HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2001

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

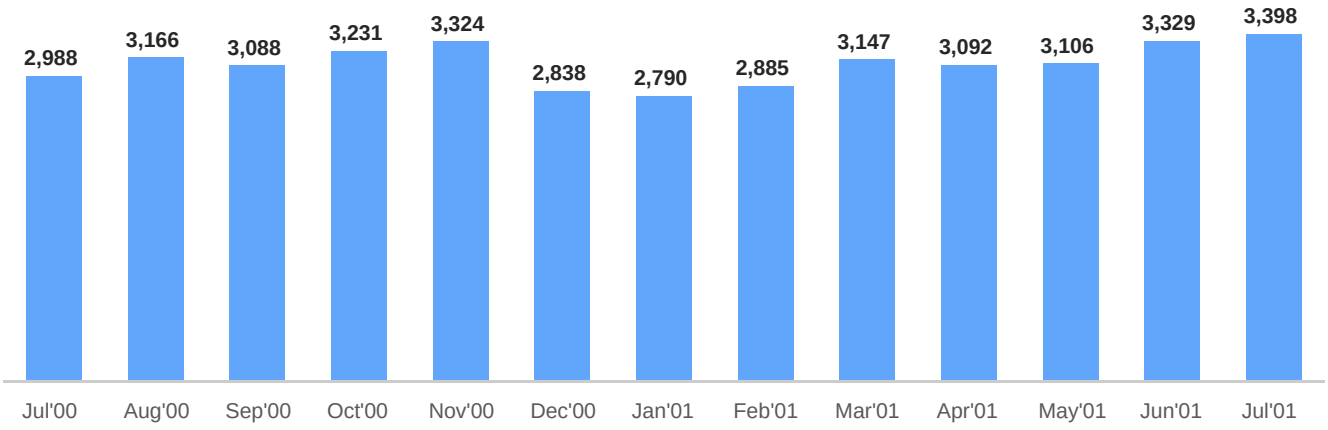
Flats sold: 3,398 Median price: $225,000 Median $psf: $217
Million-dollar flats: 0 (0.0%) Highest price: $657,000 (Bishan)

Against the month before: sales +2.1%, median price +0.9%. Against a year ago: sales +13.7%, median price -3.8%.

