HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2003

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

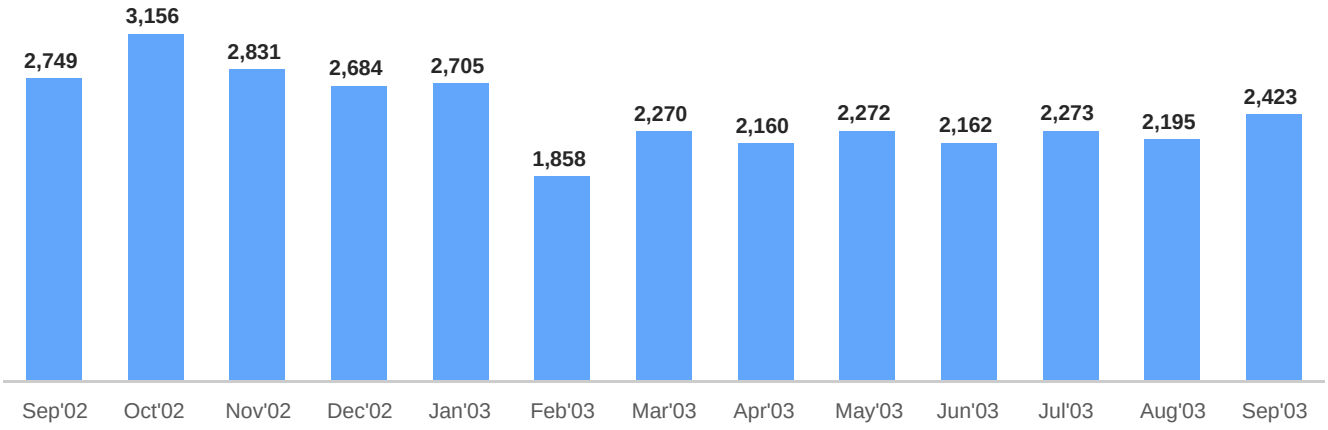
Flats sold: 2,423 Median price: $220,000 Median $psf: $223
Million-dollar flats: 0 (0.0%) Highest price: $572,000 (Bishan)

Against the month before: sales +10.4%, median price +1.4%. Against a year ago: sales -11.9%, median price +0.0%.

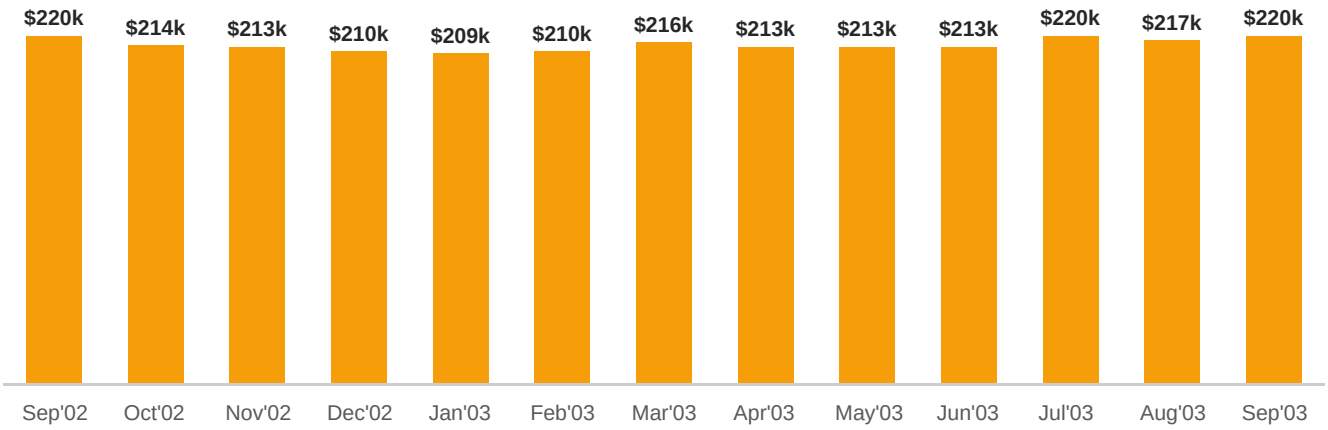
At a glance

- 2,423 HDB resale flats changed hands in September 2003, 10.4% more than the month before (2,195).
- Half of all flats sold for $220,000 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $230,000 (965 sales), or about $216 per square foot.
- The highest price was $572,000 for an executive flat at Blk 194 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $195,000) and the dearest was Queenstown (median $364,250).
- The busiest town was Woodlands with 292 sales.

