HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2004

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

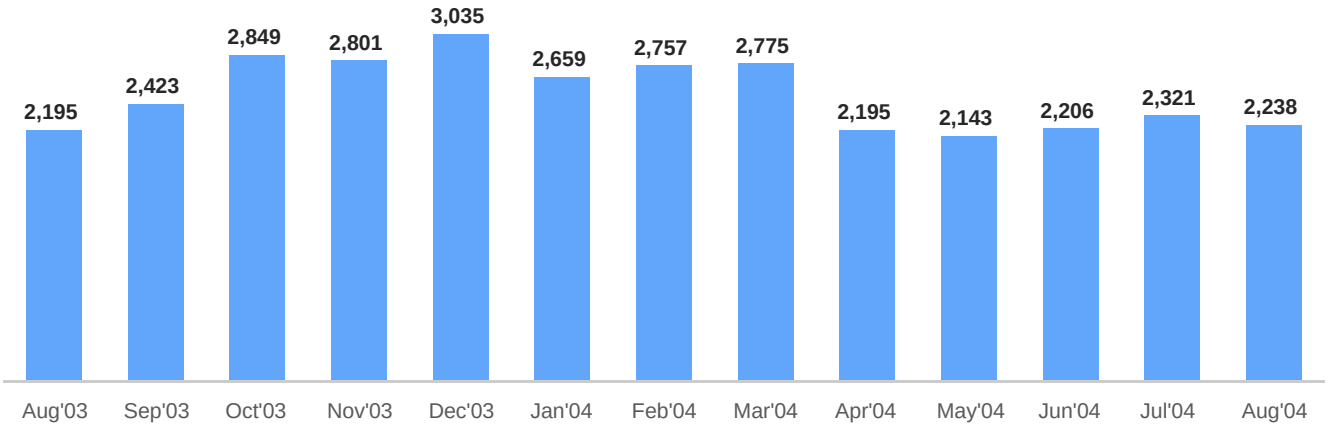
Flats sold: 2,238 Median price: $220,000 Median $psf: $230
Million-dollar flats: 0 (0.0%) Highest price: $550,000 (Bishan)

Against the month before: sales -3.6%, median price -0.9%. Against a year ago: sales +2.0%, median price +1.4%.

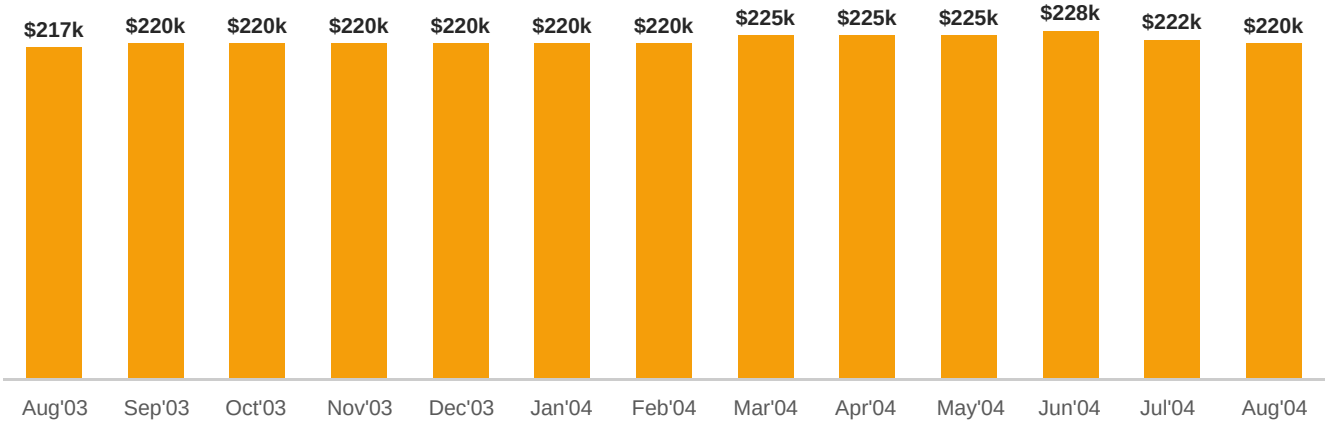
At a glance

- 2,238 HDB resale flats changed hands in August 2004, 3.6% fewer than the month before (2,321).
- Half of all flats sold for $220,000 or less (the median price), down 0.9% from the month before.
- A typical 4-room flat sold for $235,000 (874 sales), or about $222 per square foot.
- The highest price was $550,000 for an executive flat at Blk 442 Sin Ming Ave, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $190,800) and the dearest was Queenstown (median $360,000).
- The busiest town was Woodlands with 239 sales.

