HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2004

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

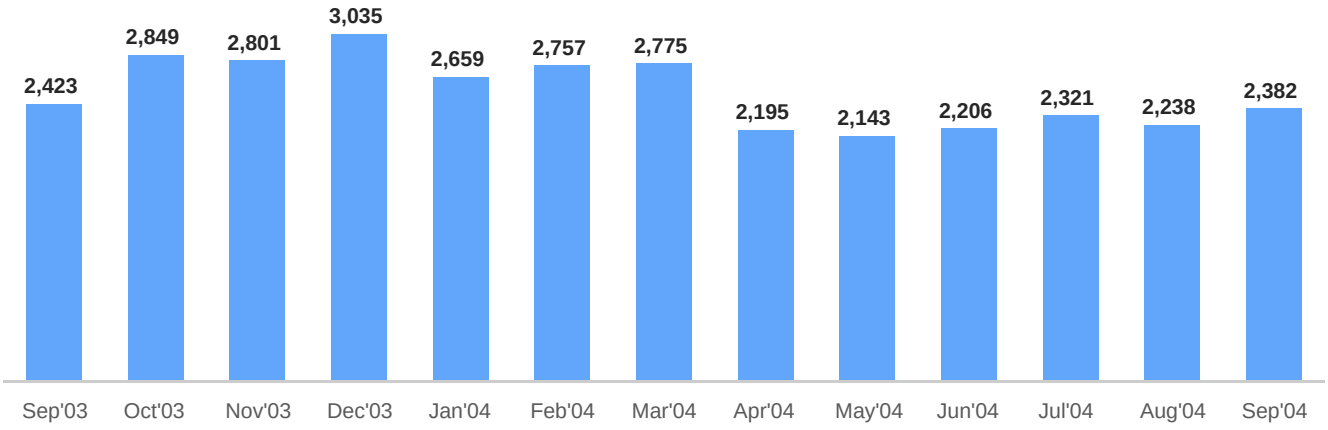
Flats sold: 2,382 Median price: $220,000 Median $psf: $231
Million-dollar flats: 0 (0.0%) Highest price: $610,000 (Queenstown)

Against the month before: sales +6.4%, median price +0.0%. Against a year ago: sales -1.7%, median price +0.0%.

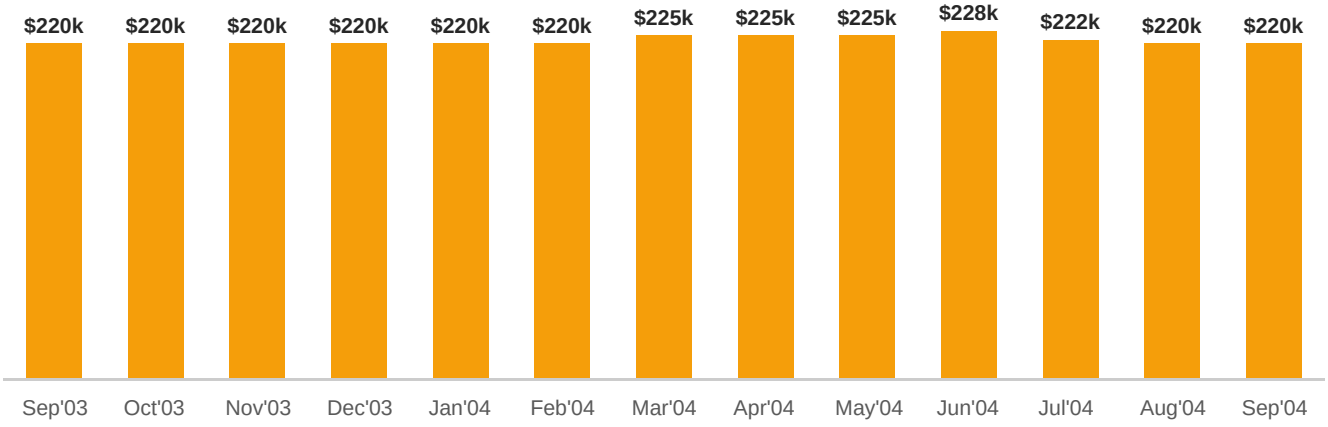
At a glance

- 2,382 HDB resale flats changed hands in September 2004, 6.4% more than the month before (2,238).
- Half of all flats sold for $220,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $237,000 (945 sales), or about $223 per square foot.
- The highest price was $610,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $209,500) and the dearest was Queenstown (median $317,150).
- The busiest town was Woodlands with 262 sales.

