HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2002

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

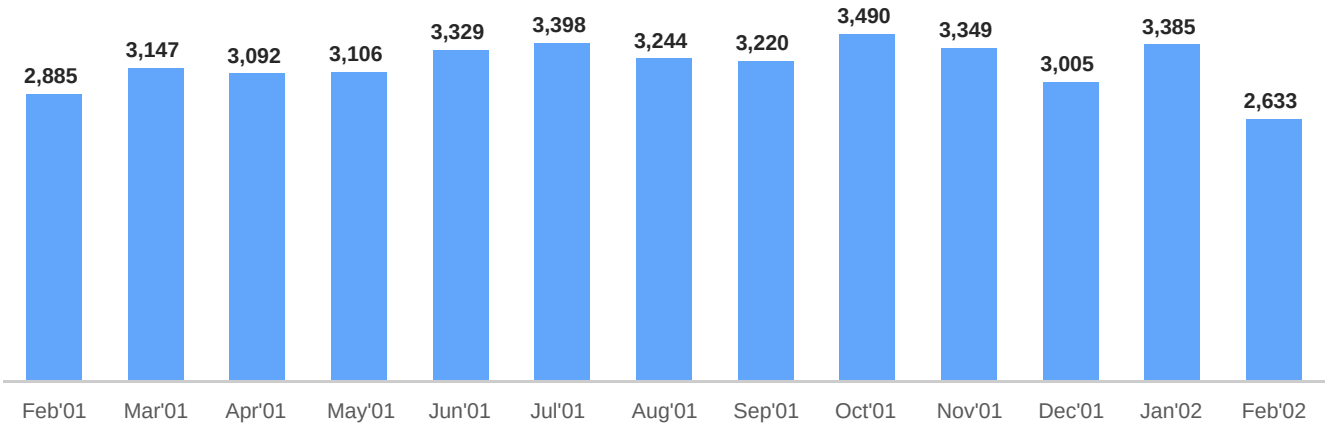
Flats sold: 2,633 Median price: $215,000 Median $psf: $211
Million-dollar flats: 0 (0.0%) Highest price: $605,000 (Queenstown)

Against the month before: sales -22.2%, median price +0.0%. Against a year ago: sales -8.7%, median price -5.7%.

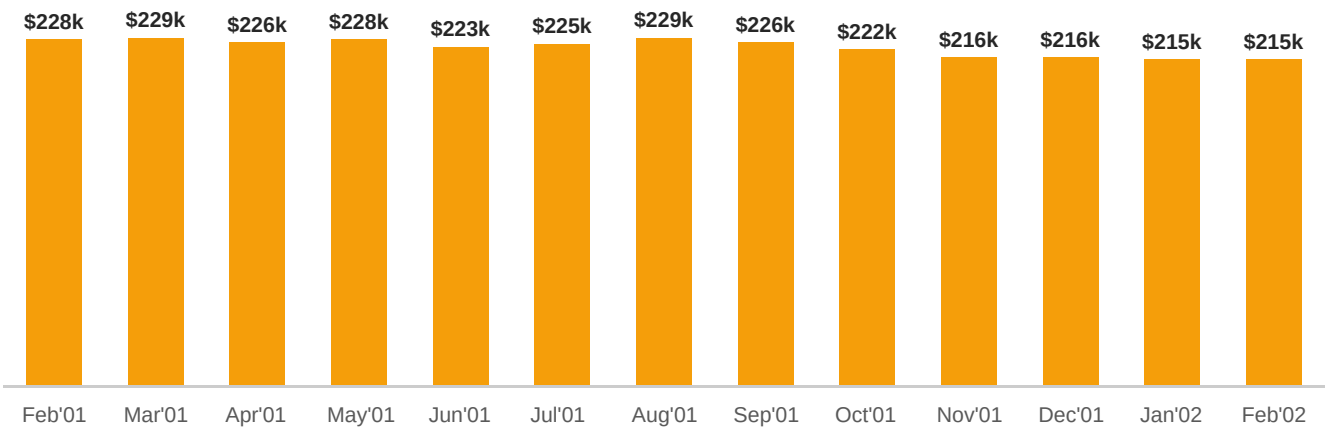
At a glance

- 2,633 HDB resale flats changed hands in February 2002, 22.2% fewer than the month before (3,385).
- 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 $217,000 (983 sales), or about $206 per square foot.
- The highest price was $605,000 for an executive flat at Blk 149 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Jurong West (median $196,750) and the dearest was Bishan (median $305,000).
- The busiest town was Woodlands with 311 sales.

