HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2003

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

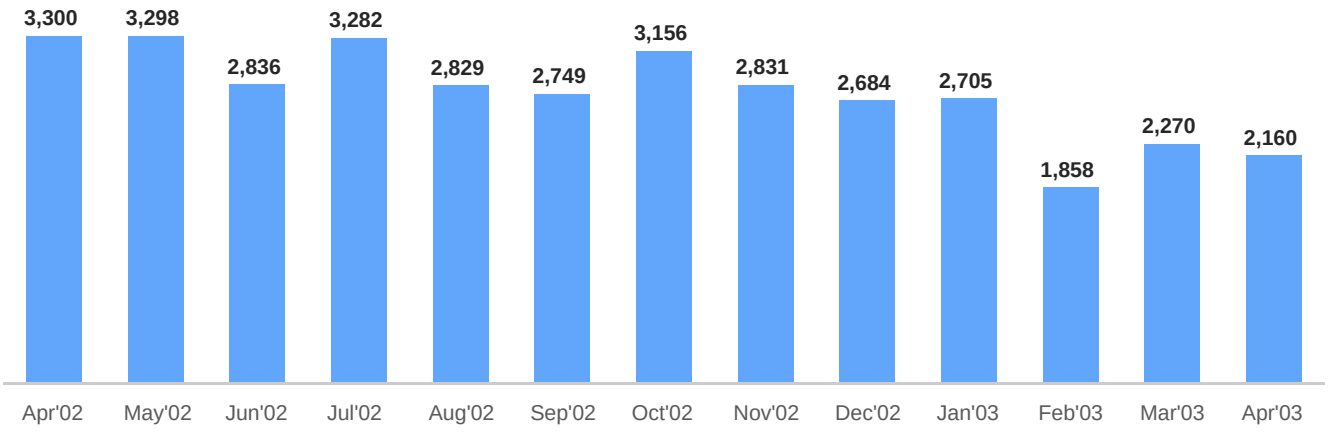
Flats sold: 2,160 Median price: $213,000 Median $psf: $217
Million-dollar flats: 0 (0.0%) Highest price: $650,000 (Queenstown)

Against the month before: sales -4.8%, median price -1.3%. Against a year ago: sales -34.5%, median price -2.3%.

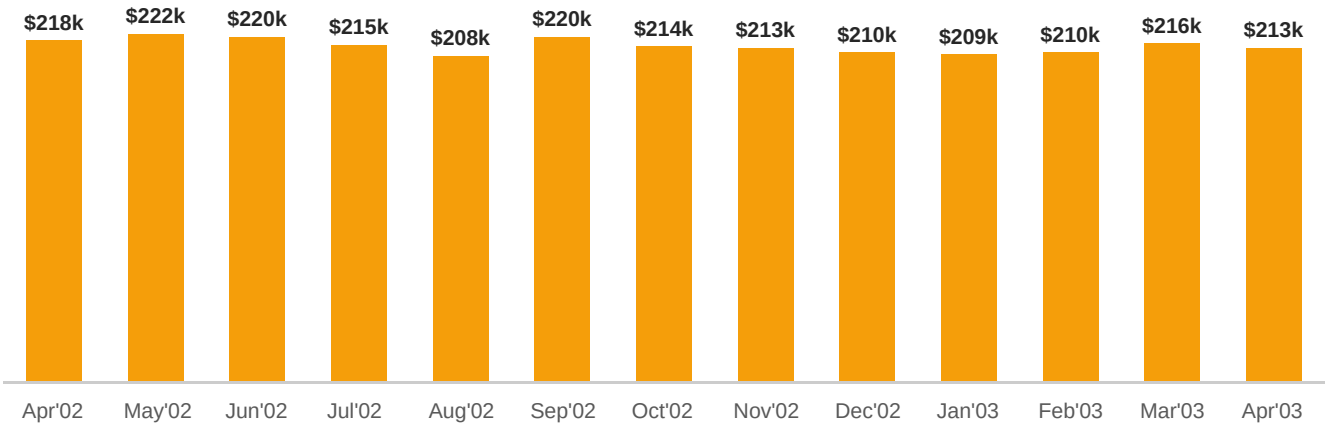
At a glance

- 2,160 HDB resale flats changed hands in April 2003, 4.8% fewer than the month before (2,270).
- Half of all flats sold for $213,000 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $225,000 (852 sales), or about $211 per square foot.
- The highest price was $650,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $192,500) and the dearest was Central Area (median $321,500).
- The busiest town was Woodlands with 233 sales.

