HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2003

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

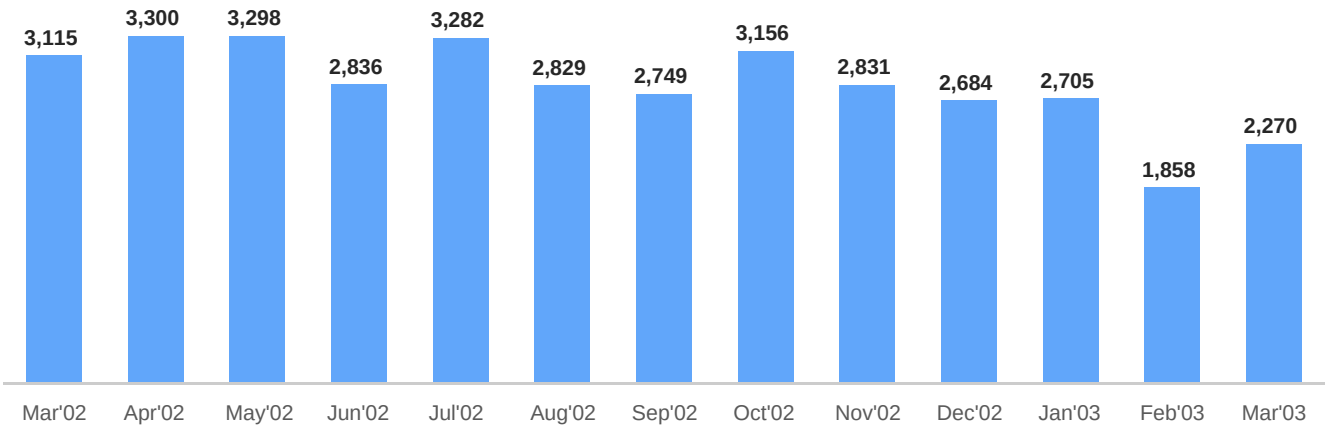
Flats sold: 2,270 Median price: $215,750 Median $psf: $215
Million-dollar flats: 0 (0.0%) Highest price: $580,000 (Toa Payoh)

Against the month before: sales +22.2%, median price +2.7%. Against a year ago: sales -27.1%, median price +0.3%.

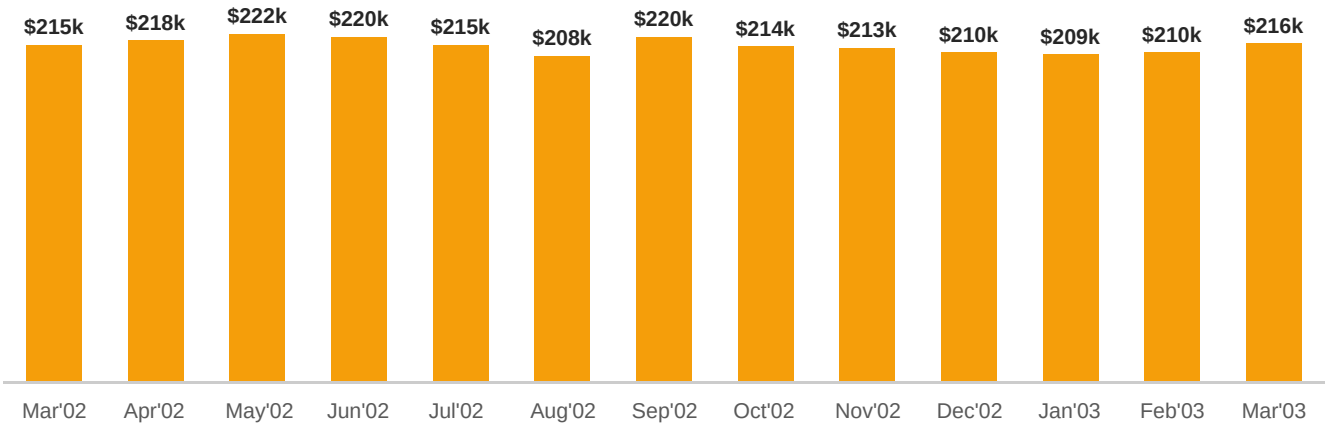
At a glance

- 2,270 HDB resale flats changed hands in March 2003, 22.2% more than the month before (1,858).
- Half of all flats sold for $215,750 or less (the median price), up 2.7% from the month before.
- A typical 4-room flat sold for $222,000 (895 sales), or about $207 per square foot.
- The highest price was $580,000 for an executive flat at Blk 101A Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $190,800) and the dearest was Bishan (median $332,000).
- The busiest town was Woodlands with 267 sales.

