HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2004

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

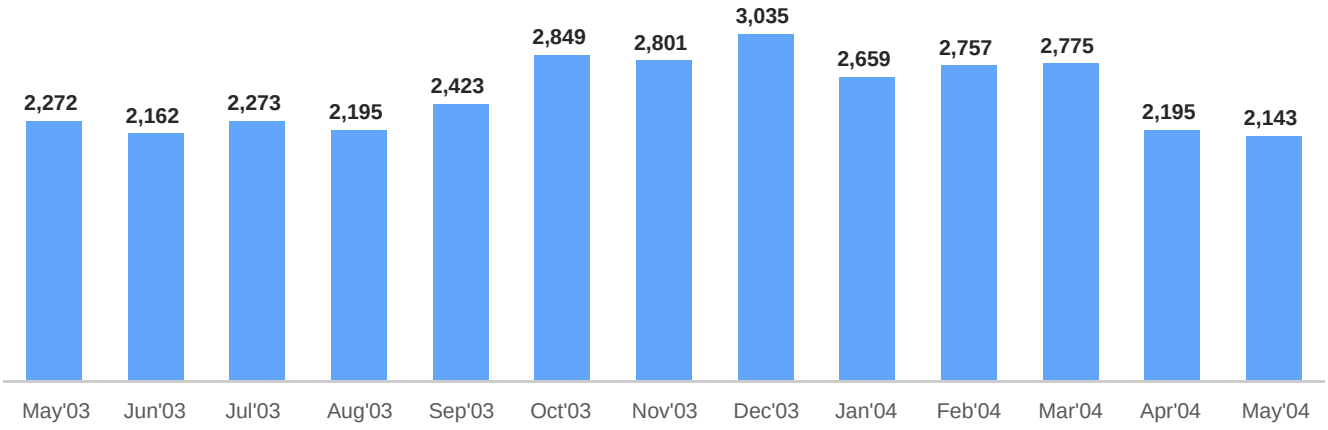
Flats sold: 2,143 Median price: $225,000 Median $psf: $232
Million-dollar flats: 0 (0.0%) Highest price: $555,000 (Queenstown)

Against the month before: sales -2.4%, median price +0.0%. Against a year ago: sales -5.7%, median price +5.6%.

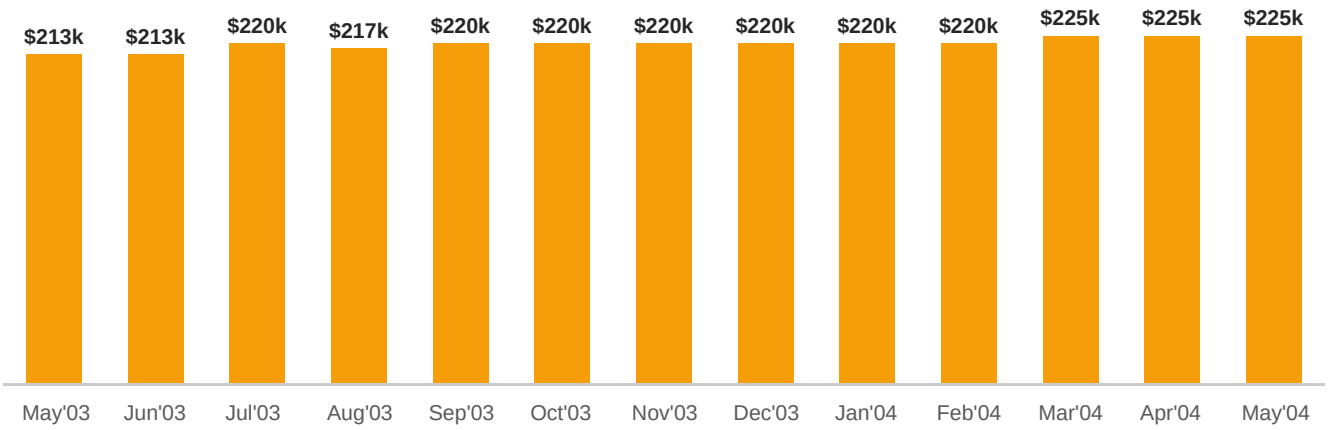
At a glance

- 2,143 HDB resale flats changed hands in May 2004, 2.4% fewer than the month before (2,195).
- 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 $237,000 (821 sales), or about $225 per square foot.
- The highest price was $555,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $205,750) and the dearest was Queenstown (median $387,000).
- The busiest town was Woodlands with 244 sales.

