HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2004

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

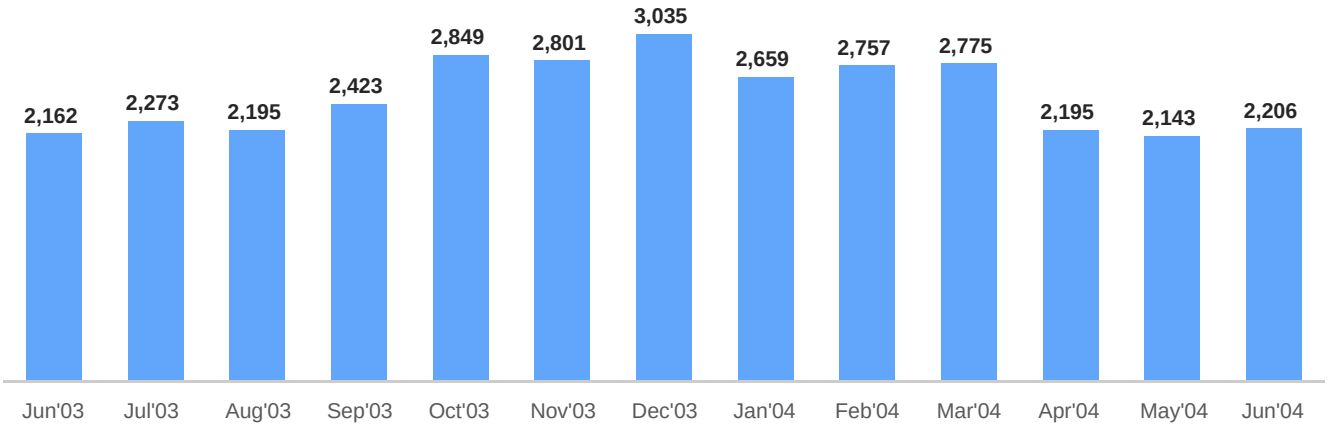
Flats sold: 2,206 Median price: $228,000 Median $psf: $232
Million-dollar flats: 0 (0.0%) Highest price: $555,000 (Queenstown)

Against the month before: sales +2.9%, median price +1.3%. Against a year ago: sales +2.0%, median price +7.0%.

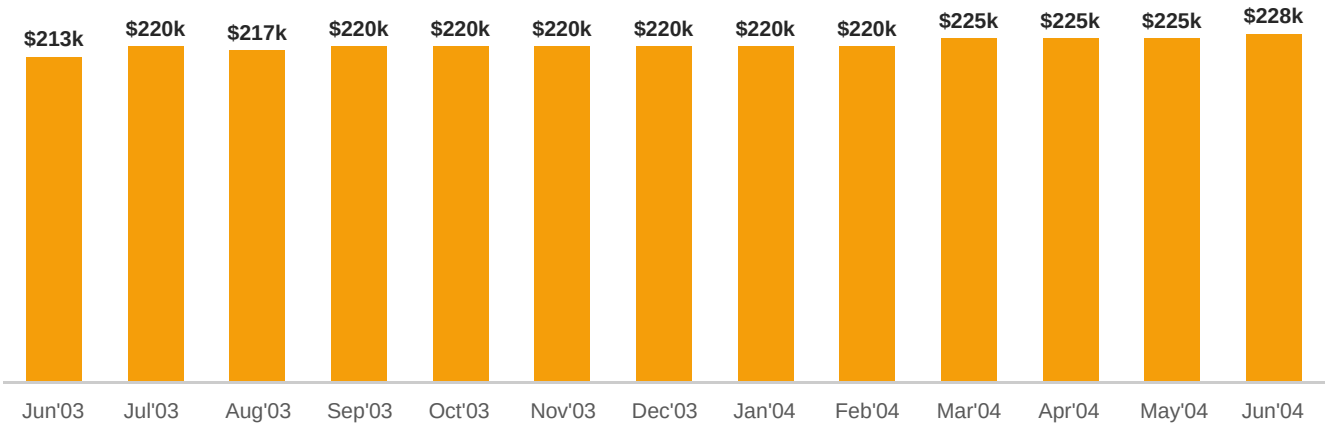
At a glance

- 2,206 HDB resale flats changed hands in June 2004, 2.9% more than the month before (2,143).
- Half of all flats sold for $228,000 or less (the median price), up 1.3% from the month before.
- A typical 4-room flat sold for $238,000 (879 sales), or about $224 per square foot.
- The highest price was $555,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $200,000) and the dearest was Queenstown (median $347,500).
- The busiest town was Woodlands with 260 sales.