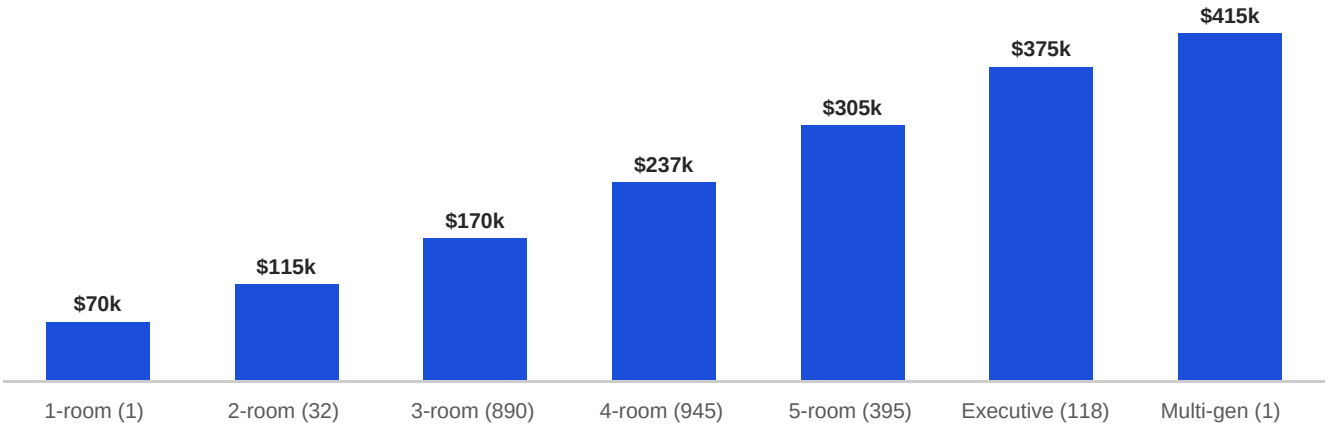
Flats sold each month, last 13 months



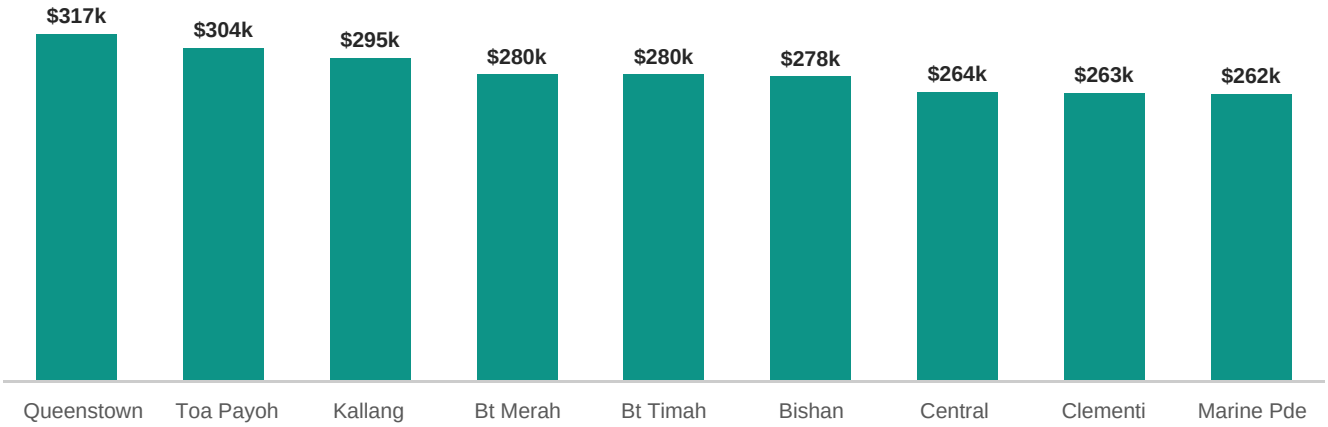
Median price each month, last 13 months



