HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2001

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:03 pm.
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November 2001 in full

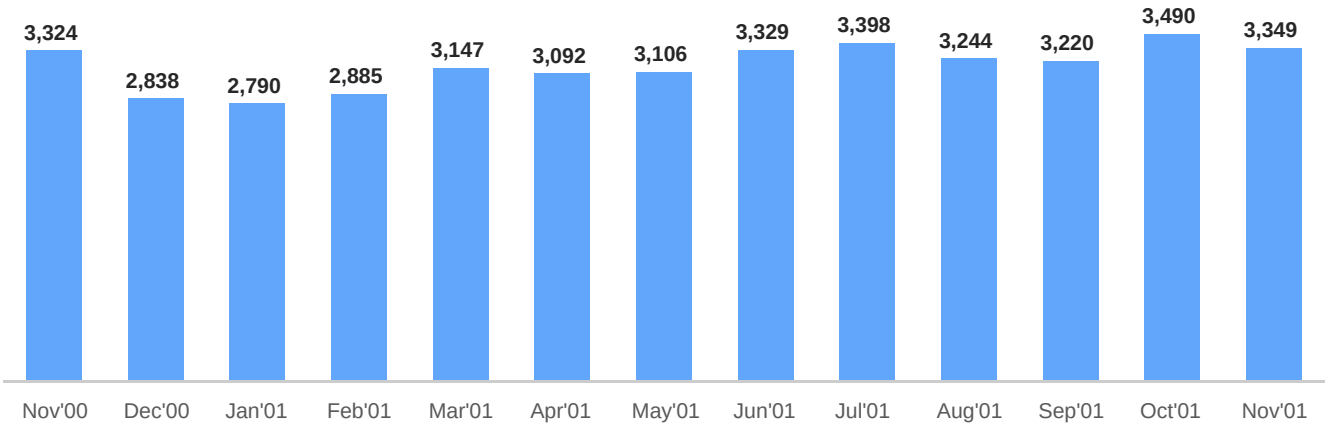
Flats sold: 3,349 **Median price: $216,000** **Median $psf: $213**
Million-dollar flats: 0 (0.0%) **Highest price: $658,000 (Kallang/Whampoa)**

Against the month before: sales -4.0%, median price -2.5%. Against a year ago: sales +0.8%, median price -6.1%.

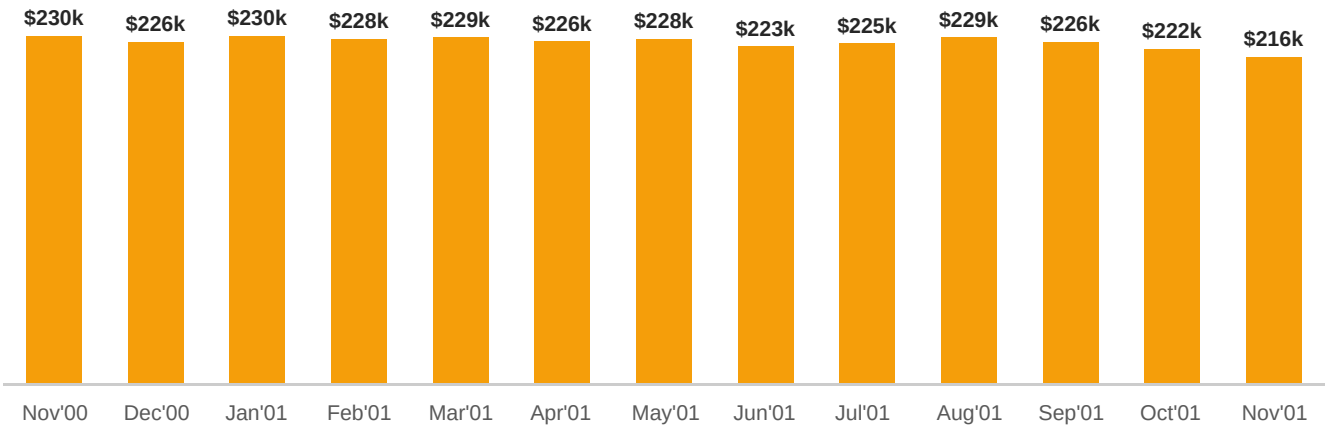
At a glance

- 3,349 HDB resale flats changed hands in November 2001, 4.0% fewer than the month before (3,490).
- Half of all flats sold for $216,000 or less (the median price), down 2.5% from the month before.
- A typical 4-room flat sold for $224,000 (1,317 sales), or about $213 per square foot.
- The highest price was $658,000 for a 3-room flat at Blk 40 Jln Bahagia, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $190,000) and the dearest was Queenstown (median $399,500).
- The busiest town was Woodlands with 413 sales.

