HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2000

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:15 pm.
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December 2000 in full

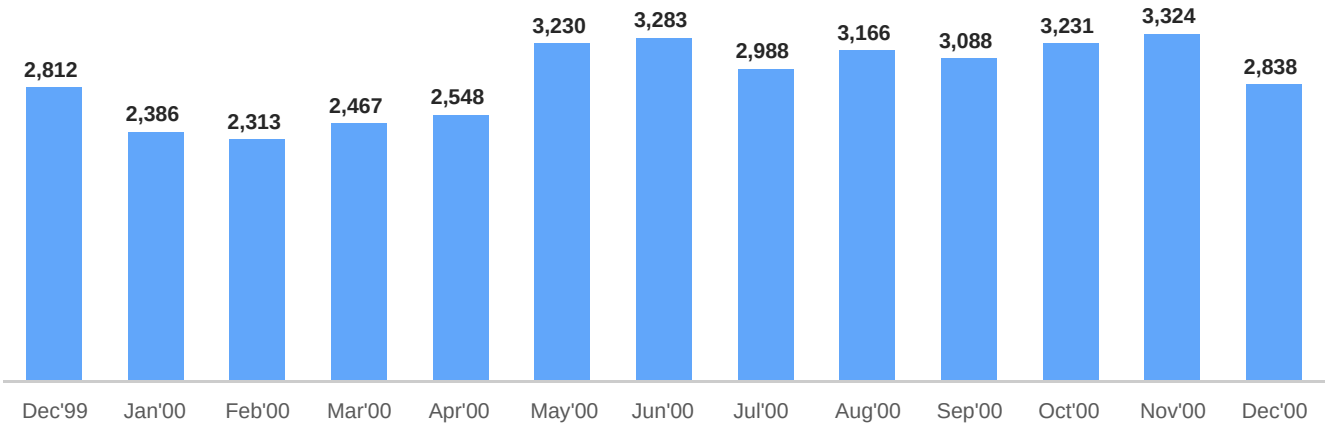
Flats sold: 2,838 **Median price: $226,000** **Median $psf: $228**
Million-dollar flats: 0 (0.0%) **Highest price: $640,000 (Queenstown)**

Against the month before: sales -14.6%, median price -1.7%. Against a year ago: sales +0.9%, median price -7.4%.

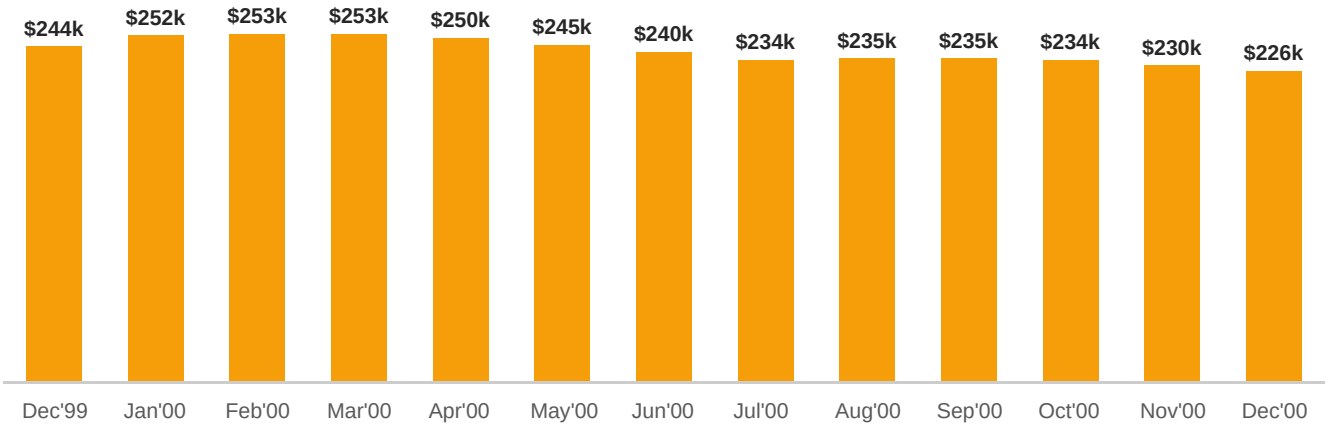
At a glance

- 2,838 HDB resale flats changed hands in December 2000, 14.6% fewer than the month before (3,324).
- Half of all flats sold for $226,000 or less (the median price), down 1.7% from the month before.
- A typical 4-room flat sold for $239,000 (1,120 sales), or about $229 per square foot.
- The highest price was $640,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $209,000) and the dearest was Bukit Timah (median $330,000).
- The busiest town was Tampines with 335 sales.

