HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2002

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

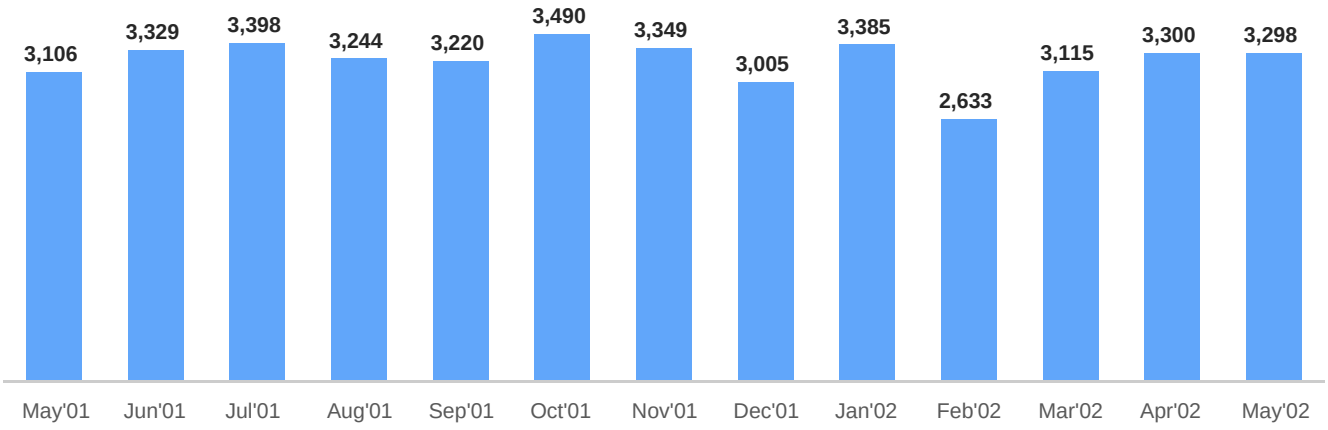
Flats sold: 3,298 Median price: $222,000 Median $psf: $214
Million-dollar flats: 0 (0.0%) Highest price: $635,000 (Queenstown)

Against the month before: sales -0.1%, median price +1.8%. Against a year ago: sales +6.2%, median price -2.6%.

