HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2005

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

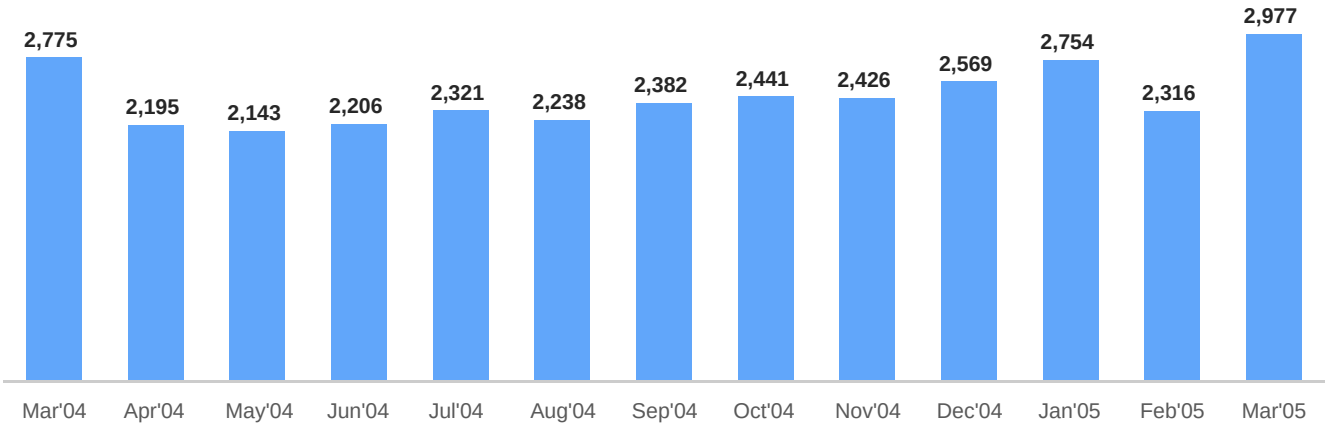
Flats sold: 2,977 Median price: $225,000 Median $psf: $232
Million-dollar flats: 0 (0.0%) Highest price: $525,000 (Bishan)

Against the month before: sales +28.5%, median price -2.2%. Against a year ago: sales +7.3%, median price +0.0%.

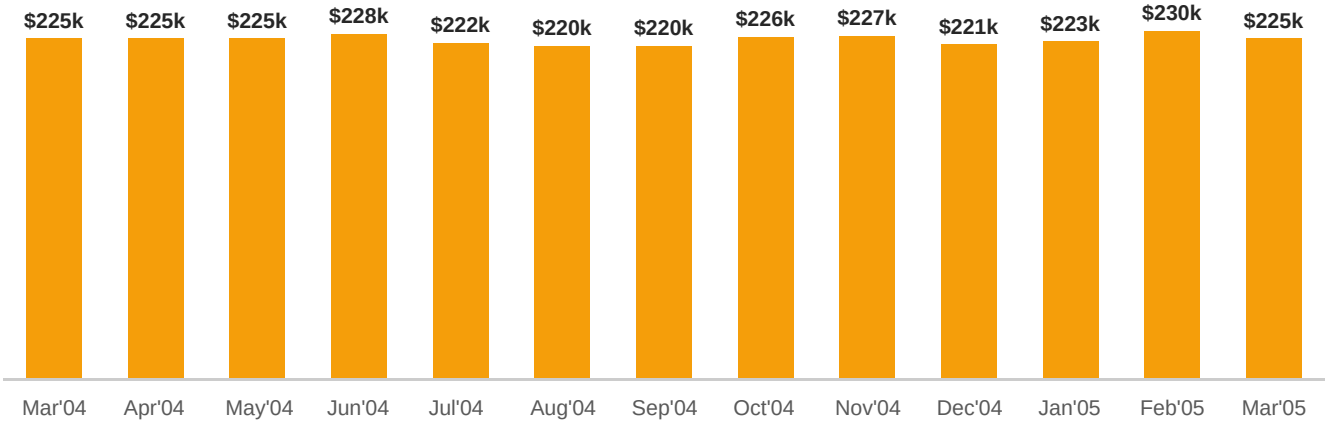
At a glance

- 2,977 HDB resale flats changed hands in March 2005, 28.5% more than the month before (2,316).
- Half of all flats sold for $225,000 or less (the median price), down 2.2% from the month before.
- A typical 4-room flat sold for $237,000 (1,259 sales), or about $225 per square foot.
- The highest price was $525,000 for an executive flat at Blk 441 Sin Ming Ave, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $203,000) and the dearest was Bishan (median $290,500).
- The busiest town was Woodlands with 327 sales.

