HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2003

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

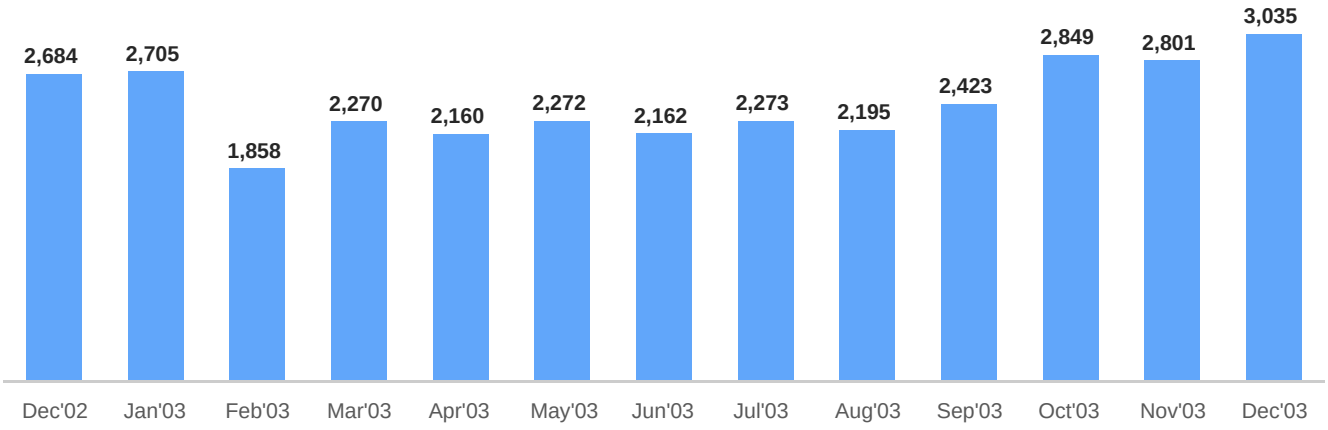
Flats sold: 3,035 Median price: $220,000 Median $psf: $227
Million-dollar flats: 0 (0.0%) Highest price: $610,000 (Queenstown)

Against the month before: sales +8.4%, median price +0.0%. Against a year ago: sales +13.1%, median price +4.7%.

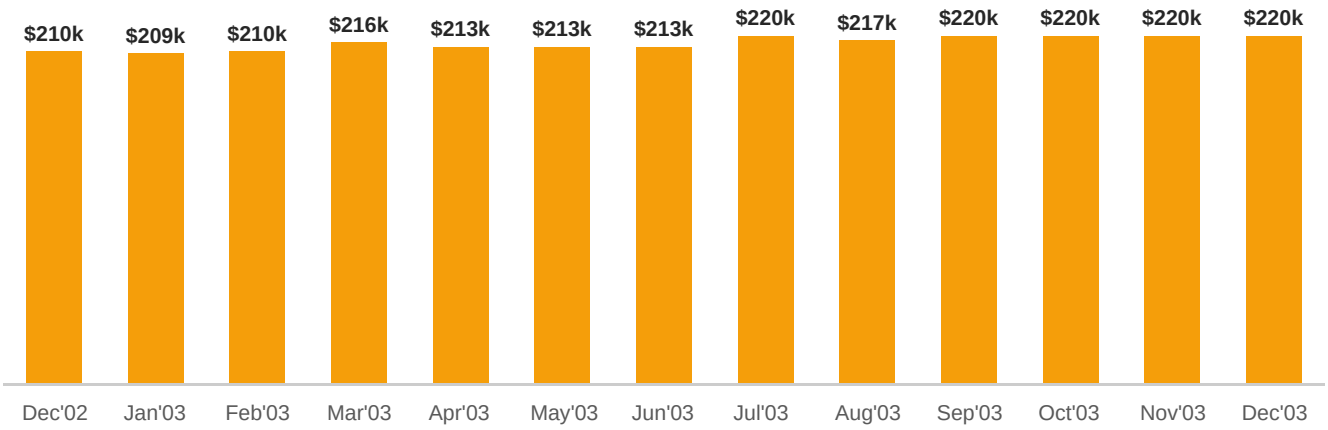
At a glance

- 3,035 HDB resale flats changed hands in December 2003, 8.4% more than the month before (2,801).
- 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 (1,268 sales), or about $221 per square foot.
- The highest price was $610,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $197,000) and the dearest was Queenstown (median $316,000).
- The busiest town was Woodlands with 369 sales.

