HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: January 2004

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:42 pm.
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## January 2004 in full

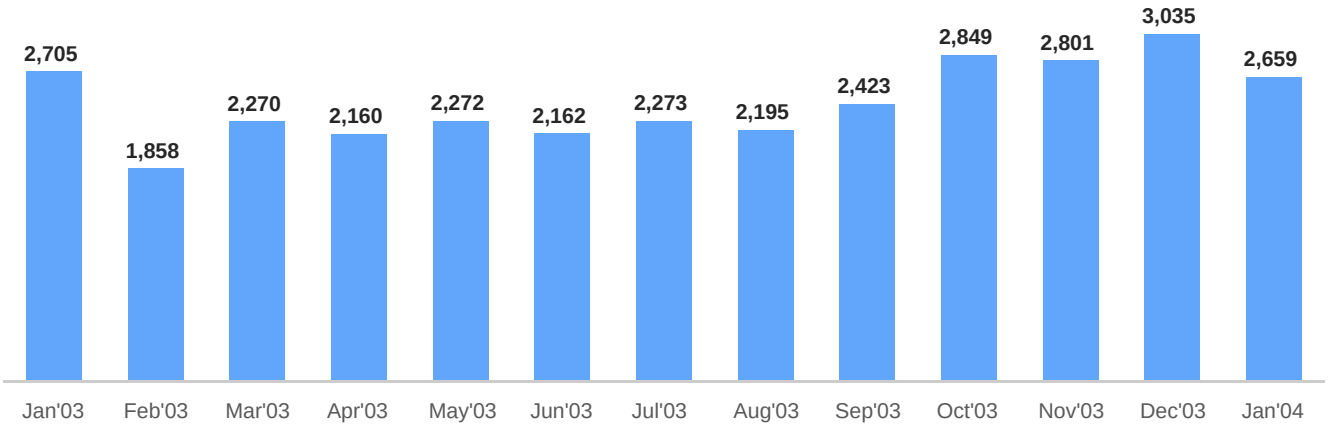
**Flats sold: 2,659  Median price: $220,000  Median $psf: $227**
**Million-dollar flats: 0 (0.0%)  Highest price: $670,000 (Queenstown)**

Against the month before: sales -12.4%, median price +0.0%.  Against a year ago: sales -1.7%, median price +5.3%.