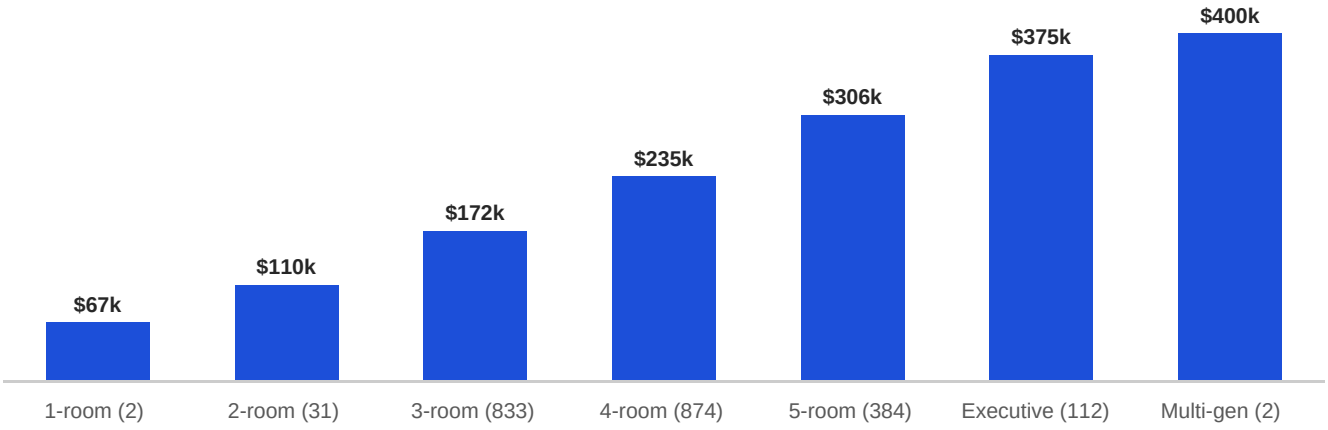
Flats sold each month, last 13 months



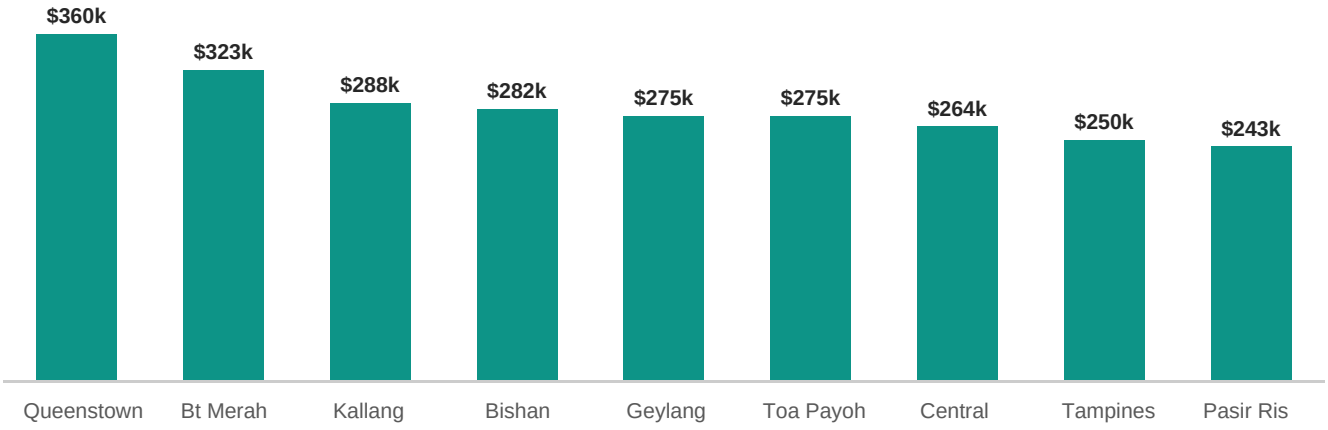
Median price each month, last 13 months



