HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2002

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:03 pm.
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January 2002 in full

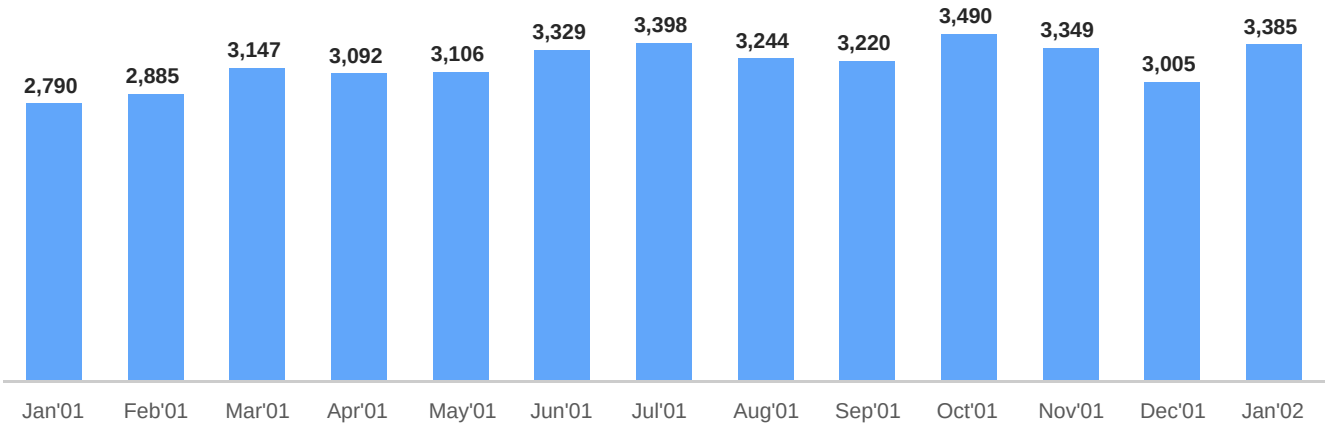
Flats sold: 3,385 Median price: $215,000 Median $psf: $211
Million-dollar flats: 0 (0.0%) Highest price: $613,000 (Queenstown)

Against the month before: sales +12.6%, median price -0.5%. Against a year ago: sales +21.3%, median price -6.5%.

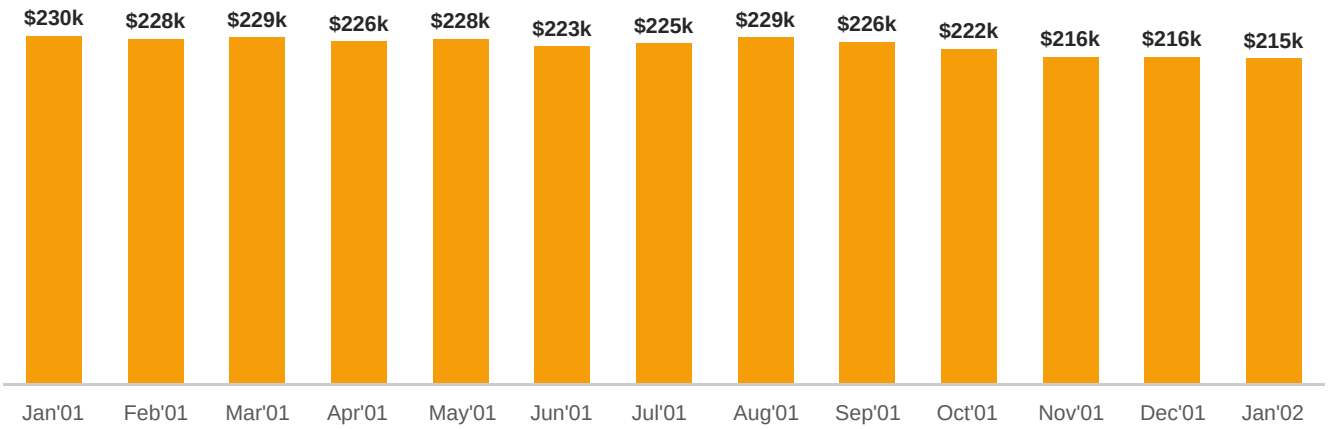
At a glance

- 3,385 HDB resale flats changed hands in January 2002, 12.6% more than the month before (3,005).
- Half of all flats sold for $215,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $218,000 (1,328 sales), or about $207 per square foot.
- The highest price was $613,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $191,000) and the dearest was Central Area (median $301,500).
- The busiest town was Woodlands with 393 sales.