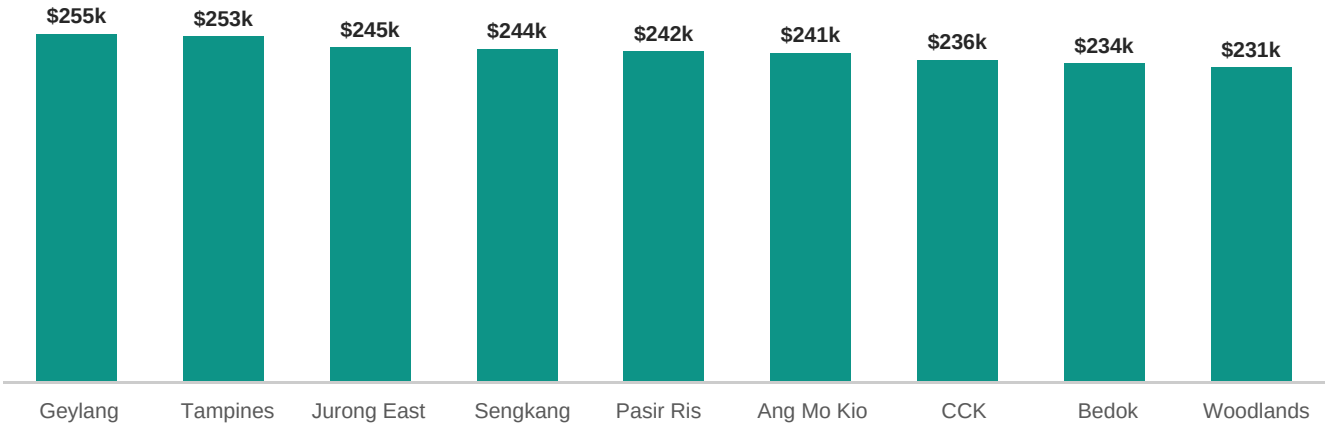
Median price by flat type (number sold), September 2004



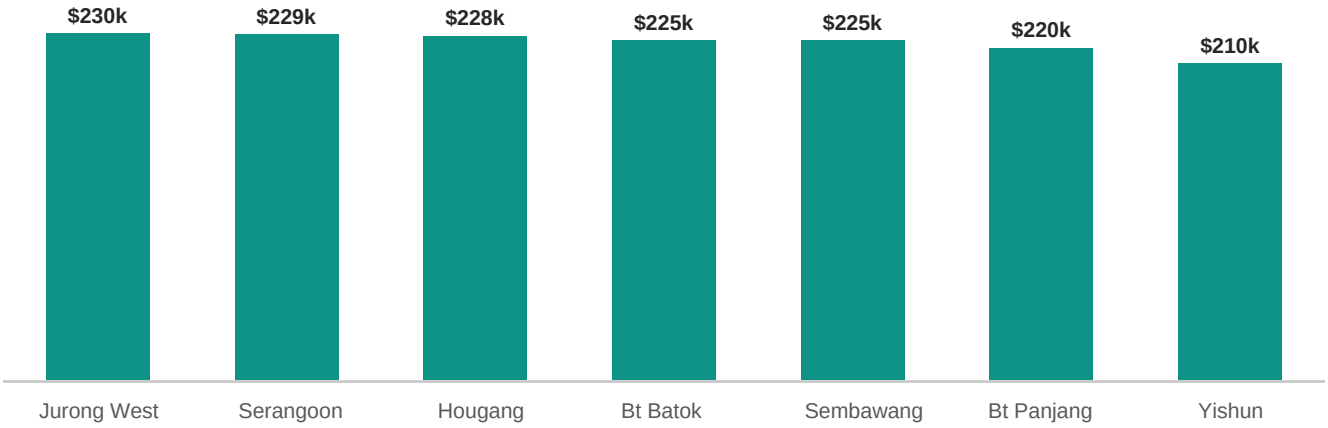
Median 4-room price by town, dearest first



