HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2002

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

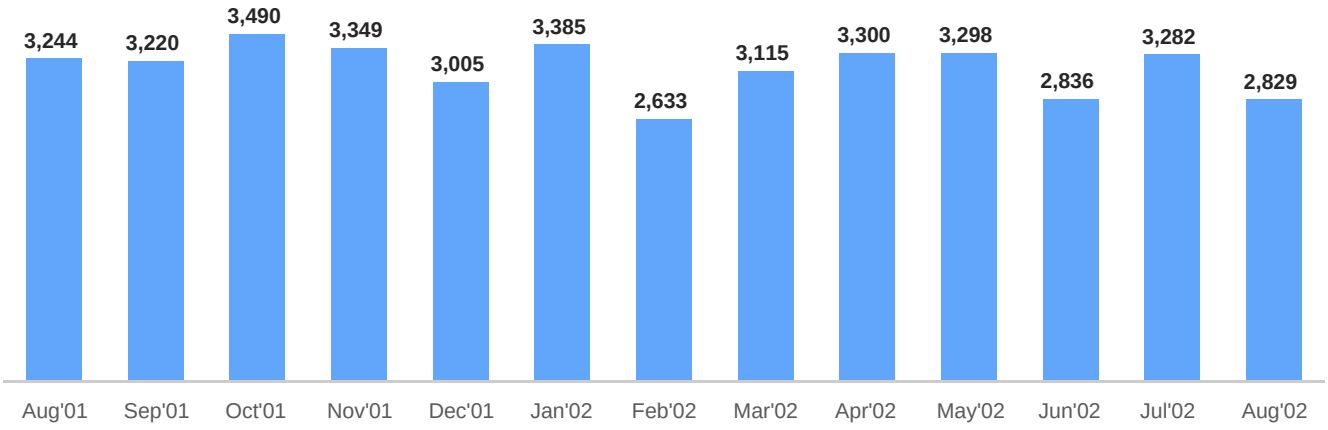
Flats sold: 2,829 Median price: $208,000 Median $psf: $209
Million-dollar flats: 0 (0.0%) Highest price: $573,000 (Toa Payoh)

Against the month before: sales -13.8%, median price -3.3%. Against a year ago: sales -12.8%, median price -9.2%.

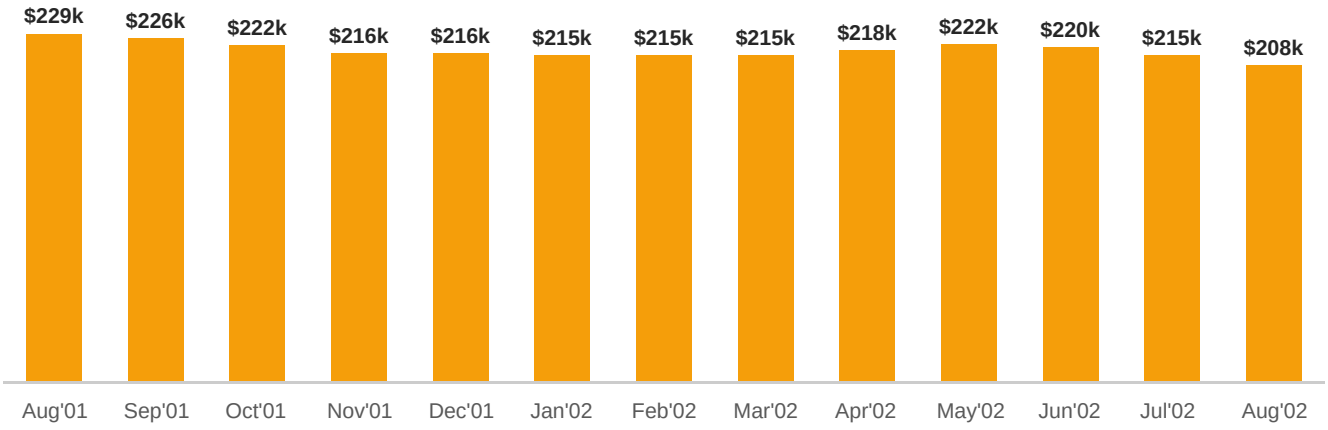
At a glance

- 2,829 HDB resale flats changed hands in August 2002, 13.8% fewer than the month before (3,282).
- Half of all flats sold for $208,000 or less (the median price), down 3.3% from the month before.
- A typical 4-room flat sold for $215,000 (1,186 sales), or about $204 per square foot.
- The highest price was $573,000 for an executive flat at Blk 101A Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Yishun (median $185,250) and the dearest was Queenstown (median $362,500).
- The busiest town was Woodlands with 370 sales.

