HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2004

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

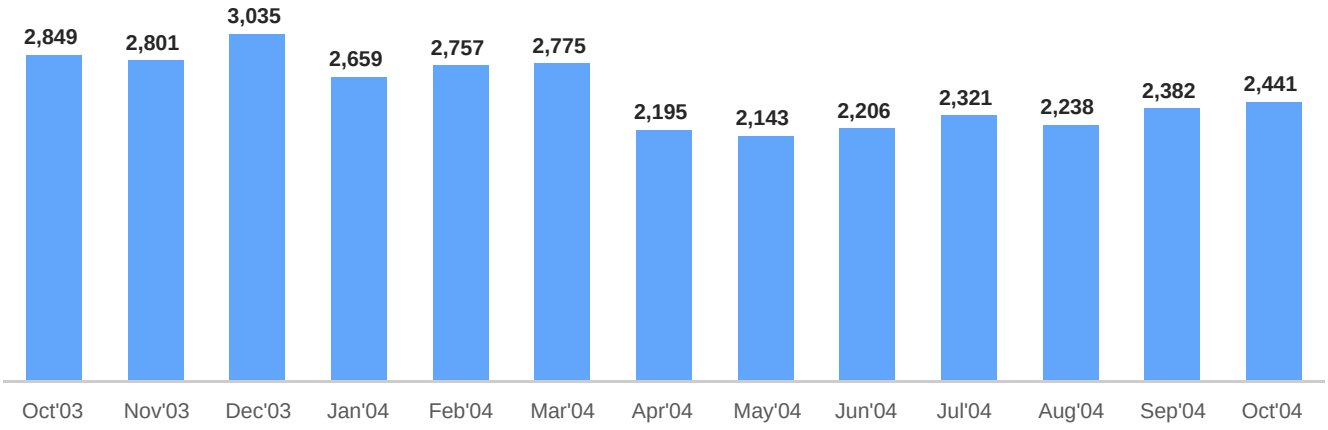
Flats sold: 2,441 Median price: $226,000 Median $psf: $230
Million-dollar flats: 0 (0.0%) Highest price: $515,000 (Kallang/Whampoa)

Against the month before: sales +2.5%, median price +2.7%. Against a year ago: sales -14.3%, median price +2.7%.

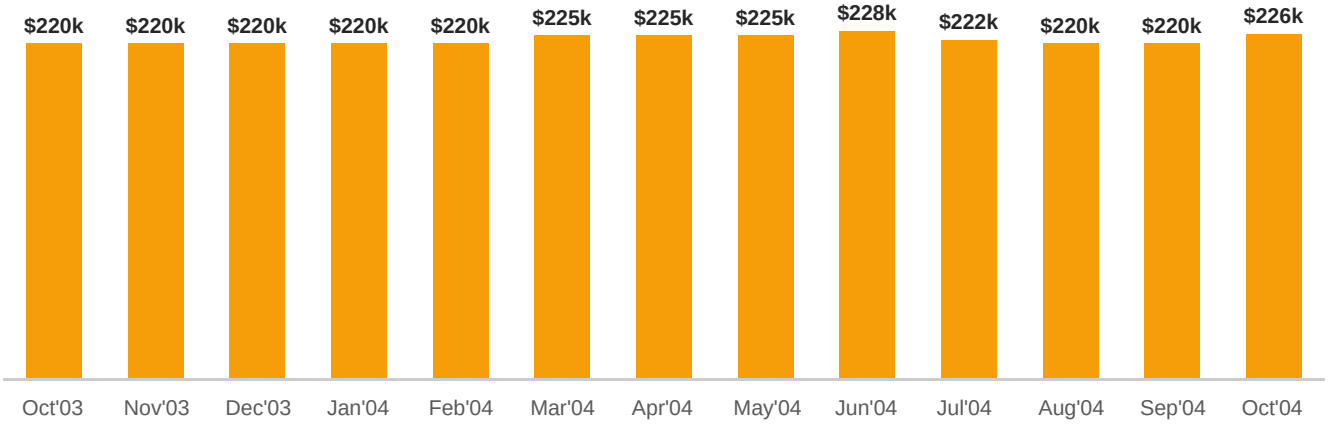
At a glance

- 2,441 HDB resale flats changed hands in October 2004, 2.5% more than the month before (2,382).
- Half of all flats sold for $226,000 or less (the median price), up 2.7% from the month before.
- A typical 4-room flat sold for $235,000 (979 sales), or about $223 per square foot.
- The highest price was $515,000 for a 3-room flat at Blk 61 Jln Tenteram, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $207,800) and the dearest was Toa Payoh (median $320,000).
- The busiest town was Woodlands with 263 sales.