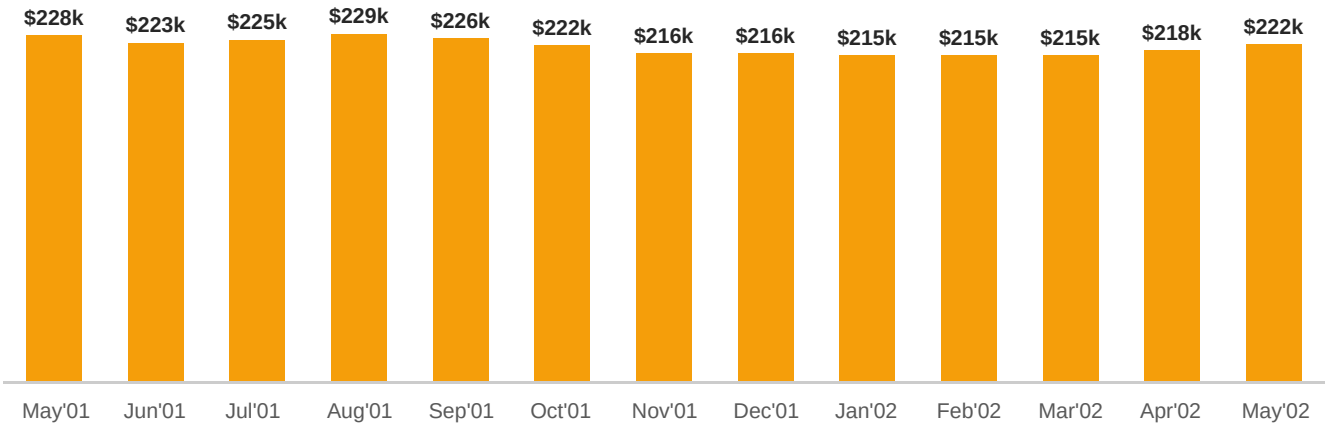
At a glance

- 3,298 HDB resale flats changed hands in May 2002, about the same as the month before (3,300).
- Half of all flats sold for $222,000 or less (the median price), up 1.8% from the month before.
- A typical 4-room flat sold for $221,000 (1,322 sales), or about $208 per square foot.
- The highest price was $635,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $187,500) and the dearest was Toa Payoh (median $345,000).
- The busiest town was Tampines with 345 sales.

