HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2004

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

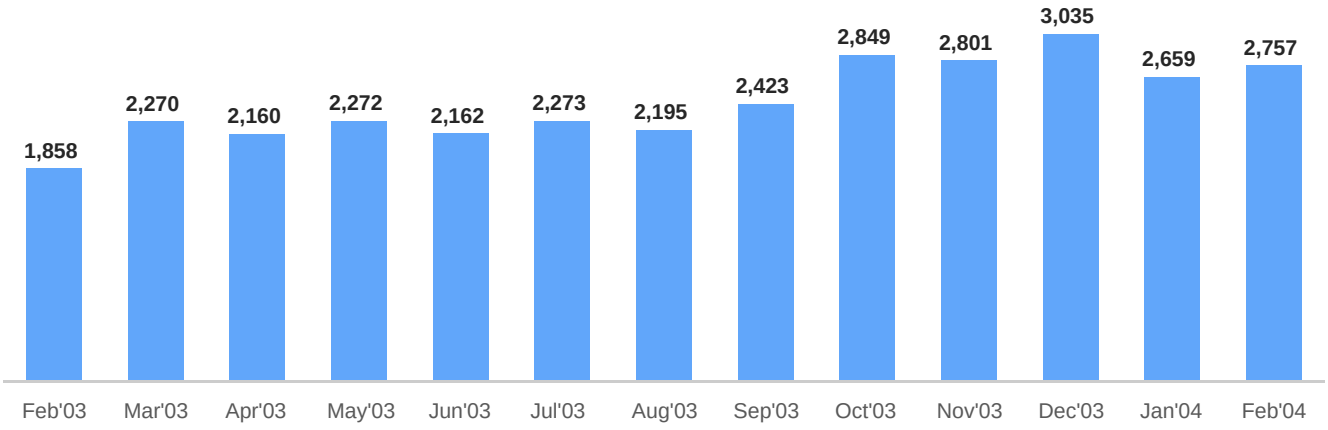
Flats sold: 2,757 Median price: $220,000 Median $psf: $227
Million-dollar flats: 0 (0.0%) Highest price: $550,000 (Bishan)

Against the month before: sales +3.7%, median price +0.0%. Against a year ago: sales +48.4%, median price +4.8%.

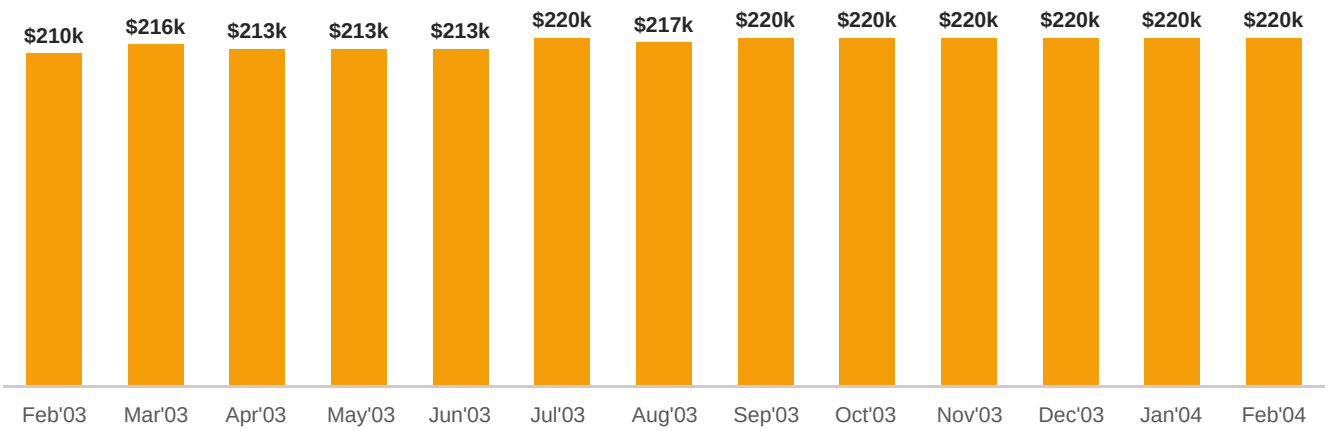
At a glance

- 2,757 HDB resale flats changed hands in February 2004, 3.7% more than the month before (2,659).
- 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 (1,133 sales), or about $221 per square foot.
- The highest price was $550,000 for an executive flat at Blk 190 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $205,000) and the dearest was Toa Payoh (median $305,000).
- The busiest town was Woodlands with 381 sales.

