HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 2002

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

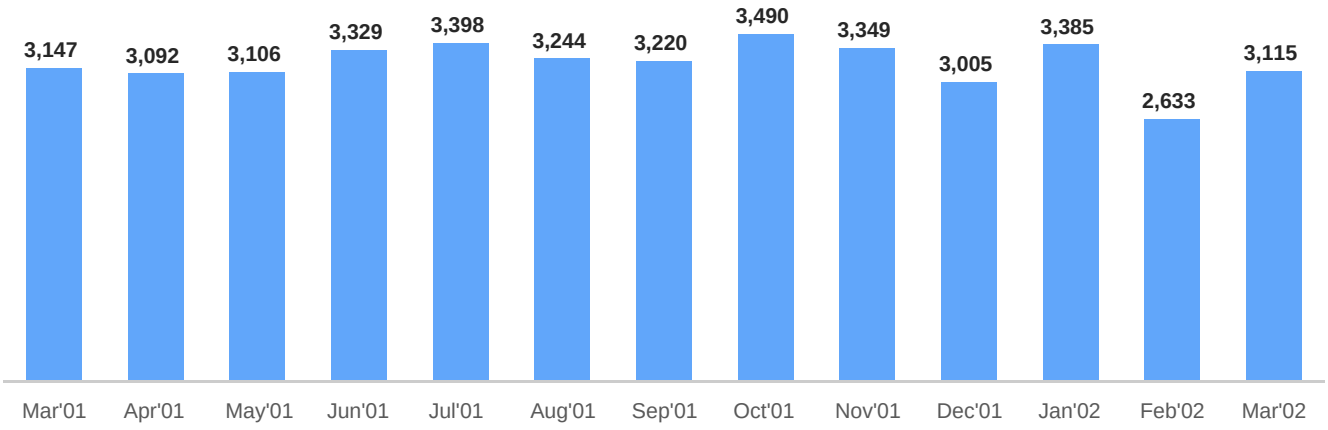
Flats sold: 3,115 Median price: $215,000 Median $psf: $211
Million-dollar flats: 0 (0.0%) Highest price: $625,000 (Choa Chu Kang)

Against the month before: sales +18.3%, median price +0.0%. Against a year ago: sales -1.0%, median price -6.1%.

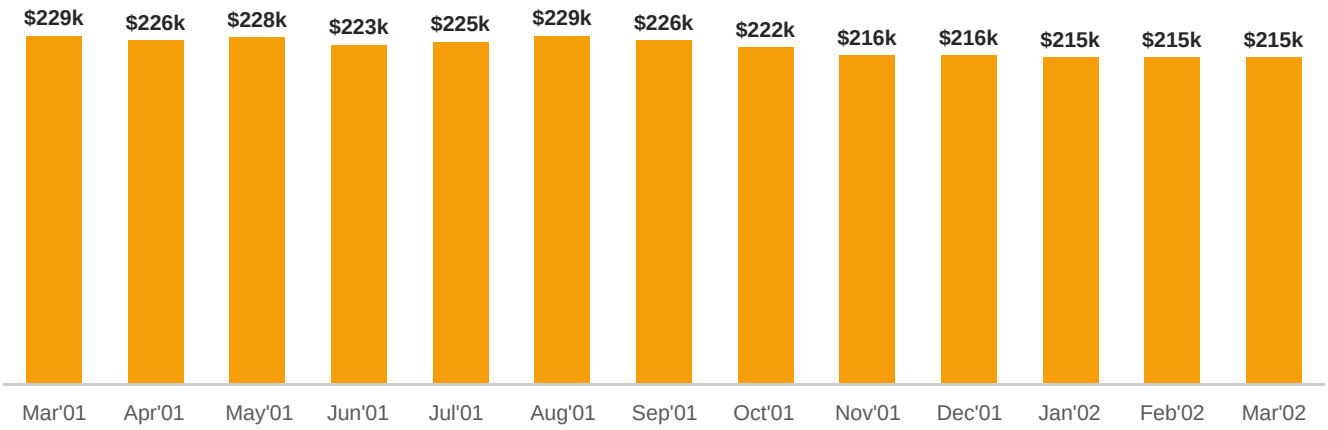
At a glance

- 3,115 HDB resale flats changed hands in March 2002, 18.3% more than the month before (2,633).
- 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 $213,500 (1,213 sales), or about $202 per square foot.
- The highest price was $625,000 for an executive flat at Blk 632 Choa Chu Kang Nth 6, Choa Chu Kang.
- For a 4-room flat, the most affordable town was Yishun (median $173,000) and the dearest was Queenstown (median $375,000).
- The busiest town was Woodlands with 388 sales.

