HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2001

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

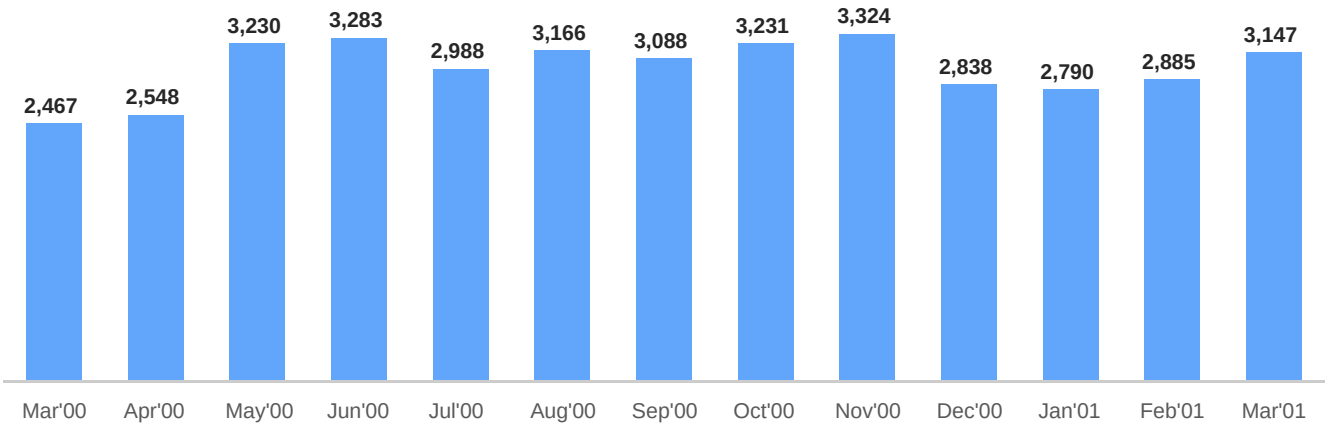
Flats sold: 3,147 Median price: $229,000 Median $psf: $224
Million-dollar flats: 0 (0.0%) Highest price: $740,000 (Bishan)

Against the month before: sales +9.1%, median price +0.4%. Against a year ago: sales +27.6%, median price -9.5%.

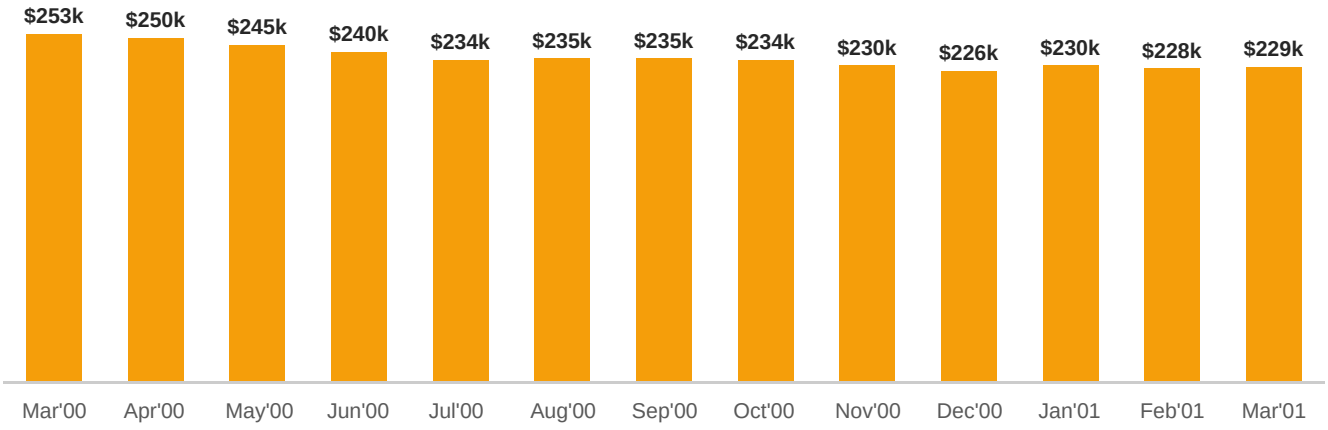
At a glance

- 3,147 HDB resale flats changed hands in March 2001, 9.1% more than the month before (2,885).
- Half of all flats sold for $229,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $235,000 (1,220 sales), or about $223 per square foot.
- The highest price was $740,000 for an executive flat at Blk 285 Bishan St 22, Bishan.
- For a 4-room flat, the most affordable town was Jurong West (median $207,250) and the dearest was Bishan (median $320,000).
- The busiest town was Tampines with 433 sales.

