HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2005

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

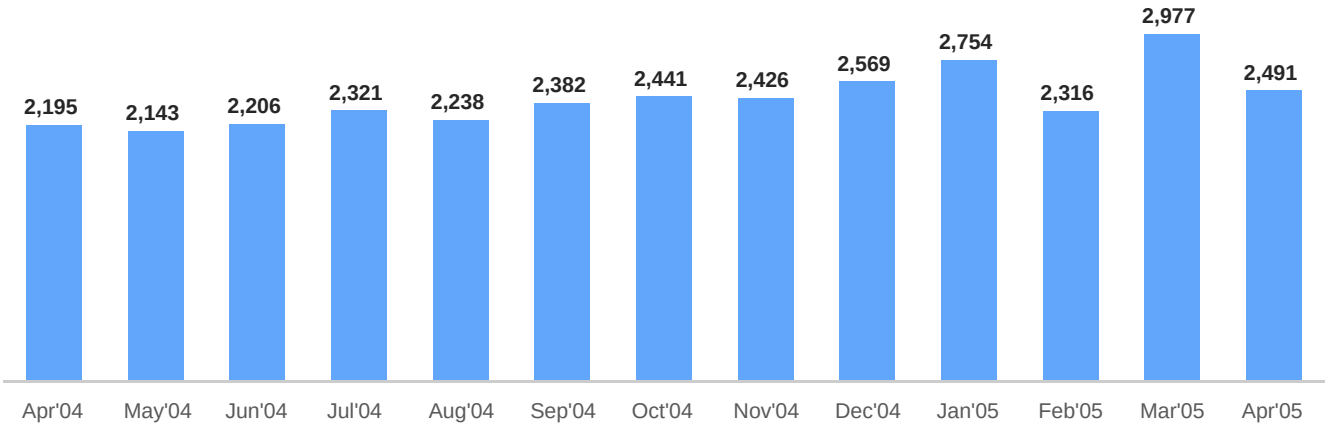
Flats sold: 2,491 Median price: $228,000 Median $psf: $229
Million-dollar flats: 0 (0.0%) Highest price: $635,000 (Bishan)

Against the month before: sales -16.3%, median price +1.3%. Against a year ago: sales +13.5%, median price +1.3%.

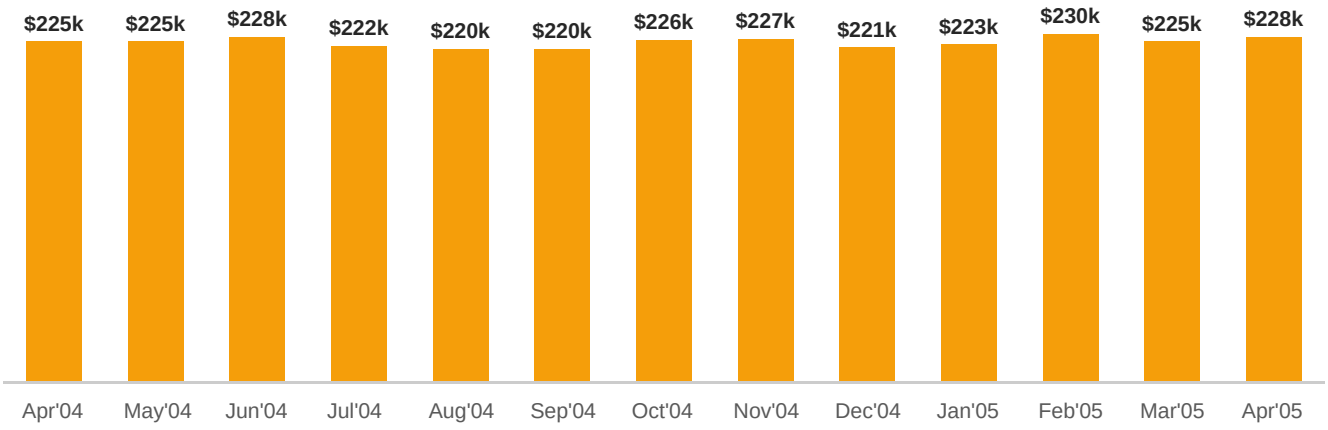
At a glance

- 2,491 HDB resale flats changed hands in April 2005, 16.3% fewer than the month before (2,977).
- Half of all flats sold for $228,000 or less (the median price), up 1.3% from the month before.
- A typical 4-room flat sold for $233,000 (955 sales), or about $222 per square foot.
- The highest price was $635,000 for an executive flat at Blk 190 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $190,000) and the dearest was Queenstown (median $335,000).
- The busiest town was Woodlands with 231 sales.

