HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 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/2001-05/

May 2001 in full

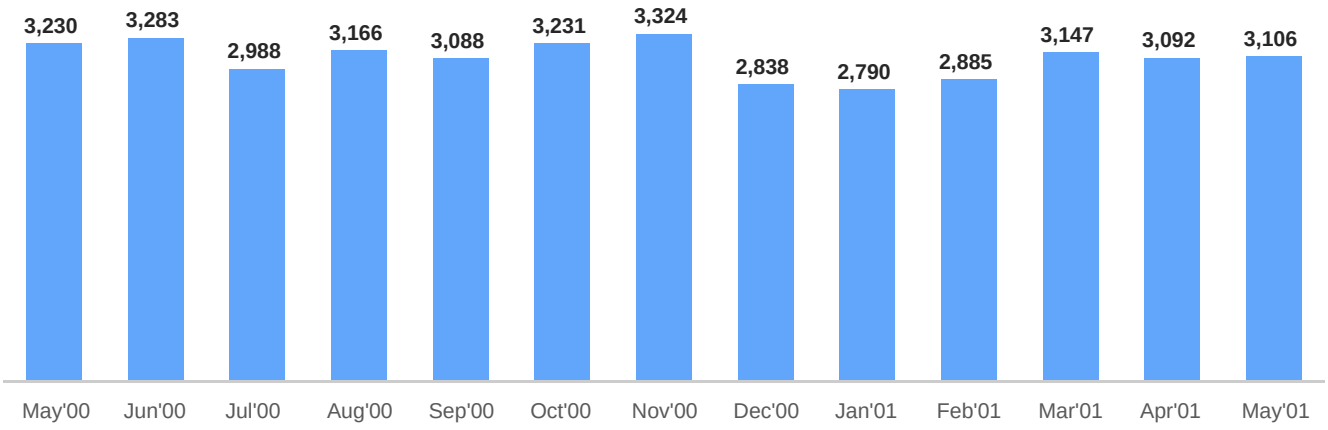
Flats sold: 3,106 **Median price: $228,000** **Median $psf: $221**
Million-dollar flats: 0 (0.0%) **Highest price: $705,000 (Queenstown)**

Against the month before: sales +0.5%, median price +0.8%. Against a year ago: sales -3.8%, median price -6.9%.

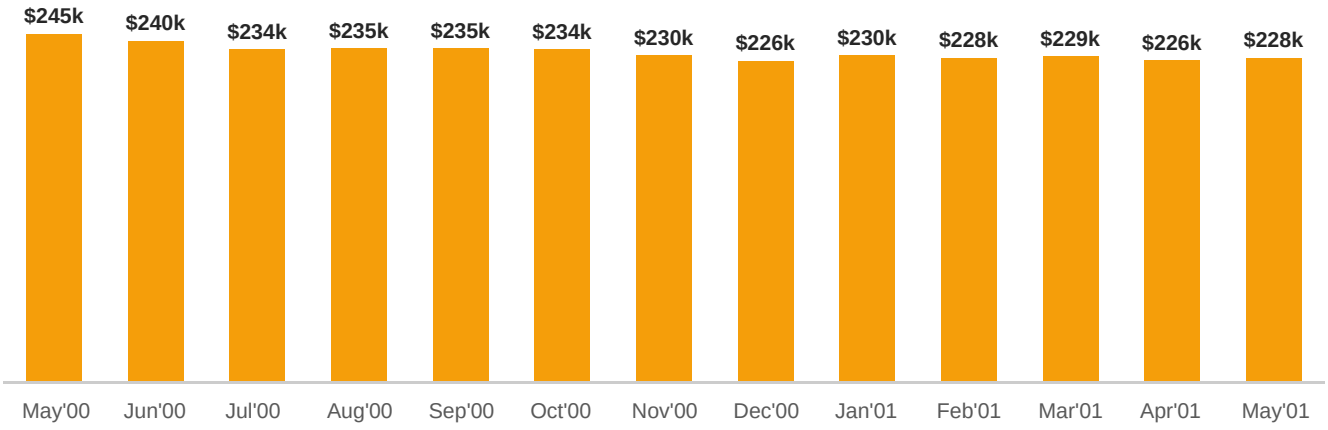
At a glance

- 3,106 HDB resale flats changed hands in May 2001, about the same as the month before (3,092).
- Half of all flats sold for $228,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $230,500 (1,245 sales), or about $219 per square foot.
- The highest price was $705,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $204,000) and the dearest was Bukit Merah (median $322,500).
- The busiest town was Tampines with 411 sales.

