HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2005

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:31 pm.
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February 2005 in full

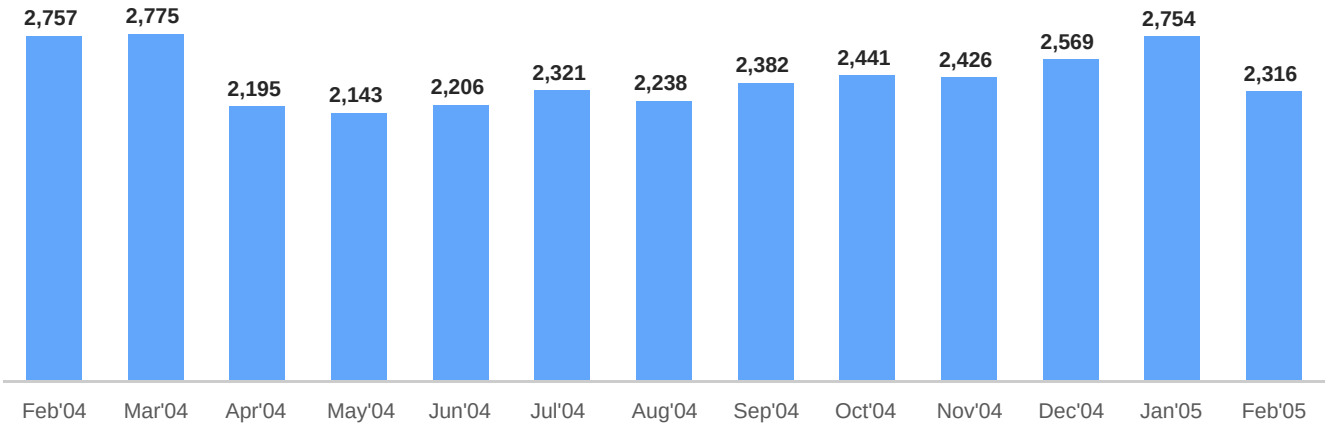
Flats sold: 2,316 Median price: $230,000 Median $psf: $232
Million-dollar flats: 0 (0.0%) Highest price: $558,000 (Bishan)

Against the month before: sales -15.9%, median price +3.1%. Against a year ago: sales -16.0%, median price +4.5%.

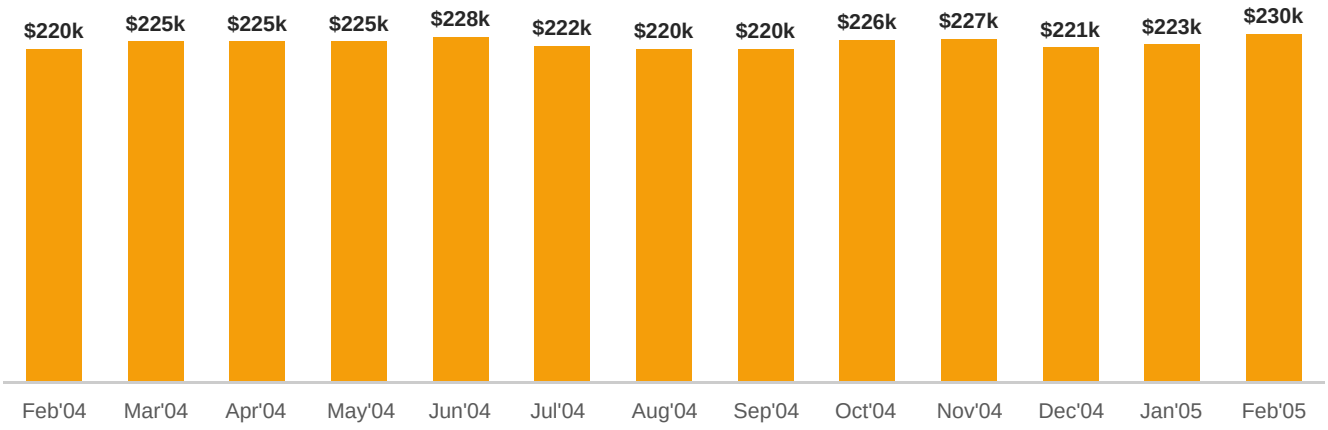
At a glance

- 2,316 HDB resale flats changed hands in February 2005, 15.9% fewer than the month before (2,754).
- Half of all flats sold for $230,000 or less (the median price), up 3.1% from the month before.
- A typical 4-room flat sold for $239,000 (969 sales), or about $226 per square foot.
- The highest price was $558,000 for an executive flat at Blk 173 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $202,500) and the dearest was Queenstown (median $319,500).
- The busiest town was Woodlands with 280 sales.

