HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2004

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

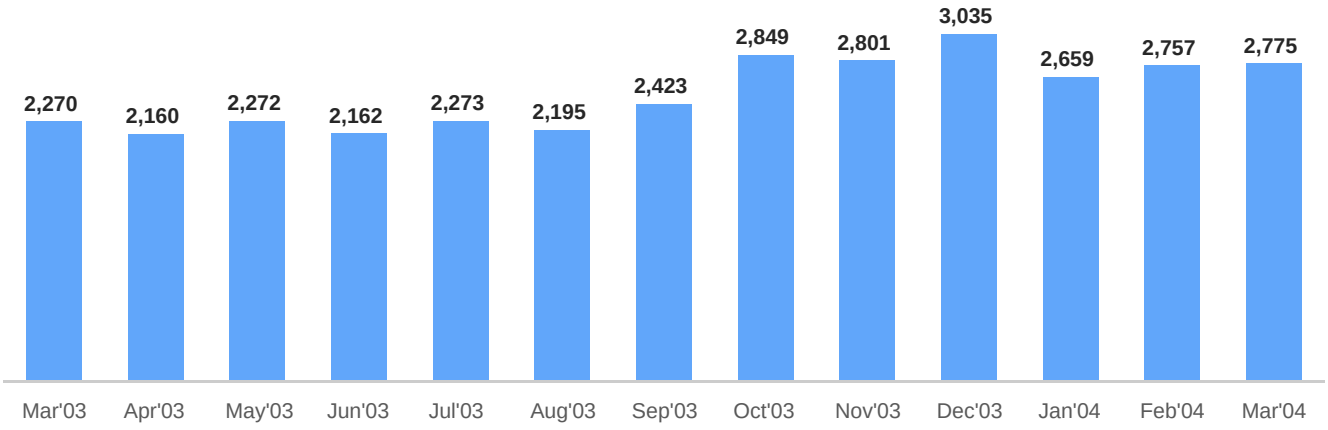
Flats sold: 2,775 Median price: $225,000 Median $psf: $229
Million-dollar flats: 0 (0.0%) Highest price: $650,000 (Queenstown)

Against the month before: sales +0.7%, median price +2.3%. Against a year ago: sales +22.2%, median price +4.3%.

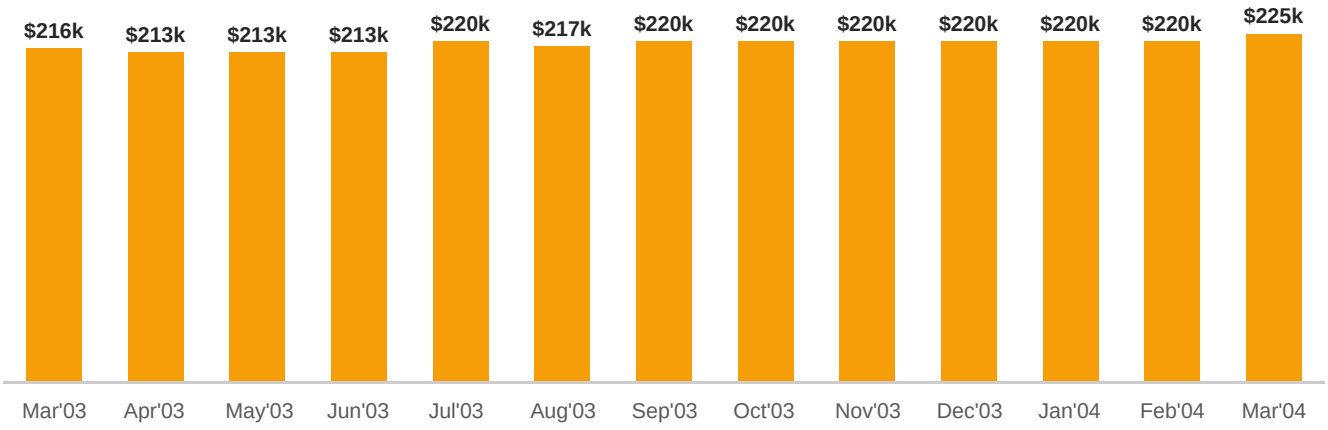
At a glance

- 2,775 HDB resale flats changed hands in March 2004, 0.7% more than the month before (2,757).
- Half of all flats sold for $225,000 or less (the median price), up 2.3% from the month before.
- A typical 4-room flat sold for $236,888 (1,077 sales), or about $224 per square foot.
- The highest price was $650,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $195,000) and the dearest was Central Area (median $326,500).
- The busiest town was Woodlands with 339 sales.

