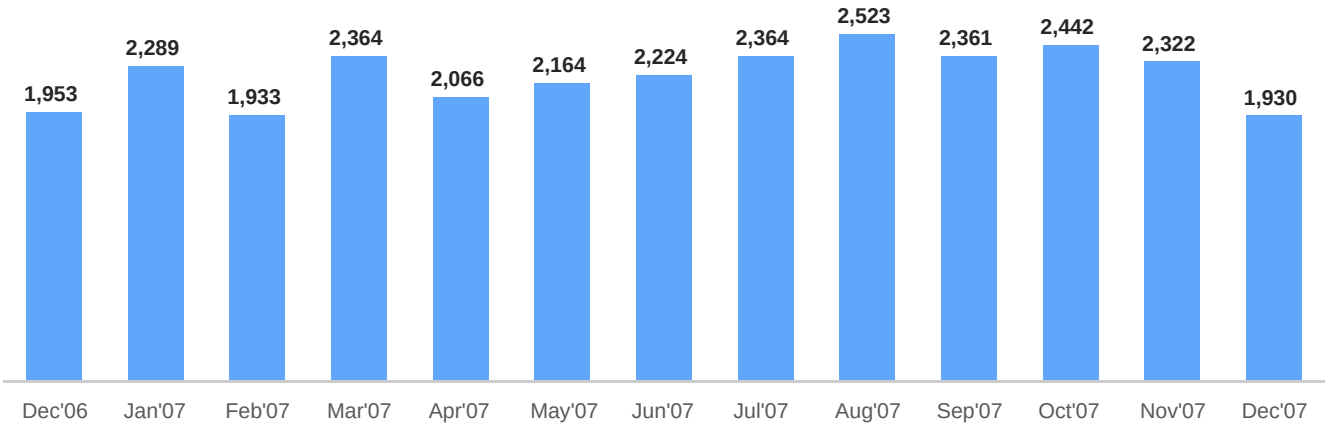
Flats sold: 1,930 **Median price: $270,000** **Median $psf: $266**
Million-dollar flats: 0 (0.0%) **Highest price: $765,000 (Queenstown)**

Against the month before: sales -16.9%, median price +1.9%. Against a year ago: sales -1.2%, median price +18.4%.

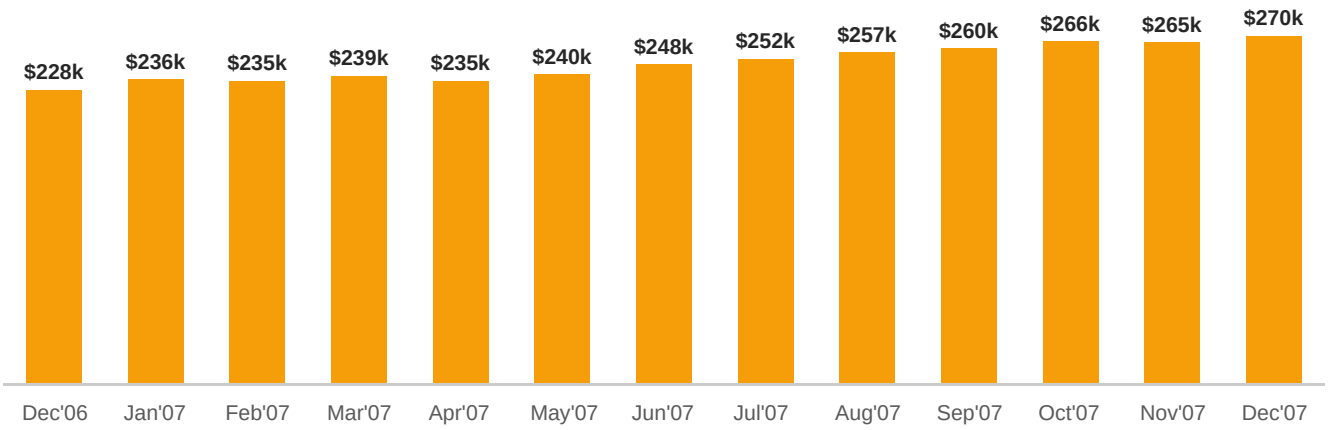
At a glance

- 1,930 HDB resale flats changed hands in December 2007, 16.9% fewer than the month before (2,322).
- Half of all flats sold for $270,000 or less (the median price), up 1.9% from the month before.
- A typical 4-room flat sold for $266,000 (759 sales), or about $258 per square foot.
- The highest price was $765,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $209,000) and the dearest was Bukit Merah (median $455,000).
- The busiest town was Woodlands with 194 sales.

