HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2002

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

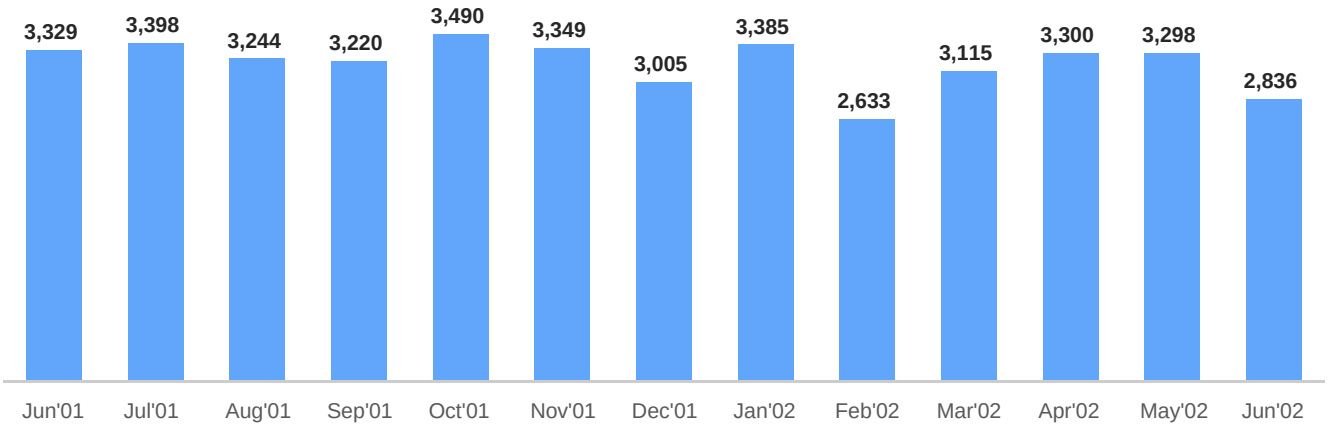
Flats sold: 2,836 Median price: $220,000 Median $psf: $214
Million-dollar flats: 0 (0.0%) Highest price: $655,000 (Choa Chu Kang)

Against the month before: sales -14.0%, median price -0.9%. Against a year ago: sales -14.8%, median price -1.4%.

