HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2005

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

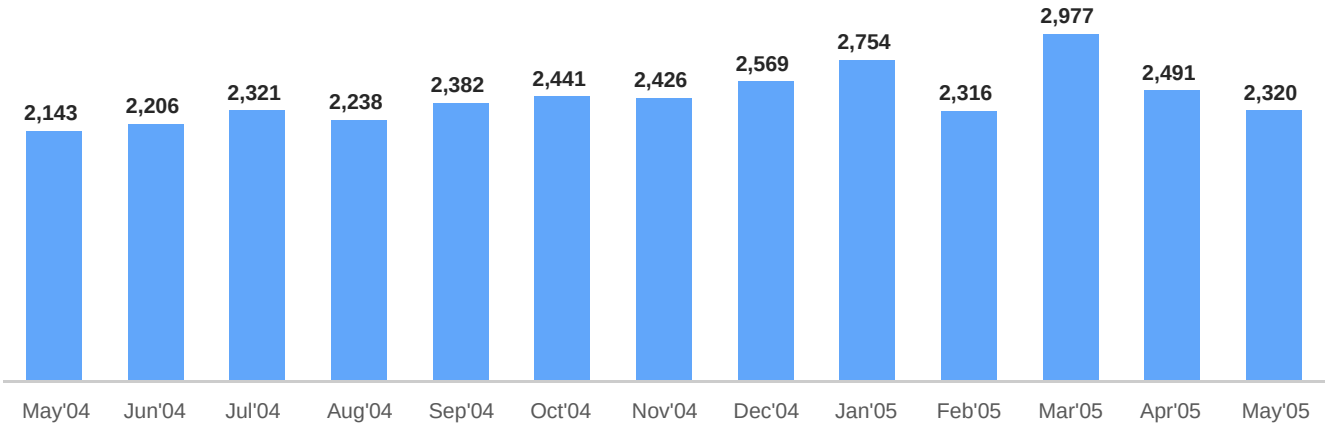
Flats sold: 2,320 Median price: $225,000 Median $psf: $227
Million-dollar flats: 0 (0.0%) Highest price: $495,000 (Pasir Ris)

Against the month before: sales -6.9%, median price -1.3%. Against a year ago: sales +8.3%, median price +0.0%.

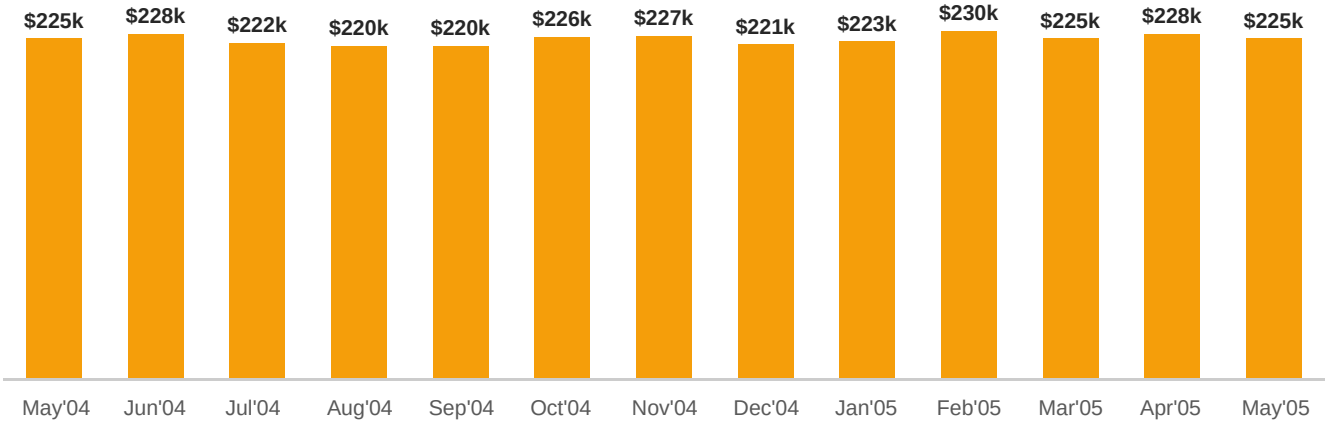
At a glance

- 2,320 HDB resale flats changed hands in May 2005, 6.9% fewer than the month before (2,491).
- Half of all flats sold for $225,000 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $230,000 (921 sales), or about $220 per square foot.
- The highest price was $495,000 for an executive flat at Blk 585 Pasir Ris St 53, Pasir Ris.
- For a 4-room flat, the most affordable town was Yishun (median $196,500) and the dearest was Central Area (median $313,000).
- The busiest town was Woodlands with 241 sales.

