HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2004

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

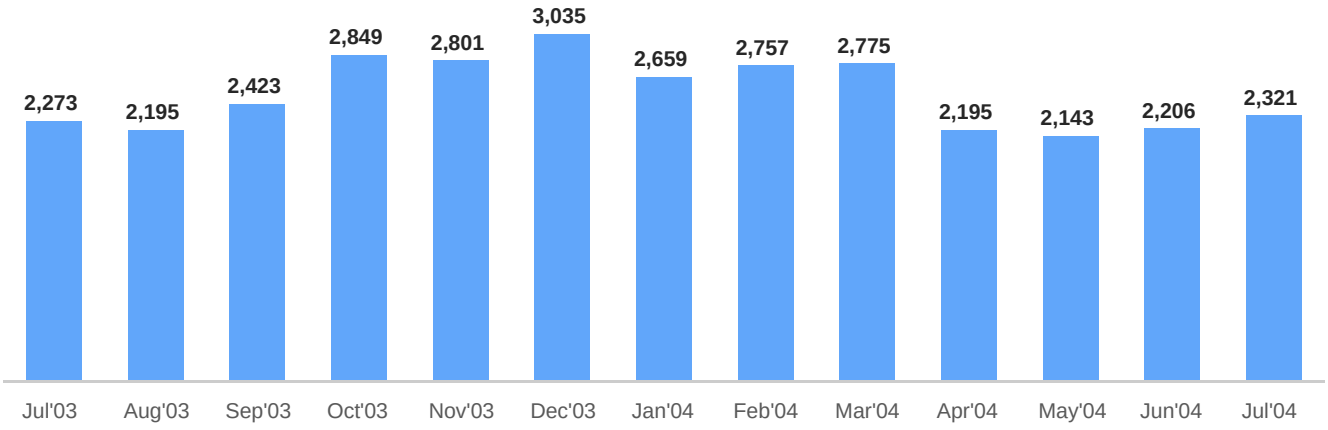
Flats sold: 2,321 **Median price: $222,000** **Median $psf: $232**
Million-dollar flats: 0 (0.0%) **Highest price: $556,000 (Bishan)**

Against the month before: sales +5.2%, median price -2.6%. Against a year ago: sales +2.1%, median price +0.9%.

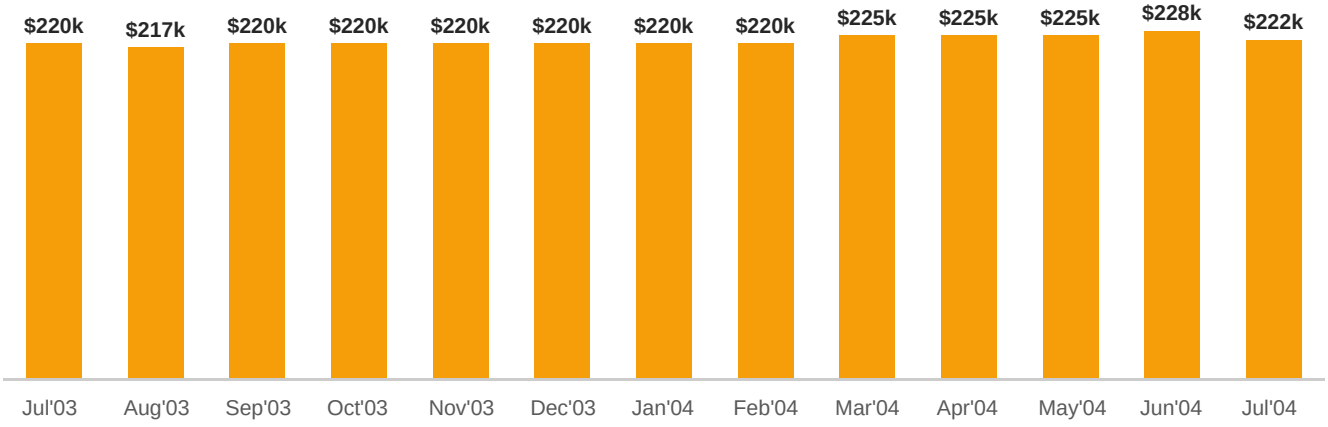
At a glance

- 2,321 HDB resale flats changed hands in July 2004, 5.2% more than the month before (2,206).
- Half of all flats sold for $222,000 or less (the median price), down 2.6% from the month before.
- A typical 4-room flat sold for $240,000 (928 sales), or about $226 per square foot.
- The highest price was $556,000 for an executive flat at Blk 194 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 $349,000).
- The busiest town was Woodlands with 277 sales.

