HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2001

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

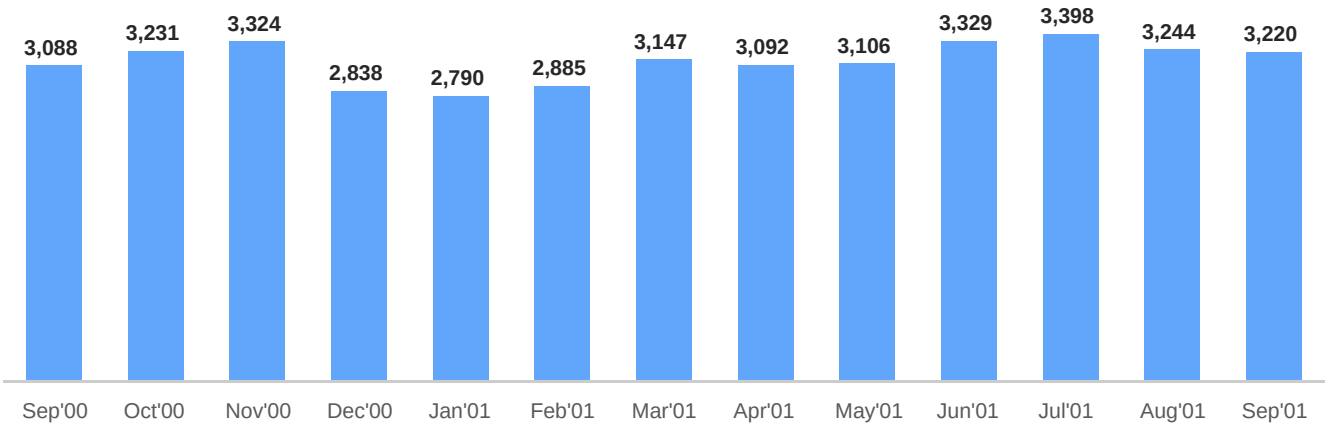
Flats sold: 3,220 Median price: $226,000 Median $psf: $217
Million-dollar flats: 0 (0.0%) Highest price: $700,000 (Queenstown)

Against the month before: sales -0.7%, median price -1.3%. Against a year ago: sales +4.3%, median price -3.8%.

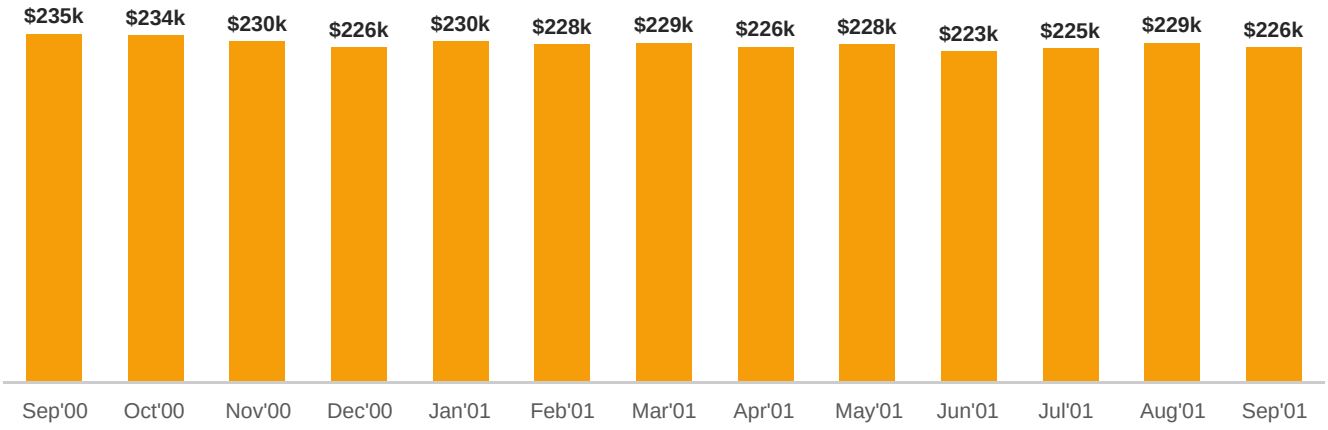
At a glance

- 3,220 HDB resale flats changed hands in September 2001, 0.7% fewer than the month before (3,244).
- Half of all flats sold for $226,000 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $225,000 (1,309 sales), or about $212 per square foot.
- The highest price was $700,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $200,000) and the dearest was Central Area (median $310,000).
- The busiest town was Woodlands with 455 sales.