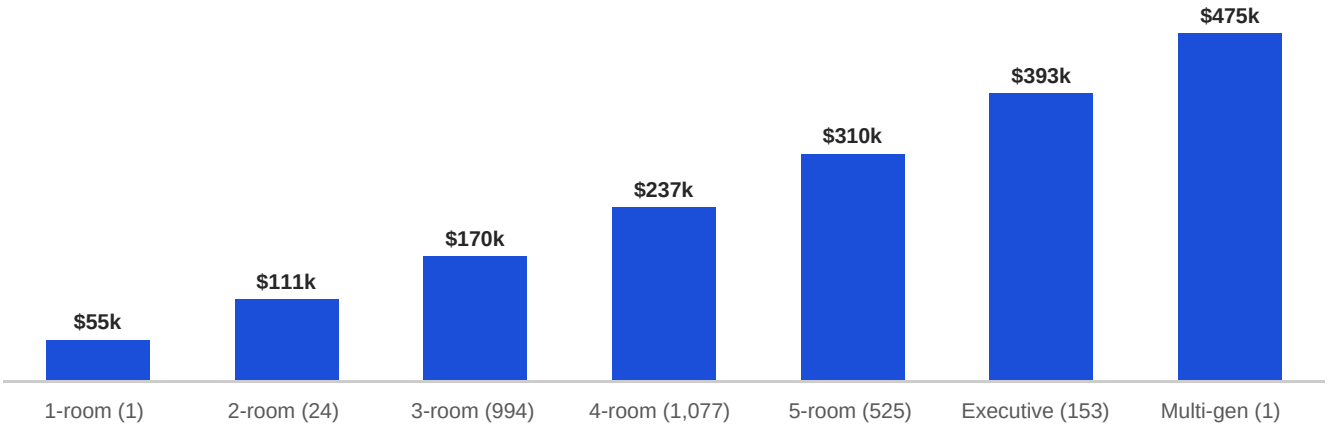
Flats sold each month, last 13 months



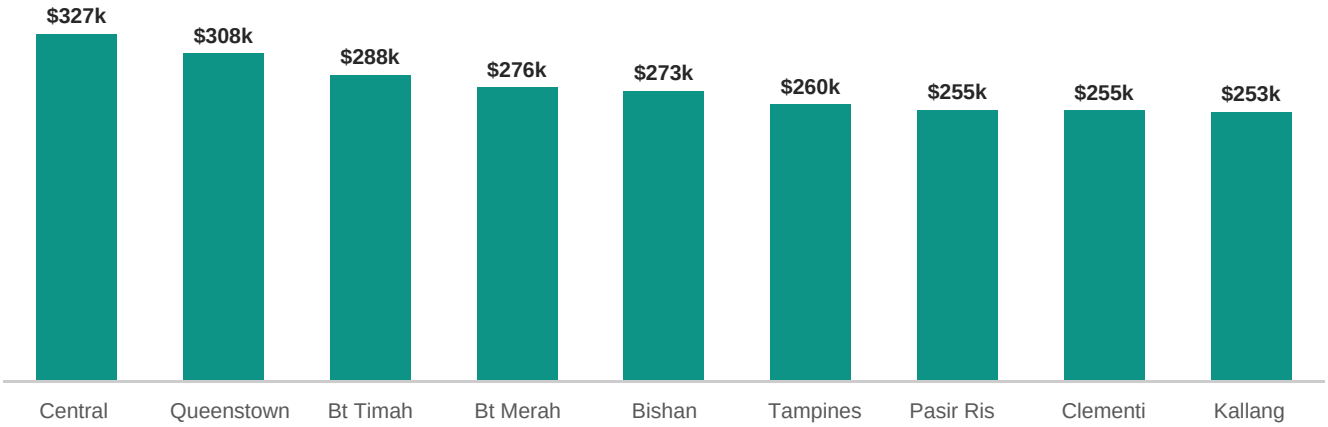
Median price each month, last 13 months



