HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2004

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:31 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2004-11/

November 2004 in full

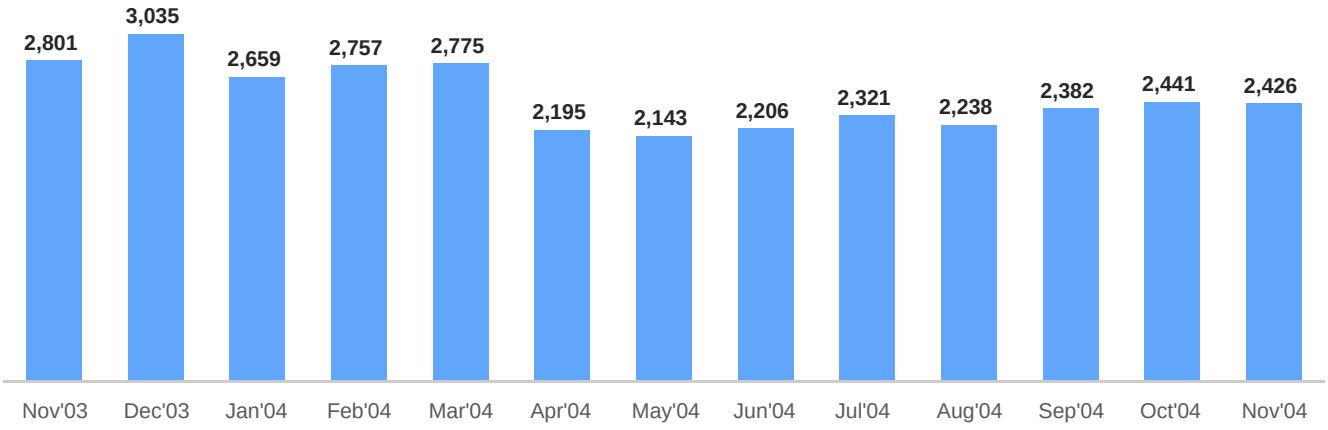
Flats sold: 2,426 Median price: $226,750 Median $psf: $232
Million-dollar flats: 0 (0.0%) Highest price: $615,000 (Queenstown)

Against the month before: sales -0.6%, median price +0.3%. Against a year ago: sales -13.4%, median price +3.1%.

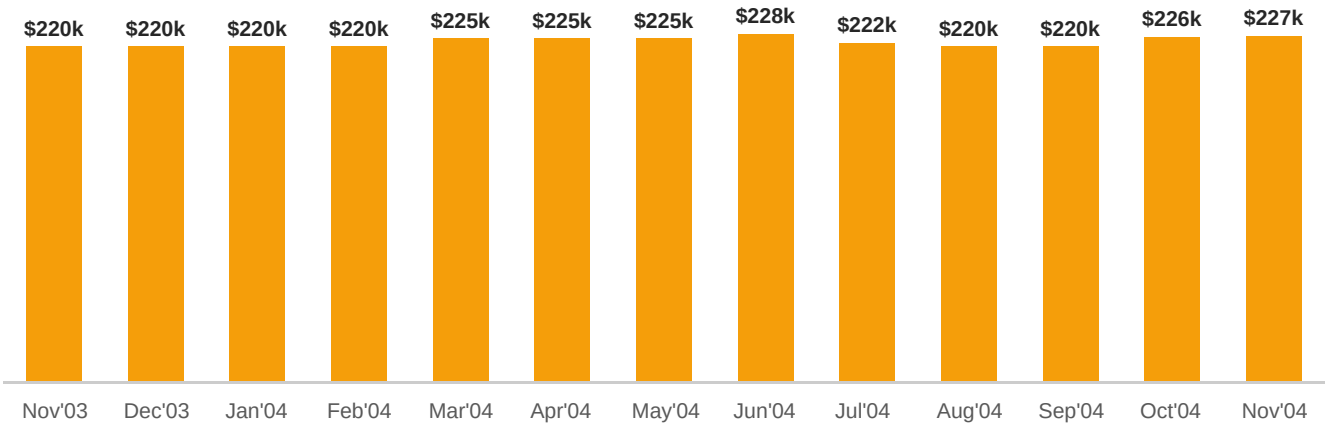
At a glance

- 2,426 HDB resale flats changed hands in November 2004, 0.6% fewer than the month before (2,441).
- Half of all flats sold for $226,750 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $236,000 (977 sales), or about $225 per square foot.
- The highest price was $615,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $208,000) and the dearest was Toa Payoh (median $342,000).
- The busiest town was Woodlands with 306 sales.