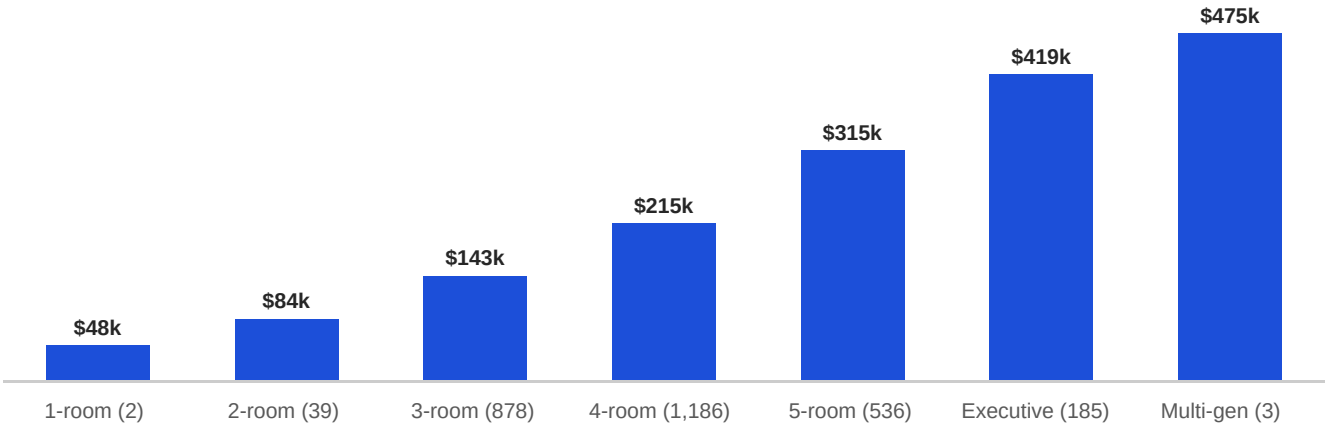
Flats sold each month, last 13 months



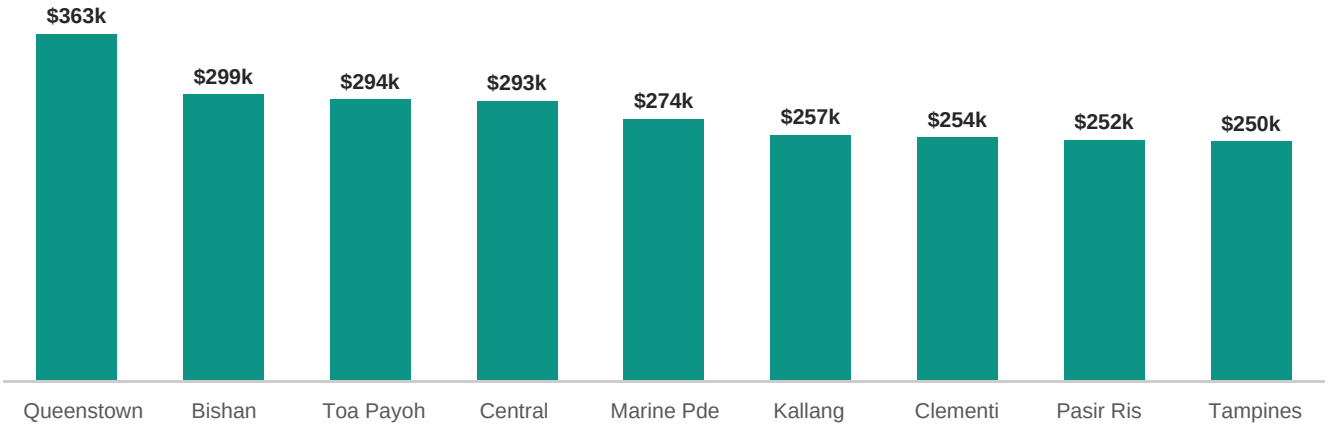
Median price each month, last 13 months