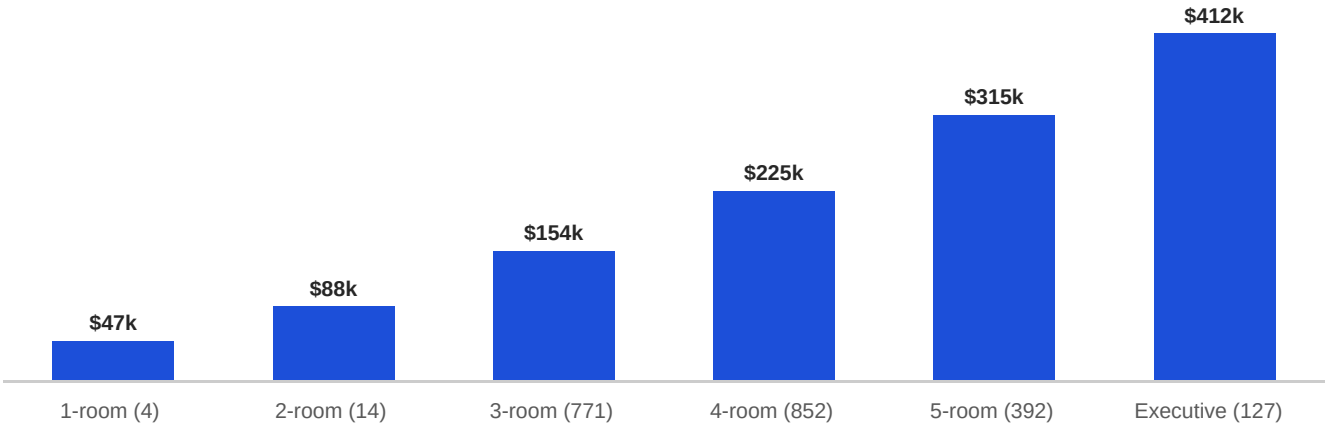
Flats sold each month, last 13 months



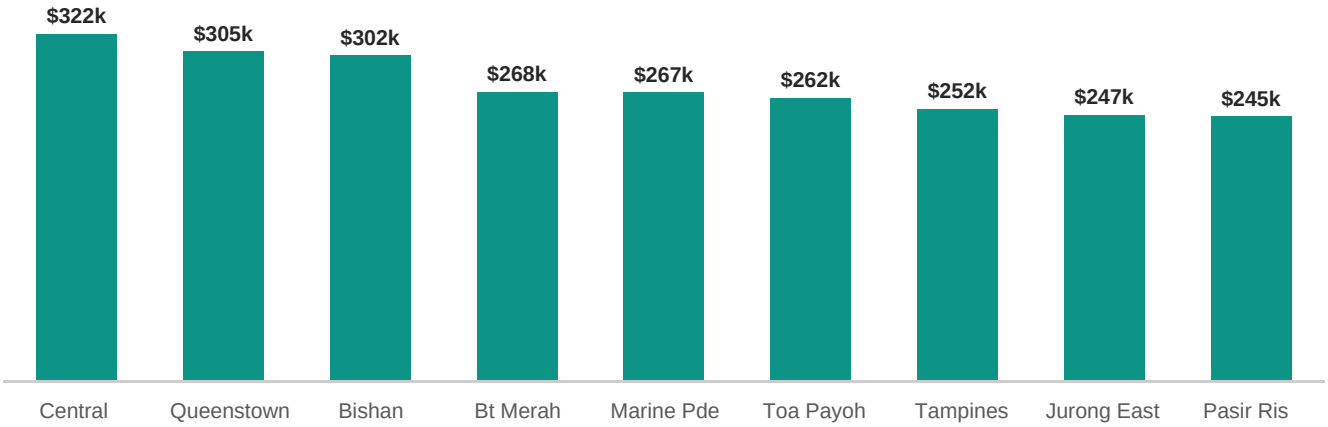
Median price each month, last 13 months



