HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2001

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

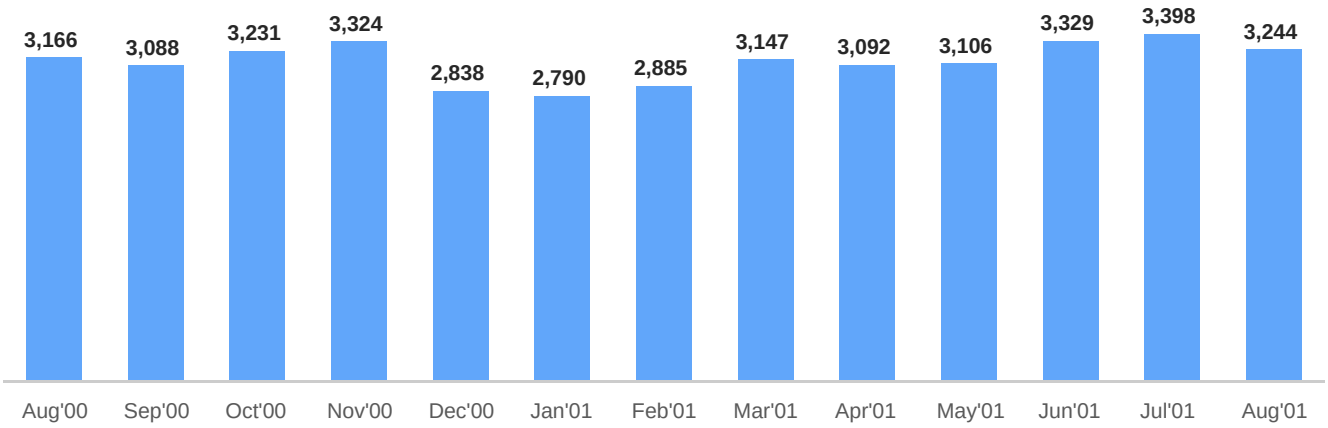
Flats sold: 3,244 Median price: $229,000 Median $psf: $218
Million-dollar flats: 0 (0.0%) Highest price: $660,000 (Choa Chu Kang)

Against the month before: sales -4.5%, median price +1.8%. Against a year ago: sales +2.5%, median price -2.6%.

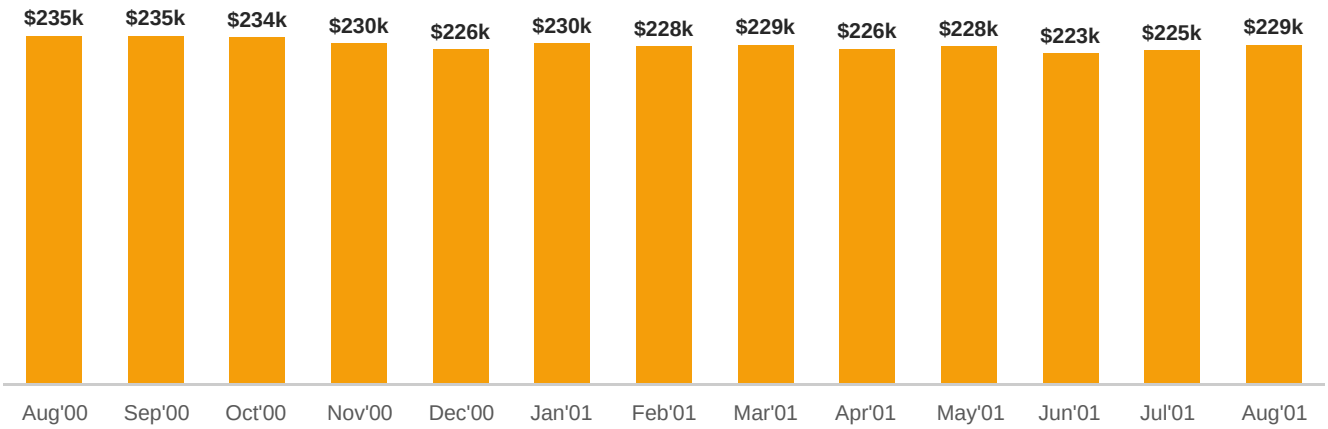
At a glance

- 3,244 HDB resale flats changed hands in August 2001, 4.5% fewer than the month before (3,398).
- Half of all flats sold for $229,000 or less (the median price), up 1.8% from the month before.
- A typical 4-room flat sold for $226,000 (1,321 sales), or about $214 per square foot.
- The highest price was $660,000 for an executive flat at Blk 643 Choa Chu Kang St 64, Choa Chu Kang.
- For a 4-room flat, the most affordable town was Jurong East (median $197,375) and the dearest was Queenstown (median $342,000).
- The busiest town was Woodlands with 464 sales.