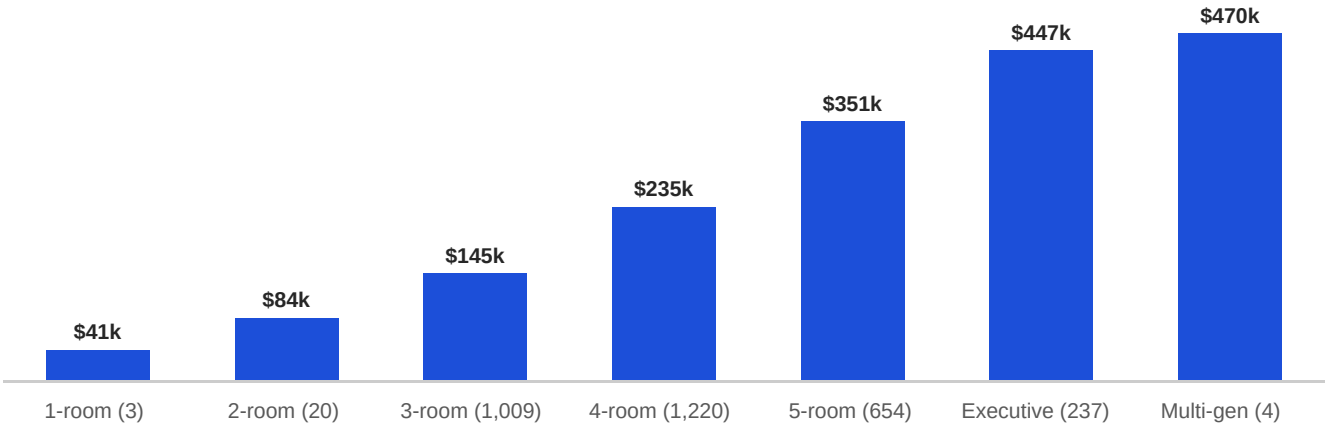
Flats sold each month, last 13 months



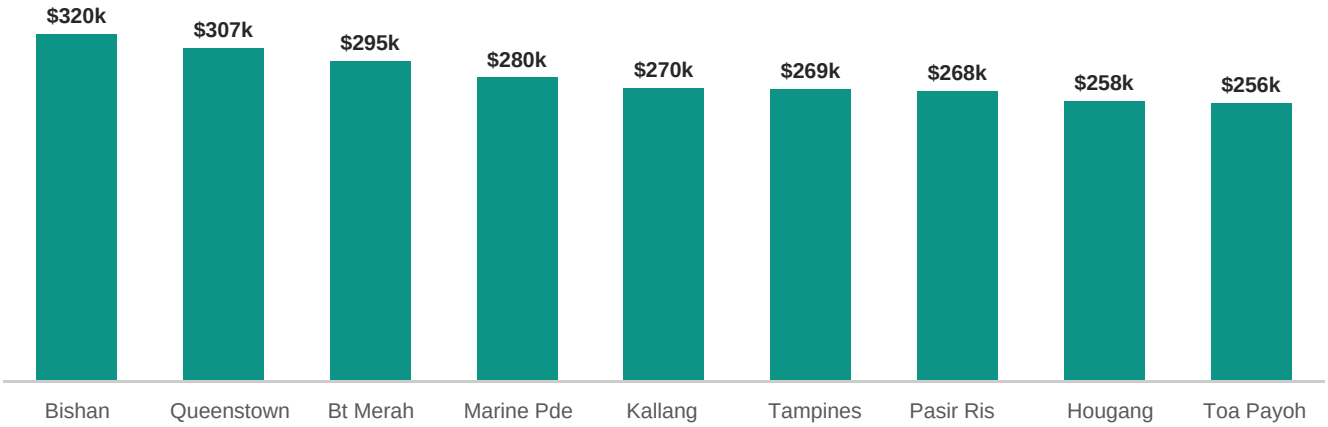
Median price each month, last 13 months