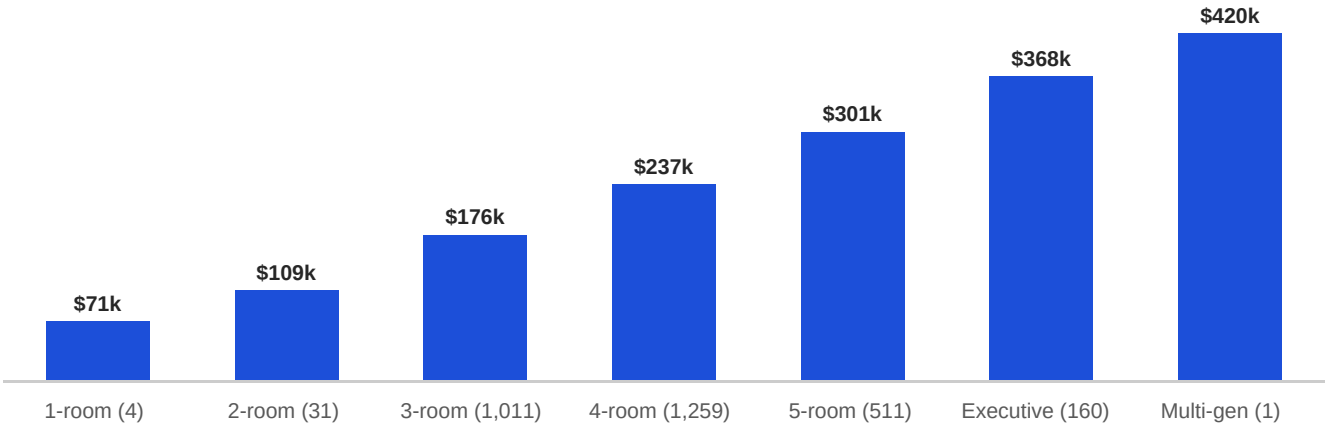
Flats sold each month, last 13 months



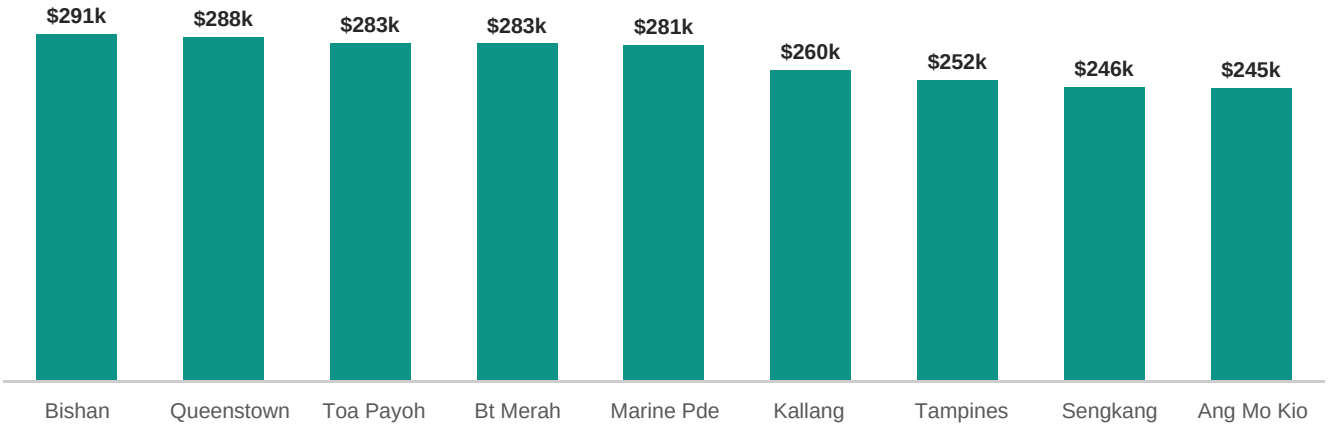
Median price each month, last 13 months



