HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2003

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

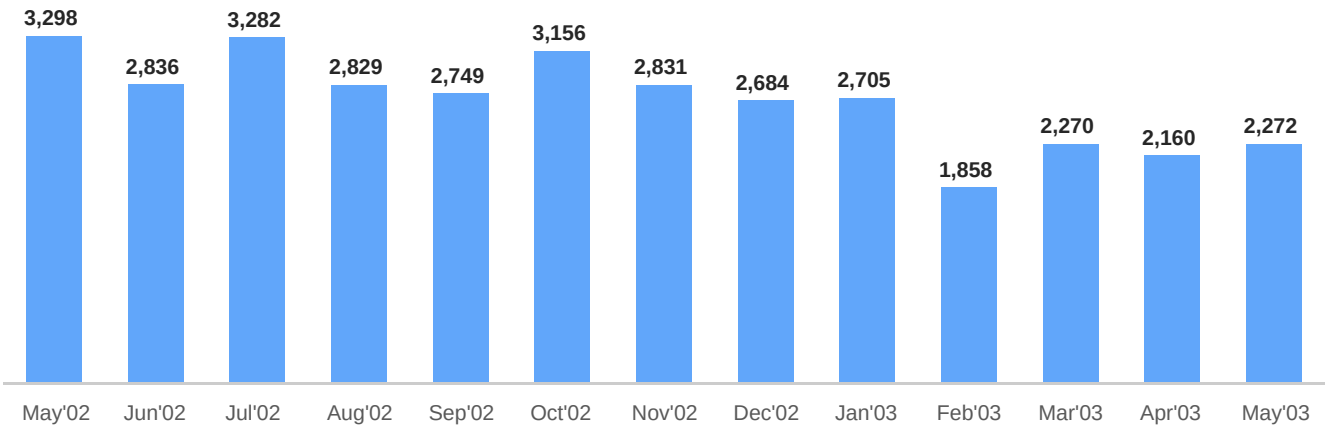
Flats sold: 2,272 **Median price: $213,000** **Median $psf: $218**
Million-dollar flats: 0 (0.0%) **Highest price: $565,000 (Bishan)**

Against the month before: sales +5.2%, median price +0.0%. Against a year ago: sales -31.1%, median price -4.1%.

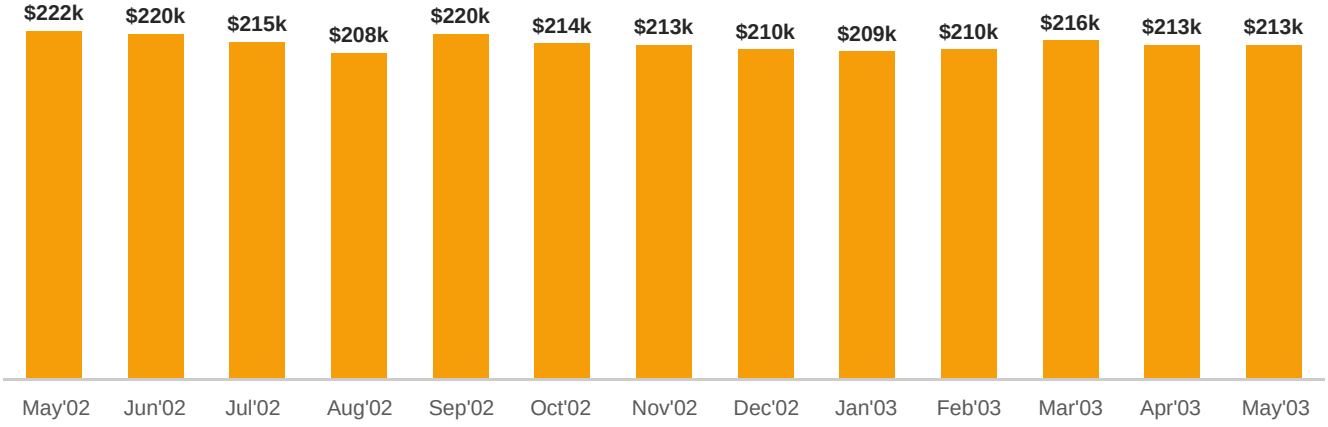
At a glance

- 2,272 HDB resale flats changed hands in May 2003, 5.2% more than the month before (2,160).
- Half of all flats sold for $213,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $227,000 (903 sales), or about $212 per square foot.
- The highest price was $565,000 for an executive flat at Blk 128 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $190,000) and the dearest was Toa Payoh (median $323,000).
- The busiest town was Woodlands with 232 sales.