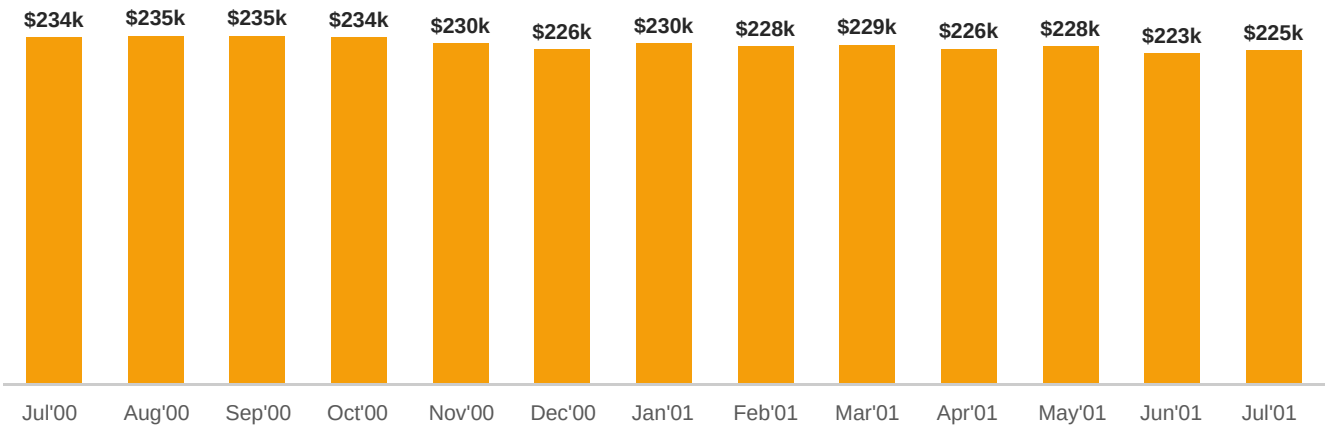
At a glance

- 3,398 HDB resale flats changed hands in July 2001, 2.1% more than the month before (3,329).
- Half of all flats sold for $225,000 or less (the median price), up 0.9% from the month before.
- A typical 4-room flat sold for $225,000 (1,382 sales), or about $213 per square foot.
- The highest price was $657,000 for an executive flat at Blk 168 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $195,000) and the dearest was Queenstown (median $367,500).
- The busiest town was Woodlands with 440 sales.