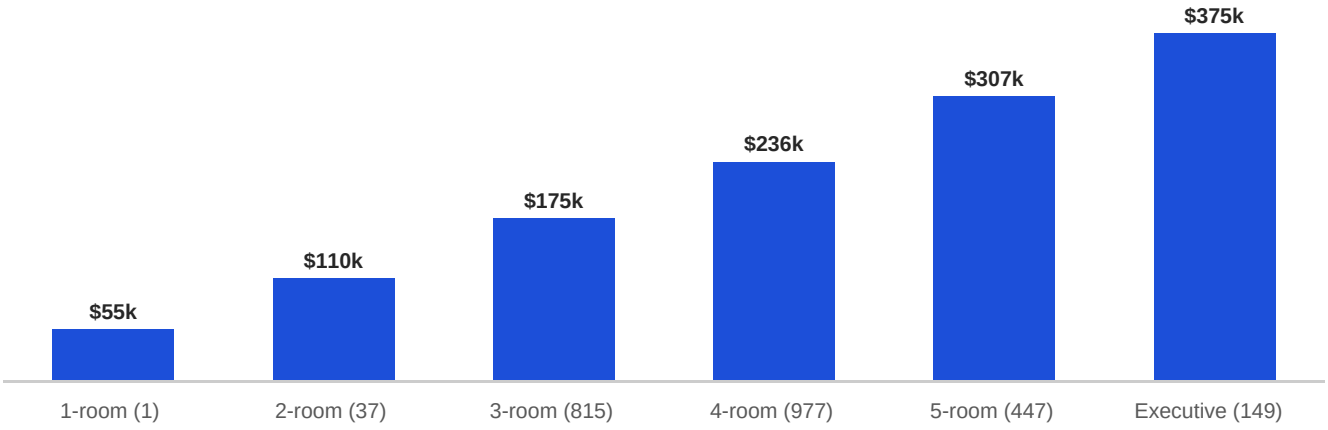
Flats sold each month, last 13 months



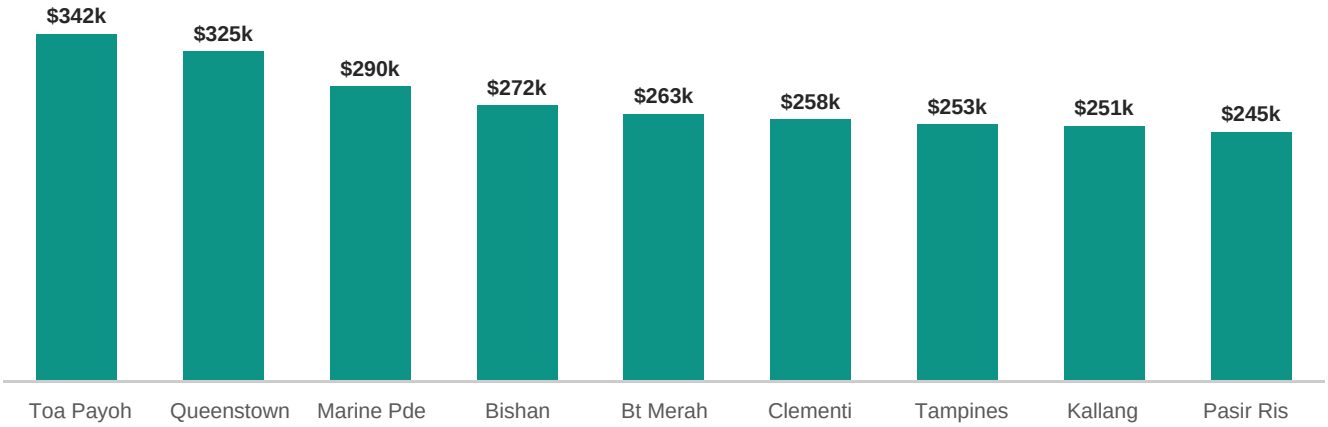
Median price each month, last 13 months



