HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2002

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

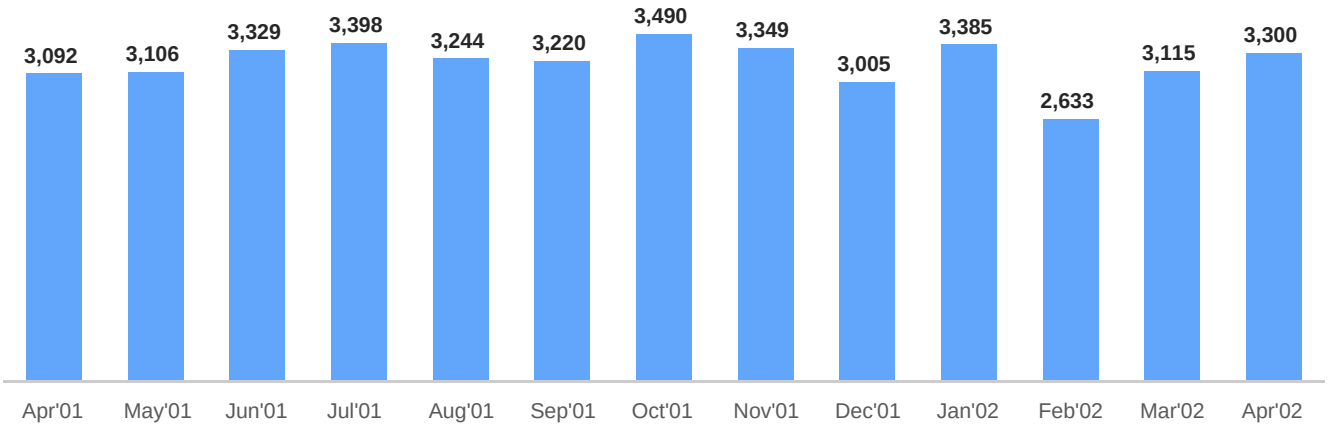
Flats sold: 3,300 **Median price: $218,000** **Median $psf: $212**
Million-dollar flats: 0 (0.0%) **Highest price: $580,000 (Choa Chu Kang)**

Against the month before: sales +5.9%, median price +1.4%. Against a year ago: sales +6.7%, median price -3.6%.

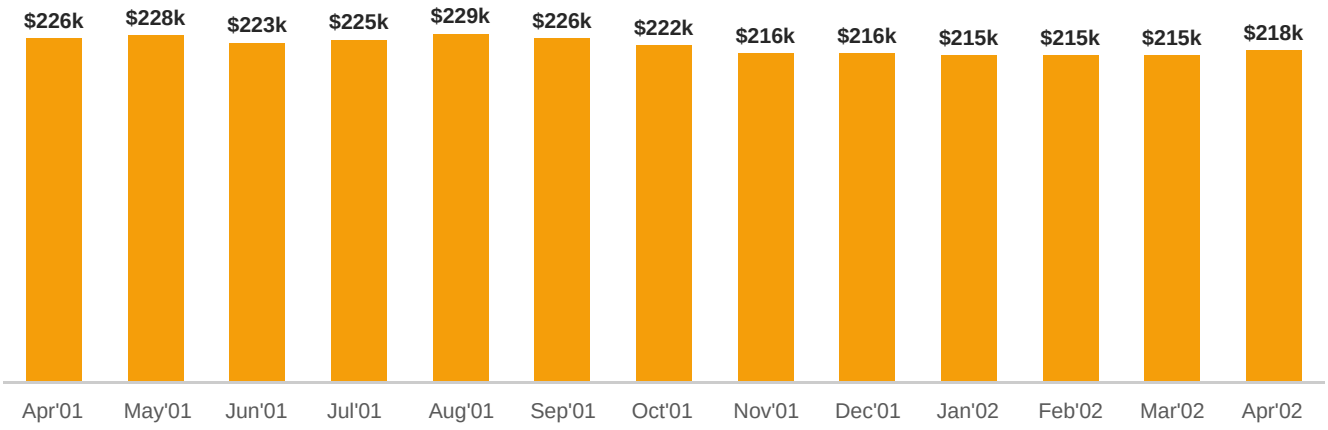
At a glance

- 3,300 HDB resale flats changed hands in April 2002, 5.9% more than the month before (3,115).
- Half of all flats sold for $218,000 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $216,000 (1,286 sales), or about $208 per square foot.
- The highest price was $580,000 for an executive flat at Blk 639 Choa Chu Kang St 64, Choa Chu Kang.
- For a 4-room flat, the most affordable town was Yishun (median $193,000) and the dearest was Queenstown (median $378,750).
- The busiest town was Woodlands with 379 sales.