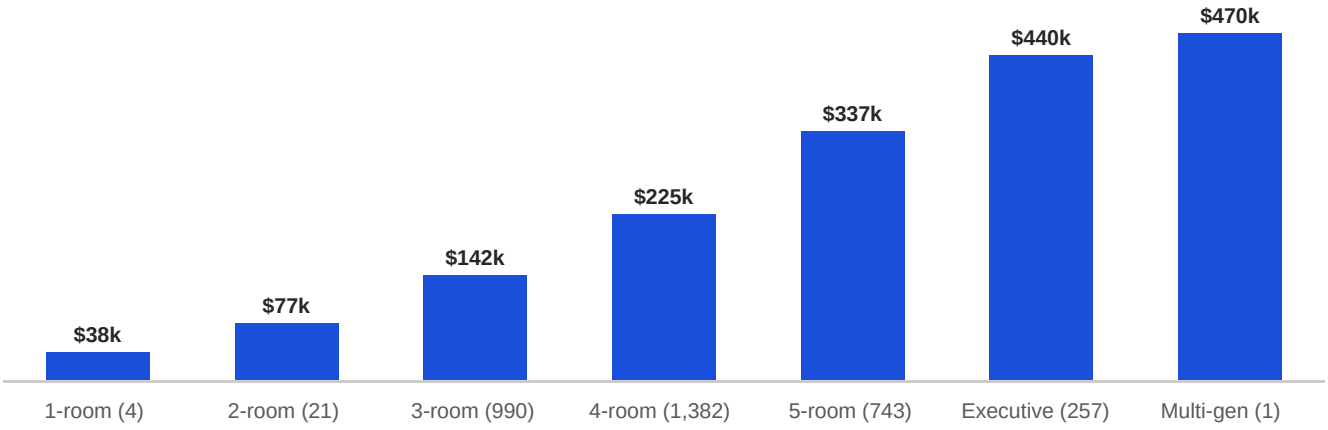
Flats sold each month, last 13 months



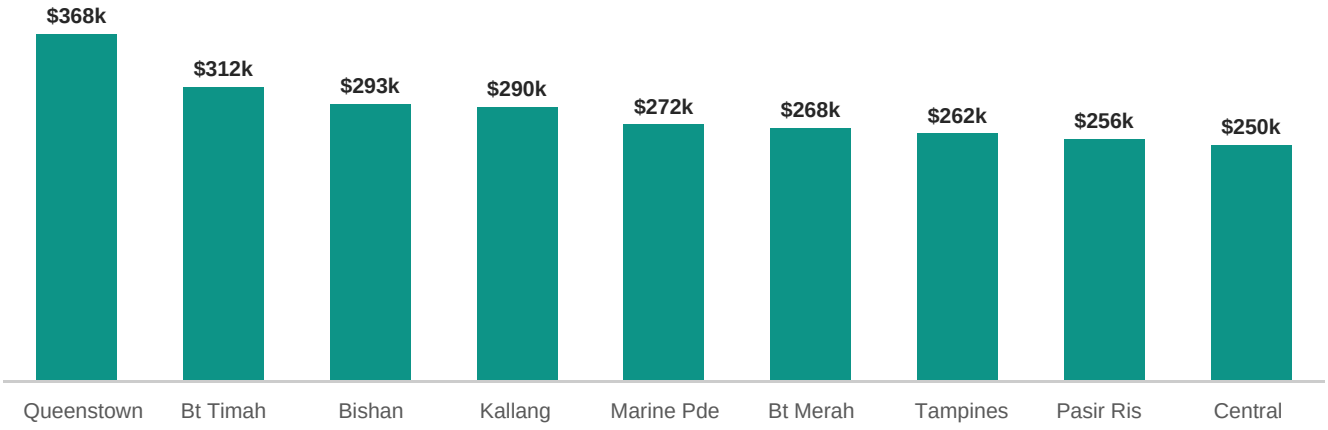
Median price each month, last 13 months



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



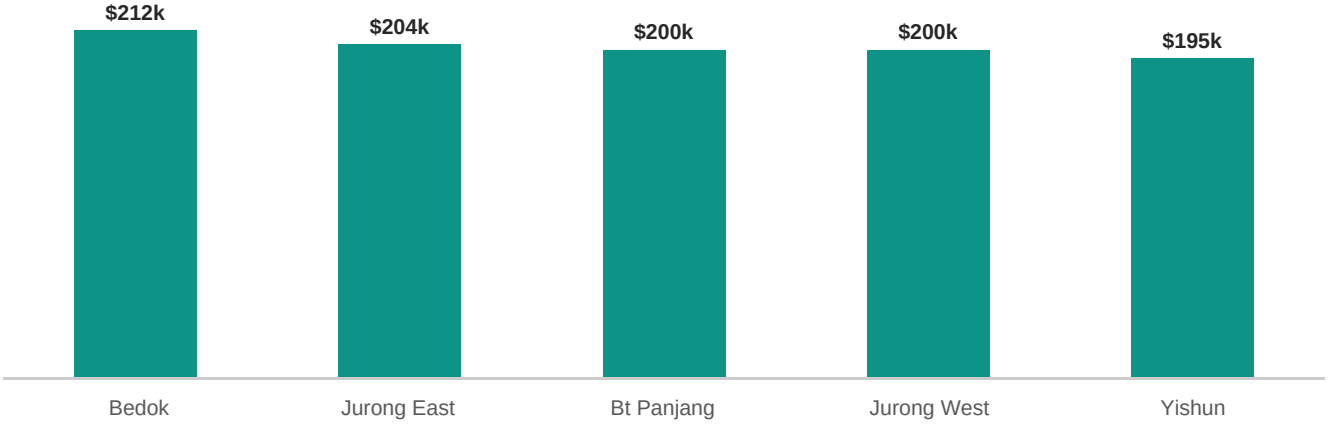
Median 4-room price by town, dearest first