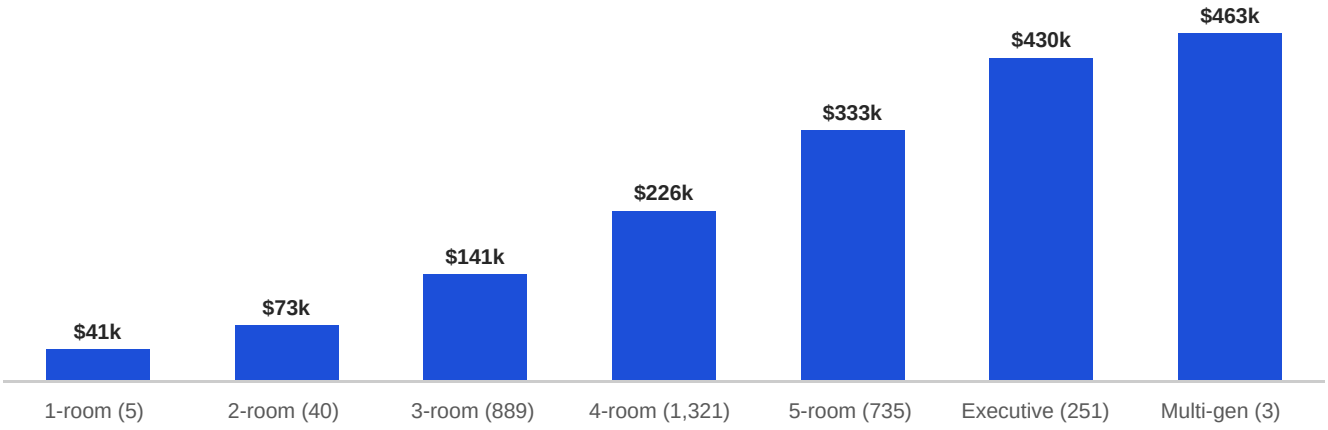
Flats sold each month, last 13 months



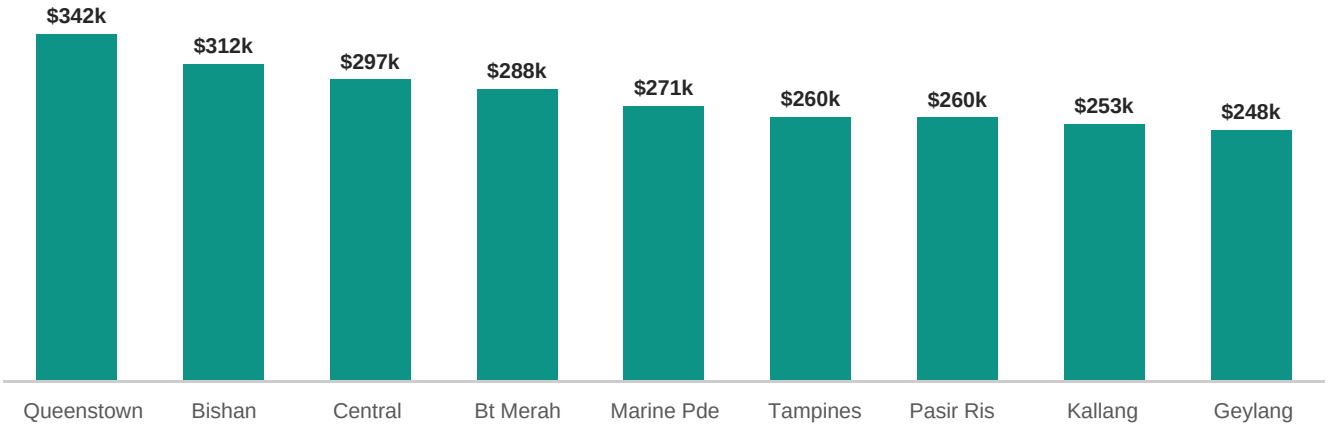
Median price each month, last 13 months



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



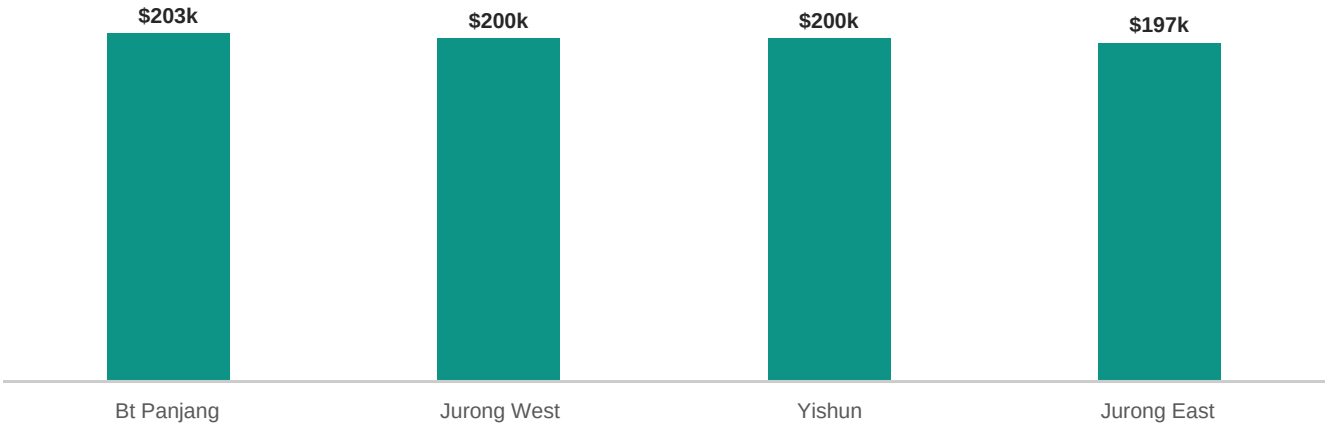
Median 4-room price by town, dearest first



