HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: February 2003

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

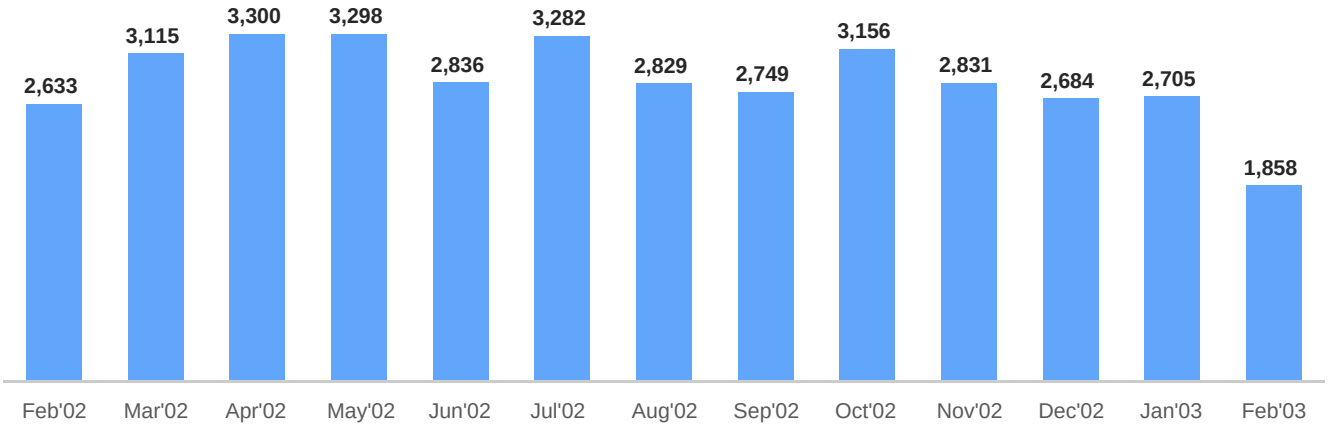
**Flats sold: 1,858** **Median price: $210,000** **Median $psf: $212**
**Million-dollar flats: 0 (0.0%)** **Highest price: $670,000 (Queenstown)**

Against the month before: sales -31.3%, median price +0.5%. Against a year ago: sales -29.4%, median price -2.3%.