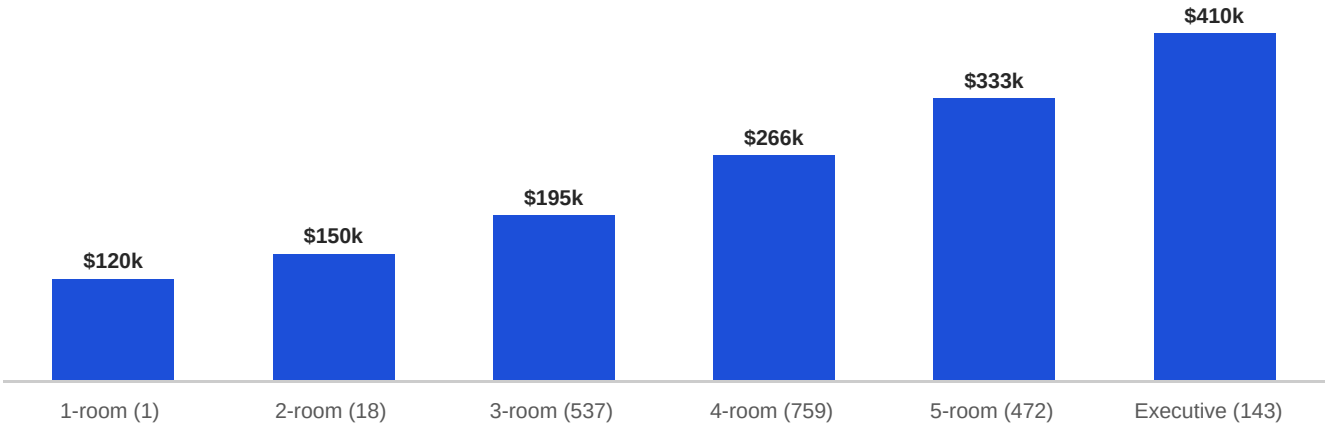
Flats sold each month, last 13 months



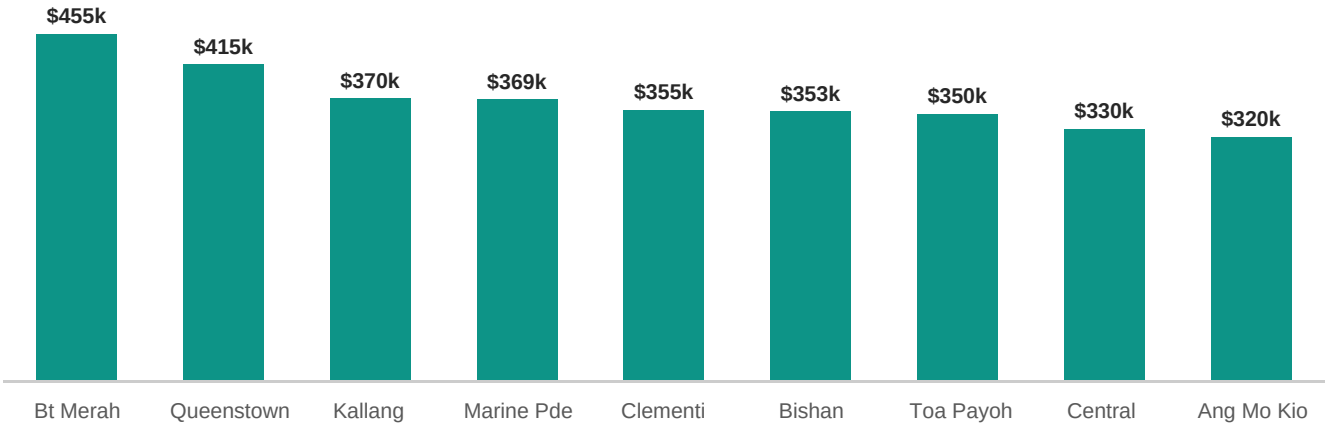
Median price each month, last 13 months