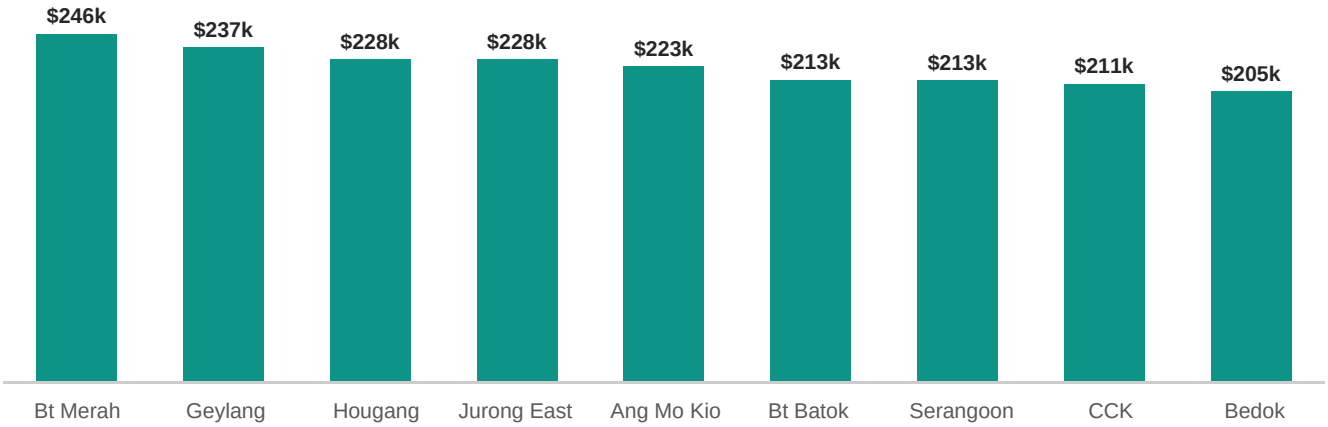
Median price by flat type (number sold), August 2002



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)



