HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 2002

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:03 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2002-10/

October 2002 in full

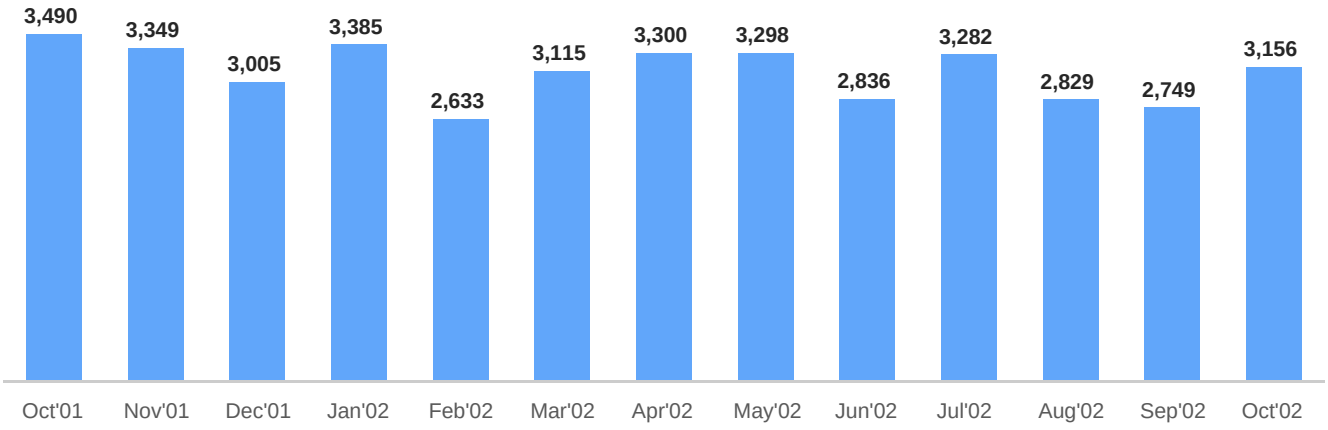
Flats sold: 3,156 Median price: $214,000 Median $psf: $212
Million-dollar flats: 0 (0.0%) Highest price: $700,000 (Queenstown)

Against the month before: sales +14.8%, median price -2.7%. Against a year ago: sales -9.6%, median price -3.4%.

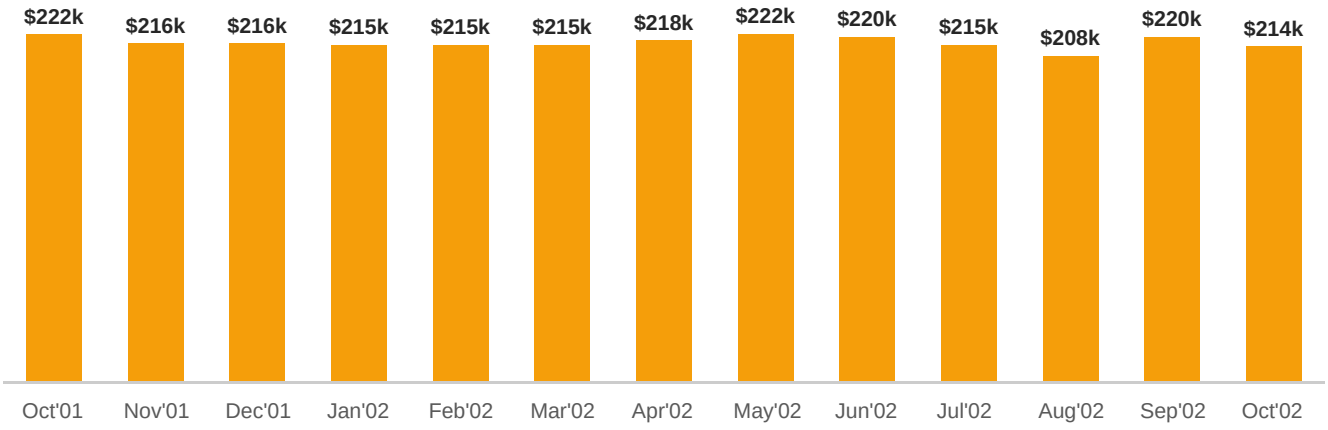
At a glance

- 3,156 HDB resale flats changed hands in October 2002, 14.8% more than the month before (2,749).
- Half of all flats sold for $214,000 or less (the median price), down 2.7% from the month before.
- A typical 4-room flat sold for $219,000 (1,328 sales), or about $207 per square foot.
- The highest price was $700,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $181,500) and the dearest was Queenstown (median $414,000).
- The busiest town was Woodlands with 364 sales.