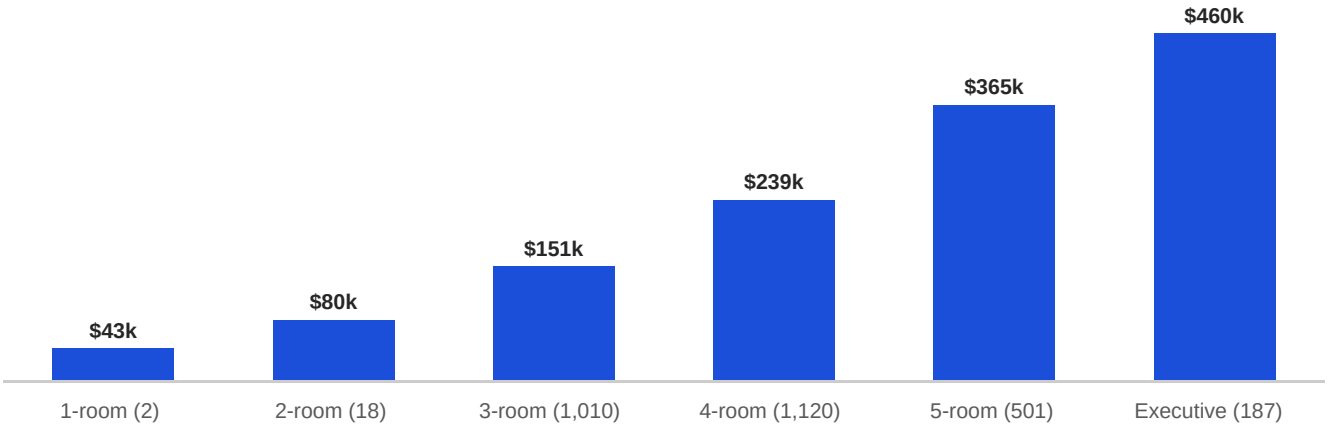
Flats sold each month, last 13 months



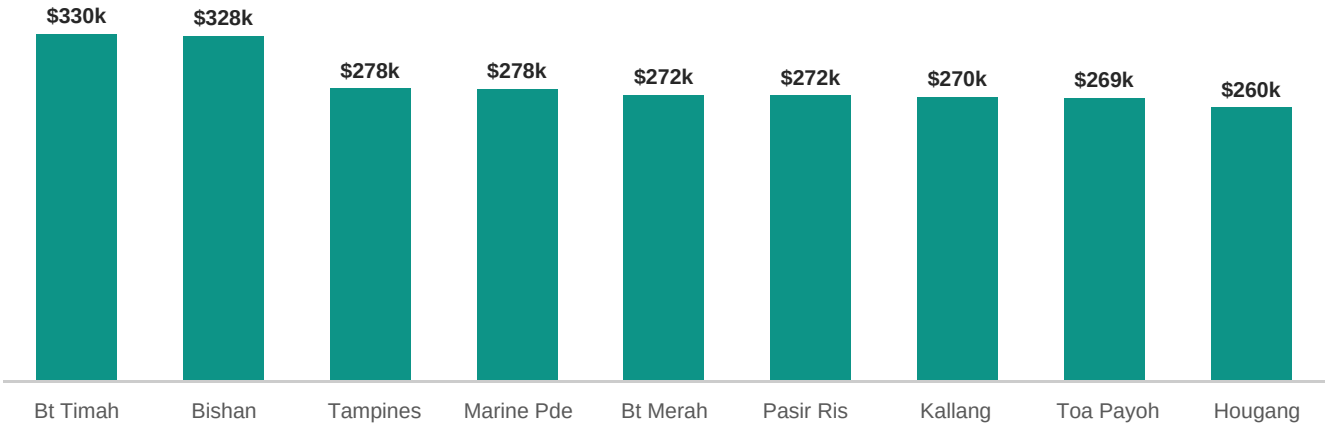
Median price each month, last 13 months



