HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2002

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

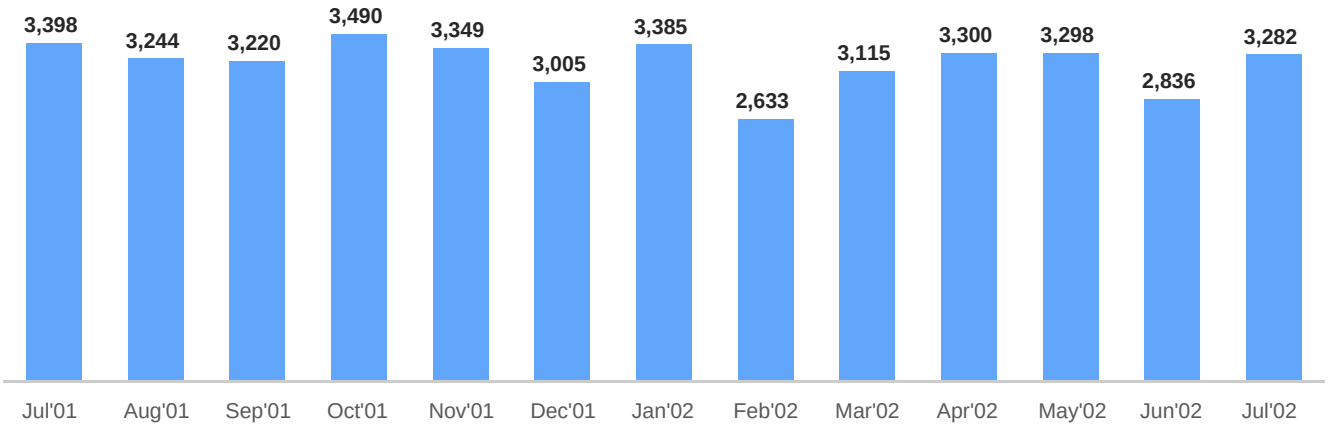
Flats sold: 3,282 **Median price: $215,000** **Median $psf: $210**
Million-dollar flats: 0 (0.0%) **Highest price: $625,000 (Choa Chu Kang)**

Against the month before: sales +15.7%, median price -2.3%. Against a year ago: sales -3.4%, median price -4.4%.

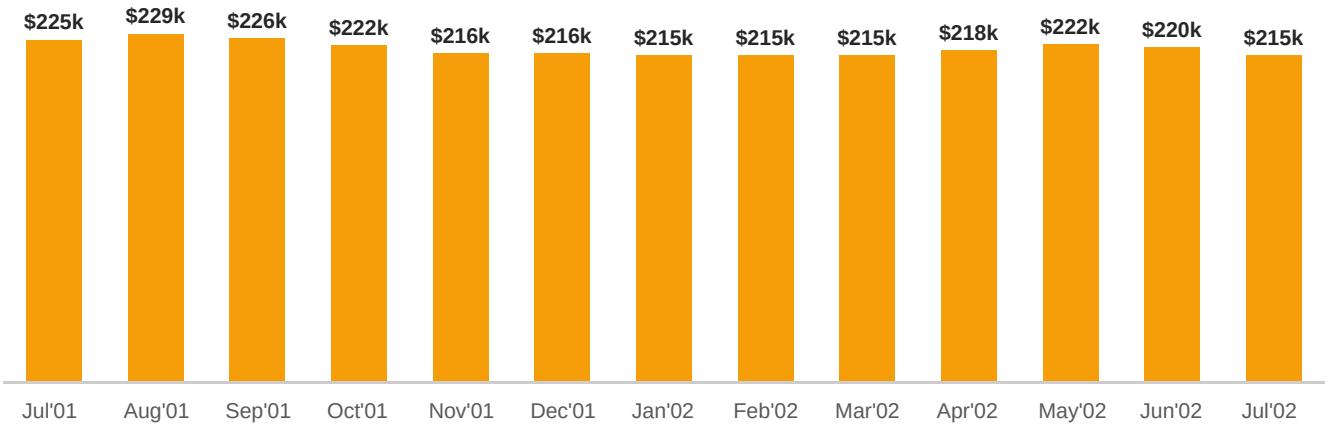
At a glance

- 3,282 HDB resale flats changed hands in July 2002, 15.7% more than the month before (2,836).
- Half of all flats sold for $215,000 or less (the median price), down 2.3% from the month before.
- A typical 4-room flat sold for $216,000 (1,306 sales), or about $202 per square foot.
- The highest price was $625,000 for an executive flat at Blk 633 Choa Chu Kang Nth 6, Choa Chu Kang.
- For a 4-room flat, the most affordable town was Yishun (median $185,100) and the dearest was Toa Payoh (median $327,500).
- The busiest town was Woodlands with 455 sales.