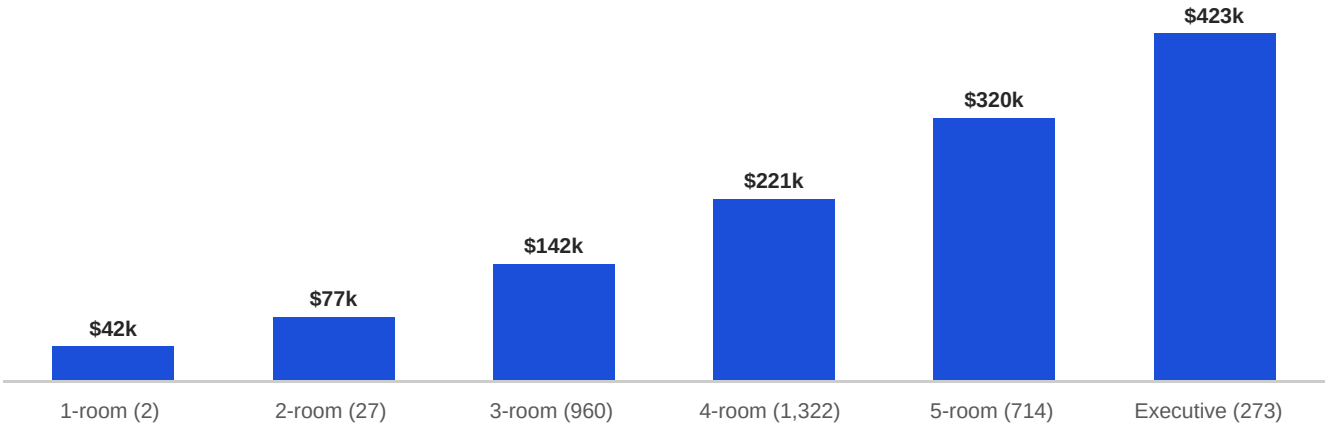
Flats sold each month, last 13 months



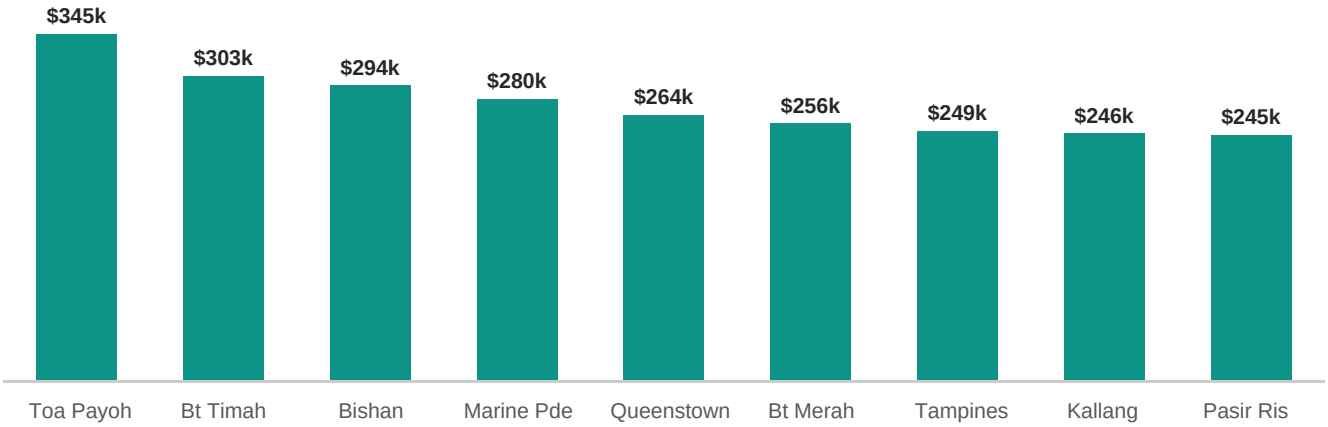
Median price each month, last 13 months



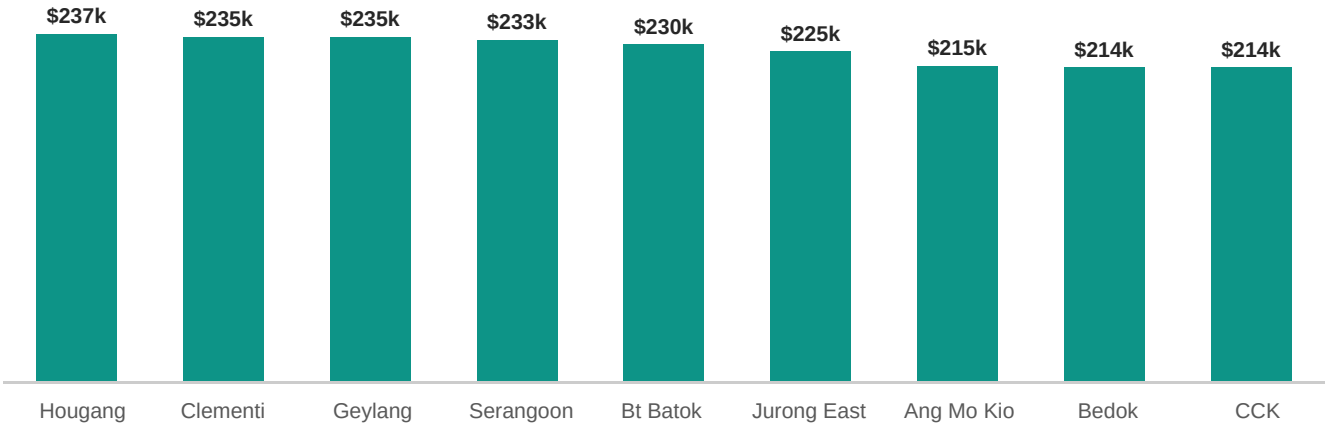
Median price by flat type (number sold), May 2002



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)



