HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 2002

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

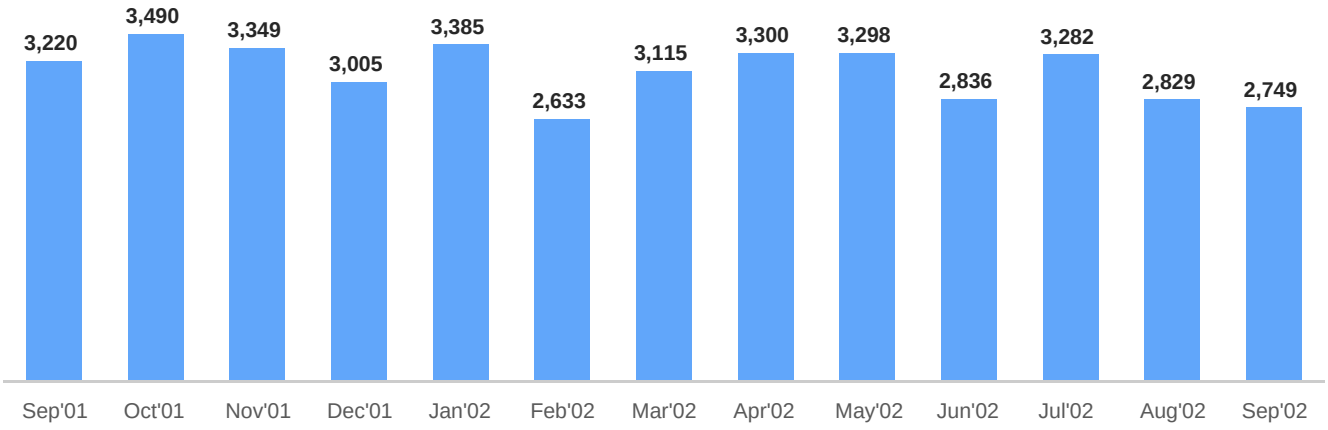
Flats sold: 2,749 **Median price: $220,000** **Median $psf: $214**
Million-dollar flats: 0 (0.0%) **Highest price: $593,000 (Bishan)**

Against the month before: sales -2.8%, median price +5.8%. Against a year ago: sales -14.6%, median price -2.7%.

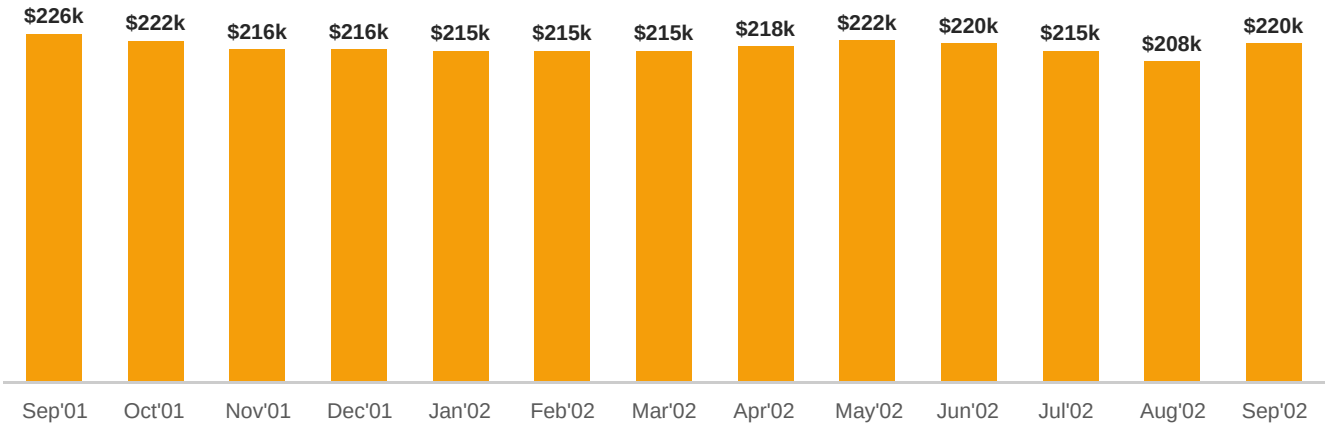
At a glance

- 2,749 HDB resale flats changed hands in September 2002, 2.8% fewer than the month before (2,829).
- Half of all flats sold for $220,000 or less (the median price), up 5.8% from the month before.
- A typical 4-room flat sold for $220,000 (1,157 sales), or about $207 per square foot.
- The highest price was $593,000 for an executive flat at Blk 194 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $184,000) and the dearest was Queenstown (median $363,500).
- The busiest town was Woodlands with 352 sales.