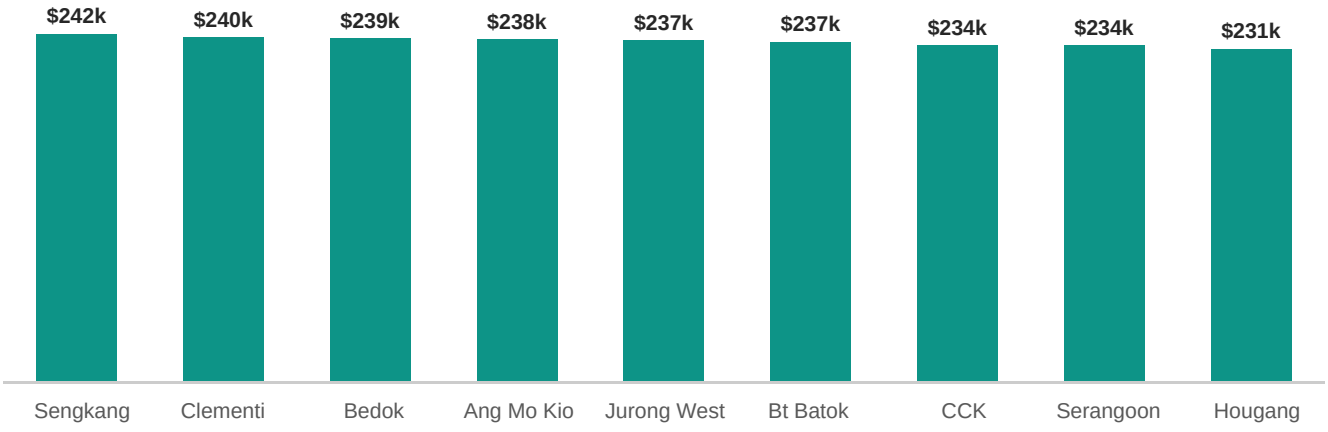
Median price by flat type (number sold), August 2004



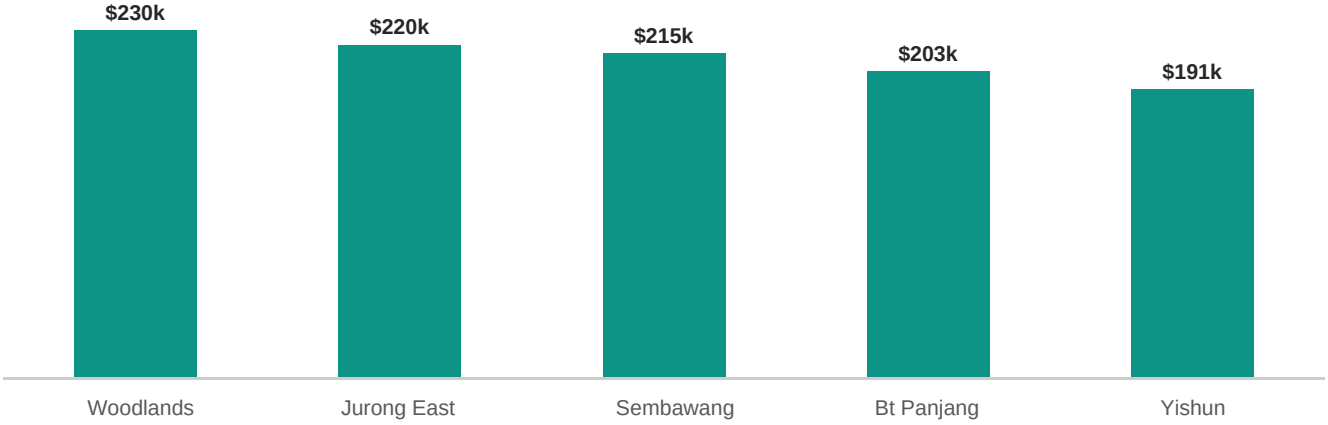
Median 4-room price by town, dearest first