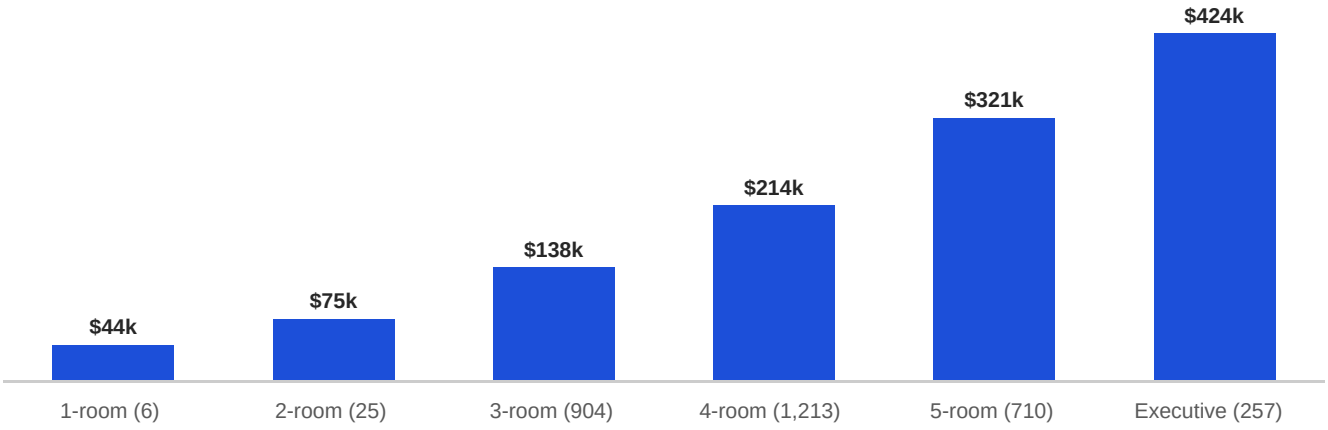
Flats sold each month, last 13 months



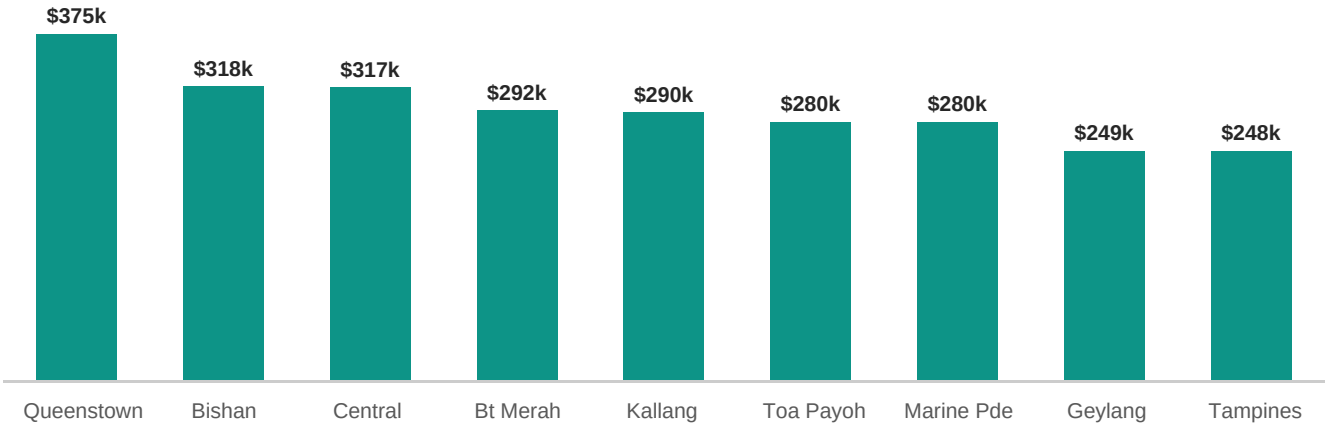
Median price each month, last 13 months



