HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2001

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

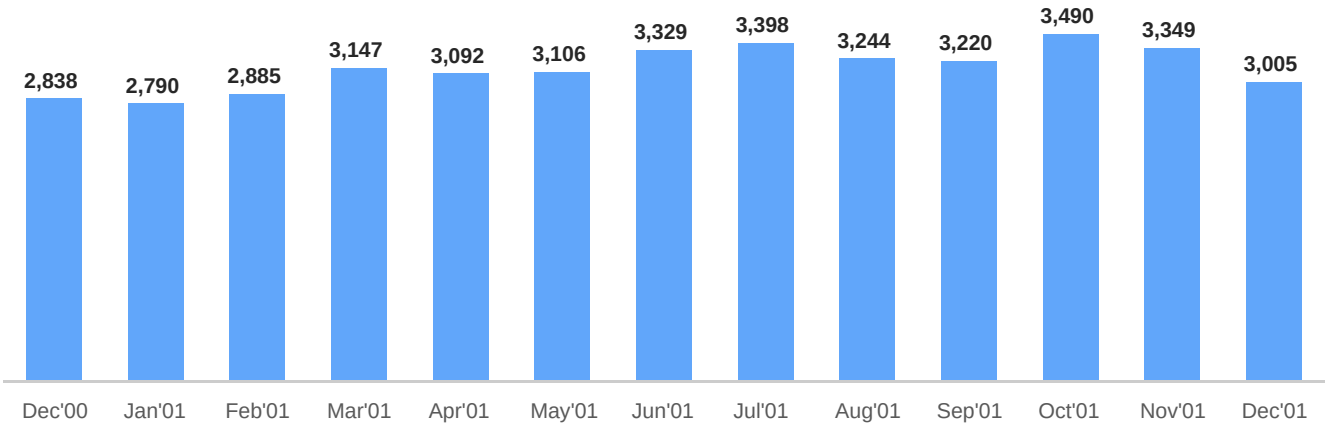
Flats sold: 3,005 Median price: $216,000 Median $psf: $213
Million-dollar flats: 0 (0.0%) Highest price: $663,000 (Queenstown)

Against the month before: sales -10.3%, median price +0.0%. Against a year ago: sales +5.9%, median price -4.4%.

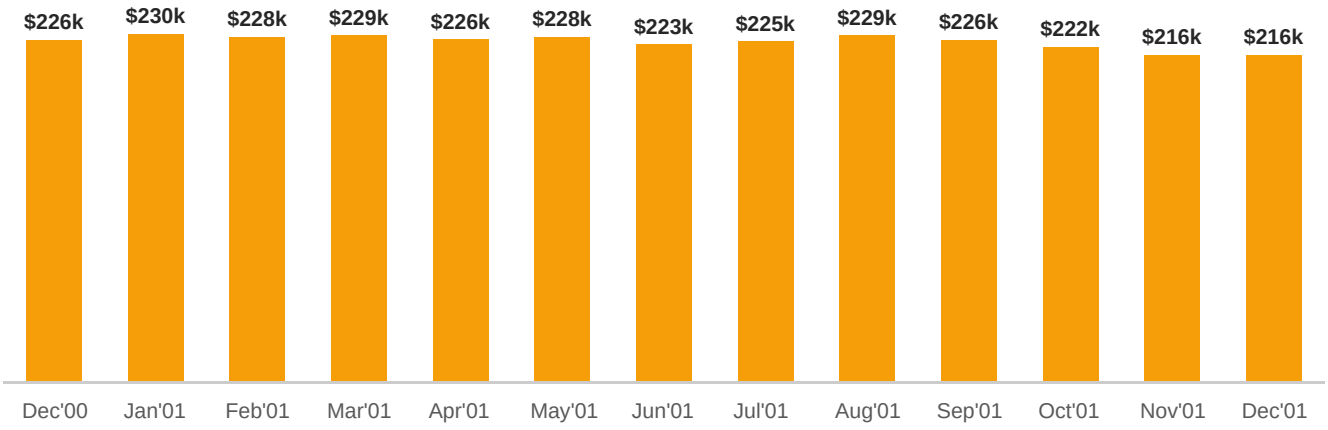
At a glance

- 3,005 HDB resale flats changed hands in December 2001, 10.3% fewer than the month before (3,349).
- Half of all flats sold for $216,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $221,750 (1,200 sales), or about $211 per square foot.
- The highest price was $663,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $188,000) and the dearest was Bukit Timah (median $307,000).
- The busiest town was Woodlands with 372 sales.