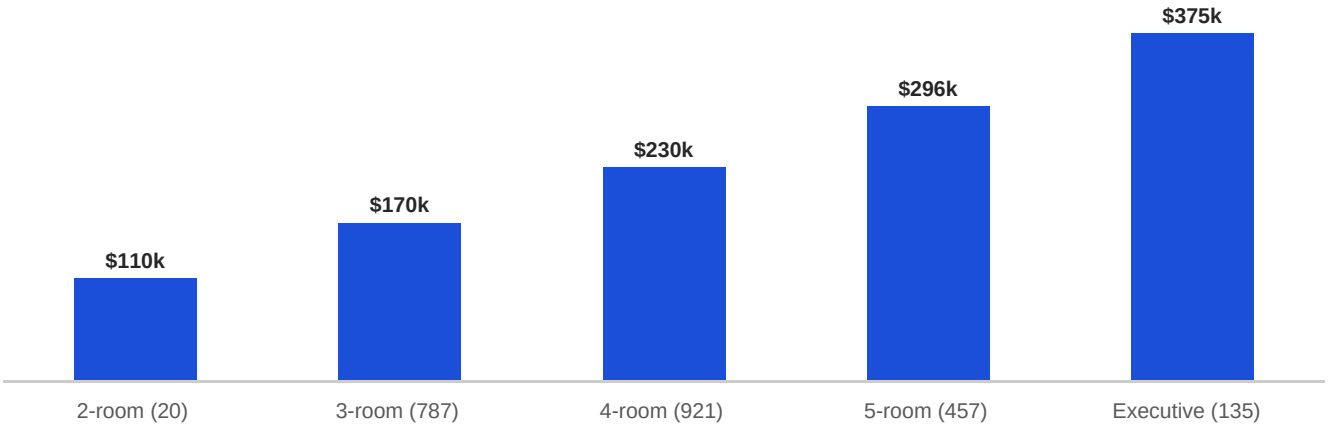
Flats sold each month, last 13 months



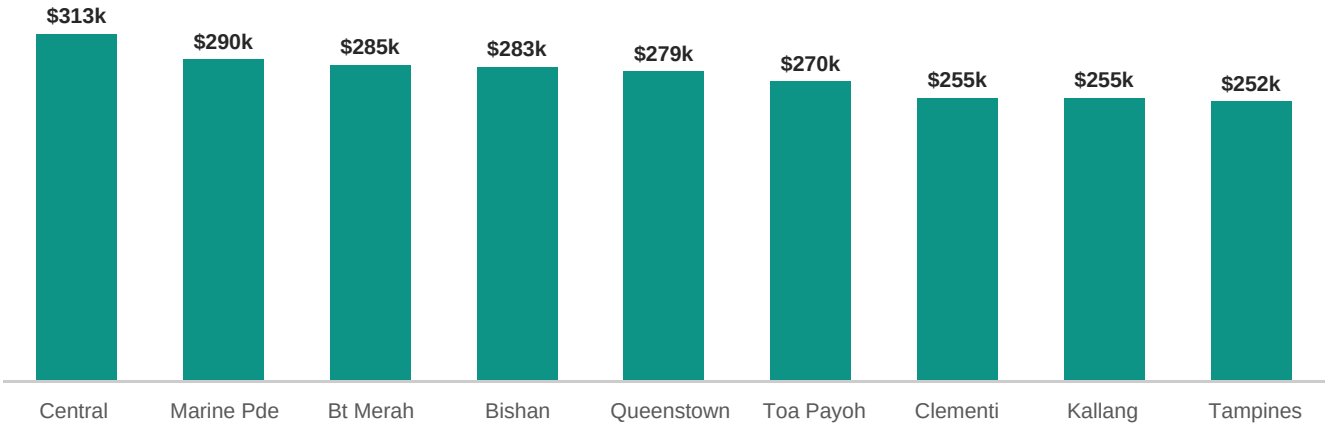
Median price each month, last 13 months