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



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



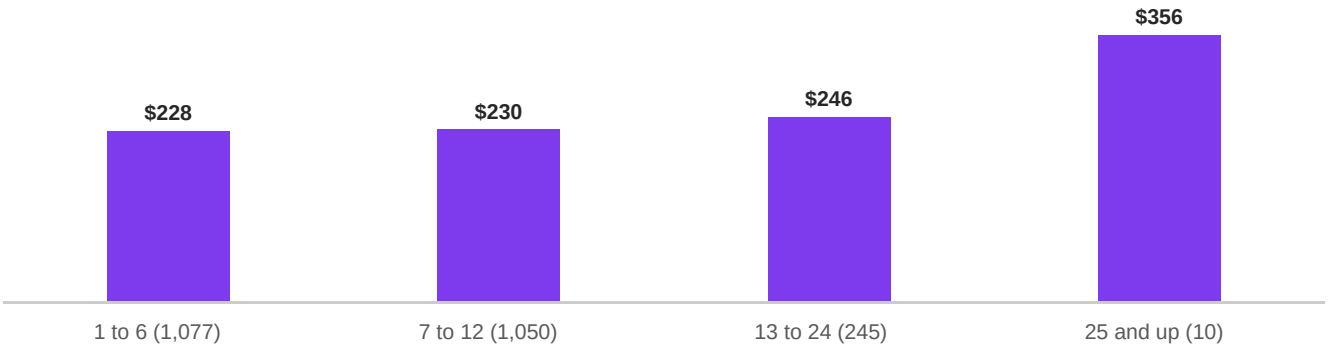
Town by town, September 2004

Ang Mo Kio: 129 sold - median $181,000 - 4-room median $241,000 - $233 psf
Bedok: 183 sold - median $198,500 - 4-room median $233,500 - $238 psf
Bishan: 57 sold - median $290,000 - 4-room median $278,000 - $278 psf
Bukit Batok: 117 sold - median $186,000 - 4-room median $225,000 - $219 psf
Bukit Merah: 77 sold - median $210,000 - 4-room median $280,000 - $264 psf
Bukit Panjang: 69 sold - median $230,000 - 4-room median $220,000 - $212 psf
Bukit Timah: 6 sold - median $265,000 - 4-room median $280,000 - $258 psf
Central Area: 19 sold - median $200,000 - 4-room median $264,000 - $272 psf
Choa Chu Kang: 112 sold - median $241,500 - 4-room median $235,780 - $213 psf
Clementi: 65 sold - median $196,000 - 4-room median $263,000 - $247 psf
Geylang: 85 sold - median $182,000 - 4-room median $255,000 - $244 psf
Hougang: 133 sold - median $227,800 - 4-room median $227,900 - $222 psf
Jurong East: 63 sold - median $210,000 - 4-room median $245,000 - $216 psf
Jurong West: 220 sold - median $225,250 - 4-room median $229,500 - $222 psf
Kallang/Whampoa: 72 sold - median $178,500 - 4-room median $295,000 - $244 psf
Marine Parade: 18 sold - median $248,500 - 4-room median $262,000 - $283 psf
Pasir Ris: 54 sold - median $281,500 - 4-room median $242,000 - $217 psf
Queenstown: 104 sold - median $180,000 - 4-room median $317,150 - $259 psf
Sembawang: 37 sold - median $231,000 - 4-room median $225,000 - $219 psf
Sengkang: 73 sold - median $265,000 - 4-room median $244,040 - $238 psf
Serangoon: 42 sold - median $219,500 - 4-room median $229,000 - $231 psf
Tampines: 163 sold - median $250,000 - 4-room median $253,000 - $240 psf
Toa Payoh: 69 sold - median $210,000 - 4-room median $304,000 - $264 psf
Woodlands: 262 sold - median $240,000 - 4-room median $230,500 - $213 psf
Yishun: 153 sold - median $185,000 - 4-room median $209,500 - $212 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2004

$610,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,604 sqft - $380 psf - 90 yrs lease left

$545,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $338 psf - 90 yrs lease left

$505,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 25 to 27 - 1,302 sqft - $388 psf - 96 yrs lease left

$497,000 Blk 29 Chai Chee Ave, Bedok
Executive - storey 07 to 09 - 1,550 sqft - $321 psf - 91 yrs lease left

$496,000 Blk 223 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,518 sqft - $327 psf - 87 yrs lease left

$495,000 Blk 78 Marine Dr, Marine Parade
5-room - storey 25 to 27 - 1,292 sqft - $383 psf - 72 yrs lease left

$490,000 Blk 5 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $367 psf - 93 yrs lease left

$480,000 Blk 22 Queen's Cl, Queenstown
5-room - storey 16 to 18 - 1,345 sqft - $357 psf - 91 yrs lease left

$468,000 Blk 289B Bt Batok St 25, Bukit Batok
Executive - storey 13 to 15 - 1,550 sqft - $302 psf - 92 yrs lease left

$468,000 Blk 286B Toh Guan Rd, Jurong East
Executive - storey 19 to 21 - 1,507 sqft - $311 psf - 93 yrs lease left

The 5 most affordable 4-room flats, September 2004

$110,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $117 psf - 70 yrs lease left

$149,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $159 psf - 70 yrs lease left

$150,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 947 sqft - $158 psf - 71 yrs lease left

$150,000 Blk 618 Hougang Ave 8, Hougang
4-room - storey 01 to 03 - 904 sqft - $166 psf - 81 yrs lease left

$152,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $162 psf - 70 yrs lease left

The 10 busiest streets, September 2004

Bedok Reservoir Rd, Bedok: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Woodlands Dr 14, Woodlands: 35 sales
Yishun Ring Rd, Yishun: 35 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 33 sales
Woodlands Ring Rd, Woodlands: 29 sales
Bedok Nth St 3, Bedok: 27 sales
Jurong West Ctrl 1, Jurong West: 24 sales
Hougang Ave 8, Hougang: 22 sales
Rivervale Dr, Sengkang: 21 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