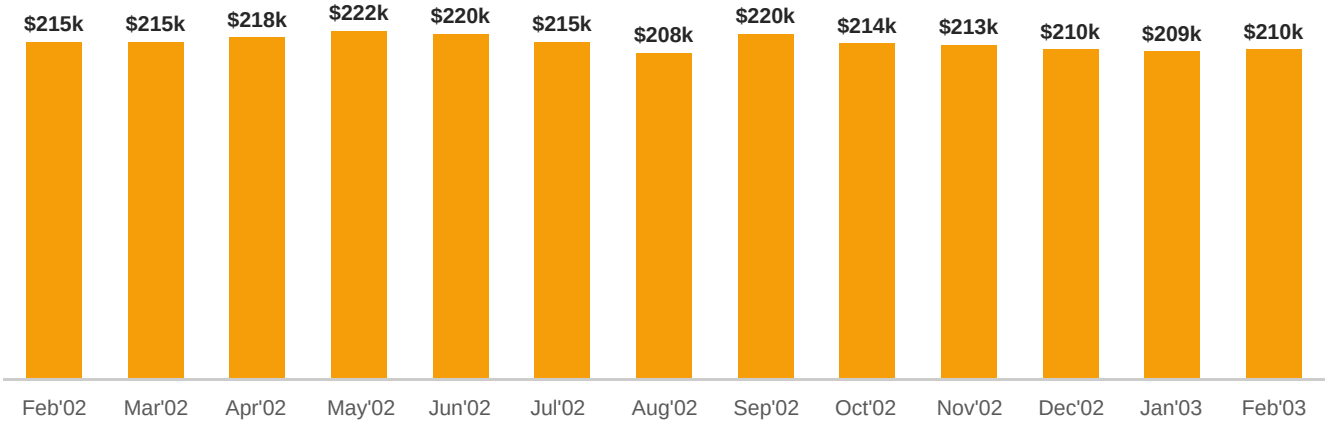
### At a glance

- 1,858 HDB resale flats changed hands in February 2003, 31.3% fewer than the month before (2,705).
- Half of all flats sold for $210,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $216,000 (755 sales), or about $204 per square foot.
- The highest price was $670,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $175,000) and the dearest was Queenstown (median $355,000).
- The busiest town was Woodlands with 203 sales.

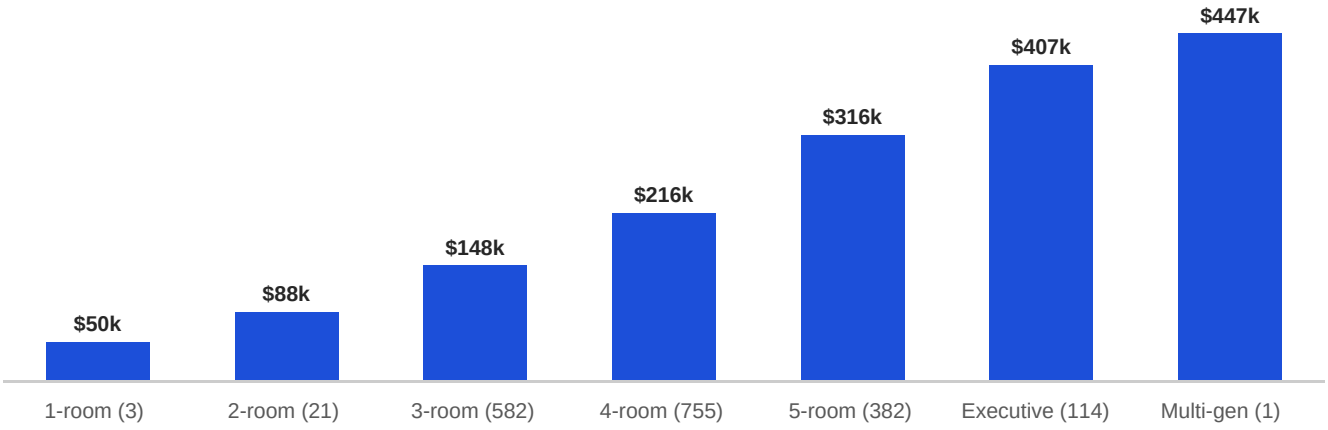
**Flats sold each month, last 13 months**