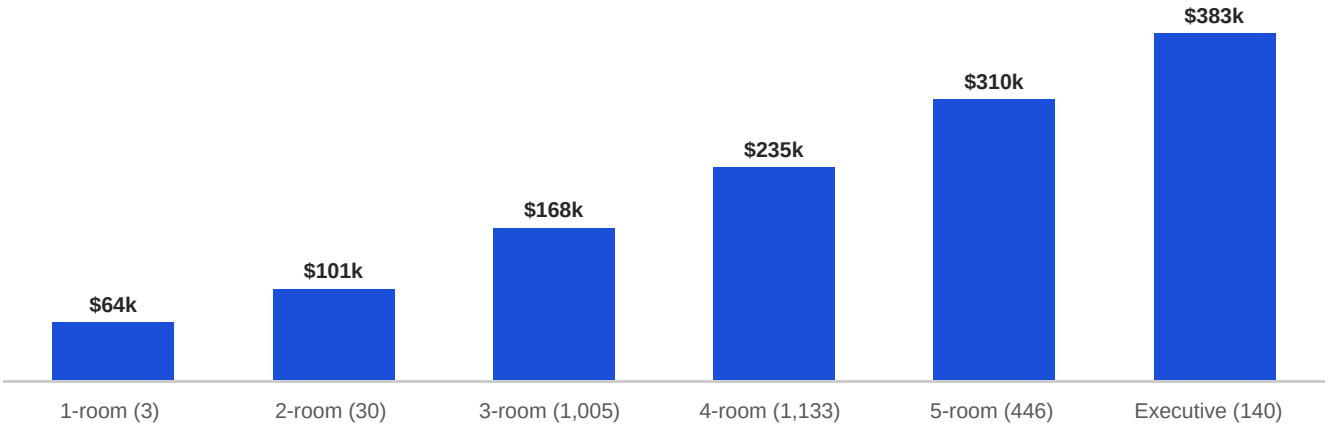
Flats sold each month, last 13 months



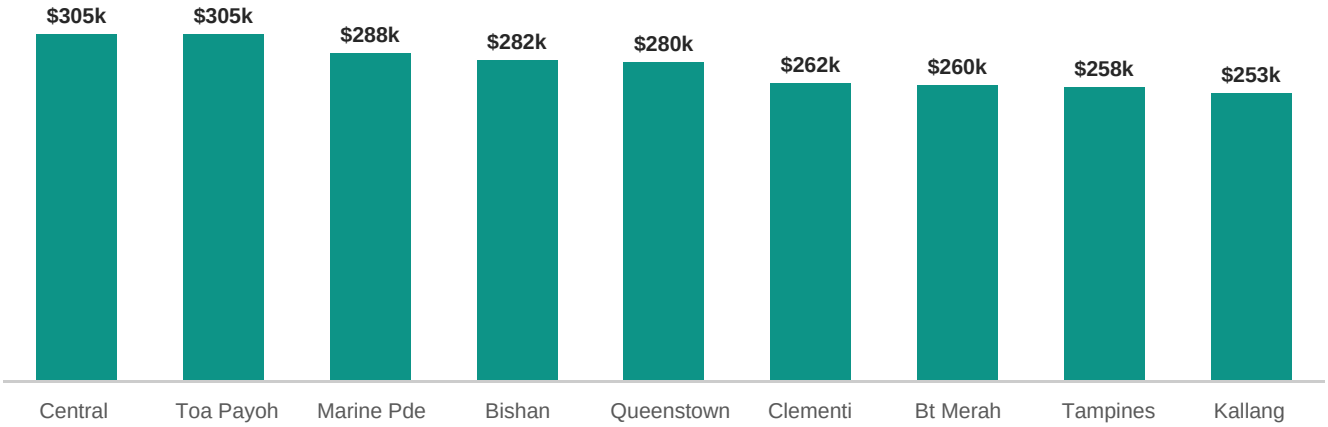
Median price each month, last 13 months



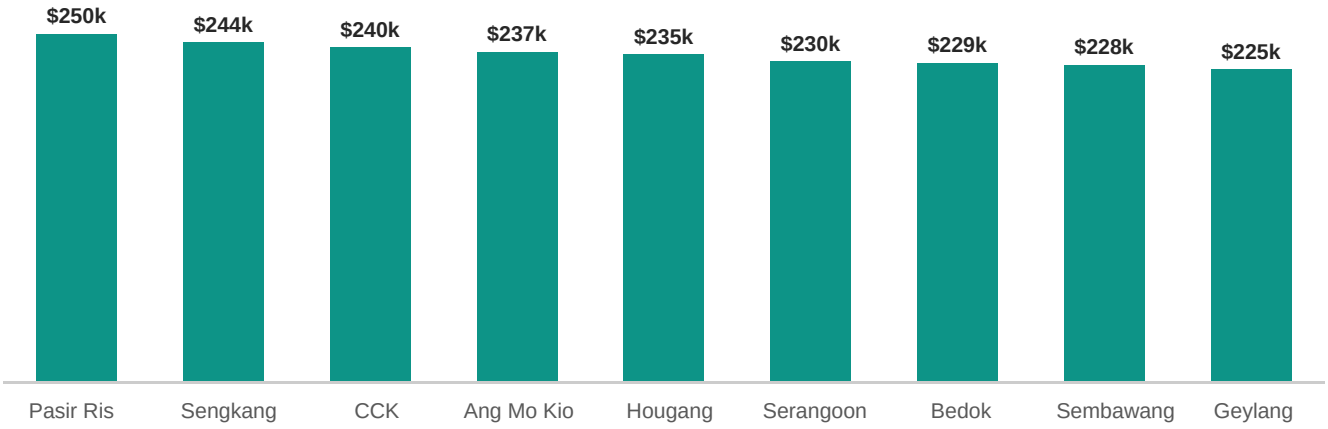
Median price by flat type (number sold), February 2004



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)



