HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2005

Prepared by Samtastic Properties from HDB's published resale records. Generated 24 Nov 2026, 10:29 pm.
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January 2005 in full

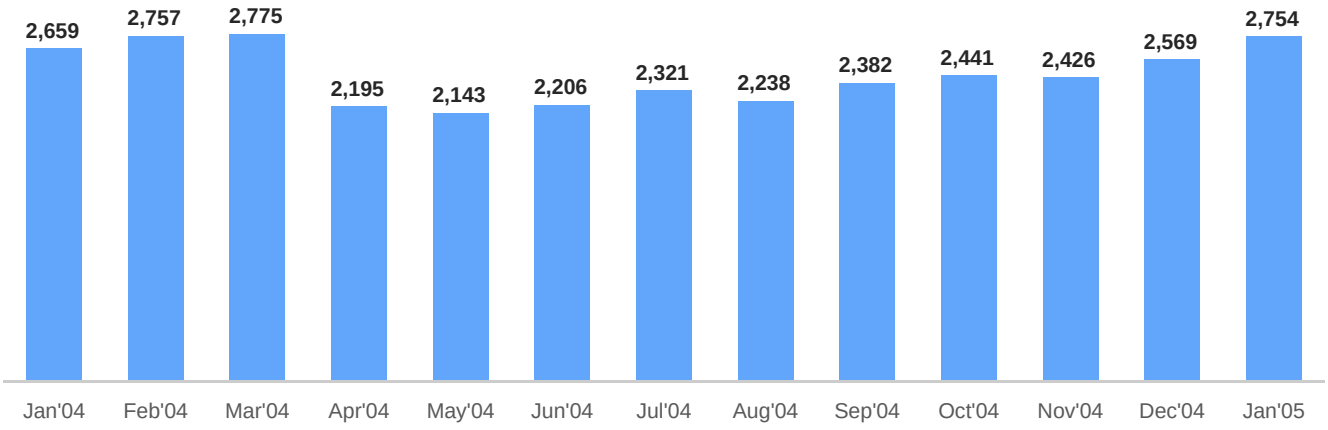
Flats sold: 2,754 Median price: $223,000 Median $psf: $232
Million-dollar flats: 0 (0.0%) Highest price: $536,000 (Queenstown)

Against the month before: sales +7.2%, median price +0.9%. Against a year ago: sales +3.6%, median price +1.4%.

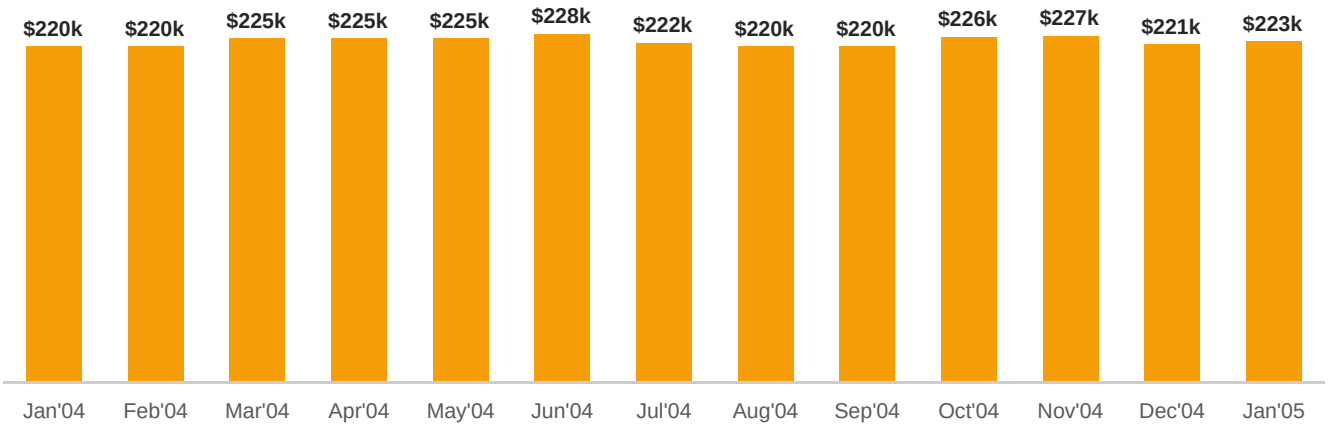
At a glance

- 2,754 HDB resale flats changed hands in January 2005, 7.2% more than the month before (2,569).
- Half of all flats sold for $223,000 or less (the median price), up 0.9% from the month before.
- A typical 4-room flat sold for $236,000 (1,068 sales), or about $225 per square foot.
- The highest price was $536,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $200,000) and the dearest was Queenstown (median $320,000).
- The busiest town was Woodlands with 314 sales.

