HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2003

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

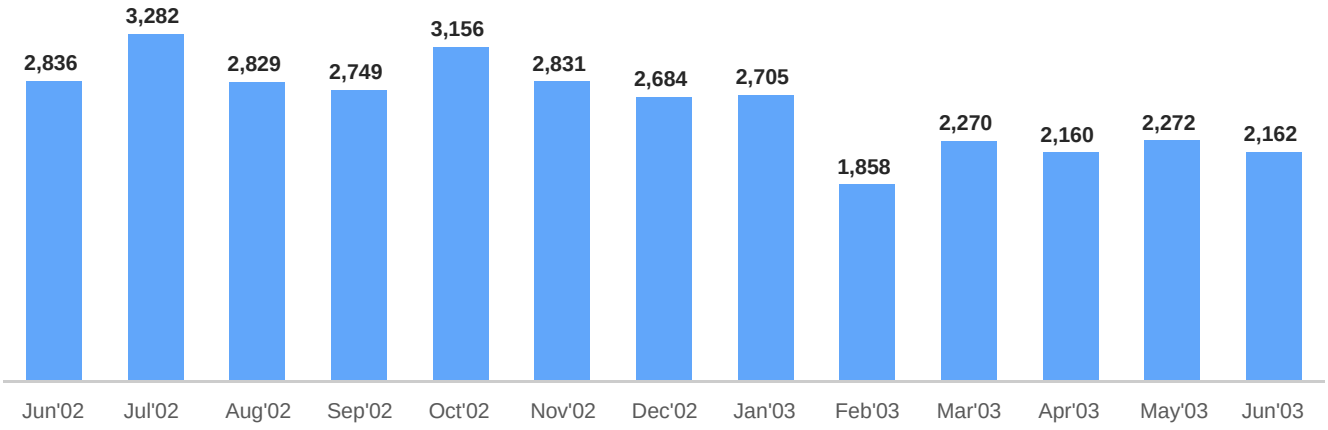
Flats sold: 2,162 Median price: $213,000 Median $psf: $220
Million-dollar flats: 0 (0.0%) Highest price: $540,000 (Bishan)

Against the month before: sales -4.8%, median price +0.0%. Against a year ago: sales -23.8%, median price -3.2%.

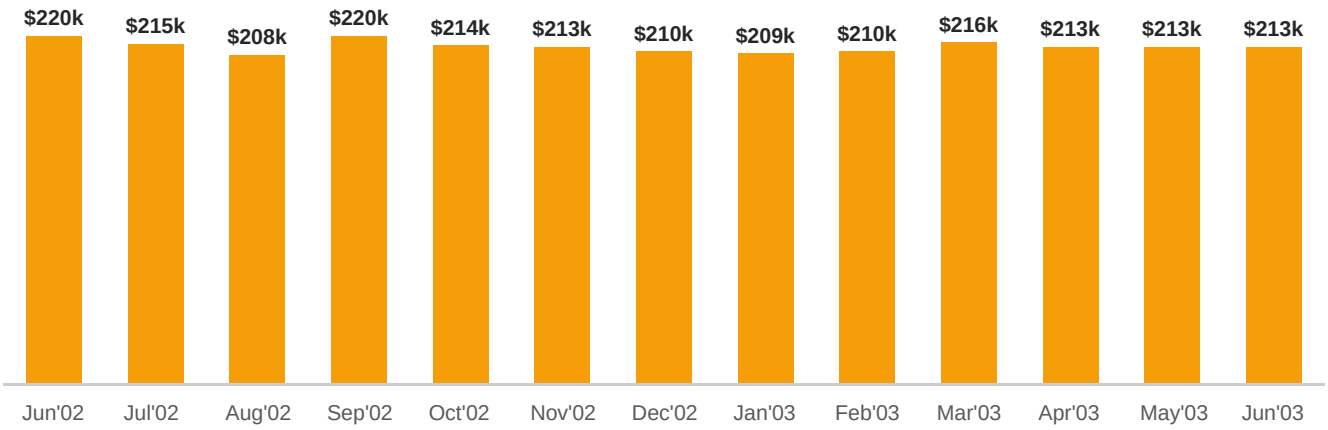
At a glance

- 2,162 HDB resale flats changed hands in June 2003, 4.8% fewer than the month before (2,272).
- 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 (848 sales), or about $214 per square foot.
- The highest price was $540,000 for a multi-gen flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $189,000) and the dearest was Queenstown (median $328,250).
- The busiest town was Woodlands with 231 sales.