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



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



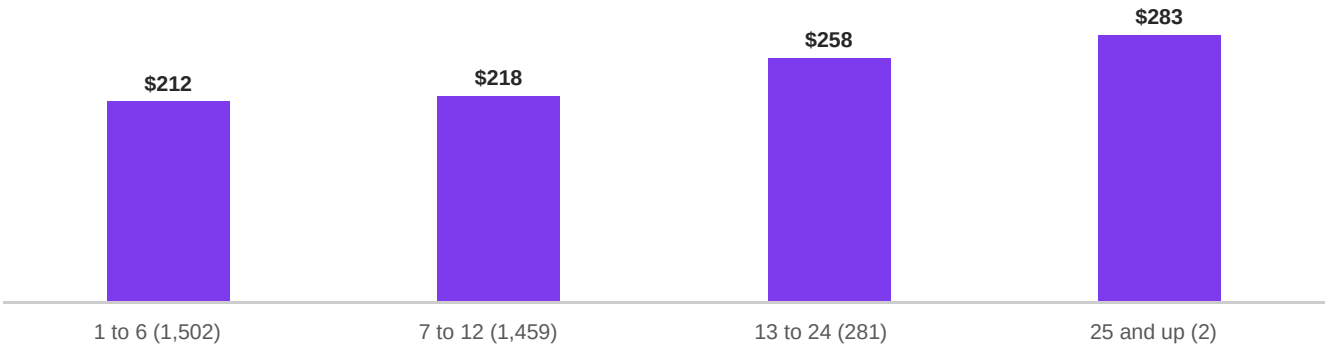
Town by town, August 2001

Ang Mo Kio: 177 sold - median $158,500 - 4-room median $231,500 - $209 psf
Bedok: 208 sold - median $197,500 - 4-room median $212,000 - $213 psf
Bishan: 86 sold - median $317,000 - 4-room median $312,250 - $281 psf
Bukit Batok: 155 sold - median $222,000 - 4-room median $229,500 - $205 psf
Bukit Merah: 116 sold - median $163,500 - 4-room median $287,500 - $214 psf
Bukit Panjang: 90 sold - median $207,000 - 4-room median $203,000 - $186 psf
Bukit Timah: 5 sold - median $254,000 - 4-room median n/a - $259 psf
Central Area: 24 sold - median $175,750 - 4-room median $297,000 - $260 psf
Choa Chu Kang: 124 sold - median $270,500 - 4-room median $232,800 - $223 psf
Clementi: 86 sold - median $187,500 - 4-room median $236,000 - $223 psf
Geylang: 101 sold - median $179,000 - 4-room median $247,500 - $203 psf
Hougang: 168 sold - median $250,500 - 4-room median $246,000 - $224 psf
Jurong East: 69 sold - median $195,000 - 4-room median $197,375 - $197 psf
Jurong West: 217 sold - median $208,000 - 4-room median $200,000 - $186 psf
Kallang/Whampoa: 80 sold - median $167,000 - 4-room median $253,000 - $220 psf
Marine Parade: 24 sold - median $233,000 - 4-room median $271,000 - $287 psf
Pasir Ris: 170 sold - median $338,000 - 4-room median $259,500 - $253 psf
Queenstown: 100 sold - median $144,000 - 4-room median $342,000 - $208 psf
Serangoon: 97 sold - median $250,000 - 4-room median $247,500 - $232 psf
Tampines: 382 sold - median $270,000 - 4-room median $260,000 - $243 psf
Toa Payoh: 108 sold - median $188,500 - 4-room median $223,000 - $231 psf
Woodlands: 464 sold - median $222,000 - 4-room median $213,000 - $202 psf
Yishun: 193 sold - median $170,000 - 4-room median $200,000 - $191 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2001

$660,000 Blk 643 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 10 to 12 - 2,314 sqft - $285 psf - 96 yrs lease left