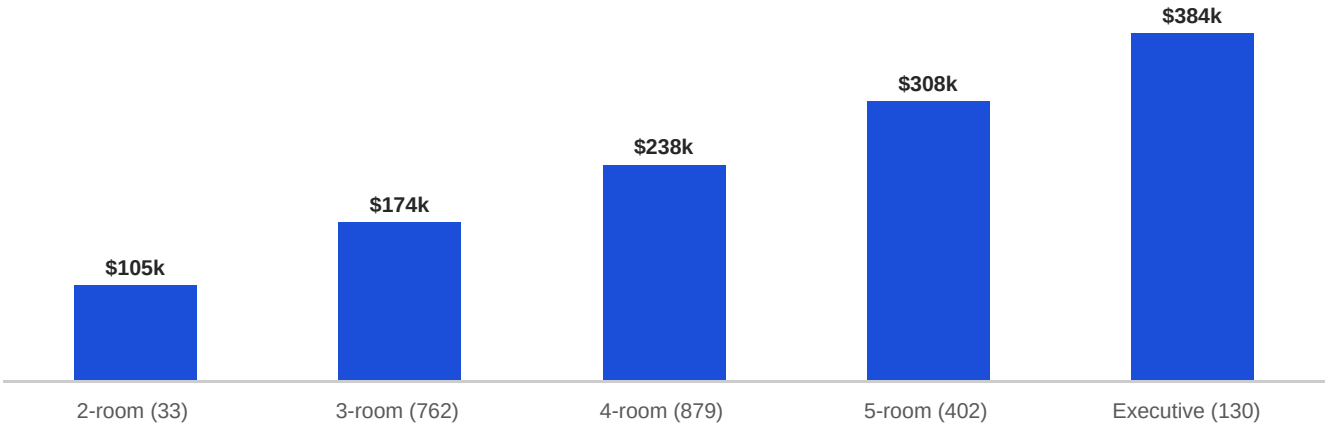
Flats sold each month, last 13 months



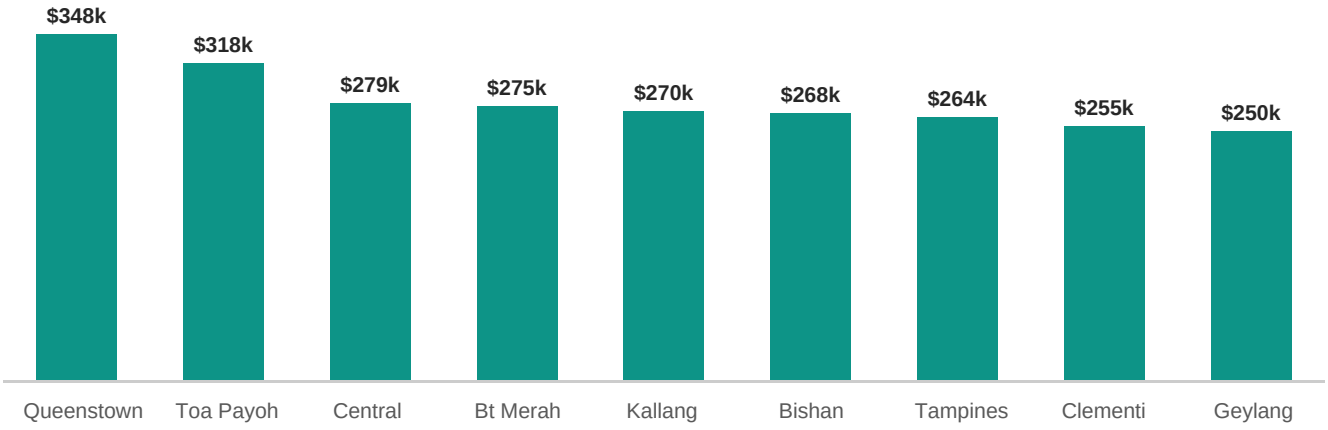
Median price each month, last 13 months