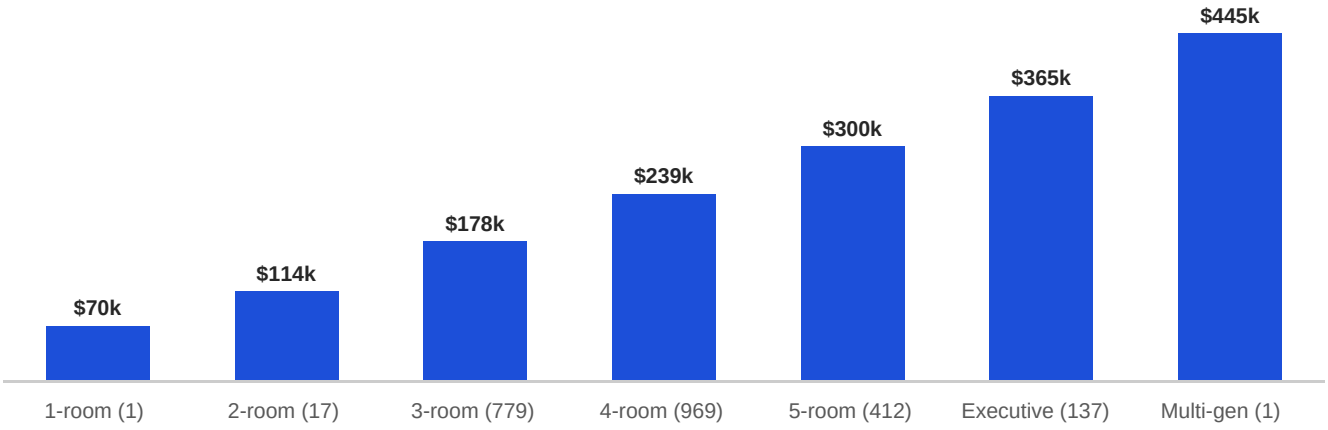
Flats sold each month, last 13 months



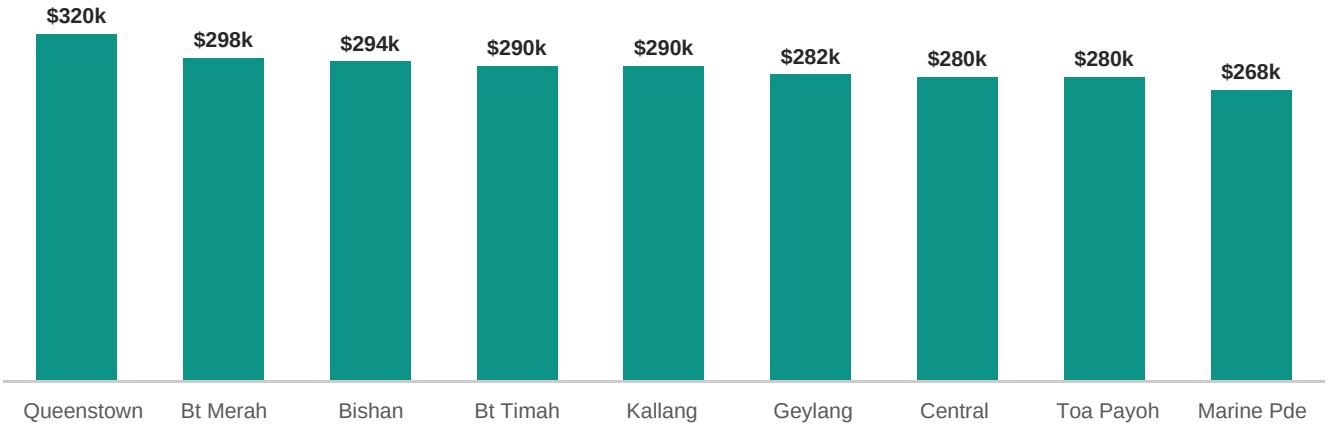
Median price each month, last 13 months



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



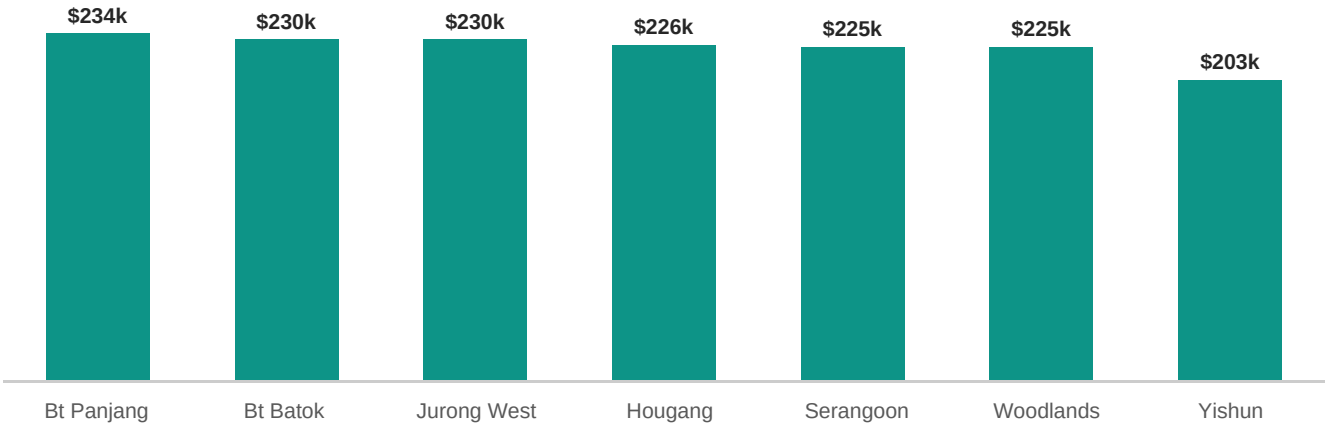
Median 4-room price by town, dearest first



