HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2001

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:15 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2001-01/

January 2001 in full

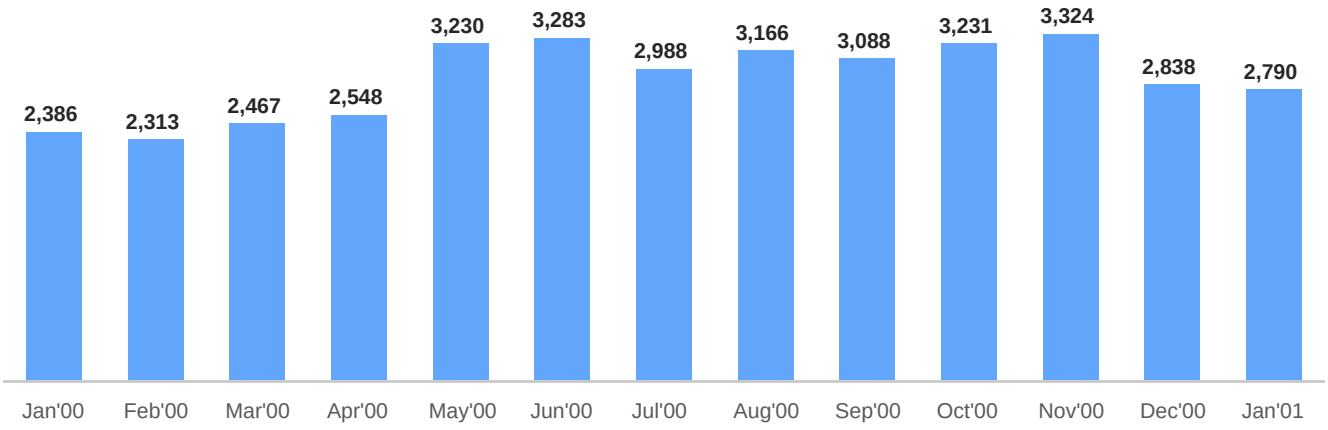
Flats sold: 2,790 **Median price: $230,000** **Median $psf: $225**
Million-dollar flats: 0 (0.0%) **Highest price: $655,000 (Pasir Ris)**

Against the month before: sales -1.7%, median price +1.8%. Against a year ago: sales +16.9%, median price -8.7%.

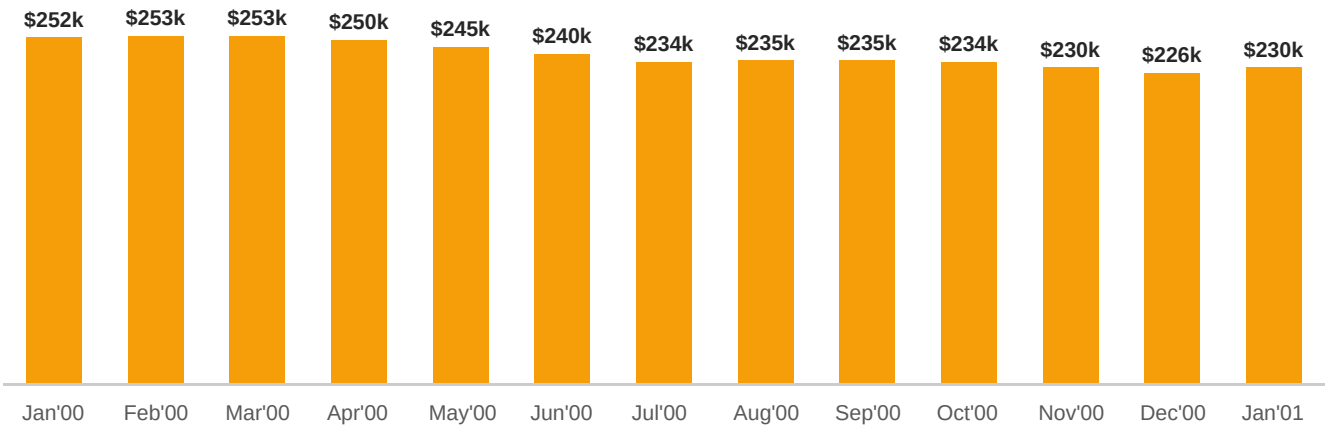
At a glance

- 2,790 HDB resale flats changed hands in January 2001, 1.7% fewer than the month before (2,838).
- Half of all flats sold for $230,000 or less (the median price), up 1.8% from the month before.
- A typical 4-room flat sold for $238,000 (1,106 sales), or about $227 per square foot.
- The highest price was $655,000 for an executive flat at Blk 257 Pasir Ris St 21, Pasir Ris.
- For a 4-room flat, the most affordable town was Geylang (median $213,500) and the dearest was Bishan (median $333,000).
- The busiest town was Tampines with 329 sales.