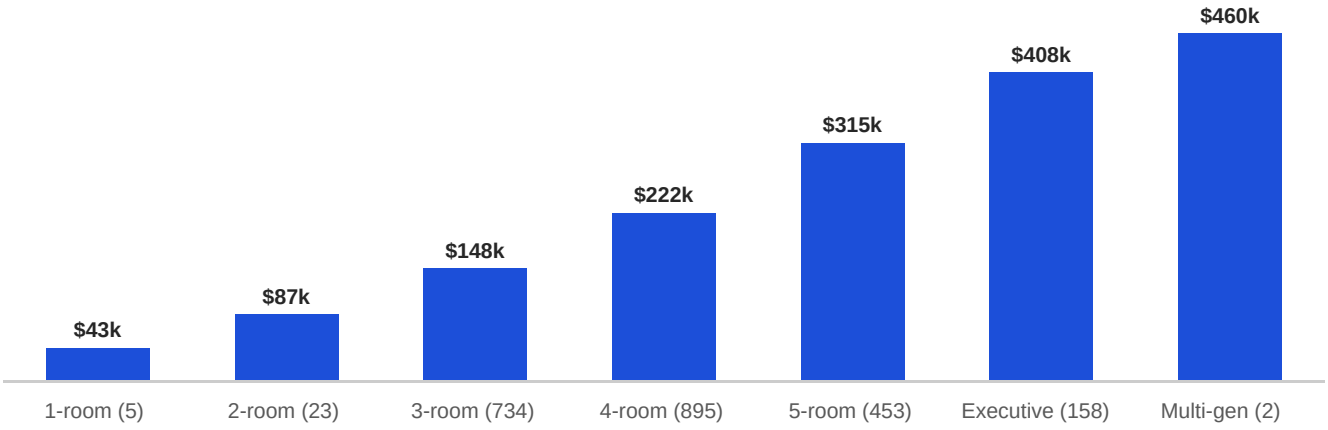
Flats sold each month, last 13 months



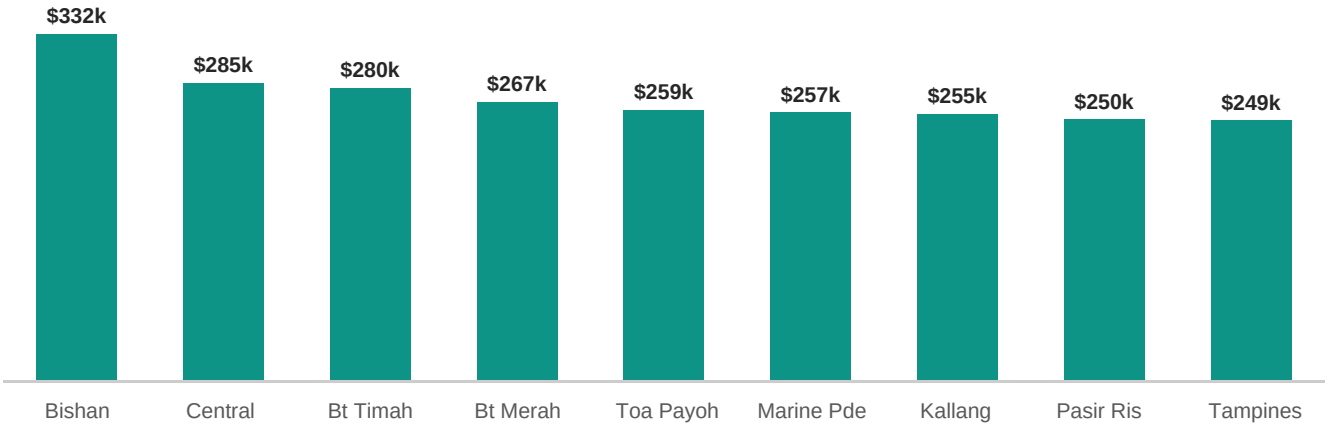
Median price each month, last 13 months