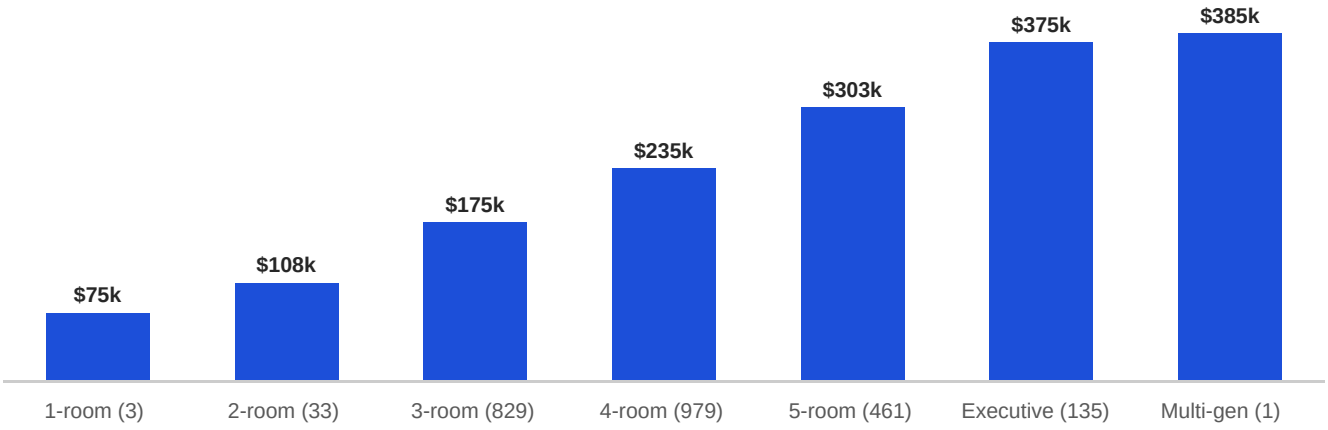
Flats sold each month, last 13 months



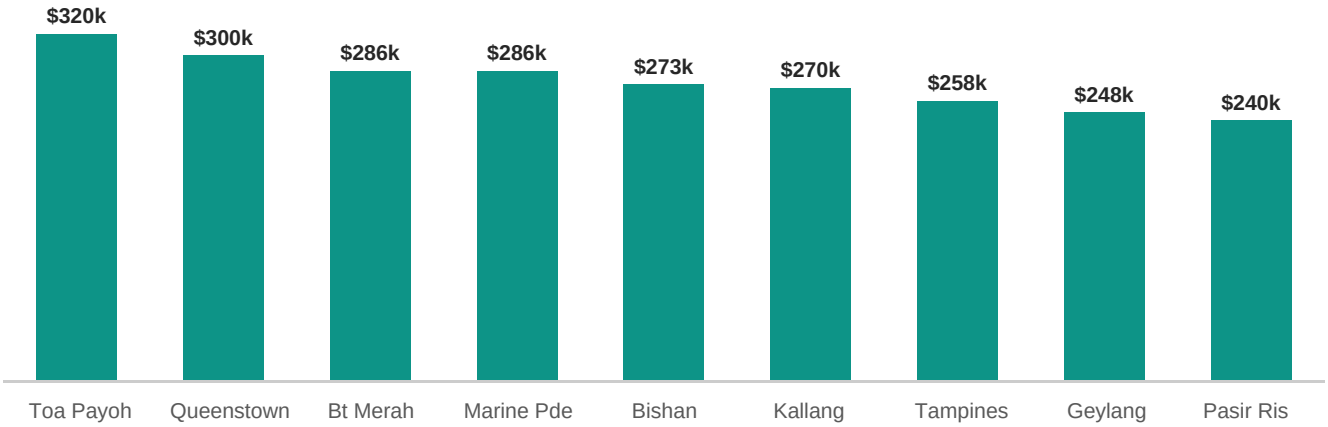
Median price each month, last 13 months



