HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 2002

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 9:54 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2002-12/

December 2002 in full

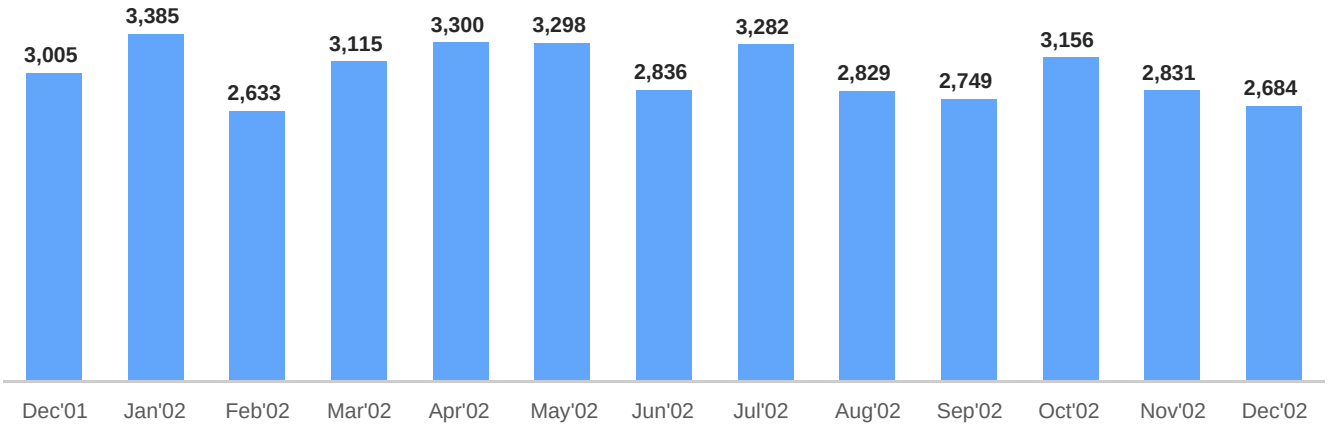
Flats sold: 2,684 Median price: $210,150 Median $psf: $210
Million-dollar flats: 0 (0.0%) Highest price: $535,000 (Bedok)

Against the month before: sales -5.2%, median price -1.3%. Against a year ago: sales -10.7%, median price -2.7%.