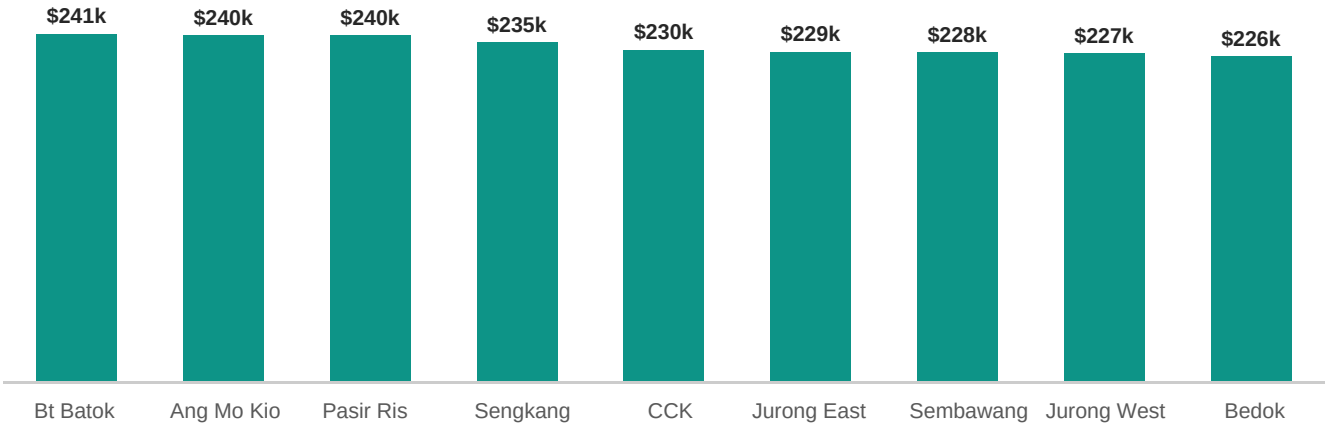
Median price by flat type (number sold), May 2005



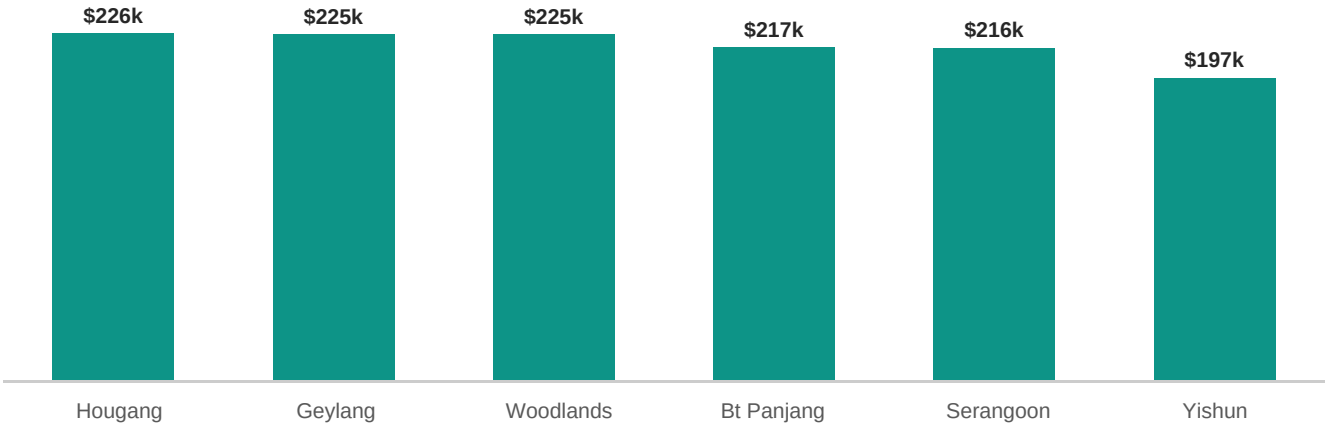
Median 4-room price by town, dearest first



