HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2002

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:54 pm.
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November 2002 in full

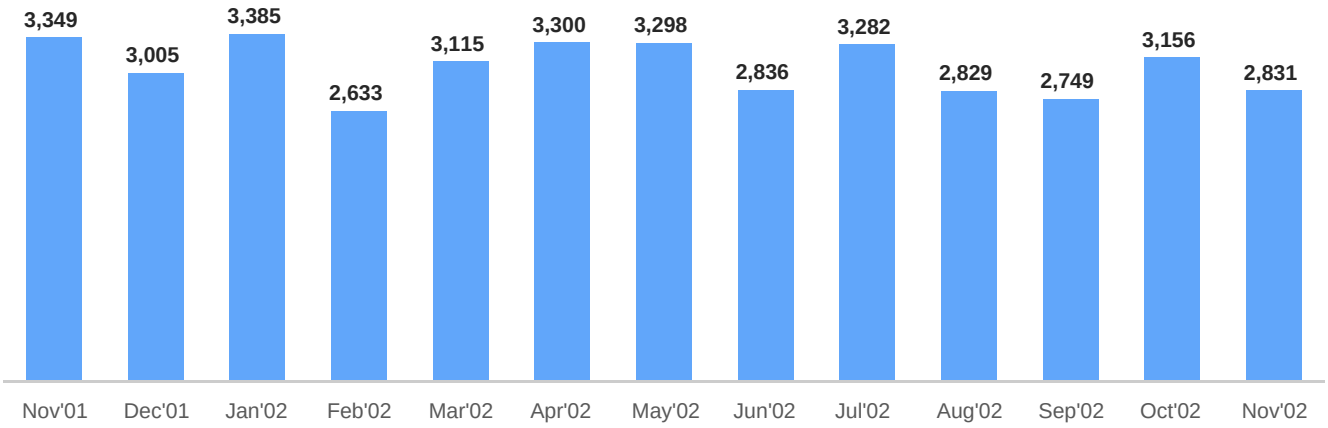
Flats sold: 2,831 Median price: $213,000 Median $psf: $212
Million-dollar flats: 0 (0.0%) Highest price: $663,000 (Queenstown)

Against the month before: sales -10.3%, median price -0.5%. Against a year ago: sales -15.5%, median price -1.4%.

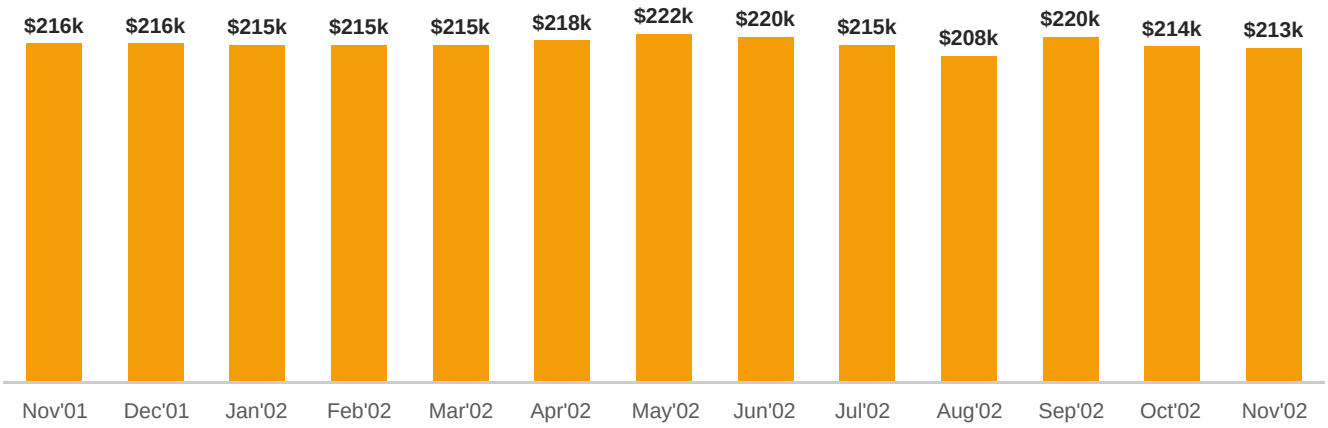
At a glance

- 2,831 HDB resale flats changed hands in November 2002, 10.3% fewer than the month before (3,156).
- Half of all flats sold for $213,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $218,000 (1,241 sales), or about $207 per square foot.
- The highest price was $663,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Yishun (median $184,500) and the dearest was Queenstown (median $315,800).
- The busiest town was Woodlands with 317 sales.

