HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 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/2001-10/

October 2001 in full

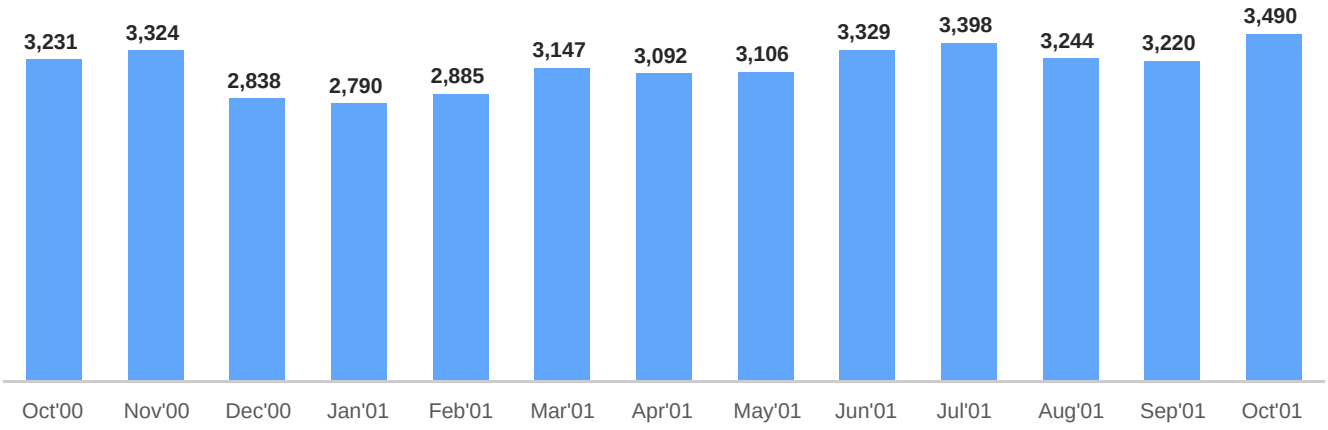
Flats sold: 3,490 Median price: $221,500 Median $psf: $215
Million-dollar flats: 0 (0.0%) Highest price: $675,000 (Queenstown)

Against the month before: sales +8.4%, median price -2.0%. Against a year ago: sales +8.0%, median price -5.3%.

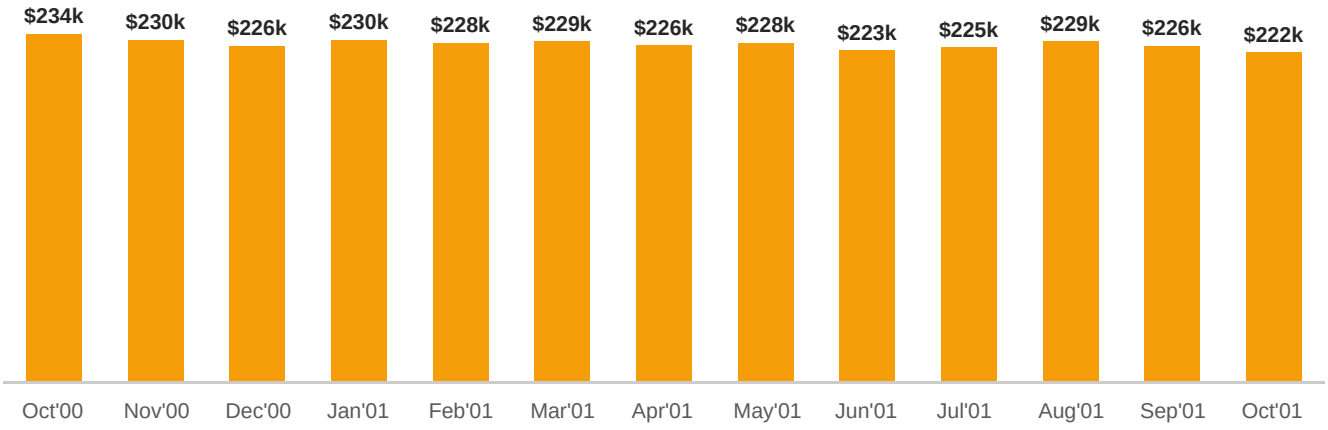
At a glance

- 3,490 HDB resale flats changed hands in October 2001, 8.4% more than the month before (3,220).
- Half of all flats sold for $221,500 or less (the median price), down 2.0% from the month before.
- A typical 4-room flat sold for $223,000 (1,456 sales), or about $212 per square foot.
- The highest price was $675,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Jurong East (median $195,500) and the dearest was Queenstown (median $318,500).
- The busiest town was Woodlands with 459 sales.