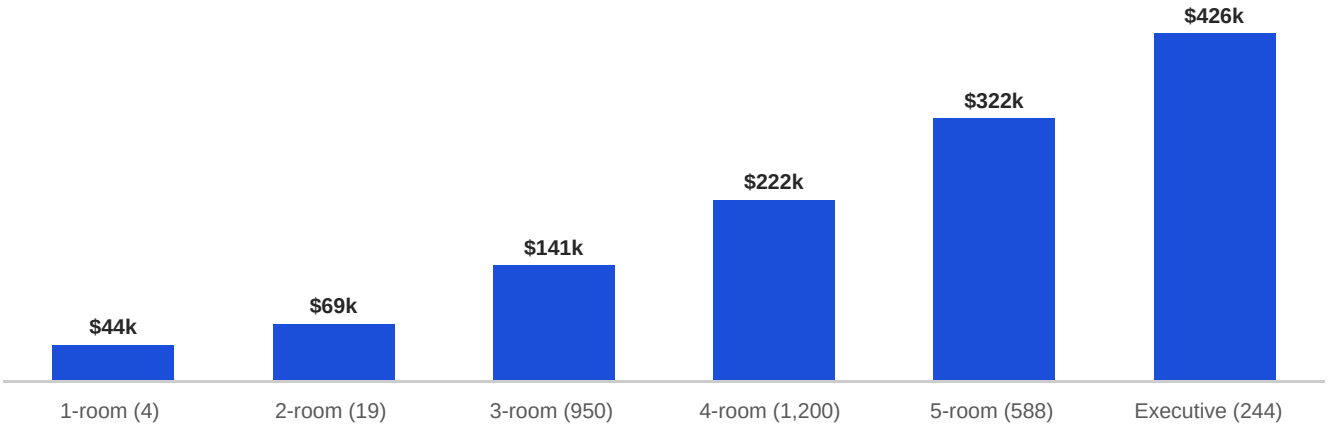
Flats sold each month, last 13 months



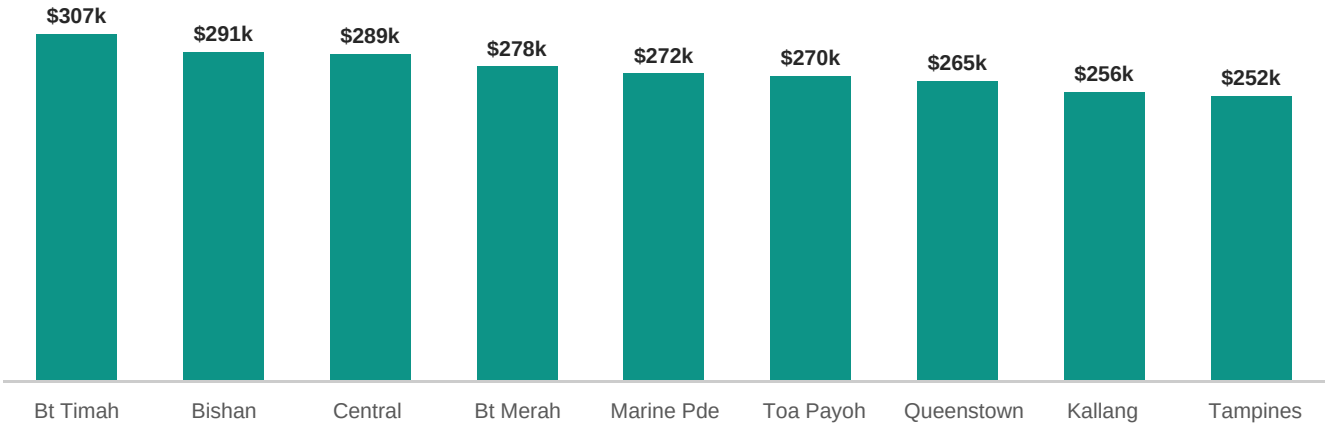
Median price each month, last 13 months