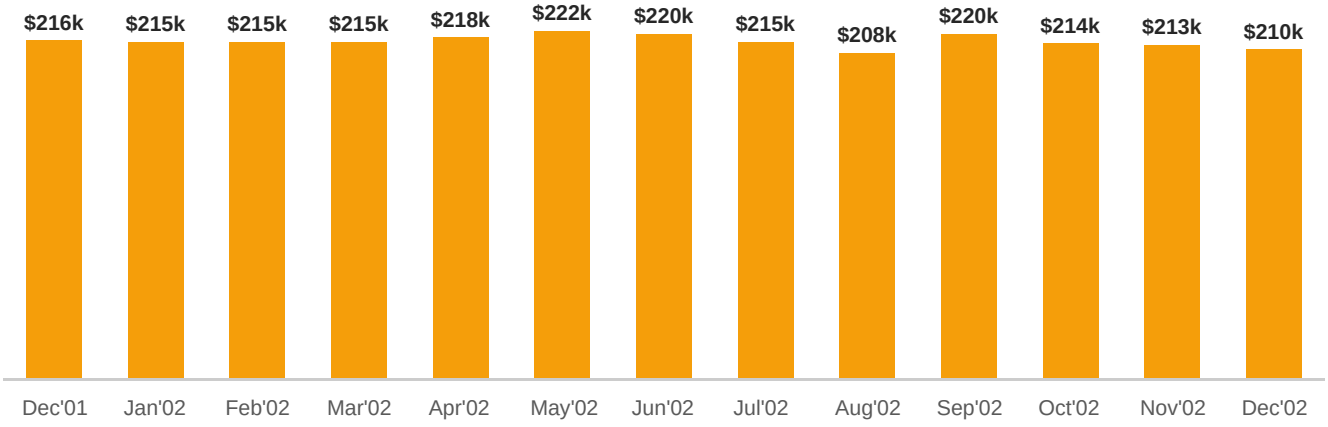
At a glance

- 2,684 HDB resale flats changed hands in December 2002, 5.2% fewer than the month before (2,831).
- Half of all flats sold for $210,150 or less (the median price), down 1.3% from the month before.
- A typical 4-room flat sold for $216,800 (1,144 sales), or about $205 per square foot.
- The highest price was $535,000 for an executive flat at Blk 10D Bedok Sth Ave 2, Bedok.
- For a 4-room flat, the most affordable town was Yishun (median $188,500) and the dearest was Queenstown (median $325,000).
- The busiest town was Woodlands with 311 sales.