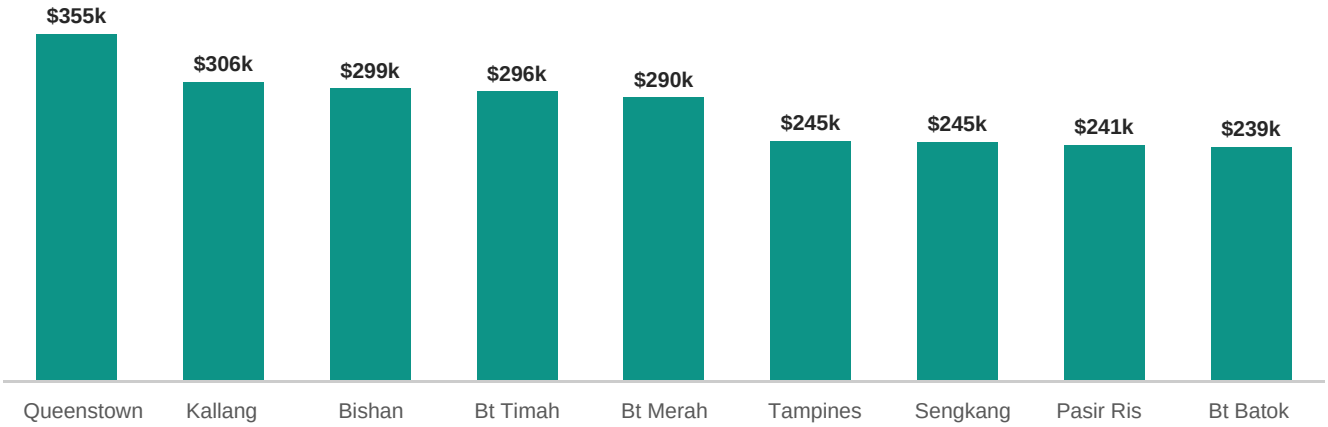

**Median price each month, last 13 months**



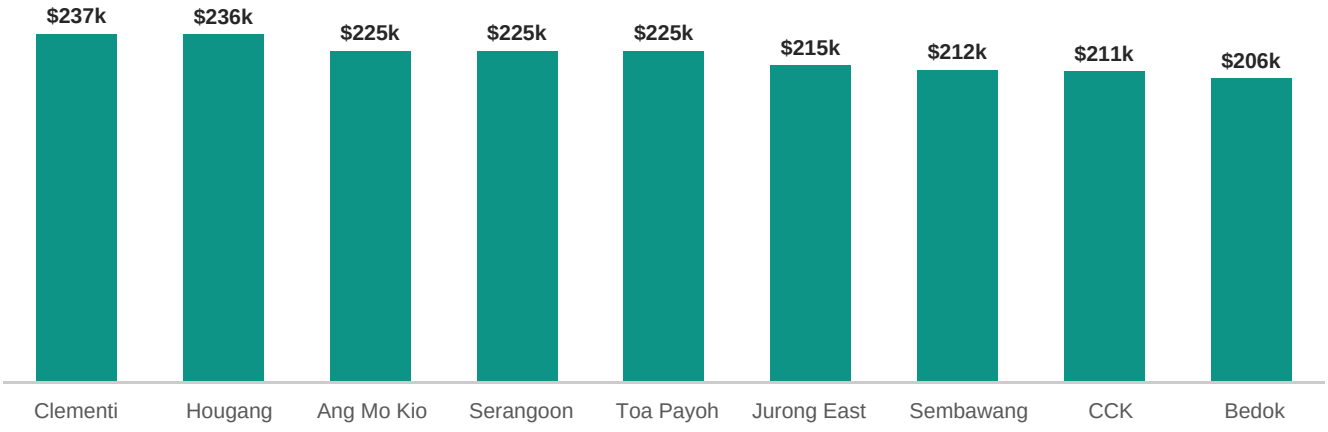

**Median price by flat type (number sold), February 2003**



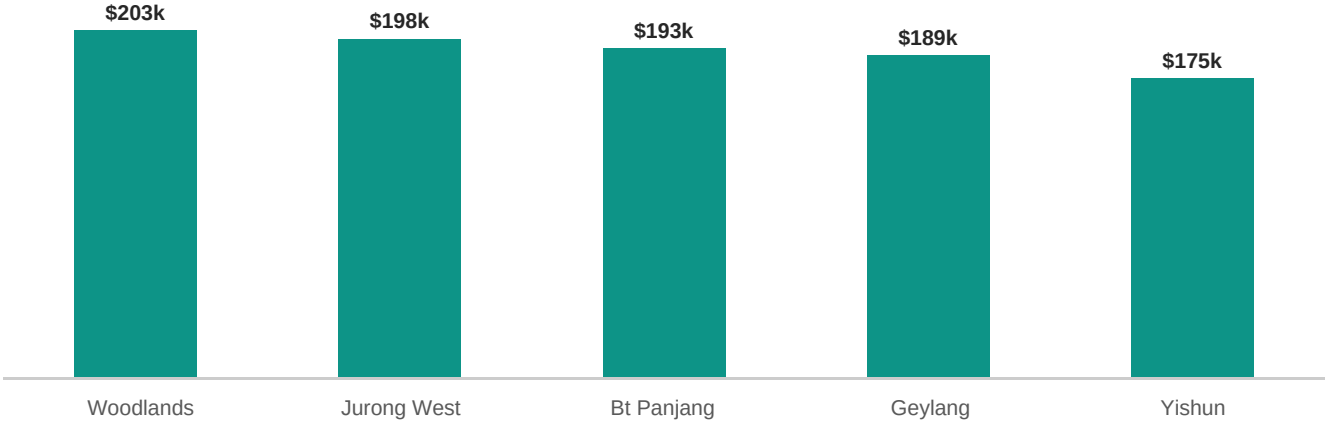

## Median 4-room price by town, dearest first




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




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



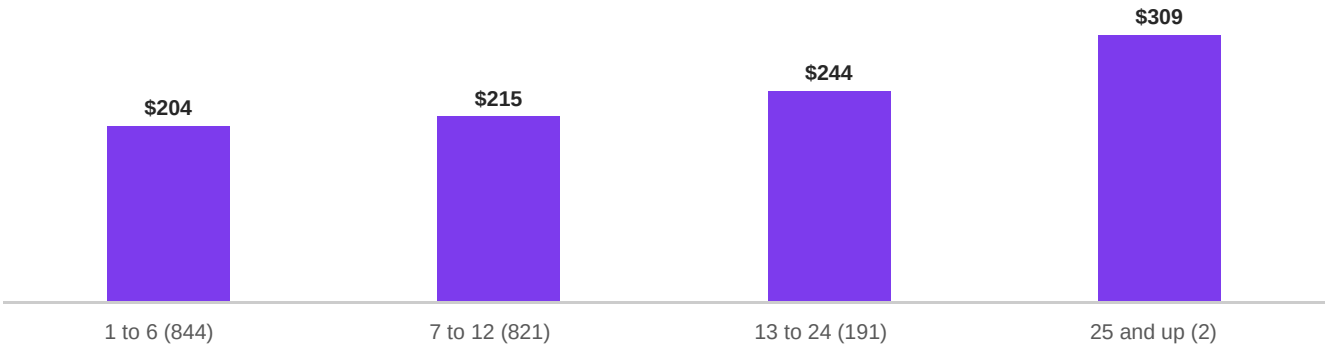

## Town by town, February 2003

Ang Mo Kio: 97 sold - median $166,000 - 4-room median $225,000 - $213 psf
Bedok: 125 sold - median $190,000 - 4-room median $206,000 - $211 psf
Bishan: 42 sold - median $333,694 - 4-room median $299,000 - $280 psf
Bukit Batok: 99 sold - median $235,000 - 4-room median $239,000 - $210 psf
Bukit Merah: 55 sold - median $193,000 - 4-room median $290,000 - $241 psf
Bukit Panjang: 76 sold - median $200,000 - 4-room median $192,500 - $185 psf
Bukit Timah: 7 sold - median $296,000 - 4-room median $296,000 - $264 psf
Central Area: 3 sold - median $193,000 - 4-room median n/a - $299 psf
Choa Chu Kang: 80 sold - median $224,000 - 4-room median $210,750 - $202 psf