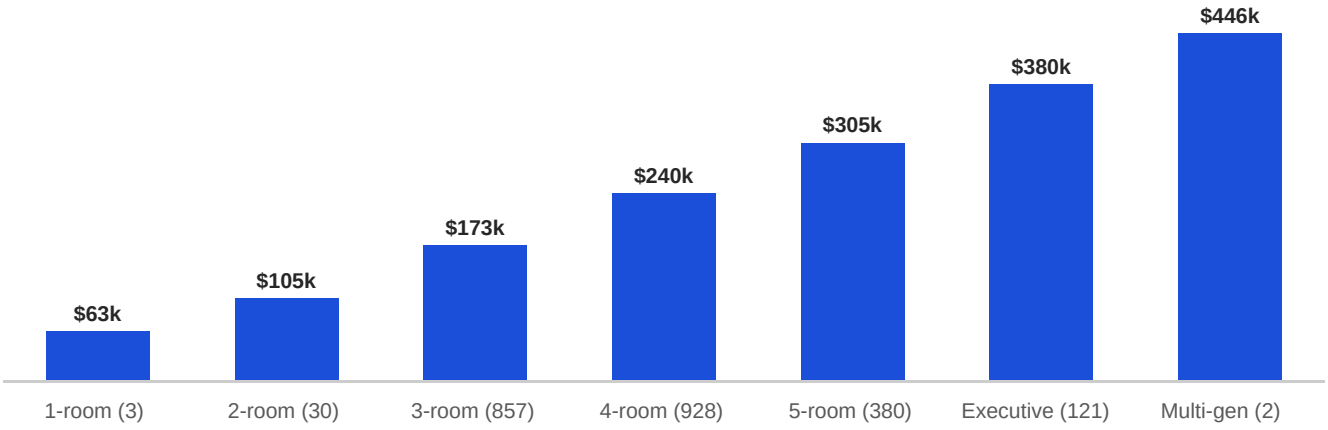
Flats sold each month, last 13 months



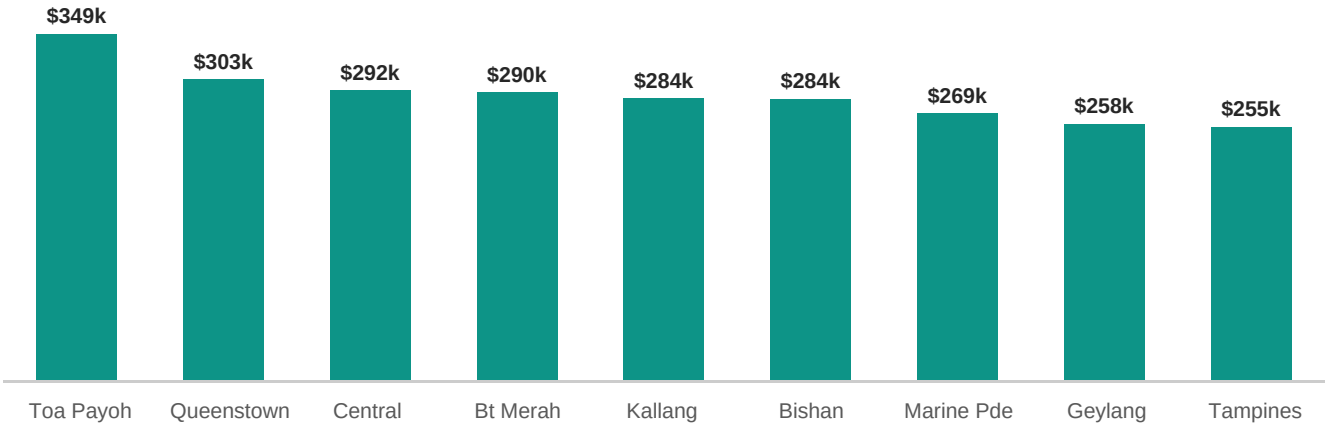
Median price each month, last 13 months