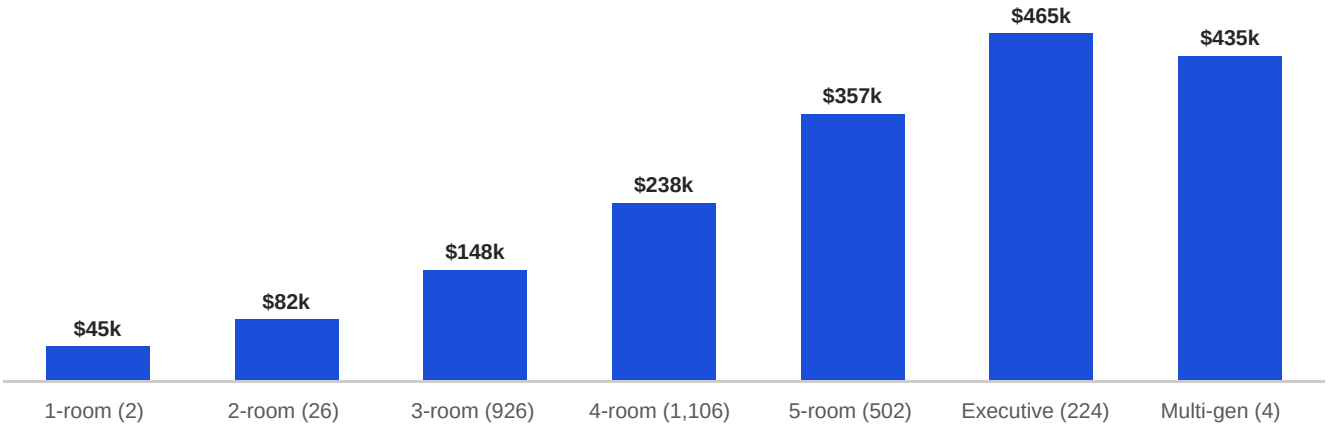
Flats sold each month, last 13 months



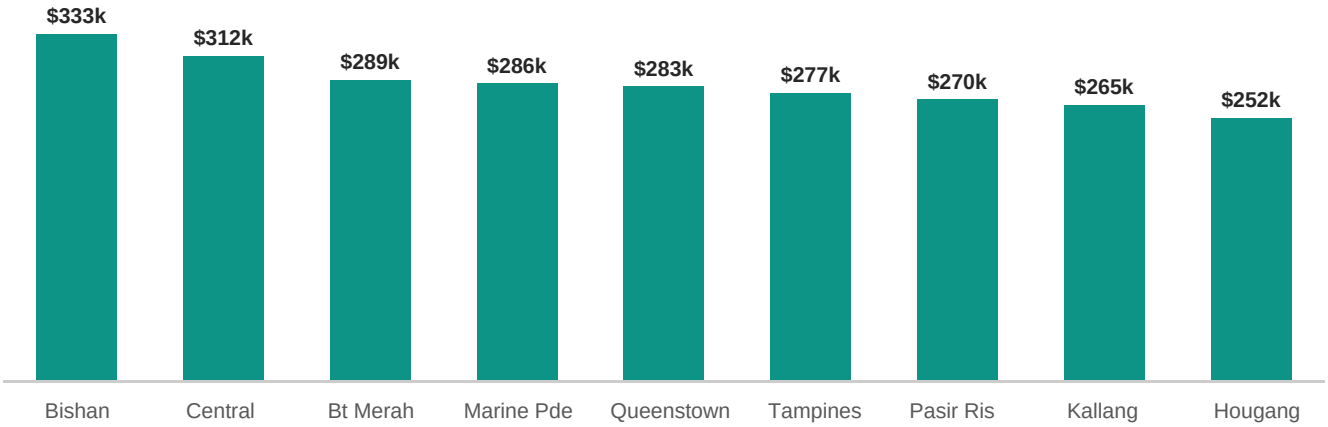
Median price each month, last 13 months



Median price by flat type (number sold), January 2001



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)