Clementi: 72 sold - median $204,750 - 4-room median $236,500 - $229 psf
Geylang: 47 sold - median $150,000 - 4-room median $188,500 - $193 psf
Hougang: 97 sold - median $245,000 - 4-room median $236,000 - $218 psf
Jurong East: 83 sold - median $240,000 - 4-room median $215,000 - $215 psf
Jurong West: 110 sold - median $194,694 - 4-room median $198,000 - $178 psf
Kallang/Whampoa: 72 sold - median $175,000 - 4-room median $305,750 - $241 psf
Marine Parade: 7 sold - median $277,000 - 4-room median n/a - $309 psf
Pasir Ris: 68 sold - median $309,000 - 4-room median $241,000 - $232 psf
Queenstown: 65 sold - median $161,500 - 4-room median $355,000 - $227 psf
Sembawang: 38 sold - median $223,250 - 4-room median $212,000 - $207 psf
Sengkang: 14 sold - median $312,000 - 4-room median $244,500 - $243 psf
Serangoon: 56 sold - median $223,500 - 4-room median $225,000 - $227 psf
Tampines: 150 sold - median $247,500 - 4-room median $245,000 - $233 psf
Toa Payoh: 59 sold - median $188,000 - 4-room median $224,800 - $236 psf
Woodlands: 203 sold - median $212,000 - 4-room median $203,000 - $194 psf
Yishun: 133 sold - median $163,000 - 4-room median $175,000 - $182 psf