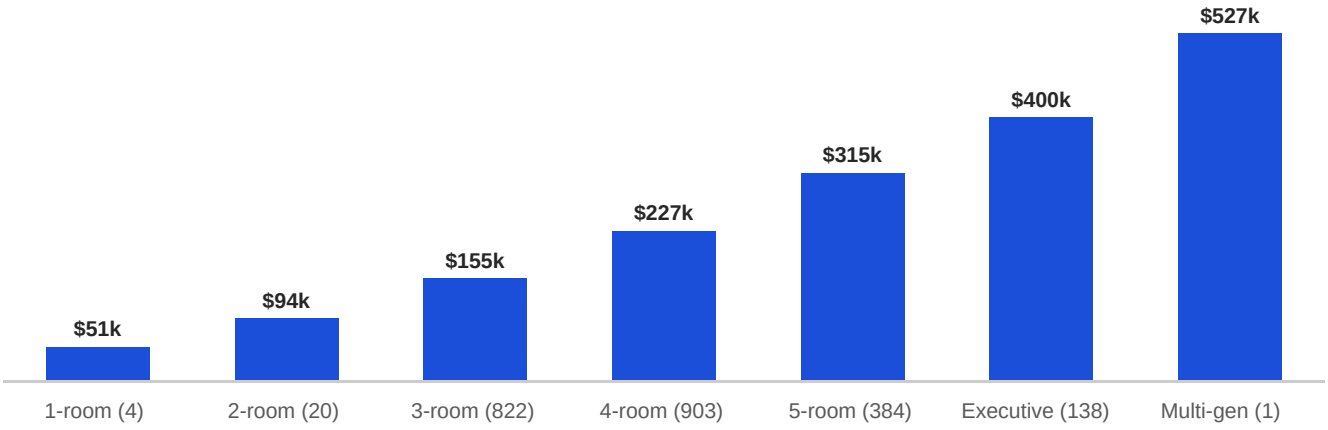
Flats sold each month, last 13 months



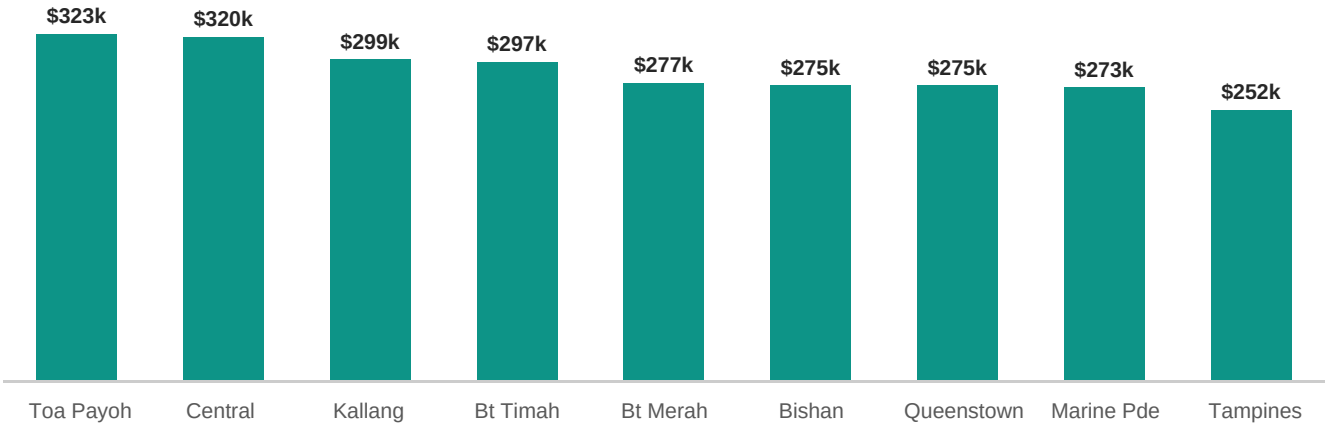
Median price each month, last 13 months



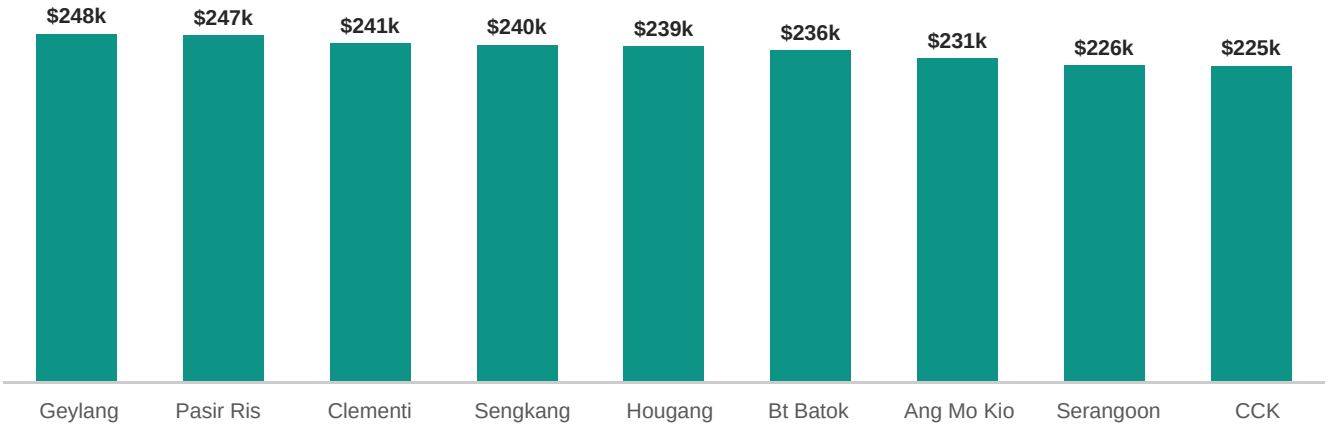
Median price by flat type (number sold), May 2003



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)