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



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



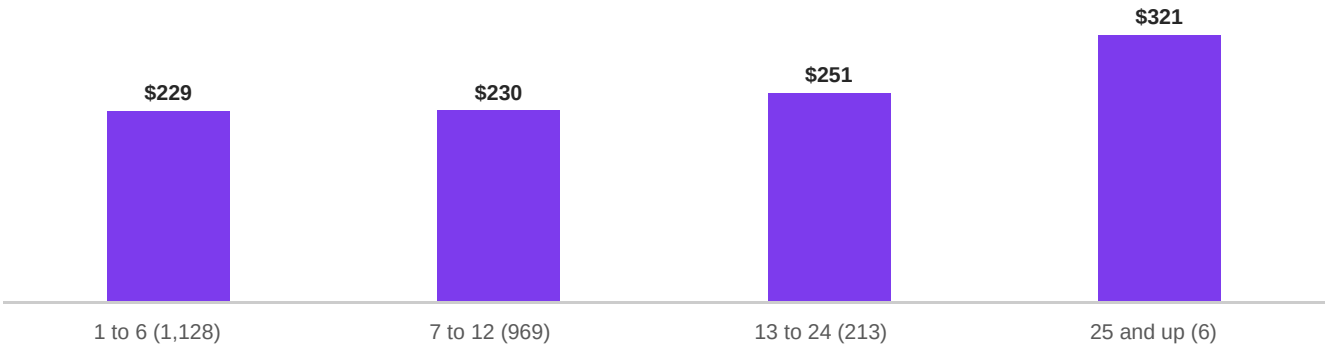
Town by town, February 2005

Ang Mo Kio: 119 sold - median $205,000 - 4-room median $247,000 - $241 psf
Bedok: 146 sold - median $210,000 - 4-room median $241,500 - $242 psf
Bishan: 36 sold - median $308,000 - 4-room median $294,000 - $275 psf
Bukit Batok: 124 sold - median $196,750 - 4-room median $230,000 - $220 psf
Bukit Merah: 73 sold - median $243,000 - 4-room median $297,500 - $267 psf
Bukit Panjang: 85 sold - median $240,000 - 4-room median $233,999 - $215 psf
Bukit Timah: 5 sold - median $290,000 - 4-room median $290,000 - $277 psf
Central Area: 18 sold - median $227,000 - 4-room median $280,000 - $312 psf
Choa Chu Kang: 111 sold - median $255,000 - 4-room median $237,000 - $219 psf
Clementi: 79 sold - median $212,980 - 4-room median $260,000 - $261 psf
Geylang: 64 sold - median $185,000 - 4-room median $282,000 - $248 psf
Hougang: 136 sold - median $220,000 - 4-room median $226,350 - $222 psf
Jurong East: 68 sold - median $226,944 - 4-room median $247,500 - $225 psf
Jurong West: 206 sold - median $220,000 - 4-room median $230,000 - $221 psf
Kallang/Whampoa: 45 sold - median $200,000 - 4-room median $290,000 - $249 psf
Marine Parade: 19 sold - median $266,500 - 4-room median $268,000 - $310 psf
Pasir Ris: 79 sold - median $295,000 - 4-room median $244,000 - $221 psf
Queenstown: 65 sold - median $189,000 - 4-room median $319,500 - $262 psf
Sembawang: 45 sold - median $250,000 - 4-room median $235,000 - $225 psf
Sengkang: 61 sold - median $270,000 - 4-room median $250,000 - $242 psf
Serangoon: 50 sold - median $205,000 - 4-room median $225,000 - $227 psf
Tampines: 181 sold - median $262,000 - 4-room median $260,000 - $237 psf
Toa Payoh: 58 sold - median $205,750 - 4-room median $280,000 - $268 psf
Woodlands: 280 sold - median $240,000 - 4-room median $225,000 - $217 psf
Yishun: 163 sold - median $198,000 - 4-room median $202,500 - $213 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2005