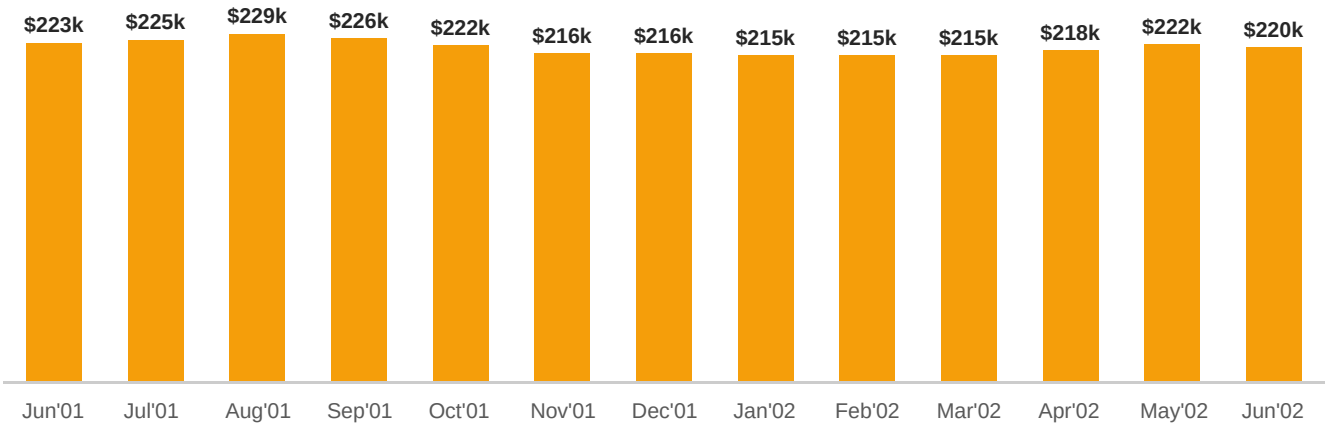
At a glance

- 2,836 HDB resale flats changed hands in June 2002, 14.0% fewer than the month before (3,298).
- Half of all flats sold for $220,000 or less (the median price), down 0.9% from the month before.
- A typical 4-room flat sold for $221,000 (1,141 sales), or about $209 per square foot.
- The highest price was $655,000 for an executive flat at Blk 638 Choa Chu Kang St 64, Choa Chu Kang.
- For a 4-room flat, the most affordable town was Yishun (median $167,000) and the dearest was Bishan (median $310,500).
- The busiest town was Tampines with 308 sales.