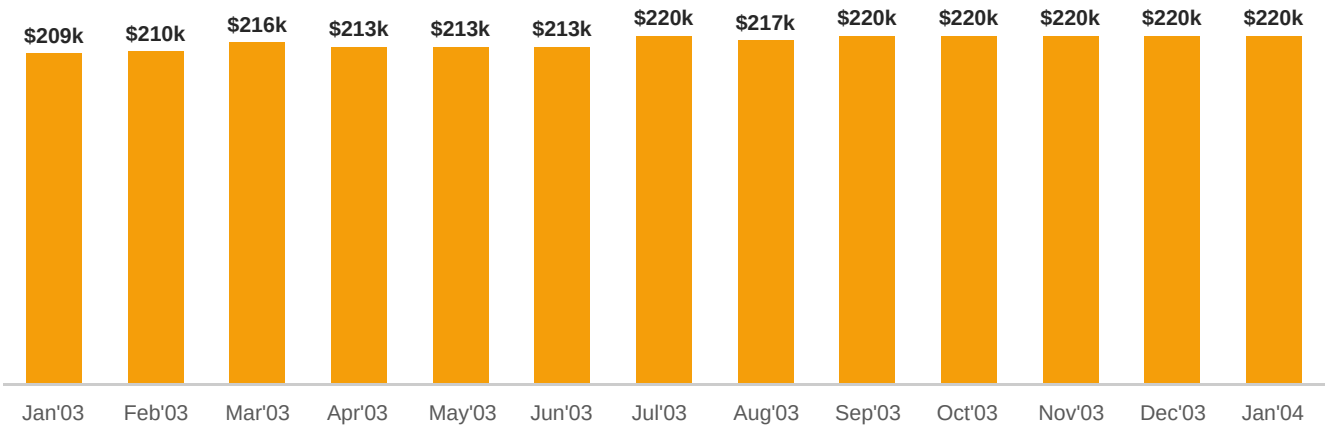
### At a glance

- 2,659 HDB resale flats changed hands in January 2004, 12.4% fewer than the month before (3,035).
- 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 $231,650 (1,114 sales), or about $219 per square foot.
- The highest price was $670,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $195,000) and the dearest was Bishan (median $285,500).
- The busiest town was Woodlands with 342 sales.

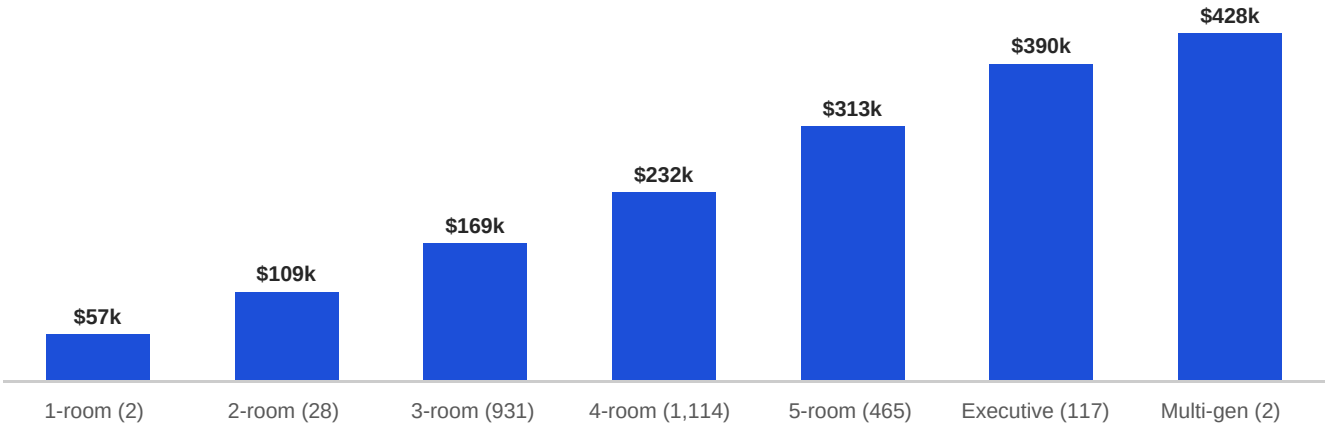
**Flats sold each month, last 13 months**



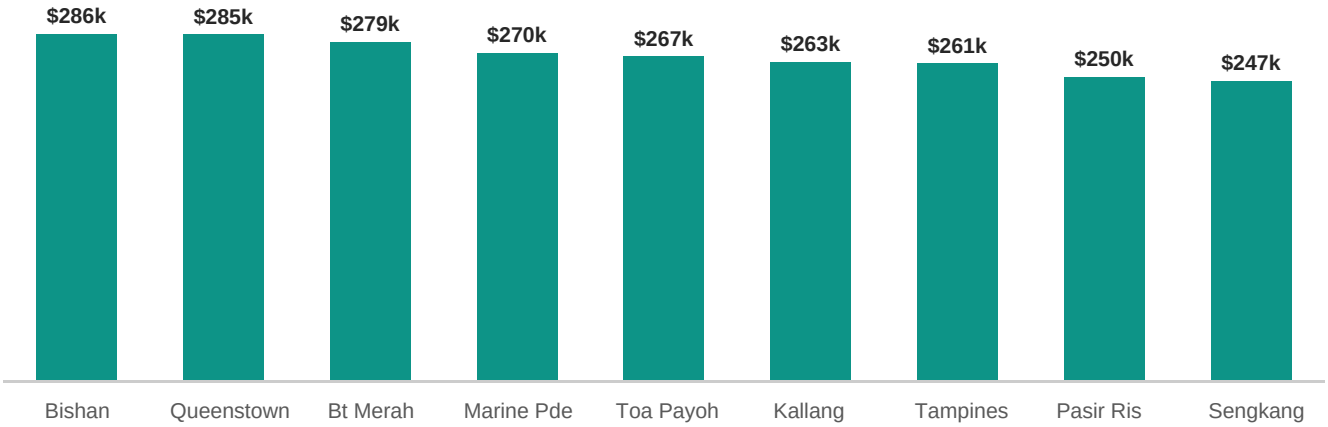

**Median price each month, last 13 months**



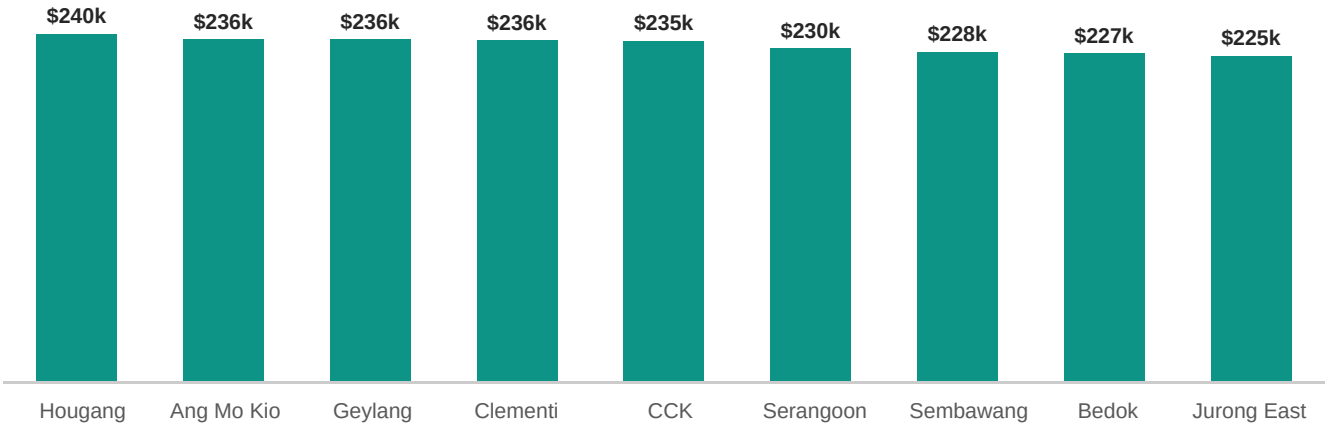

**Median price by flat type (number sold), January 2004**



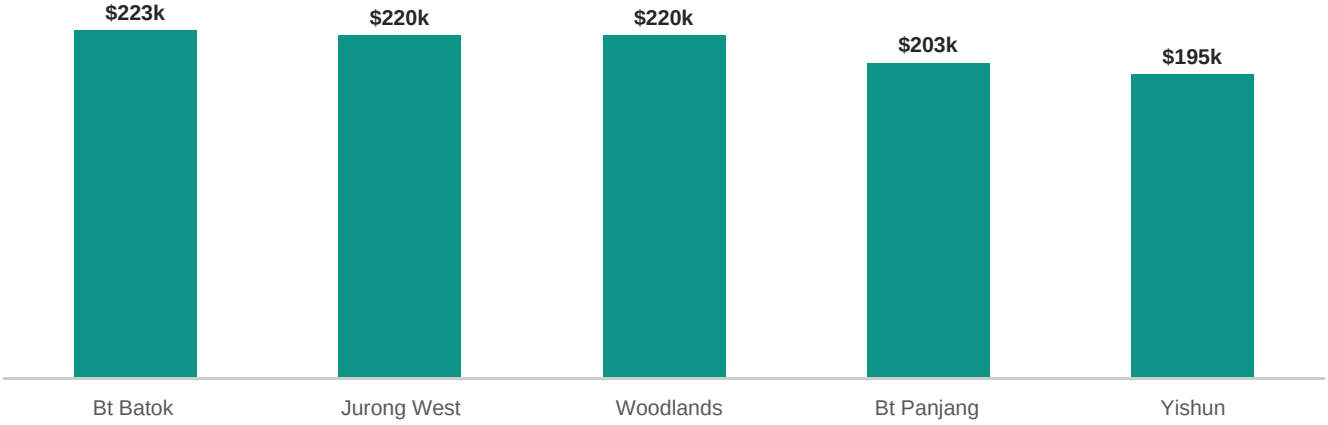

## Median 4-room price by town, dearest first




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




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



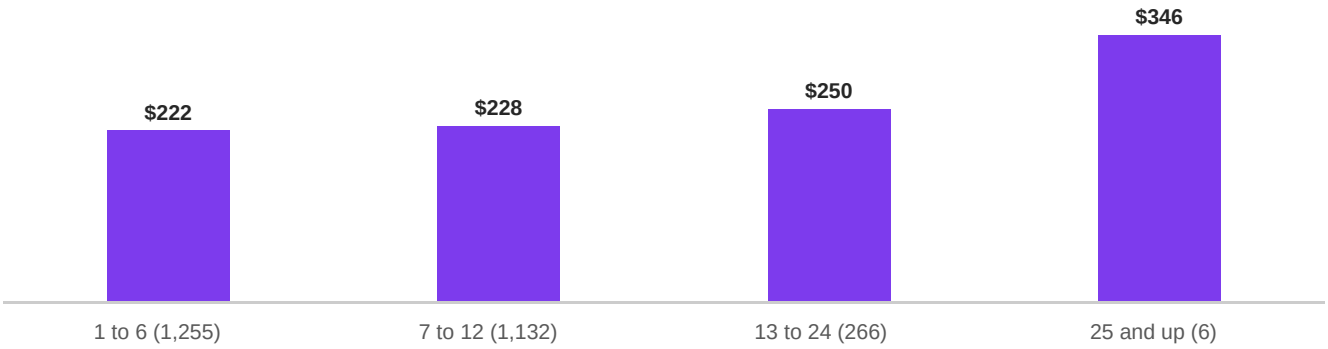

## Town by town, January 2004

Ang Mo Kio: 125 sold - median $189,000 - 4-room median $236,000 - $233 psf
Bedok: 174 sold - median $192,000 - 4-room median $226,500 - $233 psf
Bishan: 66 sold - median $320,500 - 4-room median $285,500 - $282 psf
Bukit Batok: 126 sold - median $180,000 - 4-room median $223,250 - $214 psf
Bukit Merah: 81 sold - median $190,000 - 4-room median $279,000 - $250 psf
Bukit Panjang: 93 sold - median $210,000 - 4-room median $202,500 - $197 psf
Bukit Timah: 9 sold - median $370,000 - 4-room median n/a - $299 psf
Central Area: 16 sold - median $205,000 - 4-room median n/a - $275 psf
Choa Chu Kang: 131 sold - median $255,000 - 4-room median $235,000 - $217 psf
Clementi: 71 sold - median $220,000 - 4-room median $235,500 - $243 psf
Geylang: 84 sold - median $175,000 - 4-room median $236,000 - $235 psf
Hougang: 183 sold - median $242,000 - 4-room median $240,000 - $227 psf
Jurong East: 82 sold - median $216,500 - 4-room median $224,888 - $223 psf
Jurong West: 193 sold - median $220,000 - 4-room median $220,000 - $202 psf
Kallang/Whampoa: 70 sold - median $188,000 - 4-room median $262,500 - $246 psf
Marine Parade: 20 sold - median $255,000 - 4-room median $270,000 - $303 psf
Pasir Ris: 62 sold - median $281,000 - 4-room median $250,000 - $230 psf
Queenstown: 90 sold - median $170,000 - 4-room median $285,000 - $252 psf
Sembawang: 45 sold - median $273,700 - 4-room median $227,504 - $221 psf
Sengkang: 52 sold - median $256,500 - 4-room median $246,500 - $238 psf
Serangoon: 51 sold - median $230,000 - 4-room median $230,000 - $236 psf
Tampines: 196 sold - median $259,000 - 4-room median $261,000 - $244 psf
Toa Payoh: 96 sold - median $193,000 - 4-room median $267,000 - $257 psf
Woodlands: 342 sold - median $230,000 - 4-room median $220,000 - $210 psf
Yishun: 201 sold - median $181,000 - 4-room median $195,000 - $209 psf