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



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



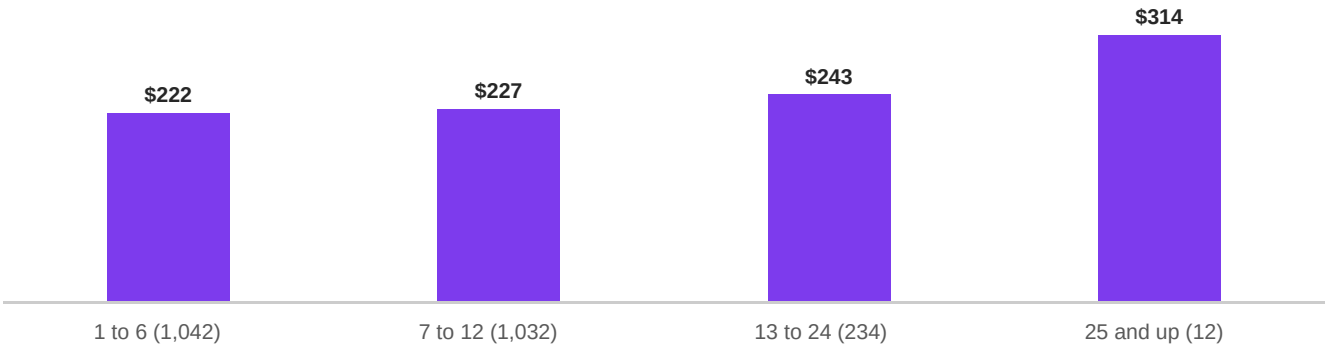
Town by town, May 2005

Ang Mo Kio: 141 sold - median $190,000 - 4-room median $240,000 - $230 psf
Bedok: 166 sold - median $197,000 - 4-room median $225,500 - $234 psf
Bishan: 42 sold - median $299,000 - 4-room median $283,000 - $266 psf
Bukit Batok: 110 sold - median $186,500 - 4-room median $241,000 - $216 psf
Bukit Merah: 75 sold - median $195,000 - 4-room median $285,000 - $265 psf
Bukit Panjang: 61 sold - median $233,000 - 4-room median $216,500 - $204 psf
Bukit Timah: 3 sold - median $206,800 - 4-room median n/a - $253 psf
Central Area: 19 sold - median $206,000 - 4-room median $313,000 - $307 psf
Choa Chu Kang: 99 sold - median $245,000 - 4-room median $230,000 - $208 psf
Clementi: 88 sold - median $190,000 - 4-room median $255,000 - $243 psf
Geylang: 63 sold - median $175,000 - 4-room median $225,000 - $240 psf
Hougang: 138 sold - median $225,000 - 4-room median $225,500 - $219 psf
Jurong East: 62 sold - median $215,000 - 4-room median $228,500 - $231 psf
Jurong West: 197 sold - median $219,000 - 4-room median $227,250 - $216 psf
Kallang/Whampoa: 58 sold - median $222,500 - 4-room median $255,000 - $255 psf
Marine Parade: 9 sold - median $275,000 - 4-room median $290,000 - $310 psf
Pasir Ris: 86 sold - median $283,000 - 4-room median $240,000 - $217 psf
Punggol: 2 sold - median $281,500 - 4-room median n/a - $261 psf
Queenstown: 73 sold - median $176,000 - 4-room median $279,000 - $262 psf
Sembawang: 59 sold - median $240,000 - 4-room median $228,000 - $230 psf
Sengkang: 84 sold - median $257,900 - 4-room median $235,000 - $235 psf
Serangoon: 67 sold - median $220,000 - 4-room median $216,000 - $222 psf
Tampines: 162 sold - median $255,000 - 4-room median $252,000 - $232 psf
Toa Payoh: 72 sold - median $192,000 - 4-room median $270,000 - $255 psf
Woodlands: 241 sold - median $237,000 - 4-room median $225,000 - $210 psf
Yishun: 143 sold - median $180,000 - 4-room median $196,500 - $206 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2005

$495,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,625 sqft - $305 psf - 89 yrs lease left

$480,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,582 sqft - $303 psf - 87 yrs lease left

$478,000 Blk 627 Bt Batok Ctrl, Bukit Batok
Executive - storey 01 to 03 - 1,550 sqft - $308 psf - 91 yrs lease left

$473,888 Blk 69 Redhill Cl, Bukit Merah
5-room - storey 25 to 27 - 1,238 sqft - $383 psf - 95 yrs lease left

$472,000 Blk 2C Boon Tiong Rd, Bukit Merah
5-room - storey 16 to 18 - 1,238 sqft - $381 psf - 95 yrs lease left

$470,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 13 to 15 - 1,625 sqft - $289 psf - 87 yrs lease left

$470,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 19 to 21 - 1,485 sqft - $316 psf - 89 yrs lease left

$470,000 Blk 46 Bendemeer Rd, Kallang/Whampoa
Executive - storey 19 to 21 - 1,550 sqft - $303 psf - 88 yrs lease left

$469,000 Blk 289B Bt Batok St 25, Bukit Batok
Executive - storey 13 to 15 - 1,550 sqft - $303 psf - 91 yrs lease left

$468,000 Blk 293 Bishan St 22, Bishan
5-room - storey 22 to 24 - 1,324 sqft - $353 psf - 92 yrs lease left

The 5 most affordable 4-room flats, May 2005

$120,000 Blk 692 Hougang St 61, Hougang

4-room - storey 04 to 06 - 915 sqft - $131 psf - 81 yrs lease left

$150,000 Blk 388 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $166 psf - 82 yrs lease left

$150,000 Blk 325 Bt Batok St 33, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $166 psf - 80 yrs lease left

$155,000 Blk 250 Yishun Ave 9, Yishun

4-room - storey 04 to 06 - 904 sqft - $171 psf - 79 yrs lease left

$155,000 Blk 416 Saujana Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $171 psf - 82 yrs lease left

The 10 busiest streets, May 2005

Yishun Ring Rd, Yishun: 39 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 36 sales
Bedok Nth St 3, Bedok: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Woodlands Ring Rd, Woodlands: 28 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 26 sales
Bedok Reservoir Rd, Bedok: 26 sales
Rivervale Dr, Sengkang: 25 sales
Admiralty Dr, Sembawang: 24 sales
Jurong West St 65, Jurong West: 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.

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