HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2001

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:15 pm.
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February 2001 in full

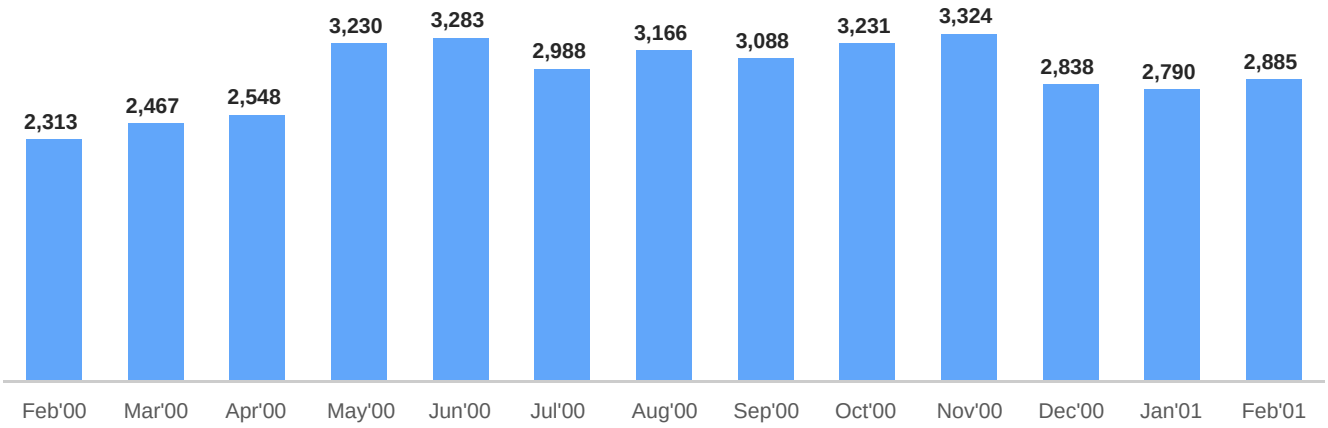
Flats sold: 2,885 Median price: $228,000 Median $psf: $223
Million-dollar flats: 0 (0.0%) Highest price: $610,000 (Toa Payoh)

Against the month before: sales +3.4%, median price -0.9%. Against a year ago: sales +24.7%, median price -9.9%.