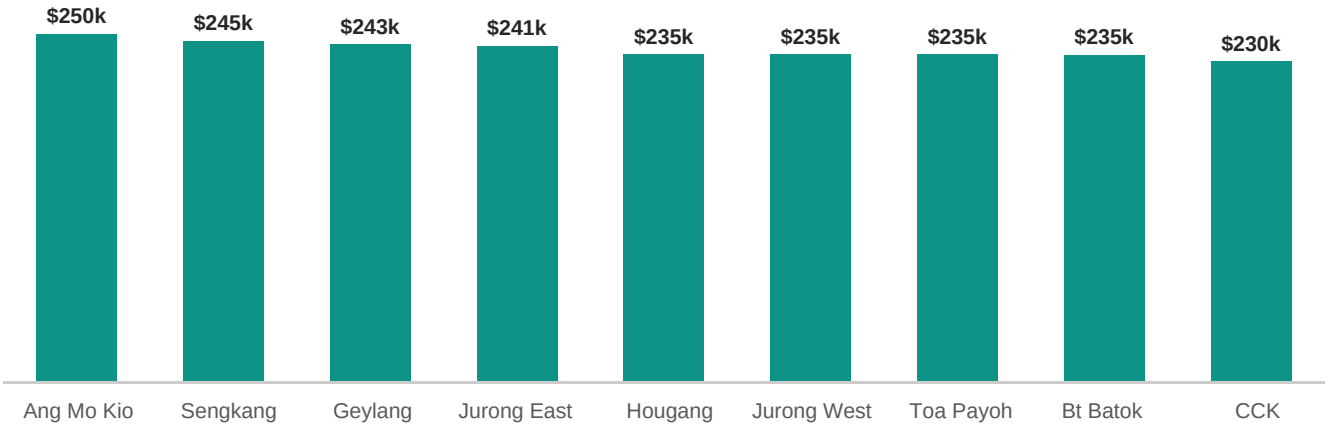
Median price by flat type (number sold), March 2004



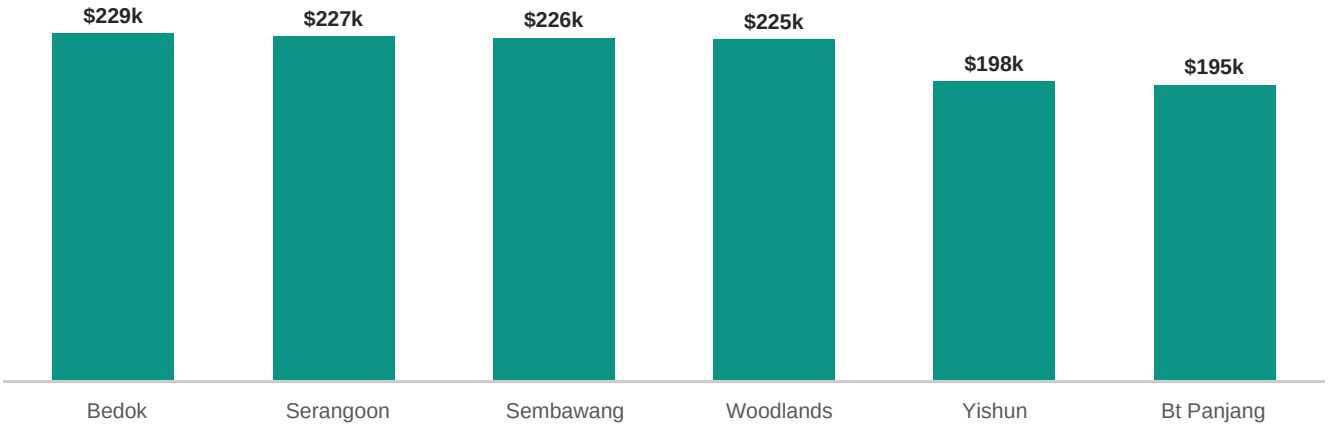
Median 4-room price by town, dearest first