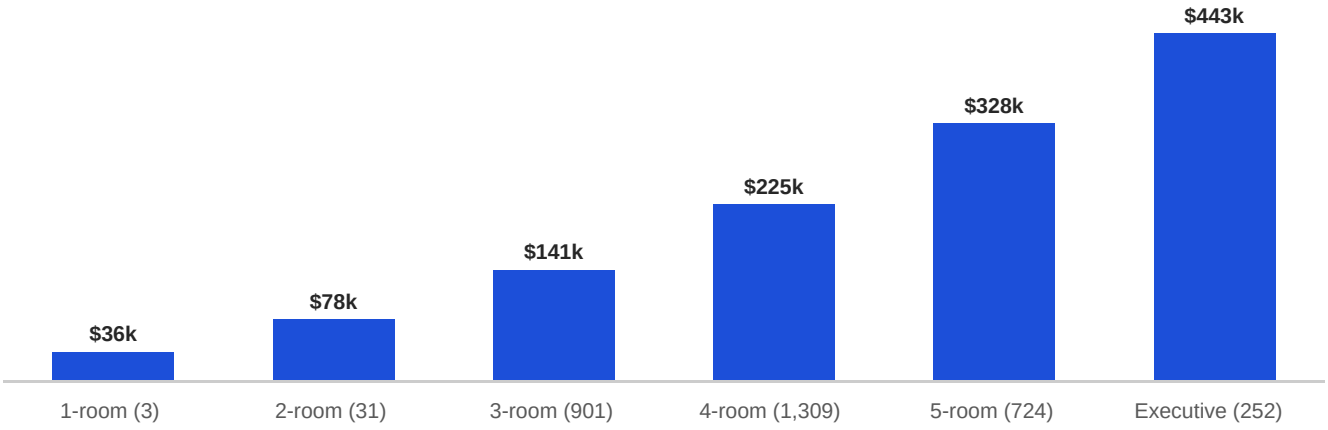
Flats sold each month, last 13 months



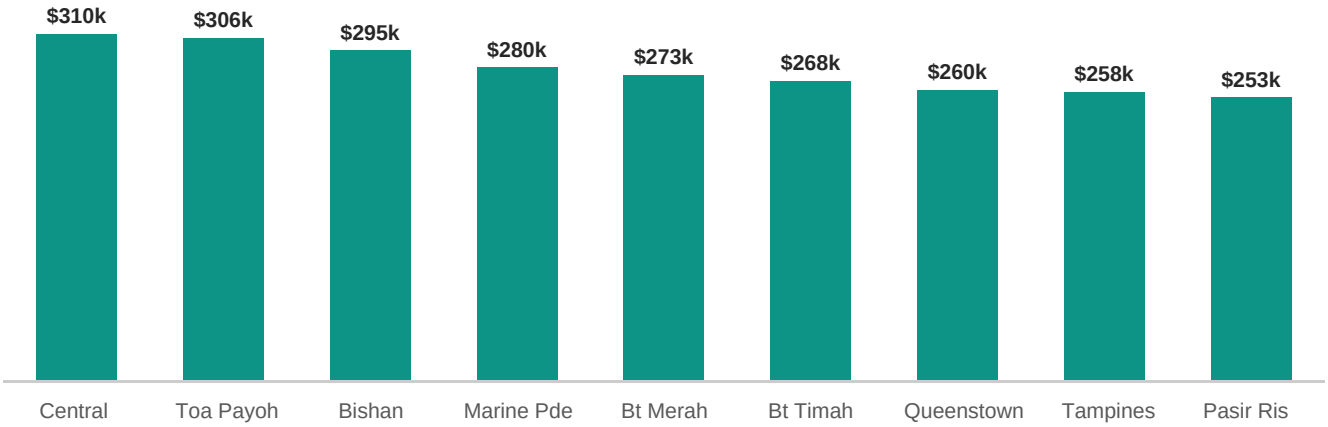
Median price each month, last 13 months