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



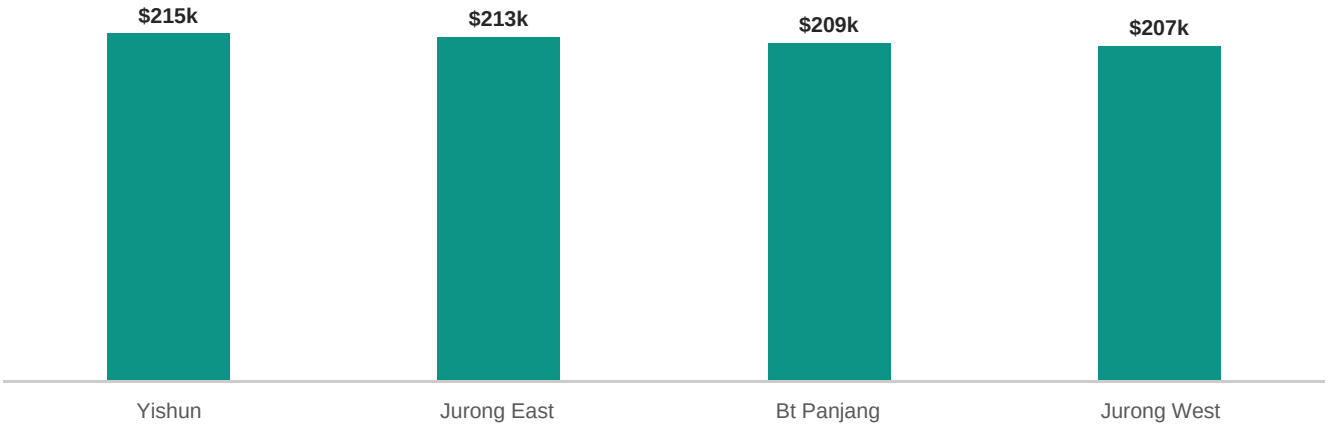
Median 4-room price by town, dearest first