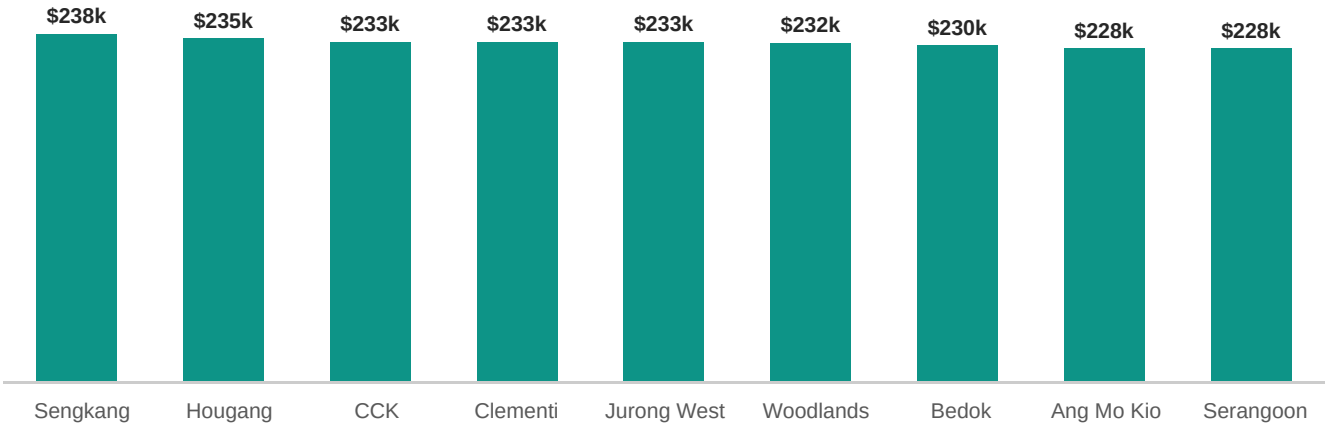
Median price by flat type (number sold), October 2004



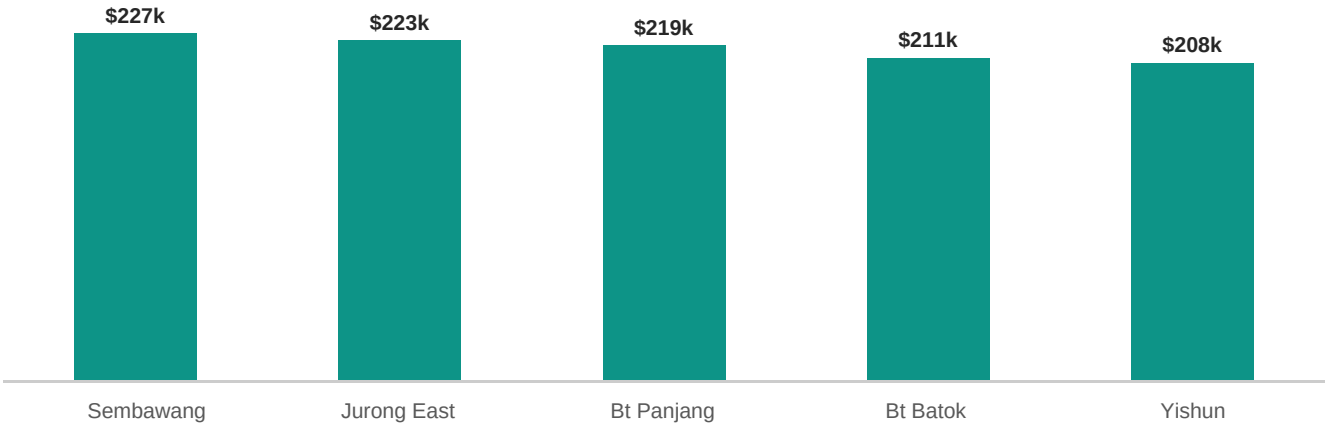
Median 4-room price by town, dearest first