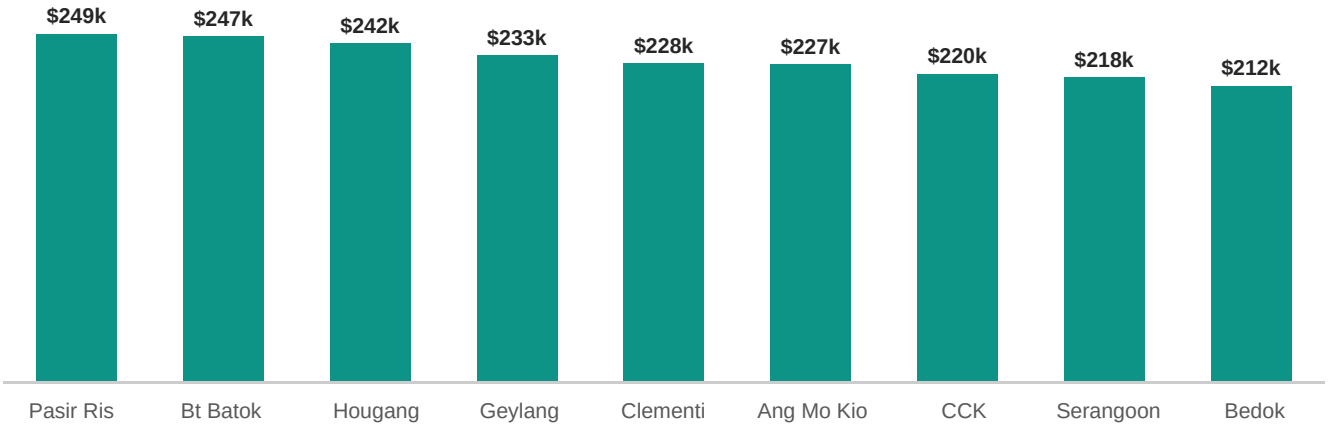
Median price by flat type (number sold), December 2001



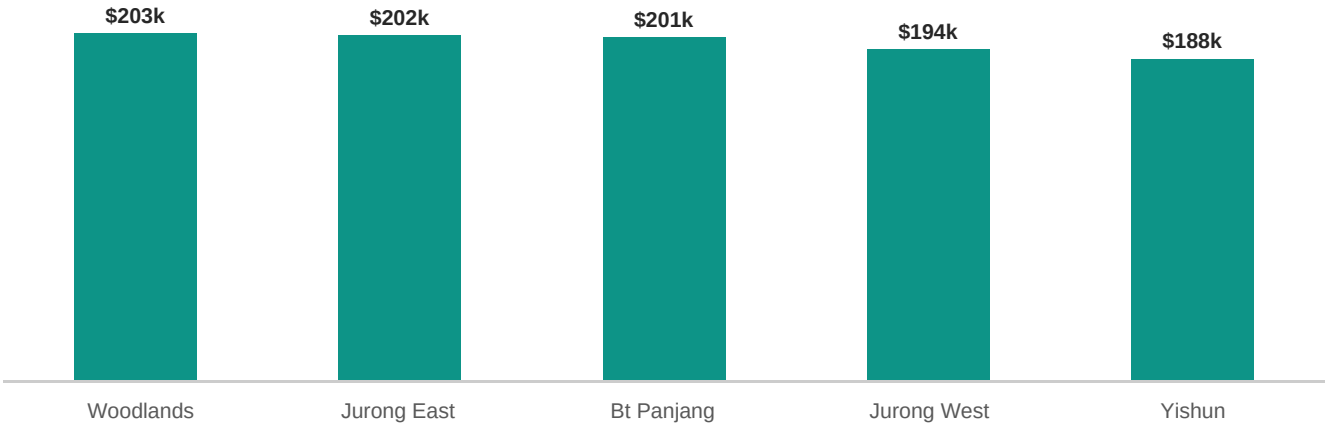
Median 4-room price by town, dearest first