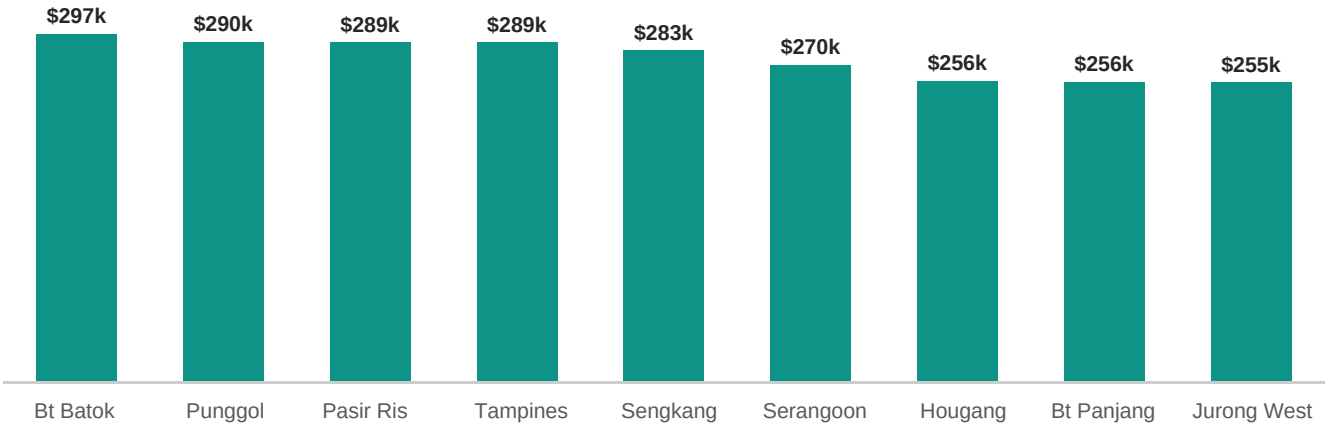
Median price by flat type (number sold), December 2007



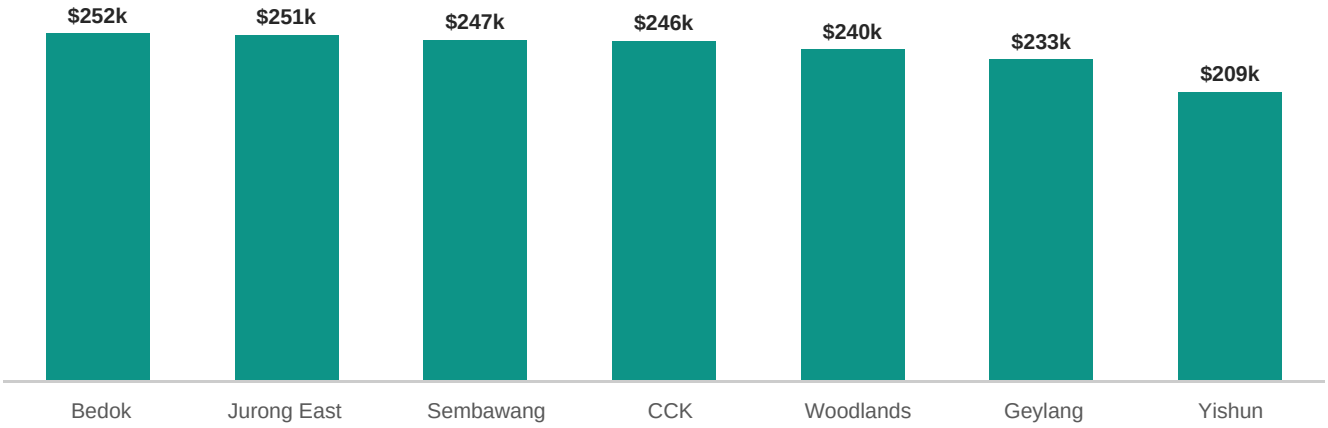
Median 4-room price by town, dearest first