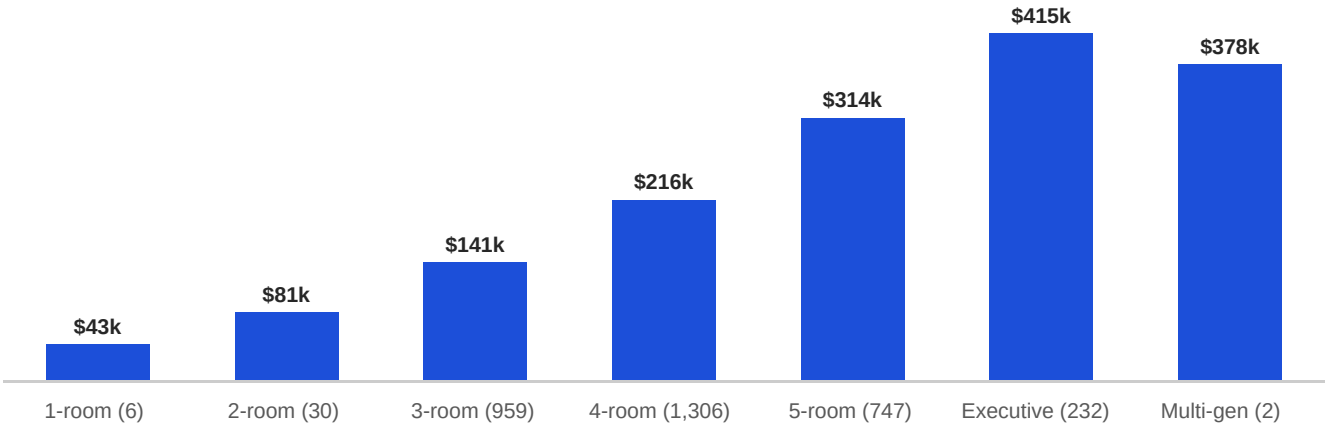
Flats sold each month, last 13 months



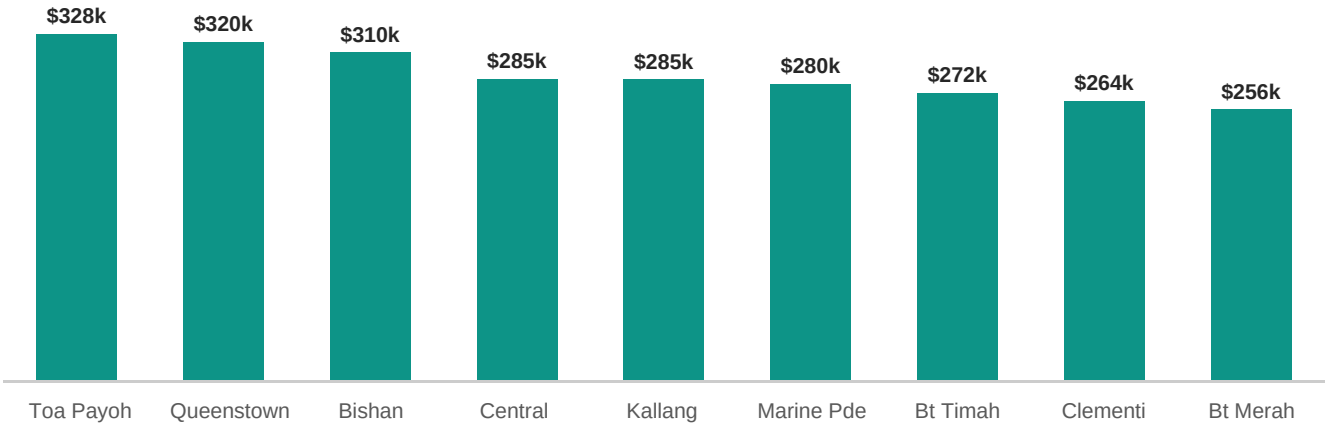
Median price each month, last 13 months



