HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2004

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

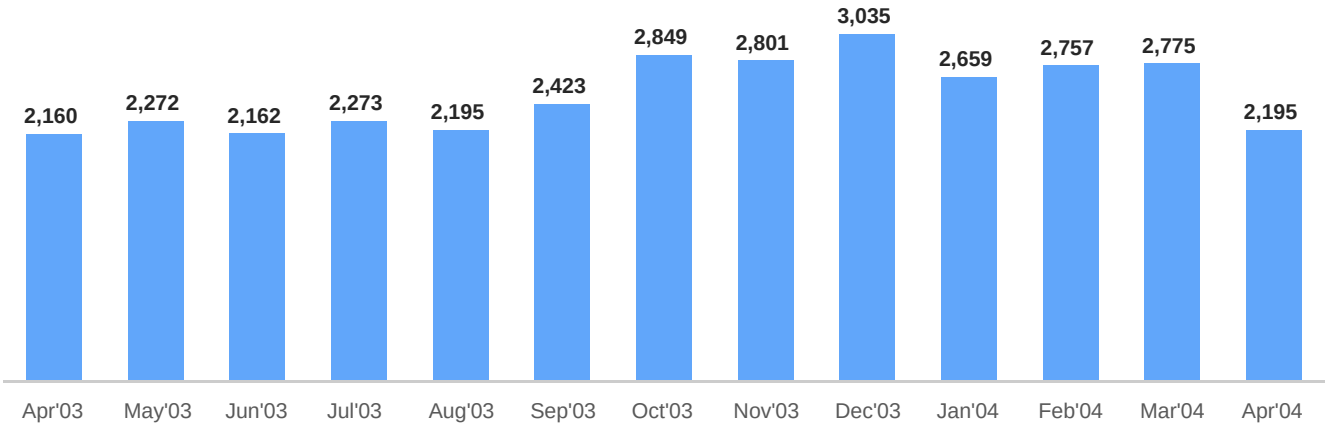
Flats sold: 2,195 Median price: $225,000 Median $psf: $233
Million-dollar flats: 0 (0.0%) Highest price: $525,000 (Queenstown)

Against the month before: sales -20.9%, median price +0.0%. Against a year ago: sales +1.6%, median price +5.6%.

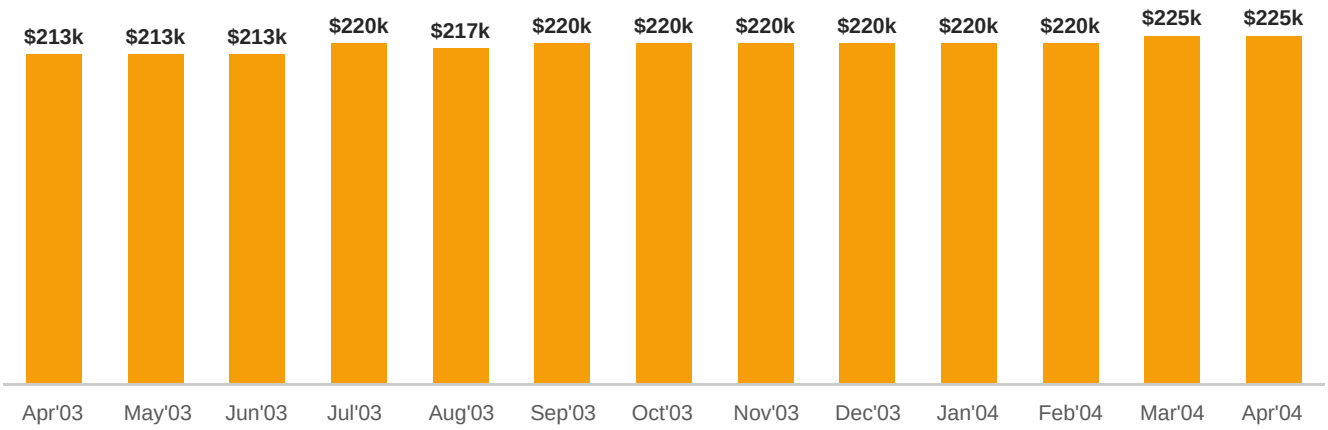
At a glance

- 2,195 HDB resale flats changed hands in April 2004, 20.9% fewer than the month before (2,775).
- Half of all flats sold for $225,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $236,850 (856 sales), or about $224 per square foot.
- The highest price was $525,000 for a 5-room flat at Blk 7 C'wealth Ave, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $186,000) and the dearest was Toa Payoh (median $313,000).
- The busiest town was Woodlands with 254 sales.