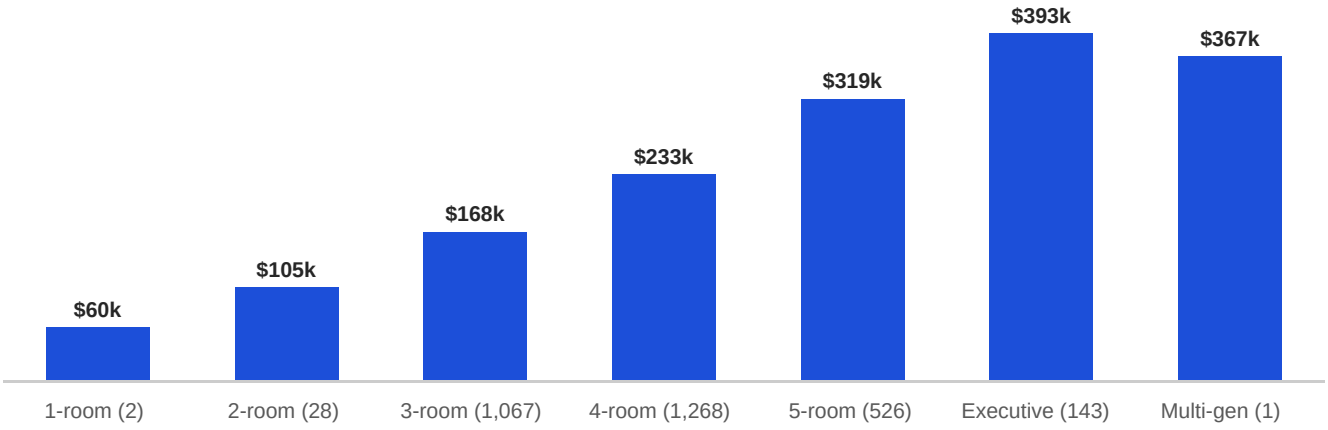
Flats sold each month, last 13 months



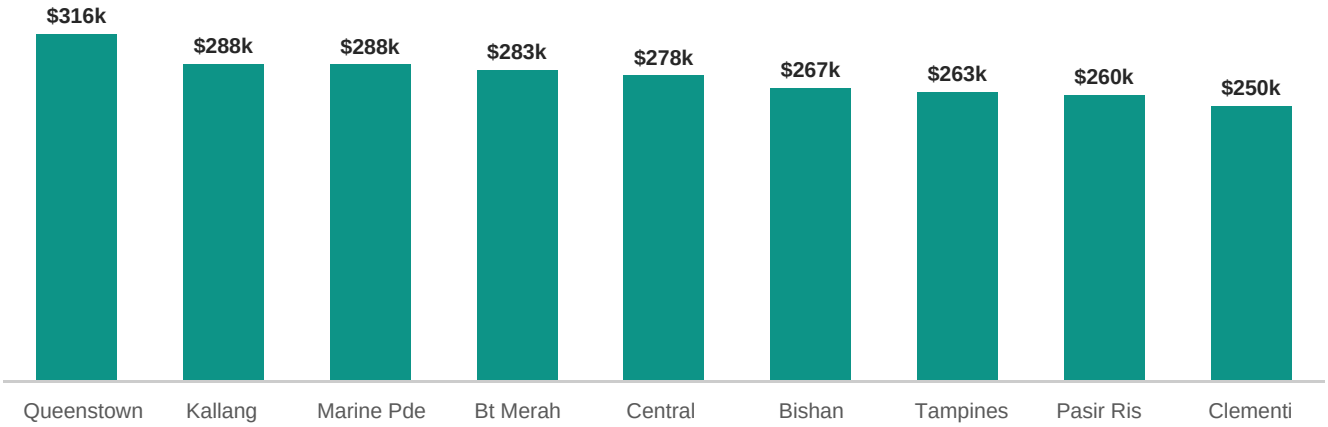
Median price each month, last 13 months



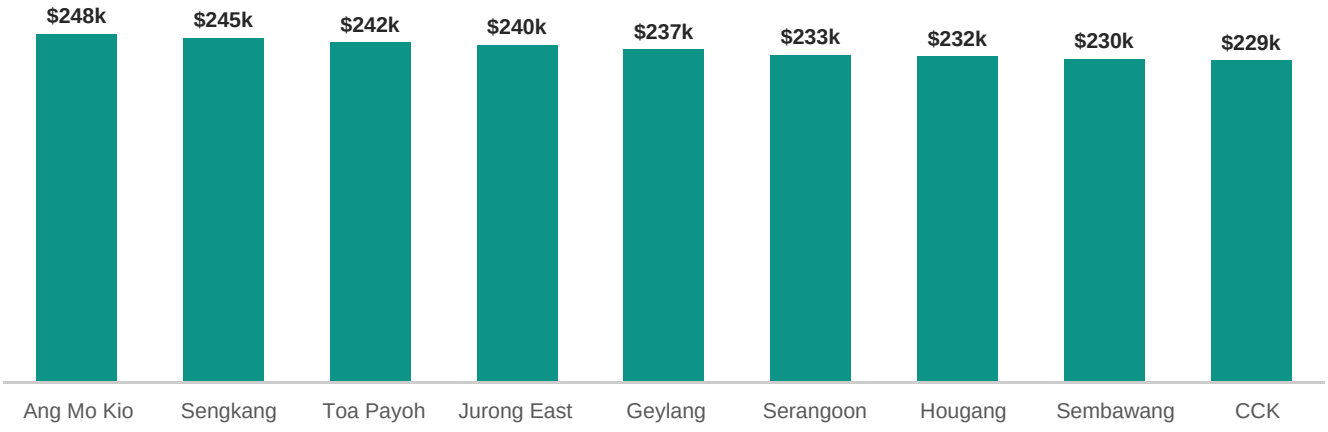
Median price by flat type (number sold), December 2003



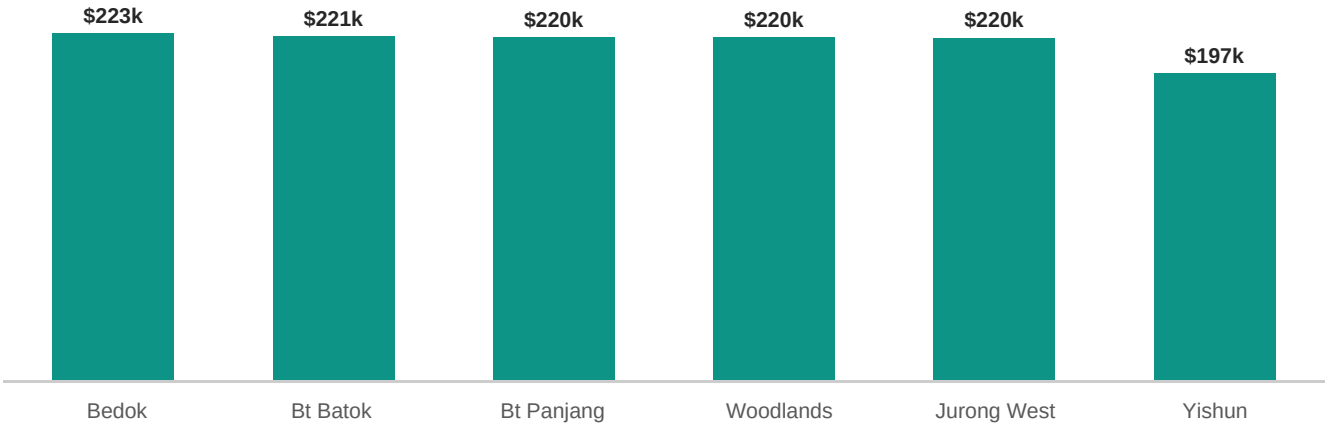
Median 4-room price by town, dearest first



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



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



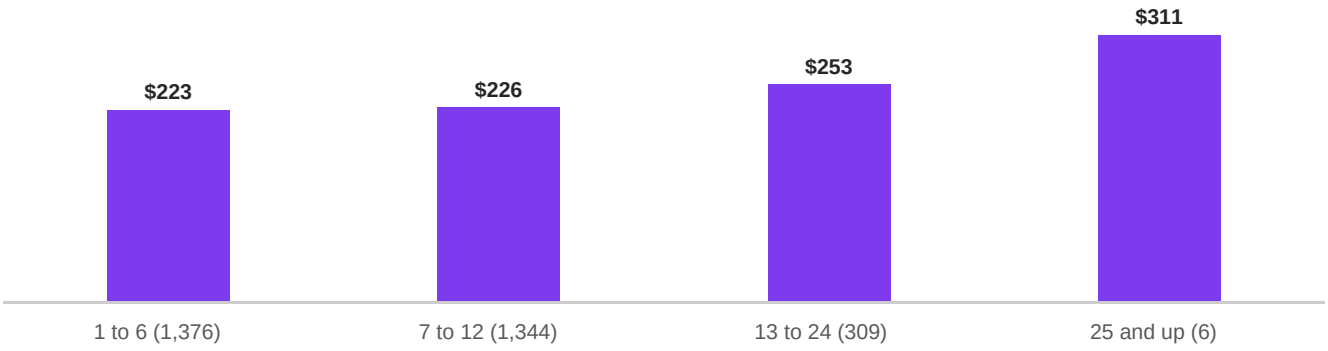
Town by town, December 2003

Ang Mo Kio: 174 sold - median $186,500 - 4-room median $248,000 - $232 psf
Bedok: 216 sold - median $200,000 - 4-room median $222,500 - $236 psf
Bishan: 48 sold - median $310,500 - 4-room median $266,888 - $282 psf
Bukit Batok: 144 sold - median $181,500 - 4-room median $220,500 - $213 psf
Bukit Merah: 105 sold - median $205,000 - 4-room median $283,000 - $266 psf
Bukit Panjang: 120 sold - median $229,500 - 4-room median $220,000 - $209 psf
Bukit Timah: 9 sold - median $200,000 - 4-room median n/a - $271 psf
Central Area: 21 sold - median $225,000 - 4-room median $278,000 - $284 psf
Choa Chu Kang: 141 sold - median $240,000 - 4-room median $229,000 - $213 psf
Clementi: 70 sold - median $200,000 - 4-room median $250,000 - $249 psf
Geylang: 101 sold - median $180,000 - 4-room median $237,000 - $228 psf
Hougang: 180 sold - median $235,500 - 4-room median $232,000 - $222 psf
Jurong East: 86 sold - median $237,000 - 4-room median $240,000 - $233 psf
Jurong West: 214 sold - median $210,000 - 4-room median $219,500 - $197 psf
Kallang/Whampoa: 86 sold - median $180,000 - 4-room median $288,250 - $251 psf
Marine Parade: 30 sold - median $243,400 - 4-room median $288,000 - $300 psf
Pasir Ris: 90 sold - median $311,000 - 4-room median $260,000 - $234 psf
Queenstown: 99 sold - median $168,000 - 4-room median $316,000 - $248 psf
Sembawang: 43 sold - median $243,000 - 4-room median $230,000 - $221 psf
Sengkang: 65 sold - median $250,000 - 4-room median $245,000 - $236 psf
Serangoon: 65 sold - median $226,000 - 4-room median $233,000 - $237 psf
Tampines: 260 sold - median $266,500 - 4-room median $263,000 - $242 psf
Toa Payoh: 115 sold - median $195,000 - 4-room median $242,000 - $254 psf
Woodlands: 369 sold - median $230,000 - 4-room median $220,000 - $209 psf
Yishun: 184 sold - median $185,000 - 4-room median $197,000 - $204 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2003

$610,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,593 sqft - $383 psf - 91 yrs lease left

$530,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 22 to 24 - 1,421 sqft - $373 psf - 91 yrs lease left

$515,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,324 sqft - $389 psf - 95 yrs lease left

$505,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 01 to 03 - 1,572 sqft - $321 psf - 89 yrs lease left

$500,000 Blk 30 Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,345 sqft - $372 psf - 93 yrs lease left

$495,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 07 to 09 - 1,636 sqft - $303 psf - 83 yrs lease left

$495,000 Blk 7 C'wealth Ave, Queenstown
5-room - storey 19 to 21 - 1,464 sqft - $338 psf - 92 yrs lease left

$492,000 Blk 290 Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,302 sqft - $378 psf - 94 yrs lease left

$490,000 Blk 46 Bendemeer Rd, Kallang/Whampoa
Executive - storey 10 to 12 - 1,550 sqft - $316 psf - 90 yrs lease left

$490,000 Blk 3 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $367 psf - 94 yrs lease left

The 5 most affordable 4-room flats, December 2003

$136,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $145 psf - 71 yrs lease left

$137,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 01 to 03 - 904 sqft - $152 psf - 84 yrs lease left

$140,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $149 psf - 71 yrs lease left

$140,000 Blk 355 Hougang Ave 7, Hougang
4-room - storey 01 to 03 - 980 sqft - $143 psf - 81 yrs lease left

$140,000 Blk 416 Saujana Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $155 psf - 84 yrs lease left

The 10 busiest streets, December 2003

Ang Mo Kio Ave 3, Ang Mo Kio: 55 sales
Bedok Reservoir Rd, Bedok: 42 sales
Yishun Ring Rd, Yishun: 39 sales
Tampines St 21, Tampines: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 30 sales
Jurong West St 52, Jurong West: 30 sales
Woodlands Dr 14, Woodlands: 30 sales
Jelapang Rd, Bukit Panjang: 29 sales
Woodlands St 13, Woodlands: 29 sales
Bedok Nth Rd, Bedok: 28 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