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



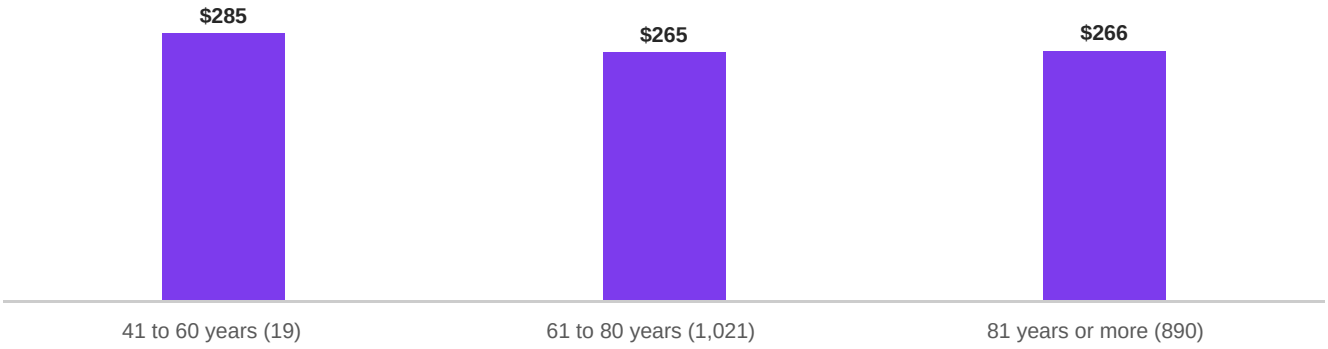
Median 4-room price by town, dearest first (continued)