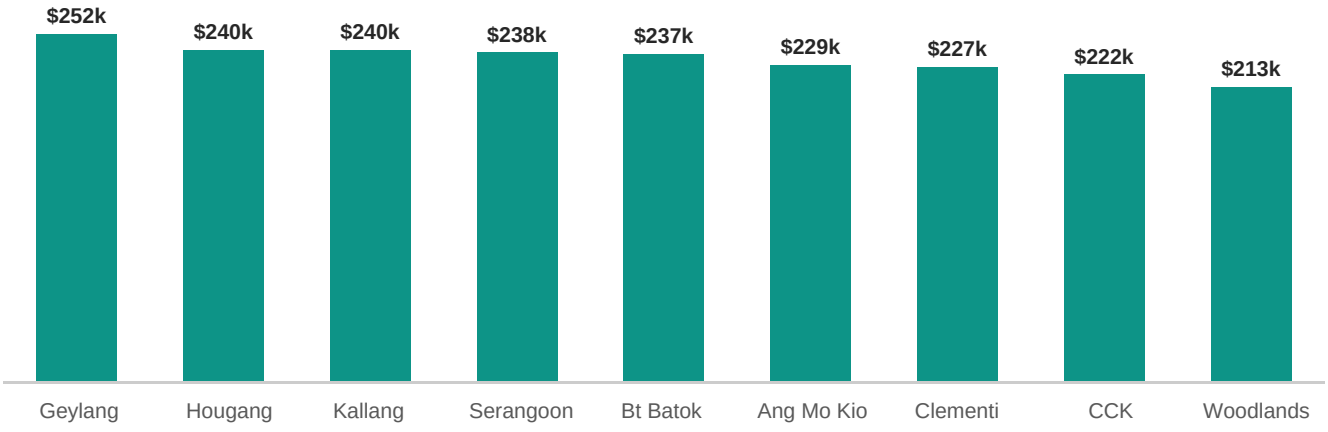
Median price by flat type (number sold), September 2001



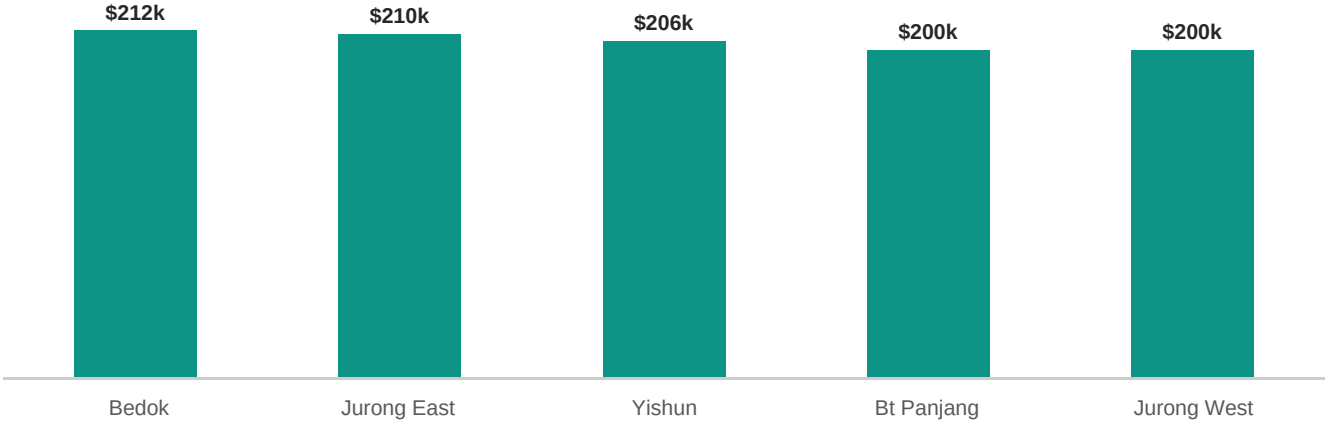
Median 4-room price by town, dearest first