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



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



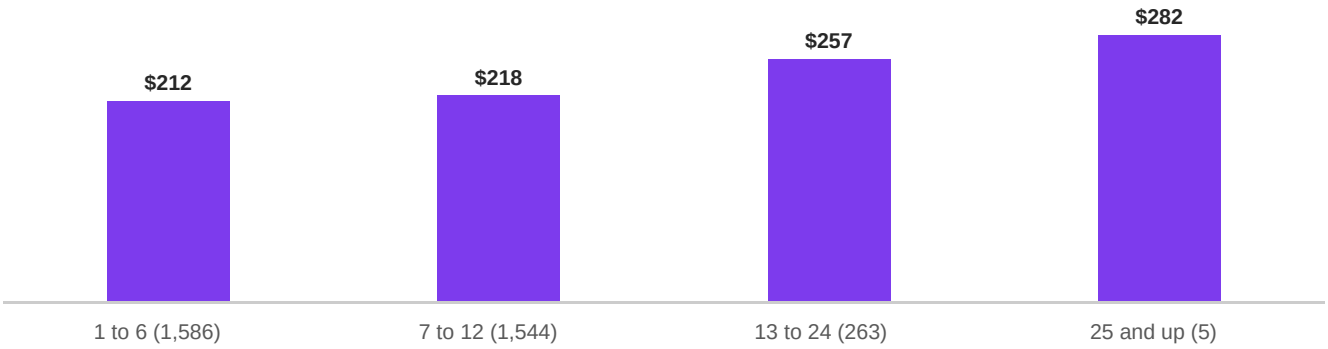
Town by town, July 2001

Ang Mo Kio: 184 sold - median $155,000 - 4-room median $233,000 - $206 psf
Bedok: 212 sold - median $201,500 - 4-room median $212,000 - $216 psf
Bishan: 80 sold - median $310,000 - 4-room median $293,000 - $278 psf
Bukit Batok: 170 sold - median $194,000 - 4-room median $230,000 - $197 psf
Bukit Merah: 112 sold - median $160,500 - 4-room median $268,000 - $226 psf
Bukit Panjang: 104 sold - median $202,500 - 4-room median $200,000 - $183 psf
Bukit Timah: 8 sold - median $311,500 - 4-room median $311,500 - $278 psf
Central Area: 21 sold - median $190,000 - 4-room median $250,000 - $263 psf
Choa Chu Kang: 145 sold - median $250,000 - 4-room median $231,500 - $217 psf
Clementi: 96 sold - median $181,400 - 4-room median $229,250 - $215 psf
Geylang: 100 sold - median $149,000 - 4-room median $248,500 - $203 psf
Hougang: 192 sold - median $245,000 - 4-room median $245,000 - $221 psf
Jurong East: 68 sold - median $179,000 - 4-room median $203,500 - $191 psf
Jurong West: 232 sold - median $207,000 - 4-room median $200,000 - $186 psf
Kallang/Whampoa: 88 sold - median $201,500 - 4-room median $290,000 - $230 psf
Marine Parade: 32 sold - median $249,000 - 4-room median $271,500 - $293 psf
Pasir Ris: 160 sold - median $328,500 - 4-room median $256,000 - $245 psf
Queenstown: 94 sold - median $139,500 - 4-room median $367,500 - $205 psf
Serangoon: 105 sold - median $241,000 - 4-room median $229,000 - $228 psf
Tampines: 427 sold - median $278,000 - 4-room median $262,000 - $250 psf
Toa Payoh: 109 sold - median $183,000 - 4-room median $239,900 - $239 psf
Woodlands: 440 sold - median $223,000 - 4-room median $213,250 - $206 psf
Yishun: 219 sold - median $172,000 - 4-room median $195,000 - $190 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2001

$657,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $374 psf - 84 yrs lease left

$648,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,658 sqft - $391 psf - 93 yrs lease left

$620,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,539 sqft - $403 psf - 91 yrs lease left

$609,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,561 sqft - $390 psf - 91 yrs lease left

$598,000 Blk 82 Redhill Lane, Bukit Merah
5-room - storey 19 to 21 - 1,496 sqft - $400 psf - 94 yrs lease left

$598,000 Blk 643 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 10 to 12 - 2,314 sqft - $258 psf - 96 yrs lease left

$570,000 Blk 201 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,615 sqft - $353 psf - 90 yrs lease left

$568,000 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $361 psf - 90 yrs lease left

$562,500 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 25 to 27 - 1,496 sqft - $376 psf - 93 yrs lease left

$562,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,582 sqft - $355 psf - 91 yrs lease left

The 5 most affordable 4-room flats, July 2001

$114,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $118 psf - 72 yrs lease left

$125,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $133 psf - 73 yrs lease left

$128,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $135 psf - 73 yrs lease left

$128,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 936 sqft - $137 psf - 73 yrs lease left

$130,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $137 psf - 74 yrs lease left

The 10 busiest streets, July 2001

Tampines St 71, Tampines: 94 sales
Woodlands Circle, Woodlands: 94 sales
Woodlands Dr 50, Woodlands: 63 sales
Yishun Ring Rd, Yishun: 60 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 56 sales
Woodlands Ave 6, Woodlands: 48 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 41 sales
Woodlands St 41, Woodlands: 41 sales
Pasir Ris St 71, Pasir Ris: 38 sales
Bedok Reservoir Rd, Bedok: 37 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