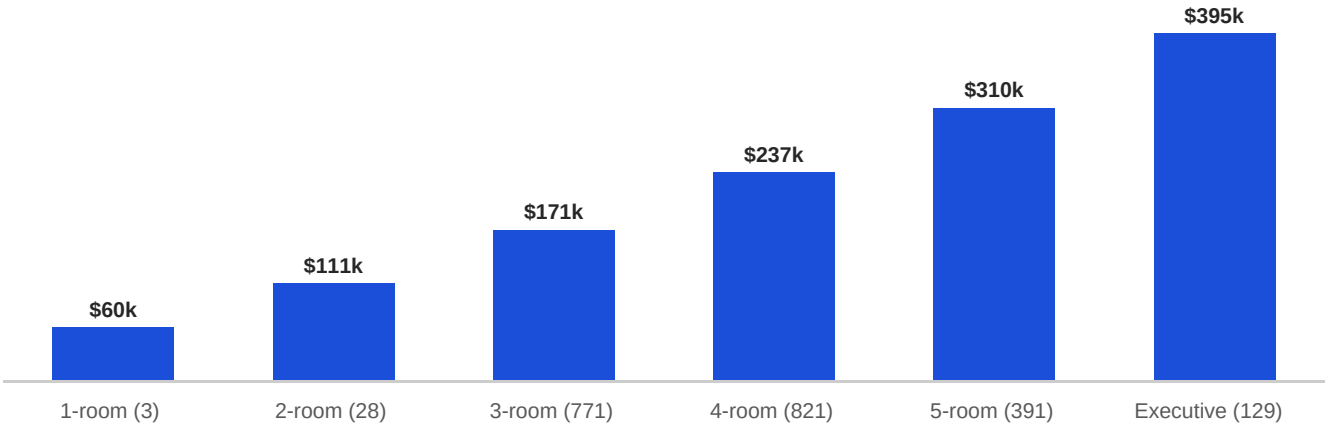
Flats sold each month, last 13 months



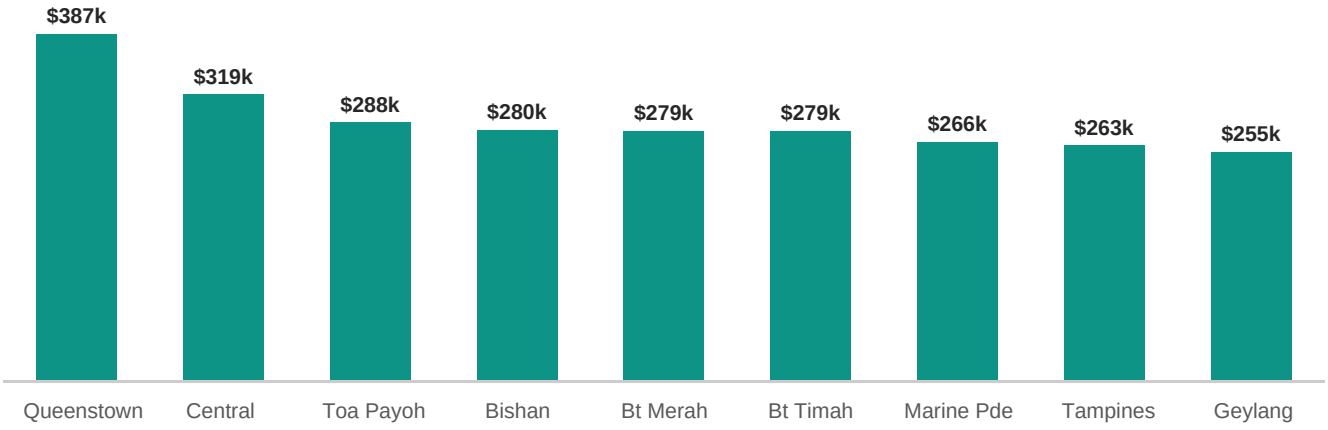
Median price each month, last 13 months