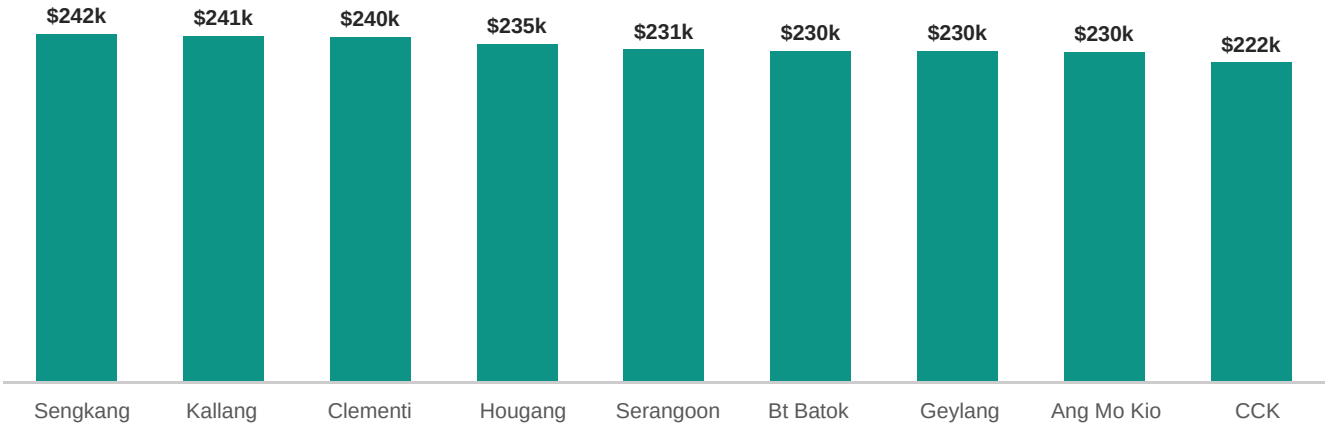
Median price by flat type (number sold), April 2003



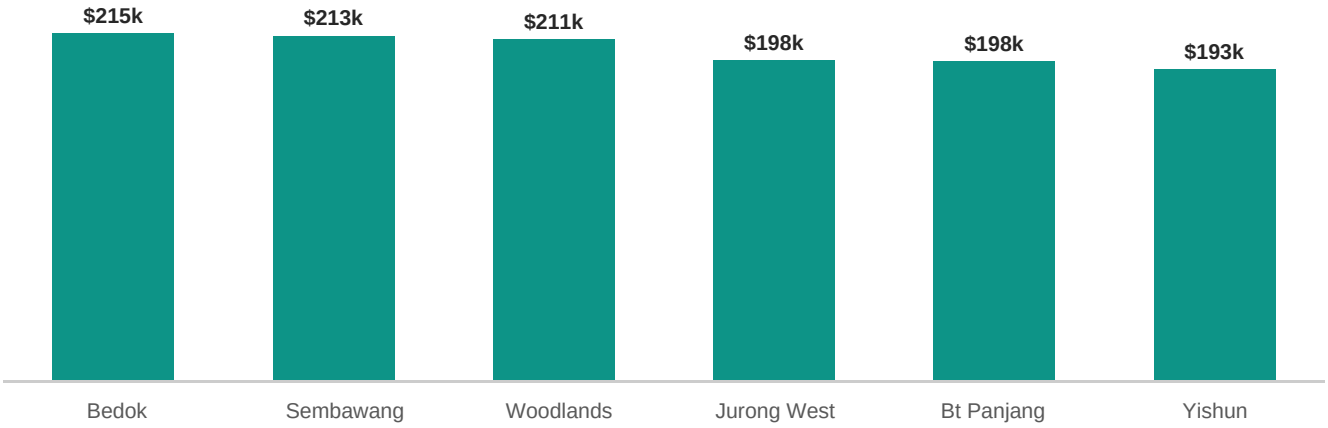
Median 4-room price by town, dearest first