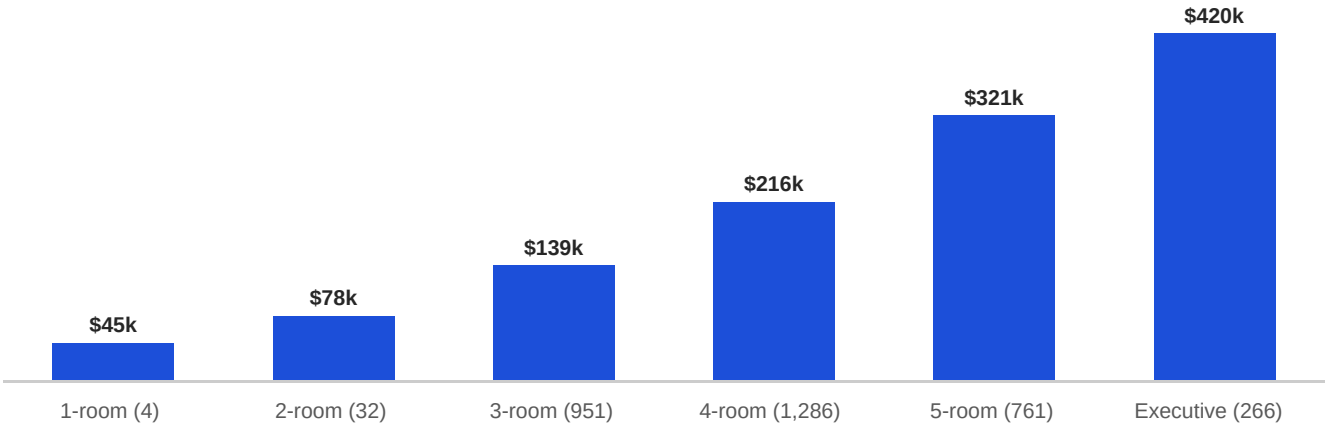
Flats sold each month, last 13 months



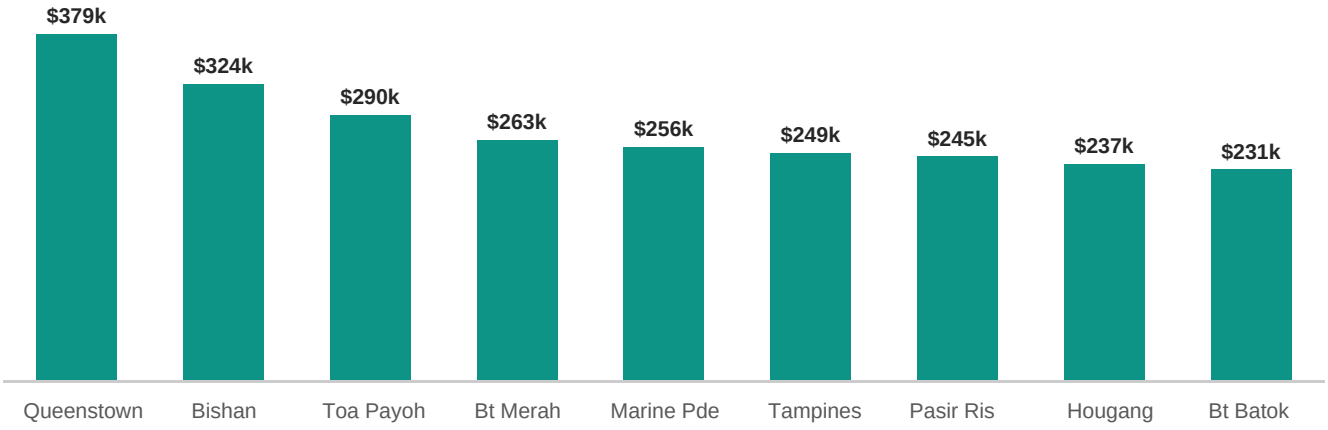
Median price each month, last 13 months