**Median $psf by remaining lease (number sold)**




### Median $psf by storey (number sold)




## The 10 highest prices, January 2004

**$670,000 Blk 148 Mei Ling St, Queenstown**
Executive - storey 19 to 21 - 1,582 sqft - $423 psf - 90 yrs lease left

**$520,000 Blk 125 Kim Tian Rd, Bukit Merah**
5-room - storey 07 to 09 - 1,475 sqft - $353 psf - 90 yrs lease left

**$513,800 Blk 62 Lor 4 Toa Payoh, Toa Payoh**
5-room - storey 28 to 30 - 1,292 sqft - $398 psf - 94 yrs lease left

**$510,000 Blk 3 Holland Cl, Queenstown**
5-room - storey 19 to 21 - 1,335 sqft - $382 psf - 93 yrs lease left

**$500,000 Blk 149 Tampines St 12, Tampines**
Executive - storey 04 to 06 - 1,615 sqft - $310 psf - 79 yrs lease left

**$496,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh**
5-room - storey 25 to 27 - 1,324 sqft - $375 psf - 94 yrs lease left

**$495,000 Blk 35 Jln Rumah Tinggi, Bukit Merah**
5-room - storey 01 to 03 - 1,281 sqft - $386 psf - 94 yrs lease left

**$492,000 Blk 60 Lor 4 Toa Payoh, Toa Payoh**
5-room - storey 28 to 30 - 1,292 sqft - $381 psf - 94 yrs lease left

**$490,000 Blk 613 Ang Mo Kio Ave 4, Ang Mo Kio**
Executive - storey 07 to 09 - 1,647 sqft - $298 psf - 91 yrs lease left

**$490,000 Blk 807 Woodlands St 81, Woodlands**
Executive - storey 10 to 12 - 2,067 sqft - $237 psf - 89 yrs lease left

## The 5 most affordable 4-room flats, January 2004

**$135,000 Blk 217 Boon Lay Ave, Jurong West**

4-room - storey 04 to 06 - 936 sqft - $144 psf - 70 yrs lease left

**$145,000 Blk 25 Marsiling Dr, Woodlands**

4-room - storey 07 to 09 - 980 sqft - $148 psf - 72 yrs lease left

**$148,000 Blk 639 Yishun St 61, Yishun**

4-room - storey 01 to 03 - 904 sqft - $164 psf - 82 yrs lease left

**$150,000 Blk 336 Woodlands Ave 1, Woodlands**

4-room - storey 01 to 03 - 893 sqft - $168 psf - 80 yrs lease left

**$151,000 Blk 416 Saujana Rd, Bukit Panjang**

4-room - storey 10 to 12 - 904 sqft - $167 psf - 83 yrs lease left

## The 10 busiest streets, January 2004

Yishun Ring Rd, Yishun: 54 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Bedok Nth St 3, Bedok: 28 sales
Bedok Reservoir Rd, Bedok: 28 sales
Woodlands Ring Rd, Woodlands: 28 sales
Tampines St 21, Tampines: 27 sales
Marsiling Dr, Woodlands: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Hougang Ave 8, Hougang: 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.

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