HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2003

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:42 pm.
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November 2003 in full

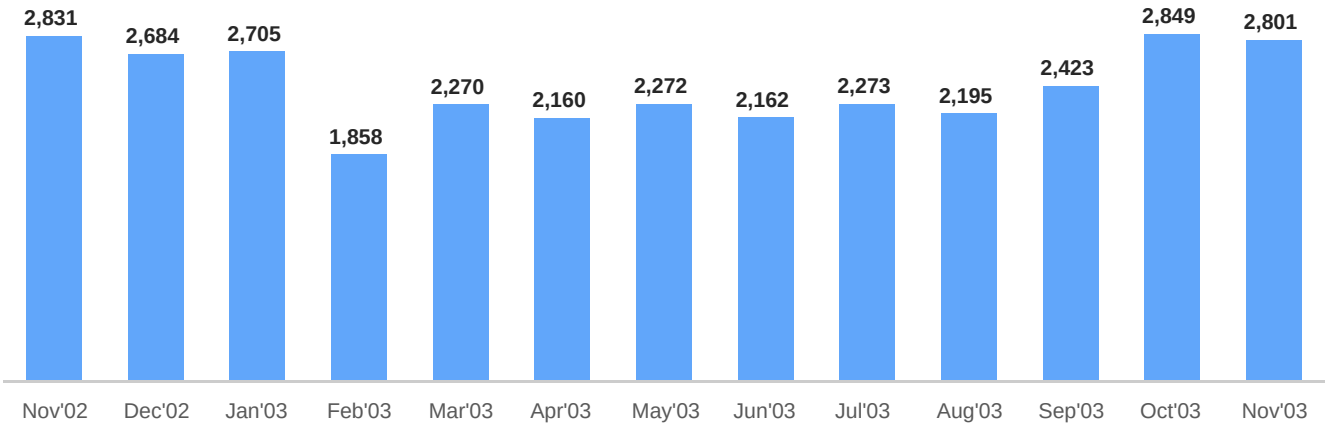
Flats sold: 2,801 **Median price: $220,000** **Median $psf: $226**
Million-dollar flats: 0 (0.0%) **Highest price: $640,000 (Queenstown)**

Against the month before: sales -1.7%, median price +0.0%. Against a year ago: sales -1.1%, median price +3.3%.

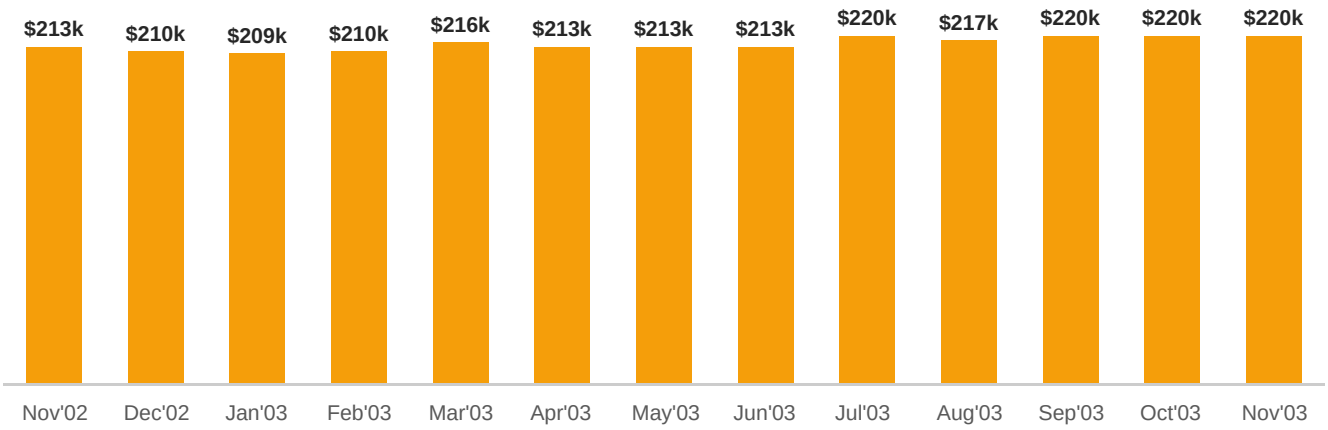
At a glance

- 2,801 HDB resale flats changed hands in November 2003, 1.7% fewer than the month before (2,849).
- 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 $235,000 (1,158 sales), or about $221 per square foot.
- The highest price was $640,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $195,000) and the dearest was Queenstown (median $410,000).
- The busiest town was Woodlands with 328 sales.

