HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2001

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

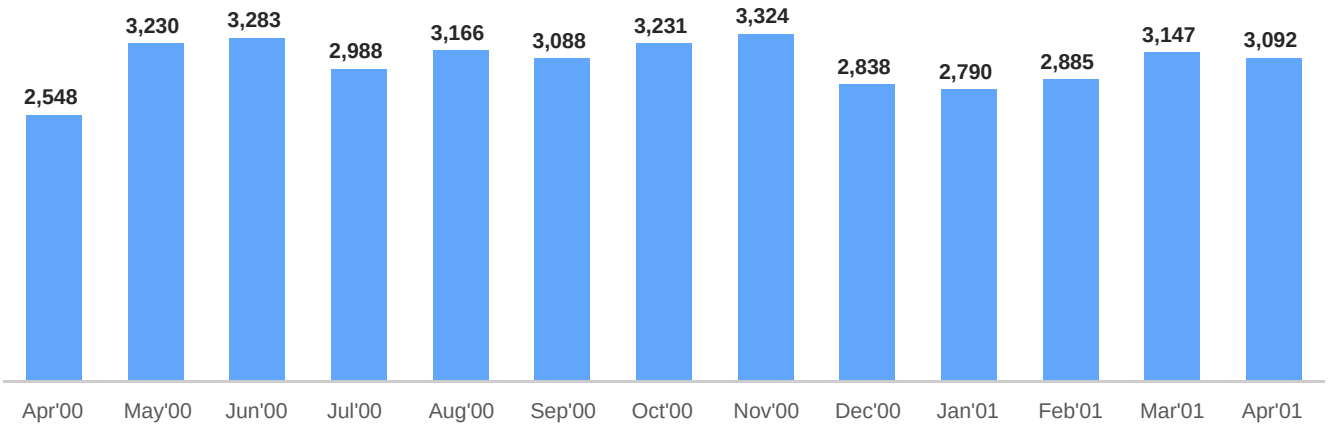
Flats sold: 3,092 Median price: $226,250 Median $psf: $221
Million-dollar flats: 0 (0.0%) Highest price: $680,000 (Queenstown)

Against the month before: sales -1.7%, median price -1.2%. Against a year ago: sales +21.4%, median price -9.5%.

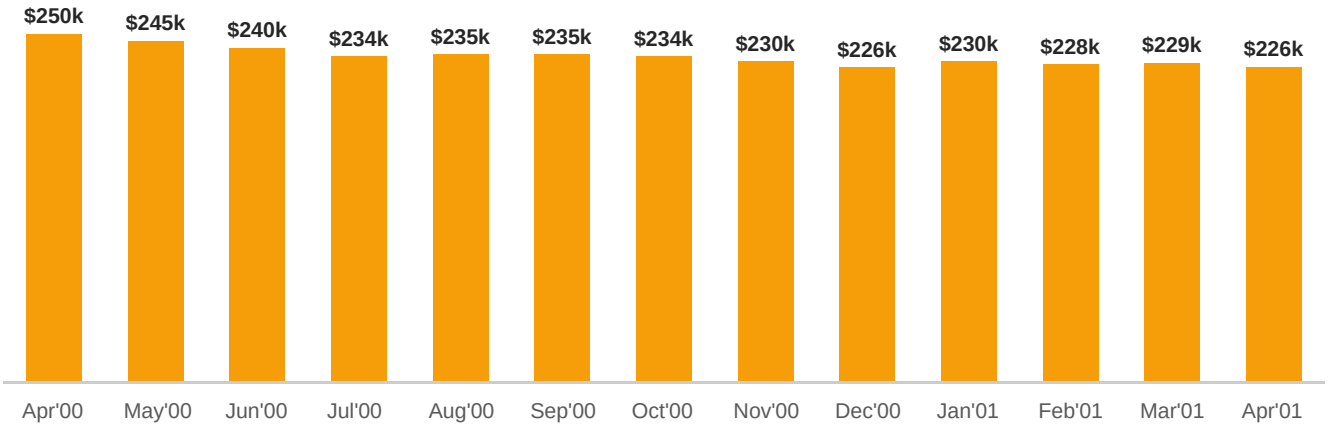
At a glance

- 3,092 HDB resale flats changed hands in April 2001, 1.7% fewer than the month before (3,147).
- Half of all flats sold for $226,250 or less (the median price), down 1.2% from the month before.
- A typical 4-room flat sold for $232,000 (1,231 sales), or about $219 per square foot.
- The highest price was $680,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Jurong East (median $200,000) and the dearest was Bukit Merah (median $321,500).
- The busiest town was Tampines with 402 sales.