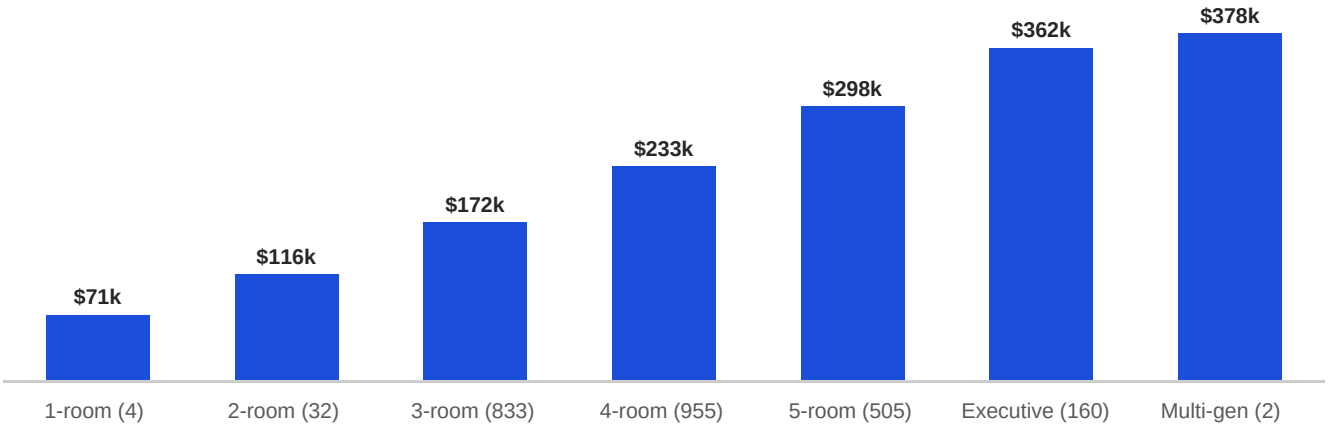
Flats sold each month, last 13 months



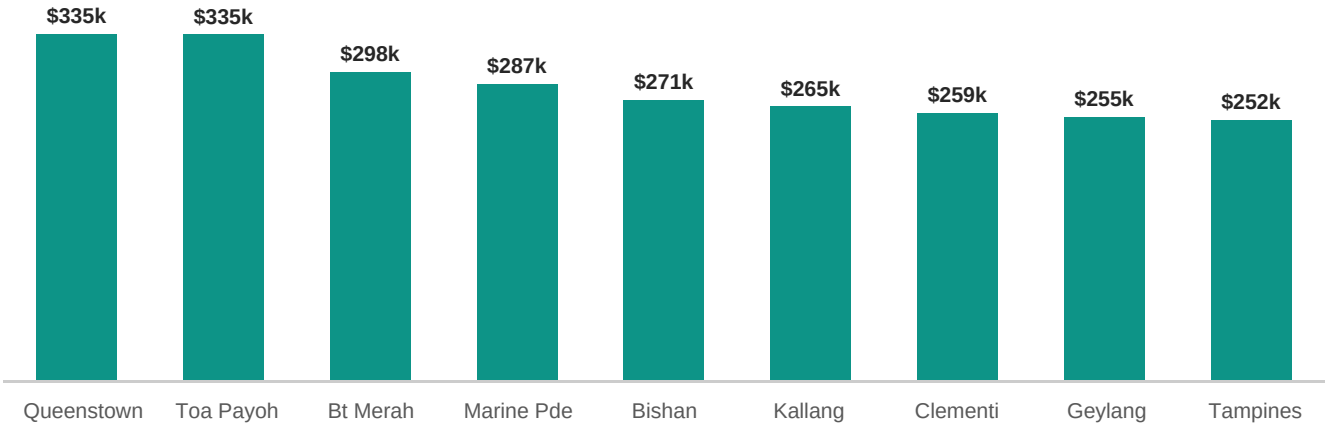
Median price each month, last 13 months



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



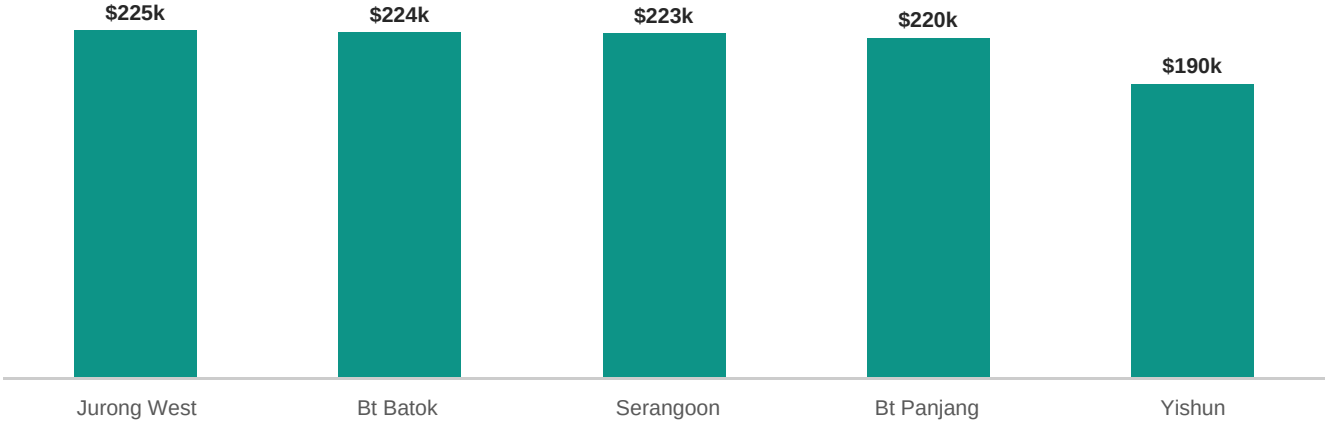
Median 4-room price by town, dearest first