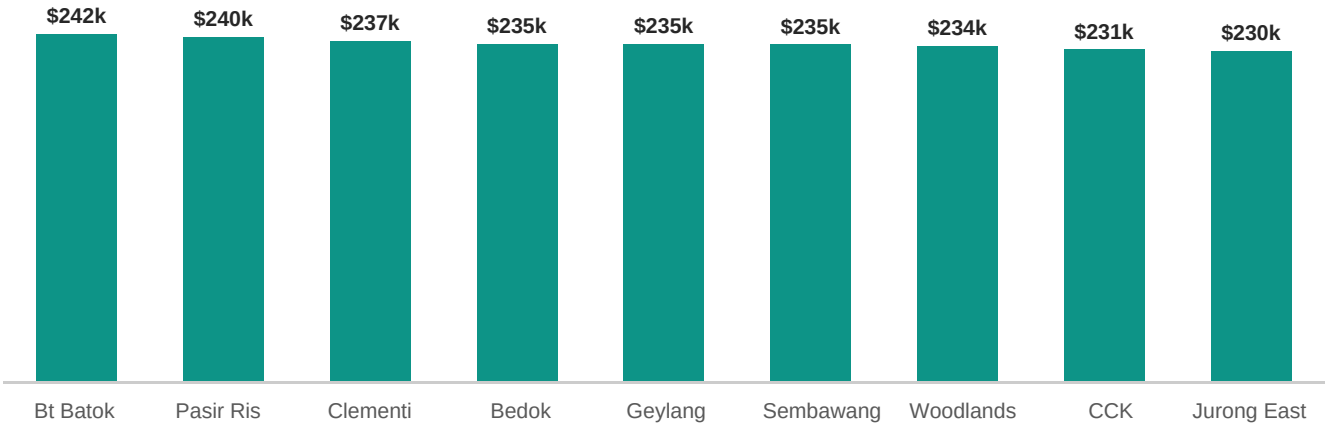
Median price by flat type (number sold), March 2005



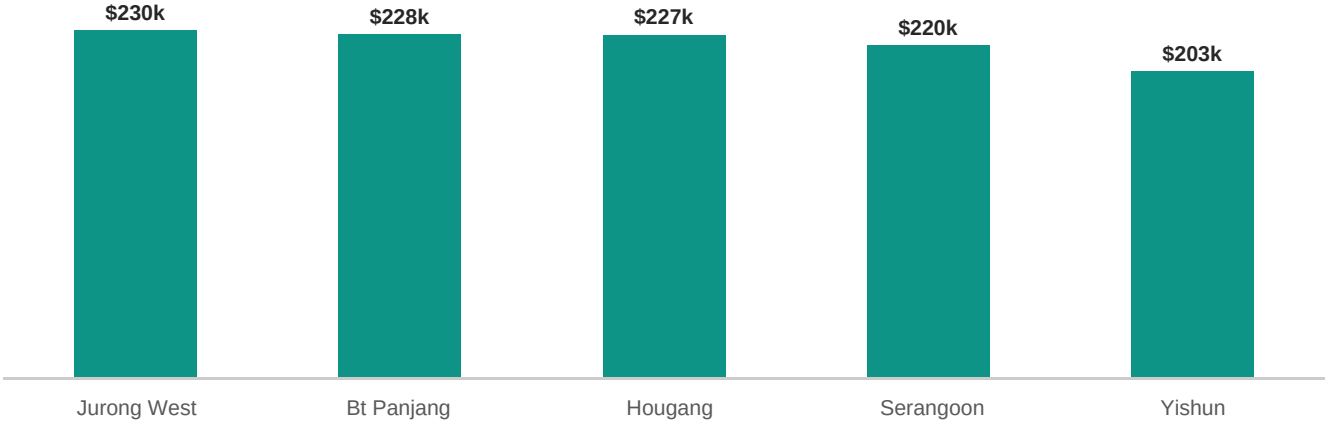
Median 4-room price by town, dearest first