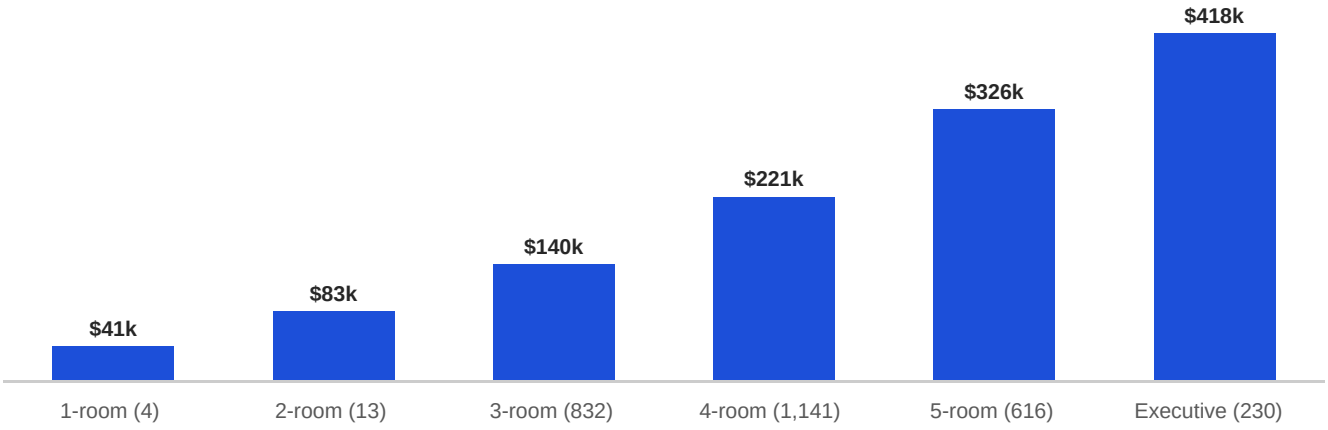
Flats sold each month, last 13 months



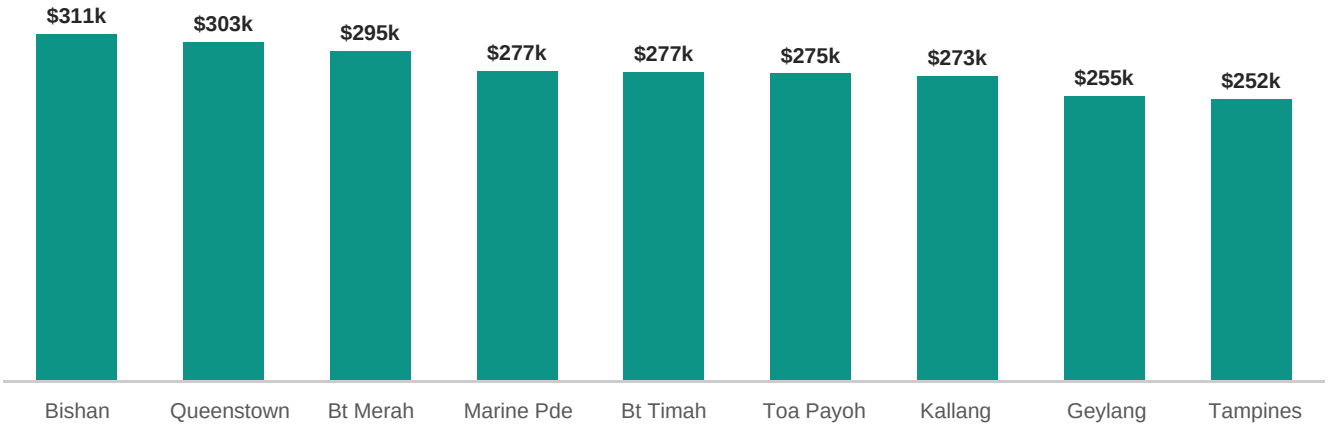
Median price each month, last 13 months



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



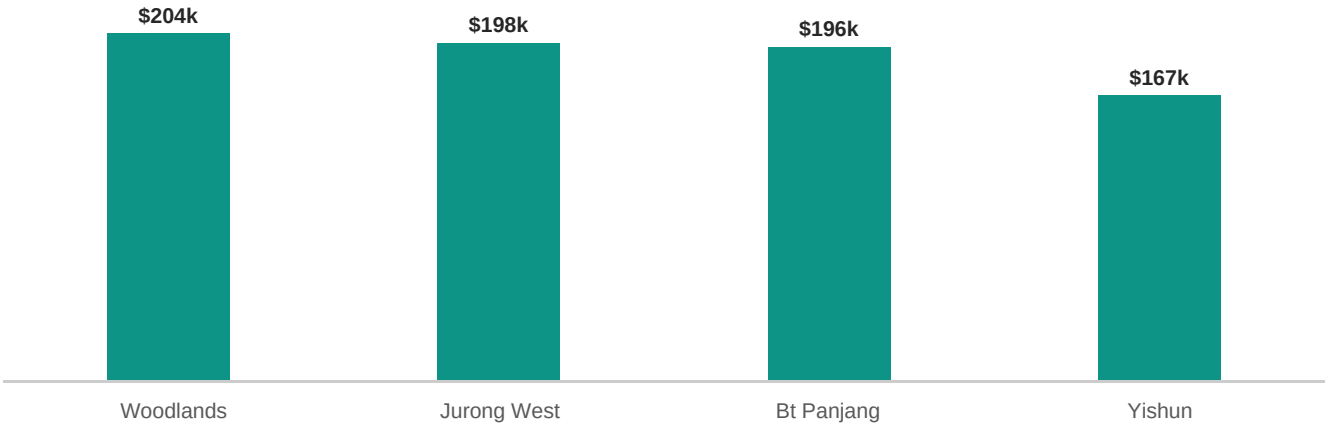
Median 4-room price by town, dearest first