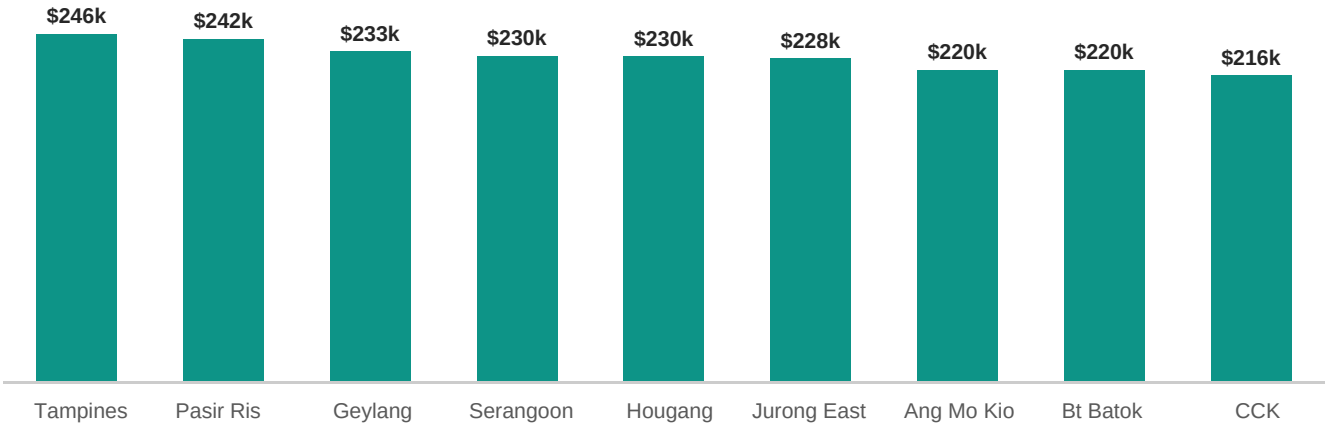
Median price by flat type (number sold), July 2002



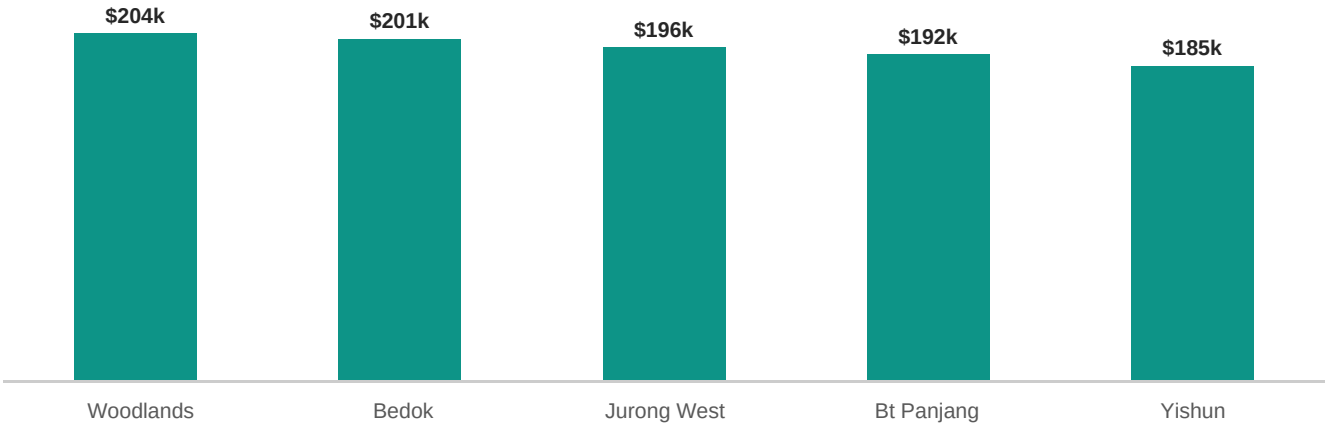
Median 4-room price by town, dearest first