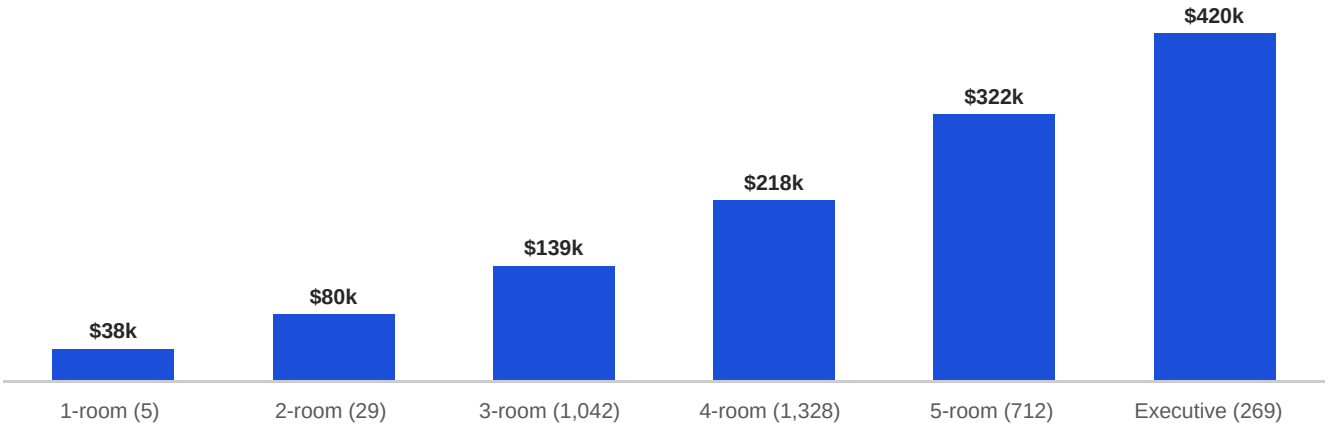
Flats sold each month, last 13 months



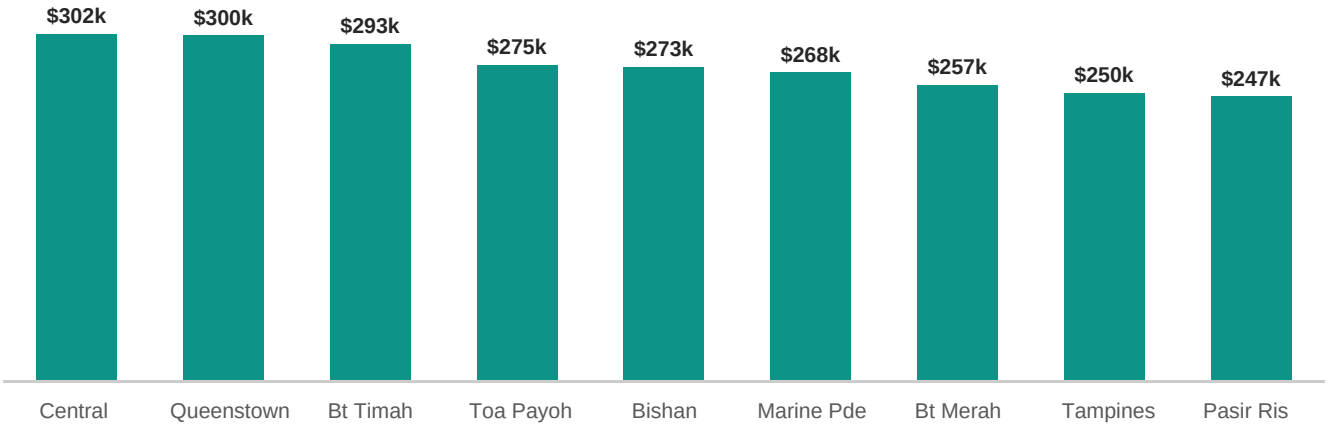
Median price each month, last 13 months