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



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



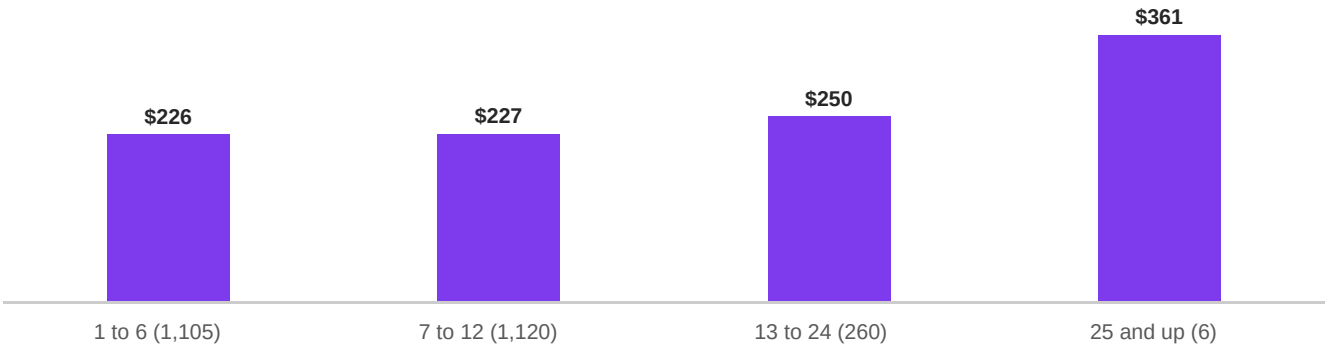
Town by town, April 2005

Ang Mo Kio: 150 sold - median $189,500 - 4-room median $245,000 - $233 psf
Bedok: 166 sold - median $205,500 - 4-room median $244,250 - $242 psf
Bishan: 52 sold - median $283,000 - 4-room median $271,000 - $265 psf
Bukit Batok: 128 sold - median $201,900 - 4-room median $223,500 - $218 psf
Bukit Merah: 80 sold - median $208,250 - 4-room median $298,000 - $264 psf
Bukit Panjang: 74 sold - median $229,000 - 4-room median $220,000 - $205 psf
Bukit Timah: 9 sold - median $366,000 - 4-room median n/a - $283 psf
Central Area: 10 sold - median $226,000 - 4-room median n/a - $301 psf
Choa Chu Kang: 112 sold - median $249,500 - 4-room median $230,000 - $212 psf
Clementi: 85 sold - median $200,000 - 4-room median $258,500 - $249 psf
Geylang: 80 sold - median $174,250 - 4-room median $255,000 - $240 psf
Hougang: 132 sold - median $227,000 - 4-room median $227,750 - $219 psf
Jurong East: 73 sold - median $215,000 - 4-room median $225,000 - $217 psf
Jurong West: 205 sold - median $230,000 - 4-room median $224,750 - $215 psf
Kallang/Whampoa: 73 sold - median $224,000 - 4-room median $265,000 - $253 psf
Marine Parade: 17 sold - median $260,000 - 4-room median $286,500 - $306 psf
Pasir Ris: 89 sold - median $268,000 - 4-room median $235,000 - $214 psf
Punggol: 1 sold - median $292,800 - 4-room median n/a - $247 psf
Queenstown: 69 sold - median $180,000 - 4-room median $335,000 - $257 psf
Sembawang: 79 sold - median $248,000 - 4-room median $233,000 - $227 psf
Sengkang: 89 sold - median $258,000 - 4-room median $241,000 - $239 psf
Serangoon: 69 sold - median $218,000 - 4-room median $223,000 - $225 psf
Tampines: 176 sold - median $258,000 - 4-room median $252,000 - $232 psf
Toa Payoh: 82 sold - median $191,750 - 4-room median $334,500 - $257 psf
Woodlands: 231 sold - median $240,000 - 4-room median $228,000 - $214 psf
Yishun: 160 sold - median $188,000 - 4-room median $190,000 - $204 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2005