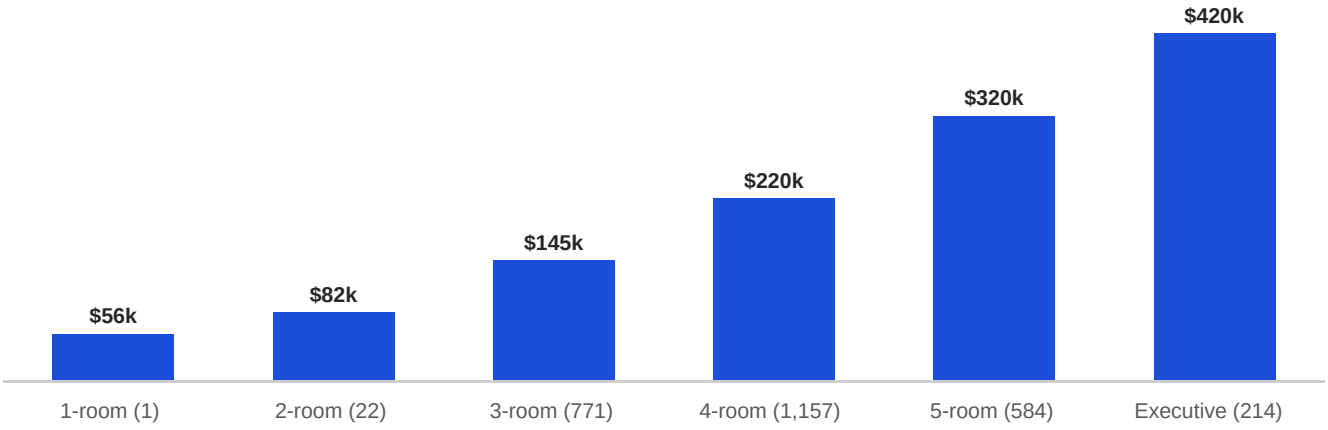
Flats sold each month, last 13 months



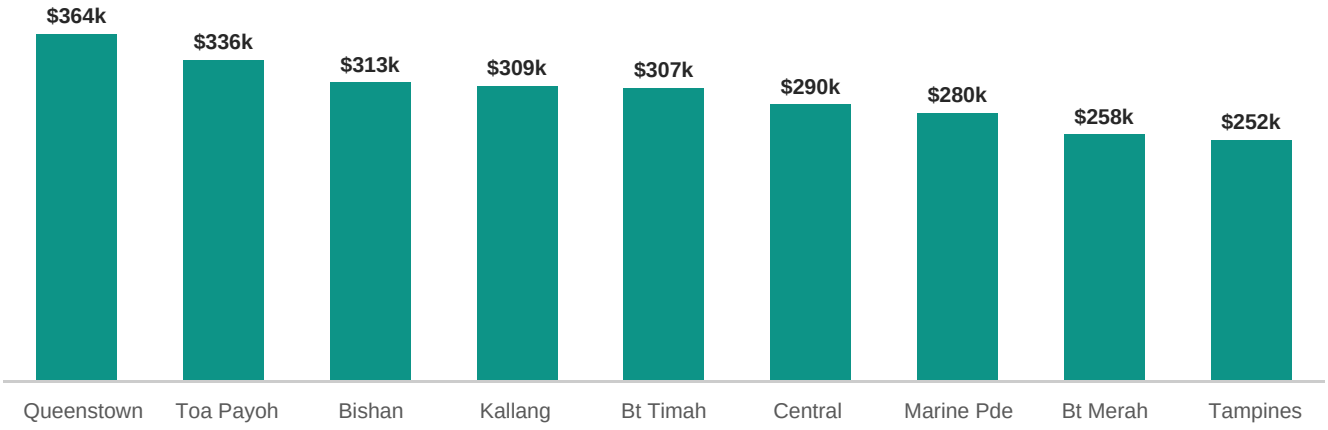
Median price each month, last 13 months