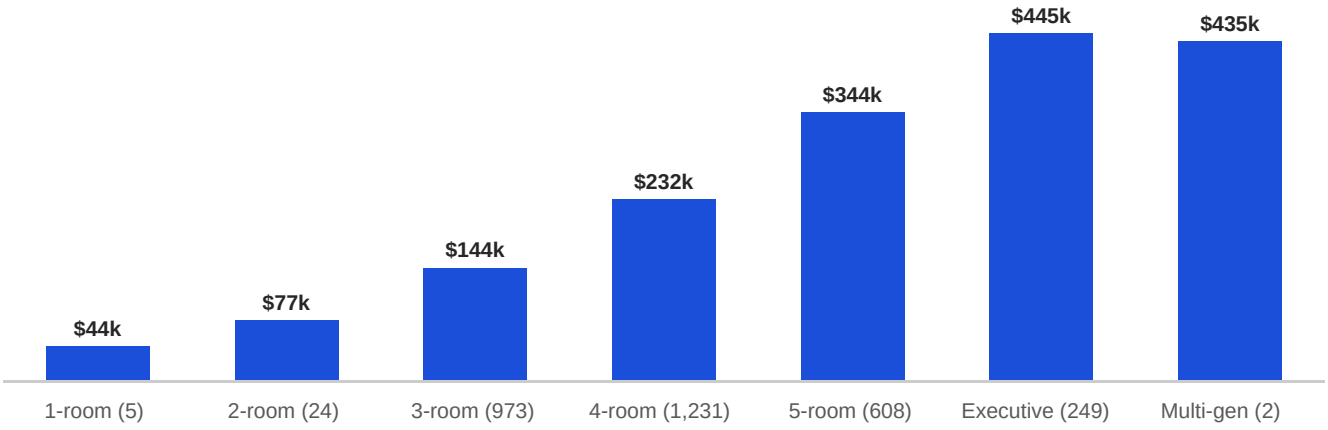
Flats sold each month, last 13 months



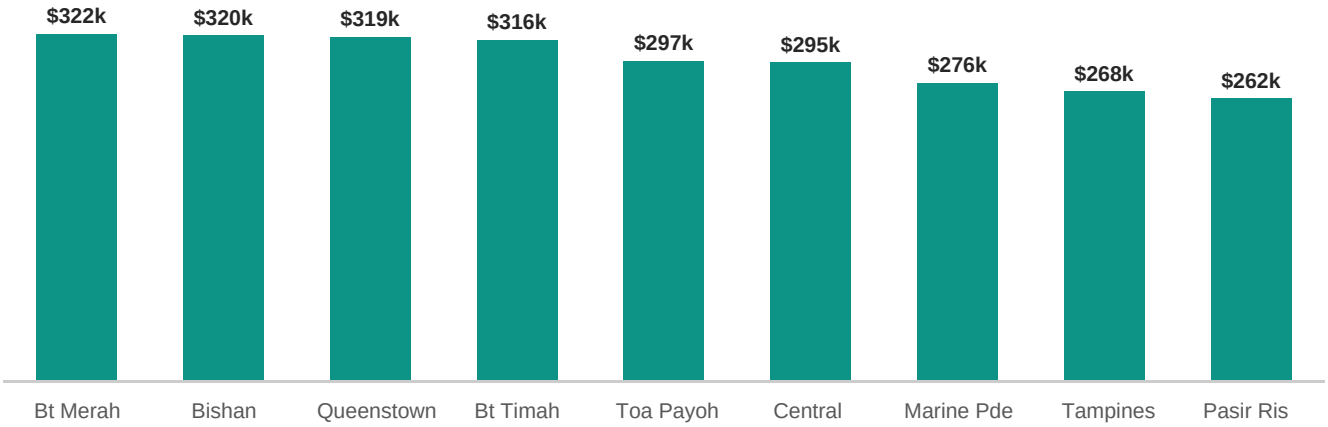
Median price each month, last 13 months