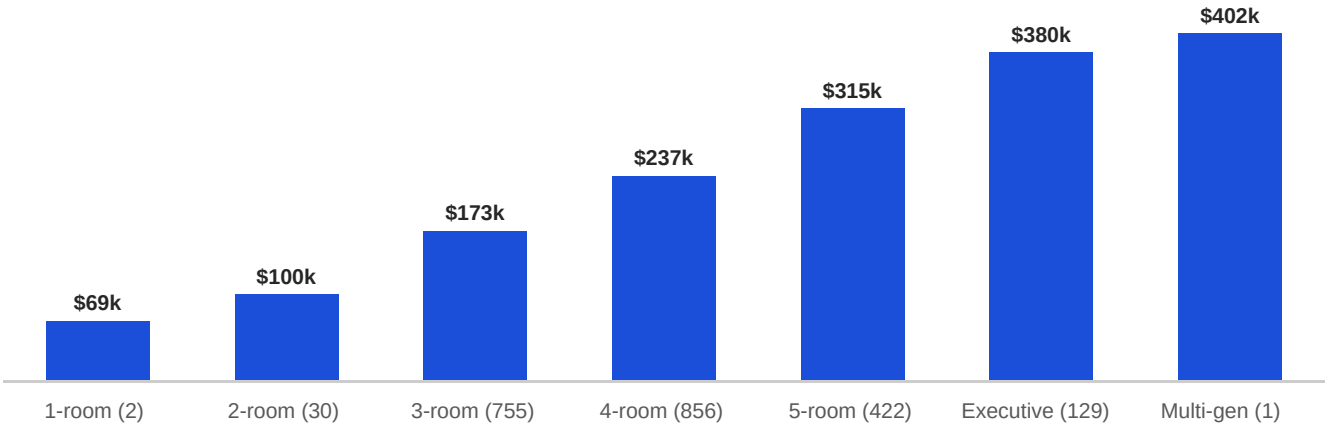
Flats sold each month, last 13 months



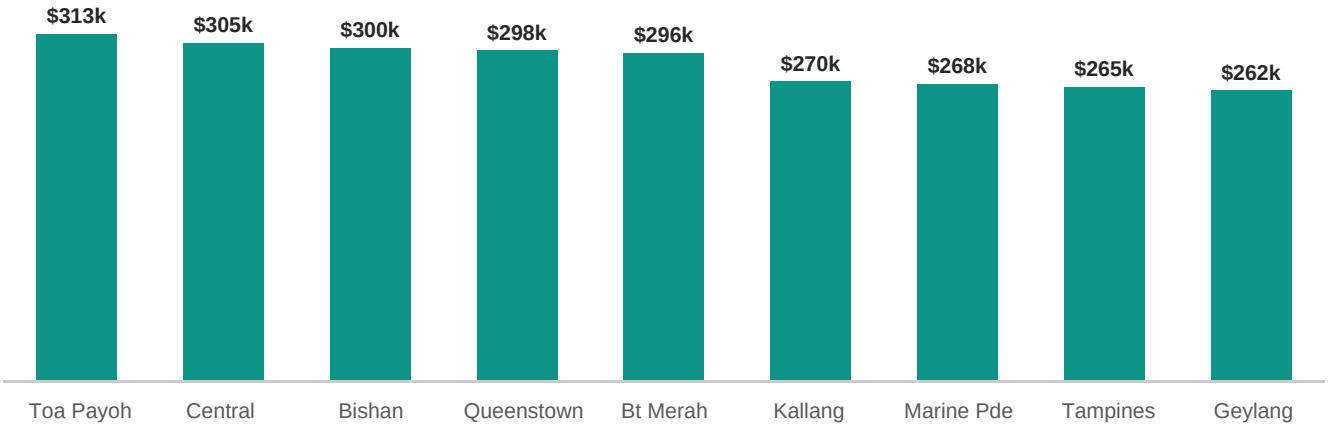
Median price each month, last 13 months



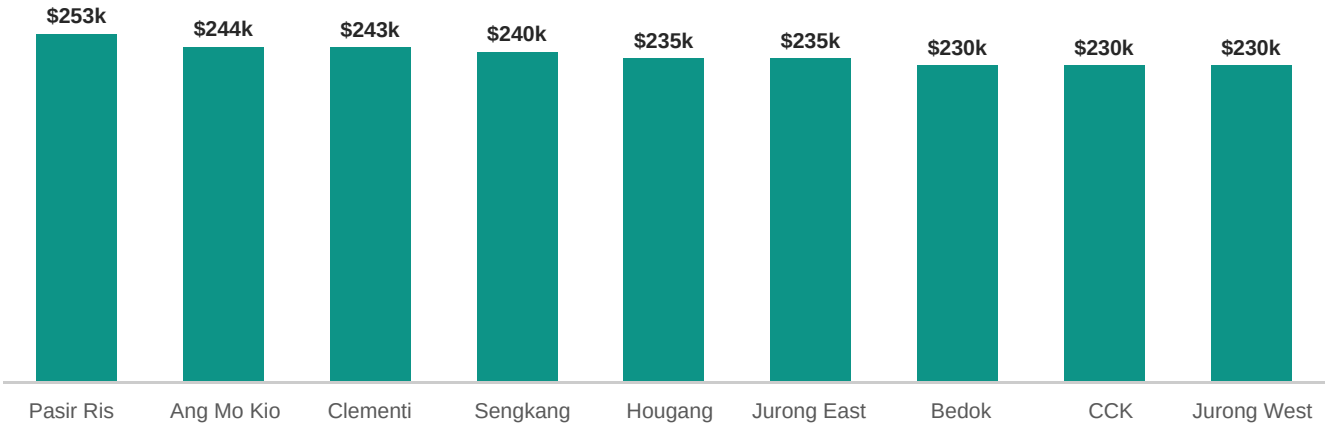
Median price by flat type (number sold), April 2004



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)