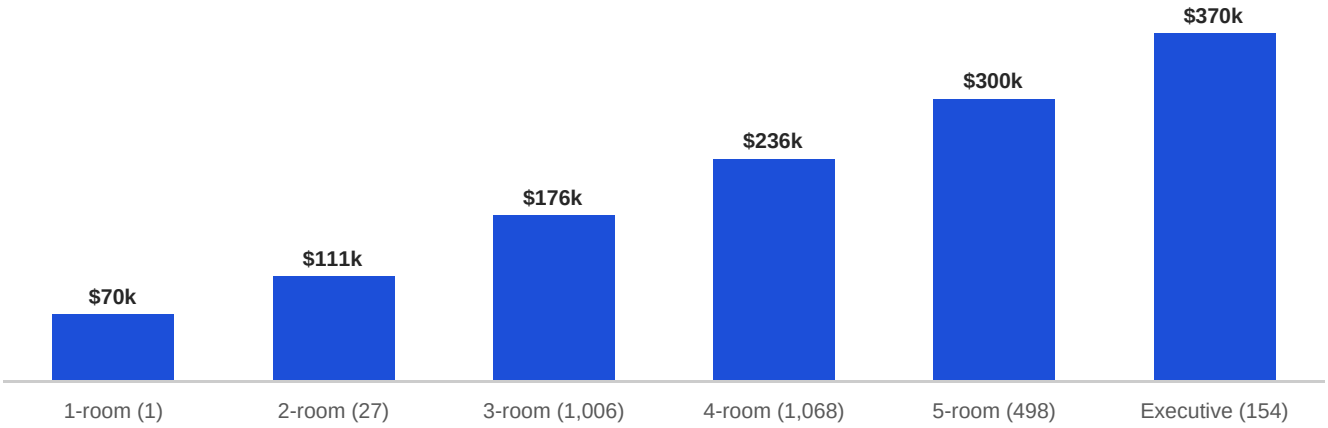
Flats sold each month, last 13 months



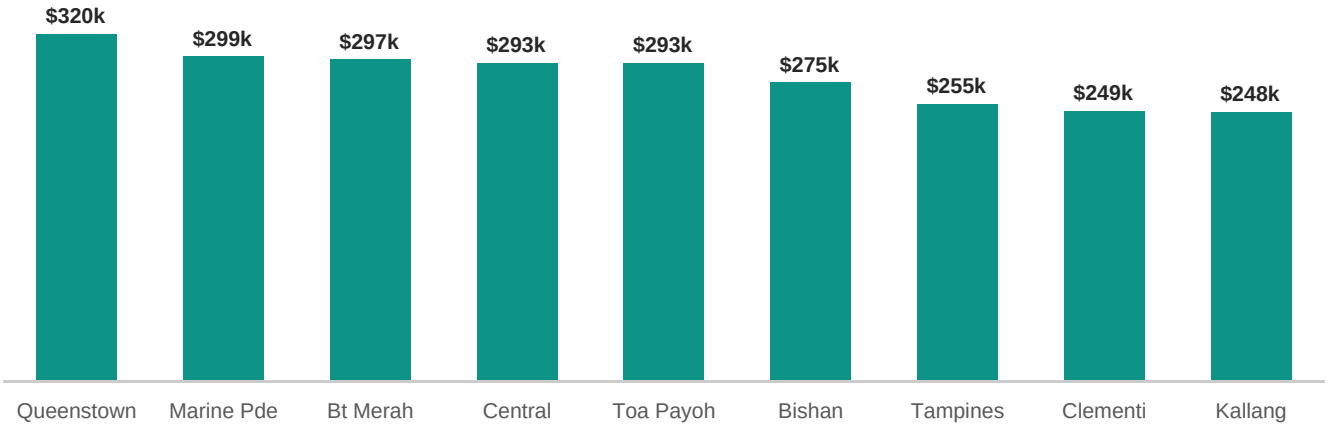
Median price each month, last 13 months