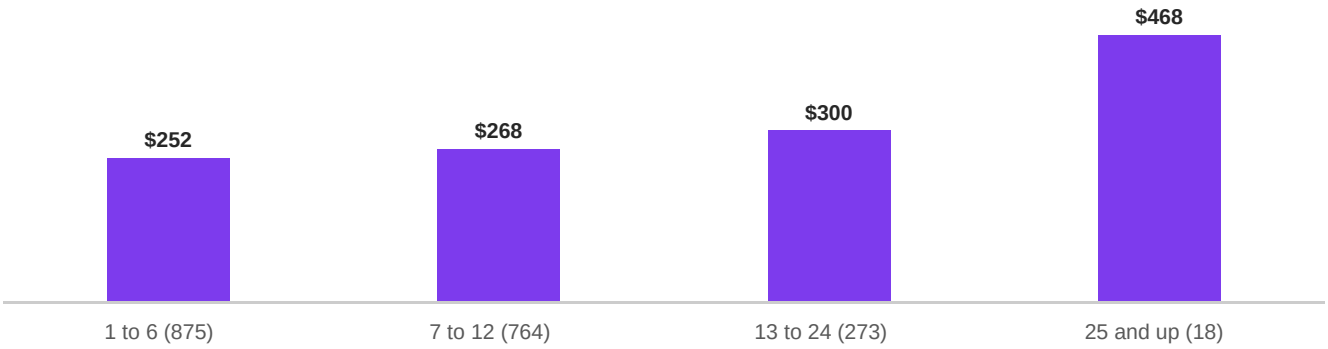
Town by town, December 2007

Ang Mo Kio: 94 sold - median $229,500 - 4-room median $320,000 - $275 psf
Bedok: 106 sold - median $229,000 - 4-room median $251,500 - $269 psf
Bishan: 42 sold - median $387,500 - 4-room median $353,000 - $328 psf
Bukit Batok: 82 sold - median $252,500 - 4-room median $296,500 - $257 psf
Bukit Merah: 86 sold - median $353,000 - 4-room median $455,000 - $359 psf
Bukit Panjang: 57 sold - median $285,000 - 4-room median $255,500 - $247 psf
Bukit Timah: 7 sold - median $440,000 - 4-room median n/a - $335 psf
Central Area: 14 sold - median $307,000 - 4-room median $330,000 - $415 psf
Choa Chu Kang: 86 sold - median $261,000 - 4-room median $246,000 - $228 psf
Clementi: 54 sold - median $230,000 - 4-room median $355,000 - $295 psf
Geylang: 47 sold - median $218,000 - 4-room median $232,500 - $269 psf
Hougang: 116 sold - median $280,000 - 4-room median $256,444 - $254 psf
Jurong East: 47 sold - median $237,000 - 4-room median $250,550 - $259 psf
Jurong West: 119 sold - median $262,000 - 4-room median $255,000 - $241 psf
Kallang/Whampoa: 62 sold - median $319,444 - 4-room median $370,000 - $327 psf
Marine Parade: 16 sold - median $366,500 - 4-room median $369,000 - $406 psf
Pasir Ris: 50 sold - median $308,250 - 4-room median $289,000 - $257 psf
Punggol: 44 sold - median $349,500 - 4-room median $289,500 - $299 psf
Queenstown: 74 sold - median $233,500 - 4-room median $415,000 - $338 psf
Sembawang: 57 sold - median $292,000 - 4-room median $246,900 - $258 psf
Sengkang: 94 sold - median $307,000 - 4-room median $282,500 - $277 psf
Serangoon: 44 sold - median $275,000 - 4-room median $270,000 - $262 psf
Tampines: 127 sold - median $298,000 - 4-room median $289,000 - $272 psf
Toa Payoh: 66 sold - median $232,000 - 4-room median $350,000 - $311 psf
Woodlands: 194 sold - median $261,000 - 4-room median $240,000 - $227 psf
Yishun: 145 sold - median $205,000 - 4-room median $209,000 - $221 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2007

$765,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,582 sqft - $483 psf - 87 yrs lease left

$750,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,690 sqft - $444 psf - 87 yrs lease left

$740,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,690 sqft - $438 psf - 87 yrs lease left

$730,000 Blk 14 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,313 sqft - $556 psf - 67 yrs lease left

$693,000 Blk 28 Marine Cres, Marine Parade
5-room - storey 19 to 21 - 1,356 sqft - $511 psf - 67 yrs lease left

$680,000 Blk 7 Ghim Moh Rd, Queenstown
5-room - storey 25 to 27 - 1,259 sqft - $540 psf - 69 yrs lease left

$660,000 Blk 700C Ang Mo Kio Ave 6, Ang Mo Kio
5-room - storey 22 to 24 - 1,184 sqft - $557 psf - 95 yrs lease left

$660,000 Blk 20 Jln Membina, Bukit Merah
5-room - storey 28 to 30 - 1,184 sqft - $557 psf - 95 yrs lease left

$653,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $416 psf - 80 yrs lease left

$641,000 Blk 11 Cantonment Cl, Bukit Merah
5-room - storey 19 to 21 - 1,184 sqft - $541 psf - 94 yrs lease left

The 5 most affordable 4-room flats, December 2007

$160,000 Blk 388 Yishun Ring Rd, Yishun

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

$162,000 Blk 255 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $179 psf - 77 yrs lease left

$164,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $167 psf - 69 yrs lease left

$165,000 Blk 251 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $182 psf - 76 yrs lease left

$165,000 Blk 439 Yishun Ave 11, Yishun

4-room - storey 07 to 09 - 904 sqft - $182 psf - 80 yrs lease left

The 10 busiest streets, December 2007

Yishun Ring Rd, Yishun: 44 sales
Woodlands Dr 75, Woodlands: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 22 sales
Choa Chu Kang Cres, Choa Chu Kang: 22 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 21 sales
Bedok Reservoir Rd, Bedok: 20 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Woodlands Ring Rd, Woodlands: 19 sales
Hougang Ave 8, Hougang: 18 sales
Jurong East St 21, Jurong East: 16 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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