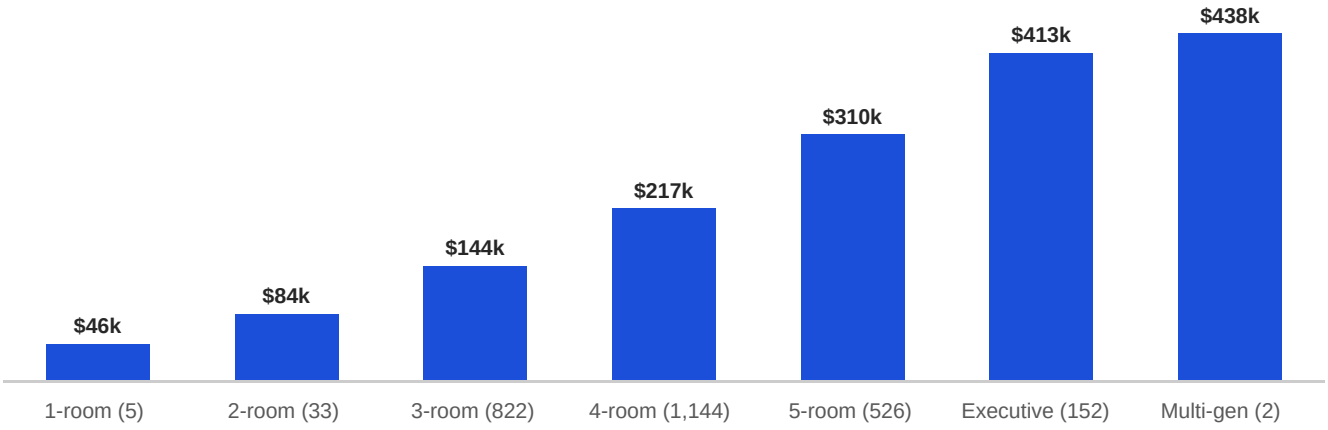
Flats sold each month, last 13 months



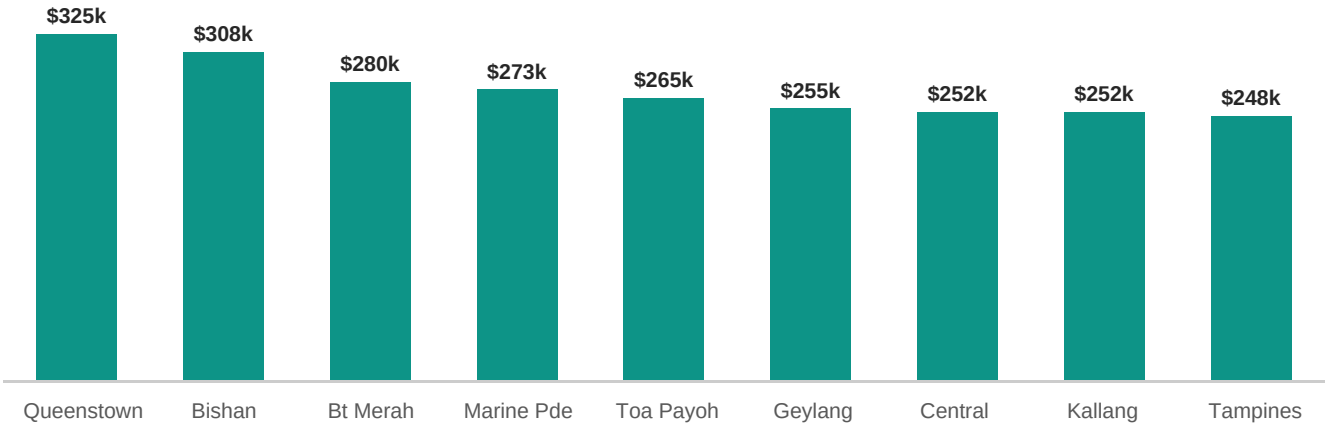
Median price each month, last 13 months



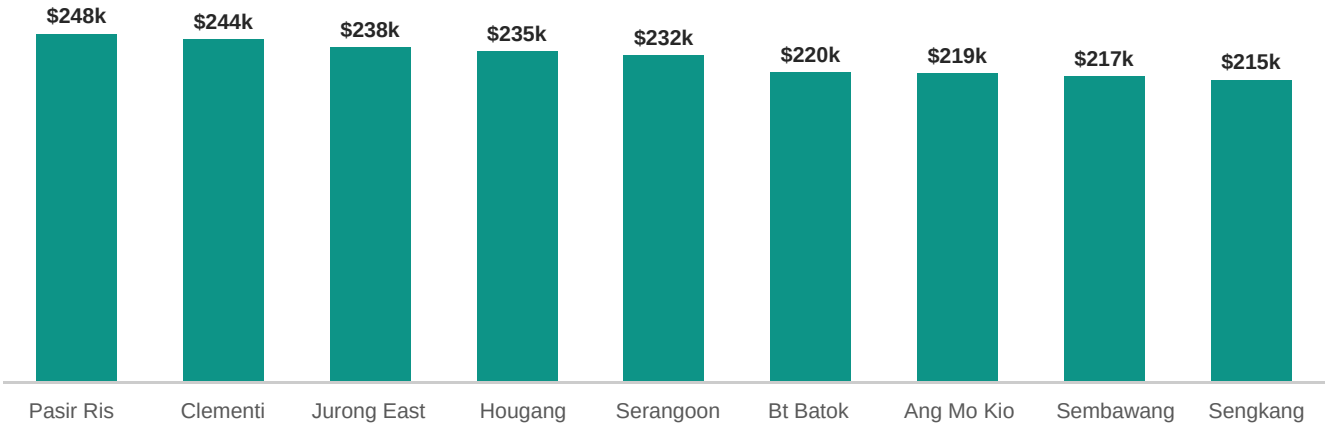
Median price by flat type (number sold), December 2002



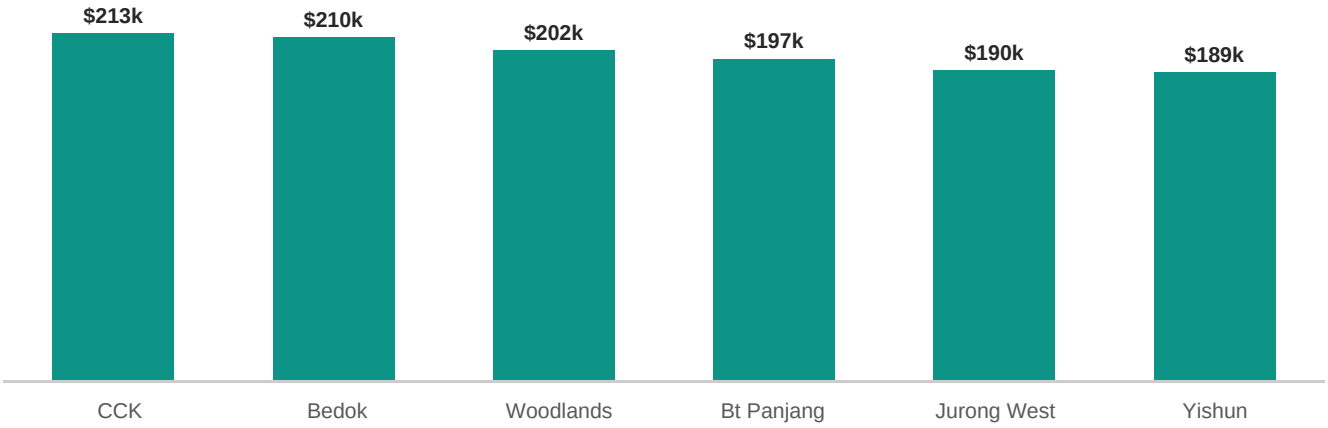
Median 4-room price by town, dearest first