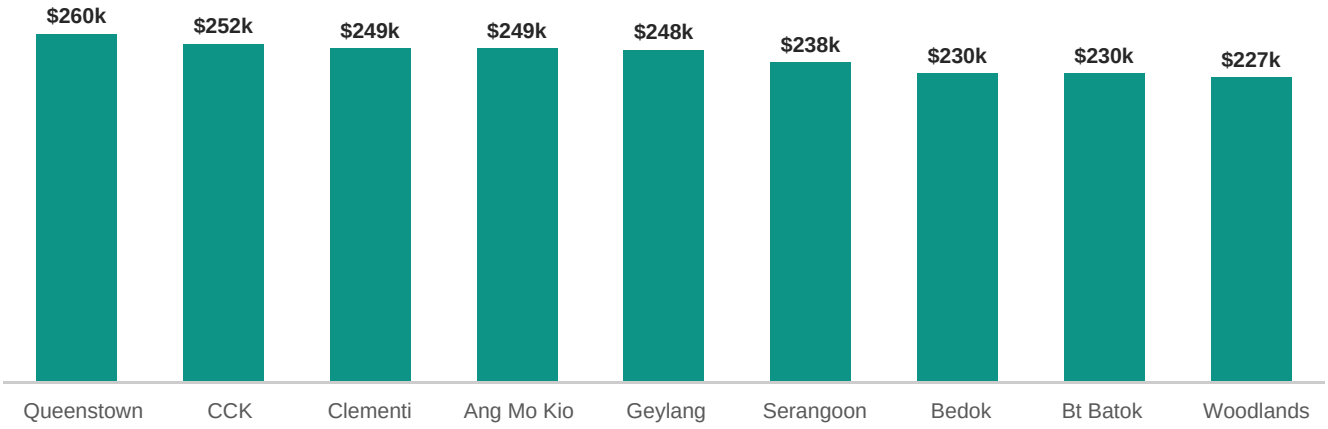
Median price by flat type (number sold), December 2000



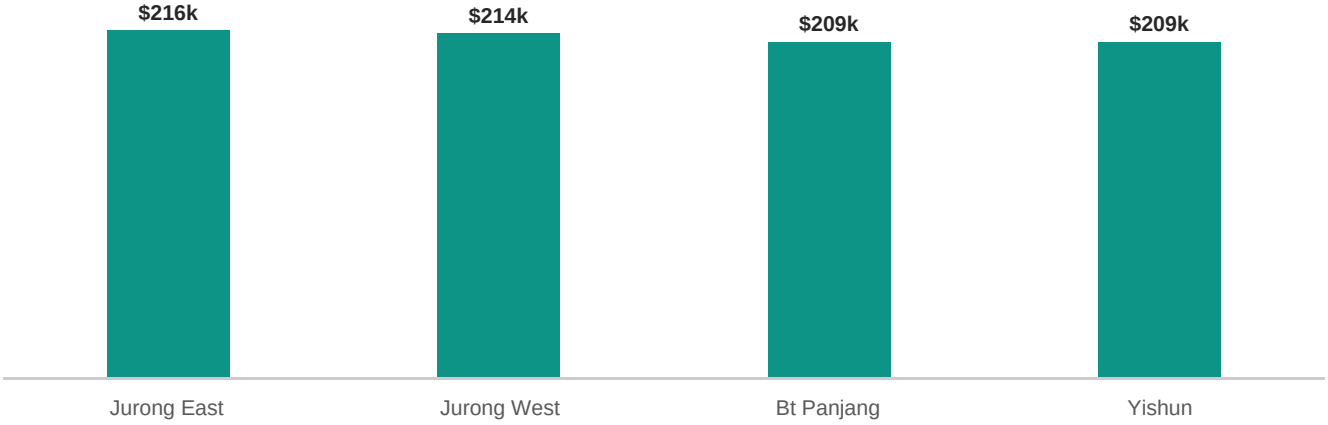
Median 4-room price by town, dearest first