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



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



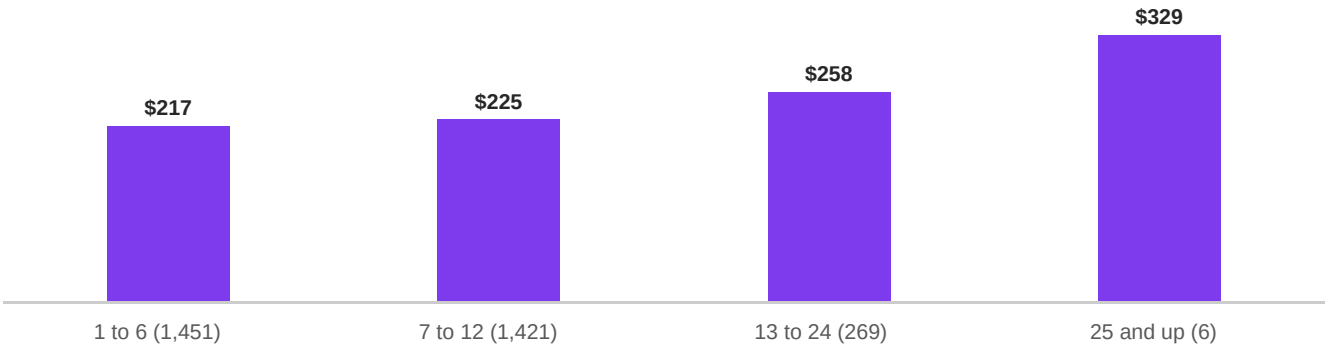
Town by town, March 2001

Ang Mo Kio: 188 sold - median $170,750 - 4-room median $239,000 - $212 psf
Bedok: 216 sold - median $209,000 - 4-room median $223,000 - $224 psf
Bishan: 60 sold - median $321,500 - 4-room median $320,000 - $289 psf
Bukit Batok: 200 sold - median $198,000 - 4-room median $216,500 - $197 psf
Bukit Merah: 102 sold - median $251,750 - 4-room median $295,000 - $265 psf
Bukit Panjang: 64 sold - median $210,000 - 4-room median $209,000 - $189 psf
Bukit Timah: 7 sold - median $176,000 - 4-room median n/a - $252 psf
Central Area: 28 sold - median $175,000 - 4-room median $234,000 - $231 psf
Choa Chu Kang: 122 sold - median $268,500 - 4-room median $242,000 - $226 psf
Clementi: 117 sold - median $168,200 - 4-room median $243,000 - $219 psf
Geylang: 105 sold - median $188,000 - 4-room median $243,500 - $217 psf
Hougang: 163 sold - median $258,000 - 4-room median $258,000 - $228 psf
Jurong East: 68 sold - median $199,000 - 4-room median $213,000 - $201 psf
Jurong West: 230 sold - median $208,000 - 4-room median $207,250 - $192 psf
Kallang/Whampoa: 68 sold - median $184,000 - 4-room median $270,000 - $226 psf
Marine Parade: 28 sold - median $273,750 - 4-room median $279,750 - $317 psf
Pasir Ris: 112 sold - median $354,750 - 4-room median $267,500 - $263 psf
Queenstown: 89 sold - median $148,000 - 4-room median $307,000 - $206 psf
Serangoon: 106 sold - median $266,500 - 4-room median $255,000 - $247 psf
Tampines: 433 sold - median $280,000 - 4-room median $269,000 - $252 psf
Toa Payoh: 97 sold - median $178,000 - 4-room median $256,000 - $241 psf
Woodlands: 308 sold - median $235,500 - 4-room median $217,000 - $212 psf
Yishun: 236 sold - median $187,500 - 4-room median $215,000 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2001

$740,000 Blk 285 Bishan St 22, Bishan
Executive - storey 19 to 21 - 1,851 sqft - $400 psf - 90 yrs lease left

$595,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,550 sqft - $384 psf - 91 yrs lease left

$575,000 Blk 261 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,604 sqft - $359 psf - 90 yrs lease left

$555,000 Blk 84B Lor 2 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,302 sqft - $426 psf - 95 yrs lease left

$550,000 Blk 601 Elias Rd, Pasir Ris
Executive - storey 10 to 12 - 1,615 sqft - $341 psf - 93 yrs lease left

$550,000 Blk 541 Pasir Ris St 51, Pasir Ris
Executive - storey 04 to 06 - 1,550 sqft - $355 psf - 90 yrs lease left

$548,000 Blk 82A Lor 4 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,313 sqft - $417 psf - 94 yrs lease left

$545,000 Blk 29 Chai Chee Ave, Bedok
Executive - storey 13 to 15 - 1,539 sqft - $354 psf - 94 yrs lease left

$544,000 Blk 853 Hougang Ctrl, Hougang
Executive - storey 16 to 18 - 1,475 sqft - $369 psf - 95 yrs lease left

$541,000 Blk 498F Tampines St 45, Tampines
Executive - storey 07 to 09 - 1,539 sqft - $351 psf - 95 yrs lease left

The 5 most affordable 4-room flats, March 2001

$128,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 947 sqft - $135 psf - 73 yrs lease left

$129,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $138 psf - 73 yrs lease left

$130,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $139 psf - 73 yrs lease left

$139,000 Blk 201 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 980 sqft - $142 psf - 78 yrs lease left

$140,000 Blk 201 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 980 sqft - $143 psf - 78 yrs lease left

The 10 busiest streets, March 2001

Tampines St 71, Tampines: 83 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 60 sales
Yishun Ring Rd, Yishun: 60 sales
Woodlands Dr 50, Woodlands: 53 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 43 sales
Bedok Reservoir Rd, Bedok: 39 sales
Tampines St 21, Tampines: 34 sales
Tampines St 34, Tampines: 33 sales
Tampines St 45, Tampines: 33 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 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