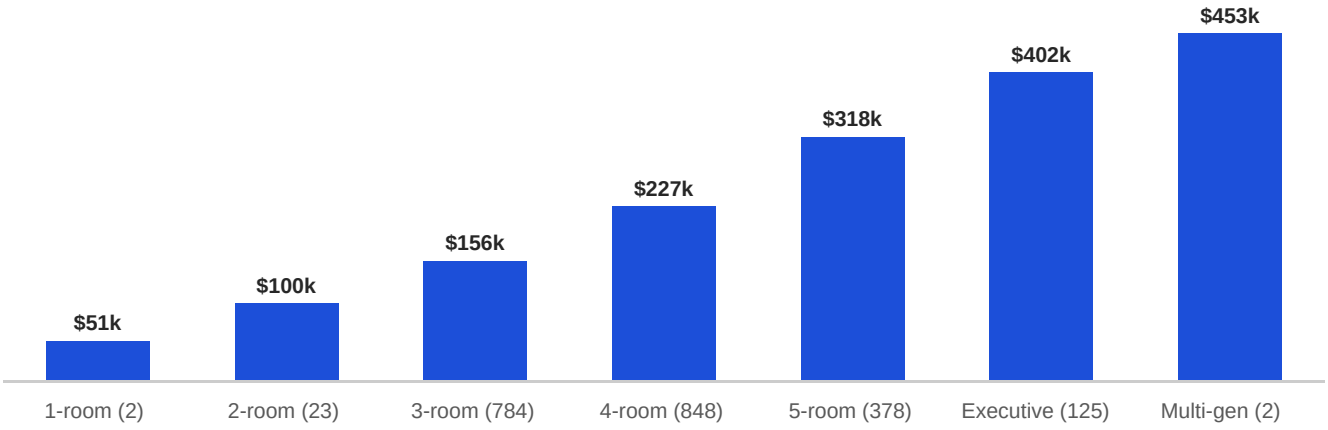
Flats sold each month, last 13 months



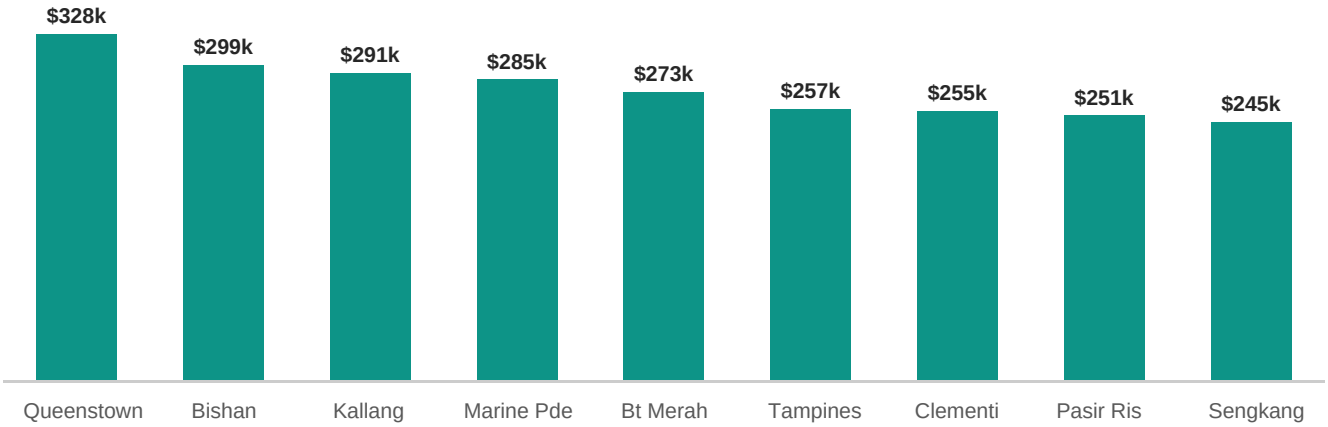
Median price each month, last 13 months



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



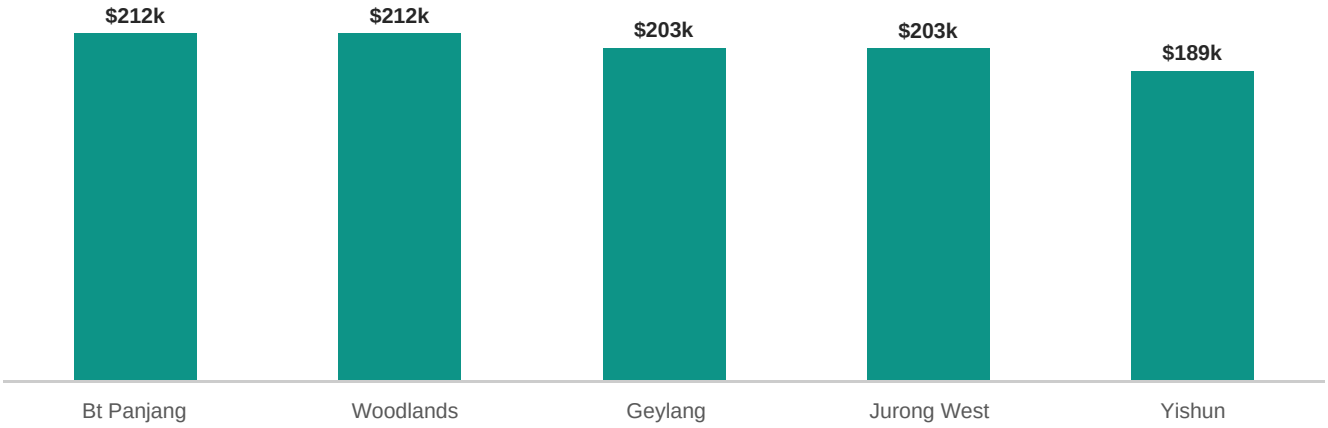
Median 4-room price by town, dearest first