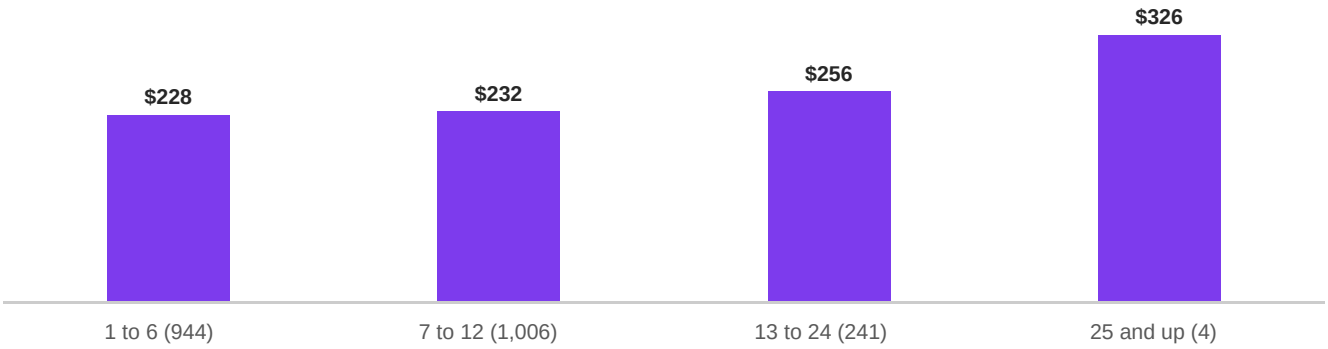
Town by town, April 2004

Ang Mo Kio: 117 sold - median $198,000 - 4-room median $243,500 - $242 psf
Bedok: 133 sold - median $199,000 - 4-room median $230,000 - $242 psf
Bishan: 40 sold - median $301,000 - 4-room median $300,000 - $269 psf
Bukit Batok: 102 sold - median $201,500 - 4-room median $222,900 - $221 psf
Bukit Merah: 104 sold - median $198,000 - 4-room median $296,000 - $264 psf
Bukit Panjang: 54 sold - median $205,000 - 4-room median $195,000 - $206 psf
Bukit Timah: 6 sold - median $365,000 - 4-room median n/a - $300 psf
Central Area: 15 sold - median $238,000 - 4-room median $305,000 - $331 psf
Choa Chu Kang: 99 sold - median $245,000 - 4-room median $230,000 - $216 psf
Clementi: 83 sold - median $195,000 - 4-room median $243,000 - $243 psf
Geylang: 79 sold - median $172,000 - 4-room median $262,000 - $240 psf
Hougang: 140 sold - median $241,500 - 4-room median $235,000 - $229 psf
Jurong East: 77 sold - median $224,000 - 4-room median $235,000 - $222 psf
Jurong West: 169 sold - median $223,000 - 4-room median $230,000 - $218 psf
Kallang/Whampoa: 54 sold - median $201,000 - 4-room median $270,000 - $251 psf
Marine Parade: 15 sold - median $266,000 - 4-room median $268,000 - $304 psf
Pasir Ris: 61 sold - median $305,000 - 4-room median $253,000 - $229 psf
Queenstown: 85 sold - median $175,000 - 4-room median $298,000 - $257 psf
Sembawang: 41 sold - median $250,000 - 4-room median $226,000 - $227 psf
Sengkang: 60 sold - median $261,500 - 4-room median $240,000 - $237 psf
Serangoon: 66 sold - median $224,000 - 4-room median $225,000 - $240 psf
Tampines: 165 sold - median $269,000 - 4-room median $265,000 - $245 psf
Toa Payoh: 65 sold - median $195,000 - 4-room median $313,000 - $262 psf
Woodlands: 254 sold - median $242,500 - 4-room median $228,000 - $216 psf
Yishun: 111 sold - median $180,000 - 4-room median $186,000 - $205 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2004

$525,000 Blk 7 C'wealth Ave, Queenstown
