HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2003

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

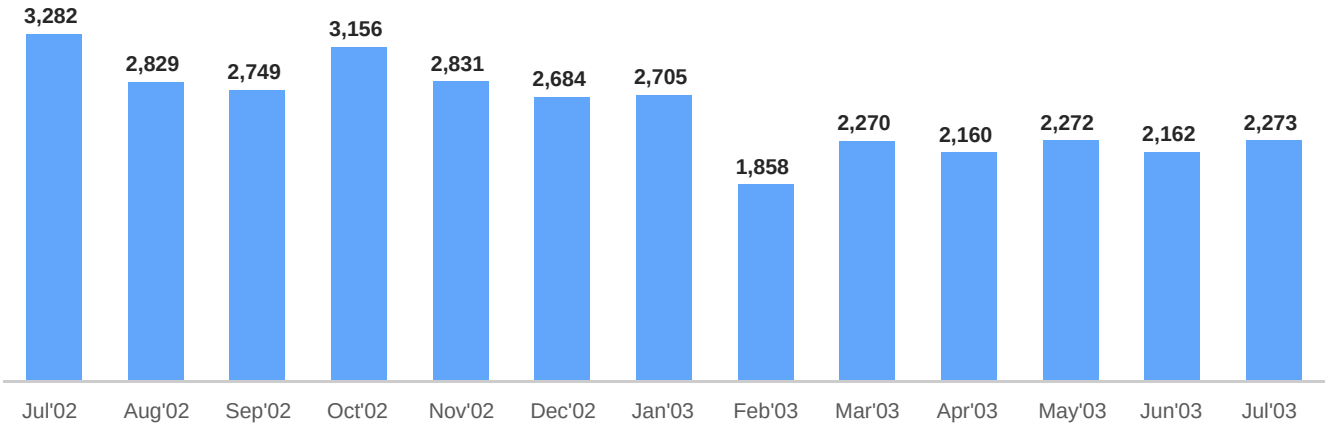
Flats sold: 2,273 Median price: $220,000 Median $psf: $222
Million-dollar flats: 0 (0.0%) Highest price: $548,000 (Bishan)

Against the month before: sales +5.1%, median price +3.3%. Against a year ago: sales -30.7%, median price +2.3%.

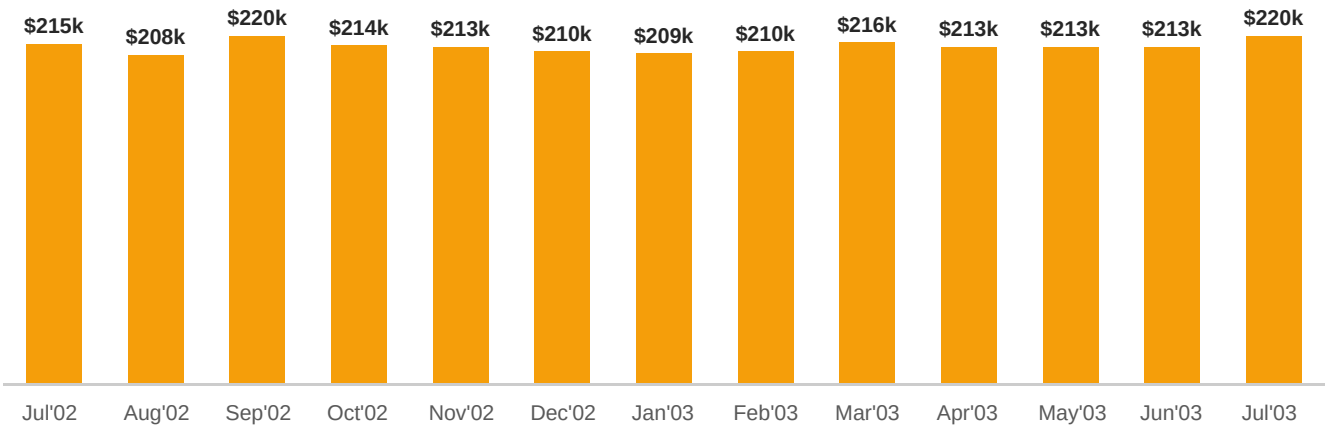
At a glance

- 2,273 HDB resale flats changed hands in July 2003, 5.1% more than the month before (2,162).
- Half of all flats sold for $220,000 or less (the median price), up 3.3% from the month before.
- A typical 4-room flat sold for $230,000 (952 sales), or about $217 per square foot.
- The highest price was $548,000 for an executive flat at Blk 194 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $189,000) and the dearest was Queenstown (median $308,000).
- The busiest town was Woodlands with 297 sales.