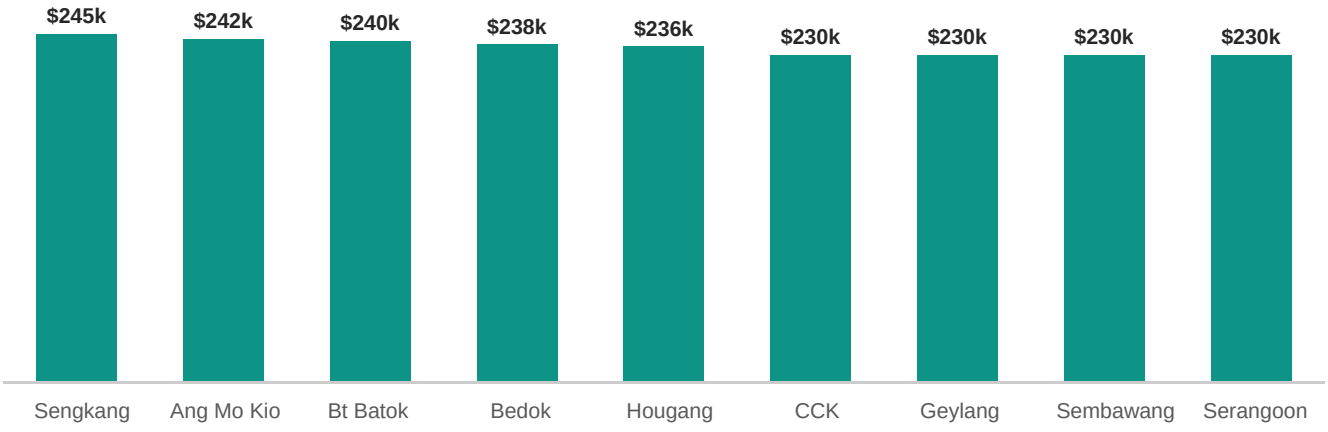
Median price by flat type (number sold), November 2004



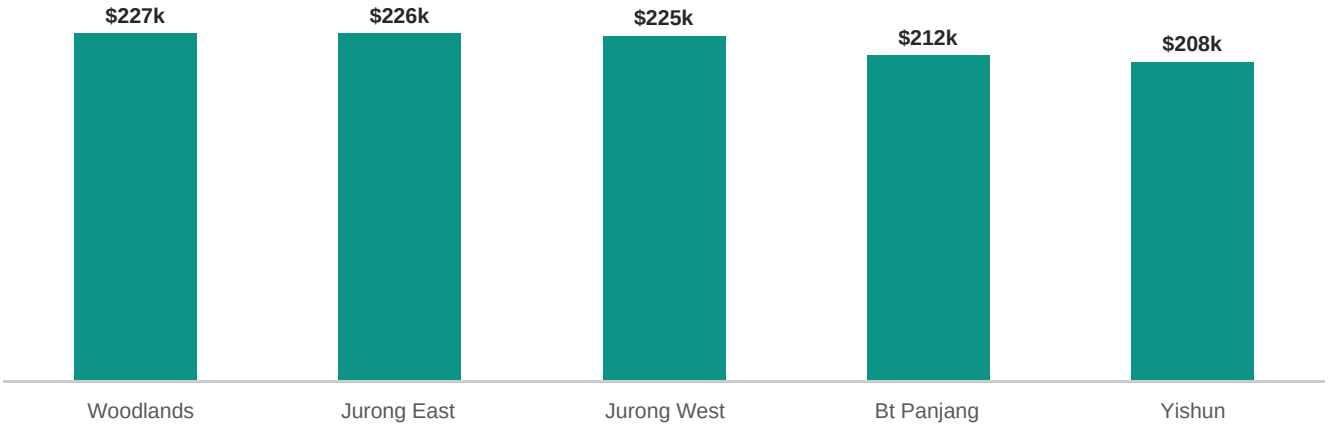
Median 4-room price by town, dearest first