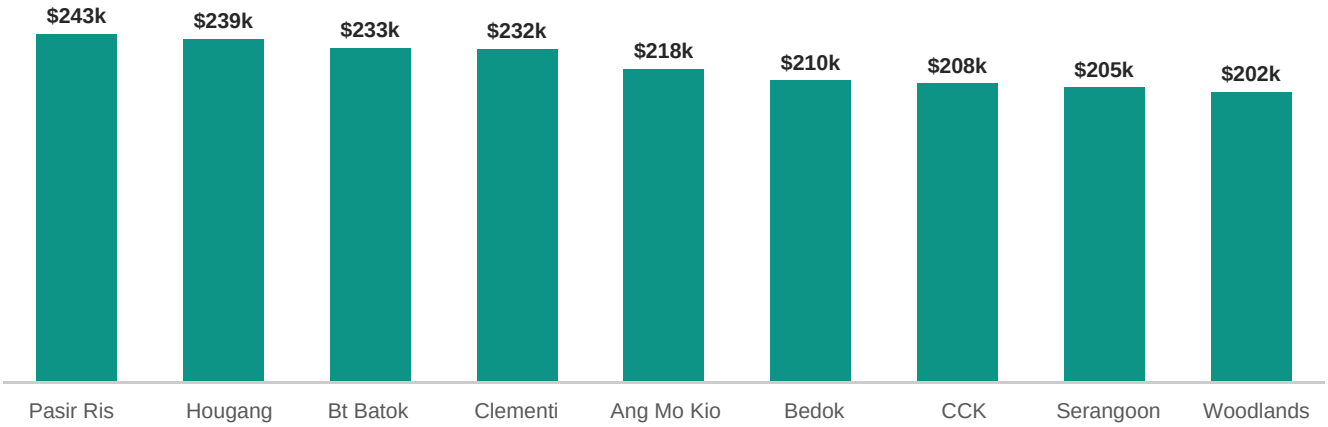
Median price by flat type (number sold), March 2002



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)