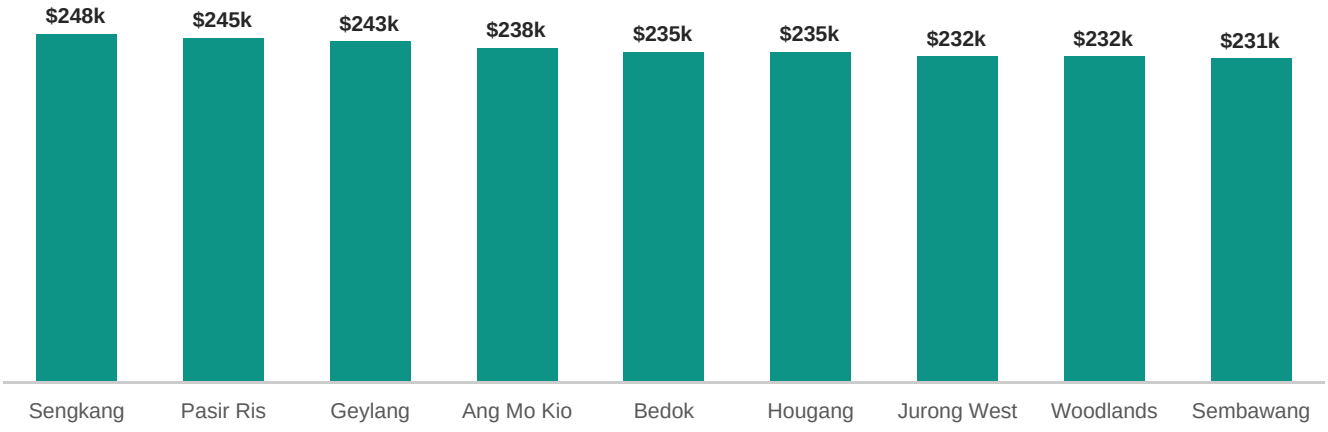
Median price by flat type (number sold), January 2005



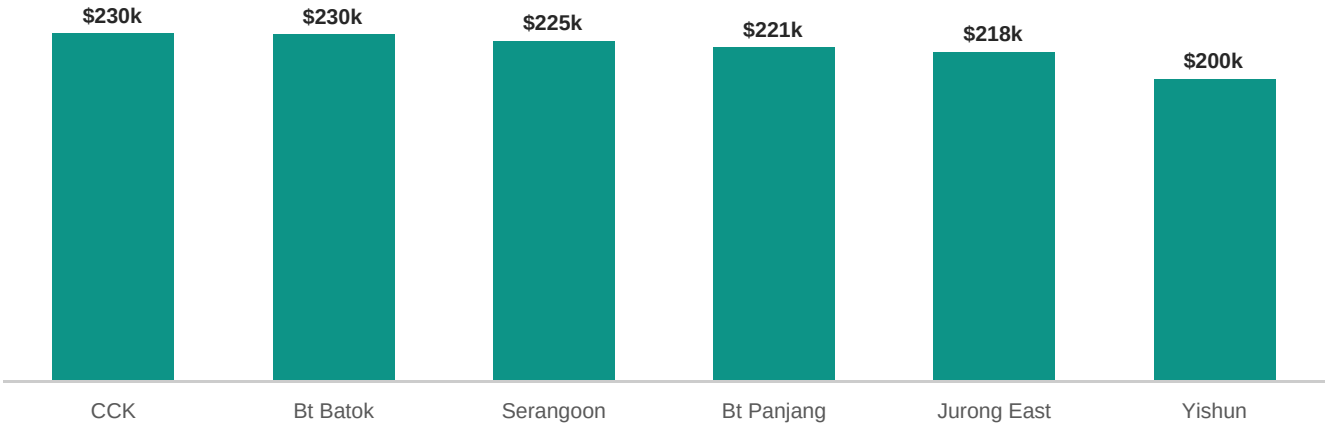
Median 4-room price by town, dearest first



