HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2004

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:31 pm.
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December 2004 in full

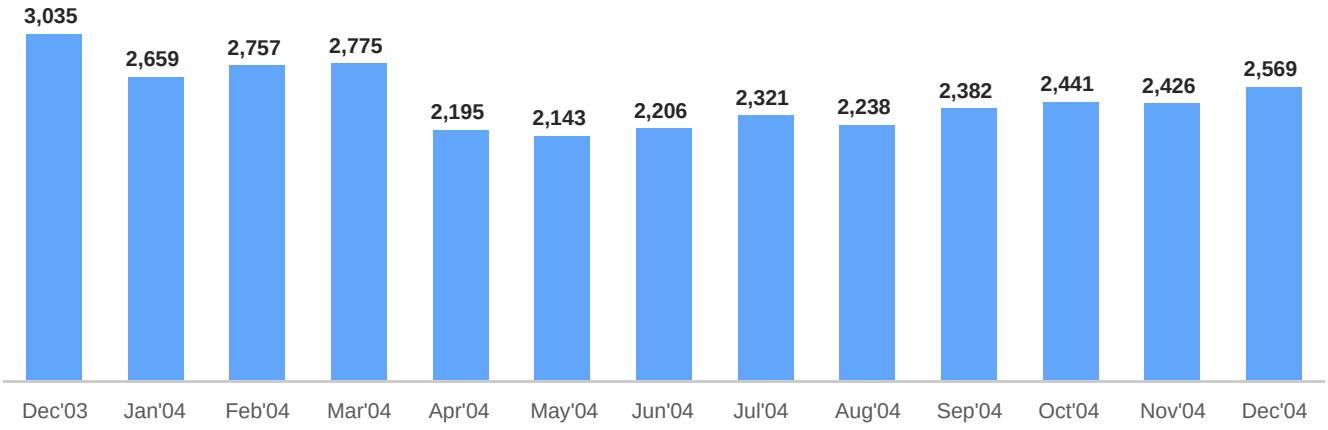
Flats sold: 2,569 Median price: $221,000 Median $psf: $232
Million-dollar flats: 0 (0.0%) Highest price: $570,000 (Kallang/Whampoa)

Against the month before: sales +5.9%, median price -2.5%. Against a year ago: sales -15.4%, median price +0.5%.

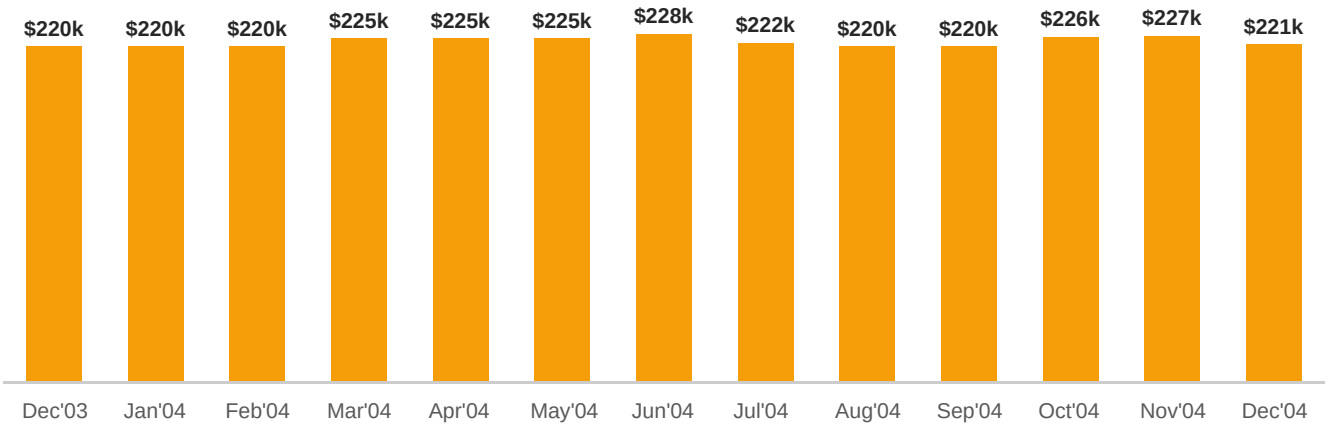
At a glance

- 2,569 HDB resale flats changed hands in December 2004, 5.9% more than the month before (2,426).
- Half of all flats sold for $221,000 or less (the median price), down 2.5% from the month before.
- A typical 4-room flat sold for $235,000 (1,061 sales), or about $223 per square foot.
- The highest price was $570,000 for a 3-room flat at Blk 43 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $203,000) and the dearest was Queenstown (median $335,000).
- The busiest town was Woodlands with 269 sales.