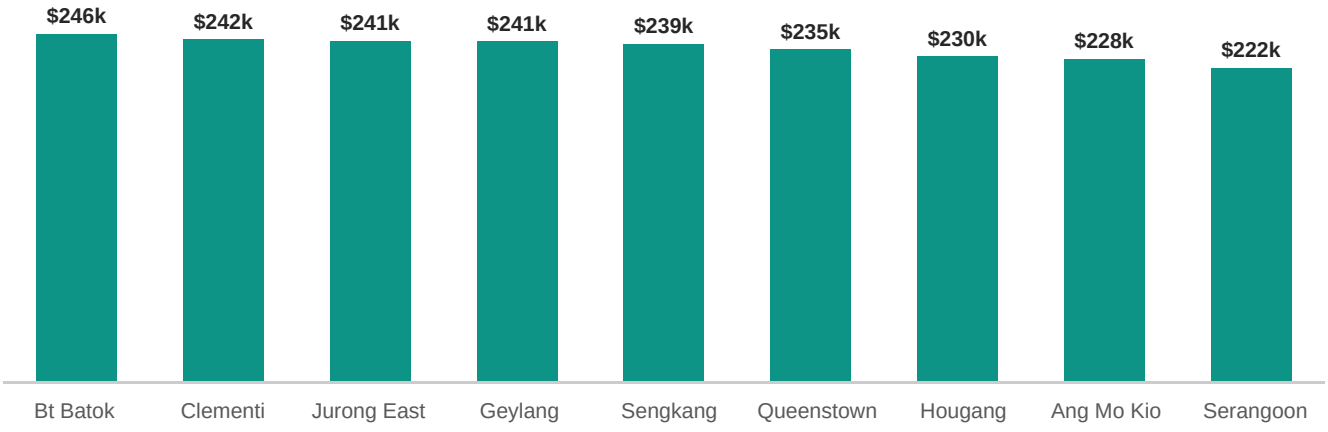
Median price by flat type (number sold), March 2003



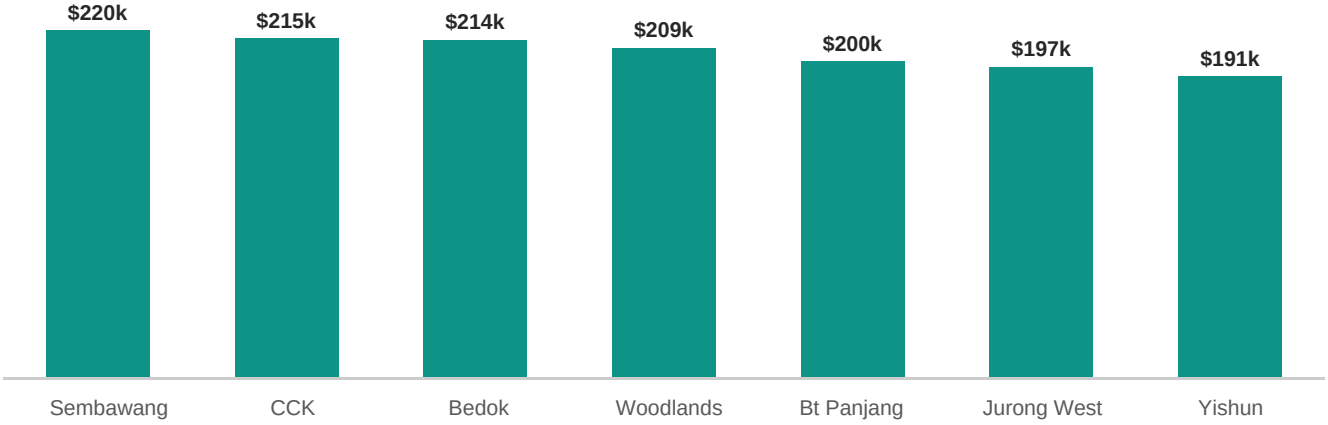
Median 4-room price by town, dearest first