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



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



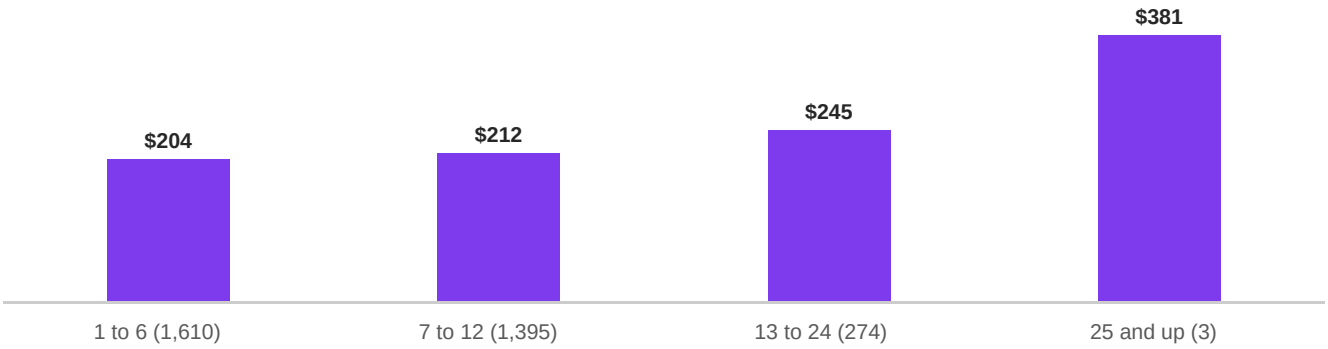
Town by town, July 2002

Ang Mo Kio: 149 sold - median $183,000 - 4-room median $220,000 - $207 psf
Bedok: 202 sold - median $161,000 - 4-room median $201,000 - $206 psf
Bishan: 68 sold - median $320,000 - 4-room median $310,000 - $286 psf
Bukit Batok: 140 sold - median $211,500 - 4-room median $220,000 - $201 psf
Bukit Merah: 107 sold - median $166,000 - 4-room median $256,000 - $230 psf
Bukit Panjang: 133 sold - median $205,000 - 4-room median $192,000 - $186 psf
Bukit Timah: 7 sold - median $296,000 - 4-room median $271,500 - $283 psf
Central Area: 15 sold - median $185,000 - 4-room median $284,800 - $271 psf
Choa Chu Kang: 174 sold - median $242,500 - 4-room median $216,000 - $209 psf
Clementi: 75 sold - median $160,000 - 4-room median $264,000 - $215 psf
Geylang: 95 sold - median $168,000 - 4-room median $233,000 - $202 psf
Hougang: 210 sold - median $238,500 - 4-room median $229,500 - $214 psf
Jurong East: 133 sold - median $251,000 - 4-room median $228,000 - $226 psf
Jurong West: 251 sold - median $202,000 - 4-room median $196,000 - $182 psf
Kallang/Whampoa: 92 sold - median $187,000 - 4-room median $284,500 - $229 psf
Marine Parade: 28 sold - median $280,000 - 4-room median $280,000 - $302 psf
Pasir Ris: 127 sold - median $320,000 - 4-room median $242,000 - $236 psf
Queenstown: 99 sold - median $147,500 - 4-room median $320,000 - $216 psf
Serangoon: 86 sold - median $230,500 - 4-room median $230,000 - $220 psf
Tampines: 312 sold - median $254,000 - 4-room median $245,500 - $236 psf
Toa Payoh: 114 sold - median $177,500 - 4-room median $327,500 - $233 psf
Woodlands: 455 sold - median $214,000 - 4-room median $204,250 - $197 psf
Yishun: 210 sold - median $156,000 - 4-room median $185,100 - $180 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2002

$625,000 Blk 633 Choa Chu Kang Nth 6, Choa Chu Kang
Executive - storey 16 to 18 - 1,981 sqft - $316 psf - 95 yrs lease left

$608,800 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $390 psf - 90 yrs lease left

$580,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $372 psf - 89 yrs lease left

$573,800 Blk 147 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,572 sqft - $365 psf - 92 yrs lease left

$545,000 Blk 30 Holland Cl, Queenstown
5-room - storey 16 to 18 - 1,345 sqft - $405 psf - 94 yrs lease left

$543,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,561 sqft - $348 psf - 90 yrs lease left

$542,000 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $345 psf - 89 yrs lease left

$540,000 Blk 126 Bt Merah View, Bukit Merah
5-room - storey 10 to 12 - 1,507 sqft - $358 psf - 93 yrs lease left

$538,000 Blk 614 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 10 to 12 - 1,679 sqft - $320 psf - 93 yrs lease left

$538,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 22 to 24 - 1,356 sqft - $397 psf - 92 yrs lease left

The 5 most affordable 4-room flats, July 2002

$113,500 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $121 psf - 72 yrs lease left

$116,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $124 psf - 72 yrs lease left

$124,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $127 psf - 77 yrs lease left

$139,000 Blk 425 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $154 psf - 85 yrs lease left

$139,000 Blk 204 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,001 sqft - $139 psf - 78 yrs lease left

The 10 busiest streets, July 2002

Woodlands Ring Rd, Woodlands: 95 sales
Jelapang Rd, Bukit Panjang: 59 sales
Woodlands Ave 6, Woodlands: 59 sales
Toh Guan Rd, Jurong East: 54 sales
Yishun Ring Rd, Yishun: 54 sales
Woodlands Cres, Woodlands: 45 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 44 sales
Woodlands Circle, Woodlands: 43 sales
Bedok Reservoir Rd, Bedok: 41 sales
Hougang Ave 8, Hougang: 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.

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