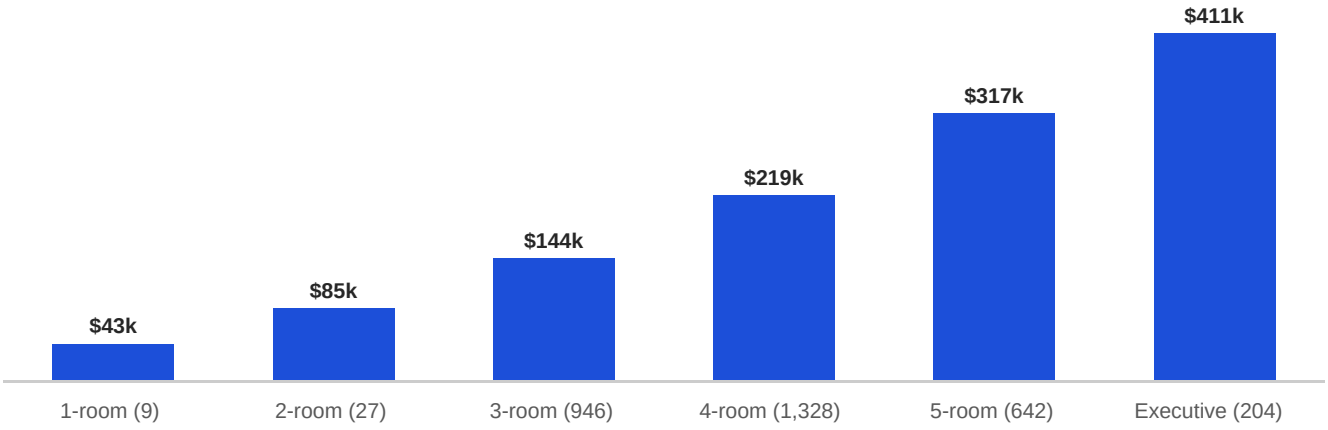
Flats sold each month, last 13 months



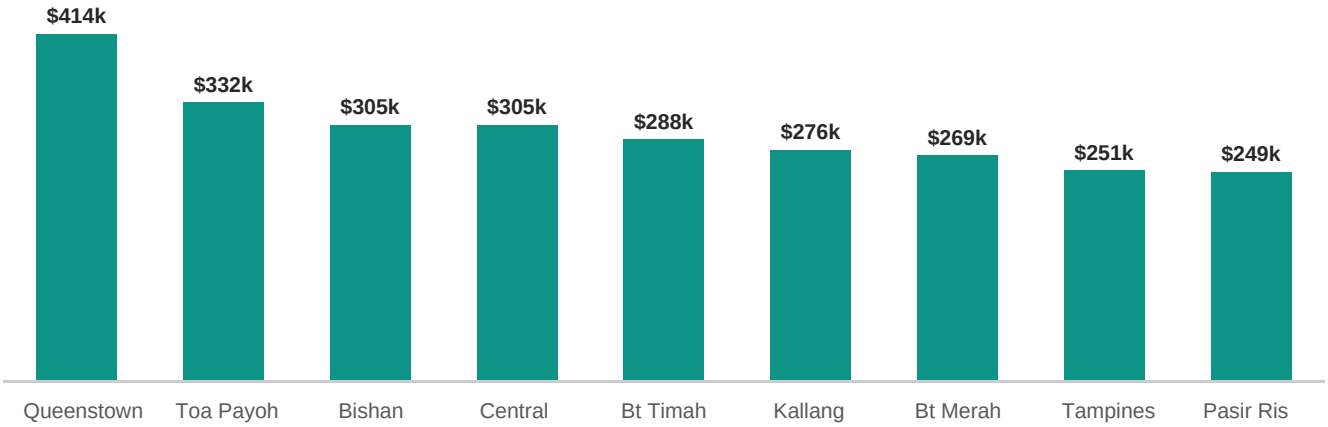
Median price each month, last 13 months