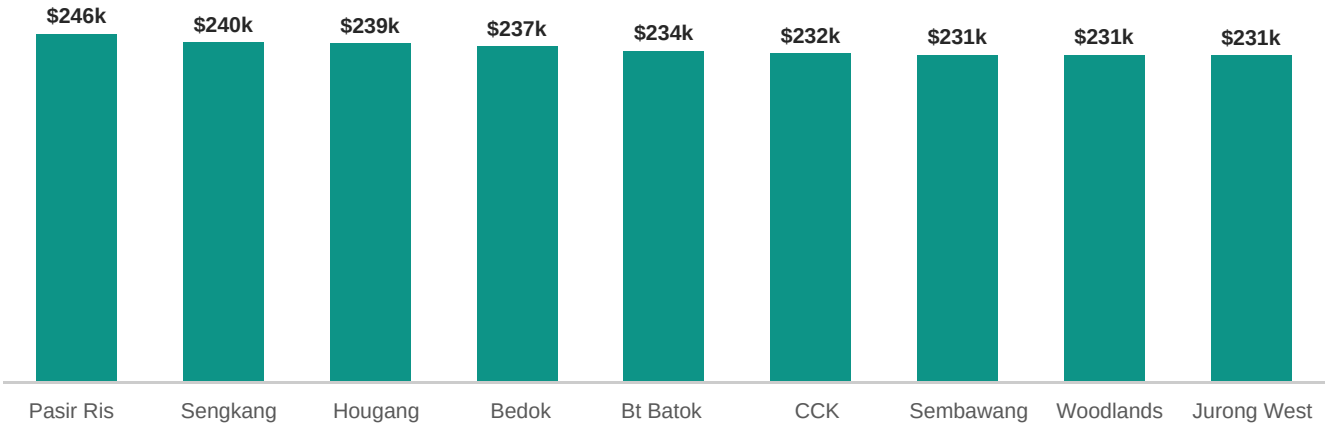
Median price by flat type (number sold), June 2004



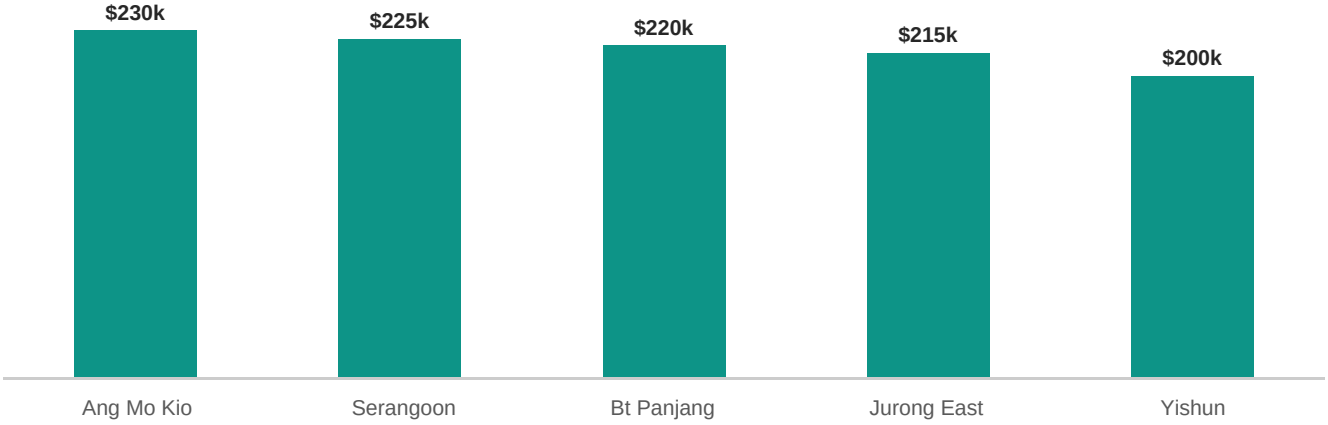
Median 4-room price by town, dearest first