### Median $psf by remaining lease (number sold)




### Median $psf by storey (number sold)




## The 10 highest prices, February 2003

**$670,000 Blk 148 Mei Ling St, Queenstown**
Executive - storey 16 to 18 - 1,604 sqft - $418 psf - 91 yrs lease left

**$556,000 Blk 641 Choa Chu Kang St 64, Choa Chu Kang**
Executive - storey 16 to 18 - 1,959 sqft - $284 psf - 94 yrs lease left

**$547,000 Blk 3 Holland Cl, Queenstown**
5-room - storey 22 to 24 - 1,335 sqft - $410 psf - 94 yrs lease left

**$543,000 Blk 29A Chai Chee Ave, Bedok**
Executive - storey 13 to 15 - 1,561 sqft - $348 psf - 92 yrs lease left

**$536,000 Blk 134 Pasir Ris St 11, Pasir Ris**
Executive - storey 07 to 09 - 2,024 sqft - $265 psf - 90 yrs lease left

**$525,000 Blk 289D Bt Batok St 25, Bukit Batok**
Executive - storey 10 to 12 - 1,776 sqft - $296 psf - 93 yrs lease left

**$525,000 Blk 46 Bendemeer Rd, Kallang/Whampoa**
Executive - storey 07 to 09 - 1,572 sqft - $334 psf - 90 yrs lease left

**$506,000 Blk 7 Kim Tian Pl, Bukit Merah**
5-room - storey 07 to 09 - 1,410 sqft - $359 psf - 80 yrs lease left

**$505,000 Blk 48 Bendemeer Rd, Kallang/Whampoa**
Executive - storey 07 to 09 - 1,550 sqft - $326 psf - 90 yrs lease left

**$500,000 Blk 627 Bt Batok Ctrl, Bukit Batok**
Executive - storey 07 to 09 - 1,550 sqft - $323 psf - 93 yrs lease left

## The 5 most affordable 4-room flats, February 2003

**$121,000 Blk 219 Boon Lay Ave, Jurong West**

4-room - storey 07 to 09 - 936 sqft - $129 psf - 71 yrs lease left

**$122,000 Blk 8 Marsiling Dr, Woodlands**

4-room - storey 04 to 06 - 947 sqft - $129 psf - 72 yrs lease left

**$130,000 Blk 202 Marsiling Dr, Woodlands**

4-room - storey 01 to 03 - 1,001 sqft - $130 psf - 77 yrs lease left

**$132,000 Blk 25 Marsiling Dr, Woodlands**

4-room - storey 10 to 12 - 990 sqft - $133 psf - 73 yrs lease left

**$135,000 Blk 416 Saujana Rd, Bukit Panjang**

4-room - storey 01 to 03 - 904 sqft - $149 psf - 84 yrs lease left

## The 10 busiest streets, February 2003

Woodlands Ring Rd, Woodlands: 42 sales
Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 35 sales
Jelapang Rd, Bukit Panjang: 32 sales
Toh Guan Rd, Jurong East: 28 sales
Bedok Reservoir Rd, Bedok: 25 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Bt Batok St 25, Bukit Batok: 21 sales
Woodlands Dr 14, Woodlands: 21 sales
Choa Chu Kang Ave 3, Choa Chu Kang: 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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