HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2003

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:54 pm.
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January 2003 in full

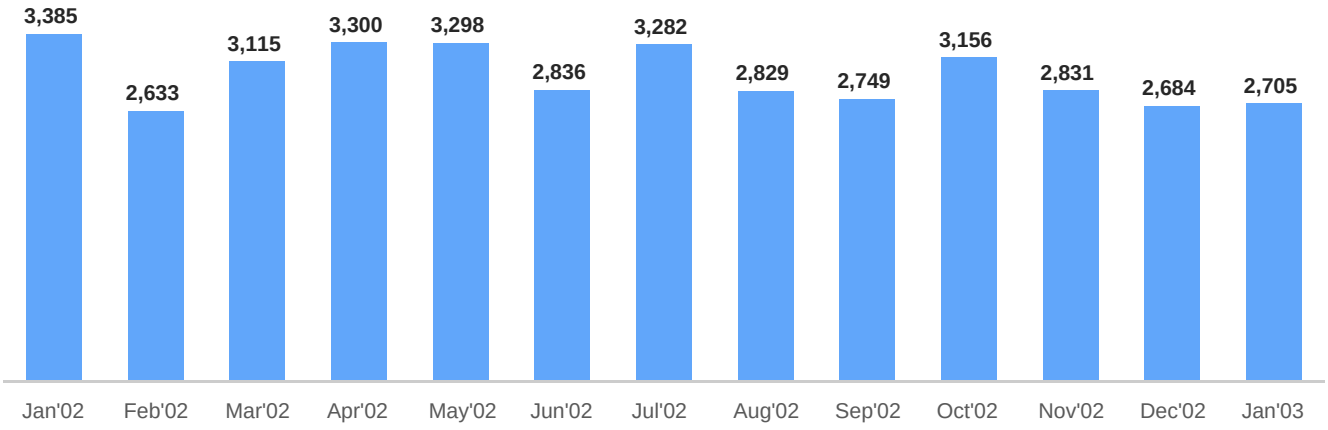
Flats sold: 2,705 Median price: $209,000 Median $psf: $209
Million-dollar flats: 0 (0.0%) Highest price: $563,000 (Bishan)

Against the month before: sales +0.8%, median price -0.5%. Against a year ago: sales -20.1%, median price -2.8%.

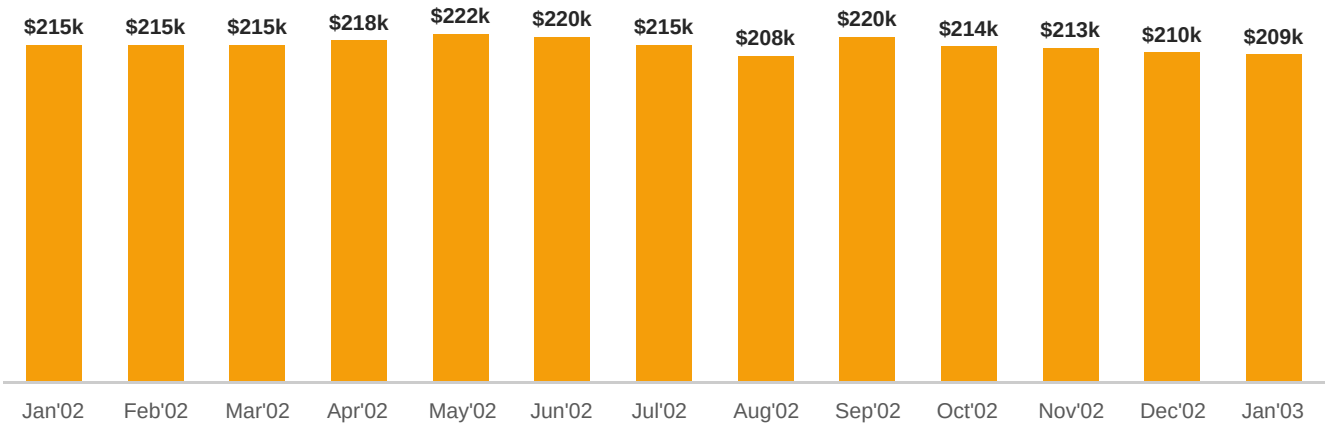
At a glance

- 2,705 HDB resale flats changed hands in January 2003, 0.8% more than the month before (2,684).
- Half of all flats sold for $209,000 or less (the median price), down 0.5% from the month before.
- A typical 4-room flat sold for $216,000 (1,134 sales), or about $202 per square foot.
- The highest price was $563,000 for an executive flat at Blk 102 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $186,400) and the dearest was Toa Payoh (median $324,500).
- The busiest town was Woodlands with 332 sales.