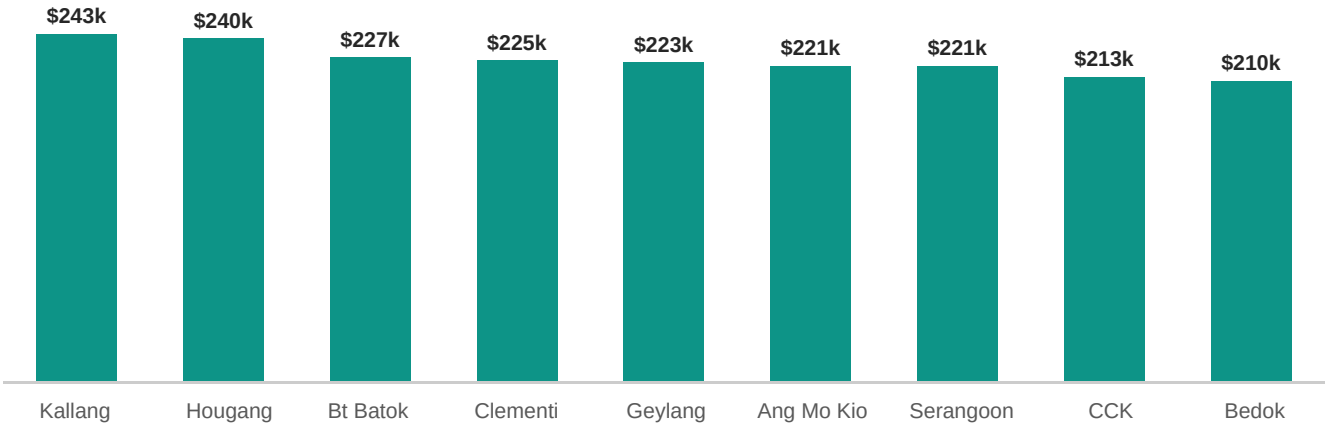
Median price by flat type (number sold), January 2002



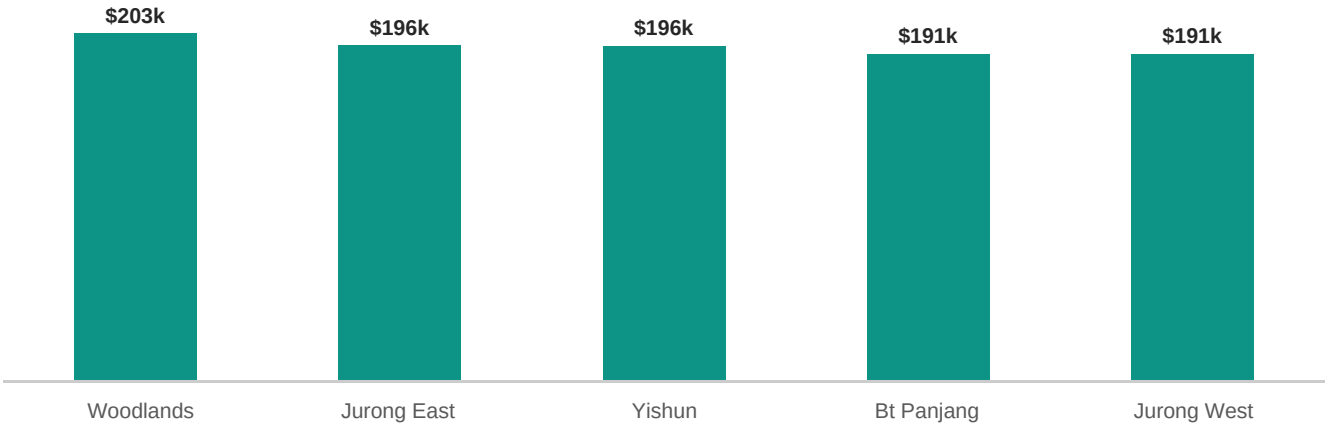
Median 4-room price by town, dearest first