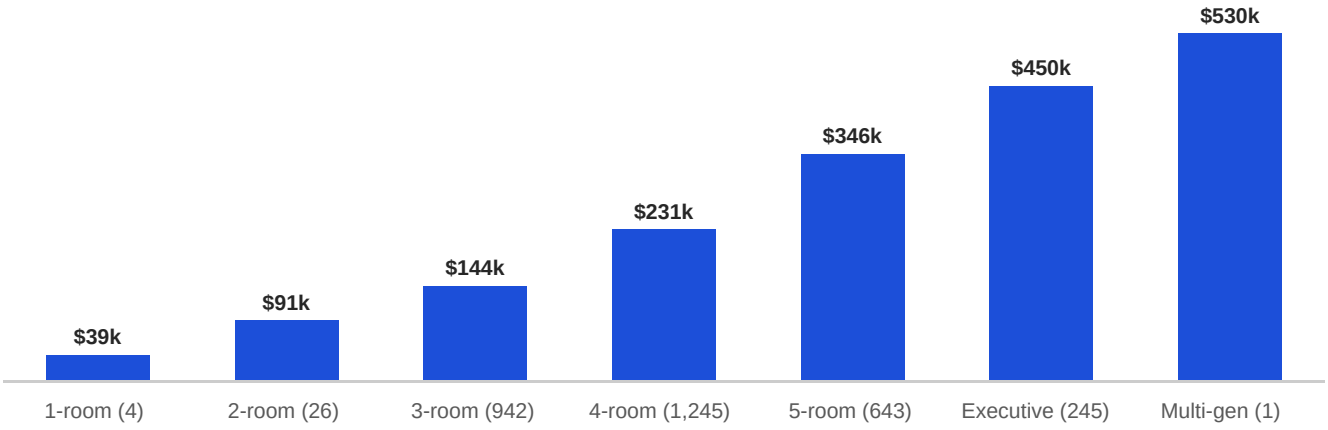
Flats sold each month, last 13 months



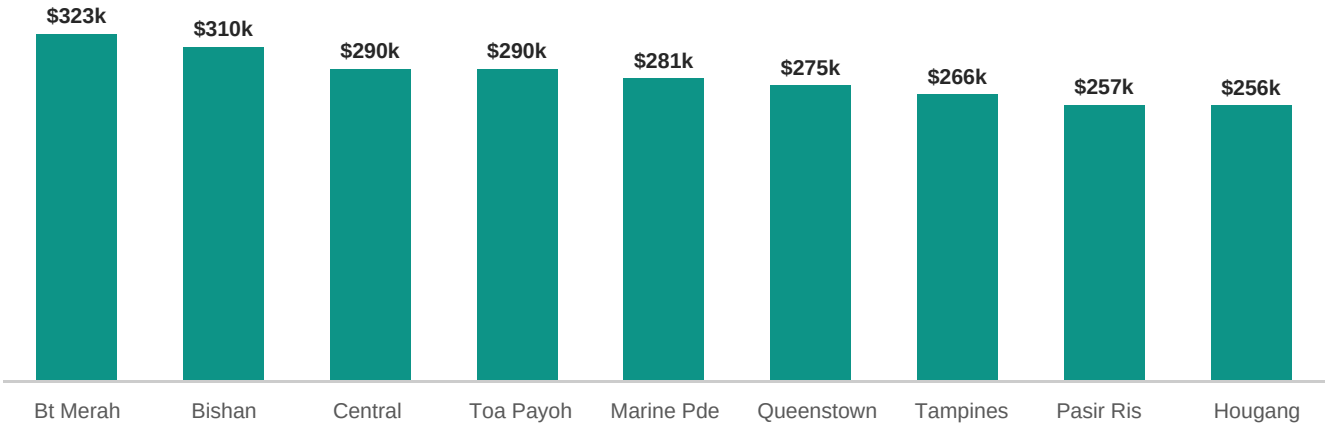
Median price each month, last 13 months