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



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



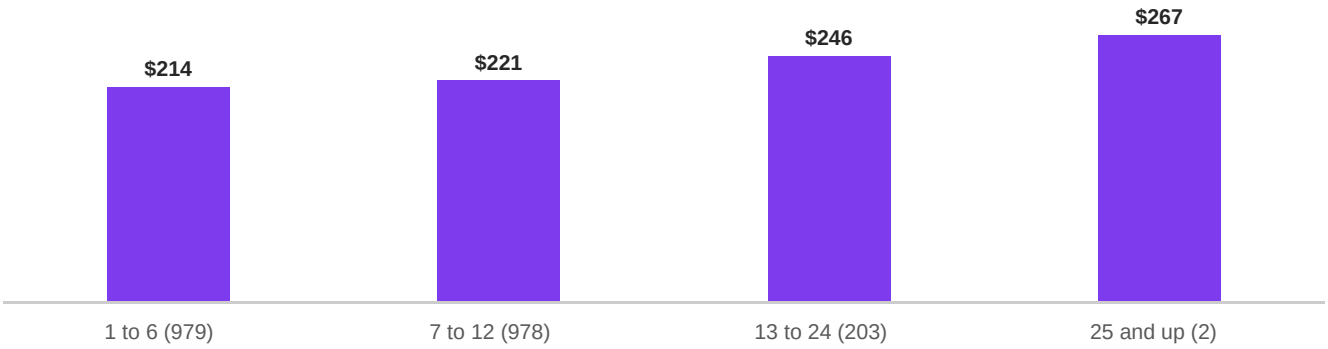
Town by town, June 2003

Ang Mo Kio: 131 sold - median $178,000 - 4-room median $227,750 - $220 psf
Bedok: 150 sold - median $200,000 - 4-room median $222,000 - $226 psf
Bishan: 43 sold - median $302,000 - 4-room median $298,500 - $275 psf
Bukit Batok: 126 sold - median $172,500 - 4-room median $229,000 - $206 psf
Bukit Merah: 67 sold - median $179,500 - 4-room median $273,000 - $256 psf
Bukit Panjang: 89 sold - median $225,000 - 4-room median $212,000 - $201 psf
Bukit Timah: 3 sold - median $190,000 - 4-room median n/a - $242 psf
Central Area: 9 sold - median $192,000 - 4-room median n/a - $296 psf
Choa Chu Kang: 91 sold - median $240,000 - 4-room median $227,500 - $213 psf
Clementi: 70 sold - median $184,750 - 4-room median $255,000 - $238 psf
Geylang: 54 sold - median $174,500 - 4-room median $203,100 - $218 psf
Hougang: 136 sold - median $217,500 - 4-room median $228,000 - $209 psf
Jurong East: 73 sold - median $257,000 - 4-room median $235,000 - $219 psf
Jurong West: 122 sold - median $196,500 - 4-room median $203,000 - $184 psf
Kallang/Whampoa: 69 sold - median $173,000 - 4-room median $291,000 - $239 psf
Marine Parade: 15 sold - median $243,000 - 4-room median $285,000 - $295 psf
Pasir Ris: 67 sold - median $308,000 - 4-room median $251,000 - $232 psf
Queenstown: 71 sold - median $160,000 - 4-room median $328,250 - $236 psf
Sembawang: 35 sold - median $229,000 - 4-room median $215,000 - $211 psf
Sengkang: 48 sold - median $257,500 - 4-room median $245,000 - $235 psf
Serangoon: 52 sold - median $231,500 - 4-room median $226,500 - $233 psf
Tampines: 184 sold - median $250,000 - 4-room median $257,000 - $240 psf
Toa Payoh: 83 sold - median $190,000 - 4-room median $240,000 - $250 psf
Woodlands: 231 sold - median $225,000 - 4-room median $212,000 - $201 psf
Yishun: 143 sold - median $170,000 - 4-room median $189,000 - $192 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2003

$540,000 Blk 137 Bishan St 12, Bishan