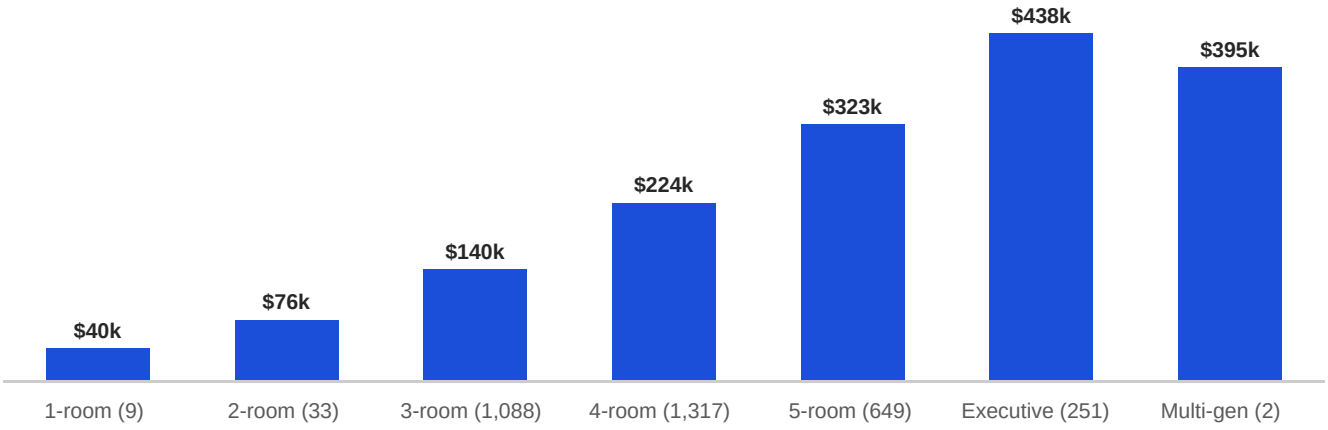
Flats sold each month, last 13 months



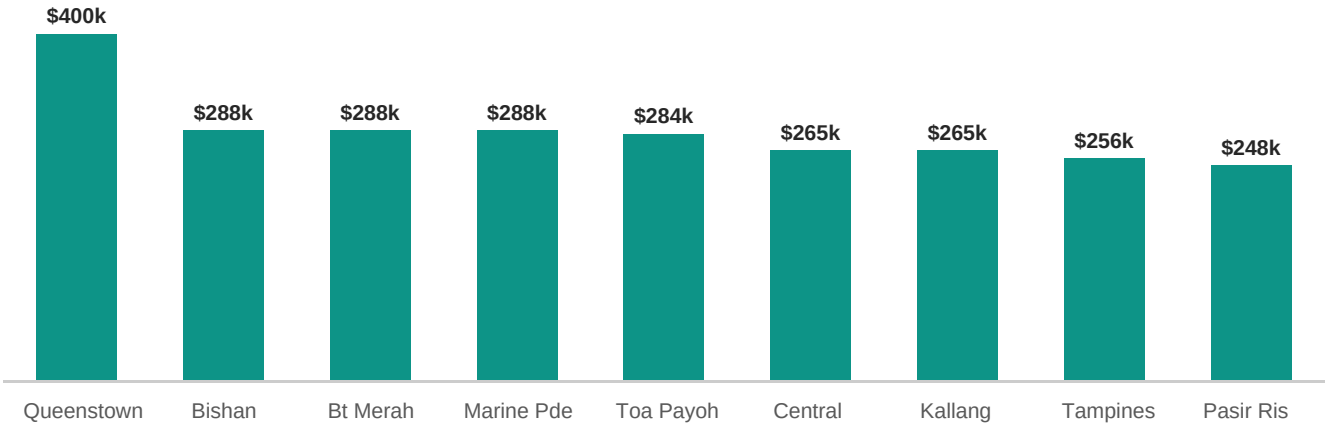
Median price each month, last 13 months