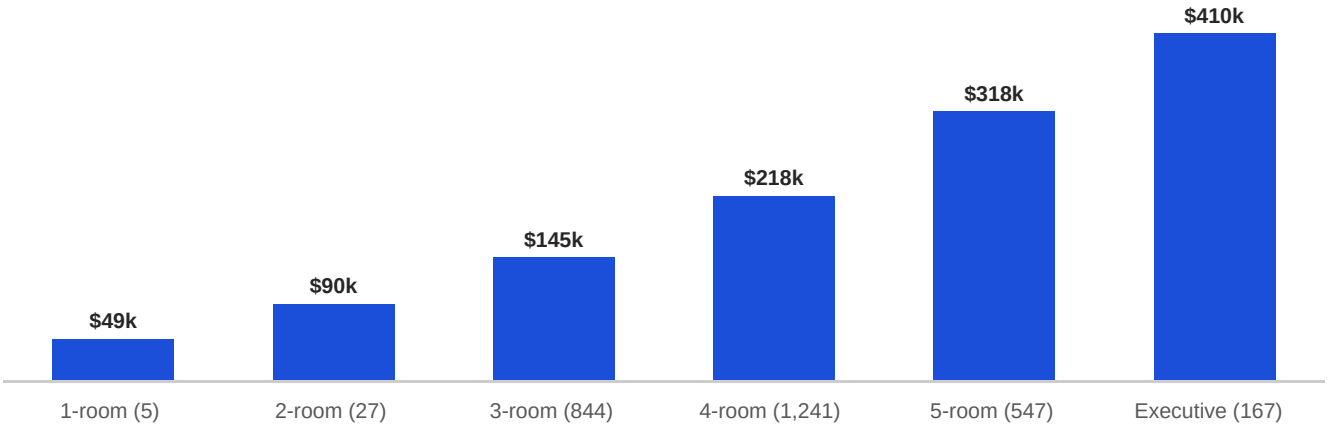
Flats sold each month, last 13 months



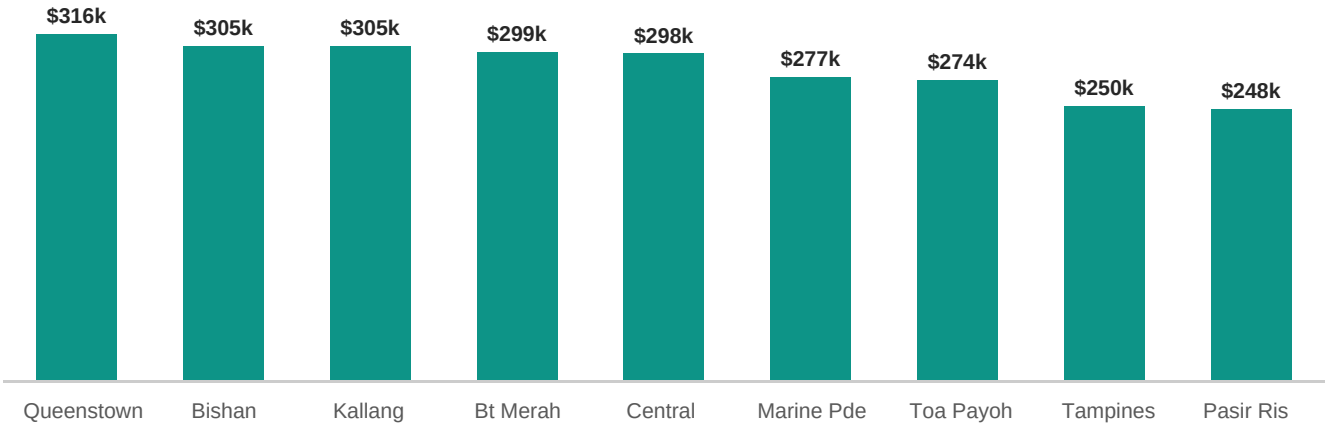
Median price each month, last 13 months



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



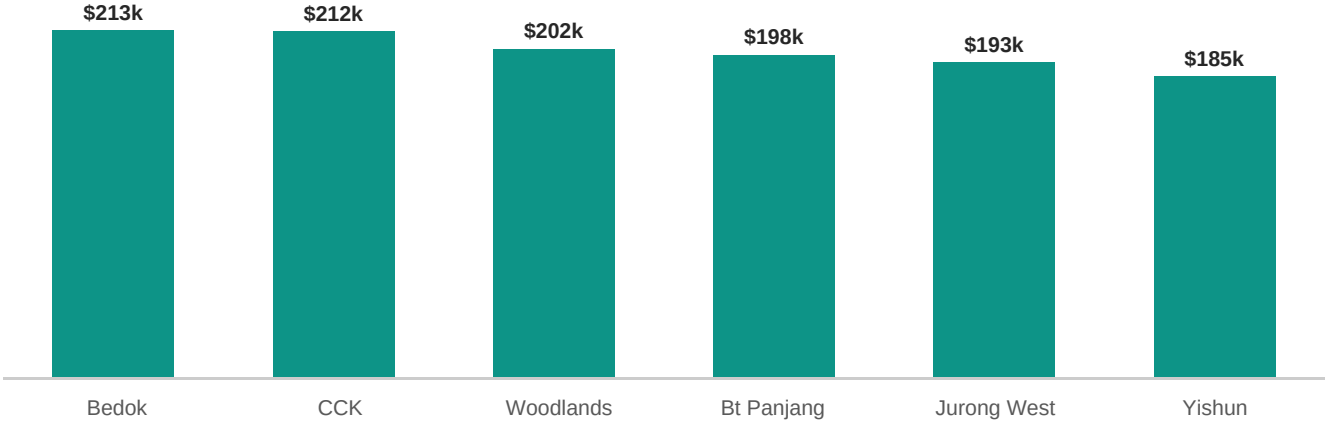
Median 4-room price by town, dearest first