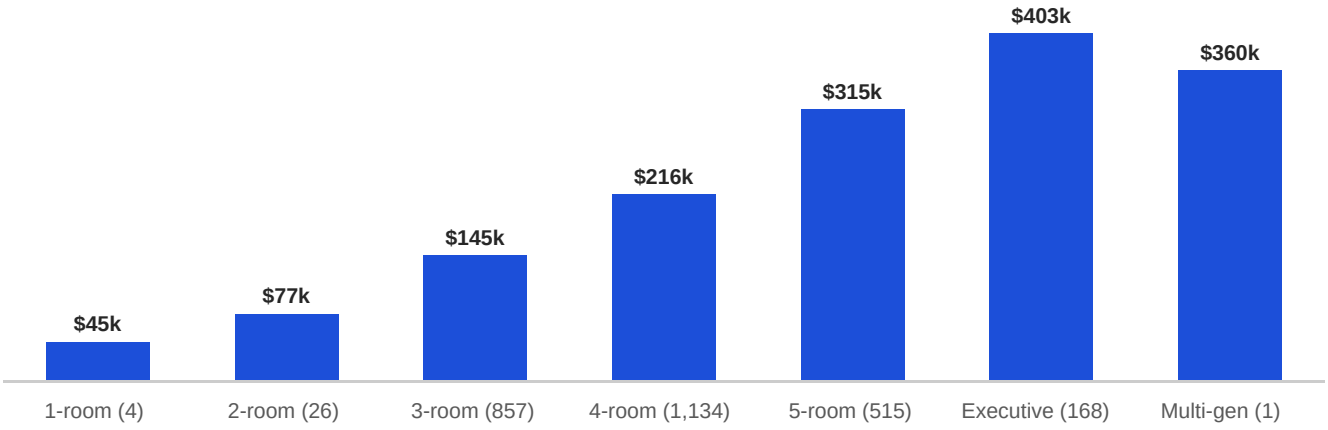
Flats sold each month, last 13 months



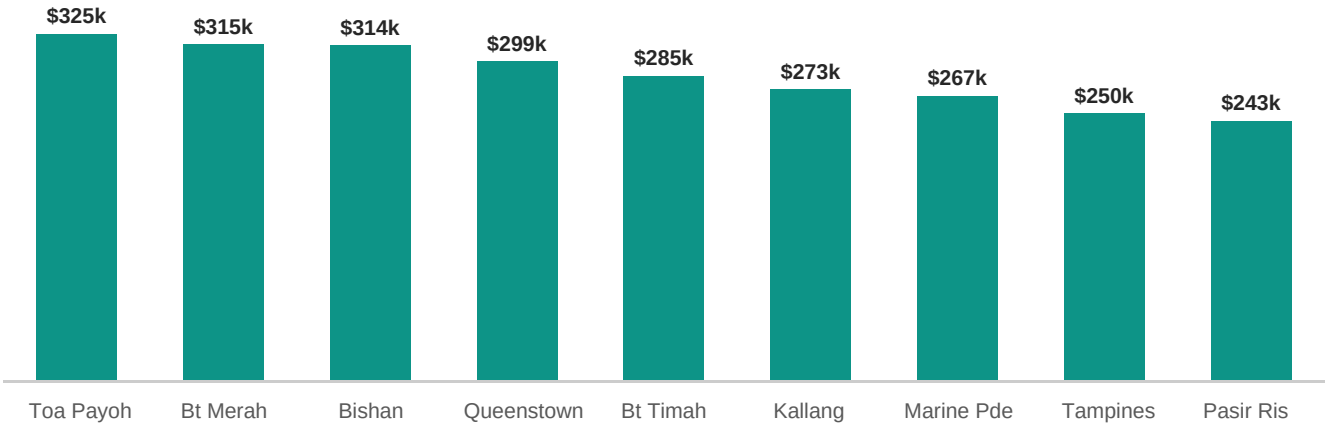
Median price each month, last 13 months