$635,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $362 psf - 81 yrs lease left

$483,500 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 16 to 18 - 1,421 sqft - $340 psf - 89 yrs lease left

$483,000 Blk 154 Lor 2 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,335 sqft - $362 psf - 95 yrs lease left

$480,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 19 to 21 - 1,356 sqft - $354 psf - 89 yrs lease left

$480,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,356 sqft - $354 psf - 89 yrs lease left

$477,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,356 sqft - $352 psf - 89 yrs lease left

$472,000 Blk 78 Marine Dr, Marine Parade
5-room - storey 25 to 27 - 1,313 sqft - $359 psf - 71 yrs lease left

$470,000 Blk 288F Bt Batok St 25, Bukit Batok
Executive - storey 01 to 03 - 1,550 sqft - $303 psf - 92 yrs lease left

$463,320 Blk 14 Marine Ter, Marine Parade
5-room - storey 25 to 27 - 1,313 sqft - $353 psf - 69 yrs lease left

$461,388 Blk 58 Strathmore Ave, Queenstown
5-room - storey 28 to 30 - 1,184 sqft - $390 psf - 94 yrs lease left

The 5 most affordable 4-room flats, April 2005

$145,000 Blk 638 Yishun St 61, Yishun

4-room - storey 01 to 03 - 904 sqft - $160 psf - 81 yrs lease left

$149,000 Blk 26 Teck Whye Lane, Choa Chu Kang

4-room - storey 07 to 09 - 1,066 sqft - $140 psf - 73 yrs lease left

$150,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $160 psf - 69 yrs lease left

$151,000 Blk 658 Yishun Ave 4, Yishun

4-room - storey 01 to 03 - 893 sqft - $169 psf - 81 yrs lease left

$155,000 Blk 389 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $171 psf - 82 yrs lease left

The 10 busiest streets, April 2005

Ang Mo Kio Ave 10, Ang Mo Kio: 45 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Admiralty Dr, Sembawang: 36 sales
Hougang Ave 8, Hougang: 28 sales
Bedok Reservoir Rd, Bedok: 27 sales
Yishun Ring Rd, Yishun: 27 sales
Jurong West St 64, Jurong West: 26 sales
Woodlands Dr 14, Woodlands: 25 sales
Lor 1 Toa Payoh, Toa Payoh: 24 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 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