HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2003

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

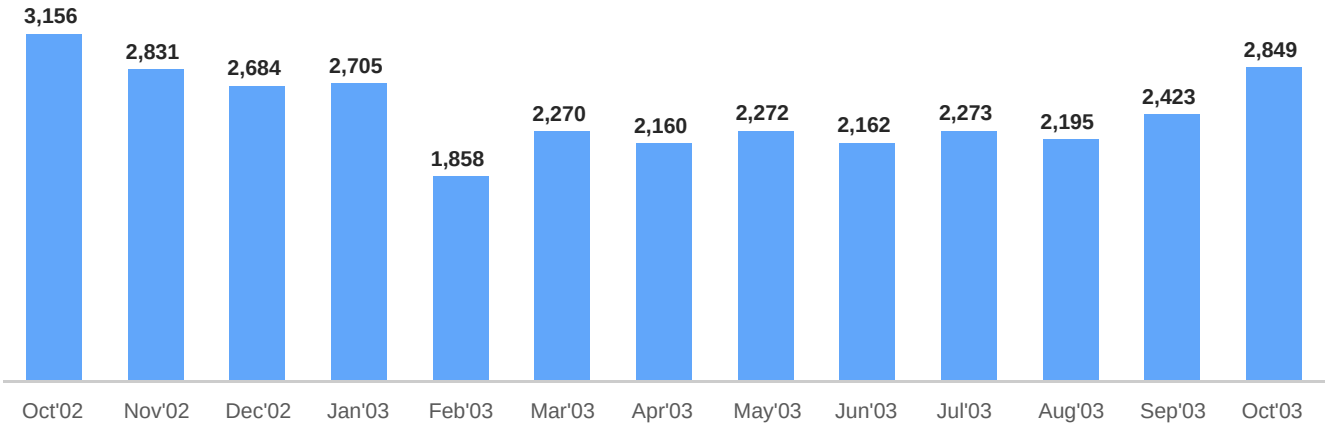
Flats sold: 2,849 Median price: $220,000 Median $psf: $226
Million-dollar flats: 0 (0.0%) Highest price: $570,000 (Bishan)

Against the month before: sales +17.6%, median price +0.0%. Against a year ago: sales -9.7%, median price +2.8%.

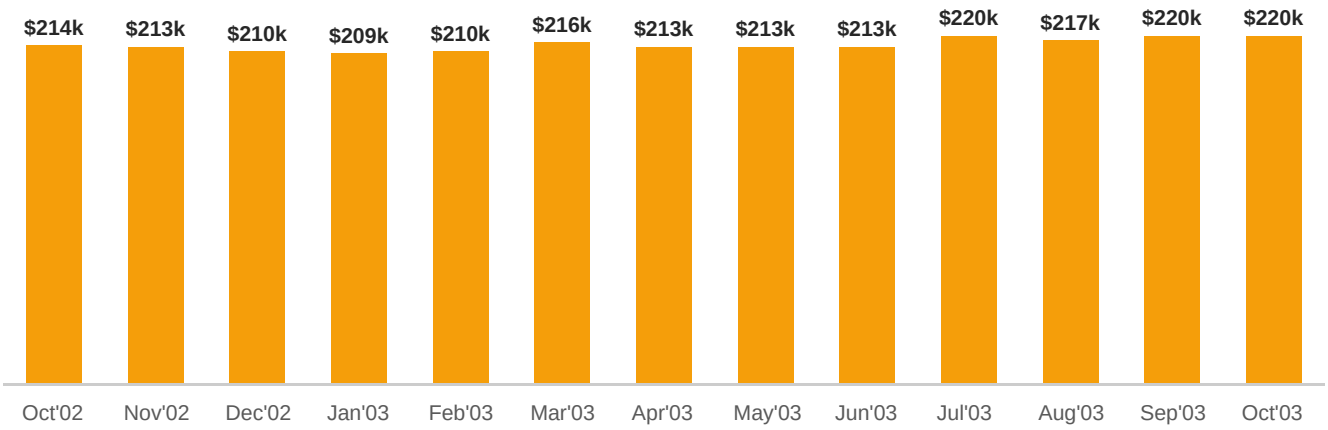
At a glance

- 2,849 HDB resale flats changed hands in October 2003, 17.6% more than the month before (2,423).
- Half of all flats sold for $220,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $233,000 (1,159 sales), or about $220 per square foot.
- The highest price was $570,000 for an executive flat at Blk 101 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $200,000) and the dearest was Queenstown (median $340,000).
- The busiest town was Woodlands with 364 sales.