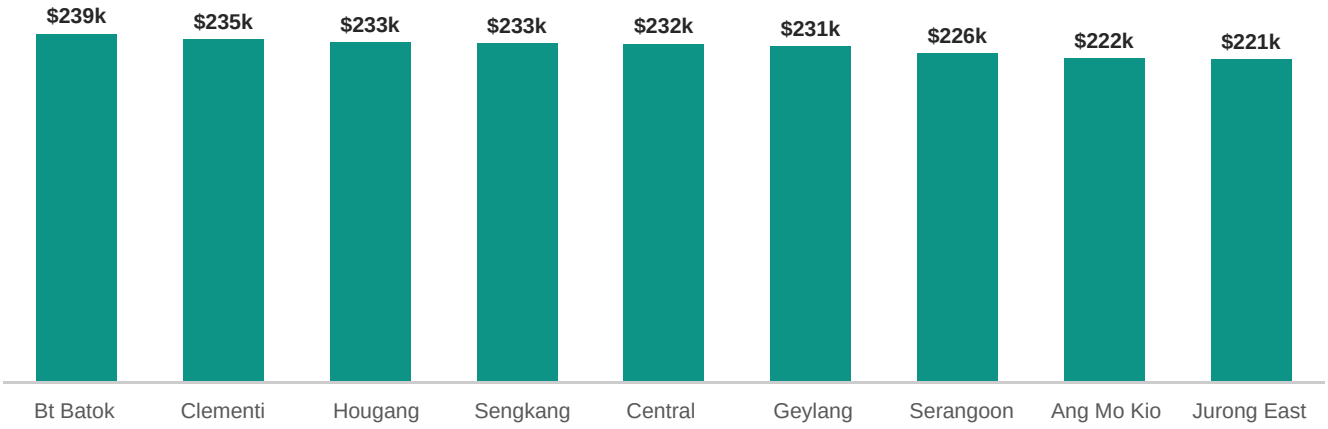
Median price by flat type (number sold), January 2003



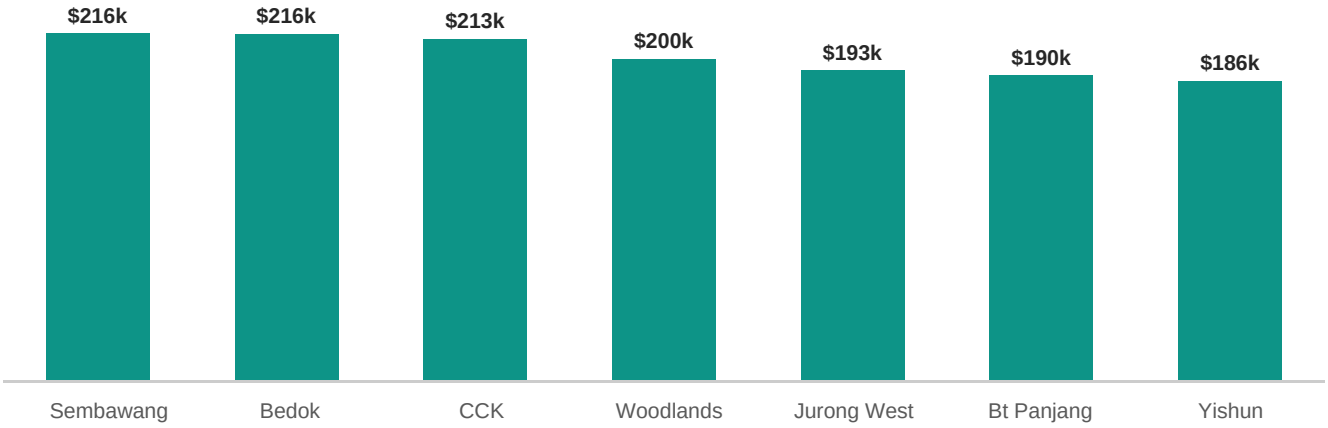
Median 4-room price by town, dearest first