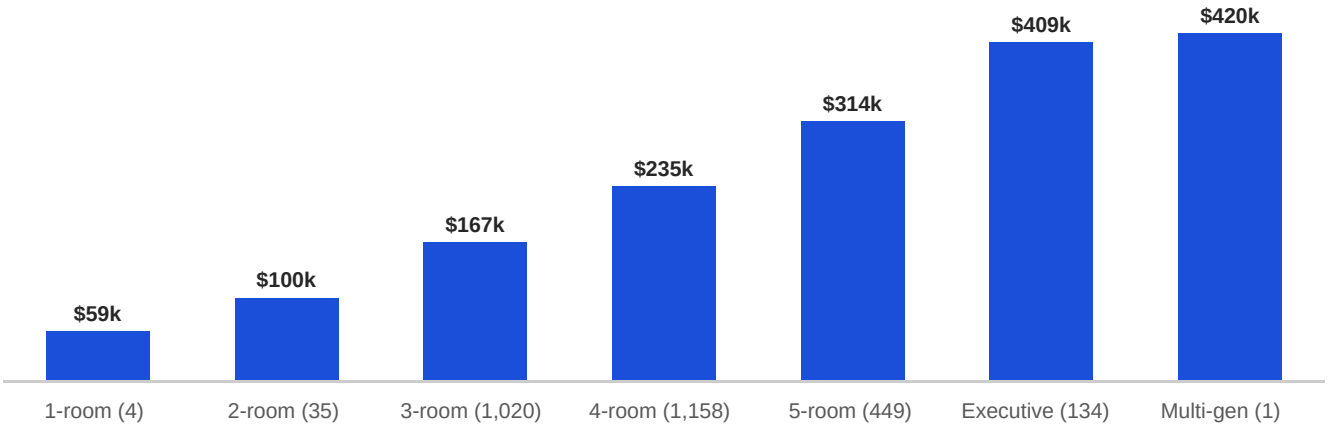
Flats sold each month, last 13 months



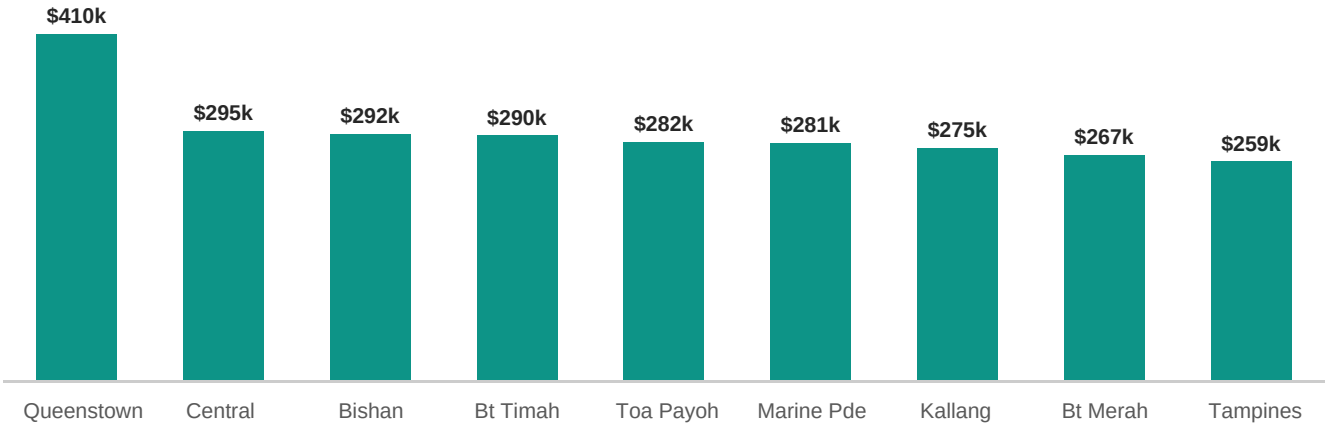
Median price each month, last 13 months