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



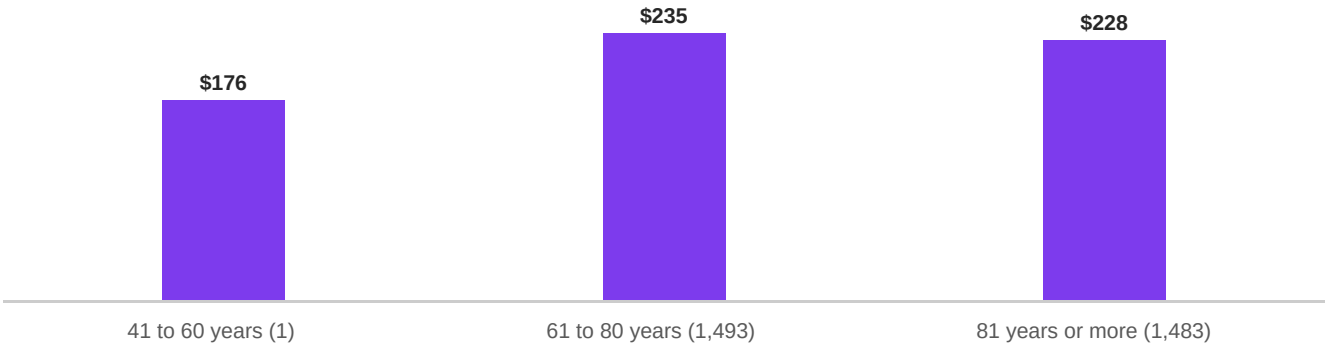
Median 4-room price by town, dearest first (continued)