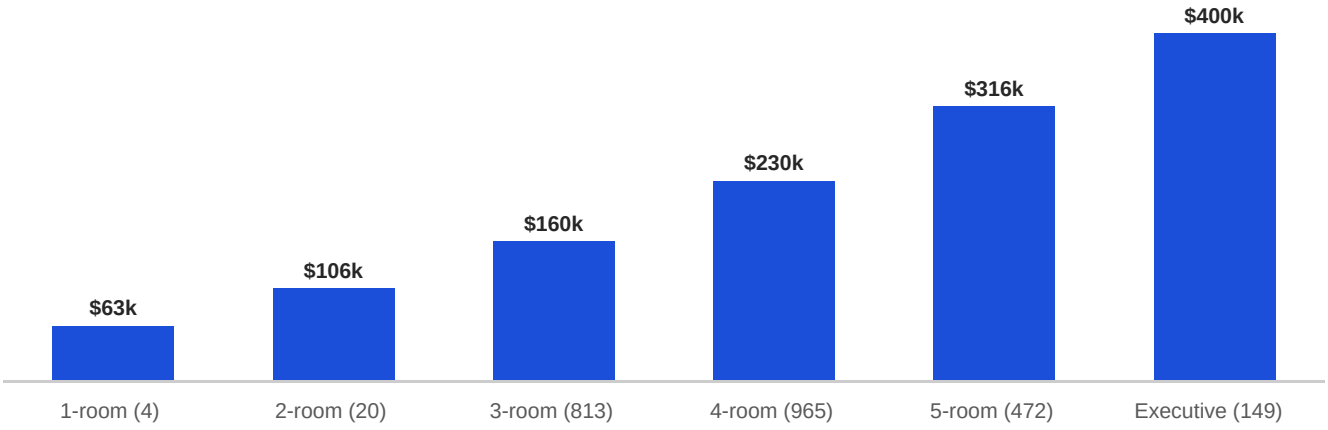
Flats sold each month, last 13 months



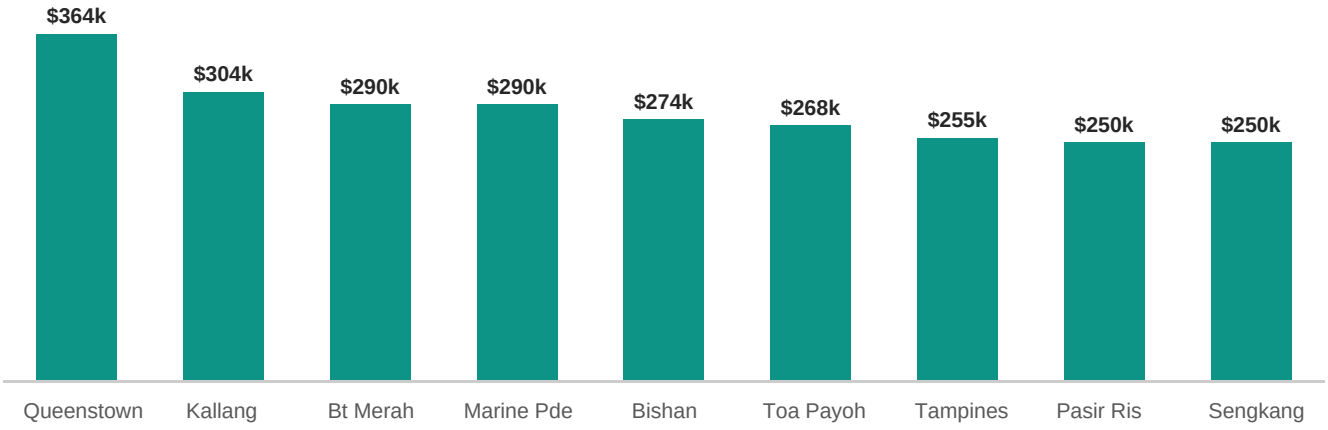
Median price each month, last 13 months