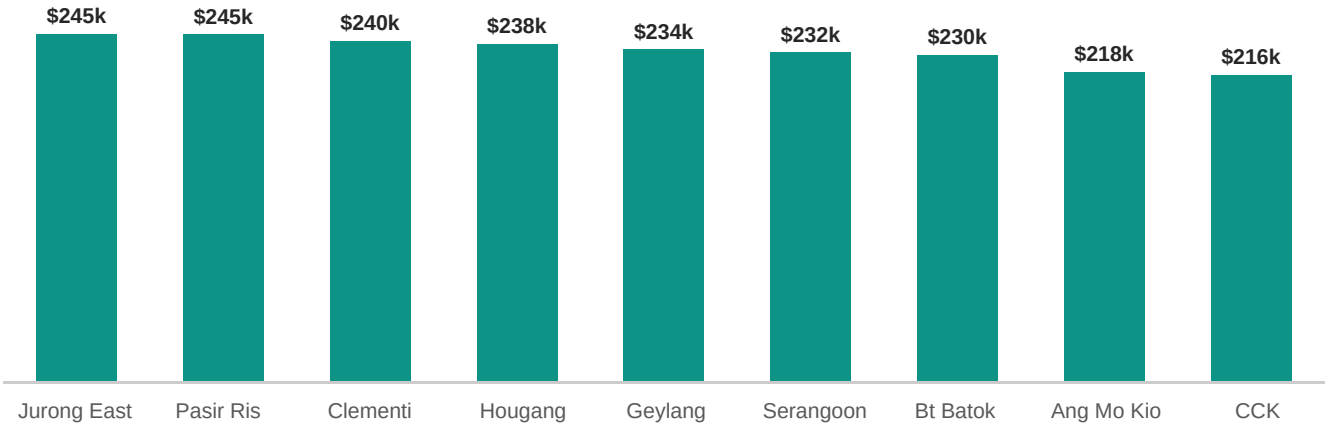
Median price by flat type (number sold), September 2002



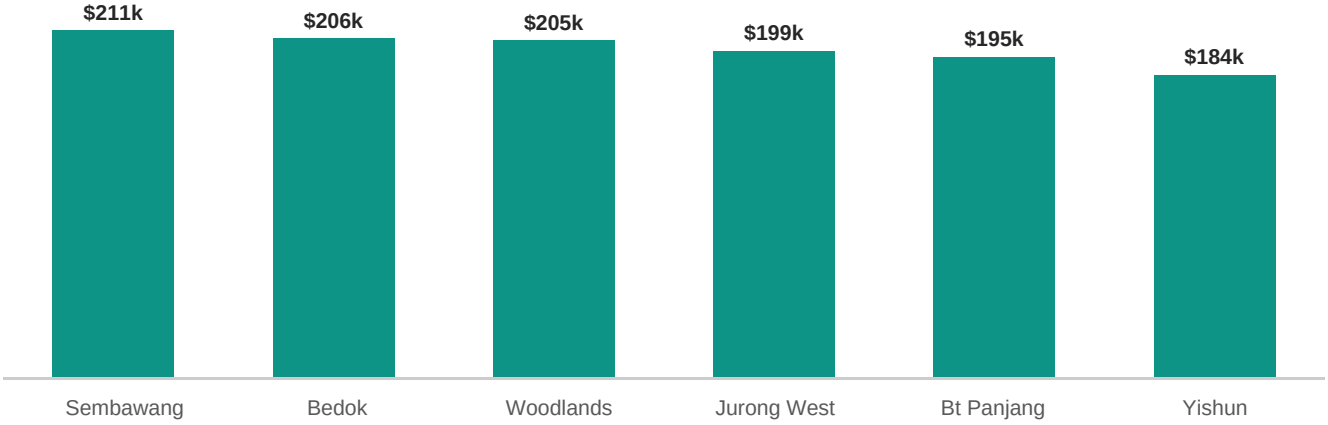
Median 4-room price by town, dearest first