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



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



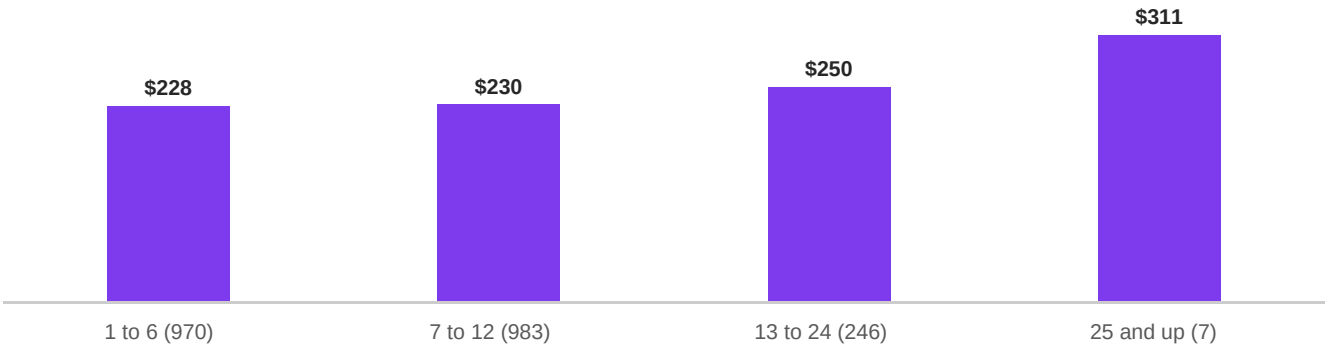
Town by town, June 2004

Ang Mo Kio: 121 sold - median $182,000 - 4-room median $230,000 - $232 psf
Bedok: 154 sold - median $208,900 - 4-room median $237,000 - $244 psf
Bishan: 38 sold - median $270,500 - 4-room median $268,000 - $268 psf
Bukit Batok: 122 sold - median $196,500 - 4-room median $233,800 - $225 psf
Bukit Merah: 105 sold - median $185,000 - 4-room median $275,000 - $262 psf
Bukit Panjang: 50 sold - median $229,000 - 4-room median $220,000 - $215 psf
Bukit Timah: 3 sold - median $484,000 - 4-room median n/a - $312 psf
Central Area: 21 sold - median $210,000 - 4-room median $278,500 - $301 psf
Choa Chu Kang: 114 sold - median $237,000 - 4-room median $232,000 - $210 psf
Clementi: 64 sold - median $209,000 - 4-room median $255,000 - $246 psf
Geylang: 70 sold - median $182,750 - 4-room median $250,000 - $247 psf
Hougang: 112 sold - median $237,000 - 4-room median $239,000 - $224 psf
Jurong East: 57 sold - median $206,000 - 4-room median $215,100 - $220 psf
Jurong West: 185 sold - median $230,000 - 4-room median $230,500 - $221 psf
Kallang/Whampoa: 77 sold - median $205,000 - 4-room median $270,000 - $253 psf
Marine Parade: 15 sold - median $240,000 - 4-room median n/a - $311 psf
Pasir Ris: 65 sold - median $275,000 - 4-room median $245,944 - $223 psf
Queenstown: 73 sold - median $185,000 - 4-room median $347,500 - $264 psf
Sembawang: 36 sold - median $238,400 - 4-room median $231,000 - $220 psf
Sengkang: 60 sold - median $275,194 - 4-room median $240,000 - $232 psf
Serangoon: 56 sold - median $223,750 - 4-room median $224,500 - $230 psf
Tampines: 152 sold - median $266,394 - 4-room median $264,000 - $247 psf
Toa Payoh: 55 sold - median $220,000 - 4-room median $318,000 - $261 psf
Woodlands: 260 sold - median $248,750 - 4-room median $231,000 - $214 psf
Yishun: 141 sold - median $185,000 - 4-room median $200,000 - $206 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2004

$555,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,647 sqft - $337 psf - 90 yrs lease left

$545,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,572 sqft - $347 psf - 90 yrs lease left

$535,000 Blk 155 Pasir Ris St 13, Pasir Ris
Executive - storey 07 to 09 - 2,034 sqft - $263 psf - 90 yrs lease left

$495,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 19 to 21 - 1,410 sqft - $351 psf - 79 yrs lease left

$490,000 Blk 613 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 10 to 12 - 1,604 sqft - $306 psf - 91 yrs lease left

$490,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $312 psf - 83 yrs lease left

$485,000 Blk 615 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 13 to 15 - 1,604 sqft - $302 psf - 91 yrs lease left

$484,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,528 sqft - $317 psf - 84 yrs lease left

$475,000 Blk 464 Pasir Ris St 41, Pasir Ris
Executive - storey 01 to 03 - 1,679 sqft - $283 psf - 87 yrs lease left

$470,000 Blk 257 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $297 psf - 87 yrs lease left

The 5 most affordable 4-room flats, June 2004

$146,800 Blk 335 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 893 sqft - $164 psf - 80 yrs lease left

$148,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $156 psf - 71 yrs lease left

$153,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $158 psf - 71 yrs lease left

$156,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $165 psf - 70 yrs lease left

$156,500 Blk 25 Teck Whye Lane, Choa Chu Kang

4-room - storey 10 to 12 - 990 sqft - $158 psf - 74 yrs lease left

The 10 busiest streets, June 2004

Ang Mo Kio Ave 3, Ang Mo Kio: 36 sales
Yishun Ring Rd, Yishun: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 30 sales
Woodlands Dr 14, Woodlands: 28 sales
Woodlands Ring Rd, Woodlands: 28 sales
Bedok Reservoir Rd, Bedok: 26 sales
Jurong West Ctrl 1, Jurong West: 26 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 24 sales
Hougang Ave 8, Hougang: 24 sales
Bedok Nth Rd, Bedok: 22 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