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



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



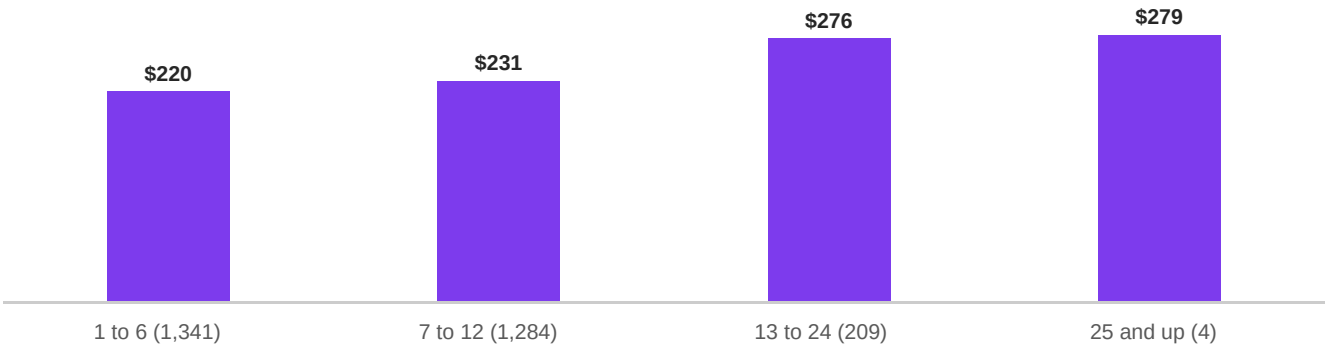
Town by town, December 2000

Ang Mo Kio: 166 sold - median $165,500 - 4-room median $248,500 - $219 psf
Bedok: 225 sold - median $215,000 - 4-room median $230,000 - $229 psf
Bishan: 52 sold - median $334,500 - 4-room median $328,000 - $299 psf
Bukit Batok: 169 sold - median $190,000 - 4-room median $230,000 - $202 psf
Bukit Merah: 84 sold - median $177,000 - 4-room median $272,000 - $257 psf
Bukit Panjang: 57 sold - median $167,500 - 4-room median $209,000 - $185 psf
Bukit Timah: 8 sold - median $389,000 - 4-room median $330,000 - $314 psf
Central Area: 9 sold - median $179,000 - 4-room median n/a - $275 psf
Choa Chu Kang: 121 sold - median $265,000 - 4-room median $252,000 - $229 psf
Clementi: 91 sold - median $189,000 - 4-room median $248,750 - $232 psf
Geylang: 97 sold - median $192,000 - 4-room median $247,500 - $222 psf
Hougang: 168 sold - median $256,750 - 4-room median $260,000 - $230 psf
Jurong East: 74 sold - median $202,500 - 4-room median $216,250 - $209 psf
Jurong West: 204 sold - median $213,750 - 4-room median $214,300 - $197 psf
Kallang/Whampoa: 66 sold - median $228,500 - 4-room median $270,000 - $251 psf
Marine Parade: 21 sold - median $270,000 - 4-room median $277,500 - $285 psf
Pasir Ris: 134 sold - median $355,500 - 4-room median $271,500 - $262 psf
Queenstown: 96 sold - median $158,500 - 4-room median $259,500 - $230 psf
Sengkang: 1 sold - median $185,000 - 4-room median n/a - $187 psf
Serangoon: 77 sold - median $233,000 - 4-room median $238,000 - $239 psf
Tampines: 335 sold - median $278,000 - 4-room median $278,000 - $253 psf
Toa Payoh: 118 sold - median $174,750 - 4-room median $269,000 - $242 psf
Woodlands: 233 sold - median $239,000 - 4-room median $227,000 - $217 psf
Yishun: 232 sold - median $173,000 - 4-room median $209,000 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2000

$640,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,582 sqft - $404 psf - 94 yrs lease left

$638,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,658 sqft - $385 psf - 94 yrs lease left

$625,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,604 sqft - $390 psf - 94 yrs lease left

$615,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,625 sqft - $378 psf - 94 yrs lease left

$612,500 Blk 29A Chai Chee Ave, Bedok
Executive - storey 13 to 15 - 1,561 sqft - $392 psf - 95 yrs lease left

$587,000 Blk 104A Ang Mo Kio St 11, Ang Mo Kio
Executive - storey 10 to 12 - 1,572 sqft - $374 psf - 95 yrs lease left

$582,000 Blk 853 Hougang Ctrl, Hougang
Executive - storey 01 to 03 - 1,528 sqft - $381 psf - 96 yrs lease left

$570,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,550 sqft - $368 psf - 86 yrs lease left

$568,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 04 to 06 - 1,518 sqft - $374 psf - 94 yrs lease left

$560,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,410 sqft - $397 psf - 83 yrs lease left

The 5 most affordable 4-room flats, December 2000

$132,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $141 psf - 74 yrs lease left

$133,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $142 psf - 74 yrs lease left

$144,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 13 to 15 - 947 sqft - $152 psf - 75 yrs lease left

$145,800 Blk 205 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 980 sqft - $149 psf - 79 yrs lease left

$148,000 Blk 205 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 980 sqft - $151 psf - 79 yrs lease left

The 10 busiest streets, December 2000

Yishun Ring Rd, Yishun: 59 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 48 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 45 sales
Pasir Ris St 71, Pasir Ris: 43 sales
Woodlands Dr 50, Woodlands: 38 sales
Tampines St 21, Tampines: 37 sales
Hougang Ave 8, Hougang: 36 sales
Bt Batok West Ave 6, Bukit Batok: 34 sales
Hougang St 51, Hougang: 34 sales
Bedok Reservoir Rd, Bedok: 31 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