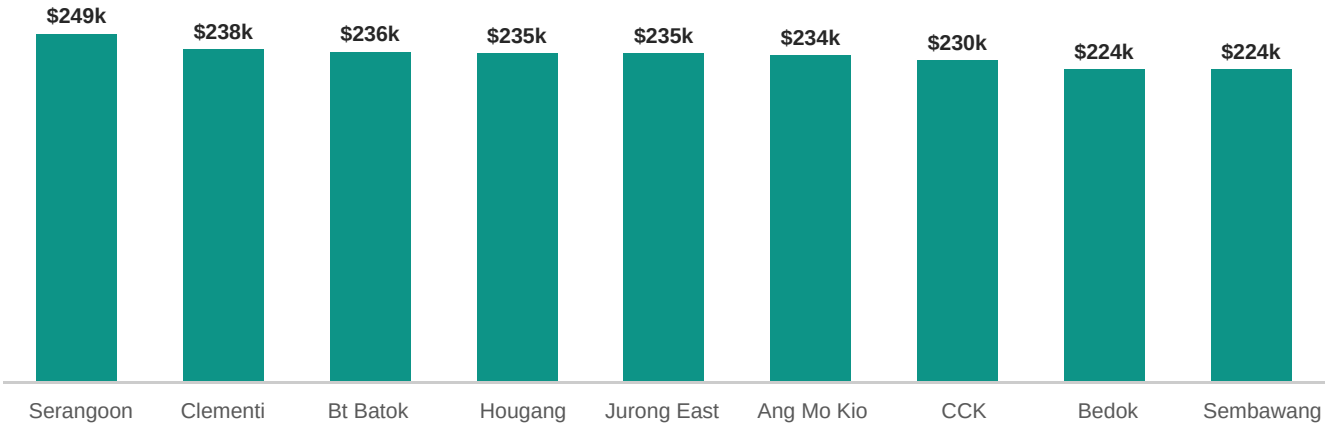
Median price by flat type (number sold), September 2003



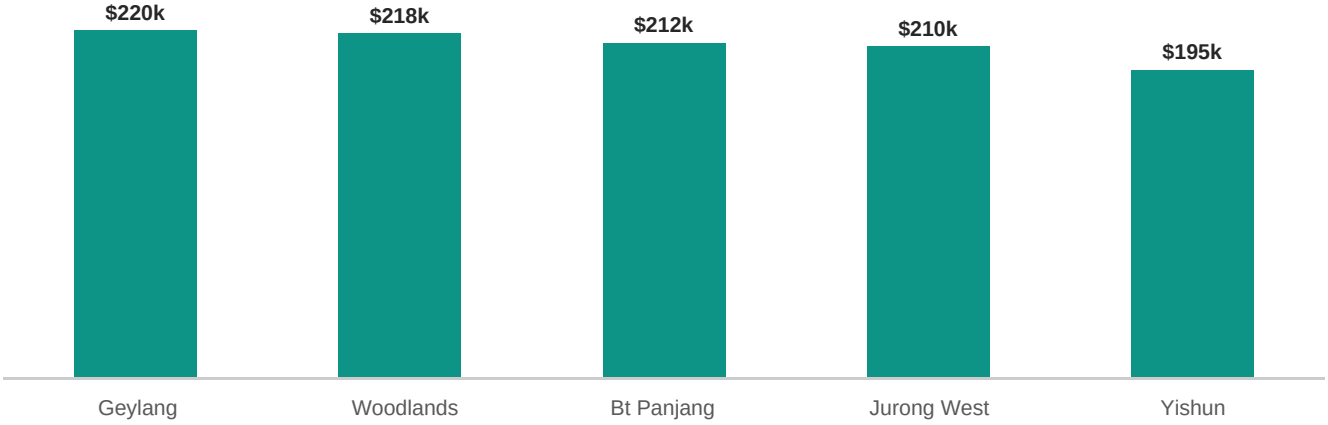
Median 4-room price by town, dearest first