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



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



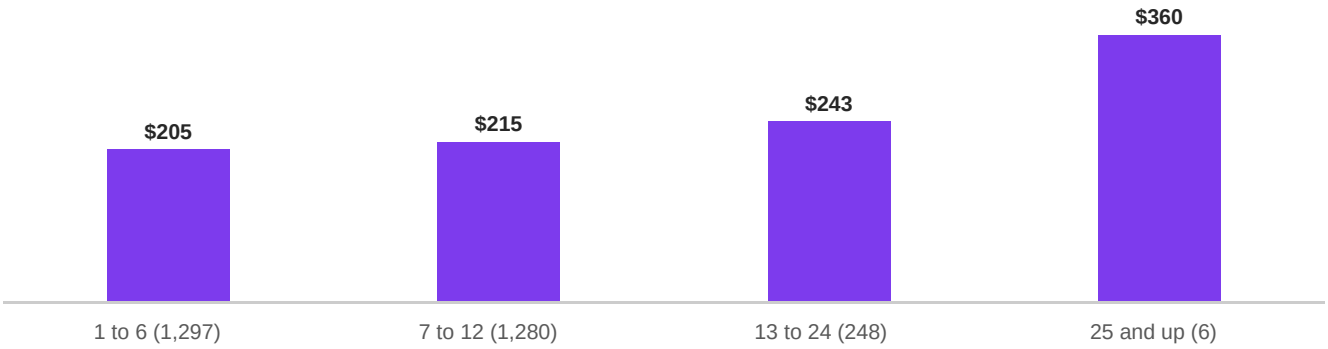
Town by town, November 2002

Ang Mo Kio: 154 sold - median $158,400 - 4-room median $229,000 - $212 psf
Bedok: 213 sold - median $193,000 - 4-room median $212,750 - $215 psf
Bishan: 50 sold - median $310,000 - 4-room median $305,000 - $280 psf
Bukit Batok: 139 sold - median $213,000 - 4-room median $222,000 - $205 psf
Bukit Merah: 88 sold - median $175,000 - 4-room median $299,000 - $234 psf
Bukit Panjang: 78 sold - median $203,000 - 4-room median $197,750 - $185 psf
Bukit Timah: 3 sold - median $283,000 - 4-room median n/a - $253 psf
Central Area: 12 sold - median $190,000 - 4-room median $298,000 - $271 psf
Choa Chu Kang: 168 sold - median $234,000 - 4-room median $212,000 - $211 psf
Clementi: 72 sold - median $181,000 - 4-room median $243,000 - $220 psf
Geylang: 85 sold - median $168,000 - 4-room median $214,500 - $202 psf
Hougang: 199 sold - median $243,500 - 4-room median $237,000 - $222 psf
Jurong East: 116 sold - median $207,900 - 4-room median $235,250 - $208 psf
Jurong West: 168 sold - median $195,000 - 4-room median $193,194 - $175 psf
Kallang/Whampoa: 88 sold - median $160,000 - 4-room median $305,000 - $213 psf
Marine Parade: 19 sold - median $213,800 - 4-room median $276,500 - $290 psf
Pasir Ris: 118 sold - median $308,000 - 4-room median $247,500 - $232 psf
Queenstown: 84 sold - median $160,000 - 4-room median $315,800 - $232 psf
Sembawang: 55 sold - median $223,000 - 4-room median $215,000 - $205 psf
Sengkang: 12 sold - median $223,500 - 4-room median $223,000 - $225 psf
Serangoon: 61 sold - median $223,000 - 4-room median $223,000 - $227 psf
Tampines: 236 sold - median $255,000 - 4-room median $250,000 - $234 psf
Toa Payoh: 94 sold - median $193,900 - 4-room median $273,750 - $245 psf
Woodlands: 317 sold - median $209,000 - 4-room median $201,500 - $194 psf
Yishun: 202 sold - median $160,000 - 4-room median $184,500 - $180 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2002