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



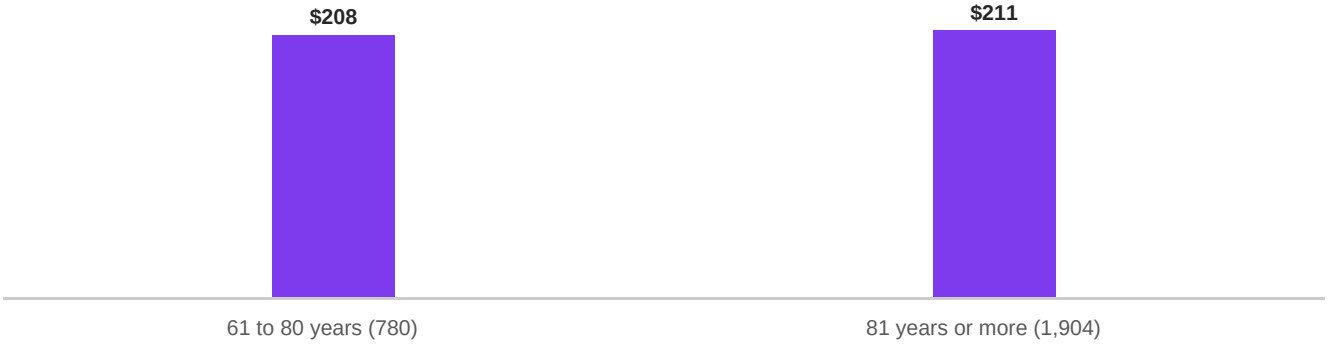
Median 4-room price by town, dearest first (continued)