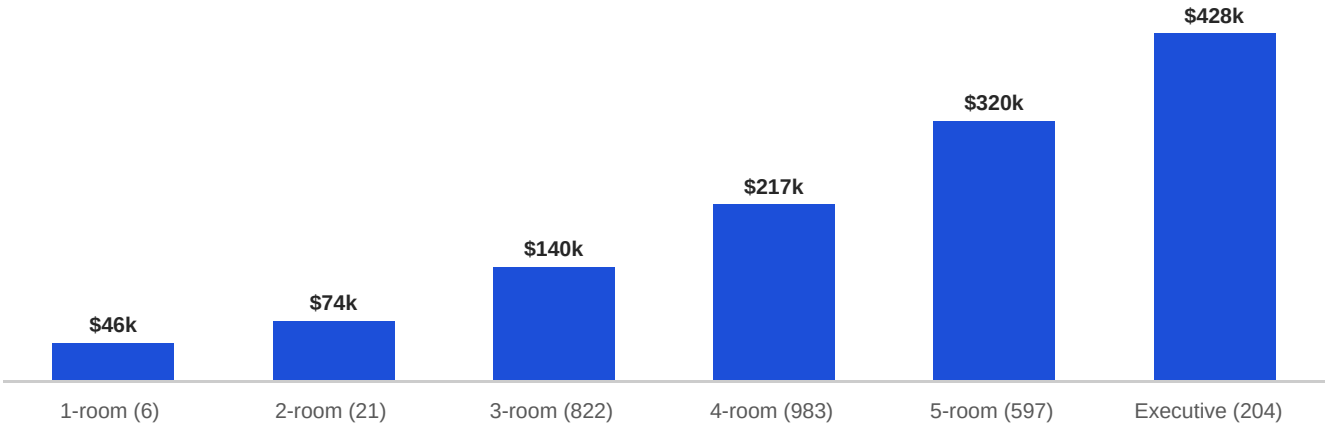
Flats sold each month, last 13 months



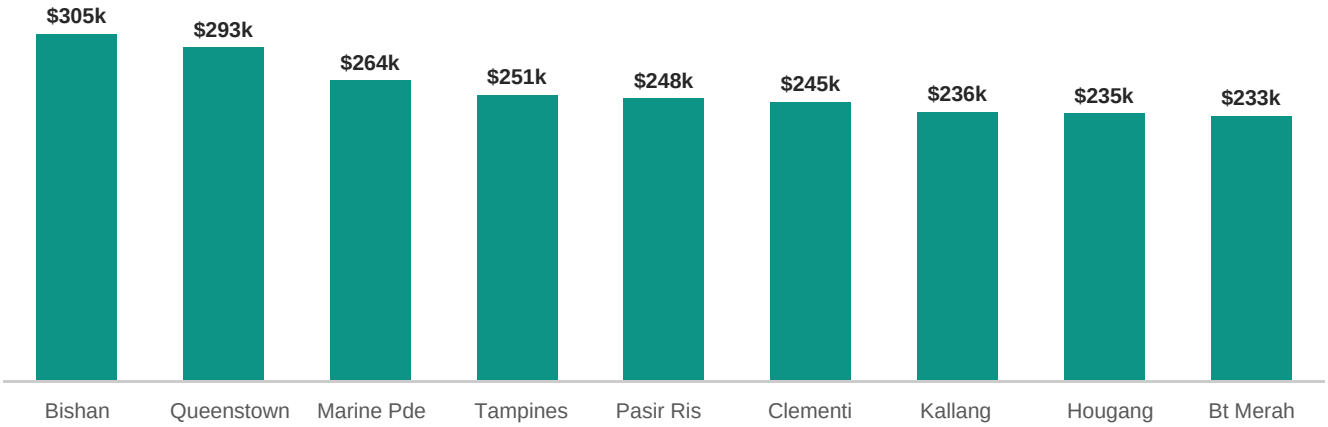
Median price each month, last 13 months