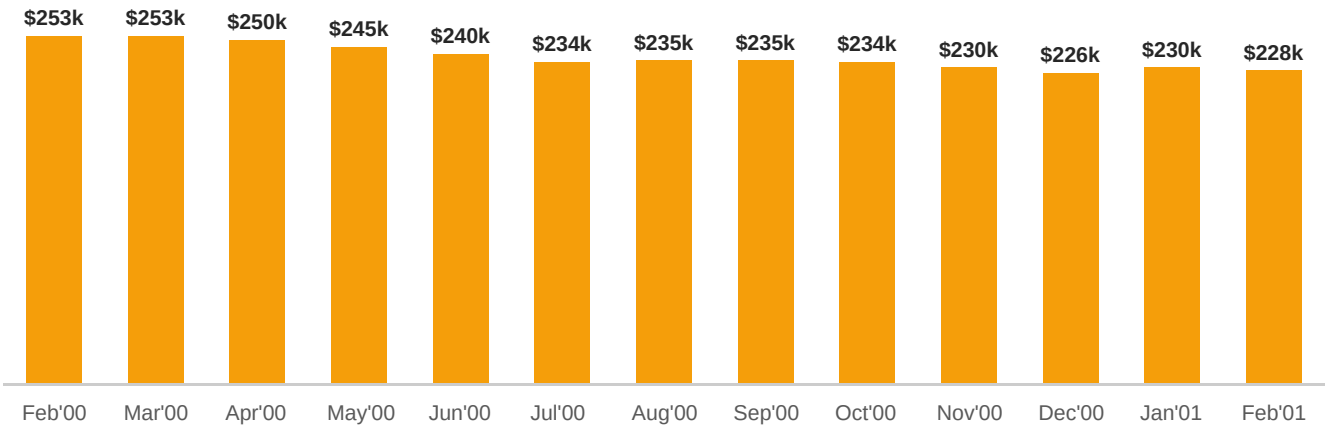
At a glance

- 2,885 HDB resale flats changed hands in February 2001, 3.4% more than the month before (2,790).
- Half of all flats sold for $228,000 or less (the median price), down 0.9% from the month before.
- A typical 4-room flat sold for $235,000 (1,180 sales), or about $225 per square foot.
- The highest price was $610,000 for an executive flat at Blk 101B Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Jurong West (median $212,500) and the dearest was Queenstown (median $362,500).
- The busiest town was Tampines with 314 sales.