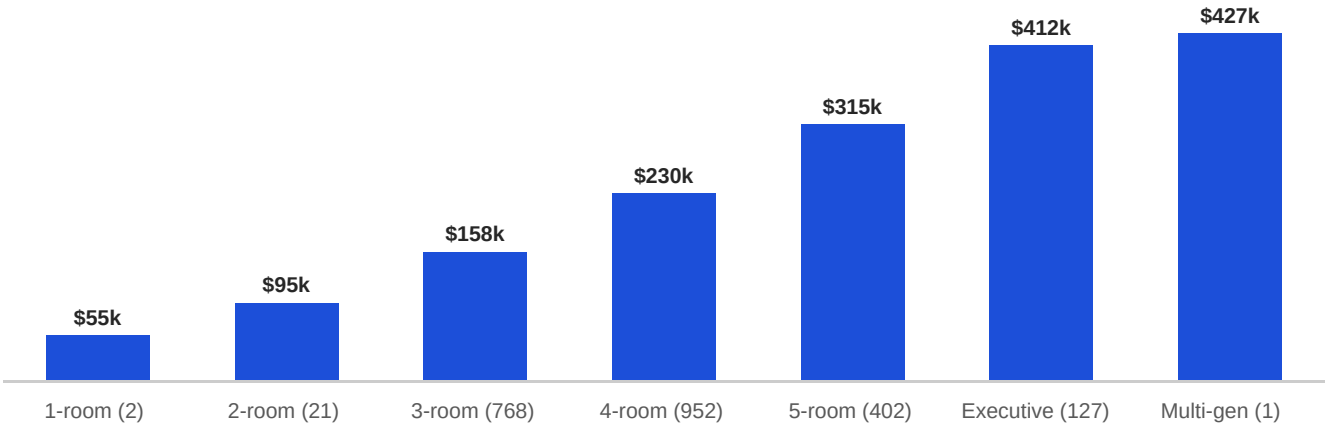
Flats sold each month, last 13 months



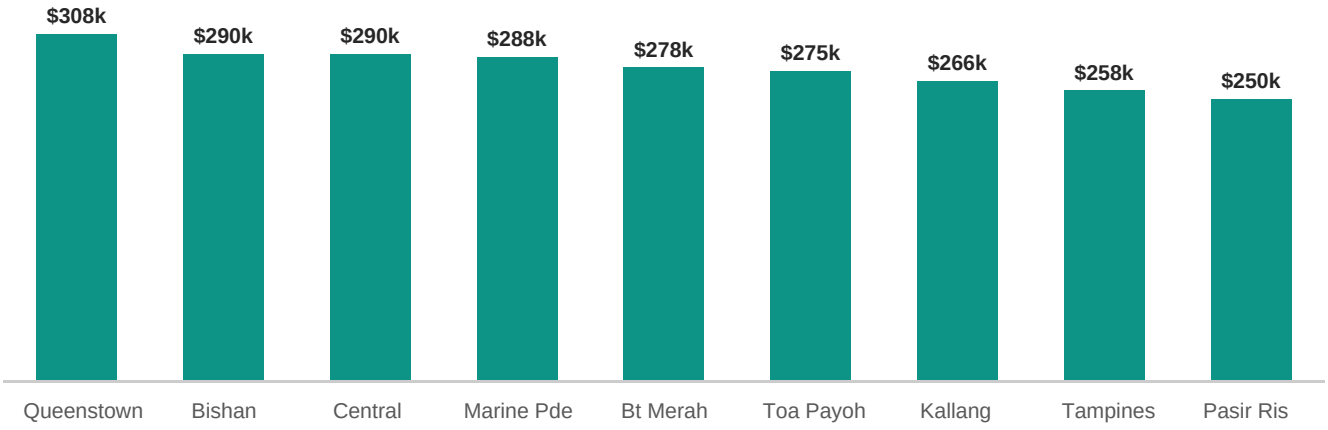
Median price each month, last 13 months



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



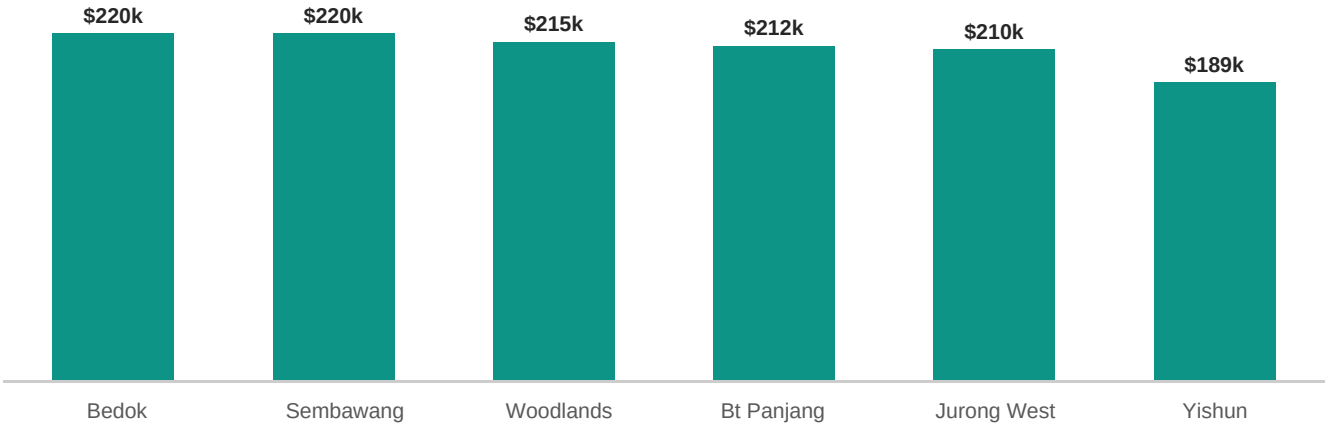
Median 4-room price by town, dearest first