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



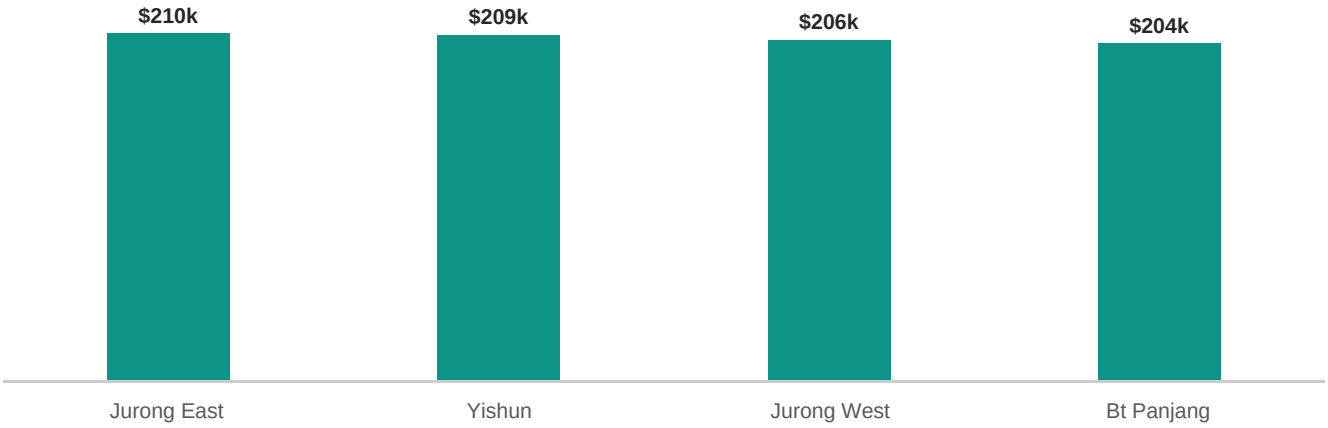
Median 4-room price by town, dearest first