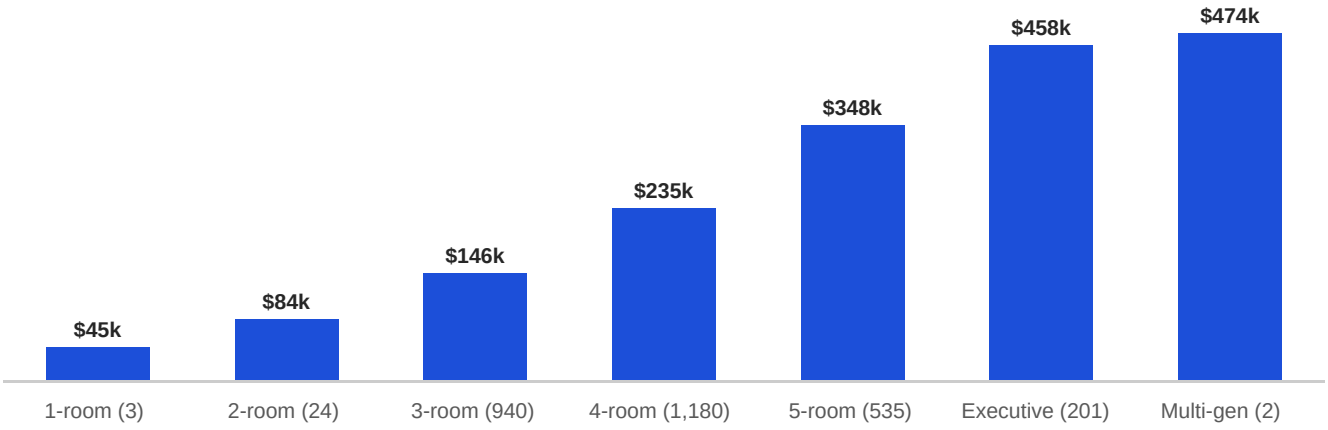
Flats sold each month, last 13 months



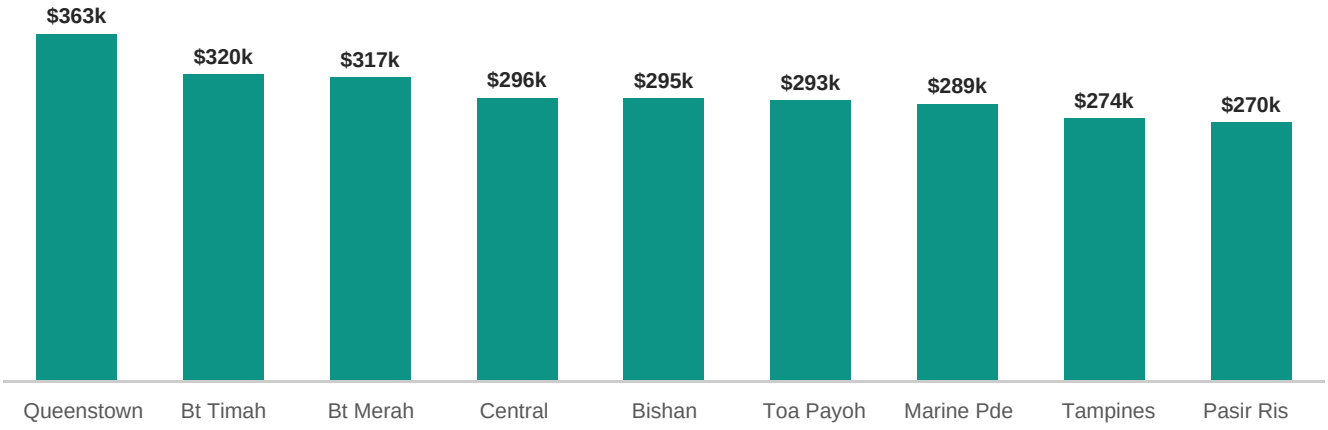
Median price each month, last 13 months



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



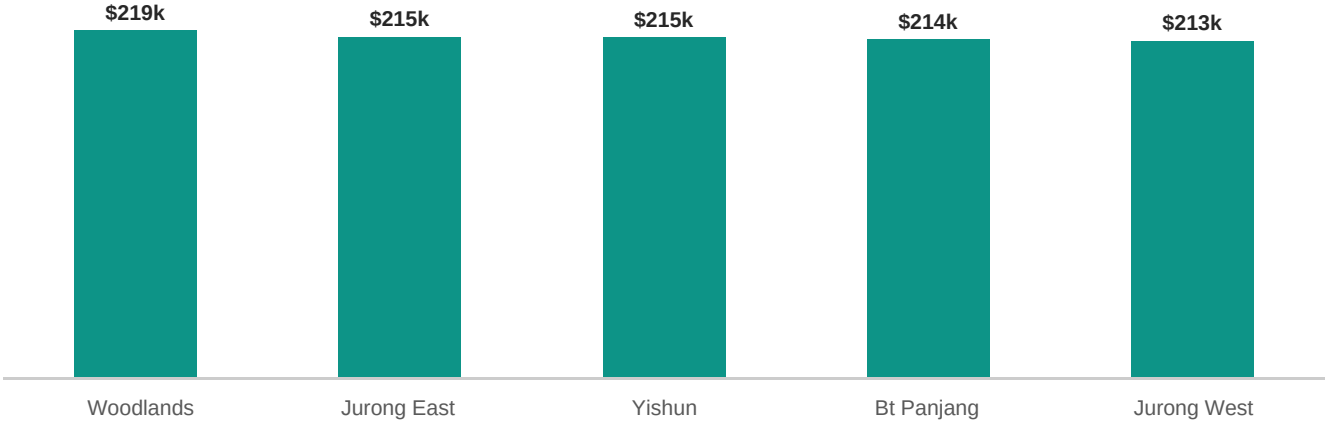
Median 4-room price by town, dearest first