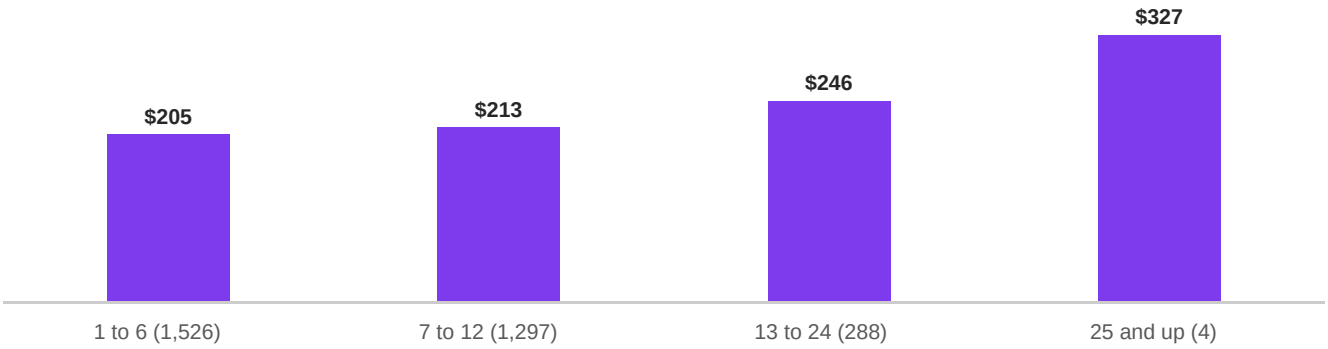
Town by town, March 2002

Ang Mo Kio: 130 sold - median $154,250 - 4-room median $218,000 - $200 psf
Bedok: 210 sold - median $192,250 - 4-room median $210,000 - $208 psf
Bishan: 68 sold - median $328,000 - 4-room median $318,000 - $287 psf
Bukit Batok: 165 sold - median $231,000 - 4-room median $232,750 - $206 psf
Bukit Merah: 80 sold - median $163,500 - 4-room median $292,000 - $231 psf
Bukit Panjang: 112 sold - median $208,500 - 4-room median $197,000 - $191 psf
Bukit Timah: 7 sold - median $390,000 - 4-room median n/a - $297 psf
Central Area: 12 sold - median $174,500 - 4-room median $317,000 - $248 psf
Choa Chu Kang: 231 sold - median $230,000 - 4-room median $208,000 - $209 psf
Clementi: 84 sold - median $148,650 - 4-room median $231,900 - $205 psf
Geylang: 87 sold - median $160,000 - 4-room median $248,500 - $196 psf
Hougang: 241 sold - median $240,000 - 4-room median $239,000 - $218 psf
Jurong East: 68 sold - median $193,500 - 4-room median $198,000 - $196 psf
Jurong West: 197 sold - median $200,500 - 4-room median $192,500 - $178 psf
Kallang/Whampoa: 90 sold - median $170,750 - 4-room median $290,000 - $222 psf
Marine Parade: 21 sold - median $228,000 - 4-room median $279,500 - $277 psf
Pasir Ris: 144 sold - median $325,000 - 4-room median $242,500 - $241 psf
Queenstown: 94 sold - median $136,500 - 4-room median $375,000 - $201 psf
Serangoon: 85 sold - median $203,500 - 4-room median $205,000 - $219 psf
Tampines: 332 sold - median $258,000 - 4-room median $248,000 - $234 psf
Toa Payoh: 90 sold - median $178,000 - 4-room median $280,000 - $235 psf
Woodlands: 388 sold - median $214,500 - 4-room median $202,000 - $195 psf
Yishun: 179 sold - median $155,000 - 4-room median $173,000 - $179 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 2002

$625,000 Blk 632 Choa Chu Kang Nth 6, Choa Chu Kang
Executive - storey 16 to 18 - 1,981 sqft - $316 psf - 95 yrs lease left

$600,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,615 sqft - $372 psf - 92 yrs lease left

$582,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,582 sqft - $368 psf - 90 yrs lease left

$578,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 16 to 18 - 1,561 sqft - $370 psf - 90 yrs lease left

$556,000 Blk 245 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,593 sqft - $349 psf - 89 yrs lease left

$548,888 Blk 856D Tampines St 82, Tampines
Executive - storey 10 to 12 - 1,604 sqft - $342 psf - 92 yrs lease left

$545,000 Blk 615 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 04 to 06 - 1,647 sqft - $331 psf - 93 yrs lease left

$545,000 Blk 501 Pasir Ris St 52, Pasir Ris
Executive - storey 13 to 15 - 1,572 sqft - $347 psf - 90 yrs lease left

$533,000 Blk 48 Bendemeer Rd, Kallang/Whampoa
Executive - storey 10 to 12 - 1,550 sqft - $344 psf - 91 yrs lease left

$530,000 Blk 81B Lor 4 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,313 sqft - $404 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 2002

$128,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $131 psf - 77 yrs lease left

$128,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $131 psf - 74 yrs lease left

$128,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $131 psf - 74 yrs lease left

$129,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,001 sqft - $129 psf - 78 yrs lease left

$130,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $133 psf - 77 yrs lease left

The 10 busiest streets, March 2002

Woodlands Circle, Woodlands: 63 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 51 sales
Jln Teck Whye, Choa Chu Kang: 49 sales
Yishun Ring Rd, Yishun: 46 sales
Bedok Reservoir Rd, Bedok: 45 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Woodlands St 41, Woodlands: 36 sales
Woodlands Ring Rd, Woodlands: 35 sales
Tampines St 72, Tampines: 34 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 33 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