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



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



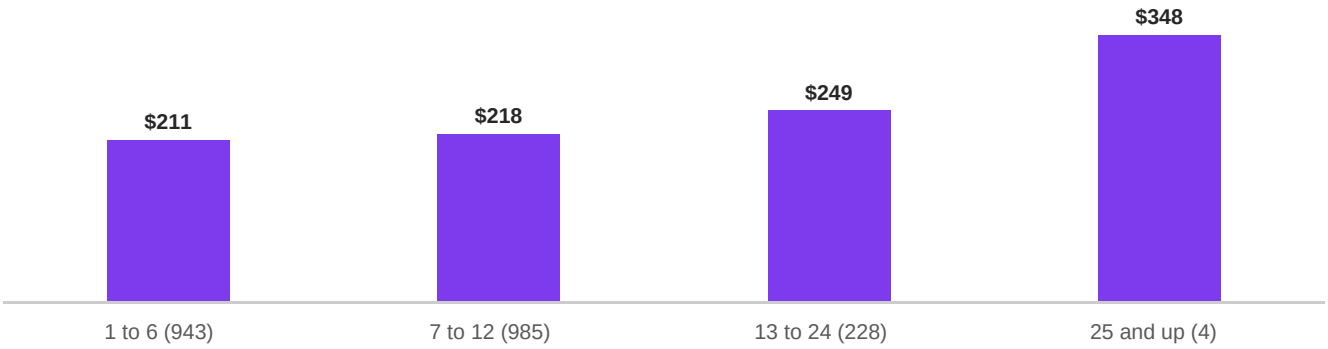
Town by town, April 2003

Ang Mo Kio: 112 sold - median $173,000 - 4-room median $229,500 - $222 psf
Bedok: 140 sold - median $188,500 - 4-room median $214,650 - $223 psf
Bishan: 36 sold - median $323,000 - 4-room median $301,500 - $284 psf
Bukit Batok: 109 sold - median $168,000 - 4-room median $230,000 - $201 psf
Bukit Merah: 81 sold - median $188,000 - 4-room median $267,500 - $244 psf
Bukit Panjang: 89 sold - median $210,000 - 4-room median $197,500 - $192 psf
Bukit Timah: 4 sold - median $288,500 - 4-room median n/a - $288 psf
Central Area: 25 sold - median $211,000 - 4-room median $321,500 - $298 psf
Choa Chu Kang: 116 sold - median $236,500 - 4-room median $222,000 - $207 psf
Clementi: 53 sold - median $184,000 - 4-room median $240,000 - $233 psf
Geylang: 59 sold - median $163,000 - 4-room median $230,000 - $210 psf
Hougang: 132 sold - median $235,000 - 4-room median $235,000 - $213 psf
Jurong East: 63 sold - median $246,500 - 4-room median $246,500 - $217 psf
Jurong West: 141 sold - median $192,500 - 4-room median $198,000 - $191 psf
Kallang/Whampoa: 63 sold - median $182,000 - 4-room median $240,500 - $228 psf
Marine Parade: 23 sold - median $245,000 - 4-room median $267,000 - $288 psf
Pasir Ris: 61 sold - median $300,000 - 4-room median $245,000 - $237 psf
Queenstown: 76 sold - median $156,810 - 4-room median $305,000 - $228 psf
Sembawang: 25 sold - median $227,000 - 4-room median $213,000 - $210 psf
Sengkang: 34 sold - median $246,150 - 4-room median $242,000 - $226 psf
Serangoon: 57 sold - median $231,000 - 4-room median $231,000 - $230 psf
Tampines: 211 sold - median $260,000 - 4-room median $252,000 - $238 psf
Toa Payoh: 81 sold - median $191,000 - 4-room median $262,000 - $243 psf
Woodlands: 233 sold - median $218,000 - 4-room median $211,000 - $198 psf
Yishun: 136 sold - median $169,500 - 4-room median $192,500 - $194 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2003

$650,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $403 psf - 91 yrs lease left

$560,000 Blk 614 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 10 to 12 - 1,679 sqft - $333 psf - 92 yrs lease left

$558,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,528 sqft - $365 psf - 89 yrs lease left

$546,000 Blk 853 Hougang Ctrl, Hougang
Executive - storey 13 to 15 - 1,894 sqft - $288 psf - 93 yrs lease left

$530,000 Blk 81 Strathmore Ave, Queenstown
5-room - storey 19 to 21 - 1,421 sqft - $373 psf - 89 yrs lease left

$526,000 Blk 3 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $394 psf - 94 yrs lease left

$521,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,647 sqft - $316 psf - 83 yrs lease left

$510,000 Blk 48 Bendemeer Rd, Kallang/Whampoa
Executive - storey 07 to 09 - 1,572 sqft - $325 psf - 90 yrs lease left

$508,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,550 sqft - $328 psf - 83 yrs lease left

$504,500 Blk 856C Tampines St 82, Tampines
Executive - storey 10 to 12 - 1,550 sqft - $325 psf - 91 yrs lease left

The 5 most affordable 4-room flats, April 2003

$130,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $133 psf - 73 yrs lease left

$137,500 Blk 201 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $140 psf - 76 yrs lease left

$145,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 04 to 06 - 904 sqft - $160 psf - 84 yrs lease left

$145,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $160 psf - 83 yrs lease left

$146,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $161 psf - 83 yrs lease left

The 10 busiest streets, April 2003

Woodlands Dr 14, Woodlands: 43 sales
Jelapang Rd, Bukit Panjang: 36 sales
Woodlands Ring Rd, Woodlands: 35 sales
Yishun Ring Rd, Yishun: 33 sales
Hougang Ave 8, Hougang: 28 sales
Tampines St 21, Tampines: 28 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Toh Guan Rd, Jurong East: 23 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