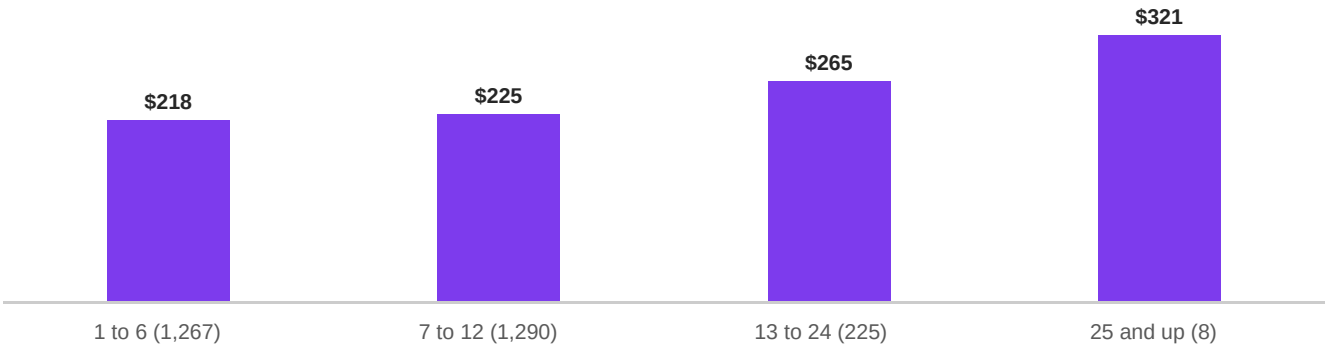
Town by town, January 2001

Ang Mo Kio: 161 sold - median $162,500 - 4-room median $238,000 - $215 psf
Bedok: 200 sold - median $211,000 - 4-room median $233,500 - $228 psf
Bishan: 56 sold - median $333,500 - 4-room median $333,000 - $297 psf
Bukit Batok: 147 sold - median $177,000 - 4-room median $228,550 - $195 psf
Bukit Merah: 96 sold - median $172,250 - 4-room median $289,000 - $234 psf
Bukit Panjang: 82 sold - median $214,000 - 4-room median $216,000 - $192 psf
Bukit Timah: 9 sold - median $498,000 - 4-room median n/a - $328 psf
Central Area: 23 sold - median $185,000 - 4-room median $312,000 - $272 psf
Choa Chu Kang: 123 sold - median $269,000 - 4-room median $250,000 - $232 psf
Clementi: 107 sold - median $172,000 - 4-room median $248,000 - $222 psf
Geylang: 83 sold - median $172,000 - 4-room median $213,500 - $213 psf
Hougang: 160 sold - median $221,500 - 4-room median $252,000 - $221 psf
Jurong East: 80 sold - median $187,000 - 4-room median $217,000 - $208 psf
Jurong West: 207 sold - median $220,000 - 4-room median $215,000 - $200 psf
Kallang/Whampoa: 75 sold - median $178,000 - 4-room median $265,000 - $234 psf
Marine Parade: 12 sold - median $273,500 - 4-room median $285,500 - $302 psf
Pasir Ris: 112 sold - median $357,750 - 4-room median $270,000 - $263 psf
Queenstown: 85 sold - median $153,000 - 4-room median $282,500 - $224 psf
Serangoon: 97 sold - median $250,000 - 4-room median $251,500 - $242 psf
Tampines: 329 sold - median $289,000 - 4-room median $276,500 - $259 psf
Toa Payoh: 86 sold - median $175,500 - 4-room median $234,000 - $231 psf
Woodlands: 240 sold - median $239,000 - 4-room median $225,000 - $215 psf
Yishun: 220 sold - median $195,000 - 4-room median $221,000 - $202 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2001

$655,000 Blk 257 Pasir Ris St 21, Pasir Ris
Executive - storey 07 to 09 - 2,045 sqft - $320 psf - 91 yrs lease left

$640,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,604 sqft - $399 psf - 91 yrs lease left

$618,000 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,582 sqft - $391 psf - 93 yrs lease left

$618,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,561 sqft - $396 psf - 93 yrs lease left

$615,000 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 13 to 15 - 1,561 sqft - $394 psf - 93 yrs lease left

$578,000 Blk 81 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,313 sqft - $440 psf - 95 yrs lease left

$577,000 Blk 856C Tampines St 82, Tampines
Executive - storey 07 to 09 - 1,572 sqft - $367 psf - 93 yrs lease left

$577,000 Blk 81A Lor 4 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,302 sqft - $443 psf - 95 yrs lease left

$575,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,528 sqft - $376 psf - 87 yrs lease left

$572,000 Blk 29 Chai Chee Ave, Bedok
Executive - storey 10 to 12 - 1,550 sqft - $369 psf - 94 yrs lease left

The 5 most affordable 4-room flats, January 2001

$132,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $136 psf - 74 yrs lease left

$137,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $146 psf - 73 yrs lease left

$137,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $146 psf - 73 yrs lease left

$140,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 936 sqft - $149 psf - 73 yrs lease left

$152,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $168 psf - 86 yrs lease left

The 10 busiest streets, January 2001

Yishun Ring Rd, Yishun: 58 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 45 sales
Bedok Reservoir Rd, Bedok: 44 sales
Woodlands Dr 70, Woodlands: 40 sales
Woodlands Dr 50, Woodlands: 39 sales
Tampines St 71, Tampines: 37 sales
Bt Batok West Ave 6, Bukit Batok: 35 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 34 sales
Hougang Ave 8, Hougang: 34 sales
Tampines St 45, Tampines: 29 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