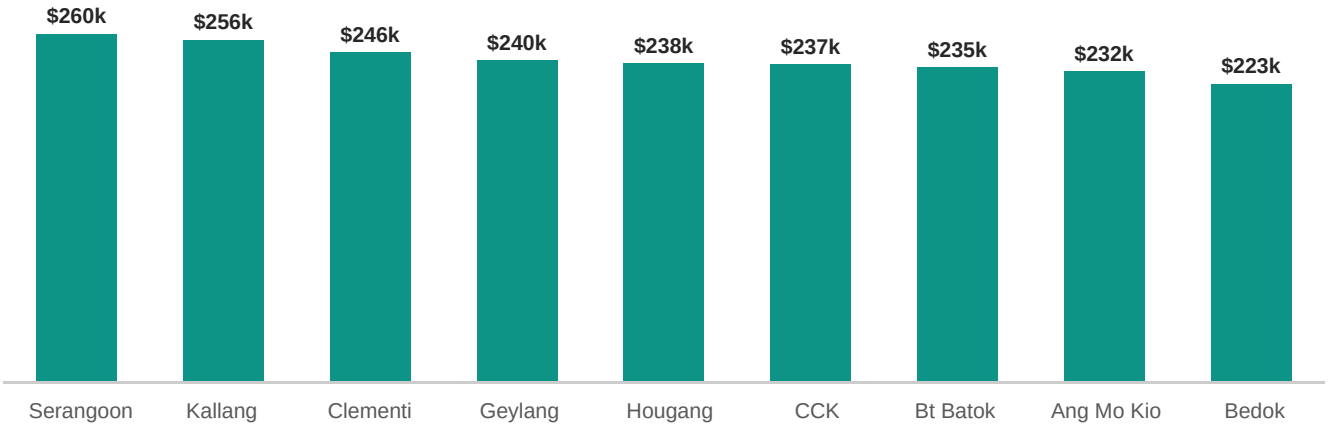
Median price by flat type (number sold), April 2001



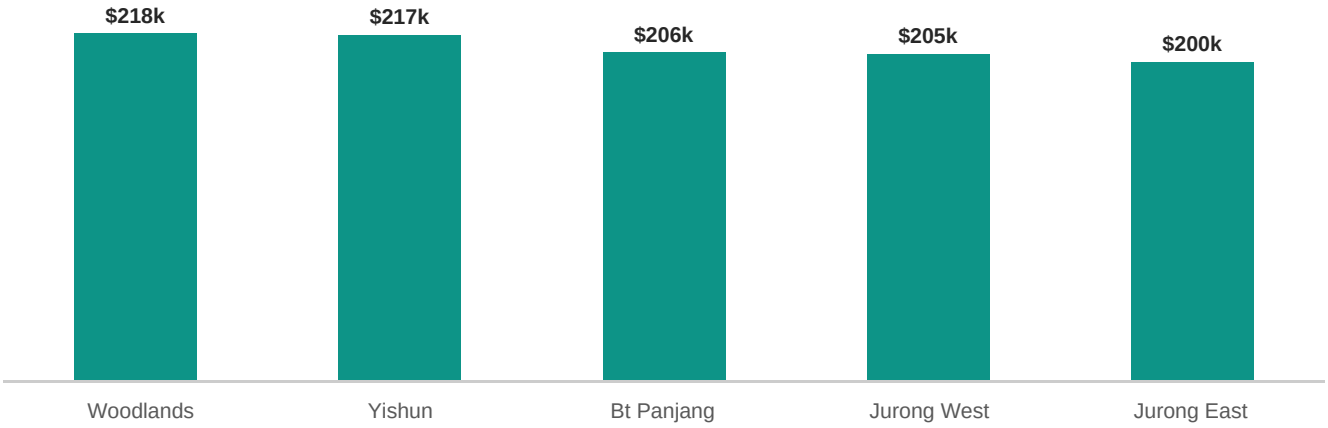
Median 4-room price by town, dearest first