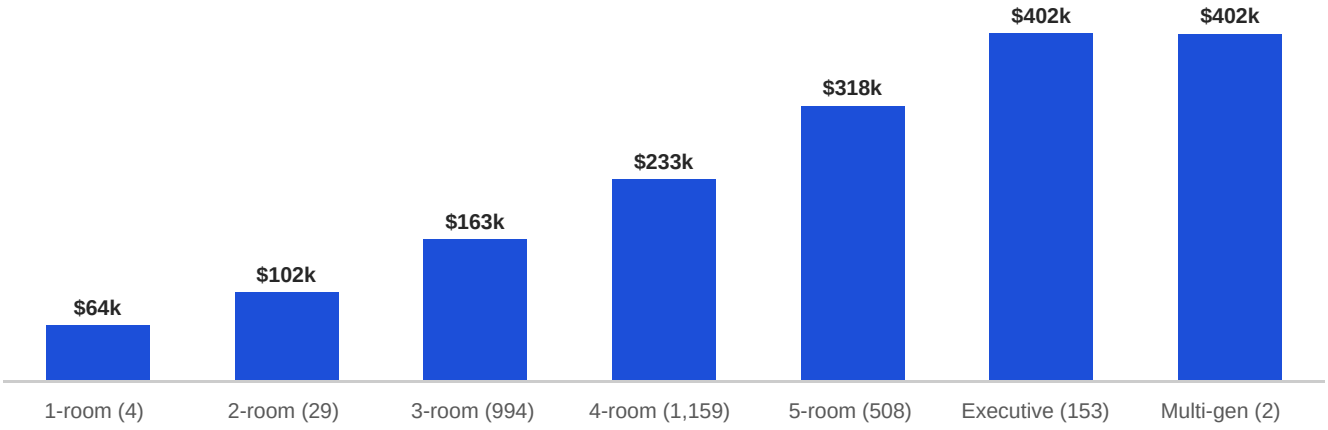
Flats sold each month, last 13 months



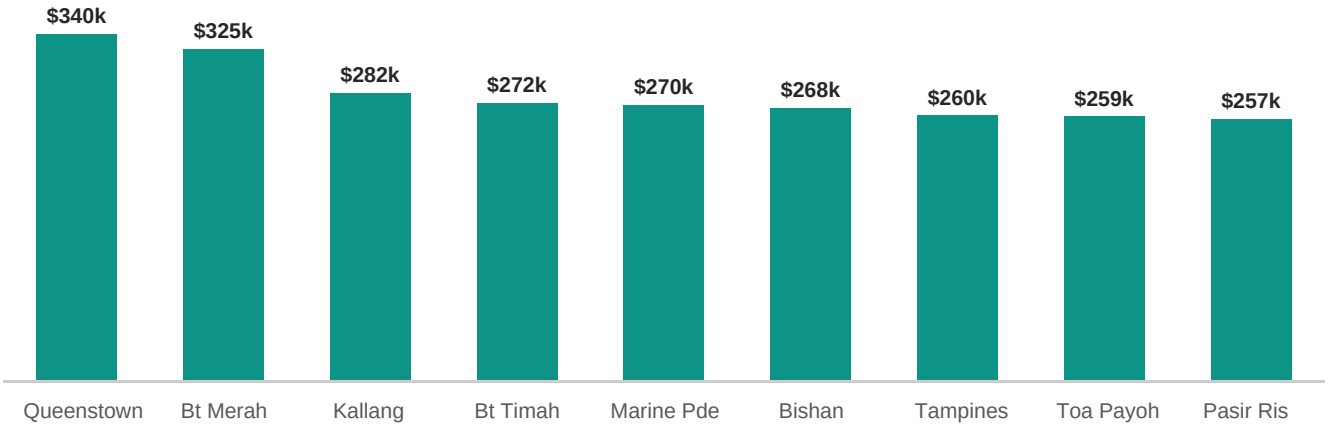
Median price each month, last 13 months