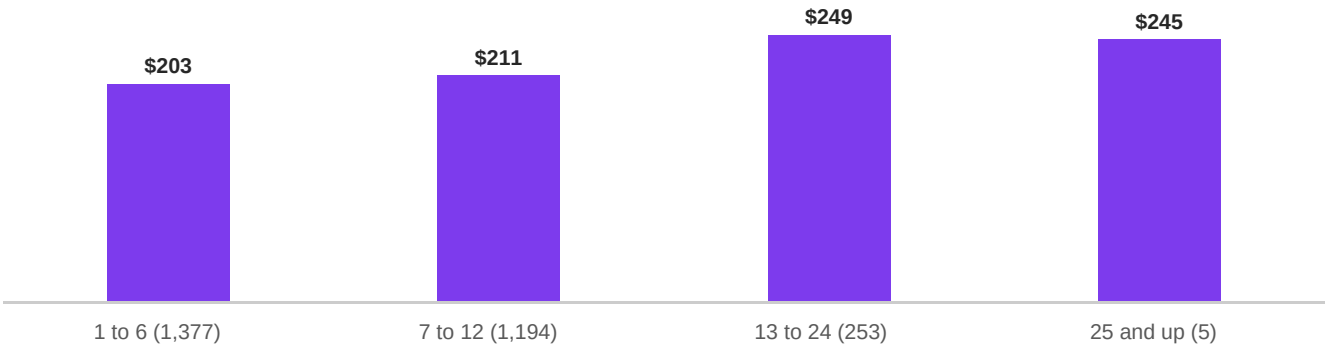
Town by town, August 2002

Ang Mo Kio: 152 sold - median $172,500 - 4-room median $223,000 - $208 psf
Bedok: 177 sold - median $187,000 - 4-room median $205,000 - $209 psf
Bishan: 53 sold - median $326,000 - 4-room median $299,000 - $284 psf
Bukit Batok: 148 sold - median $189,650 - 4-room median $213,250 - $194 psf
Bukit Merah: 83 sold - median $172,500 - 4-room median $246,000 - $240 psf
Bukit Panjang: 99 sold - median $219,000 - 4-room median $200,000 - $191 psf
Bukit Timah: 5 sold - median $200,000 - 4-room median n/a - $244 psf
Central Area: 18 sold - median $206,500 - 4-room median $292,500 - $262 psf
Choa Chu Kang: 156 sold - median $228,844 - 4-room median $210,500 - $203 psf
Clementi: 61 sold - median $161,000 - 4-room median $254,000 - $218 psf
Geylang: 85 sold - median $145,000 - 4-room median $236,500 - $199 psf
Hougang: 216 sold - median $234,500 - 4-room median $228,000 - $213 psf
Jurong East: 109 sold - median $237,000 - 4-room median $228,000 - $229 psf
Jurong West: 177 sold - median $200,000 - 4-room median $199,000 - $179 psf
Kallang/Whampoa: 79 sold - median $205,000 - 4-room median $256,500 - $227 psf
Marine Parade: 19 sold - median $213,000 - 4-room median $273,500 - $280 psf
Pasir Ris: 89 sold - median $320,000 - 4-room median $251,500 - $241 psf
Queenstown: 88 sold - median $154,500 - 4-room median $362,500 - $220 psf
Sembawang: 5 sold - median $390,000 - 4-room median n/a - $255 psf
Serangoon: 68 sold - median $205,750 - 4-room median $213,000 - $221 psf
Tampines: 261 sold - median $251,000 - 4-room median $250,000 - $232 psf
Toa Payoh: 91 sold - median $180,000 - 4-room median $294,000 - $243 psf
Woodlands: 370 sold - median $212,000 - 4-room median $202,000 - $198 psf
Yishun: 220 sold - median $157,000 - 4-room median $185,250 - $178 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2002

$573,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,550 sqft - $370 psf - 90 yrs lease left

$558,000 Blk 29 Chai Chee Ave, Bedok
Executive - storey 16 to 18 - 1,539 sqft - $363 psf - 93 yrs lease left

$530,000 Blk 261 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $337 psf - 89 yrs lease left

$525,000 Blk 534 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,593 sqft - $330 psf - 89 yrs lease left

$520,000 Blk 616 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 04 to 06 - 1,593 sqft - $326 psf - 93 yrs lease left

$518,000 Blk 505 Pasir Ris St 52, Pasir Ris
Executive - storey 07 to 09 - 1,572 sqft - $330 psf - 90 yrs lease left

$515,000 Blk 853 Hougang Ctrl, Hougang
Executive - storey 10 to 12 - 1,453 sqft - $354 psf - 94 yrs lease left

$515,000 Blk 940 Hougang St 92, Hougang
Executive - storey 10 to 12 - 1,528 sqft - $337 psf - 95 yrs lease left

$512,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 22 to 24 - 1,356 sqft - $378 psf - 92 yrs lease left

$512,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $396 psf - 74 yrs lease left

The 5 most affordable 4-room flats, August 2002

$126,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $129 psf - 74 yrs lease left

$126,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $135 psf - 72 yrs lease left

$128,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $121 psf - 75 yrs lease left

$128,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $132 psf - 71 yrs lease left

$132,000 Blk 205 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $135 psf - 77 yrs lease left

The 10 busiest streets, August 2002

Woodlands Ring Rd, Woodlands: 63 sales
Yishun Ring Rd, Yishun: 59 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 57 sales
Woodlands Ave 6, Woodlands: 55 sales
Toh Guan Rd, Jurong East: 50 sales
Bedok Reservoir Rd, Bedok: 45 sales
Jelapang Rd, Bukit Panjang: 41 sales
Hougang Ave 8, Hougang: 39 sales
Woodlands Cres, Woodlands: 38 sales
Jln Teck Whye, Choa Chu Kang: 31 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