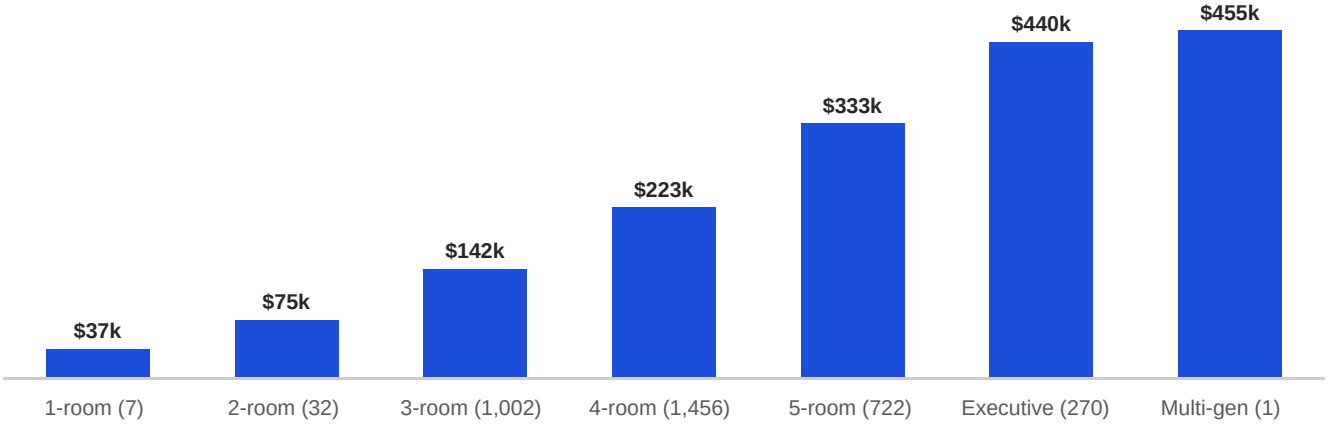
Flats sold each month, last 13 months



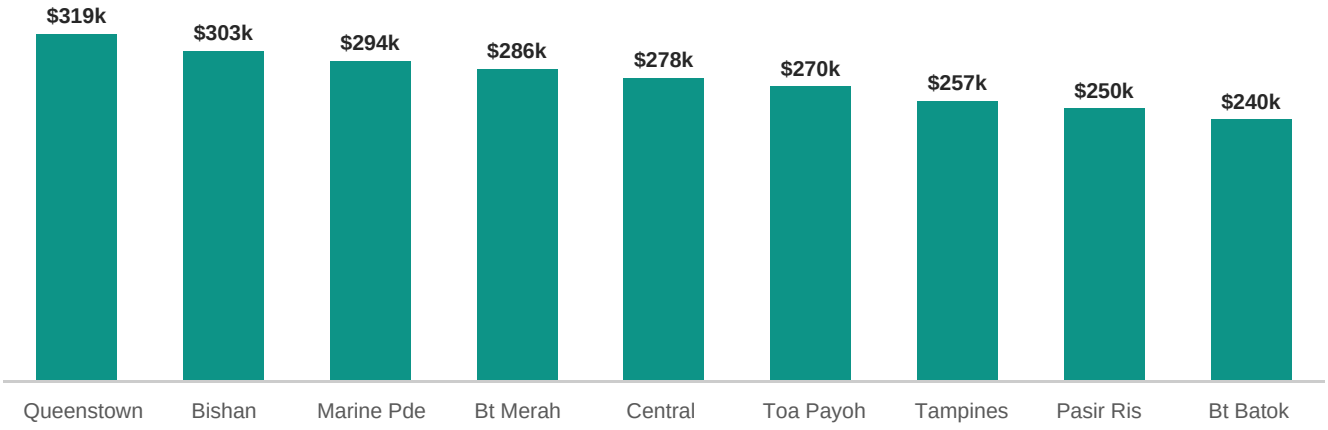
Median price each month, last 13 months