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



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



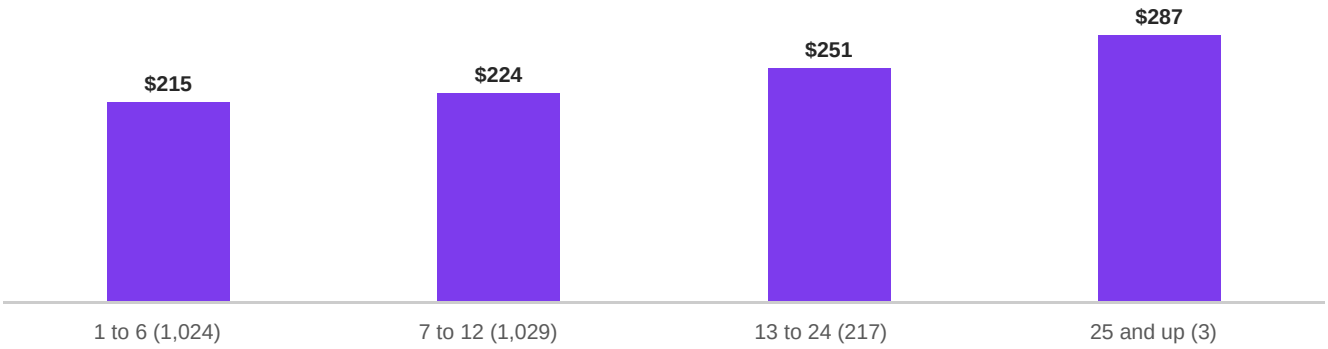
Town by town, July 2003

Ang Mo Kio: 123 sold - median $180,000 - 4-room median $238,000 - $227 psf
Bedok: 165 sold - median $197,000 - 4-room median $220,000 - $228 psf
Bishan: 46 sold - median $305,500 - 4-room median $290,000 - $272 psf
Bukit Batok: 100 sold - median $211,000 - 4-room median $238,500 - $213 psf
Bukit Merah: 73 sold - median $190,000 - 4-room median $278,000 - $251 psf
Bukit Panjang: 99 sold - median $220,000 - 4-room median $212,000 - $207 psf
Bukit Timah: 6 sold - median $380,000 - 4-room median n/a - $287 psf
Central Area: 19 sold - median $202,000 - 4-room median $290,000 - $262 psf
Choa Chu Kang: 119 sold - median $255,000 - 4-room median $240,000 - $223 psf
Clementi: 59 sold - median $185,000 - 4-room median $238,000 - $237 psf
Geylang: 66 sold - median $174,000 - 4-room median $221,500 - $219 psf
Hougang: 116 sold - median $237,544 - 4-room median $237,000 - $219 psf
Jurong East: 68 sold - median $264,000 - 4-room median $238,000 - $227 psf
Jurong West: 142 sold - median $191,000 - 4-room median $210,000 - $187 psf
Kallang/Whampoa: 60 sold - median $208,000 - 4-room median $266,000 - $253 psf
Marine Parade: 22 sold - median $235,750 - 4-room median $287,500 - $299 psf
Pasir Ris: 55 sold - median $300,000 - 4-room median $250,000 - $230 psf
Queenstown: 70 sold - median $155,750 - 4-room median $308,000 - $229 psf
Sembawang: 43 sold - median $225,000 - 4-room median $220,000 - $207 psf
Sengkang: 46 sold - median $265,000 - 4-room median $244,250 - $238 psf
Serangoon: 56 sold - median $235,000 - 4-room median $230,000 - $235 psf
Tampines: 207 sold - median $252,000 - 4-room median $257,750 - $239 psf
Toa Payoh: 66 sold - median $189,000 - 4-room median $275,000 - $245 psf
Woodlands: 297 sold - median $225,000 - 4-room median $214,750 - $206 psf
Yishun: 150 sold - median $167,000 - 4-room median $189,000 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2003

$548,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $339 psf - 83 yrs lease left

$530,000 Blk 447 Bright Hill Dr, Bishan
Executive - storey 22 to 24 - 1,819 sqft - $291 psf - 86 yrs lease left

$520,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,539 sqft - $338 psf - 91 yrs lease left

$520,000 Blk 628 Bt Batok Ctrl, Bukit Batok
Executive - storey 07 to 09 - 1,539 sqft - $338 psf - 93 yrs lease left

$518,000 Blk 856B Tampines St 82, Tampines
Executive - storey 13 to 15 - 1,572 sqft - $330 psf - 91 yrs lease left

$513,000 Blk 3 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $384 psf - 94 yrs lease left

$505,000 Blk 5 Holland Cl, Queenstown
5-room - storey 19 to 21 - 1,335 sqft - $378 psf - 94 yrs lease left

$500,000 Blk 441 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 1,851 sqft - $270 psf - 86 yrs lease left

$500,000 Blk 5 Holland Cl, Queenstown
5-room - storey 19 to 21 - 1,335 sqft - $375 psf - 94 yrs lease left

$495,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 04 to 06 - 1,518 sqft - $326 psf - 91 yrs lease left

The 5 most affordable 4-room flats, July 2003

$138,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $139 psf - 76 yrs lease left

$141,000 Blk 24 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $142 psf - 73 yrs lease left

$141,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,055 sqft - $134 psf - 74 yrs lease left

$144,500 Blk 26 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $148 psf - 73 yrs lease left

$146,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 04 to 06 - 980 sqft - $149 psf - 77 yrs lease left

The 10 busiest streets, July 2003

Bedok Reservoir Rd, Bedok: 41 sales
Woodlands Dr 14, Woodlands: 40 sales
Yishun Ring Rd, Yishun: 38 sales
Woodlands Ave 4, Woodlands: 37 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Bedok Nth St 3, Bedok: 26 sales
Woodlands Ring Rd, Woodlands: 26 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 24 sales
Tampines St 21, Tampines: 23 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 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