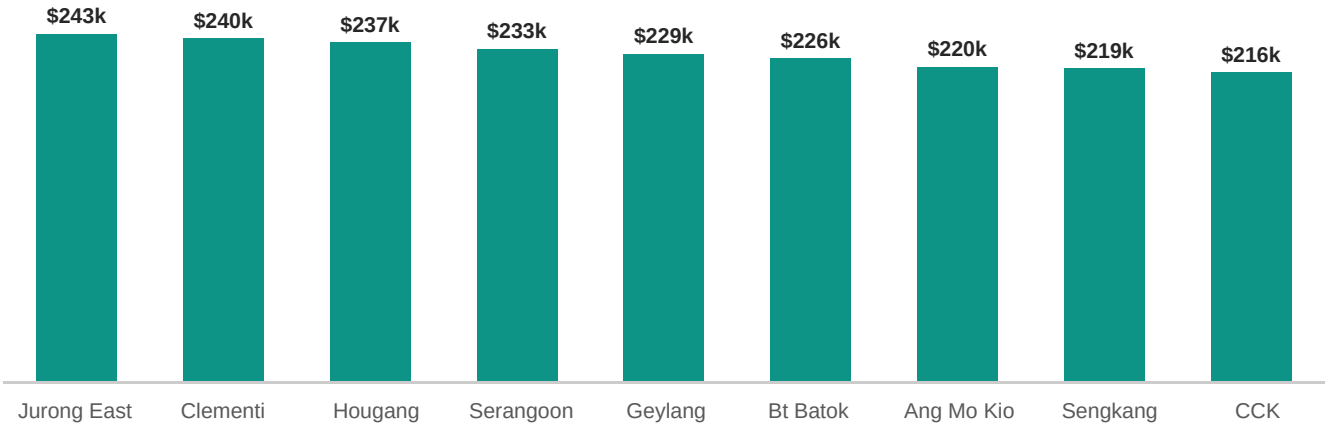
Median price by flat type (number sold), October 2002



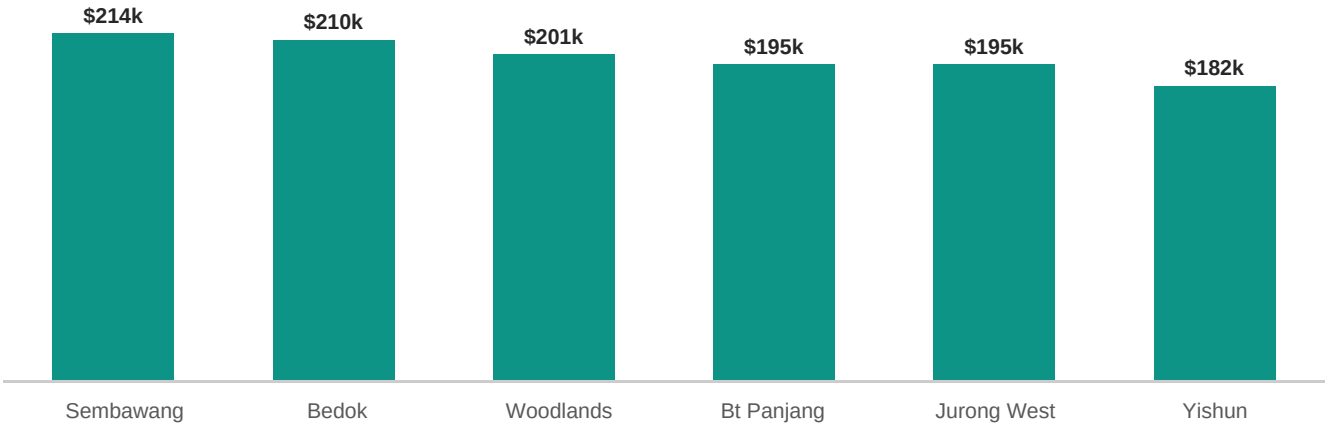
Median 4-room price by town, dearest first