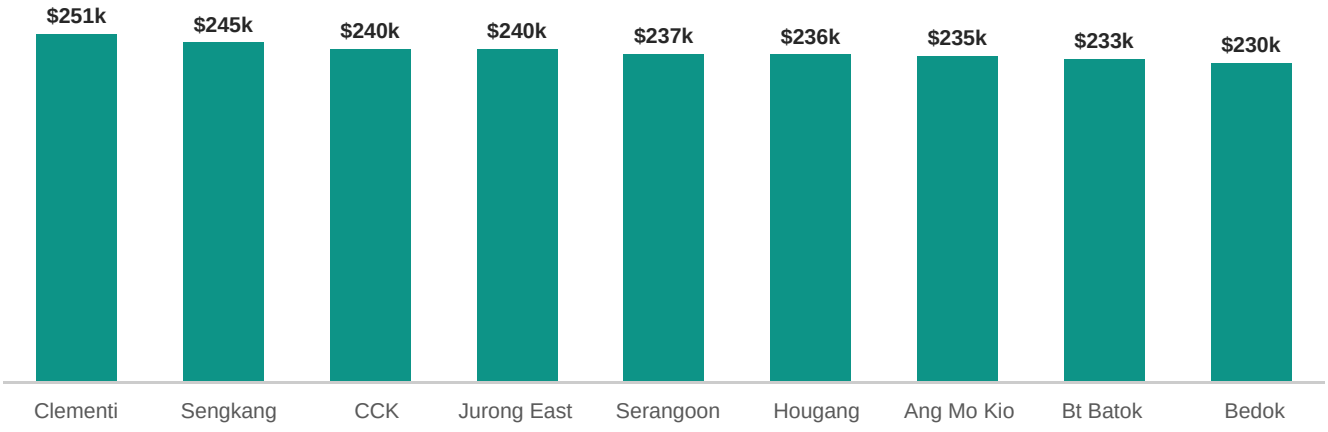
Median price by flat type (number sold), October 2003



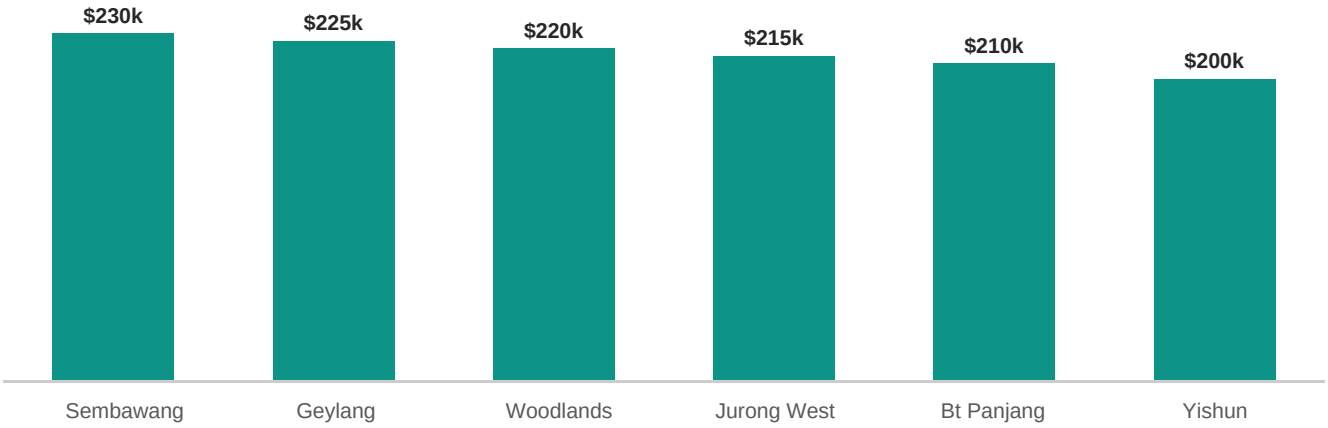
Median 4-room price by town, dearest first