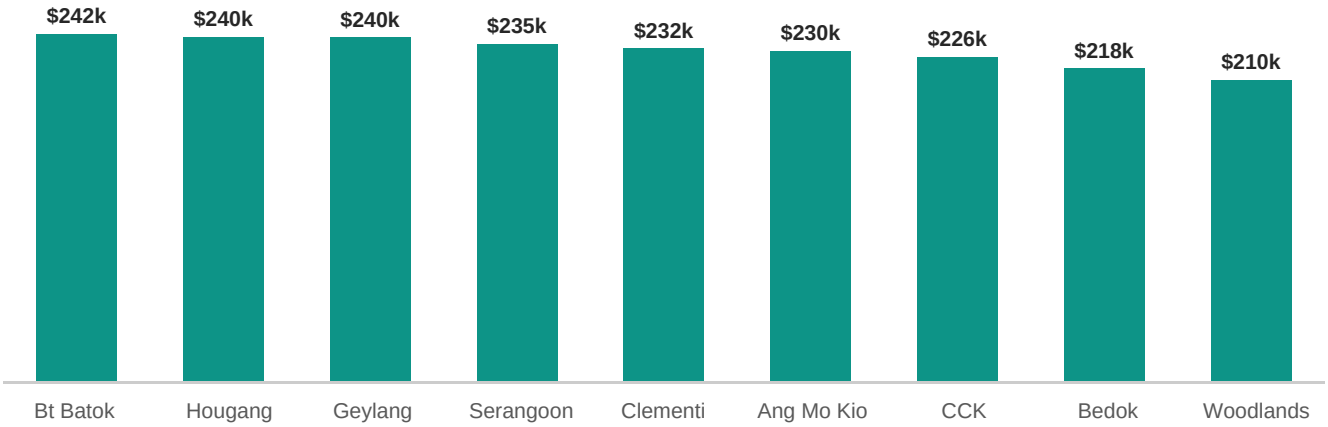
Median price by flat type (number sold), November 2001



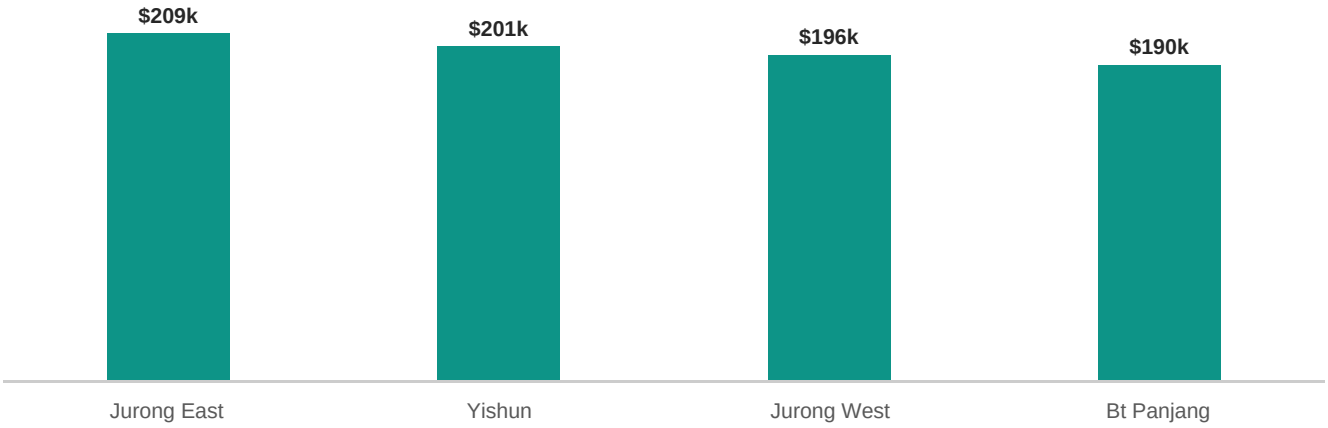
Median 4-room price by town, dearest first