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



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



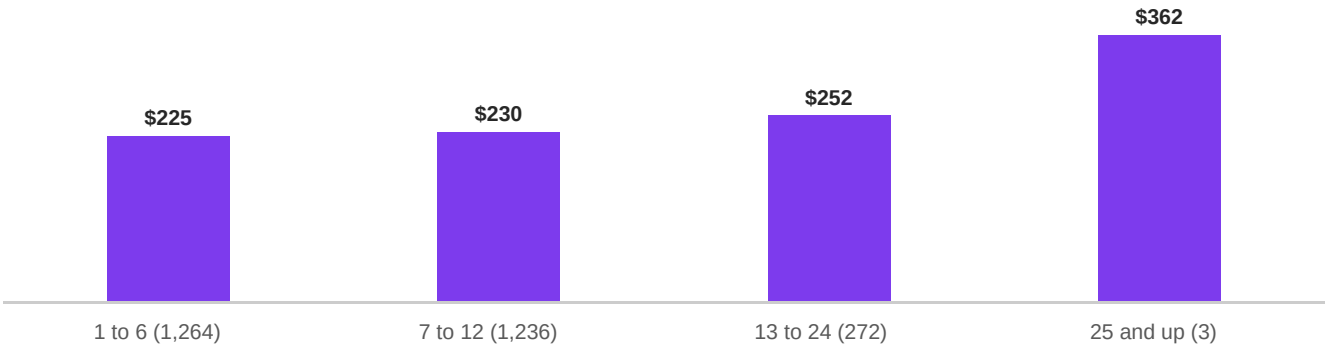
Town by town, March 2004

Ang Mo Kio: 140 sold - median $195,000 - 4-room median $250,000 - $236 psf
Bedok: 205 sold - median $202,000 - 4-room median $229,000 - $234 psf
Bishan: 59 sold - median $270,500 - 4-room median $273,000 - $273 psf
Bukit Batok: 121 sold - median $195,000 - 4-room median $234,750 - $219 psf
Bukit Merah: 95 sold - median $214,000 - 4-room median $276,000 - $258 psf
Bukit Panjang: 86 sold - median $211,000 - 4-room median $195,000 - $202 psf
Bukit Timah: 7 sold - median $365,000 - 4-room median $288,000 - $283 psf
Central Area: 16 sold - median $252,500 - 4-room median $326,500 - $324 psf
Choa Chu Kang: 149 sold - median $248,000 - 4-room median $230,000 - $216 psf
Clementi: 96 sold - median $196,500 - 4-room median $254,500 - $248 psf
Geylang: 81 sold - median $176,000 - 4-room median $242,500 - $243 psf
Hougang: 156 sold - median $234,000 - 4-room median $235,000 - $228 psf
Jurong East: 98 sold - median $207,500 - 4-room median $241,194 - $220 psf
Jurong West: 212 sold - median $217,750 - 4-room median $235,000 - $213 psf
Kallang/Whampoa: 92 sold - median $183,000 - 4-room median $253,000 - $250 psf
Marine Parade: 21 sold - median $220,000 - 4-room median n/a - $286 psf
Pasir Ris: 87 sold - median $300,000 - 4-room median $255,000 - $228 psf
Queenstown: 93 sold - median $175,000 - 4-room median $308,000 - $257 psf
Sembawang: 46 sold - median $256,500 - 4-room median $226,000 - $220 psf
Sengkang: 70 sold - median $265,500 - 4-room median $245,000 - $241 psf
Serangoon: 63 sold - median $218,000 - 4-room median $226,944 - $235 psf
Tampines: 180 sold - median $259,500 - 4-room median $260,000 - $244 psf
Toa Payoh: 87 sold - median $195,000 - 4-room median $235,000 - $257 psf
Woodlands: 339 sold - median $242,000 - 4-room median $225,000 - $214 psf
Yishun: 176 sold - median $184,750 - 4-room median $197,500 - $208 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2004

$650,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,604 sqft - $405 psf - 90 yrs lease left

$563,000 Blk 63 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,142 sqft - $263 psf - 67 yrs lease left

$520,000 Blk 222 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,658 sqft - $314 psf - 87 yrs lease left

$518,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 22 to 24 - 1,453 sqft - $356 psf - 90 yrs lease left

$502,000 Blk 614 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 07 to 09 - 1,679 sqft - $299 psf - 91 yrs lease left

$500,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $318 psf - 83 yrs lease left

$492,000 Blk 78 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $381 psf - 72 yrs lease left

$490,000 Blk 29 Chai Chee Ave, Bedok
Executive - storey 13 to 15 - 1,539 sqft - $318 psf - 91 yrs lease left

$490,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,528 sqft - $321 psf - 84 yrs lease left

$485,000 Blk 613 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 13 to 15 - 1,679 sqft - $289 psf - 91 yrs lease left

The 5 most affordable 4-room flats, March 2004

$142,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $152 psf - 70 yrs lease left

$148,000 Blk 22 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $149 psf - 72 yrs lease left

$149,000 Blk 207 Petir Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $165 psf - 83 yrs lease left

$150,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $153 psf - 75 yrs lease left

$152,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $168 psf - 83 yrs lease left

The 10 busiest streets, March 2004

Bedok Reservoir Rd, Bedok: 50 sales
Yishun Ring Rd, Yishun: 42 sales
Woodlands Dr 14, Woodlands: 41 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Woodlands Ring Rd, Woodlands: 36 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 32 sales
Choa Chu Kang Cres, Choa Chu Kang: 31 sales
Jurong West St 64, Jurong West: 31 sales
Jurong East St 21, Jurong East: 29 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 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.

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