Multi-gen - storey 10 to 12 - 1,776 sqft - $304 psf - 83 yrs lease left

$535,000 Blk 444 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,819 sqft - $294 psf - 86 yrs lease left

$525,000 Blk 10B Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,561 sqft - $336 psf - 91 yrs lease left

$520,000 Blk 172A Lor 1 Toa Payoh, Toa Payoh
5-room - storey 04 to 06 - 1,313 sqft - $396 psf - 91 yrs lease left

$520,000 Blk 834 Woodlands St 83, Woodlands
Executive - storey 07 to 09 - 2,067 sqft - $252 psf - 90 yrs lease left

$519,000 Blk 5 Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,335 sqft - $389 psf - 94 yrs lease left

$500,000 Blk 234A Serangoon Ave 2, Serangoon
Executive - storey 01 to 03 - 1,507 sqft - $332 psf - 94 yrs lease left

$495,000 Blk 143 Mei Ling St, Queenstown
5-room - storey 13 to 15 - 1,335 sqft - $371 psf - 91 yrs lease left

$478,000 Blk 83 Redhill Lane, Bukit Merah
5-room - storey 16 to 18 - 1,335 sqft - $358 psf - 92 yrs lease left

$474,000 Blk 135 Jln Bt Merah, Bukit Merah
5-room - storey 19 to 21 - 1,292 sqft - $367 psf - 93 yrs lease left

The 5 most affordable 4-room flats, June 2003

$140,000 Blk 279 Yishun St 22, Yishun

4-room - storey 01 to 03 - 969 sqft - $145 psf - 81 yrs lease left

$145,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $137 psf - 74 yrs lease left

$145,000 Blk 403 Fajar Rd, Bukit Panjang

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

$147,000 Blk 651 Yishun Ave 4, Yishun

4-room - storey 01 to 03 - 893 sqft - $165 psf - 83 yrs lease left

$147,200 Blk 53 Teban Gdns Rd, Jurong East

4-room - storey 13 to 15 - 893 sqft - $165 psf - 82 yrs lease left

The 10 busiest streets, June 2003

Hougang Ave 8, Hougang: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Yishun Ring Rd, Yishun: 38 sales
Bedok Reservoir Rd, Bedok: 35 sales
Woodlands Ring Rd, Woodlands: 35 sales
Woodlands Dr 14, Woodlands: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Tampines St 21, Tampines: 27 sales
Bedok Nth St 3, Bedok: 24 sales
Jelapang Rd, Bukit Panjang: 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