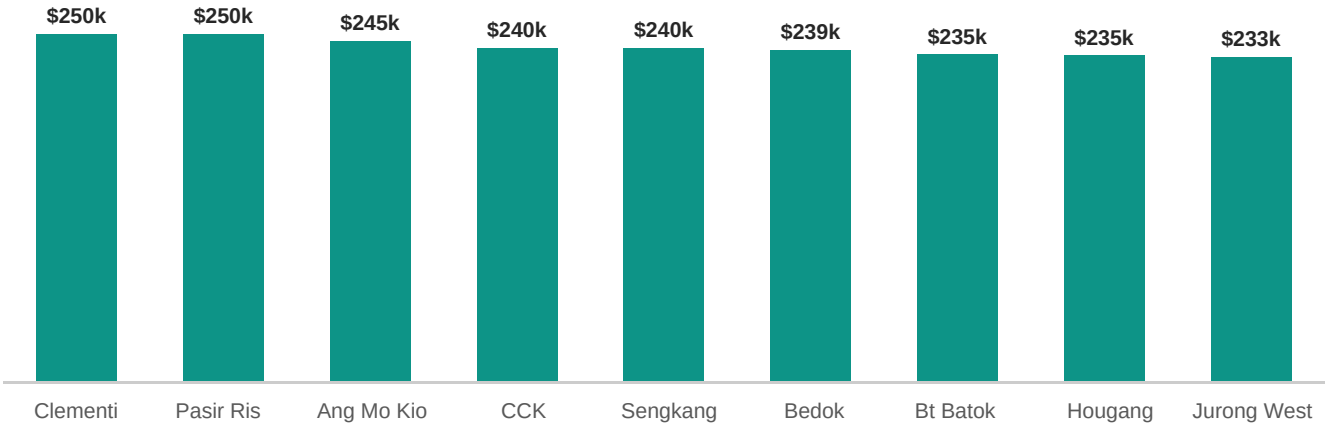
Median price by flat type (number sold), July 2004



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)