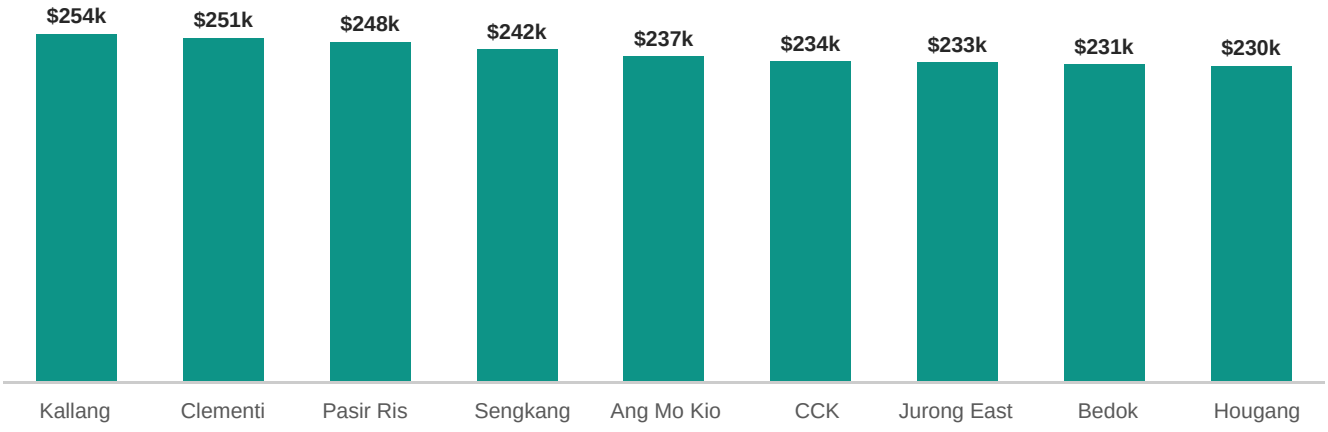
Median price by flat type (number sold), May 2004



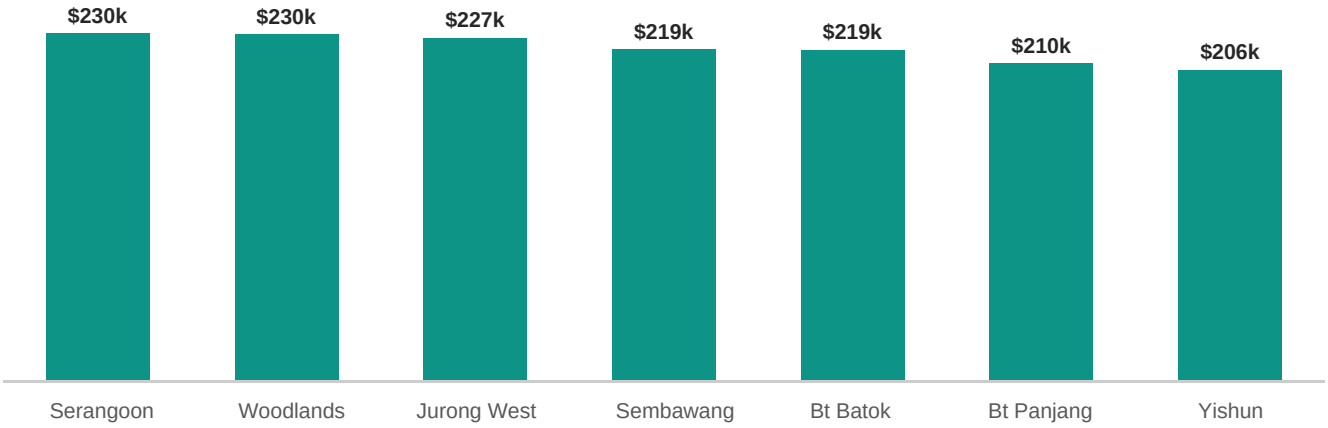
Median 4-room price by town, dearest first