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



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



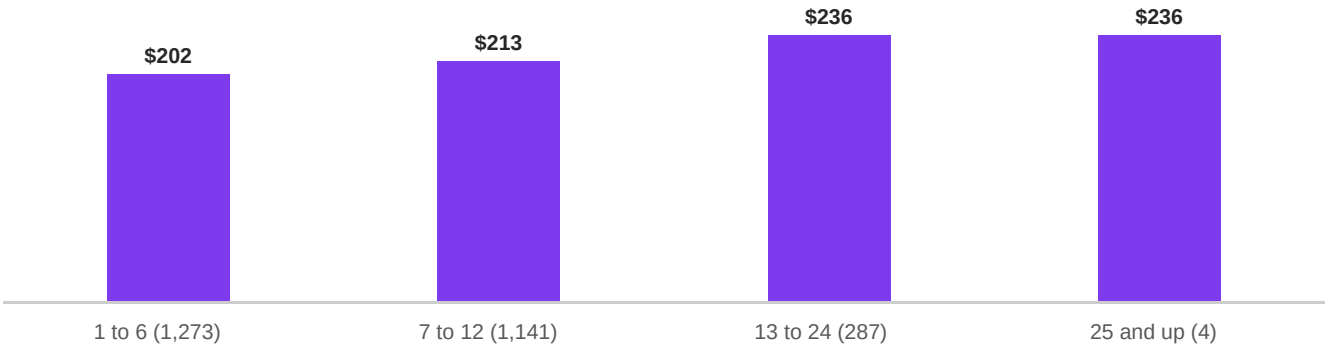
Town by town, January 2003

Ang Mo Kio: 155 sold - median $159,000 - 4-room median $222,000 - $207 psf
Bedok: 172 sold - median $200,000 - 4-room median $215,800 - $214 psf
Bishan: 37 sold - median $305,000 - 4-room median $313,500 - $276 psf
Bukit Batok: 158 sold - median $230,000 - 4-room median $239,000 - $206 psf
Bukit Merah: 77 sold - median $170,000 - 4-room median $314,500 - $232 psf
Bukit Panjang: 101 sold - median $200,000 - 4-room median $190,000 - $183 psf
Bukit Timah: 6 sold - median $284,500 - 4-room median $285,000 - $261 psf
Central Area: 18 sold - median $202,500 - 4-room median $232,000 - $280 psf
Choa Chu Kang: 145 sold - median $235,000 - 4-room median $212,500 - $210 psf
Clementi: 73 sold - median $176,800 - 4-room median $235,000 - $226 psf
Geylang: 65 sold - median $138,000 - 4-room median $230,500 - $197 psf
Hougang: 177 sold - median $236,000 - 4-room median $233,000 - $216 psf
Jurong East: 103 sold - median $237,000 - 4-room median $221,250 - $211 psf
Jurong West: 172 sold - median $200,000 - 4-room median $193,000 - $181 psf
Kallang/Whampoa: 75 sold - median $173,000 - 4-room median $272,500 - $219 psf
Marine Parade: 19 sold - median $229,000 - 4-room median $266,500 - $281 psf
Pasir Ris: 95 sold - median $318,000 - 4-room median $243,000 - $236 psf
Queenstown: 83 sold - median $152,500 - 4-room median $298,500 - $217 psf
Sembawang: 53 sold - median $222,000 - 4-room median $216,000 - $205 psf
Sengkang: 15 sold - median $242,500 - 4-room median $232,500 - $229 psf
Serangoon: 78 sold - median $225,250 - 4-room median $225,500 - $223 psf
Tampines: 225 sold - median $245,000 - 4-room median $250,000 - $232 psf
Toa Payoh: 78 sold - median $176,500 - 4-room median $324,500 - $238 psf
Woodlands: 332 sold - median $205,000 - 4-room median $200,000 - $190 psf
Yishun: 193 sold - median $172,000 - 4-room median $186,400 - $181 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2003

$563,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $349 psf - 83 yrs lease left

$547,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $350 psf - 89 yrs lease left

$531,500 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 19 to 21 - 1,356 sqft - $392 psf - 91 yrs lease left

$525,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $336 psf - 89 yrs lease left

$505,000 Blk 84B Lor 2 Toa Payoh, Toa Payoh
5-room - storey 16 to 18 - 1,313 sqft - $385 psf - 93 yrs lease left

$503,000 Blk 236A Serangoon Ave 2, Serangoon
Executive - storey 10 to 12 - 1,518 sqft - $331 psf - 94 yrs lease left

$500,000 Blk 115 Bt Purmei Rd, Bukit Merah
5-room - storey 16 to 18 - 1,485 sqft - $337 psf - 81 yrs lease left

$500,000 Blk 7A C'wealth Ave, Queenstown
5-room - storey 10 to 12 - 1,485 sqft - $337 psf - 92 yrs lease left

$495,000 Blk 29A Chai Chee Ave, Bedok
Executive - storey 07 to 09 - 1,561 sqft - $317 psf - 92 yrs lease left

$495,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 25 to 27 - 1,292 sqft - $383 psf - 71 yrs lease left

The 5 most affordable 4-room flats, January 2003

$123,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $131 psf - 71 yrs lease left

$136,200 Blk 26 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $139 psf - 73 yrs lease left

$141,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $156 psf - 83 yrs lease left

$141,800 Blk 437 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $157 psf - 84 yrs lease left

$142,000 Blk 280 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $157 psf - 81 yrs lease left

The 10 busiest streets, January 2003

Woodlands Ring Rd, Woodlands: 53 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 49 sales
Jelapang Rd, Bukit Panjang: 49 sales
Yishun Ring Rd, Yishun: 46 sales
Bt Batok St 25, Bukit Batok: 38 sales
Woodlands Dr 14, Woodlands: 37 sales
Toh Guan Rd, Jurong East: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Bedok Reservoir Rd, Bedok: 31 sales
Hougang Ave 8, Hougang: 27 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