5-room - storey 22 to 24 - 1,464 sqft - $359 psf - 91 yrs lease left

$520,000 Blk 36 Jln Rumah Tinggi, Bukit Merah
5-room - storey 07 to 09 - 1,281 sqft - $406 psf - 94 yrs lease left

$502,000 Blk 126 Bt Merah View, Bukit Merah
5-room - storey 13 to 15 - 1,507 sqft - $333 psf - 91 yrs lease left

$492,500 Blk 224 Bishan St 23, Bishan
Executive - storey 22 to 24 - 1,518 sqft - $325 psf - 87 yrs lease left

$490,000 Blk 125 Bt Merah View, Bukit Merah
5-room - storey 01 to 03 - 1,367 sqft - $358 psf - 91 yrs lease left

$482,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,335 sqft - $361 psf - 94 yrs lease left

$475,000 Blk 967 Hougang Ave 9, Hougang
Executive - storey 01 to 03 - 1,475 sqft - $322 psf - 94 yrs lease left

$475,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $304 psf - 87 yrs lease left

$470,000 Blk 286B Toh Guan Rd, Jurong East
Executive - storey 19 to 21 - 1,507 sqft - $312 psf - 93 yrs lease left

$460,000 Blk 7 C'wealth Ave, Queenstown
5-room - storey 10 to 12 - 1,367 sqft - $336 psf - 91 yrs lease left

The 5 most affordable 4-room flats, April 2004

$130,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $137 psf - 70 yrs lease left

$139,800 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $149 psf - 70 yrs lease left

$145,000 Blk 336 Woodlands Ave 1, Woodlands
4-room - storey 04 to 06 - 893 sqft - $162 psf - 80 yrs lease left

$148,000 Blk 404 Yishun Ave 6, Yishun
4-room - storey 04 to 06 - 904 sqft - $164 psf - 83 yrs lease left

$150,000 Blk 774 Yishun Ave 3, Yishun
4-room - storey 07 to 09 - 958 sqft - $157 psf - 82 yrs lease left

The 10 busiest streets, April 2004

Ang Mo Kio Ave 3, Ang Mo Kio: 37 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Woodlands Ring Rd, Woodlands: 31 sales
Woodlands Dr 14, Woodlands: 29 sales
Bedok Reservoir Rd, Bedok: 27 sales
Yishun Ring Rd, Yishun: 26 sales
Jurong East St 21, Jurong East: 23 sales
Jurong West St 64, Jurong West: 23 sales
Hougang Ave 8, Hougang: 21 sales
Rivervale Walk, Sengkang: 19 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