$558,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $318 psf - 81 yrs lease left

$540,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,561 sqft - $346 psf - 87 yrs lease left

$520,000 Blk 153 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 10 to 12 - 1,335 sqft - $390 psf - 93 yrs lease left

$480,000 Blk 103B Depot Rd, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $388 psf - 96 yrs lease left

$480,000 Blk 132 Clarence Lane, Queenstown
5-room - storey 10 to 12 - 1,432 sqft - $335 psf - 90 yrs lease left

$475,000 Blk 286C Toh Guan Rd, Jurong East
Executive - storey 16 to 18 - 1,550 sqft - $306 psf - 92 yrs lease left

$475,000 Blk 531 Pasir Ris Dr 1, Pasir Ris
Executive - storey 01 to 03 - 1,582 sqft - $300 psf - 86 yrs lease left

$474,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 04 to 06 - 1,302 sqft - $364 psf - 90 yrs lease left

$470,000 Blk 69 Redhill Cl, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $380 psf - 95 yrs lease left

$466,888 Blk 142 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,249 sqft - $374 psf - 95 yrs lease left

The 5 most affordable 4-room flats, February 2005

$135,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $144 psf - 69 yrs lease left

$140,000 Blk 262 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $155 psf - 79 yrs lease left

$148,000 Blk 122 Pending Rd, Bukit Panjang

4-room - storey 01 to 03 - 915 sqft - $162 psf - 82 yrs lease left

$149,000 Blk 609 Yishun St 61, Yishun

4-room - storey 01 to 03 - 904 sqft - $165 psf - 80 yrs lease left

$151,000 Blk 721 Yishun St 71, Yishun

4-room - storey 10 to 12 - 904 sqft - $167 psf - 79 yrs lease left

The 10 busiest streets, February 2005

Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 36 sales
Woodlands Ring Rd, Woodlands: 30 sales
Bedok Nth St 3, Bedok: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Bedok Reservoir Rd, Bedok: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 22 sales
Hougang Ave 8, Hougang: 22 sales
Woodlands Dr 14, Woodlands: 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