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



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



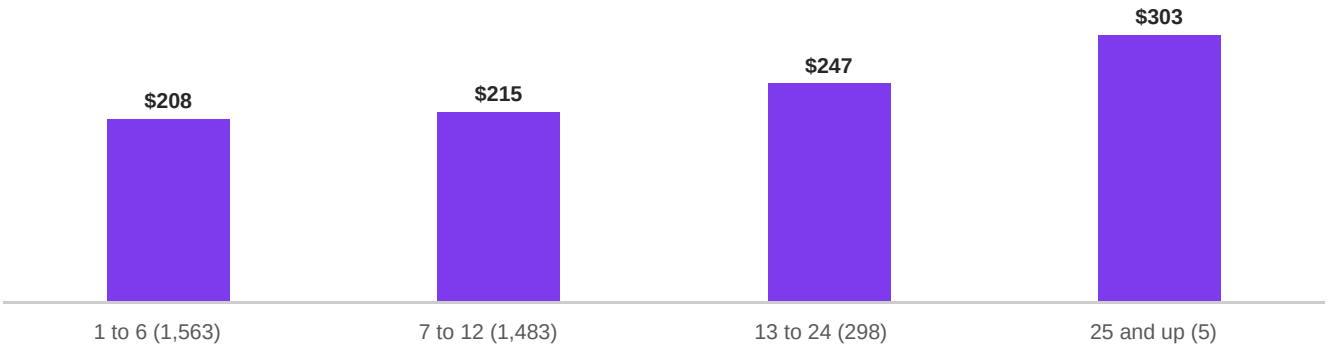
Town by town, November 2001

Ang Mo Kio: 182 sold - median $151,000 - 4-room median $230,000 - $204 psf
Bedok: 238 sold - median $188,750 - 4-room median $218,050 - $208 psf
Bishan: 67 sold - median $315,000 - 4-room median $288,000 - $283 psf
Bukit Batok: 204 sold - median $244,750 - 4-room median $242,000 - $217 psf
Bukit Merah: 115 sold - median $155,000 - 4-room median $288,000 - $216 psf
Bukit Panjang: 103 sold - median $191,000 - 4-room median $190,000 - $174 psf
Bukit Timah: 5 sold - median $411,000 - 4-room median n/a - $312 psf
Central Area: 33 sold - median $188,000 - 4-room median $265,000 - $253 psf
Choa Chu Kang: 178 sold - median $253,000 - 4-room median $225,900 - $216 psf
Clementi: 77 sold - median $179,000 - 4-room median $232,000 - $214 psf
Geylang: 112 sold - median $153,400 - 4-room median $239,500 - $200 psf
Hougang: 207 sold - median $230,000 - 4-room median $240,000 - $212 psf
Jurong East: 53 sold - median $169,000 - 4-room median $209,000 - $195 psf
Jurong West: 213 sold - median $203,500 - 4-room median $196,000 - $181 psf
Kallang/Whampoa: 97 sold - median $155,000 - 4-room median $265,000 - $207 psf
Marine Parade: 25 sold - median $223,000 - 4-room median $288,000 - $284 psf
Pasir Ris: 142 sold - median $328,000 - 4-room median $248,000 - $244 psf
Queenstown: 97 sold - median $137,000 - 4-room median $399,500 - $197 psf
Serangoon: 109 sold - median $242,000 - 4-room median $235,000 - $227 psf
Tampines: 396 sold - median $261,500 - 4-room median $255,750 - $237 psf
Toa Payoh: 89 sold - median $176,500 - 4-room median $284,000 - $232 psf
Woodlands: 413 sold - median $218,000 - 4-room median $210,000 - $201 psf
Yishun: 194 sold - median $169,000 - 4-room median $201,250 - $188 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2001

$658,000 Blk 40 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,390 sqft - $275 psf - 70 yrs lease left

$632,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,528 sqft - $413 psf - 93 yrs lease left

$611,000 Blk 261 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,615 sqft - $378 psf - 90 yrs lease left

$610,000 Blk 642 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 13 to 15 - 1,959 sqft - $311 psf - 96 yrs lease left

$572,000 Blk 10B Bedok Sth Ave 2, Bedok
Executive - storey 04 to 06 - 1,518 sqft - $377 psf - 93 yrs lease left

$565,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,604 sqft - $352 psf - 93 yrs lease left

$560,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $354 psf - 93 yrs lease left

$548,888 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,582 sqft - $347 psf - 93 yrs lease left

$545,000 Blk 856B Tampines St 82, Tampines
Executive - storey 10 to 12 - 1,625 sqft - $335 psf - 93 yrs lease left

$543,000 Blk 104A Ang Mo Kio St 11, Ang Mo Kio
Executive - storey 10 to 12 - 1,582 sqft - $343 psf - 94 yrs lease left

The 5 most affordable 4-room flats, November 2001

$117,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $125 psf - 73 yrs lease left

$120,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $127 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

$131,000 Blk 205 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 980 sqft - $134 psf - 78 yrs lease left

$131,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $140 psf - 73 yrs lease left

The 10 busiest streets, November 2001

Woodlands Circle, Woodlands: 69 sales
Bedok Reservoir Rd, Bedok: 64 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 52 sales
Yishun Ring Rd, Yishun: 50 sales
Bt Batok St 24, Bukit Batok: 48 sales
Tampines St 21, Tampines: 44 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 43 sales
Hougang Ave 8, Hougang: 42 sales
Tampines St 71, Tampines: 34 sales
Woodlands Dr 50, Woodlands: 34 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.

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