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



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



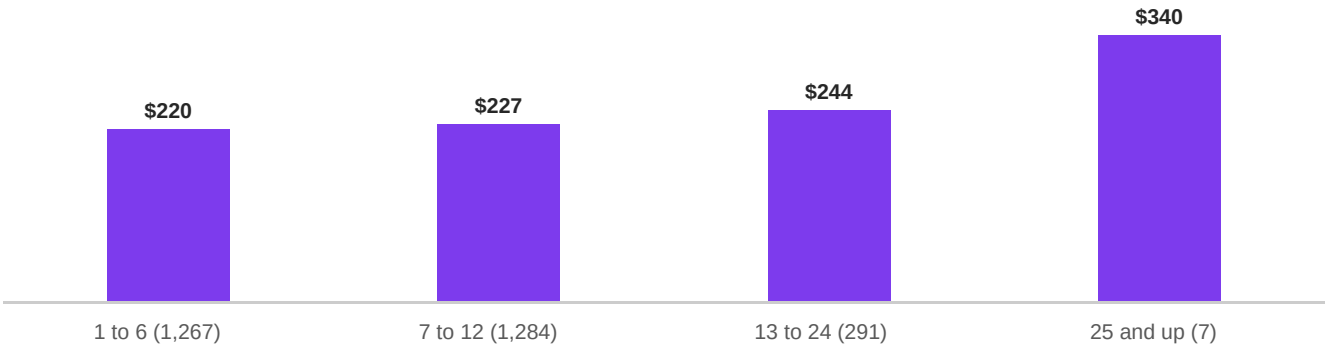
Town by town, October 2003

Ang Mo Kio: 133 sold - median $188,000 - 4-room median $235,000 - $232 psf
Bedok: 183 sold - median $200,000 - 4-room median $230,000 - $235 psf
Bishan: 51 sold - median $270,000 - 4-room median $267,500 - $275 psf
Bukit Batok: 153 sold - median $182,000 - 4-room median $233,000 - $215 psf
Bukit Merah: 84 sold - median $190,000 - 4-room median $325,000 - $262 psf
Bukit Panjang: 114 sold - median $220,000 - 4-room median $210,000 - $205 psf
Bukit Timah: 9 sold - median $270,000 - 4-room median $272,200 - $265 psf
Central Area: 11 sold - median $197,000 - 4-room median n/a - $297 psf
Choa Chu Kang: 150 sold - median $252,500 - 4-room median $240,000 - $219 psf
Clementi: 83 sold - median $188,000 - 4-room median $251,000 - $247 psf
Geylang: 78 sold - median $164,000 - 4-room median $225,000 - $223 psf
Hougang: 172 sold - median $235,000 - 4-room median $236,000 - $226 psf
Jurong East: 104 sold - median $235,500 - 4-room median $240,000 - $230 psf
Jurong West: 193 sold - median $204,000 - 4-room median $215,000 - $197 psf
Kallang/Whampoa: 87 sold - median $195,000 - 4-room median $282,000 - $253 psf
Marine Parade: 22 sold - median $218,500 - 4-room median $270,000 - $296 psf
Pasir Ris: 71 sold - median $314,000 - 4-room median $256,500 - $235 psf
Queenstown: 97 sold - median $170,000 - 4-room median $340,000 - $242 psf
Sembawang: 48 sold - median $235,500 - 4-room median $230,000 - $215 psf
Sengkang: 74 sold - median $263,500 - 4-room median $245,000 - $239 psf
Serangoon: 67 sold - median $233,000 - 4-room median $236,500 - $235 psf
Tampines: 226 sold - median $260,000 - 4-room median $260,000 - $244 psf
Toa Payoh: 78 sold - median $192,750 - 4-room median $259,000 - $261 psf
Woodlands: 364 sold - median $230,000 - 4-room median $220,000 - $208 psf
Yishun: 197 sold - median $179,000 - 4-room median $200,000 - $204 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2003

$570,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $325 psf - 83 yrs lease left

$567,500 Blk 641 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 16 to 18 - 1,959 sqft - $290 psf - 94 yrs lease left

$550,000 Blk 50 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,916 sqft - $287 psf - 68 yrs lease left

$517,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $329 psf - 83 yrs lease left

$515,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,335 sqft - $386 psf - 95 yrs lease left

$509,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 19 to 21 - 1,259 sqft - $404 psf - 71 yrs lease left

$506,000 Blk 3 Holland Cl, Queenstown
5-room - storey 04 to 06 - 1,335 sqft - $379 psf - 94 yrs lease left

$504,000 Blk 104A Ang Mo Kio St 11, Ang Mo Kio
Executive - storey 01 to 03 - 1,572 sqft - $321 psf - 92 yrs lease left

$498,000 Blk 94C Bedok Nth Ave 4, Bedok
Executive - storey 10 to 12 - 1,539 sqft - $324 psf - 89 yrs lease left

$498,000 Blk 94C Bedok Nth Ave 4, Bedok
Executive - storey 13 to 15 - 1,518 sqft - $328 psf - 89 yrs lease left

The 5 most affordable 4-room flats, October 2003

$120,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $127 psf - 71 yrs lease left

$140,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $134 psf - 73 yrs lease left

$142,500 Blk 335 Woodlands St 32, Woodlands

4-room - storey 07 to 09 - 893 sqft - $160 psf - 81 yrs lease left

$145,000 Blk 113 Woodlands St 13, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $145 psf - 83 yrs lease left

$148,000 Blk 265 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $164 psf - 82 yrs lease left

The 10 busiest streets, October 2003

Yishun Ring Rd, Yishun: 52 sales
Bedok Reservoir Rd, Bedok: 45 sales
Woodlands Dr 14, Woodlands: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Compassvale Walk, Sengkang: 37 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 36 sales
Choa Chu Kang Cres, Choa Chu Kang: 29 sales
Bedok Nth Rd, Bedok: 28 sales
Hougang Ave 8, Hougang: 27 sales
Toh Guan Rd, Jurong East: 27 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