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



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



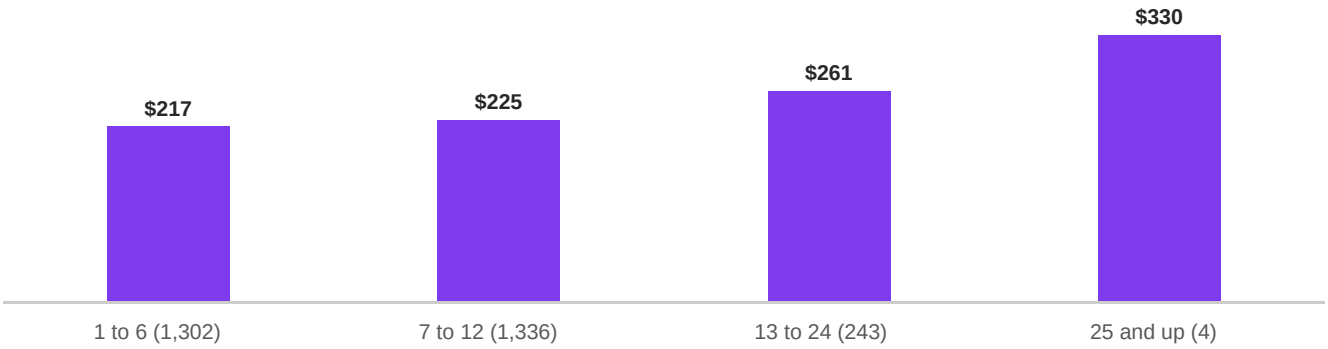
Town by town, February 2001

Ang Mo Kio: 192 sold - median $172,500 - 4-room median $235,000 - $215 psf
Bedok: 204 sold - median $207,500 - 4-room median $227,000 - $225 psf
Bishan: 66 sold - median $300,000 - 4-room median $295,000 - $287 psf
Bukit Batok: 160 sold - median $193,500 - 4-room median $230,000 - $196 psf
Bukit Merah: 112 sold - median $158,000 - 4-room median $317,000 - $219 psf
Bukit Panjang: 80 sold - median $211,000 - 4-room median $213,500 - $189 psf
Bukit Timah: 6 sold - median $321,500 - 4-room median $320,000 - $287 psf
Central Area: 15 sold - median $183,000 - 4-room median $295,500 - $261 psf
Choa Chu Kang: 116 sold - median $255,500 - 4-room median $245,500 - $221 psf
Clementi: 120 sold - median $190,000 - 4-room median $245,000 - $226 psf
Geylang: 89 sold - median $188,000 - 4-room median $250,000 - $217 psf
Hougang: 162 sold - median $262,250 - 4-room median $262,000 - $236 psf
Jurong East: 89 sold - median $206,000 - 4-room median $215,000 - $205 psf
Jurong West: 225 sold - median $217,000 - 4-room median $212,500 - $197 psf
Kallang/Whampoa: 64 sold - median $228,250 - 4-room median $248,000 - $248 psf
Marine Parade: 21 sold - median $288,000 - 4-room median $289,000 - $304 psf
Pasir Ris: 117 sold - median $355,000 - 4-room median $270,000 - $261 psf
Queenstown: 77 sold - median $145,000 - 4-room median $362,500 - $222 psf
Serangoon: 86 sold - median $262,500 - 4-room median $257,000 - $240 psf
Tampines: 314 sold - median $280,000 - 4-room median $274,000 - $254 psf
Toa Payoh: 96 sold - median $173,500 - 4-room median $293,000 - $237 psf
Woodlands: 244 sold - median $233,000 - 4-room median $219,000 - $213 psf
Yishun: 230 sold - median $208,500 - 4-room median $214,500 - $202 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2001

$610,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,582 sqft - $386 psf - 91 yrs lease left

$597,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,572 sqft - $380 psf - 93 yrs lease left

$595,000 Blk 46 Bendemeer Rd, Kallang/Whampoa
Executive - storey 10 to 12 - 1,593 sqft - $373 psf - 92 yrs lease left

$592,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $379 psf - 91 yrs lease left

$590,000 Blk 201 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $368 psf - 90 yrs lease left

$573,000 Blk 81 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,313 sqft - $436 psf - 95 yrs lease left

$566,000 Blk 84B Lor 2 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,313 sqft - $431 psf - 95 yrs lease left

$565,000 Blk 104A Ang Mo Kio St 11, Ang Mo Kio
Executive - storey 07 to 09 - 1,582 sqft - $357 psf - 94 yrs lease left

$565,000 Blk 584 Pasir Ris St 53, Pasir Ris
Executive - storey 04 to 06 - 1,572 sqft - $360 psf - 93 yrs lease left

$556,000 Blk 614 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 07 to 09 - 1,582 sqft - $351 psf - 94 yrs lease left

The 5 most affordable 4-room flats, February 2001

$132,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $139 psf - 74 yrs lease left

$132,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $141 psf - 73 yrs lease left

$139,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $132 psf - 76 yrs lease left

$140,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $148 psf - 74 yrs lease left

$143,050 Blk 7 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 947 sqft - $151 psf - 74 yrs lease left

The 10 busiest streets, February 2001

Tampines St 71, Tampines: 60 sales
Yishun Ring Rd, Yishun: 56 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 51 sales
Woodlands Dr 50, Woodlands: 51 sales
Hougang St 51, Hougang: 45 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 43 sales
Bedok Reservoir Rd, Bedok: 41 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 34 sales
Hougang Ave 8, Hougang: 32 sales
Pasir Ris St 71, Pasir Ris: 32 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