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



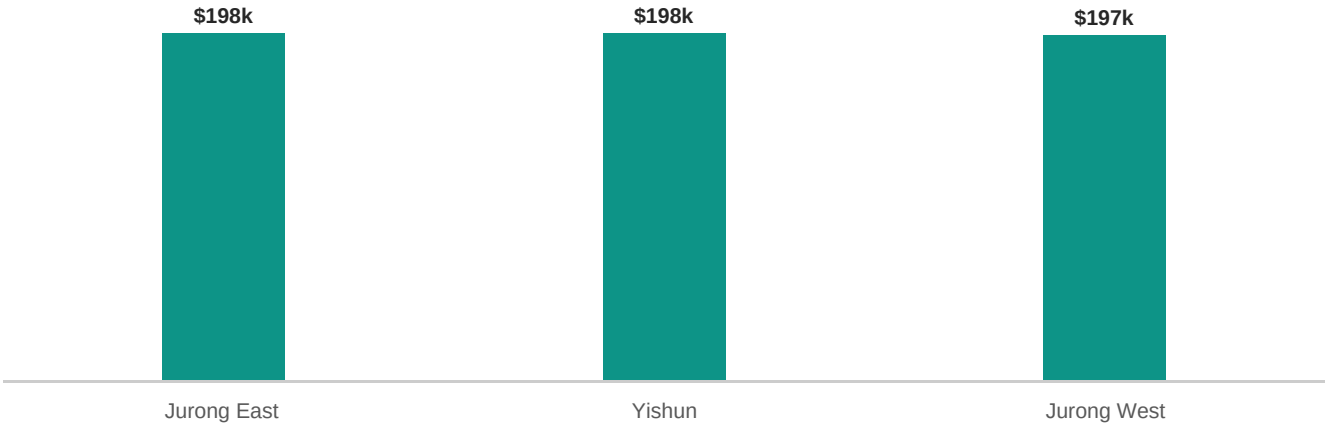
Median 4-room price by town, dearest first