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



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



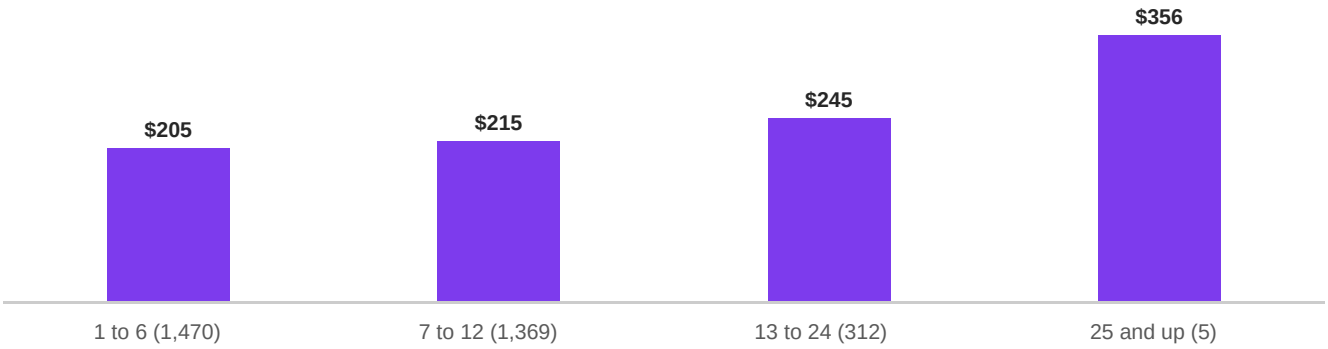
Town by town, October 2002

Ang Mo Kio: 137 sold - median $165,000 - 4-room median $220,000 - $210 psf
Bedok: 203 sold - median $185,000 - 4-room median $210,000 - $212 psf
Bishan: 74 sold - median $318,500 - 4-room median $305,000 - $282 psf
Bukit Batok: 166 sold - median $200,000 - 4-room median $226,000 - $200 psf
Bukit Merah: 89 sold - median $158,000 - 4-room median $269,000 - $224 psf
Bukit Panjang: 93 sold - median $204,000 - 4-room median $195,000 - $185 psf
Bukit Timah: 7 sold - median $288,000 - 4-room median $288,000 - $261 psf
Central Area: 18 sold - median $194,500 - 4-room median $305,000 - $269 psf
Choa Chu Kang: 171 sold - median $234,000 - 4-room median $216,000 - $209 psf
Clementi: 80 sold - median $165,000 - 4-room median $240,000 - $220 psf
Geylang: 95 sold - median $171,000 - 4-room median $229,000 - $203 psf
Hougang: 254 sold - median $243,400 - 4-room median $237,000 - $219 psf
Jurong East: 123 sold - median $237,000 - 4-room median $243,000 - $219 psf
Jurong West: 214 sold - median $204,000 - 4-room median $195,000 - $183 psf
Kallang/Whampoa: 114 sold - median $214,500 - 4-room median $275,500 - $235 psf
Marine Parade: 16 sold - median $214,000 - 4-room median n/a - $283 psf
Pasir Ris: 114 sold - median $306,500 - 4-room median $249,000 - $233 psf
Queenstown: 104 sold - median $144,750 - 4-room median $414,000 - $215 psf
Sembawang: 34 sold - median $223,500 - 4-room median $214,000 - $208 psf
Sengkang: 5 sold - median $219,000 - 4-room median $219,000 - $218 psf
Serangoon: 80 sold - median $232,000 - 4-room median $232,500 - $222 psf
Tampines: 295 sold - median $257,000 - 4-room median $251,000 - $235 psf
Toa Payoh: 78 sold - median $186,750 - 4-room median $332,250 - $249 psf
Woodlands: 364 sold - median $210,000 - 4-room median $201,000 - $195 psf
Yishun: 228 sold - median $163,750 - 4-room median $181,500 - $183 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 2002

$700,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,582 sqft - $442 psf - 92 yrs lease left

$630,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,593 sqft - $395 psf - 92 yrs lease left

$625,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $387 psf - 92 yrs lease left

$615,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,593 sqft - $386 psf - 92 yrs lease left

$572,000 Blk 3 Holland Cl, Queenstown
5-room - storey 19 to 21 - 1,335 sqft - $429 psf - 95 yrs lease left

$565,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,658 sqft - $341 psf - 89 yrs lease left

$552,000 Blk 3 Holland Cl, Queenstown
5-room - storey 22 to 24 - 1,335 sqft - $414 psf - 95 yrs lease left

$540,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $346 psf - 90 yrs lease left

$535,000 Blk 119 Bishan St 12, Bishan
Executive - storey 07 to 09 - 1,550 sqft - $345 psf - 84 yrs lease left

$535,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 19 to 21 - 1,410 sqft - $379 psf - 81 yrs lease left

The 5 most affordable 4-room flats, October 2002

$111,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $119 psf - 72 yrs lease left

$112,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $118 psf - 72 yrs lease left

$115,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $123 psf - 72 yrs lease left

$122,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $129 psf - 72 yrs lease left

$123,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $131 psf - 72 yrs lease left

The 10 busiest streets, October 2002

Woodlands Ring Rd, Woodlands: 64 sales
Bedok Reservoir Rd, Bedok: 56 sales
Toh Guan Rd, Jurong East: 52 sales
Yishun Ring Rd, Yishun: 49 sales
Jelapang Rd, Bukit Panjang: 41 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Hougang Ave 8, Hougang: 38 sales
Woodlands Ave 6, Woodlands: 35 sales
Hougang St 91, Hougang: 31 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 30 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