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



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



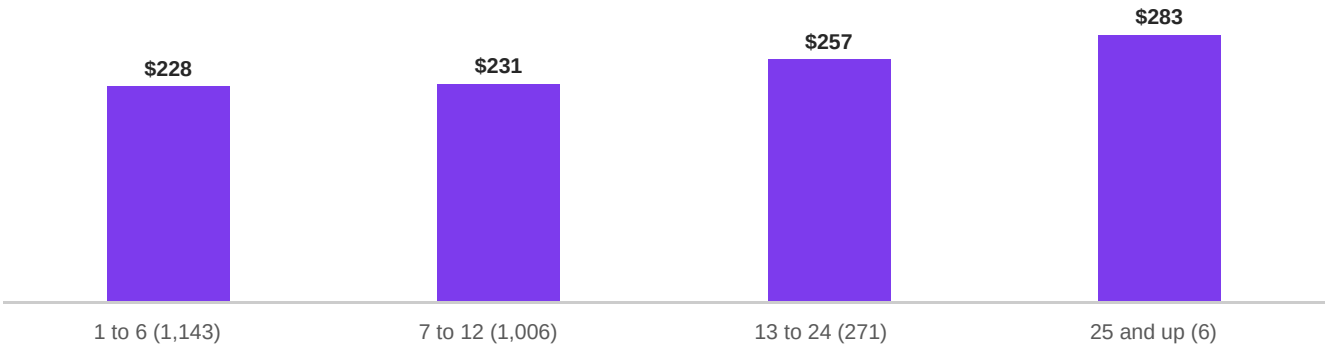
Town by town, November 2004

Ang Mo Kio: 118 sold - median $200,000 - 4-room median $241,500 - $239 psf
Bedok: 169 sold - median $203,000 - 4-room median $237,500 - $240 psf
Bishan: 48 sold - median $310,000 - 4-room median $271,500 - $273 psf
Bukit Batok: 111 sold - median $201,000 - 4-room median $240,000 - $223 psf
Bukit Merah: 79 sold - median $235,000 - 4-room median $263,000 - $266 psf
Bukit Panjang: 87 sold - median $222,000 - 4-room median $212,000 - $207 psf
Bukit Timah: 6 sold - median $194,000 - 4-room median n/a - $240 psf
Central Area: 10 sold - median $211,450 - 4-room median n/a - $285 psf
Choa Chu Kang: 108 sold - median $245,000 - 4-room median $230,000 - $213 psf
Clementi: 77 sold - median $212,000 - 4-room median $257,500 - $244 psf
Geylang: 76 sold - median $173,500 - 4-room median $230,000 - $236 psf
Hougang: 139 sold - median $245,000 - 4-room median $236,000 - $226 psf
Jurong East: 72 sold - median $218,000 - 4-room median $226,400 - $225 psf
Jurong West: 195 sold - median $219,000 - 4-room median $225,000 - $225 psf
Kallang/Whampoa: 63 sold - median $200,000 - 4-room median $251,000 - $255 psf
Marine Parade: 23 sold - median $248,000 - 4-room median $290,000 - $317 psf
Pasir Ris: 66 sold - median $290,500 - 4-room median $245,000 - $228 psf
Queenstown: 85 sold - median $176,000 - 4-room median $324,500 - $265 psf
Sembawang: 44 sold - median $243,250 - 4-room median $230,000 - $230 psf
Sengkang: 70 sold - median $266,750 - 4-room median $245,000 - $239 psf
Serangoon: 47 sold - median $230,000 - 4-room median $230,000 - $238 psf
Tampines: 179 sold - median $260,000 - 4-room median $252,500 - $237 psf
Toa Payoh: 88 sold - median $217,500 - 4-room median $342,000 - $270 psf
Woodlands: 306 sold - median $240,000 - 4-room median $226,500 - $214 psf
Yishun: 160 sold - median $195,000 - 4-room median $208,000 - $209 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2004

$615,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,615 sqft - $381 psf - 90 yrs lease left

$545,000 Blk 642 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 13 to 15 - 1,959 sqft - $278 psf - 93 yrs lease left

$515,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,561 sqft - $330 psf - 88 yrs lease left

$503,000 Blk 3 Holland Cl, Queenstown
5-room - storey 19 to 21 - 1,335 sqft - $377 psf - 93 yrs lease left

$500,000 Blk 285 Bishan St 22, Bishan
Executive - storey 19 to 21 - 1,604 sqft - $312 psf - 87 yrs lease left

$496,000 Blk 231 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,572 sqft - $316 psf - 87 yrs lease left

$490,000 Blk 581 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,582 sqft - $310 psf - 90 yrs lease left

$488,000 Blk 1 Marine Ter, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $378 psf - 70 yrs lease left

$480,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,335 sqft - $360 psf - 96 yrs lease left

$475,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $296 psf - 87 yrs lease left

The 5 most affordable 4-room flats, November 2004

$143,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $151 psf - 70 yrs lease left

$150,000 Blk 939 Jurong West St 91, Jurong West

4-room - storey 04 to 06 - 1,109 sqft - $135 psf - 84 yrs lease left

$151,000 Blk 408 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $167 psf - 83 yrs lease left

$155,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $158 psf - 72 yrs lease left

$159,000 Blk 395 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $176 psf - 83 yrs lease left

The 10 busiest streets, November 2004

Yishun Ring Rd, Yishun: 41 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Bedok Reservoir Rd, Bedok: 34 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 33 sales
Woodlands Dr 14, Woodlands: 33 sales
Marsiling Dr, Woodlands: 26 sales
Woodlands Dr 16, Woodlands: 26 sales
Jurong West St 65, Jurong West: 25 sales
Bedok Nth St 3, Bedok: 23 sales
Circuit Rd, Geylang: 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