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



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



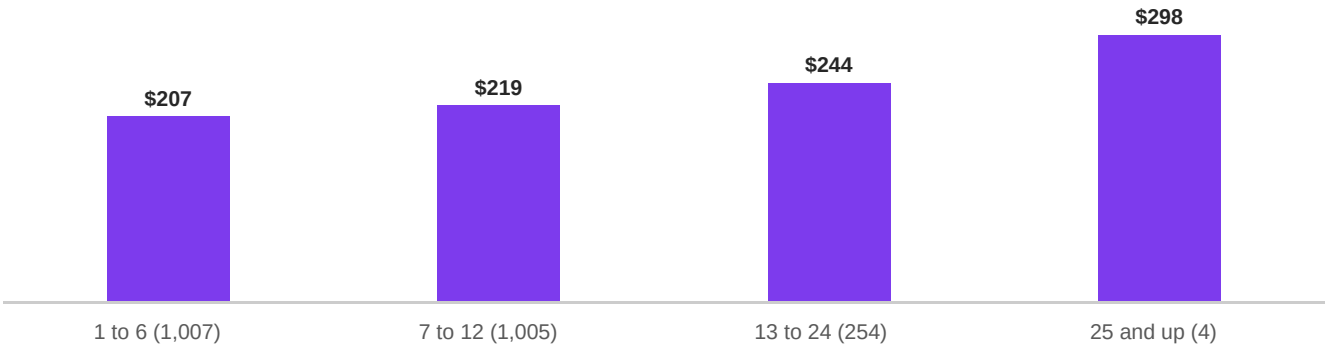
Town by town, March 2003

Ang Mo Kio: 116 sold - median $183,000 - 4-room median $228,250 - $219 psf
Bedok: 153 sold - median $195,000 - 4-room median $214,000 - $221 psf
Bishan: 62 sold - median $351,500 - 4-room median $332,000 - $289 psf
Bukit Batok: 116 sold - median $183,500 - 4-room median $246,000 - $199 psf
Bukit Merah: 78 sold - median $176,500 - 4-room median $266,500 - $236 psf
Bukit Panjang: 84 sold - median $209,000 - 4-room median $200,250 - $191 psf
Bukit Timah: 6 sold - median $286,000 - 4-room median $280,000 - $273 psf
Central Area: 16 sold - median $206,500 - 4-room median $285,000 - $262 psf
Choa Chu Kang: 128 sold - median $225,000 - 4-room median $215,000 - $205 psf
Clementi: 79 sold - median $170,000 - 4-room median $242,000 - $227 psf
Geylang: 63 sold - median $185,000 - 4-room median $240,500 - $213 psf
Hougang: 115 sold - median $240,000 - 4-room median $230,000 - $210 psf
Jurong East: 96 sold - median $229,500 - 4-room median $241,000 - $213 psf
Jurong West: 145 sold - median $195,000 - 4-room median $197,000 - $180 psf
Kallang/Whampoa: 59 sold - median $197,000 - 4-room median $255,000 - $238 psf
Marine Parade: 22 sold - median $225,000 - 4-room median $256,750 - $287 psf
Pasir Ris: 85 sold - median $310,000 - 4-room median $250,000 - $230 psf
Queenstown: 68 sold - median $152,000 - 4-room median $235,000 - $226 psf
Sembawang: 42 sold - median $223,500 - 4-room median $220,000 - $208 psf
Sengkang: 23 sold - median $243,800 - 4-room median $239,000 - $228 psf
Serangoon: 64 sold - median $248,500 - 4-room median $222,000 - $230 psf
Tampines: 177 sold - median $257,000 - 4-room median $249,000 - $239 psf
Toa Payoh: 67 sold - median $189,900 - 4-room median $259,000 - $245 psf
Woodlands: 267 sold - median $220,000 - 4-room median $209,000 - $197 psf
Yishun: 139 sold - median $173,000 - 4-room median $190,800 - $188 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2003

$580,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,582 sqft - $367 psf - 89 yrs lease left

$528,000 Blk 856D Tampines St 82, Tampines
Executive - storey 07 to 09 - 1,572 sqft - $336 psf - 91 yrs lease left

$525,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 16 to 18 - 1,356 sqft - $387 psf - 91 yrs lease left

$525,000 Blk 22 Dover Cres, Queenstown
Executive - storey 10 to 12 - 1,668 sqft - $315 psf - 89 yrs lease left

$520,000 Blk 124B Bt Merah View, Bukit Merah
5-room - storey 16 to 18 - 1,432 sqft - $363 psf - 92 yrs lease left

$508,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $323 psf - 83 yrs lease left

$508,000 Blk 534 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,593 sqft - $319 psf - 88 yrs lease left

$505,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,539 sqft - $328 psf - 91 yrs lease left

$503,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $320 psf - 83 yrs lease left

$500,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 16 to 18 - 1,356 sqft - $369 psf - 92 yrs lease left

The 5 most affordable 4-room flats, March 2003

$128,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $135 psf - 72 yrs lease left

$130,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,055 sqft - $123 psf - 74 yrs lease left

$135,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $138 psf - 76 yrs lease left

$138,100 Blk 390 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $153 psf - 84 yrs lease left

$140,000 Blk 248 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $155 psf - 80 yrs lease left

The 10 busiest streets, March 2003

Woodlands Dr 14, Woodlands: 54 sales
Jelapang Rd, Bukit Panjang: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 36 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 36 sales
Yishun Ring Rd, Yishun: 35 sales
Toh Guan Rd, Jurong East: 33 sales
Woodlands Ring Rd, Woodlands: 31 sales
Bedok Reservoir Rd, Bedok: 28 sales
Choa Chu Kang Ave 3, Choa Chu Kang: 28 sales
Marsiling Dr, Woodlands: 26 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