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



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



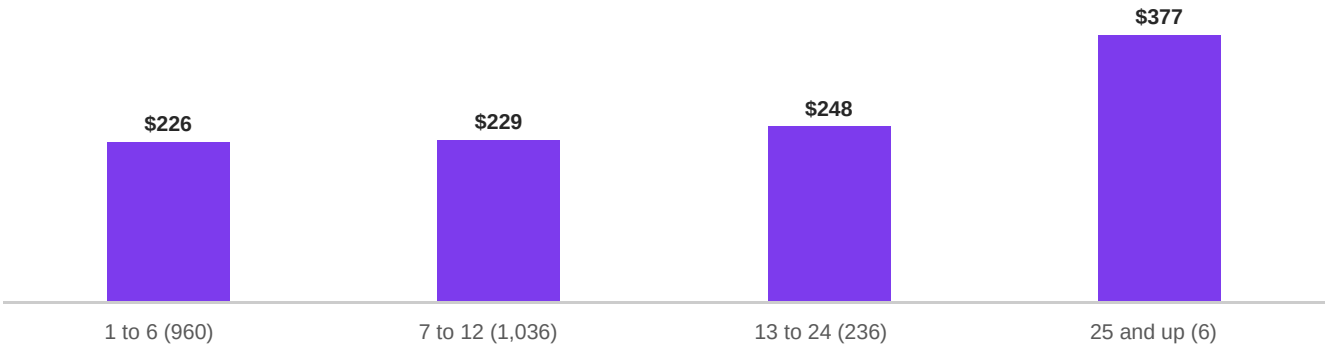
Town by town, August 2004

Ang Mo Kio: 109 sold - median $185,000 - 4-room median $238,000 - $236 psf
Bedok: 157 sold - median $206,000 - 4-room median $239,000 - $243 psf
Bishan: 63 sold - median $310,000 - 4-room median $282,000 - $267 psf
Bukit Batok: 103 sold - median $198,000 - 4-room median $236,500 - $222 psf
Bukit Merah: 75 sold - median $186,000 - 4-room median $322,500 - $270 psf
Bukit Panjang: 67 sold - median $216,888 - 4-room median $202,500 - $200 psf
Bukit Timah: 5 sold - median $275,000 - 4-room median n/a - $288 psf
Central Area: 17 sold - median $224,000 - 4-room median $264,000 - $282 psf
Choa Chu Kang: 113 sold - median $250,000 - 4-room median $234,000 - $213 psf
Clementi: 69 sold - median $186,000 - 4-room median $239,500 - $243 psf
Geylang: 69 sold - median $177,000 - 4-room median $275,000 - $245 psf
Hougang: 121 sold - median $233,000 - 4-room median $231,400 - $223 psf
Jurong East: 56 sold - median $200,444 - 4-room median $220,000 - $212 psf
Jurong West: 205 sold - median $216,500 - 4-room median $237,250 - $222 psf
Kallang/Whampoa: 63 sold - median $188,000 - 4-room median $288,000 - $250 psf
Marine Parade: 15 sold - median $258,000 - 4-room median n/a - $319 psf
Pasir Ris: 82 sold - median $270,500 - 4-room median $243,000 - $223 psf
Queenstown: 93 sold - median $181,500 - 4-room median $360,000 - $257 psf
Sembawang: 30 sold - median $237,500 - 4-room median $214,500 - $222 psf
Sengkang: 66 sold - median $270,000 - 4-room median $242,000 - $233 psf
Serangoon: 52 sold - median $225,000 - 4-room median $234,000 - $232 psf
Tampines: 131 sold - median $250,000 - 4-room median $250,000 - $244 psf
Toa Payoh: 92 sold - median $200,000 - 4-room median $275,000 - $260 psf
Woodlands: 239 sold - median $236,000 - 4-room median $229,700 - $212 psf
Yishun: 146 sold - median $188,350 - 4-room median $190,800 - $211 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2004

$550,000 Blk 442 Sin Ming Ave, Bishan
Executive - storey 19 to 21 - 1,722 sqft - $319 psf - 85 yrs lease left

$550,000 Blk 50 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,873 sqft - $294 psf - 67 yrs lease left

$520,000 Blk 53 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 3,014 sqft - $173 psf - 67 yrs lease left

$488,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,658 sqft - $294 psf - 84 yrs lease left

$485,000 Blk 60 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 28 to 30 - 1,292 sqft - $375 psf - 94 yrs lease left

$478,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,572 sqft - $304 psf - 88 yrs lease left

$475,000 Blk 72 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $368 psf - 72 yrs lease left

$475,000 Blk 498E Tampines St 45, Tampines
Executive - storey 07 to 09 - 1,582 sqft - $300 psf - 92 yrs lease left

$475,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,335 sqft - $356 psf - 96 yrs lease left

$471,000 Blk 292 Bishan St 22, Bishan
5-room - storey 22 to 24 - 1,302 sqft - $362 psf - 93 yrs lease left

The 5 most affordable 4-room flats, August 2004

$147,000 Blk 275 Yishun St 22, Yishun

4-room - storey 10 to 12 - 904 sqft - $163 psf - 81 yrs lease left

$148,000 Blk 167 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $164 psf - 82 yrs lease left

$153,000 Blk 435 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $169 psf - 83 yrs lease left

$153,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 04 to 06 - 904 sqft - $169 psf - 83 yrs lease left

$153,500 Blk 262 Yishun St 22, Yishun

4-room - storey 07 to 09 - 904 sqft - $170 psf - 80 yrs lease left

The 10 busiest streets, August 2004

Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Yishun Ring Rd, Yishun: 33 sales
Bedok Reservoir Rd, Bedok: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Woodlands Dr 14, Woodlands: 27 sales
Woodlands Ring Rd, Woodlands: 27 sales
Boon Lay Pl, Jurong West: 23 sales
Rivervale Dr, Sengkang: 21 sales
C'wealth Dr, Queenstown: 20 sales
Bedok Nth St 3, Bedok: 18 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