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



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



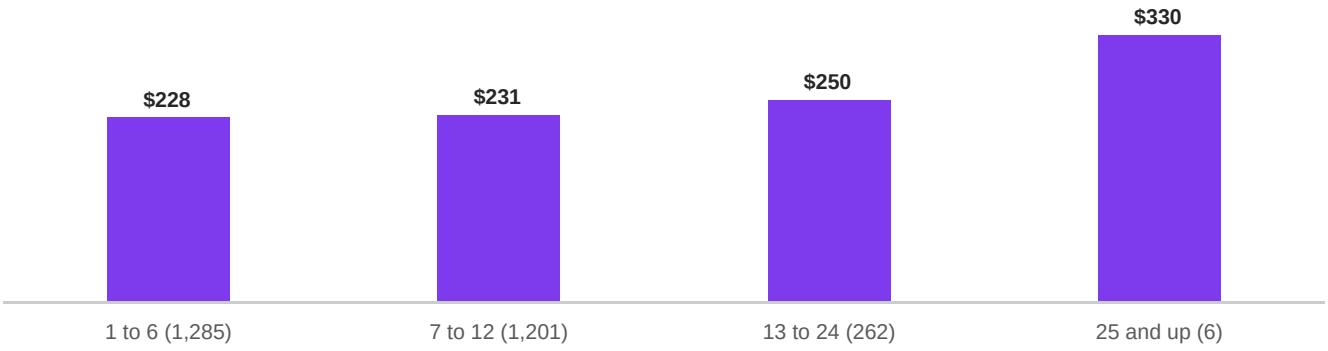
Town by town, January 2005

Ang Mo Kio: 152 sold - median $194,944 - 4-room median $238,000 - $236 psf
Bedok: 189 sold - median $201,000 - 4-room median $235,000 - $236 psf
Bishan: 47 sold - median $285,000 - 4-room median $275,000 - $257 psf
Bukit Batok: 133 sold - median $197,000 - 4-room median $229,500 - $229 psf
Bukit Merah: 102 sold - median $187,500 - 4-room median $296,500 - $262 psf
Bukit Panjang: 80 sold - median $231,250 - 4-room median $220,650 - $219 psf
Bukit Timah: 6 sold - median $340,000 - 4-room median n/a - $266 psf
Central Area: 20 sold - median $205,000 - 4-room median $293,000 - $298 psf
Choa Chu Kang: 110 sold - median $250,000 - 4-room median $230,000 - $211 psf
Clementi: 76 sold - median $198,500 - 4-room median $249,000 - $254 psf
Geylang: 92 sold - median $176,500 - 4-room median $242,500 - $243 psf
Hougang: 166 sold - median $230,000 - 4-room median $235,000 - $223 psf
Jurong East: 63 sold - median $210,000 - 4-room median $217,700 - $229 psf
Jurong West: 232 sold - median $227,500 - 4-room median $232,000 - $223 psf
Kallang/Whampoa: 68 sold - median $196,500 - 4-room median $248,000 - $247 psf
Marine Parade: 20 sold - median $252,150 - 4-room median $299,000 - $298 psf
Pasir Ris: 89 sold - median $288,000 - 4-room median $245,000 - $222 psf
Queenstown: 101 sold - median $188,000 - 4-room median $320,000 - $268 psf
Sembawang: 57 sold - median $240,000 - 4-room median $230,500 - $230 psf
Sengkang: 81 sold - median $265,000 - 4-room median $248,000 - $243 psf
Serangoon: 61 sold - median $220,000 - 4-room median $225,000 - $230 psf
Tampines: 198 sold - median $258,000 - 4-room median $255,000 - $237 psf
Toa Payoh: 90 sold - median $204,500 - 4-room median $293,000 - $274 psf
Woodlands: 314 sold - median $250,000 - 4-room median $231,800 - $216 psf
Yishun: 207 sold - median $190,000 - 4-room median $200,000 - $211 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2005

$536,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,528 sqft - $351 psf - 89 yrs lease left

$488,000 Blk 616 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 07 to 09 - 1,604 sqft - $304 psf - 90 yrs lease left

$483,000 Blk 184 Stirling Rd, Queenstown
5-room - storey 04 to 06 - 1,238 sqft - $390 psf - 94 yrs lease left

$480,000 Blk 5 Holland Cl, Queenstown
5-room - storey 22 to 24 - 1,335 sqft - $360 psf - 92 yrs lease left

$475,000 Blk 627 Bt Batok Ctrl, Bukit Batok
Executive - storey 13 to 15 - 1,550 sqft - $306 psf - 91 yrs lease left

$465,000 Blk 83 Strathmore Ave, Queenstown
5-room - storey 19 to 21 - 1,345 sqft - $346 psf - 91 yrs lease left

$463,000 Blk 143 Mei Ling St, Queenstown
5-room - storey 10 to 12 - 1,367 sqft - $339 psf - 89 yrs lease left

$460,000 Blk 405 Woodlands St 41, Woodlands
Executive - storey 10 to 12 - 1,894 sqft - $243 psf - 89 yrs lease left

$455,000 Blk 942 Tampines Ave 5, Tampines
Executive - storey 04 to 06 - 1,572 sqft - $290 psf - 82 yrs lease left

$454,000 Blk 81A Lor 4 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,302 sqft - $349 psf - 91 yrs lease left

The 5 most affordable 4-room flats, January 2005

$120,000 Blk 613 Hougang Ave 8, Hougang

4-room - storey 01 to 03 - 904 sqft - $133 psf - 80 yrs lease left

$130,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $139 psf - 69 yrs lease left

$140,000 Blk 639 Yishun St 61, Yishun

4-room - storey 01 to 03 - 904 sqft - $155 psf - 81 yrs lease left

$140,000 Blk 774 Woodlands Cres, Woodlands

4-room - storey 10 to 12 - 990 sqft - $141 psf - 91 yrs lease left

$142,000 Blk 166 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $157 psf - 81 yrs lease left

The 10 busiest streets, January 2005

Yishun Ring Rd, Yishun: 65 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 45 sales
Woodlands Dr 14, Woodlands: 44 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 37 sales
Bedok Reservoir Rd, Bedok: 36 sales
Hougang Ave 8, Hougang: 27 sales
Lor 1 Toa Payoh, Toa Payoh: 25 sales
C'wealth Dr, Queenstown: 24 sales
Woodlands Dr 16, Woodlands: 24 sales
Woodlands Circle, 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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