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



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



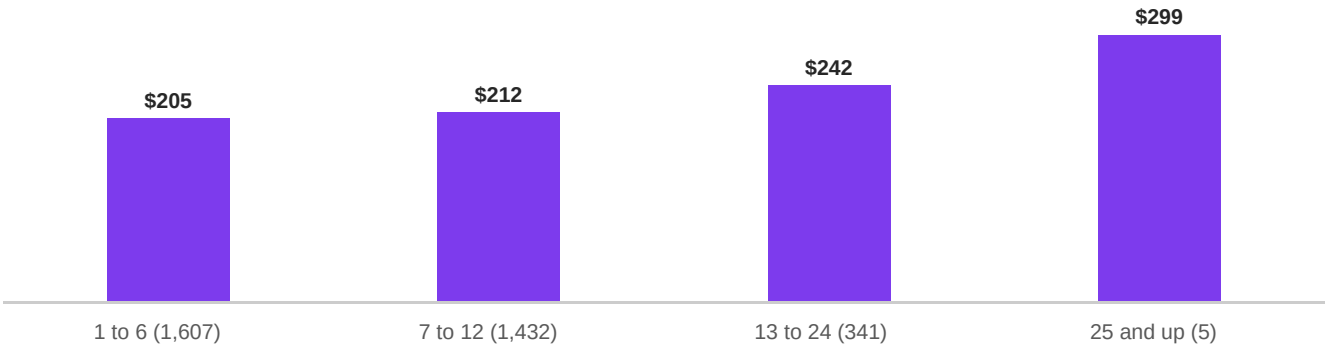
Town by town, January 2002

Ang Mo Kio: 187 sold - median $169,000 - 4-room median $220,500 - $205 psf
Bedok: 228 sold - median $191,000 - 4-room median $210,000 - $210 psf
Bishan: 71 sold - median $278,000 - 4-room median $272,500 - $273 psf
Bukit Batok: 175 sold - median $224,000 - 4-room median $226,500 - $201 psf
Bukit Merah: 99 sold - median $159,000 - 4-room median $257,000 - $227 psf
Bukit Panjang: 98 sold - median $208,000 - 4-room median $191,000 - $188 psf
Bukit Timah: 15 sold - median $301,000 - 4-room median $292,500 - $269 psf
Central Area: 22 sold - median $188,900 - 4-room median $301,500 - $276 psf
Choa Chu Kang: 213 sold - median $240,000 - 4-room median $213,000 - $209 psf
Clementi: 62 sold - median $189,000 - 4-room median $224,500 - $215 psf
Geylang: 111 sold - median $161,000 - 4-room median $223,000 - $199 psf
Hougang: 275 sold - median $240,000 - 4-room median $240,000 - $216 psf
Jurong East: 68 sold - median $189,500 - 4-room median $196,000 - $191 psf
Jurong West: 238 sold - median $219,500 - 4-room median $191,000 - $185 psf
Kallang/Whampoa: 109 sold - median $140,000 - 4-room median $243,000 - $200 psf
Marine Parade: 23 sold - median $247,000 - 4-room median $268,000 - $272 psf
Pasir Ris: 129 sold - median $330,000 - 4-room median $247,000 - $242 psf
Queenstown: 95 sold - median $143,000 - 4-room median $300,000 - $204 psf
Serangoon: 97 sold - median $225,000 - 4-room median $220,500 - $219 psf
Tampines: 369 sold - median $255,000 - 4-room median $250,000 - $232 psf
Toa Payoh: 87 sold - median $180,000 - 4-room median $274,500 - $227 psf
Woodlands: 393 sold - median $210,000 - 4-room median $203,000 - $194 psf
Yishun: 221 sold - median $170,000 - 4-room median $195,750 - $183 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2002

$613,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $380 psf - 92 yrs lease left

$605,000 Blk 632 Choa Chu Kang Nth 6, Choa Chu Kang
Executive - storey 16 to 18 - 1,981 sqft - $305 psf - 95 yrs lease left

$590,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,561 sqft - $378 psf - 92 yrs lease left

$588,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,593 sqft - $369 psf - 90 yrs lease left

$575,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,647 sqft - $349 psf - 92 yrs lease left

$568,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $364 psf - 90 yrs lease left

$552,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 16 to 18 - 1,539 sqft - $359 psf - 90 yrs lease left

$540,000 Blk 134 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,550 sqft - $348 psf - 83 yrs lease left

$537,000 Blk 29 Chai Chee Ave, Bedok
Executive - storey 13 to 15 - 1,550 sqft - $346 psf - 93 yrs lease left

$535,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $329 psf - 84 yrs lease left

The 5 most affordable 4-room flats, January 2002

$125,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $132 psf - 72 yrs lease left

$129,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 990 sqft - $130 psf - 77 yrs lease left

$130,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $133 psf - 77 yrs lease left

$132,000 Blk 204 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $132 psf - 78 yrs lease left

$132,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $136 psf - 73 yrs lease left

The 10 busiest streets, January 2002

Woodlands Circle, Woodlands: 62 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 56 sales
Yishun Ring Rd, Yishun: 54 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 51 sales
Bedok Reservoir Rd, Bedok: 48 sales
Hougang Ave 8, Hougang: 47 sales
Tampines St 72, Tampines: 41 sales
Bt Batok St 24, Bukit Batok: 40 sales
Jln Teck Whye, Choa Chu Kang: 38 sales
Woodlands Dr 50, Woodlands: 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.

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