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



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



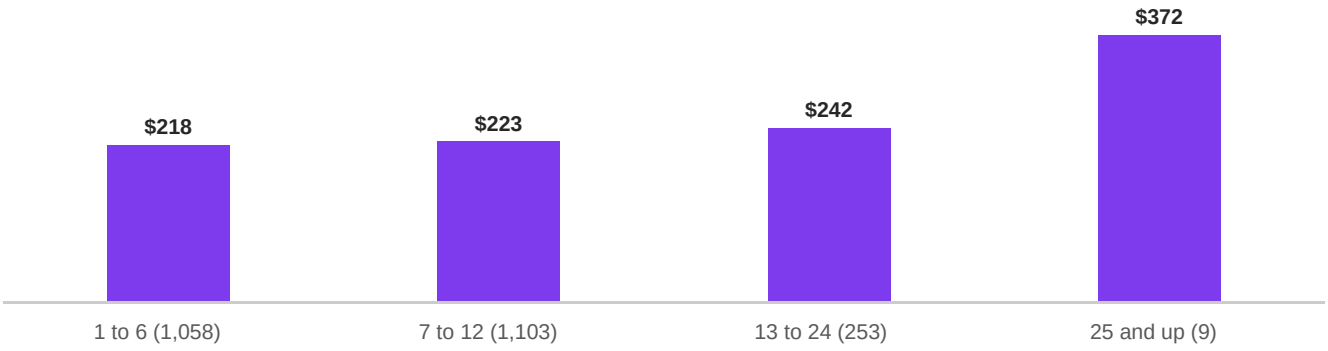
Town by town, September 2003

Ang Mo Kio: 105 sold - median $185,000 - 4-room median $233,500 - $230 psf
Bedok: 153 sold - median $200,000 - 4-room median $223,500 - $232 psf
Bishan: 41 sold - median $306,000 - 4-room median $274,444 - $268 psf
Bukit Batok: 138 sold - median $187,000 - 4-room median $236,000 - $219 psf
Bukit Merah: 83 sold - median $182,000 - 4-room median $290,000 - $250 psf
Bukit Panjang: 117 sold - median $220,000 - 4-room median $212,000 - $206 psf
Bukit Timah: 4 sold - median $315,000 - 4-room median n/a - $288 psf
Central Area: 10 sold - median $197,500 - 4-room median n/a - $303 psf
Choa Chu Kang: 120 sold - median $240,000 - 4-room median $230,000 - $210 psf
Clementi: 56 sold - median $196,500 - 4-room median $238,000 - $237 psf
Geylang: 55 sold - median $155,000 - 4-room median $220,000 - $216 psf
Hougang: 178 sold - median $232,000 - 4-room median $235,000 - $219 psf
Jurong East: 72 sold - median $240,000 - 4-room median $235,000 - $220 psf
Jurong West: 164 sold - median $203,500 - 4-room median $210,000 - $188 psf
Kallang/Whampoa: 63 sold - median $180,000 - 4-room median $303,500 - $247 psf
Marine Parade: 26 sold - median $266,500 - 4-room median $290,000 - $309 psf
Pasir Ris: 63 sold - median $308,000 - 4-room median $250,000 - $236 psf
Queenstown: 82 sold - median $162,500 - 4-room median $364,250 - $242 psf
Sembawang: 36 sold - median $275,500 - 4-room median $223,500 - $223 psf
Sengkang: 67 sold - median $260,000 - 4-room median $250,000 - $237 psf
Serangoon: 66 sold - median $242,500 - 4-room median $249,000 - $230 psf
Tampines: 196 sold - median $265,500 - 4-room median $255,000 - $242 psf
Toa Payoh: 76 sold - median $190,000 - 4-room median $268,000 - $256 psf
Woodlands: 292 sold - median $229,000 - 4-room median $218,000 - $208 psf
Yishun: 160 sold - median $180,000 - 4-room median $195,000 - $202 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2003

$572,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $354 psf - 83 yrs lease left

$560,000 Blk 130 Pasir Ris St 11, Pasir Ris
Executive - storey 07 to 09 - 2,024 sqft - $277 psf - 90 yrs lease left

$540,000 Blk 506 Pasir Ris St 52, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $346 psf - 89 yrs lease left

$537,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 16 to 18 - 1,561 sqft - $344 psf - 91 yrs lease left

$530,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,335 sqft - $397 psf - 95 yrs lease left

$520,000 Blk 60 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,292 sqft - $403 psf - 95 yrs lease left

$512,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 13 to 15 - 1,464 sqft - $350 psf - 92 yrs lease left

$512,000 Blk 851 Hougang Ctrl, Hougang
Executive - storey 07 to 09 - 1,485 sqft - $345 psf - 93 yrs lease left

$508,000 Blk 31 Marine Cres, Marine Parade
5-room - storey 07 to 09 - 1,647 sqft - $308 psf - 71 yrs lease left

$506,000 Blk 126 Bt Merah View, Bukit Merah
5-room - storey 16 to 18 - 1,507 sqft - $336 psf - 92 yrs lease left

The 5 most affordable 4-room flats, September 2003

$130,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $137 psf - 71 yrs lease left

$132,000 Blk 25 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 980 sqft - $135 psf - 73 yrs lease left

$133,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $142 psf - 71 yrs lease left

$135,000 Blk 205 Marsiling Dr, Woodlands
4-room - storey 13 to 15 - 980 sqft - $138 psf - 76 yrs lease left

$143,000 Blk 52 Teban Gdns Rd, Jurong East
4-room - storey 01 to 03 - 893 sqft - $160 psf - 83 yrs lease left

The 10 busiest streets, September 2003

Yishun Ring Rd, Yishun: 35 sales
Hougang Ave 8, Hougang: 33 sales
Woodlands Ring Rd, Woodlands: 32 sales
Woodlands Dr 14, Woodlands: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Jelapang Rd, Bukit Panjang: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 25 sales
Boon Lay Pl, Jurong West: 25 sales
Bedok Nth St 3, Bedok: 24 sales
Compassvale Walk, Sengkang: 24 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