$630,000 Blk 152 Pasir Ris St 13, Pasir Ris
Executive - storey 07 to 09 - 2,034 sqft - $310 psf - 93 yrs lease left

$570,000 Blk 223 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,518 sqft - $376 psf - 90 yrs lease left

$560,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 10 to 12 - 1,572 sqft - $356 psf - 91 yrs lease left

$560,000 Blk 856B Tampines St 82, Tampines
Executive - storey 07 to 09 - 1,572 sqft - $356 psf - 93 yrs lease left

$547,878 Blk 48 Bendemeer Rd, Kallang/Whampoa
Executive - storey 10 to 12 - 1,593 sqft - $344 psf - 92 yrs lease left

$543,000 Blk 616 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 10 to 12 - 1,679 sqft - $323 psf - 94 yrs lease left

$540,000 Blk 231 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $344 psf - 90 yrs lease left

$540,000 Blk 82 Strathmore Ave, Queenstown
5-room - storey 16 to 18 - 1,335 sqft - $405 psf - 95 yrs lease left

$538,000 Blk 135 Jln Bt Merah, Bukit Merah
5-room - storey 07 to 09 - 1,453 sqft - $370 psf - 95 yrs lease left

The 5 most affordable 4-room flats, August 2001

$118,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $125 psf - 73 yrs lease left

$124,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $131 psf - 73 yrs lease left

$125,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 947 sqft - $132 psf - 74 yrs lease left

$134,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $143 psf - 73 yrs lease left

$142,000 Blk 207 Petir Rd, Bukit Panjang
4-room - storey 01 to 03 - 904 sqft - $157 psf - 86 yrs lease left

The 10 busiest streets, August 2001

Woodlands Circle, Woodlands: 119 sales
Tampines St 71, Tampines: 69 sales
Woodlands Ave 6, Woodlands: 69 sales
Yishun Ring Rd, Yishun: 56 sales
Woodlands Dr 50, Woodlands: 46 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 45 sales
Bedok Reservoir Rd, Bedok: 45 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 44 sales
Pasir Ris St 71, Pasir Ris: 44 sales
Hougang Ave 8, Hougang: 38 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