$663,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,604 sqft - $413 psf - 92 yrs lease left

$565,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,561 sqft - $362 psf - 90 yrs lease left

$552,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $354 psf - 90 yrs lease left

$550,000 Blk 30 Holland Cl, Queenstown
5-room - storey 25 to 27 - 1,335 sqft - $412 psf - 94 yrs lease left

$550,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,593 sqft - $345 psf - 92 yrs lease left

$548,000 Blk 605 Elias Rd, Pasir Ris
Executive - storey 07 to 09 - 1,658 sqft - $331 psf - 92 yrs lease left

$545,000 Blk 60 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,594 sqft - $210 psf - 69 yrs lease left

$540,000 Blk 122 Kim Tian Rd, Bukit Merah
5-room - storey 25 to 27 - 1,356 sqft - $398 psf - 92 yrs lease left

$540,000 Blk 856D Tampines St 82, Tampines
Executive - storey 13 to 15 - 1,625 sqft - $332 psf - 92 yrs lease left

$536,000 Blk 3 Holland Cl, Queenstown
5-room - storey 07 to 09 - 1,335 sqft - $402 psf - 95 yrs lease left

The 5 most affordable 4-room flats, November 2002

$114,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $122 psf - 72 yrs lease left

$117,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 936 sqft - $125 psf - 72 yrs lease left

$128,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,055 sqft - $121 psf - 75 yrs lease left

$128,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $135 psf - 72 yrs lease left

$135,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,033 sqft - $131 psf - 78 yrs lease left

The 10 busiest streets, November 2002

Bedok Reservoir Rd, Bedok: 53 sales
Choa Chu Kang Ave 3, Choa Chu Kang: 46 sales
Woodlands Ring Rd, Woodlands: 46 sales
Yishun Ring Rd, Yishun: 46 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 44 sales
Toh Guan Rd, Jurong East: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 39 sales
Woodlands Ave 6, Woodlands: 39 sales
Jelapang Rd, Bukit Panjang: 35 sales
Hougang Ave 8, 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