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



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



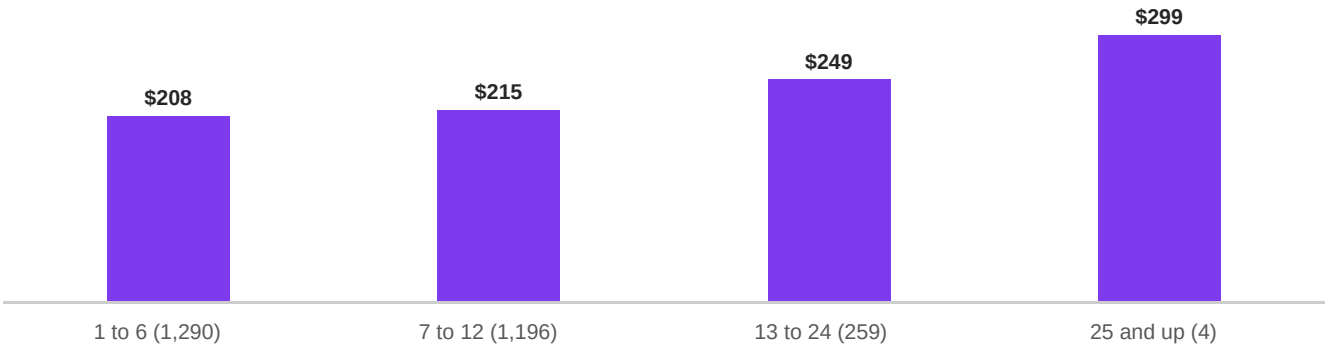
Town by town, September 2002

Ang Mo Kio: 130 sold - median $169,500 - 4-room median $218,000 - $210 psf
Bedok: 159 sold - median $198,000 - 4-room median $206,000 - $215 psf
Bishan: 52 sold - median $312,250 - 4-room median $312,500 - $281 psf
Bukit Batok: 133 sold - median $226,000 - 4-room median $230,000 - $204 psf
Bukit Merah: 70 sold - median $204,000 - 4-room median $258,000 - $244 psf
Bukit Panjang: 94 sold - median $201,250 - 4-room median $195,000 - $186 psf
Bukit Timah: 4 sold - median $281,500 - 4-room median $307,000 - $268 psf
Central Area: 18 sold - median $207,500 - 4-room median $289,500 - $275 psf
Choa Chu Kang: 140 sold - median $255,000 - 4-room median $216,000 - $212 psf
Clementi: 80 sold - median $174,000 - 4-room median $240,000 - $224 psf
Geylang: 83 sold - median $165,000 - 4-room median $234,000 - $202 psf
Hougang: 195 sold - median $245,000 - 4-room median $238,000 - $223 psf
Jurong East: 123 sold - median $253,000 - 4-room median $245,000 - $227 psf
Jurong West: 189 sold - median $208,500 - 4-room median $198,500 - $182 psf
Kallang/Whampoa: 80 sold - median $167,500 - 4-room median $308,890 - $227 psf
Marine Parade: 25 sold - median $250,000 - 4-room median $280,250 - $299 psf
Pasir Ris: 104 sold - median $317,500 - 4-room median $244,500 - $238 psf
Queenstown: 83 sold - median $155,000 - 4-room median $363,500 - $219 psf
Sembawang: 18 sold - median $216,500 - 4-room median $211,000 - $203 psf
Serangoon: 71 sold - median $234,000 - 4-room median $232,000 - $222 psf
Tampines: 284 sold - median $256,000 - 4-room median $252,000 - $234 psf
Toa Payoh: 85 sold - median $200,000 - 4-room median $336,400 - $244 psf
Woodlands: 352 sold - median $214,500 - 4-room median $205,000 - $197 psf
Yishun: 177 sold - median $164,000 - 4-room median $184,000 - $180 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 2002

$593,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $338 psf - 84 yrs lease left

$572,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $326 psf - 84 yrs lease left

$570,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $365 psf - 90 yrs lease left

$560,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 22 to 24 - 1,496 sqft - $374 psf - 92 yrs lease left

$550,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $350 psf - 90 yrs lease left

$550,000 Blk 219 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $350 psf - 89 yrs lease left

$540,000 Blk 81 Lor 4 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,313 sqft - $411 psf - 94 yrs lease left

$538,000 Blk 602 Elias Rd, Pasir Ris
Executive - storey 16 to 18 - 1,604 sqft - $335 psf - 92 yrs lease left

$536,000 Blk 3 Holland Cl, Queenstown
5-room - storey 10 to 12 - 1,335 sqft - $402 psf - 95 yrs lease left

$533,000 Blk 10B Bedok Sth Ave 2, Bedok
Executive - storey 04 to 06 - 1,561 sqft - $341 psf - 92 yrs lease left

The 5 most affordable 4-room flats, September 2002

$126,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,055 sqft - $119 psf - 75 yrs lease left

$137,000 Blk 166 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 893 sqft - $153 psf - 84 yrs lease left

$137,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 990 sqft - $138 psf - 77 yrs lease left

$137,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 990 sqft - $138 psf - 74 yrs lease left

$137,500 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $140 psf - 74 yrs lease left

The 10 busiest streets, September 2002

Woodlands Ring Rd, Woodlands: 65 sales
Toh Guan Rd, Jurong East: 57 sales
Jelapang Rd, Bukit Panjang: 49 sales
Yishun Ring Rd, Yishun: 48 sales
Woodlands Ave 6, Woodlands: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Bedok Reservoir Rd, Bedok: 35 sales
Woodlands Cres, Woodlands: 32 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Hougang St 91, Hougang: 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