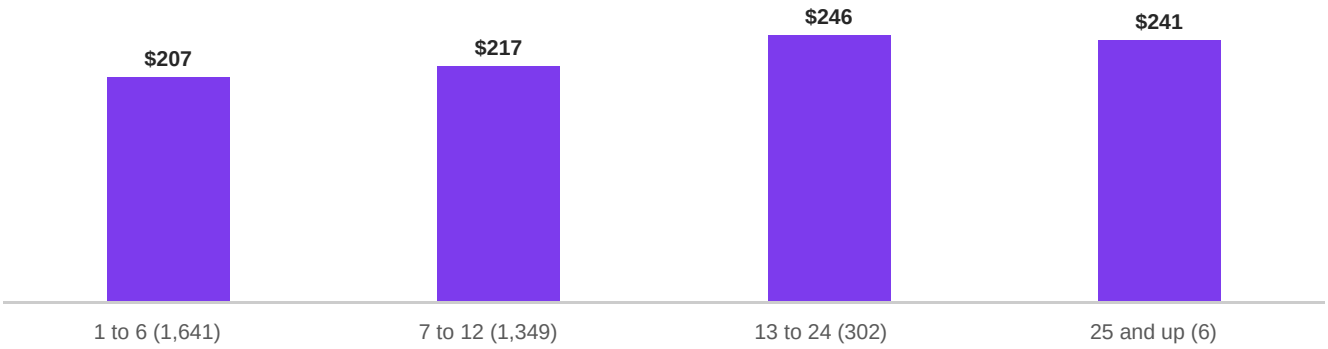
Town by town, May 2002

Ang Mo Kio: 174 sold - median $157,500 - 4-room median $215,000 - $205 psf
Bedok: 228 sold - median $195,000 - 4-room median $214,250 - $211 psf
Bishan: 106 sold - median $318,000 - 4-room median $293,500 - $283 psf
Bukit Batok: 140 sold - median $225,000 - 4-room median $230,000 - $201 psf
Bukit Merah: 96 sold - median $166,500 - 4-room median $256,000 - $228 psf
Bukit Panjang: 114 sold - median $204,000 - 4-room median $196,000 - $189 psf
Bukit Timah: 6 sold - median $304,000 - 4-room median $303,000 - $272 psf
Central Area: 21 sold - median $173,000 - 4-room median n/a - $229 psf
Choa Chu Kang: 217 sold - median $245,000 - 4-room median $214,000 - $212 psf
Clementi: 86 sold - median $175,500 - 4-room median $235,000 - $222 psf
Geylang: 87 sold - median $178,000 - 4-room median $235,000 - $205 psf
Hougang: 286 sold - median $243,250 - 4-room median $237,000 - $220 psf
Jurong East: 103 sold - median $221,000 - 4-room median $225,000 - $214 psf
Jurong West: 202 sold - median $202,500 - 4-room median $193,500 - $180 psf
Kallang/Whampoa: 73 sold - median $148,000 - 4-room median $245,900 - $208 psf
Marine Parade: 30 sold - median $254,250 - 4-room median $280,000 - $299 psf
Pasir Ris: 163 sold - median $318,000 - 4-room median $244,500 - $236 psf
Queenstown: 98 sold - median $137,500 - 4-room median $264,000 - $206 psf
Serangoon: 75 sold - median $253,000 - 4-room median $233,000 - $234 psf
Tampines: 345 sold - median $259,000 - 4-room median $248,500 - $233 psf
Toa Payoh: 118 sold - median $182,000 - 4-room median $345,000 - $234 psf
Woodlands: 325 sold - median $217,000 - 4-room median $203,000 - $197 psf
Yishun: 205 sold - median $185,000 - 4-room median $187,500 - $183 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2002

$635,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,528 sqft - $415 psf - 92 yrs lease left

$568,000 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,668 sqft - $340 psf - 89 yrs lease left

$568,000 Blk 856B Tampines St 82, Tampines
Executive - storey 07 to 09 - 1,604 sqft - $354 psf - 92 yrs lease left

$562,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,518 sqft - $370 psf - 92 yrs lease left

$555,000 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,572 sqft - $353 psf - 92 yrs lease left

$552,000 Blk 261 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $351 psf - 89 yrs lease left

$550,000 Blk 81 Redhill Lane, Bukit Merah
5-room - storey 10 to 12 - 1,464 sqft - $376 psf - 93 yrs lease left

$550,000 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $352 psf - 92 yrs lease left

$547,000 Blk 245 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $341 psf - 89 yrs lease left

$543,000 Blk 222 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,572 sqft - $346 psf - 89 yrs lease left

The 5 most affordable 4-room flats, May 2002

$123,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $131 psf - 72 yrs lease left

$133,500 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,012 sqft - $132 psf - 77 yrs lease left

$135,000 Blk 167 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $149 psf - 84 yrs lease left

$135,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $138 psf - 77 yrs lease left

$137,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $140 psf - 77 yrs lease left

The 10 busiest streets, May 2002

Bedok Reservoir Rd, Bedok: 62 sales
Yishun Ring Rd, Yishun: 55 sales
Woodlands Ave 6, Woodlands: 52 sales
Hougang Ave 8, Hougang: 50 sales
Jelapang Rd, Bukit Panjang: 48 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 46 sales
Woodlands Ring Rd, Woodlands: 42 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 41 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 37 sales
Hougang Ave 1, Hougang: 36 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