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



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



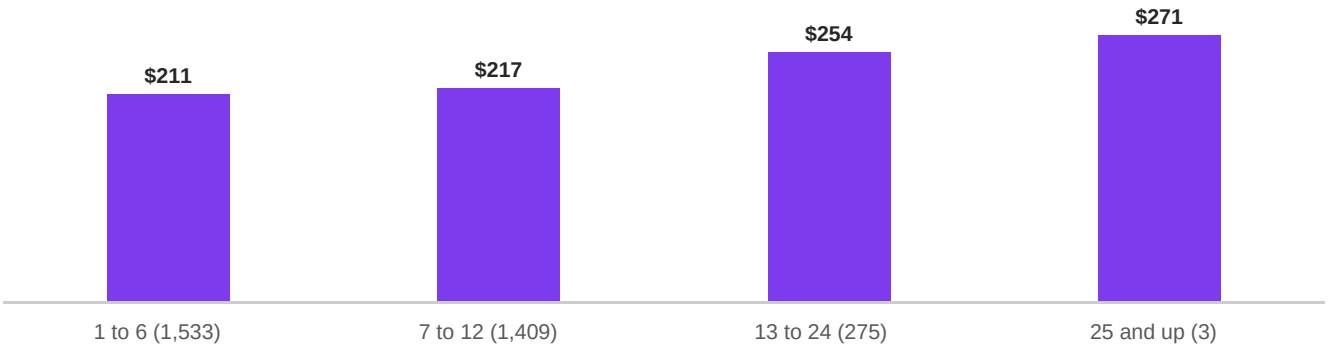
Town by town, September 2001

Ang Mo Kio: 163 sold - median $155,000 - 4-room median $229,000 - $208 psf
Bedok: 190 sold - median $188,500 - 4-room median $212,000 - $212 psf
Bishan: 73 sold - median $310,000 - 4-room median $295,000 - $280 psf
Bukit Batok: 158 sold - median $213,500 - 4-room median $237,000 - $198 psf
Bukit Merah: 93 sold - median $165,000 - 4-room median $273,000 - $219 psf
Bukit Panjang: 100 sold - median $225,000 - 4-room median $200,000 - $199 psf
Bukit Timah: 8 sold - median $408,500 - 4-room median $268,000 - $311 psf
Central Area: 17 sold - median $181,000 - 4-room median $310,000 - $234 psf
Choa Chu Kang: 174 sold - median $272,500 - 4-room median $222,000 - $223 psf
Clementi: 90 sold - median $163,500 - 4-room median $227,400 - $212 psf
Geylang: 82 sold - median $176,000 - 4-room median $251,500 - $203 psf
Hougang: 201 sold - median $240,000 - 4-room median $240,000 - $215 psf
Jurong East: 58 sold - median $166,000 - 4-room median $210,000 - $190 psf
Jurong West: 202 sold - median $210,000 - 4-room median $200,000 - $185 psf
Kallang/Whampoa: 88 sold - median $161,750 - 4-room median $240,000 - $215 psf
Marine Parade: 17 sold - median $265,000 - 4-room median $280,000 - $298 psf
Pasir Ris: 187 sold - median $341,000 - 4-room median $253,000 - $251 psf
Queenstown: 84 sold - median $140,444 - 4-room median $260,000 - $205 psf
Serangoon: 84 sold - median $249,500 - 4-room median $238,000 - $231 psf
Tampines: 417 sold - median $265,000 - 4-room median $258,000 - $240 psf
Toa Payoh: 94 sold - median $167,250 - 4-room median $306,394 - $232 psf
Woodlands: 455 sold - median $223,000 - 4-room median $213,000 - $204 psf
Yishun: 185 sold - median $199,000 - 4-room median $205,750 - $190 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2001

$700,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,528 sqft - $458 psf - 93 yrs lease left

$647,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $401 psf - 93 yrs lease left

$608,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,528 sqft - $398 psf - 91 yrs lease left

$560,000 Blk 641 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 16 to 18 - 1,959 sqft - $286 psf - 96 yrs lease left

$555,000 Blk 238 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $353 psf - 90 yrs lease left

$555,000 Blk 531 Pasir Ris Dr 1, Pasir Ris
Executive - storey 04 to 06 - 1,593 sqft - $348 psf - 90 yrs lease left

$553,800 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $352 psf - 90 yrs lease left

$550,000 Blk 84B Lor 2 Toa Payoh, Toa Payoh
5-room - storey 07 to 09 - 1,302 sqft - $422 psf - 95 yrs lease left

$550,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,561 sqft - $352 psf - 91 yrs lease left

$542,000 Blk 29 Chai Chee Ave, Bedok
Executive - storey 13 to 15 - 1,539 sqft - $352 psf - 94 yrs lease left

The 5 most affordable 4-room flats, September 2001

$123,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $130 psf - 73 yrs lease left

$124,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $132 psf - 73 yrs lease left

$125,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $133 psf - 73 yrs lease left

$126,000 Blk 26 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 990 sqft - $127 psf - 75 yrs lease left

$132,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 947 sqft - $139 psf - 74 yrs lease left

The 10 busiest streets, September 2001

Woodlands Circle, Woodlands: 104 sales
Woodlands Dr 50, Woodlands: 59 sales
Tampines St 71, Tampines: 54 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 52 sales
Woodlands Ave 6, Woodlands: 51 sales
Hougang Ave 8, Hougang: 44 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 42 sales
Pasir Ris St 71, Pasir Ris: 41 sales
Yishun Ring Rd, Yishun: 40 sales
Bedok Reservoir Rd, Bedok: 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