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



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



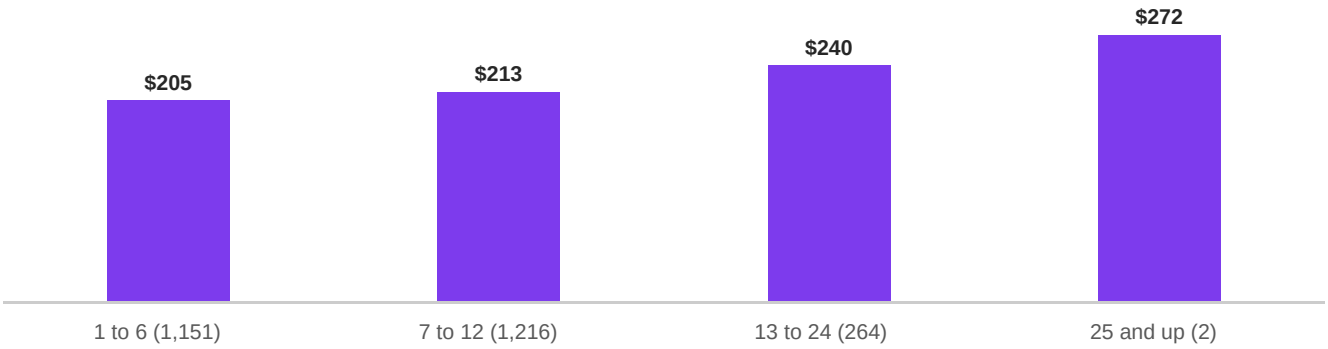
Town by town, February 2002

Ang Mo Kio: 133 sold - median $158,000 - 4-room median $219,500 - $203 psf
Bedok: 179 sold - median $185,000 - 4-room median $208,500 - $205 psf
Bishan: 53 sold - median $315,000 - 4-room median $305,000 - $282 psf
Bukit Batok: 126 sold - median $223,600 - 4-room median $223,600 - $200 psf
Bukit Merah: 82 sold - median $168,250 - 4-room median $233,000 - $232 psf
Bukit Panjang: 67 sold - median $212,000 - 4-room median $200,000 - $192 psf
Bukit Timah: 6 sold - median $391,000 - 4-room median n/a - $298 psf
Central Area: 16 sold - median $184,000 - 4-room median n/a - $273 psf
Choa Chu Kang: 139 sold - median $254,000 - 4-room median $212,000 - $213 psf
Clementi: 78 sold - median $161,000 - 4-room median $245,000 - $208 psf
Geylang: 71 sold - median $172,000 - 4-room median $207,000 - $194 psf
Hougang: 204 sold - median $241,000 - 4-room median $235,000 - $220 psf
Jurong East: 58 sold - median $172,800 - 4-room median $198,000 - $190 psf
Jurong West: 175 sold - median $212,000 - 4-room median $196,750 - $184 psf
Kallang/Whampoa: 64 sold - median $168,500 - 4-room median $236,000 - $212 psf
Marine Parade: 28 sold - median $208,250 - 4-room median $264,000 - $275 psf
Pasir Ris: 125 sold - median $320,000 - 4-room median $248,000 - $240 psf
Queenstown: 101 sold - median $142,000 - 4-room median $293,000 - $207 psf
Serangoon: 84 sold - median $241,000 - 4-room median $231,000 - $227 psf
Tampines: 292 sold - median $257,000 - 4-room median $251,000 - $236 psf
Toa Payoh: 81 sold - median $182,000 - 4-room median $212,000 - $225 psf
Woodlands: 311 sold - median $215,000 - 4-room median $204,600 - $198 psf
Yishun: 160 sold - median $179,000 - 4-room median $198,000 - $185 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2002

$605,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $385 psf - 92 yrs lease left

$600,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,658 sqft - $362 psf - 92 yrs lease left

$547,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,615 sqft - $339 psf - 86 yrs lease left

$545,000 Blk 126 Bt Merah View, Bukit Merah
5-room - storey 19 to 21 - 1,507 sqft - $362 psf - 93 yrs lease left

$534,000 Blk 84A Lor 2 Toa Payoh, Toa Payoh
5-room - storey 13 to 15 - 1,313 sqft - $407 psf - 94 yrs lease left

$530,000 Blk 856F Tampines St 82, Tampines
Executive - storey 07 to 09 - 1,582 sqft - $335 psf - 92 yrs lease left

$528,000 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,572 sqft - $336 psf - 92 yrs lease left

$522,000 Blk 288 Bishan St 24, Bishan
5-room - storey 22 to 24 - 1,324 sqft - $394 psf - 95 yrs lease left

$520,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,410 sqft - $369 psf - 81 yrs lease left

$518,000 Blk 582 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,572 sqft - $330 psf - 92 yrs lease left

The 5 most affordable 4-room flats, February 2002

$121,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 936 sqft - $129 psf - 72 yrs lease left

$127,500 Blk 202 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,001 sqft - $127 psf - 78 yrs lease left

$128,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 16 to 18 - 936 sqft - $137 psf - 72 yrs lease left

$130,000 Blk 23 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 990 sqft - $131 psf - 74 yrs lease left

$132,000 Blk 417 Jurong West St 42, Jurong West

4-room - storey 07 to 09 - 958 sqft - $138 psf - 82 yrs lease left

The 10 busiest streets, February 2002

Woodlands Circle, Woodlands: 58 sales
Bedok Reservoir Rd, Bedok: 46 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 39 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 37 sales
Hougang Ave 1, Hougang: 36 sales
Yishun Ring Rd, Yishun: 35 sales
Hougang Ave 8, Hougang: 33 sales
Woodlands St 41, Woodlands: 31 sales
Bt Batok St 24, Bukit Batok: 26 sales
Jln Teck Whye, Choa Chu Kang: 26 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