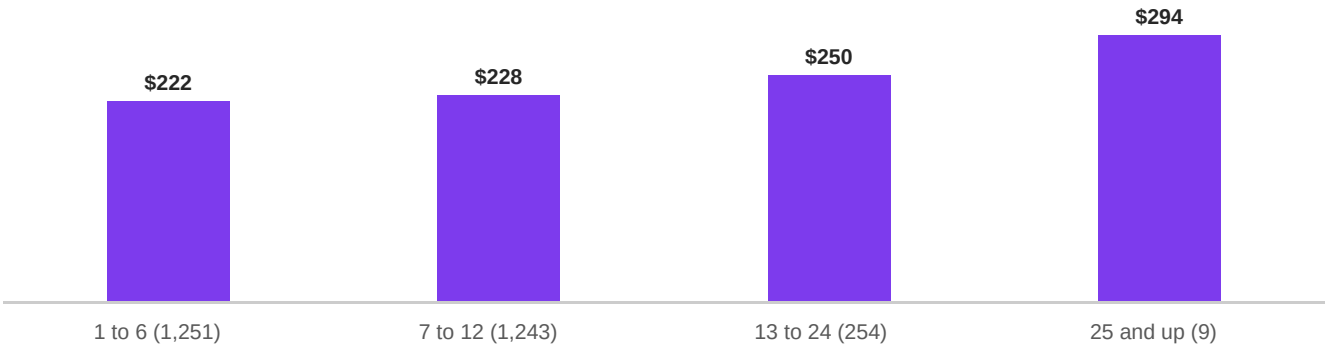
Town by town, February 2004

Ang Mo Kio: 138 sold - median $185,000 - 4-room median $237,000 - $236 psf
Bedok: 186 sold - median $195,000 - 4-room median $229,000 - $236 psf
Bishan: 53 sold - median $282,000 - 4-room median $282,000 - $282 psf
Bukit Batok: 146 sold - median $184,500 - 4-room median $222,000 - $222 psf
Bukit Merah: 88 sold - median $184,500 - 4-room median $260,000 - $254 psf
Bukit Panjang: 105 sold - median $225,000 - 4-room median $210,000 - $202 psf
Bukit Timah: 6 sold - median $255,500 - 4-room median n/a - $266 psf
Central Area: 23 sold - median $238,000 - 4-room median $305,000 - $274 psf
Choa Chu Kang: 147 sold - median $246,000 - 4-room median $240,080 - $216 psf
Clementi: 78 sold - median $188,000 - 4-room median $261,500 - $245 psf
Geylang: 74 sold - median $181,000 - 4-room median $224,500 - $229 psf
Hougang: 156 sold - median $231,250 - 4-room median $235,000 - $223 psf
Jurong East: 88 sold - median $194,000 - 4-room median $220,000 - $225 psf
Jurong West: 189 sold - median $210,000 - 4-room median $215,800 - $206 psf
Kallang/Whampoa: 60 sold - median $186,500 - 4-room median $253,000 - $244 psf
Marine Parade: 23 sold - median $245,000 - 4-room median $288,000 - $304 psf
Pasir Ris: 84 sold - median $297,500 - 4-room median $250,000 - $227 psf
Queenstown: 81 sold - median $175,000 - 4-room median $280,000 - $260 psf
Sembawang: 34 sold - median $245,944 - 4-room median $227,500 - $220 psf
Sengkang: 75 sold - median $255,000 - 4-room median $244,000 - $237 psf
Serangoon: 55 sold - median $223,000 - 4-room median $230,000 - $233 psf
Tampines: 220 sold - median $256,250 - 4-room median $258,000 - $248 psf
Toa Payoh: 75 sold - median $185,000 - 4-room median $305,000 - $255 psf
Woodlands: 381 sold - median $233,000 - 4-room median $223,500 - $210 psf
Yishun: 192 sold - median $181,250 - 4-room median $205,000 - $207 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2004

$550,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $313 psf - 82 yrs lease left