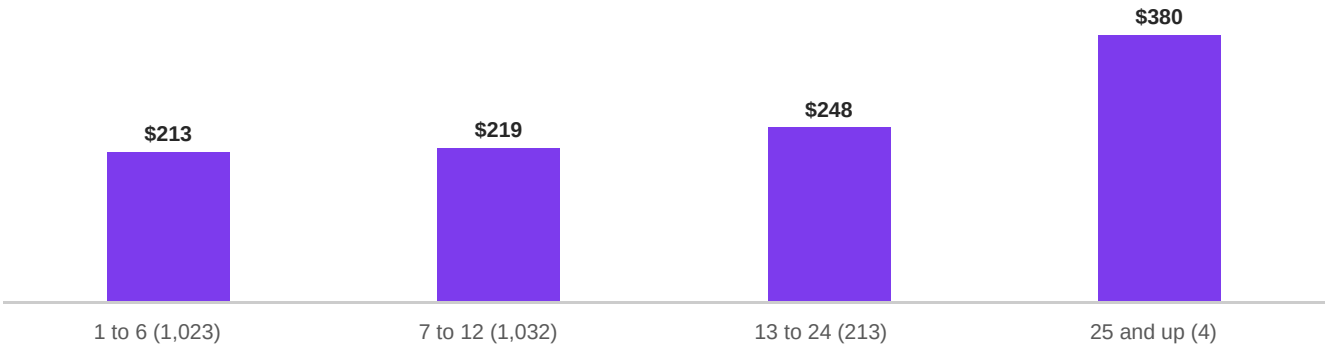
Town by town, May 2003

Ang Mo Kio: 125 sold - median $173,500 - 4-room median $230,500 - $219 psf
Bedok: 152 sold - median $178,000 - 4-room median $215,500 - $219 psf
Bishan: 38 sold - median $286,000 - 4-room median $275,000 - $271 psf
Bukit Batok: 121 sold - median $164,500 - 4-room median $236,000 - $205 psf
Bukit Merah: 80 sold - median $175,000 - 4-room median $277,000 - $238 psf
Bukit Panjang: 87 sold - median $215,000 - 4-room median $207,500 - $200 psf
Bukit Timah: 6 sold - median $304,500 - 4-room median $296,500 - $272 psf
Central Area: 12 sold - median $227,500 - 4-room median $320,000 - $301 psf
Choa Chu Kang: 103 sold - median $236,800 - 4-room median $225,000 - $214 psf
Clementi: 81 sold - median $178,000 - 4-room median $241,000 - $236 psf
Geylang: 81 sold - median $176,000 - 4-room median $248,000 - $220 psf
Hougang: 107 sold - median $230,000 - 4-room median $239,000 - $211 psf
Jurong East: 77 sold - median $233,000 - 4-room median $207,500 - $208 psf
Jurong West: 154 sold - median $206,900 - 4-room median $205,000 - $187 psf
Kallang/Whampoa: 69 sold - median $206,000 - 4-room median $299,000 - $242 psf
Marine Parade: 17 sold - median $271,000 - 4-room median $273,000 - $307 psf
Pasir Ris: 66 sold - median $286,500 - 4-room median $247,000 - $229 psf
Queenstown: 72 sold - median $166,750 - 4-room median $275,000 - $235 psf
Sembawang: 35 sold - median $226,500 - 4-room median $215,000 - $210 psf
Sengkang: 40 sold - median $258,800 - 4-room median $240,000 - $233 psf
Serangoon: 57 sold - median $225,000 - 4-room median $225,500 - $232 psf
Tampines: 213 sold - median $252,000 - 4-room median $252,000 - $239 psf
Toa Payoh: 79 sold - median $189,000 - 4-room median $323,000 - $250 psf
Woodlands: 232 sold - median $226,900 - 4-room median $215,750 - $203 psf
Yishun: 168 sold - median $168,000 - 4-room median $190,000 - $189 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2003

$565,000 Blk 128 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $350 psf - 83 yrs lease left