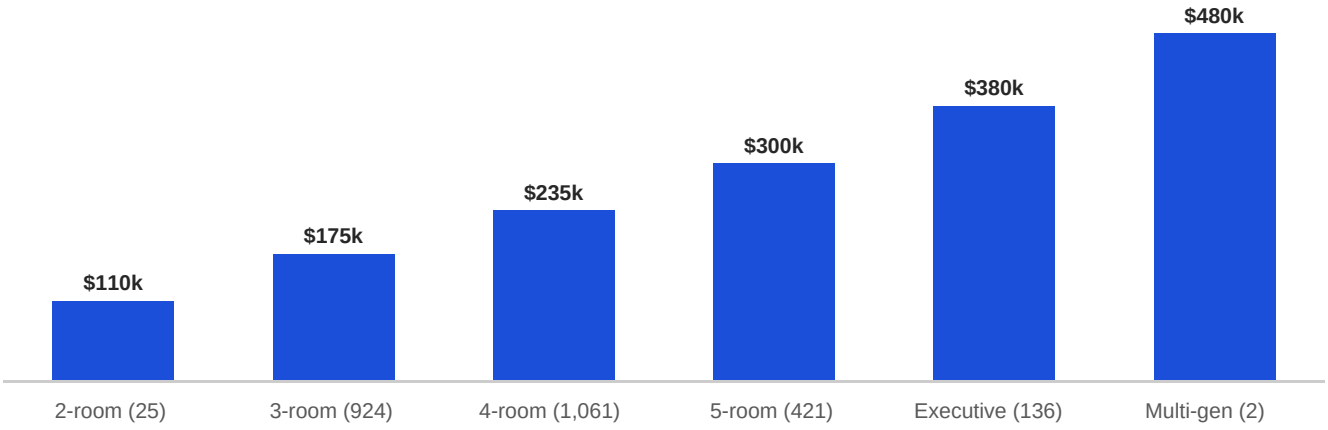
Flats sold each month, last 13 months



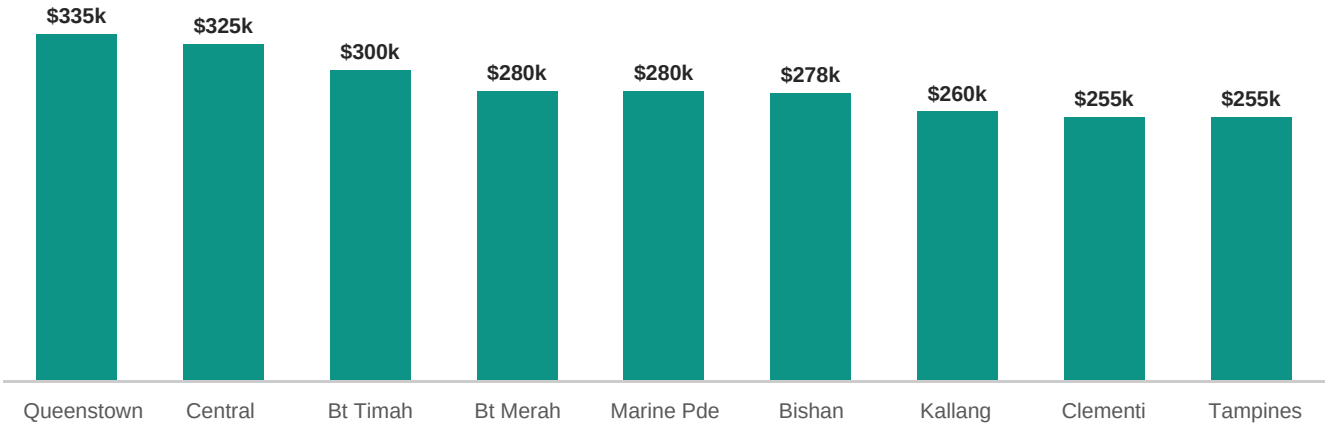
Median price each month, last 13 months