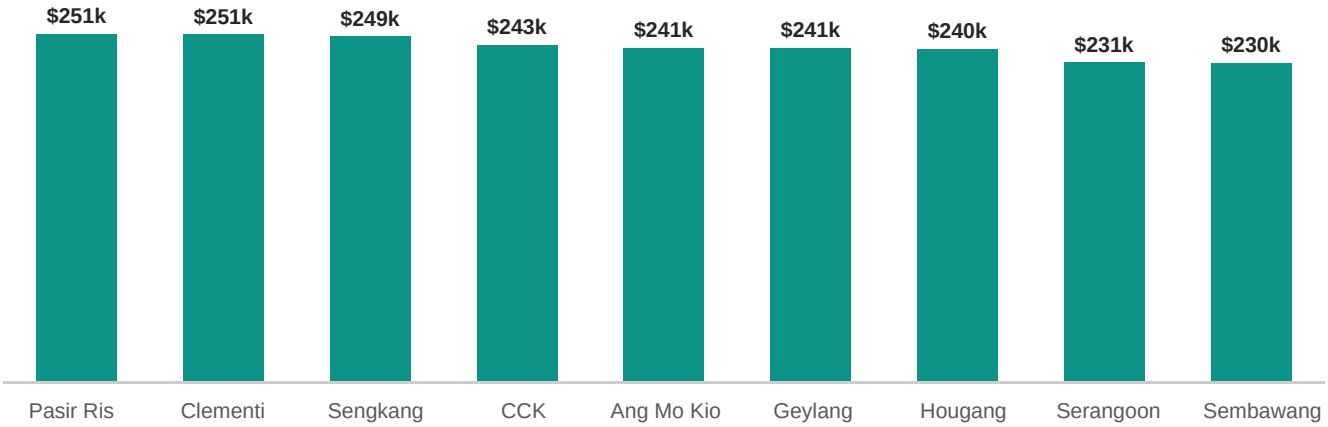
Median price by flat type (number sold), November 2003



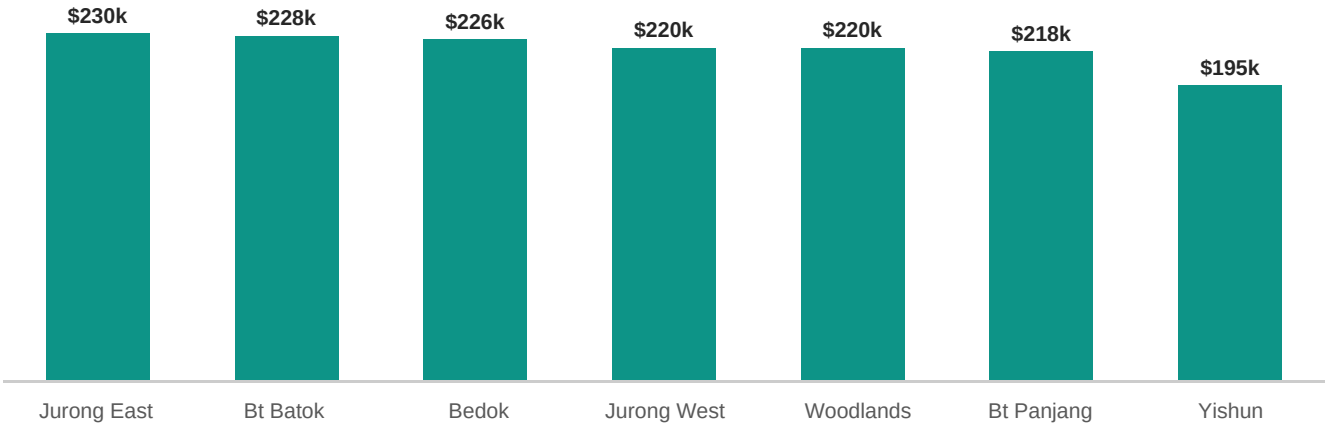
Median 4-room price by town, dearest first