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



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



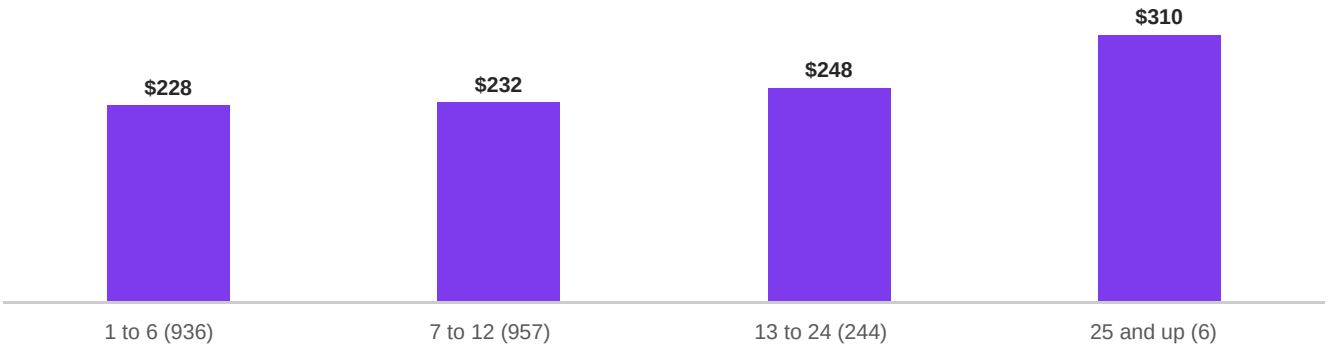
Town by town, May 2004

Ang Mo Kio: 115 sold - median $190,000 - 4-room median $237,000 - $237 psf
Bedok: 148 sold - median $199,450 - 4-room median $231,200 - $242 psf
Bishan: 54 sold - median $311,250 - 4-room median $280,000 - $276 psf
Bukit Batok: 101 sold - median $190,000 - 4-room median $219,000 - $217 psf
Bukit Merah: 68 sold - median $188,500 - 4-room median $278,888 - $257 psf
Bukit Panjang: 53 sold - median $240,000 - 4-room median $210,000 - $211 psf
Bukit Timah: 8 sold - median $300,750 - 4-room median $278,550 - $266 psf
Central Area: 22 sold - median $220,000 - 4-room median $319,400 - $313 psf
Choa Chu Kang: 91 sold - median $245,000 - 4-room median $233,500 - $217 psf
Clementi: 62 sold - median $218,750 - 4-room median $250,700 - $248 psf
Geylang: 80 sold - median $174,000 - 4-room median $255,000 - $240 psf
Hougang: 119 sold - median $230,000 - 4-room median $230,000 - $224 psf
Jurong East: 44 sold - median $201,000 - 4-room median $232,500 - $231 psf
Jurong West: 185 sold - median $218,500 - 4-room median $227,000 - $214 psf
Kallang/Whampoa: 68 sold - median $191,500 - 4-room median $253,500 - $263 psf
Marine Parade: 15 sold - median $260,000 - 4-room median $266,000 - $315 psf
Pasir Ris: 68 sold - median $304,000 - 4-room median $247,500 - $232 psf
Queenstown: 86 sold - median $170,500 - 4-room median $387,000 - $254 psf
Sembawang: 33 sold - median $265,000 - 4-room median $219,250 - $226 psf
Sengkang: 60 sold - median $265,000 - 4-room median $242,000 - $233 psf
Serangoon: 49 sold - median $230,000 - 4-room median $230,000 - $234 psf
Tampines: 162 sold - median $267,500 - 4-room median $262,500 - $242 psf
Toa Payoh: 76 sold - median $200,000 - 4-room median $288,000 - $261 psf
Woodlands: 244 sold - median $241,400 - 4-room median $229,500 - $216 psf
Yishun: 132 sold - median $190,750 - 4-room median $205,750 - $211 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2004

$555,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $351 psf - 90 yrs lease left

$508,000 Blk 241 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,518 sqft - $335 psf - 87 yrs lease left

$500,000 Blk 10B Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,518 sqft - $329 psf - 90 yrs lease left

$500,000 Blk 44 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,862 sqft - $269 psf - 67 yrs lease left

$490,000 Blk 244 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $306 psf - 87 yrs lease left

$488,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 22 to 24 - 1,302 sqft - $375 psf - 96 yrs lease left

$480,000 Blk 501 Pasir Ris St 52, Pasir Ris
Executive - storey 13 to 15 - 1,572 sqft - $305 psf - 88 yrs lease left

$475,000 Blk 856B Tampines St 82, Tampines
Executive - storey 16 to 18 - 1,572 sqft - $302 psf - 90 yrs lease left

$473,000 Blk 81B Lor 4 Toa Payoh, Toa Payoh
5-room - storey 07 to 09 - 1,302 sqft - $363 psf - 92 yrs lease left

$471,000 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $300 psf - 87 yrs lease left

The 5 most affordable 4-room flats, May 2004

$127,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $130 psf - 72 yrs lease left

$133,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $137 psf - 69 yrs lease left

$144,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $147 psf - 75 yrs lease left

$145,000 Blk 49 Circuit Rd, Geylang

4-room - storey 07 to 09 - 1,206 sqft - $120 psf - 64 yrs lease left

$148,000 Blk 20 Teck Whye Lane, Choa Chu Kang

4-room - storey 10 to 12 - 990 sqft - $149 psf - 76 yrs lease left

The 10 busiest streets, May 2004

Ang Mo Kio Ave 10, Ang Mo Kio: 45 sales
Woodlands Ring Rd, Woodlands: 39 sales
Bedok Reservoir Rd, Bedok: 32 sales
Yishun Ring Rd, Yishun: 29 sales
Woodlands Dr 14, Woodlands: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Jurong West St 52, Jurong West: 22 sales
Jurong West St 65, Jurong West: 20 sales
Bedok Nth Rd, Bedok: 19 sales
Boon Lay Pl, Jurong West: 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