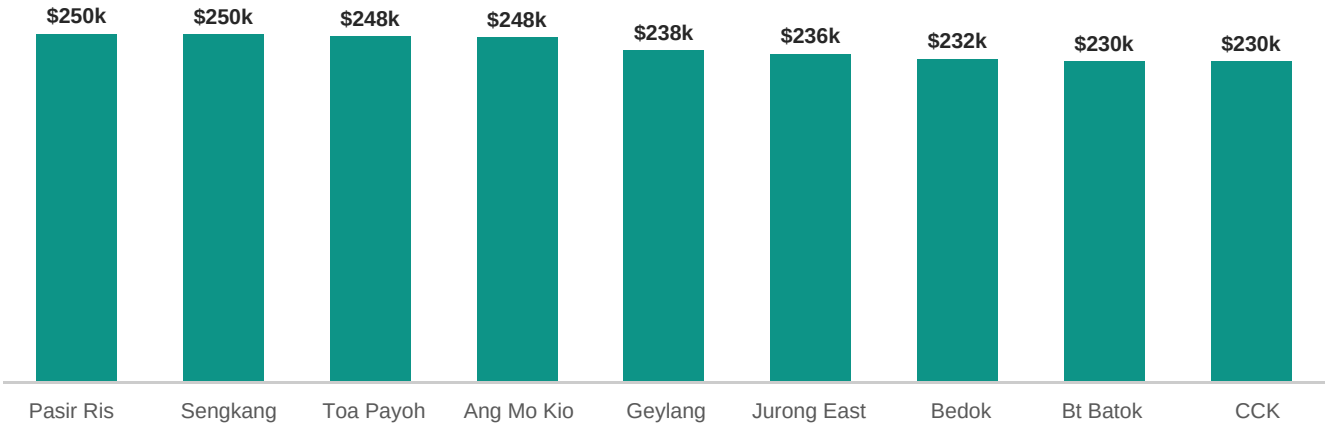
Median price by flat type (number sold), December 2004



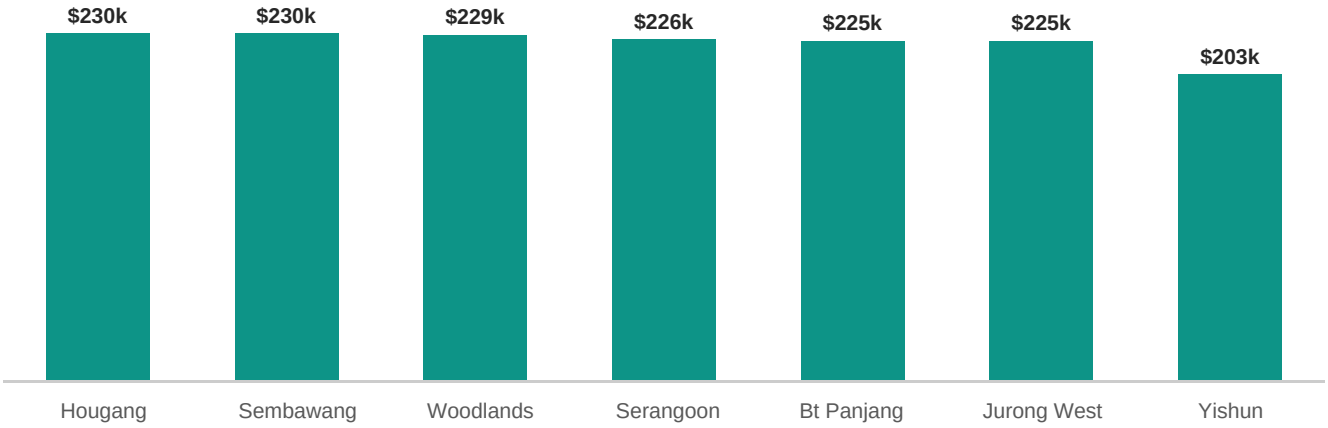
Median 4-room price by town, dearest first