$520,000 Blk 10B Bedok Sth Ave 2, Bedok
Executive - storey 04 to 06 - 1,518 sqft - $343 psf - 90 yrs lease left

$518,000 Blk 29A Chai Chee Ave, Bedok
Executive - storey 04 to 06 - 1,561 sqft - $332 psf - 91 yrs lease left

$485,000 Blk 292 Bishan St 22, Bishan
5-room - storey 19 to 21 - 1,302 sqft - $372 psf - 93 yrs lease left

$485,000 Blk 261 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $307 psf - 87 yrs lease left

$480,000 Blk 43 Stirling Rd, Queenstown
4-room - storey 01 to 03 - 1,163 sqft - $413 psf - 63 yrs lease left

$474,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $302 psf - 83 yrs lease left

$472,000 Blk 288 Bishan St 24, Bishan
5-room - storey 07 to 09 - 1,302 sqft - $362 psf - 93 yrs lease left

$465,000 Blk 151 Tampines St 12, Tampines
Executive - storey 04 to 06 - 1,593 sqft - $292 psf - 79 yrs lease left

$460,000 Blk 288 Bishan St 24, Bishan
5-room - storey 19 to 21 - 1,324 sqft - $347 psf - 93 yrs lease left

The 5 most affordable 4-room flats, February 2004

$138,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 947 sqft - $146 psf - 71 yrs lease left

$145,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,098 sqft - $132 psf - 76 yrs lease left

$145,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $139 psf - 72 yrs lease left

$145,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $153 psf - 71 yrs lease left

$150,000 Blk 350 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 926 sqft - $162 psf - 83 yrs lease left

The 10 busiest streets, February 2004

Yishun Ring Rd, Yishun: 53 sales
Bedok Reservoir Rd, Bedok: 46 sales
Woodlands Dr 14, Woodlands: 36 sales
Marsiling Dr, Woodlands: 35 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Woodlands Dr 16, Woodlands: 31 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 28 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 27 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Woodlands Ring Rd, Woodlands: 26 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