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



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



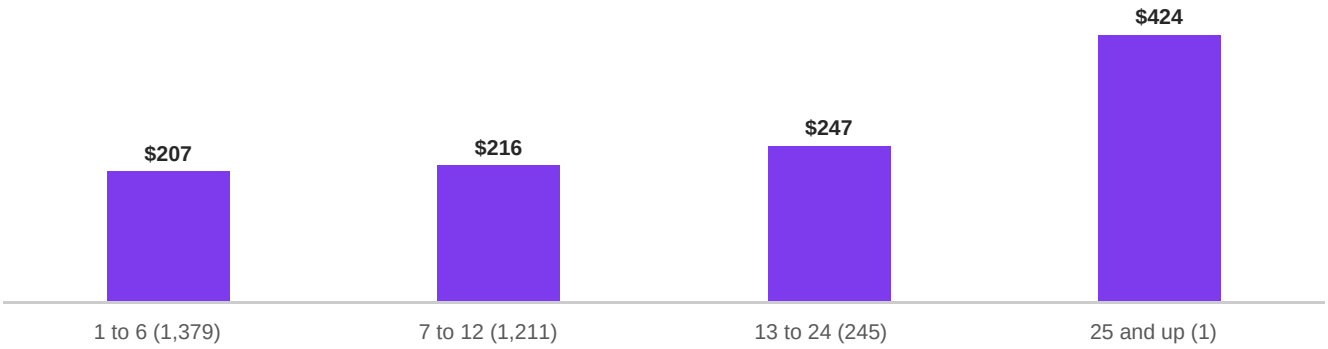
Town by town, June 2002

Ang Mo Kio: 149 sold - median $180,000 - 4-room median $228,000 - $213 psf
Bedok: 215 sold - median $195,000 - 4-room median $210,000 - $208 psf
Bishan: 69 sold - median $372,800 - 4-room median $310,500 - $304 psf
Bukit Batok: 122 sold - median $177,500 - 4-room median $213,000 - $192 psf
Bukit Merah: 90 sold - median $162,500 - 4-room median $295,000 - $238 psf
Bukit Panjang: 114 sold - median $204,900 - 4-room median $195,500 - $191 psf
Bukit Timah: 10 sold - median $288,250 - 4-room median $276,500 - $272 psf
Central Area: 11 sold - median $185,000 - 4-room median n/a - $279 psf
Choa Chu Kang: 145 sold - median $253,500 - 4-room median $221,000 - $211 psf
Clementi: 68 sold - median $208,400 - 4-room median $237,000 - $230 psf
Geylang: 72 sold - median $157,500 - 4-room median $255,000 - $207 psf
Hougang: 255 sold - median $242,000 - 4-room median $238,000 - $221 psf
Jurong East: 92 sold - median $218,000 - 4-room median $214,000 - $209 psf
Jurong West: 214 sold - median $201,000 - 4-room median $198,000 - $184 psf
Kallang/Whampoa: 64 sold - median $185,000 - 4-room median $273,000 - $219 psf
Marine Parade: 21 sold - median $263,000 - 4-room median $277,000 - $298 psf
Pasir Ris: 111 sold - median $322,000 - 4-room median $244,000 - $241 psf
Queenstown: 85 sold - median $145,000 - 4-room median $303,000 - $204 psf
Serangoon: 80 sold - median $238,000 - 4-room median $229,000 - $225 psf
Tampines: 308 sold - median $256,000 - 4-room median $252,000 - $234 psf
Toa Payoh: 77 sold - median $183,000 - 4-room median $275,000 - $235 psf
Woodlands: 277 sold - median $217,000 - 4-room median $203,500 - $197 psf
Yishun: 187 sold - median $160,000 - 4-room median $167,000 - $180 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2002

$655,000 Blk 638 Choa Chu Kang St 64, Choa Chu Kang
Executive - storey 10 to 12 - 2,314 sqft - $283 psf - 95 yrs lease left

$654,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,528 sqft - $428 psf - 92 yrs lease left

$650,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,593 sqft - $408 psf - 92 yrs lease left

$603,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $373 psf - 92 yrs lease left

$595,000 Blk 633 Choa Chu Kang Nth 6, Choa Chu Kang
Executive - storey 16 to 18 - 1,981 sqft - $300 psf - 95 yrs lease left

$553,000 Blk 856E Tampines St 82, Tampines
Executive - storey 10 to 12 - 1,625 sqft - $340 psf - 92 yrs lease left

$552,000 Blk 81B Lor 4 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,302 sqft - $424 psf - 94 yrs lease left

$550,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 22 to 24 - 1,432 sqft - $384 psf - 92 yrs lease left

$548,000 Blk 257 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,550 sqft - $354 psf - 89 yrs lease left

$540,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 07 to 09 - 1,421 sqft - $380 psf - 92 yrs lease left

The 5 most affordable 4-room flats, June 2002

$128,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,044 sqft - $123 psf - 76 yrs lease left

$131,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,012 sqft - $129 psf - 77 yrs lease left

$135,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 980 sqft - $138 psf - 74 yrs lease left

$138,000 Blk 173 Yishun Ave 7, Yishun

4-room - storey 01 to 03 - 904 sqft - $153 psf - 84 yrs lease left

$140,000 Blk 725 Yishun St 71, Yishun

4-room - storey 01 to 03 - 958 sqft - $146 psf - 84 yrs lease left

The 10 busiest streets, June 2002

Jelapang Rd, Bukit Panjang: 58 sales
Yishun Ring Rd, Yishun: 50 sales
Bedok Reservoir Rd, Bedok: 47 sales
Woodlands Ring Rd, Woodlands: 47 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 44 sales
Hougang St 91, Hougang: 32 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Hougang Ave 8, Hougang: 29 sales
Tampines St 21, Tampines: 28 sales
Tampines St 71, Tampines: 28 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