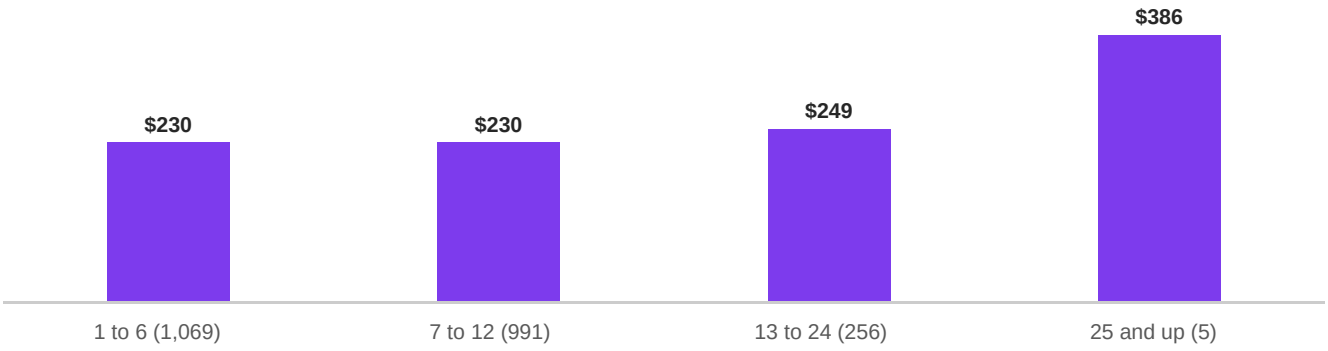
Town by town, July 2004

Ang Mo Kio: 102 sold - median $198,000 - 4-room median $245,000 - $235 psf
Bedok: 168 sold - median $205,000 - 4-room median $238,500 - $241 psf
Bishan: 67 sold - median $290,000 - 4-room median $283,750 - $267 psf
Bukit Batok: 120 sold - median $192,500 - 4-room median $235,000 - $219 psf
Bukit Merah: 80 sold - median $210,000 - 4-room median $290,000 - $264 psf
Bukit Panjang: 74 sold - median $215,000 - 4-room median $212,500 - $211 psf
Bukit Timah: 6 sold - median $286,000 - 4-room median n/a - $287 psf
Central Area: 19 sold - median $218,000 - 4-room median $292,000 - $285 psf
Choa Chu Kang: 106 sold - median $248,000 - 4-room median $240,000 - $219 psf
Clementi: 75 sold - median $205,000 - 4-room median $250,000 - $250 psf
Geylang: 82 sold - median $177,500 - 4-room median $258,000 - $239 psf
Hougang: 147 sold - median $226,500 - 4-room median $234,500 - $224 psf
Jurong East: 65 sold - median $205,000 - 4-room median $213,000 - $222 psf
Jurong West: 171 sold - median $219,000 - 4-room median $233,250 - $221 psf
Kallang/Whampoa: 48 sold - median $179,500 - 4-room median $284,000 - $246 psf
Marine Parade: 22 sold - median $264,000 - 4-room median $269,000 - $306 psf
Pasir Ris: 67 sold - median $300,000 - 4-room median $250,000 - $229 psf
Queenstown: 89 sold - median $175,000 - 4-room median $303,000 - $258 psf
Sembawang: 37 sold - median $236,000 - 4-room median $227,000 - $223 psf
Sengkang: 64 sold - median $255,000 - 4-room median $240,000 - $233 psf
Serangoon: 45 sold - median $222,000 - 4-room median $219,444 - $240 psf
Tampines: 145 sold - median $251,000 - 4-room median $255,000 - $239 psf
Toa Payoh: 93 sold - median $198,000 - 4-room median $349,000 - $260 psf
Woodlands: 277 sold - median $245,000 - 4-room median $226,500 - $213 psf
Yishun: 152 sold - median $190,000 - 4-room median $205,000 - $210 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2004

$556,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $344 psf - 82 yrs lease left

$548,000 Blk 3 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $411 psf - 93 yrs lease left

$522,000 Blk 174 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,636 sqft - $319 psf - 81 yrs lease left

$513,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $329 psf - 88 yrs lease left

$499,000 Blk 186 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $318 psf - 82 yrs lease left

$492,000 Blk 48 Bendemeer Rd, Kallang/Whampoa
Executive - storey 07 to 09 - 1,582 sqft - $311 psf - 89 yrs lease left

$490,000 Blk 454 Tampines St 42, Tampines
Multi-gen - storey 04 to 06 - 1,787 sqft - $274 psf - 82 yrs lease left

$480,000 Blk 60 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,228 sqft - $215 psf - 67 yrs lease left

$470,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,539 sqft - $305 psf - 88 yrs lease left

$470,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $299 psf - 87 yrs lease left

The 5 most affordable 4-room flats, July 2004

$135,000 Blk 255 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $149 psf - 80 yrs lease left

$147,000 Blk 634 Yishun St 61, Yishun

4-room - storey 01 to 03 - 904 sqft - $163 psf - 82 yrs lease left

$150,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $153 psf - 75 yrs lease left

$150,000 Blk 303 Bt Batok St 31, Bukit Batok

4-room - storey 01 to 03 - 969 sqft - $155 psf - 80 yrs lease left

$153,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $169 psf - 82 yrs lease left

The 10 busiest streets, July 2004

Yishun Ring Rd, Yishun: 44 sales
Woodlands Ring Rd, Woodlands: 33 sales
Bedok Reservoir Rd, Bedok: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Woodlands Dr 14, Woodlands: 30 sales
Bedok Nth St 3, Bedok: 29 sales
Lor 1 Toa Payoh, Toa Payoh: 28 sales
Choa Chu Kang Cres, Choa Chu Kang: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Hougang Ave 8, Hougang: 23 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