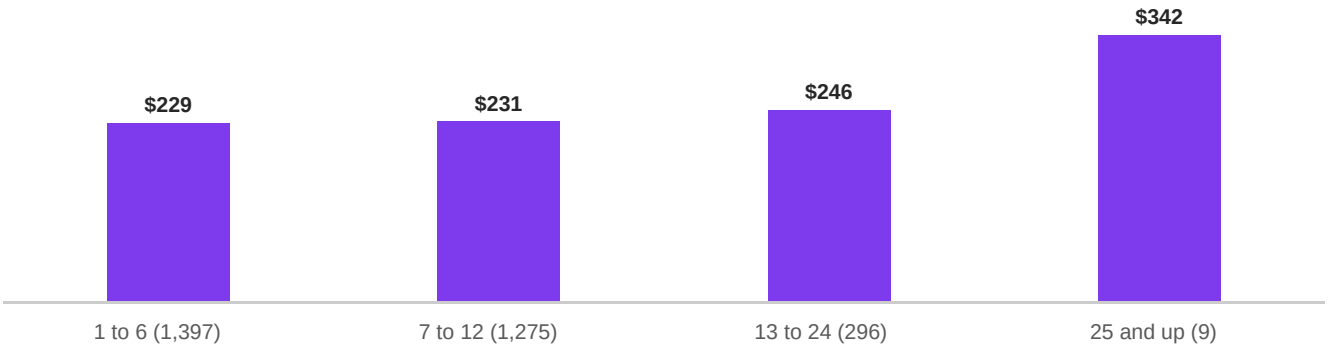
Town by town, March 2005

Ang Mo Kio: 167 sold - median $196,000 - 4-room median $245,000 - $237 psf
Bedok: 197 sold - median $205,000 - 4-room median $235,000 - $241 psf
Bishan: 50 sold - median $285,000 - 4-room median $290,500 - $269 psf
Bukit Batok: 152 sold - median $200,000 - 4-room median $242,000 - $225 psf
Bukit Merah: 97 sold - median $188,000 - 4-room median $282,500 - $258 psf
Bukit Panjang: 92 sold - median $234,000 - 4-room median $227,500 - $218 psf
Bukit Timah: 6 sold - median $280,000 - 4-room median n/a - $271 psf
Central Area: 28 sold - median $205,000 - 4-room median n/a - $297 psf
Choa Chu Kang: 134 sold - median $250,000 - 4-room median $231,000 - $210 psf
Clementi: 89 sold - median $200,000 - 4-room median $237,000 - $241 psf
Geylang: 101 sold - median $189,000 - 4-room median $235,000 - $249 psf
Hougang: 159 sold - median $216,388 - 4-room median $227,000 - $218 psf
Jurong East: 87 sold - median $215,000 - 4-room median $230,000 - $230 psf
Jurong West: 236 sold - median $225,000 - 4-room median $230,000 - $224 psf
Kallang/Whampoa: 66 sold - median $232,500 - 4-room median $260,000 - $258 psf
Marine Parade: 25 sold - median $280,000 - 4-room median $281,000 - $307 psf
Pasir Ris: 116 sold - median $280,000 - 4-room median $240,000 - $220 psf
Queenstown: 81 sold - median $175,000 - 4-room median $288,000 - $263 psf
Sembawang: 86 sold - median $250,000 - 4-room median $234,750 - $233 psf
Sengkang: 110 sold - median $263,500 - 4-room median $245,880 - $243 psf
Serangoon: 76 sold - median $210,000 - 4-room median $220,000 - $225 psf
Tampines: 204 sold - median $255,000 - 4-room median $252,000 - $239 psf
Toa Payoh: 85 sold - median $210,000 - 4-room median $282,750 - $268 psf
Woodlands: 327 sold - median $242,000 - 4-room median $233,500 - $219 psf
Yishun: 206 sold - median $190,000 - 4-room median $203,000 - $209 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2005

$525,000 Blk 441 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 2,616 sqft - $201 psf - 84 yrs lease left

$523,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,528 sqft - $342 psf - 89 yrs lease left

$508,000 Blk 3 Holland Cl, Queenstown
5-room - storey 13 to 15 - 1,335 sqft - $381 psf - 92 yrs lease left

$485,000 Blk 8A Boon Tiong Rd, Bukit Merah
5-room - storey 10 to 12 - 1,238 sqft - $392 psf - 99 yrs lease left

$480,000 Blk 104A Ang Mo Kio St 11, Ang Mo Kio
Executive - storey 10 to 12 - 1,572 sqft - $305 psf - 90 yrs lease left

$480,000 Blk 10C Bedok Sth Ave 2, Bedok
Executive - storey 01 to 03 - 1,528 sqft - $314 psf - 89 yrs lease left

$480,000 Blk 842 Sims Ave, Geylang
Executive - storey 01 to 03 - 1,658 sqft - $290 psf - 79 yrs lease left

$480,000 Blk 32 Marine Cres, Marine Parade
5-room - storey 07 to 09 - 1,582 sqft - $303 psf - 69 yrs lease left

$472,800 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $291 psf - 81 yrs lease left

$470,000 Blk 70 Redhill Cl, Bukit Merah
5-room - storey 19 to 21 - 1,238 sqft - $380 psf - 95 yrs lease left

The 5 most affordable 4-room flats, March 2005

$135,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $138 psf - 71 yrs lease left

$140,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 947 sqft - $148 psf - 69 yrs lease left

$145,000 Blk 653 Yishun Ave 4, Yishun

4-room - storey 04 to 06 - 904 sqft - $160 psf - 81 yrs lease left

$150,000 Blk 757 Yishun St 72, Yishun

4-room - storey 10 to 12 - 904 sqft - $166 psf - 80 yrs lease left

$150,000 Blk 30 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 1,066 sqft - $141 psf - 75 yrs lease left

The 10 busiest streets, March 2005

Yishun Ring Rd, Yishun: 58 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Hougang Ave 8, Hougang: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Bedok Reservoir Rd, Bedok: 32 sales
Woodlands Dr 14, Woodlands: 29 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 27 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 26 sales
Woodlands Ring Rd, Woodlands: 26 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 25 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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