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



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



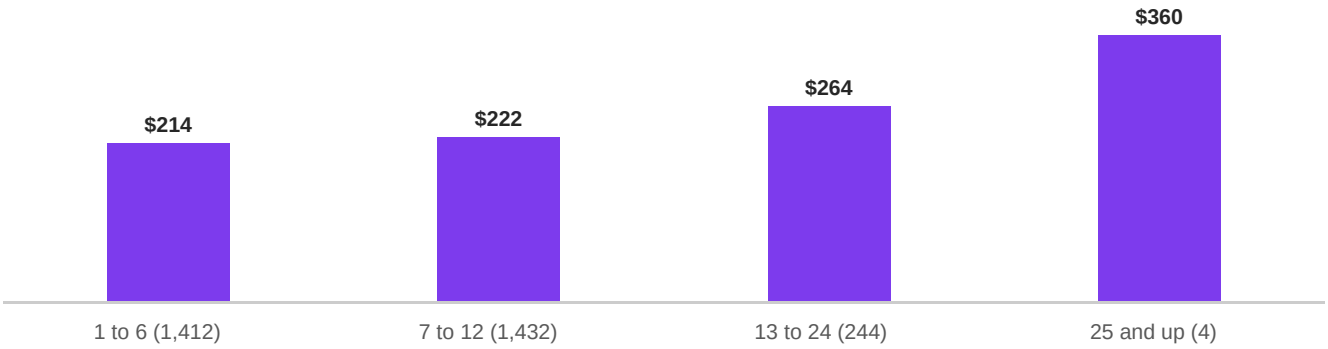
Town by town, April 2001

Ang Mo Kio: 167 sold - median $158,000 - 4-room median $232,000 - $213 psf
Bedok: 207 sold - median $200,000 - 4-room median $222,500 - $220 psf
Bishan: 72 sold - median $334,500 - 4-room median $320,000 - $292 psf
Bukit Batok: 164 sold - median $201,250 - 4-room median $235,000 - $196 psf
Bukit Merah: 110 sold - median $161,000 - 4-room median $321,500 - $229 psf
Bukit Panjang: 71 sold - median $208,000 - 4-room median $206,000 - $188 psf
Bukit Timah: 11 sold - median $317,000 - 4-room median $316,000 - $283 psf
Central Area: 12 sold - median $174,000 - 4-room median $295,000 - $260 psf
Choa Chu Kang: 145 sold - median $248,000 - 4-room median $237,000 - $214 psf
Clementi: 113 sold - median $185,000 - 4-room median $246,000 - $227 psf
Geylang: 89 sold - median $160,000 - 4-room median $240,000 - $206 psf
Hougang: 181 sold - median $228,000 - 4-room median $238,000 - $215 psf
Jurong East: 81 sold - median $180,000 - 4-room median $200,000 - $201 psf
Jurong West: 205 sold - median $207,000 - 4-room median $205,000 - $189 psf
Kallang/Whampoa: 97 sold - median $157,000 - 4-room median $255,500 - $214 psf
Marine Parade: 16 sold - median $261,000 - 4-room median $276,000 - $296 psf
Pasir Ris: 127 sold - median $346,000 - 4-room median $261,500 - $256 psf
Queenstown: 97 sold - median $142,000 - 4-room median $318,500 - $214 psf
Serangoon: 88 sold - median $265,500 - 4-room median $260,000 - $240 psf
Tampines: 402 sold - median $278,000 - 4-room median $268,000 - $250 psf
Toa Payoh: 85 sold - median $183,000 - 4-room median $296,500 - $233 psf
Woodlands: 341 sold - median $232,000 - 4-room median $218,000 - $213 psf
Yishun: 211 sold - median $208,000 - 4-room median $217,000 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2001

$680,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,582 sqft - $430 psf - 93 yrs lease left

$638,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $409 psf - 91 yrs lease left

$610,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $378 psf - 85 yrs lease left

$600,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,561 sqft - $384 psf - 93 yrs lease left

$590,000 Blk 54 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,809 sqft - $210 psf - 70 yrs lease left

$583,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $371 psf - 93 yrs lease left

$580,000 Blk 29A Chai Chee Ave, Bedok
Executive - storey 07 to 09 - 1,572 sqft - $369 psf - 94 yrs lease left

$567,000 Blk 81 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,313 sqft - $432 psf - 95 yrs lease left

$560,000 Blk 856E Tampines St 82, Tampines
Executive - storey 13 to 15 - 1,604 sqft - $349 psf - 93 yrs lease left

$560,000 Blk 892 Tampines Ave 8, Tampines
Executive - storey 10 to 12 - 1,539 sqft - $364 psf - 95 yrs lease left

The 5 most affordable 4-room flats, April 2001

$117,000 Blk 43 Bendemeer Rd, Kallang/Whampoa

4-room - storey 10 to 12 - 1,356 sqft - $86 psf - 79 yrs lease left

$128,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $137 psf - 73 yrs lease left

$128,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $137 psf - 73 yrs lease left

$128,000 Blk 32 Teban Gdns Rd, Jurong East

4-room - storey 01 to 03 - 1,066 sqft - $120 psf - 79 yrs lease left

$131,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $135 psf - 72 yrs lease left

The 10 busiest streets, April 2001

Tampines St 71, Tampines: 79 sales
Woodlands Dr 50, Woodlands: 78 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 53 sales
Yishun Ring Rd, Yishun: 44 sales
Hougang Ave 8, Hougang: 42 sales
Pasir Ris St 71, Pasir Ris: 42 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Woodlands St 41, Woodlands: 39 sales
Bedok Reservoir Rd, Bedok: 38 sales
Woodlands Dr 70, Woodlands: 34 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