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



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



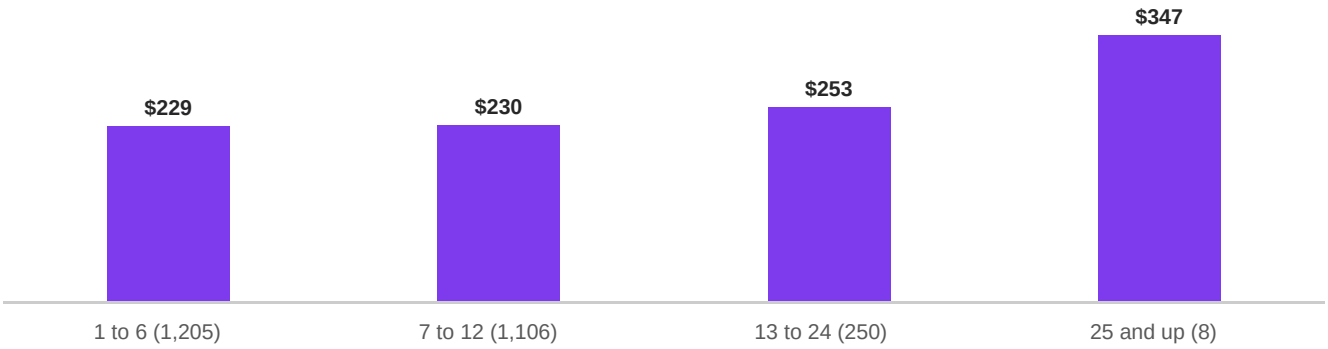
Town by town, December 2004

Ang Mo Kio: 147 sold - median $199,000 - 4-room median $247,500 - $232 psf
Bedok: 191 sold - median $210,000 - 4-room median $232,000 - $244 psf
Bishan: 71 sold - median $310,000 - 4-room median $278,000 - $263 psf
Bukit Batok: 124 sold - median $194,400 - 4-room median $230,000 - $222 psf
Bukit Merah: 63 sold - median $210,000 - 4-room median $280,000 - $264 psf
Bukit Panjang: 84 sold - median $227,500 - 4-room median $225,000 - $209 psf
Bukit Timah: 5 sold - median $300,000 - 4-room median $300,000 - $268 psf
Central Area: 22 sold - median $204,400 - 4-room median $325,000 - $314 psf
Choa Chu Kang: 114 sold - median $246,500 - 4-room median $230,000 - $213 psf
Clementi: 62 sold - median $210,000 - 4-room median $255,000 - $250 psf
Geylang: 85 sold - median $180,000 - 4-room median $238,000 - $243 psf
Hougang: 170 sold - median $225,500 - 4-room median $230,000 - $221 psf
Jurong East: 73 sold - median $200,000 - 4-room median $235,650 - $228 psf
Jurong West: 198 sold - median $225,000 - 4-room median $225,000 - $220 psf
Kallang/Whampoa: 78 sold - median $186,000 - 4-room median $260,000 - $252 psf
Marine Parade: 19 sold - median $252,000 - 4-room median $279,500 - $314 psf
Pasir Ris: 88 sold - median $292,000 - 4-room median $250,000 - $221 psf
Queenstown: 97 sold - median $175,000 - 4-room median $335,000 - $254 psf
Sembawang: 52 sold - median $247,250 - 4-room median $230,000 - $229 psf
Sengkang: 70 sold - median $260,000 - 4-room median $249,500 - $239 psf
Serangoon: 60 sold - median $225,500 - 4-room median $226,000 - $235 psf
Tampines: 159 sold - median $255,000 - 4-room median $255,000 - $238 psf
Toa Payoh: 92 sold - median $205,500 - 4-room median $248,000 - $251 psf
Woodlands: 269 sold - median $238,500 - 4-room median $229,000 - $217 psf
Yishun: 176 sold - median $191,444 - 4-room median $203,000 - $212 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2004

$570,000 Blk 43 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,131 sqft - $267 psf - 67 yrs lease left

$540,000 Blk 137 Bishan St 12, Bishan
Multi-gen - storey 04 to 06 - 1,798 sqft - $300 psf - 82 yrs lease left

$510,000 Blk 103 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $316 psf - 81 yrs lease left

$508,000 Blk 257 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,582 sqft - $321 psf - 87 yrs lease left

$505,000 Blk 187 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $321 psf - 82 yrs lease left

$500,000 Blk 238 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,625 sqft - $308 psf - 87 yrs lease left

$500,000 Blk 107 Woodlands St 13, Woodlands
Executive - storey 01 to 03 - 1,830 sqft - $273 psf - 90 yrs lease left

$491,000 Blk 63A Lengkok Bahru, Bukit Merah
5-room - storey 19 to 21 - 1,292 sqft - $380 psf - 96 yrs lease left

$480,000 Blk 30 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,345 sqft - $357 psf - 92 yrs lease left

$478,000 Blk 698D Hougang St 52, Hougang
Executive - storey 13 to 15 - 1,518 sqft - $315 psf - 94 yrs lease left

The 5 most affordable 4-room flats, December 2004

$142,000 Blk 217 Petir Rd, Bukit Panjang

4-room - storey 10 to 12 - 904 sqft - $157 psf - 82 yrs lease left

$147,000 Blk 276 Yishun St 22, Yishun

4-room - storey 10 to 12 - 904 sqft - $163 psf - 80 yrs lease left

$147,000 Blk 117 Teck Whye Lane, Choa Chu Kang

4-room - storey 07 to 09 - 1,109 sqft - $133 psf - 84 yrs lease left

$147,000 Blk 147 Bedok Reservoir Rd, Bedok

4-room - storey 10 to 12 - 904 sqft - $163 psf - 82 yrs lease left

$149,000 Blk 166 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 893 sqft - $167 psf - 82 yrs lease left

The 10 busiest streets, December 2004

Yishun Ring Rd, Yishun: 49 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 41 sales
Bedok Reservoir Rd, Bedok: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Hougang Ave 8, Hougang: 29 sales
Bedok Nth St 3, Bedok: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 24 sales
Lor 1 Toa Payoh, Toa Payoh: 24 sales
Bedok Nth Rd, Bedok: 23 sales
Woodlands Ring Rd, Woodlands: 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.

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