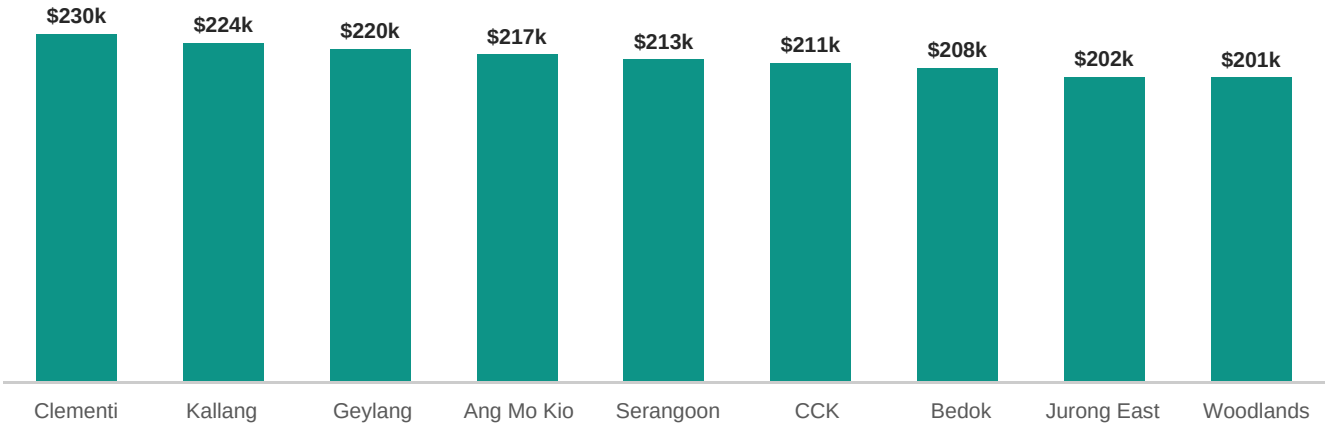
Median price by flat type (number sold), April 2002



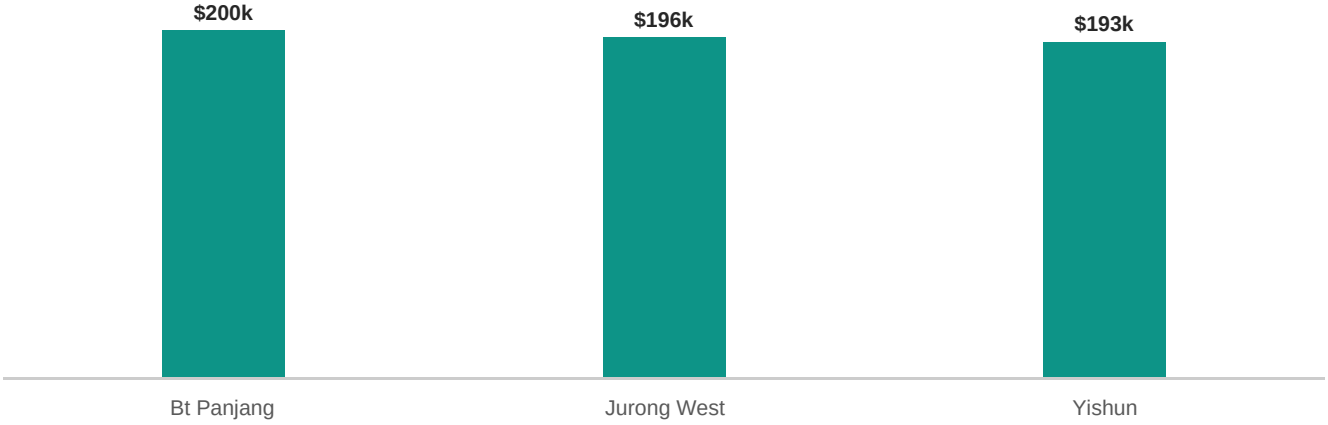
Median 4-room price by town, dearest first