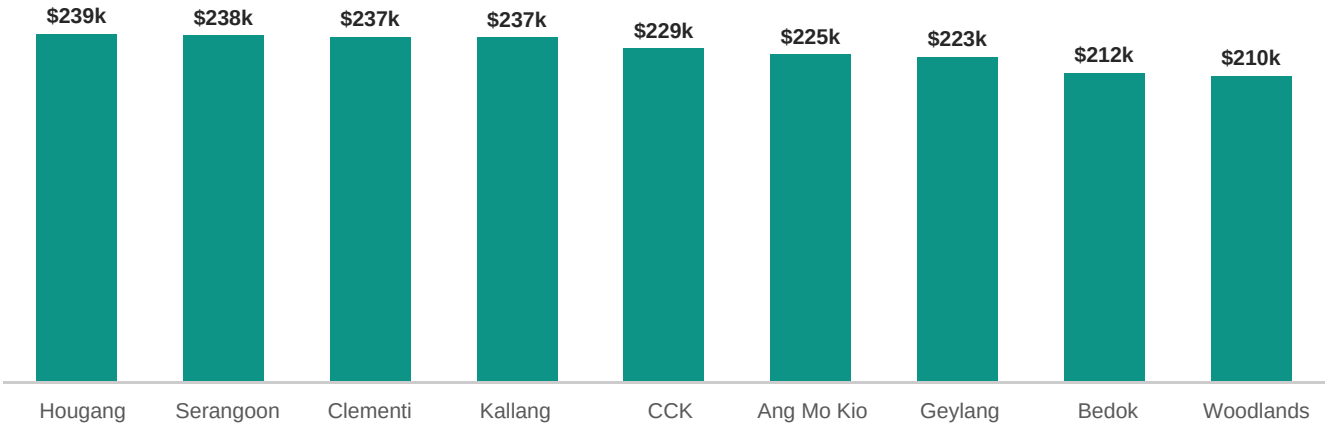
Median price by flat type (number sold), October 2001



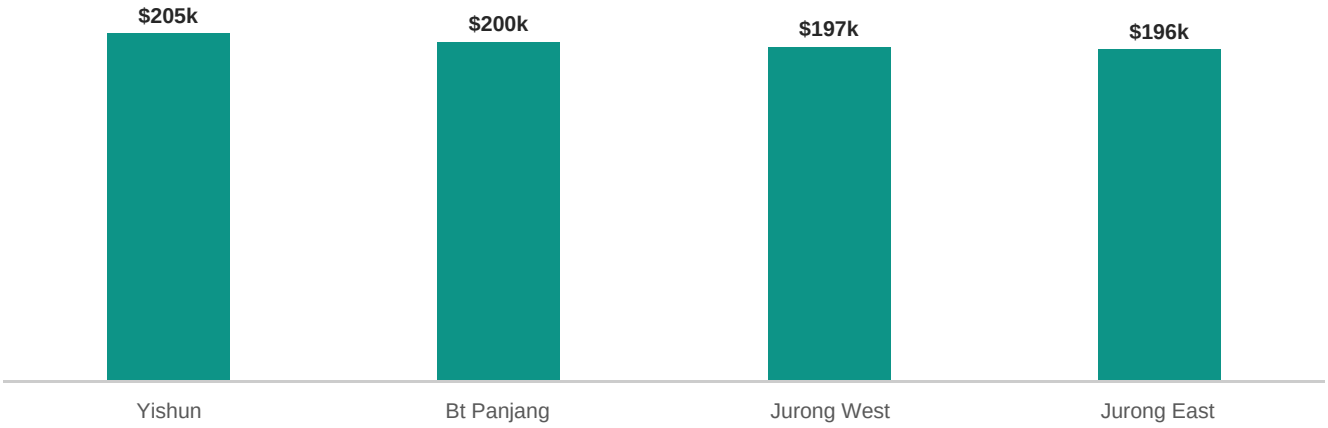
Median 4-room price by town, dearest first



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



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



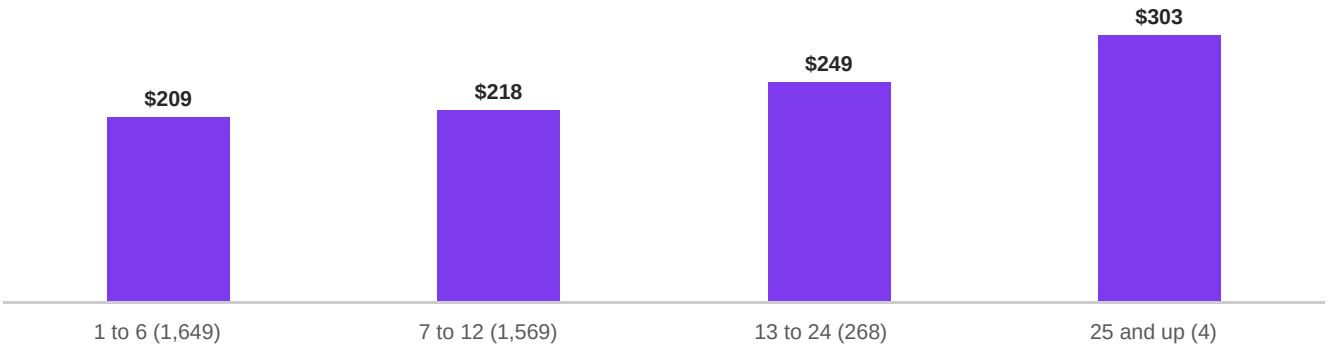
Town by town, October 2001

Ang Mo Kio: 207 sold - median $165,000 - 4-room median $225,000 - $210 psf
Bedok: 248 sold - median $197,000 - 4-room median $212,000 - $211 psf
Bishan: 76 sold - median $316,500 - 4-room median $303,000 - $279 psf
Bukit Batok: 213 sold - median $243,000 - 4-room median $240,000 - $213 psf
Bukit Merah: 102 sold - median $167,500 - 4-room median $286,000 - $225 psf
Bukit Panjang: 91 sold - median $200,000 - 4-room median $200,000 - $180 psf
Bukit Timah: 4 sold - median $341,000 - 4-room median n/a - $279 psf
Central Area: 20 sold - median $195,250 - 4-room median $278,000 - $274 psf
Choa Chu Kang: 206 sold - median $265,000 - 4-room median $229,000 - $222 psf
Clementi: 87 sold - median $210,000 - 4-room median $237,000 - $220 psf
Geylang: 95 sold - median $169,000 - 4-room median $223,000 - $199 psf
Hougang: 236 sold - median $245,000 - 4-room median $239,000 - $222 psf
Jurong East: 71 sold - median $194,000 - 4-room median $195,500 - $196 psf
Jurong West: 199 sold - median $197,500 - 4-room median $197,000 - $179 psf
Kallang/Whampoa: 88 sold - median $163,500 - 4-room median $236,500 - $217 psf
Marine Parade: 29 sold - median $199,000 - 4-room median $293,750 - $275 psf
Pasir Ris: 143 sold - median $336,000 - 4-room median $250,000 - $248 psf
Queenstown: 110 sold - median $141,500 - 4-room median $318,500 - $201 psf
Serangoon: 114 sold - median $248,500 - 4-room median $238,000 - $232 psf
Tampines: 389 sold - median $263,000 - 4-room median $257,000 - $238 psf
Toa Payoh: 96 sold - median $180,000 - 4-room median $270,000 - $234 psf
Woodlands: 459 sold - median $217,000 - 4-room median $210,000 - $200 psf
Yishun: 207 sold - median $200,000 - 4-room median $205,000 - $186 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2001

$675,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,604 sqft - $421 psf - 93 yrs lease left

$620,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $384 psf - 93 yrs lease left

$595,000 Blk 444 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,722 sqft - $345 psf - 88 yrs lease left

$570,000 Blk 245 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,658 sqft - $344 psf - 90 yrs lease left

$570,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,550 sqft - $368 psf - 91 yrs lease left

$560,000 Blk 852 Hougang Ctrl, Hougang
Executive - storey 13 to 15 - 1,938 sqft - $289 psf - 95 yrs lease left

$559,000 Blk 257 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $356 psf - 90 yrs lease left

$558,000 Blk 851 Hougang Ctrl, Hougang
Executive - storey 16 to 18 - 1,485 sqft - $376 psf - 95 yrs lease left

$550,000 Blk 498D Tampines St 45, Tampines
Executive - storey 07 to 09 - 1,582 sqft - $348 psf - 95 yrs lease left

$544,000 Blk 126 Bt Merah View, Bukit Merah
5-room - storey 19 to 21 - 1,507 sqft - $361 psf - 94 yrs lease left

The 5 most affordable 4-room flats, October 2001

$134,000 Blk 111 Ho Ching Rd, Jurong West

4-room - storey 01 to 03 - 1,206 sqft - $111 psf - 68 yrs lease left

$137,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,044 sqft - $131 psf - 75 yrs lease left

$138,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $139 psf - 75 yrs lease left

$140,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $143 psf - 78 yrs lease left

$140,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $143 psf - 78 yrs lease left

The 10 busiest streets, October 2001

Woodlands Circle, Woodlands: 103 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 61 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 56 sales
Bedok Reservoir Rd, Bedok: 56 sales
Yishun Ring Rd, Yishun: 47 sales
Bt Batok St 24, Bukit Batok: 45 sales
Woodlands Ave 1, Woodlands: 42 sales
Hougang Ave 8, Hougang: 39 sales
Tampines St 71, Tampines: 37 sales
Choa Chu Kang St 64, Choa Chu Kang: 35 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