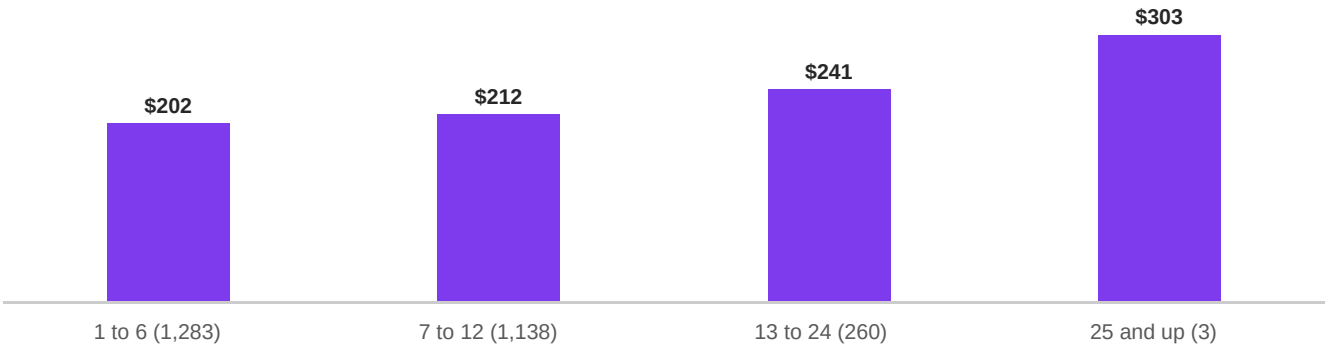
Town by town, December 2002

Ang Mo Kio: 126 sold - median $180,000 - 4-room median $219,250 - $212 psf
Bedok: 190 sold - median $186,800 - 4-room median $210,000 - $211 psf
Bishan: 60 sold - median $308,500 - 4-room median $307,750 - $272 psf
Bukit Batok: 126 sold - median $175,250 - 4-room median $220,000 - $192 psf
Bukit Merah: 73 sold - median $177,000 - 4-room median $280,000 - $230 psf
Bukit Panjang: 80 sold - median $202,509 - 4-room median $197,000 - $186 psf
Bukit Timah: 3 sold - median $300,300 - 4-room median n/a - $268 psf
Central Area: 15 sold - median $203,000 - 4-room median $251,569 - $270 psf
Choa Chu Kang: 115 sold - median $230,000 - 4-room median $212,500 - $203 psf
Clementi: 82 sold - median $176,500 - 4-room median $243,500 - $232 psf
Geylang: 67 sold - median $152,000 - 4-room median $255,000 - $208 psf
Hougang: 201 sold - median $237,000 - 4-room median $235,000 - $213 psf
Jurong East: 132 sold - median $247,000 - 4-room median $238,000 - $222 psf
Jurong West: 200 sold - median $197,500 - 4-room median $190,000 - $181 psf
Kallang/Whampoa: 72 sold - median $170,500 - 4-room median $251,500 - $229 psf
Marine Parade: 16 sold - median $238,500 - 4-room median $273,000 - $297 psf
Pasir Ris: 102 sold - median $309,500 - 4-room median $247,500 - $234 psf
Queenstown: 88 sold - median $153,500 - 4-room median $325,000 - $221 psf
Sembawang: 47 sold - median $238,500 - 4-room median $217,000 - $215 psf
Sengkang: 10 sold - median $231,950 - 4-room median $214,750 - $224 psf
Serangoon: 67 sold - median $253,000 - 4-room median $232,000 - $228 psf
Tampines: 214 sold - median $250,000 - 4-room median $248,000 - $230 psf
Toa Payoh: 71 sold - median $193,000 - 4-room median $265,000 - $237 psf
Woodlands: 311 sold - median $210,000 - 4-room median $202,000 - $193 psf
Yishun: 216 sold - median $164,650 - 4-room median $188,500 - $182 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 2002

$535,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 10 to 12 - 1,539 sqft - $348 psf - 92 yrs lease left

$535,000 Blk 578 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,582 sqft - $338 psf - 92 yrs lease left

$530,000 Blk 148 Bishan St 11, Bishan
Multi-gen - storey 07 to 09 - 1,776 sqft - $298 psf - 84 yrs lease left

$530,000 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 13 to 15 - 1,582 sqft - $335 psf - 92 yrs lease left

$526,888 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 07 to 09 - 1,475 sqft - $357 psf - 92 yrs lease left

$525,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 16 to 18 - 1,356 sqft - $387 psf - 92 yrs lease left

$523,000 Blk 498M Tampines St 45, Tampines
Executive - storey 07 to 09 - 1,539 sqft - $340 psf - 94 yrs lease left

$518,000 Blk 131 Clarence Lane, Queenstown
5-room - storey 04 to 06 - 1,442 sqft - $359 psf - 93 yrs lease left

$515,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $328 psf - 85 yrs lease left

$515,000 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $330 psf - 92 yrs lease left

The 5 most affordable 4-room flats, December 2002

$123,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $126 psf - 74 yrs lease left

$124,000 Blk 23 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $125 psf - 74 yrs lease left

$126,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $121 psf - 74 yrs lease left

$129,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $133 psf - 73 yrs lease left

$131,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,055 sqft - $124 psf - 74 yrs lease left

The 10 busiest streets, December 2002

Toh Guan Rd, Jurong East: 65 sales
Yishun Ring Rd, Yishun: 61 sales
Woodlands Ring Rd, Woodlands: 60 sales
Jelapang Rd, Bukit Panjang: 44 sales
Hougang Ave 8, Hougang: 43 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Bedok Reservoir Rd, Bedok: 37 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Choa Chu Kang Ave 3, Choa Chu Kang: 30 sales
Woodlands Ave 6, Woodlands: 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