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



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



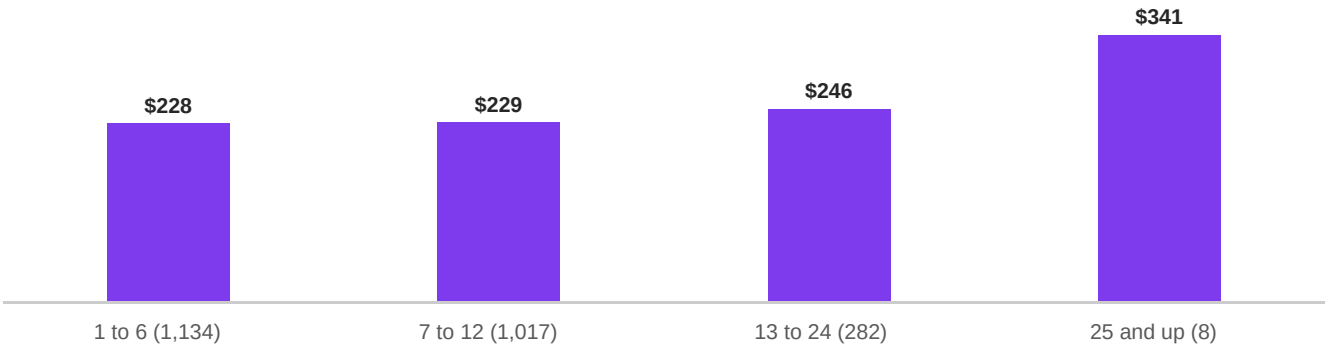
Town by town, October 2004

Ang Mo Kio: 130 sold - median $187,500 - 4-room median $228,000 - $233 psf
Bedok: 189 sold - median $200,000 - 4-room median $230,000 - $236 psf
Bishan: 56 sold - median $291,500 - 4-room median $273,300 - $259 psf
Bukit Batok: 90 sold - median $195,500 - 4-room median $211,000 - $216 psf
Bukit Merah: 95 sold - median $212,000 - 4-room median $286,000 - $266 psf
Bukit Panjang: 73 sold - median $240,000 - 4-room median $219,000 - $217 psf
Bukit Timah: 7 sold - median $280,000 - 4-room median n/a - $272 psf
Central Area: 12 sold - median $216,250 - 4-room median n/a - $295 psf
Choa Chu Kang: 133 sold - median $246,000 - 4-room median $232,500 - $213 psf
Clementi: 66 sold - median $193,750 - 4-room median $232,500 - $242 psf
Geylang: 65 sold - median $185,000 - 4-room median $247,500 - $245 psf
Hougang: 148 sold - median $235,000 - 4-room median $235,000 - $221 psf
Jurong East: 81 sold - median $207,000 - 4-room median $222,500 - $222 psf
Jurong West: 183 sold - median $229,000 - 4-room median $232,500 - $223 psf
Kallang/Whampoa: 70 sold - median $218,750 - 4-room median $270,000 - $255 psf
Marine Parade: 27 sold - median $248,000 - 4-room median $285,500 - $300 psf
Pasir Ris: 60 sold - median $277,500 - 4-room median $240,000 - $221 psf
Queenstown: 83 sold - median $169,800 - 4-room median $300,000 - $261 psf
Sembawang: 53 sold - median $240,000 - 4-room median $227,000 - $227 psf
Sengkang: 74 sold - median $250,000 - 4-room median $238,000 - $230 psf
Serangoon: 68 sold - median $237,250 - 4-room median $228,000 - $229 psf
Tampines: 192 sold - median $263,500 - 4-room median $258,000 - $237 psf
Toa Payoh: 78 sold - median $195,500 - 4-room median $320,000 - $266 psf
Woodlands: 263 sold - median $250,000 - 4-room median $231,850 - $214 psf
Yishun: 145 sold - median $198,000 - 4-room median $207,800 - $210 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2004

$515,000 Blk 61 Jln Tenteram, Kallang/Whampoa
3-room - storey 01 to 03 - 2,390 sqft - $216 psf - 67 yrs lease left

$510,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 25 to 27 - 1,410 sqft - $362 psf - 79 yrs lease left

$510,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $325 psf - 83 yrs lease left

$505,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 16 to 18 - 1,292 sqft - $391 psf - 96 yrs lease left

$500,800 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,658 sqft - $302 psf - 83 yrs lease left

$500,000 Blk 288G Bt Batok St 25, Bukit Batok
Executive - storey 04 to 06 - 1,776 sqft - $282 psf - 92 yrs lease left

$500,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $302 psf - 84 yrs lease left

$498,000 Blk 30 Holland Cl, Queenstown
5-room - storey 10 to 12 - 1,345 sqft - $370 psf - 92 yrs lease left

$480,000 Blk 578 Hougang Ave 4, Hougang
Executive - storey 10 to 12 - 1,507 sqft - $319 psf - 92 yrs lease left

$480,000 Blk 145 Mei Ling St, Queenstown
5-room - storey 01 to 03 - 1,356 sqft - $354 psf - 90 yrs lease left

The 5 most affordable 4-room flats, October 2004

$143,000 Blk 143 Marsiling Rd, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $143 psf - 80 yrs lease left

$145,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $153 psf - 70 yrs lease left

$148,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $158 psf - 70 yrs lease left

$148,500 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $157 psf - 71 yrs lease left

$153,000 Blk 721 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $169 psf - 80 yrs lease left

The 10 busiest streets, October 2004

Bedok Reservoir Rd, Bedok: 43 sales
Yishun Ring Rd, Yishun: 43 sales
Woodlands Dr 14, Woodlands: 34 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Hougang Ave 8, Hougang: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Bedok Nth St 3, Bedok: 23 sales
Tampines St 21, Tampines: 23 sales
Circuit Rd, Geylang: 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.

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