$555,000 Blk 444 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,873 sqft - $296 psf - 86 yrs lease left

$550,000 Blk 222 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,658 sqft - $332 psf - 88 yrs lease left

$535,000 Blk 35 Jln Rumah Tinggi, Bukit Merah
5-room - storey 04 to 06 - 1,281 sqft - $418 psf - 95 yrs lease left

$535,000 Blk 641 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 16 to 18 - 1,959 sqft - $273 psf - 94 yrs lease left

$530,000 Blk 5 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $397 psf - 94 yrs lease left

$527,000 Blk 148 Bishan St 11, Bishan
Multi-gen - storey 07 to 09 - 1,776 sqft - $297 psf - 83 yrs lease left

$520,000 Blk 616 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 04 to 06 - 1,604 sqft - $324 psf - 92 yrs lease left

$520,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 25 to 27 - 1,356 sqft - $383 psf - 73 yrs lease left

$512,500 Blk 584 Pasir Ris St 53, Pasir Ris
Executive - storey 13 to 15 - 1,561 sqft - $328 psf - 91 yrs lease left

The 5 most affordable 4-room flats, May 2003

$130,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,044 sqft - $125 psf - 73 yrs lease left

$135,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,001 sqft - $135 psf - 77 yrs lease left

$136,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $139 psf - 76 yrs lease left

$142,500 Blk 254 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $158 psf - 81 yrs lease left

$145,000 Blk 312 Yishun Ring Rd, Yishun

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

The 10 busiest streets, May 2003

Woodlands Dr 14, Woodlands: 45 sales
Yishun Ring Rd, Yishun: 41 sales
Woodlands Ring Rd, Woodlands: 36 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 35 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Jelapang Rd, Bukit Panjang: 33 sales
Bedok Nth St 3, Bedok: 26 sales
Bedok Reservoir Rd, Bedok: 25 sales
Toh Guan Rd, Jurong East: 22 sales
Hougang Ave 8, Hougang: 21 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