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



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



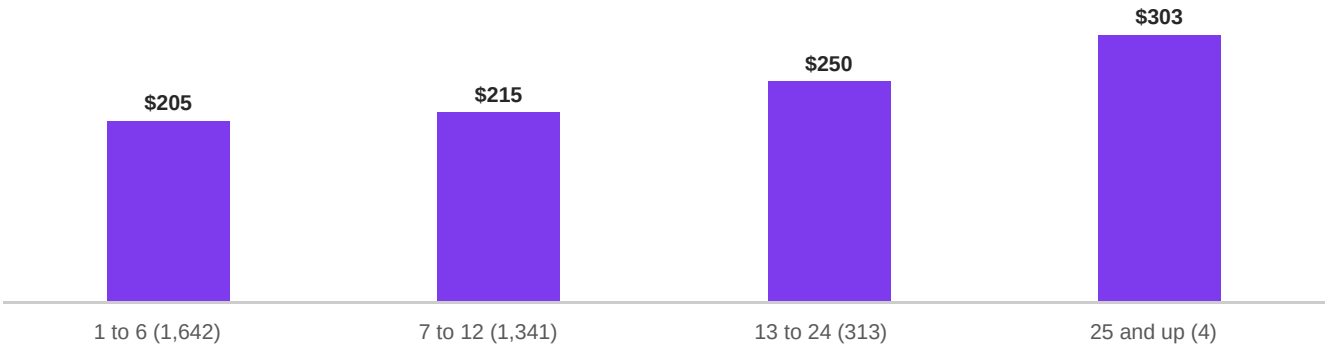
Town by town, April 2002

Ang Mo Kio: 181 sold - median $153,500 - 4-room median $216,500 - $204 psf
Bedok: 224 sold - median $191,250 - 4-room median $207,500 - $207 psf
Bishan: 92 sold - median $355,000 - 4-room median $323,750 - $299 psf
Bukit Batok: 152 sold - median $223,500 - 4-room median $230,800 - $200 psf
Bukit Merah: 93 sold - median $180,000 - 4-room median $263,000 - $239 psf
Bukit Panjang: 105 sold - median $205,000 - 4-room median $199,500 - $190 psf
Bukit Timah: 14 sold - median $331,000 - 4-room median n/a - $287 psf
Central Area: 14 sold - median $180,000 - 4-room median n/a - $251 psf
Choa Chu Kang: 205 sold - median $260,000 - 4-room median $210,750 - $214 psf
Clementi: 77 sold - median $192,000 - 4-room median $230,000 - $220 psf
Geylang: 79 sold - median $178,000 - 4-room median $220,000 - $200 psf
Hougang: 245 sold - median $242,000 - 4-room median $236,500 - $221 psf
Jurong East: 97 sold - median $204,000 - 4-room median $201,500 - $197 psf
Jurong West: 230 sold - median $203,500 - 4-room median $195,500 - $181 psf
Kallang/Whampoa: 85 sold - median $154,000 - 4-room median $224,000 - $208 psf
Marine Parade: 18 sold - median $255,500 - 4-room median $255,500 - $290 psf
Pasir Ris: 142 sold - median $320,550 - 4-room median $245,000 - $239 psf
Queenstown: 93 sold - median $138,500 - 4-room median $378,750 - $205 psf
Serangoon: 111 sold - median $215,000 - 4-room median $213,000 - $218 psf
Tampines: 376 sold - median $257,000 - 4-room median $248,500 - $236 psf
Toa Payoh: 101 sold - median $192,000 - 4-room median $290,000 - $232 psf
Woodlands: 379 sold - median $212,000 - 4-room median $201,250 - $194 psf
Yishun: 187 sold - median $159,500 - 4-room median $193,000 - $180 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2002

$580,000 Blk 639 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 10 to 12 - 1,959 sqft - $296 psf - 95 yrs lease left

$577,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,572 sqft - $367 psf - 90 yrs lease left

$565,000 Blk 58 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 3,197 sqft - $177 psf - 69 yrs lease left

$559,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 16 to 18 - 1,528 sqft - $366 psf - 90 yrs lease left

$545,000 Blk 212 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $347 psf - 89 yrs lease left

$540,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,539 sqft - $351 psf - 90 yrs lease left

$540,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 19 to 21 - 1,453 sqft - $372 psf - 92 yrs lease left

$540,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $341 psf - 92 yrs lease left

$539,000 Blk 579 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,593 sqft - $338 psf - 92 yrs lease left

$535,800 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 22 to 24 - 1,410 sqft - $380 psf - 81 yrs lease left

The 5 most affordable 4-room flats, April 2002

$125,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $129 psf - 71 yrs lease left

$133,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $136 psf - 74 yrs lease left

$133,300 Blk 27 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $136 psf - 74 yrs lease left

$137,100 Blk 407 Fajar Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $152 psf - 86 yrs lease left

$137,200 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 01 to 03 - 893 sqft - $154 psf - 84 yrs lease left

The 10 busiest streets, April 2002

Ang Mo Kio Ave 10, Ang Mo Kio: 56 sales
Woodlands Ave 6, Woodlands: 54 sales
Yishun Ring Rd, Yishun: 54 sales
Tampines St 72, Tampines: 51 sales
Bedok Reservoir Rd, Bedok: 50 sales
Jelapang Rd, Bukit Panjang: 44 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 43 sales
Woodlands St 41, Woodlands: 41 sales
Woodlands Circle, Woodlands: 38 sales
Hougang Ave 1, Hougang: 37 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