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



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



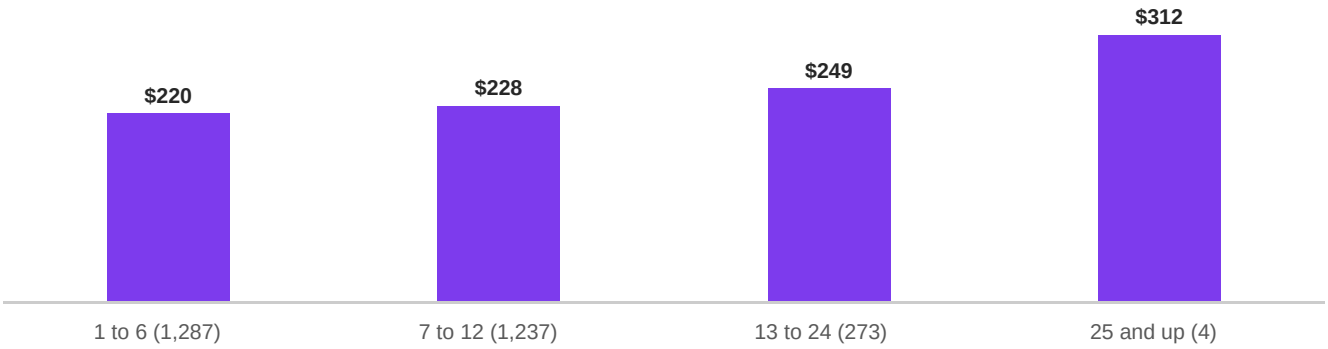
Town by town, November 2003

Ang Mo Kio: 146 sold - median $182,500 - 4-room median $241,000 - $236 psf
Bedok: 199 sold - median $188,000 - 4-room median $225,500 - $230 psf
Bishan: 53 sold - median $303,000 - 4-room median $291,500 - $279 psf
Bukit Batok: 143 sold - median $185,000 - 4-room median $228,000 - $220 psf
Bukit Merah: 90 sold - median $183,000 - 4-room median $266,500 - $252 psf
Bukit Panjang: 115 sold - median $233,000 - 4-room median $217,500 - $207 psf
Bukit Timah: 6 sold - median $290,000 - 4-room median $290,000 - $296 psf
Central Area: 22 sold - median $229,000 - 4-room median $295,000 - $306 psf
Choa Chu Kang: 125 sold - median $250,000 - 4-room median $243,000 - $221 psf
Clementi: 74 sold - median $195,000 - 4-room median $250,800 - $247 psf
Geylang: 89 sold - median $168,000 - 4-room median $241,000 - $223 psf
Hougang: 172 sold - median $230,000 - 4-room median $240,000 - $226 psf
Jurong East: 92 sold - median $220,750 - 4-room median $229,500 - $214 psf
Jurong West: 189 sold - median $212,000 - 4-room median $220,000 - $199 psf
Kallang/Whampoa: 74 sold - median $184,500 - 4-room median $275,000 - $241 psf
Marine Parade: 19 sold - median $270,000 - 4-room median $281,000 - $310 psf
Pasir Ris: 91 sold - median $279,880 - 4-room median $251,000 - $228 psf
Queenstown: 88 sold - median $166,500 - 4-room median $410,000 - $251 psf
Sembawang: 48 sold - median $245,000 - 4-room median $230,000 - $219 psf
Sengkang: 65 sold - median $255,000 - 4-room median $249,000 - $237 psf
Serangoon: 63 sold - median $235,000 - 4-room median $230,500 - $228 psf
Tampines: 213 sold - median $253,800 - 4-room median $259,000 - $244 psf
Toa Payoh: 111 sold - median $190,000 - 4-room median $281,888 - $252 psf
Woodlands: 328 sold - median $229,000 - 4-room median $220,000 - $207 psf
Yishun: 186 sold - median $173,500 - 4-room median $195,000 - $206 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2003

$640,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,690 sqft - $379 psf - 91 yrs lease left

$590,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,679 sqft - $351 psf - 91 yrs lease left

$560,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 22 to 24 - 1,561 sqft - $359 psf - 89 yrs lease left

$530,000 Blk 212 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $330 psf - 88 yrs lease left

$525,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 25 to 27 - 1,496 sqft - $351 psf - 91 yrs lease left

$516,500 Blk 81 Strathmore Ave, Queenstown
5-room - storey 10 to 12 - 1,399 sqft - $369 psf - 89 yrs lease left

$514,000 Blk 29A Chai Chee Ave, Bedok
Executive - storey 07 to 09 - 1,561 sqft - $329 psf - 92 yrs lease left

$510,000 Blk 583 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,582 sqft - $322 psf - 91 yrs lease left

$509,000 Blk 856E Tampines St 82, Tampines
Executive - storey 13 to 15 - 1,625 sqft - $313 psf - 91 yrs lease left

$498,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,335 sqft - $373 psf - 97 yrs lease left

The 5 most affordable 4-room flats, November 2003

$125,500 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $132 psf - 71 yrs lease left

$140,000 Blk 653 Yishun Ave 4, Yishun
4-room - storey 01 to 03 - 904 sqft - $155 psf - 83 yrs lease left

$140,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $149 psf - 71 yrs lease left

$143,000 Blk 208 Petir Rd, Bukit Panjang
4-room - storey 07 to 09 - 904 sqft - $158 psf - 84 yrs lease left

$147,000 Blk 425 Yishun Ave 11, Yishun
4-room - storey 07 to 09 - 904 sqft - $163 psf - 84 yrs lease left

The 10 busiest streets, November 2003

Yishun Ring Rd, Yishun: 46 sales
Bedok Reservoir Rd, Bedok: 45 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Jelapang Rd, Bukit Panjang: 36 sales
Woodlands Dr 14, Woodlands: 36 sales
Bedok Nth St 3, Bedok: 30 sales
Hougang Ave 8, Hougang: 27 sales
Bedok Nth Rd, Bedok: 26 sales
Choa Chu Kang Cres, Choa Chu Kang: 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