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



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



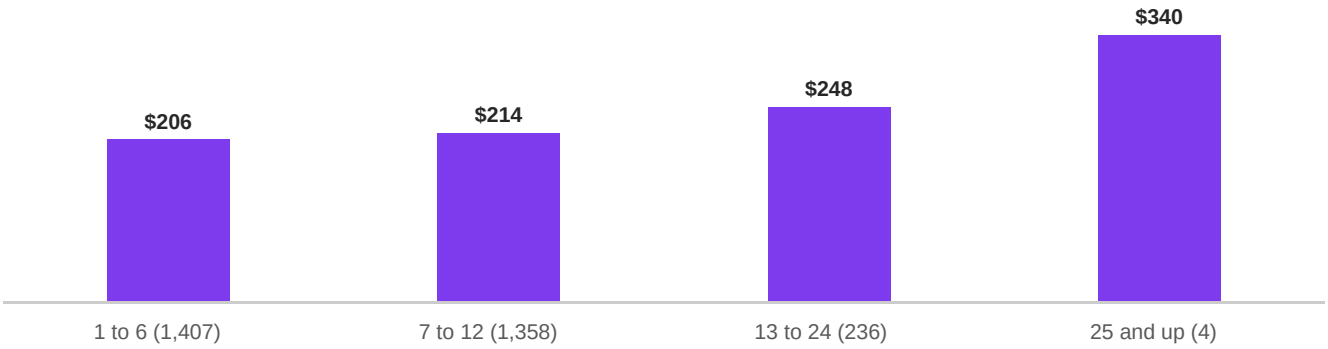
Town by town, December 2001

Ang Mo Kio: 202 sold - median $153,100 - 4-room median $227,000 - $204 psf
Bedok: 170 sold - median $194,500 - 4-room median $211,500 - $212 psf
Bishan: 70 sold - median $321,000 - 4-room median $291,000 - $278 psf
Bukit Batok: 148 sold - median $241,500 - 4-room median $247,000 - $211 psf
Bukit Merah: 84 sold - median $154,000 - 4-room median $278,000 - $224 psf
Bukit Panjang: 71 sold - median $200,000 - 4-room median $200,750 - $179 psf
Bukit Timah: 7 sold - median $325,000 - 4-room median $307,000 - $290 psf
Central Area: 21 sold - median $172,000 - 4-room median $289,000 - $263 psf
Choa Chu Kang: 163 sold - median $255,000 - 4-room median $220,000 - $218 psf
Clementi: 69 sold - median $160,000 - 4-room median $227,500 - $213 psf
Geylang: 76 sold - median $161,400 - 4-room median $233,250 - $208 psf
Hougang: 234 sold - median $244,500 - 4-room median $242,000 - $223 psf
Jurong East: 55 sold - median $178,000 - 4-room median $202,000 - $193 psf
Jurong West: 219 sold - median $199,000 - 4-room median $193,750 - $181 psf
Kallang/Whampoa: 85 sold - median $216,000 - 4-room median $255,500 - $232 psf
Marine Parade: 23 sold - median $209,000 - 4-room median $272,000 - $288 psf
Pasir Ris: 128 sold - median $312,500 - 4-room median $248,800 - $237 psf
Queenstown: 92 sold - median $147,000 - 4-room median $265,000 - $208 psf
Serangoon: 105 sold - median $242,000 - 4-room median $217,500 - $226 psf
Tampines: 333 sold - median $260,000 - 4-room median $252,000 - $235 psf
Toa Payoh: 85 sold - median $169,000 - 4-room median $269,750 - $222 psf
Woodlands: 372 sold - median $214,000 - 4-room median $203,000 - $197 psf
Yishun: 193 sold - median $168,000 - 4-room median $188,000 - $185 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2001

$663,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,582 sqft - $419 psf - 93 yrs lease left

$620,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,528 sqft - $406 psf - 93 yrs lease left

$610,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $378 psf - 93 yrs lease left

$595,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $379 psf - 93 yrs lease left

$560,000 Blk 46 Bendemeer Rd, Kallang/Whampoa
Executive - storey 10 to 12 - 1,572 sqft - $356 psf - 92 yrs lease left

$557,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $354 psf - 90 yrs lease left

$553,000 Blk 261 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,615 sqft - $343 psf - 90 yrs lease left

$553,000 Blk 212 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $340 psf - 90 yrs lease left

$550,000 Blk 856E Tampines St 82, Tampines
Executive - storey 13 to 15 - 1,625 sqft - $338 psf - 93 yrs lease left

$545,000 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,593 sqft - $342 psf - 90 yrs lease left

The 5 most affordable 4-room flats, December 2001

$105,000 Blk 102 C'wealth Cres, Queenstown

4-room - storey 04 to 06 - 1,270 sqft - $83 psf - 68 yrs lease left

$115,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $121 psf - 74 yrs lease left

$119,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 947 sqft - $126 psf - 73 yrs lease left

$122,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $130 psf - 73 yrs lease left

$130,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $137 psf - 74 yrs lease left

The 10 busiest streets, December 2001

Woodlands Circle, Woodlands: 58 sales
Yishun Ring Rd, Yishun: 53 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 51 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 48 sales
Hougang Ave 8, Hougang: 46 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 42 sales
Tampines St 21, Tampines: 40 sales
Hougang Ave 1, Hougang: 38 sales
Jurong West St 42, Jurong West: 37 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg