HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2003

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

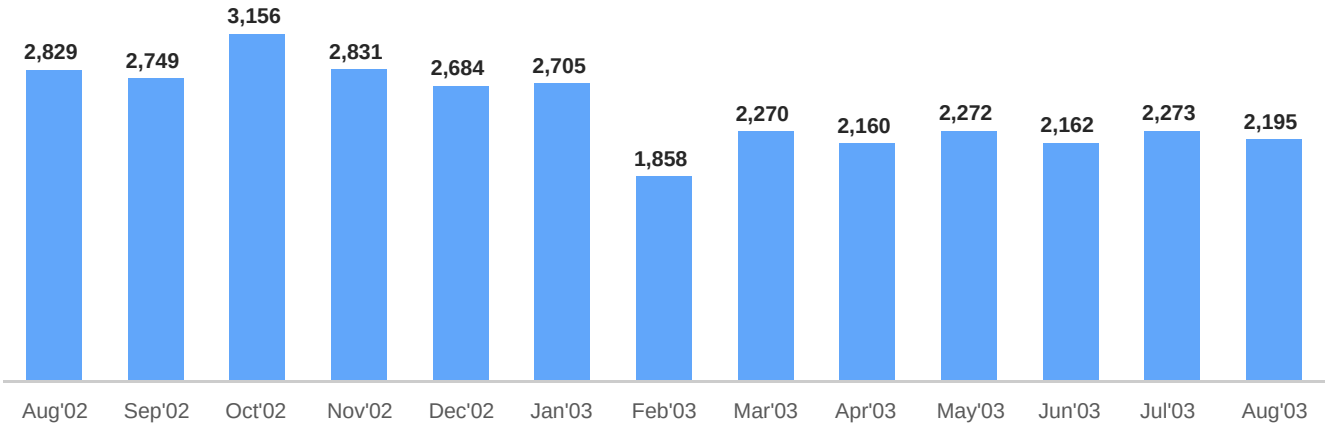
Flats sold: 2,195 Median price: $217,000 Median $psf: $222
Million-dollar flats: 0 (0.0%) Highest price: $565,000 (Bishan)

Against the month before: sales -3.4%, median price -1.4%. Against a year ago: sales -22.4%, median price +4.3%.

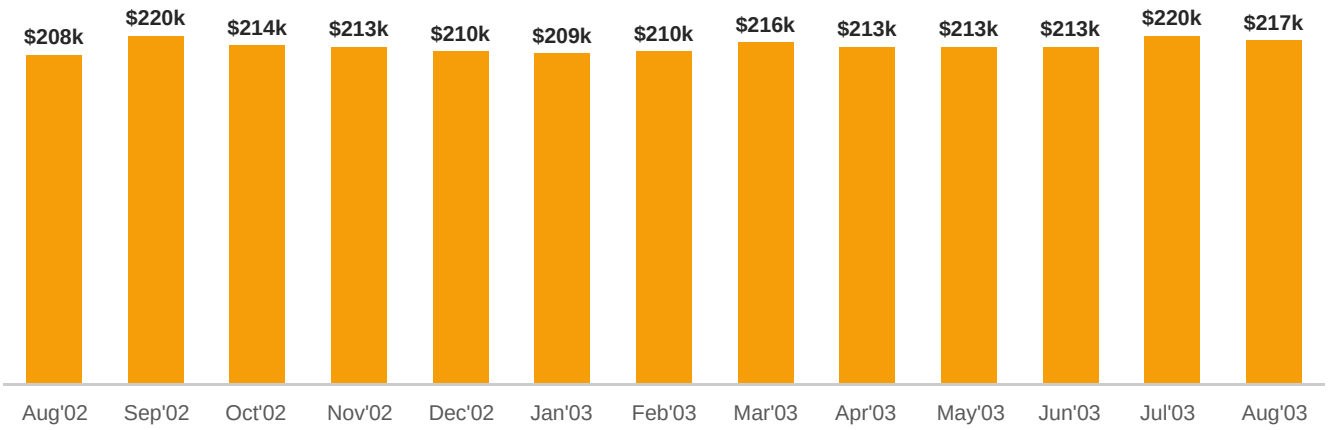
At a glance

- 2,195 HDB resale flats changed hands in August 2003, 3.4% fewer than the month before (2,273).
- Half of all flats sold for $217,000 or less (the median price), down 1.4% from the month before.
- A typical 4-room flat sold for $226,000 (934 sales), or about $213 per square foot.
- The highest price was $565,000 for an executive flat at Blk 179 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $191,000) and the dearest was Central Area (median $335,500).
- The busiest town was Woodlands with 266 sales.

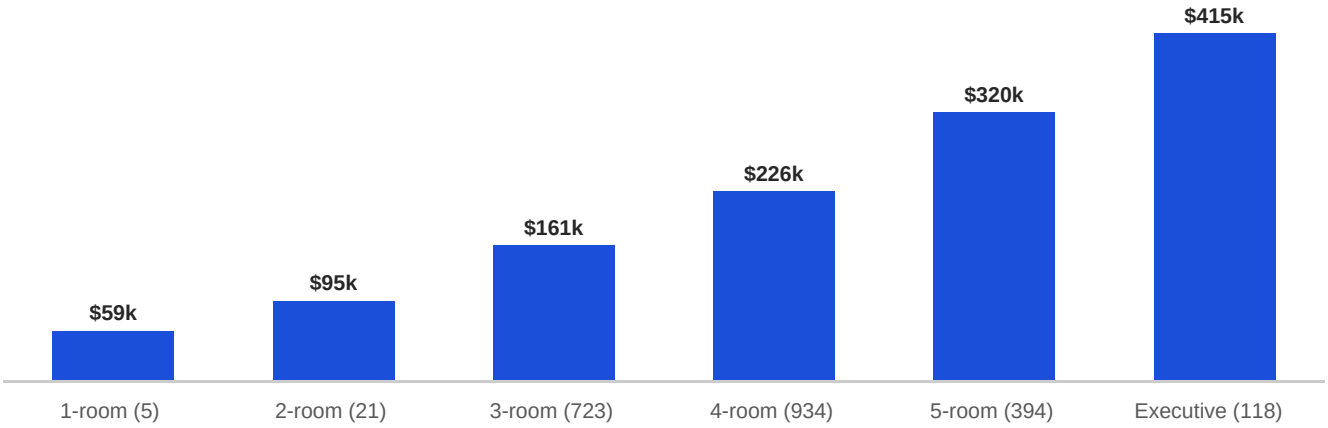
Flats sold each month, last 13 months



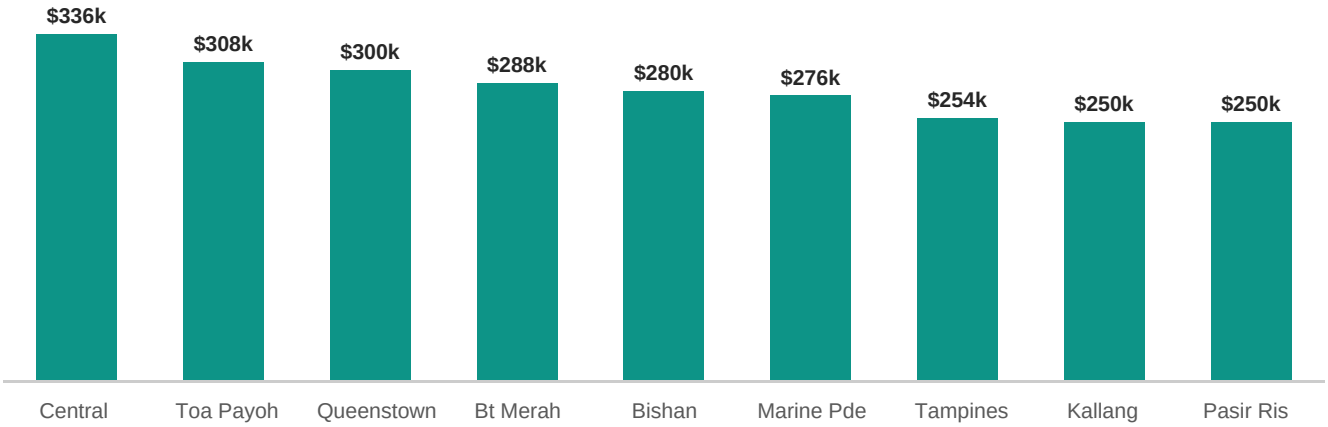
Median price each month, last 13 months



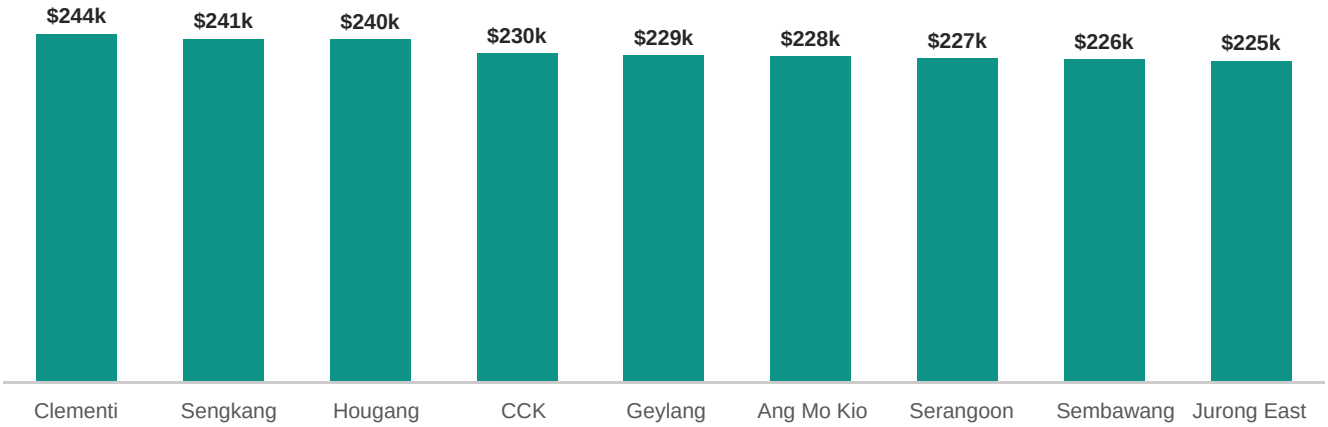
Median price by flat type (number sold), August 2003



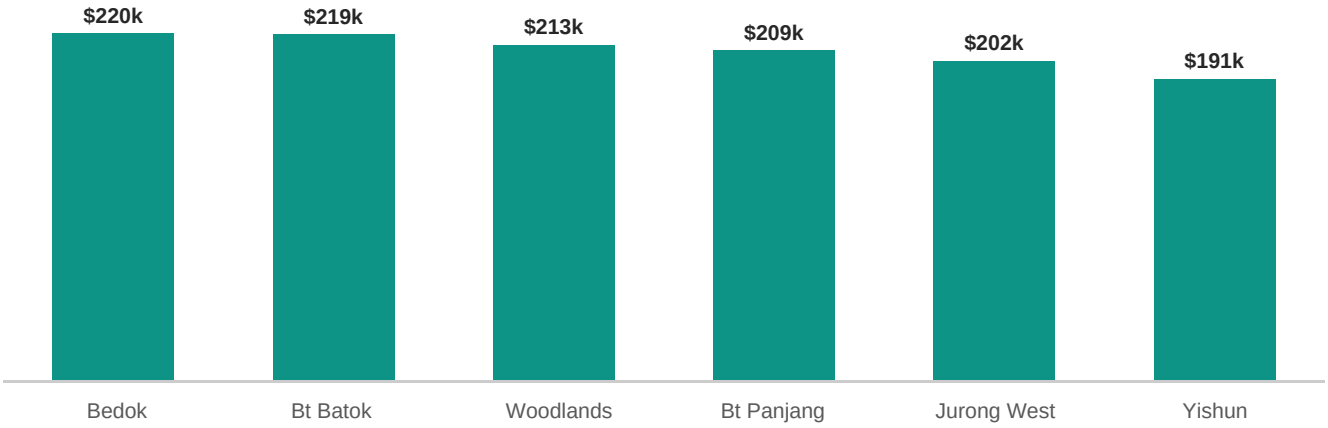
Median 4-room price by town, dearest first



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



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



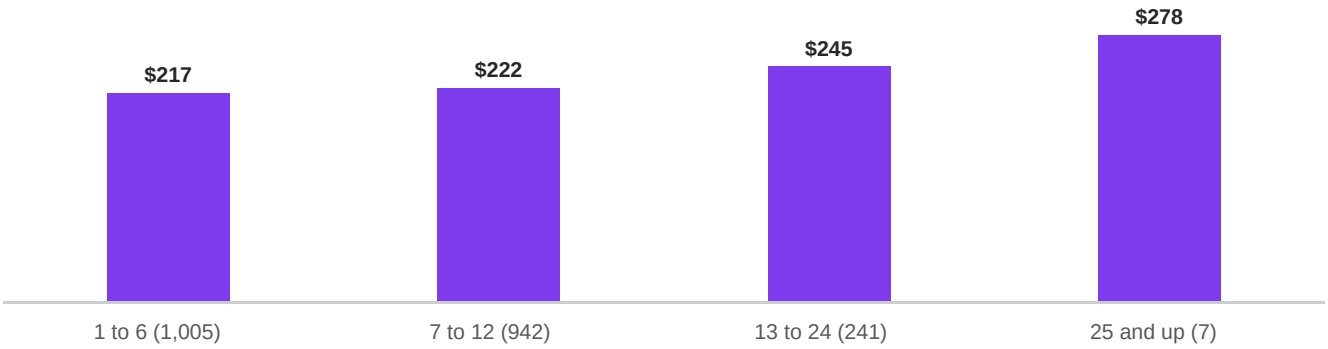
Town by town, August 2003

Ang Mo Kio: 126 sold - median $180,000 - 4-room median $228,000 - $224 psf
Bedok: 151 sold - median $196,000 - 4-room median $219,750 - $229 psf
Bishan: 50 sold - median $282,500 - 4-room median $280,000 - $261 psf
Bukit Batok: 109 sold - median $192,000 - 4-room median $219,000 - $213 psf
Bukit Merah: 68 sold - median $188,500 - 4-room median $288,000 - $249 psf
Bukit Panjang: 101 sold - median $216,000 - 4-room median $209,000 - $201 psf
Bukit Timah: 3 sold - median $200,000 - 4-room median n/a - $286 psf
Central Area: 17 sold - median $217,000 - 4-room median $335,500 - $301 psf
Choa Chu Kang: 101 sold - median $250,000 - 4-room median $230,100 - $214 psf
Clementi: 67 sold - median $220,000 - 4-room median $244,000 - $249 psf
Geylang: 56 sold - median $178,750 - 4-room median $228,750 - $212 psf
Hougang: 125 sold - median $235,000 - 4-room median $240,000 - $219 psf
Jurong East: 83 sold - median $230,000 - 4-room median $225,000 - $222 psf
Jurong West: 144 sold - median $192,250 - 4-room median $202,250 - $188 psf
Kallang/Whampoa: 71 sold - median $182,000 - 4-room median $250,000 - $236 psf
Marine Parade: 18 sold - median $248,000 - 4-room median $276,000 - $299 psf
Pasir Ris: 56 sold - median $317,500 - 4-room median $250,000 - $239 psf
Queenstown: 70 sold - median $166,500 - 4-room median $300,444 - $247 psf
Sembawang: 34 sold - median $240,000 - 4-room median $226,000 - $219 psf
Sengkang: 53 sold - median $254,000 - 4-room median $240,500 - $232 psf
Serangoon: 58 sold - median $225,500 - 4-room median $226,800 - $230 psf
Tampines: 152 sold - median $261,250 - 4-room median $254,000 - $242 psf
Toa Payoh: 74 sold - median $189,000 - 4-room median $308,000 - $251 psf
Woodlands: 266 sold - median $223,000 - 4-room median $212,500 - $206 psf
Yishun: 142 sold - median $175,500 - 4-room median $191,000 - $194 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2003

$565,000 Blk 179 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $350 psf - 83 yrs lease left

$515,000 Blk 36 Jln Rumah Tinggi, Bukit Merah
5-room - storey 10 to 12 - 1,324 sqft - $389 psf - 95 yrs lease left

$515,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 22 to 24 - 1,421 sqft - $362 psf - 91 yrs lease left

$505,000 Blk 237 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,518 sqft - $333 psf - 88 yrs lease left

$500,000 Blk 627 Bt Batok Ctrl, Bukit Batok
Executive - storey 13 to 15 - 1,550 sqft - $323 psf - 93 yrs lease left

$495,000 Blk 504 Pasir Ris St 52, Pasir Ris
Executive - storey 16 to 18 - 1,572 sqft - $315 psf - 89 yrs lease left

$495,000 Blk 856E Tampines St 82, Tampines
Executive - storey 10 to 12 - 1,604 sqft - $309 psf - 91 yrs lease left

$495,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 07 to 09 - 1,324 sqft - $374 psf - 95 yrs lease left

$490,000 Blk 442 Sin Ming Ave, Bishan
Executive - storey 19 to 21 - 1,668 sqft - $294 psf - 86 yrs lease left

$490,000 Blk 627 Bt Batok Ctrl, Bukit Batok
Executive - storey 13 to 15 - 1,550 sqft - $316 psf - 93 yrs lease left

The 5 most affordable 4-room flats, August 2003

$116,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $124 psf - 71 yrs lease left

$120,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 936 sqft - $128 psf - 71 yrs lease left

$130,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 947 sqft - $137 psf - 71 yrs lease left

$135,000 Blk 854 Woodlands St 83, Woodlands

4-room - storey 01 to 03 - 904 sqft - $149 psf - 89 yrs lease left

$138,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $147 psf - 71 yrs lease left

The 10 busiest streets, August 2003

Bedok Reservoir Rd, Bedok: 40 sales
Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Woodlands Ave 4, Woodlands: 28 sales
Woodlands Dr 14, Woodlands: 27 sales
Woodlands Ring Rd, Woodlands: 27 sales
Jelapang Rd, Bukit Panjang: 26 sales
Toh Guan Rd, Jurong East: 26 sales
Marsiling Dr, Woodlands: 25 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