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



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



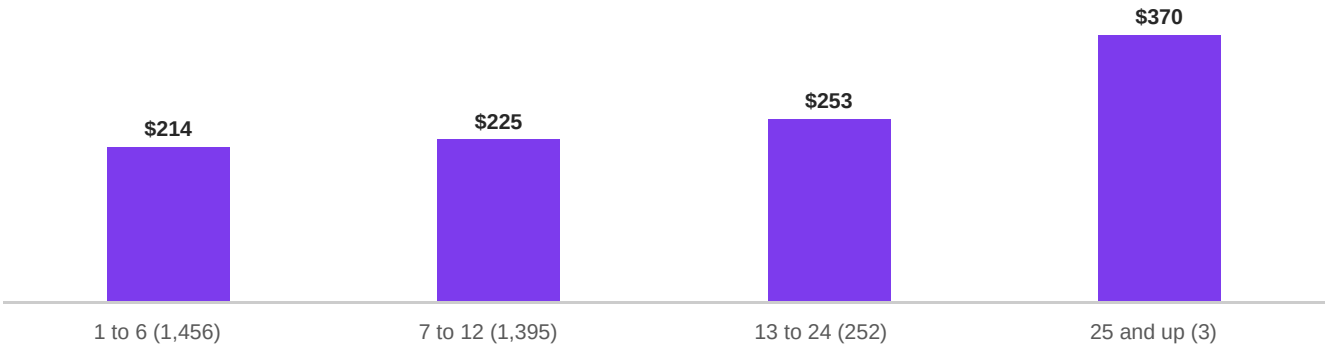
Town by town, May 2001

Ang Mo Kio: 159 sold - median $171,000 - 4-room median $235,000 - $211 psf
Bedok: 228 sold - median $204,500 - 4-room median $224,000 - $222 psf
Bishan: 66 sold - median $330,500 - 4-room median $310,000 - $294 psf
Bukit Batok: 155 sold - median $177,000 - 4-room median $228,000 - $189 psf
Bukit Merah: 128 sold - median $180,250 - 4-room median $322,500 - $242 psf
Bukit Panjang: 79 sold - median $208,000 - 4-room median $204,000 - $188 psf
Bukit Timah: 6 sold - median $378,500 - 4-room median n/a - $313 psf
Central Area: 17 sold - median $200,000 - 4-room median $290,000 - $263 psf
Choa Chu Kang: 155 sold - median $251,000 - 4-room median $234,750 - $218 psf
Clementi: 95 sold - median $187,000 - 4-room median $236,500 - $221 psf
Geylang: 79 sold - median $178,000 - 4-room median $214,000 - $206 psf
Hougang: 185 sold - median $260,000 - 4-room median $256,000 - $232 psf
Jurong East: 75 sold - median $167,000 - 4-room median $210,000 - $196 psf
Jurong West: 203 sold - median $207,000 - 4-room median $206,000 - $187 psf
Kallang/Whampoa: 89 sold - median $183,000 - 4-room median $248,500 - $232 psf
Marine Parade: 30 sold - median $236,500 - 4-room median $281,000 - $302 psf
Pasir Ris: 119 sold - median $352,000 - 4-room median $256,500 - $260 psf
Queenstown: 89 sold - median $146,000 - 4-room median $274,500 - $217 psf
Serangoon: 101 sold - median $255,000 - 4-room median $248,000 - $232 psf
Tampines: 411 sold - median $274,000 - 4-room median $266,000 - $249 psf
Toa Payoh: 102 sold - median $180,000 - 4-room median $290,000 - $243 psf
Woodlands: 318 sold - median $226,000 - 4-room median $215,900 - $206 psf
Yishun: 217 sold - median $205,000 - 4-room median $209,000 - $195 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2001

$705,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,604 sqft - $440 psf - 93 yrs lease left

$645,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $413 psf - 91 yrs lease left

$595,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $381 psf - 91 yrs lease left

$580,000 Blk 212 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $367 psf - 90 yrs lease left

$577,000 Blk 46 Bendemeer Rd, Kallang/Whampoa
Executive - storey 19 to 21 - 1,550 sqft - $372 psf - 92 yrs lease left

$576,000 Blk 133 Clarence Lane, Queenstown
5-room - storey 10 to 12 - 1,432 sqft - $402 psf - 94 yrs lease left

$575,000 Blk 10B Bedok Sth Ave 2, Bedok
Executive - storey 04 to 06 - 1,561 sqft - $368 psf - 93 yrs lease left

$568,000 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $361 psf - 85 yrs lease left

$565,000 Blk 584 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,572 sqft - $360 psf - 93 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

The 5 most affordable 4-room flats, May 2001

$120,000 Blk 48 Circuit Rd, Geylang

4-room - storey 07 to 09 - 1,292 sqft - $93 psf - 67 yrs lease left

$121,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $128 psf - 73 yrs lease left

$123,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $127 psf - 74 yrs lease left

$123,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $131 psf - 73 yrs lease left

$126,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 947 sqft - $133 psf - 73 yrs lease left

The 10 busiest streets, May 2001

Tampines St 71, Tampines: 93 sales
Yishun Ring Rd, Yishun: 56 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 53 sales
Bedok Reservoir Rd, Bedok: 53 sales
Woodlands Dr 50, Woodlands: 47 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 43 sales
Woodlands St 41, Woodlands: 43 sales
Hougang St 51, Hougang: 33 sales
Woodlands Circle, Woodlands: 31 sales
Woodlands Dr 70, Woodlands: 30 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