HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1998

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:43 pm.
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January 1998 in full

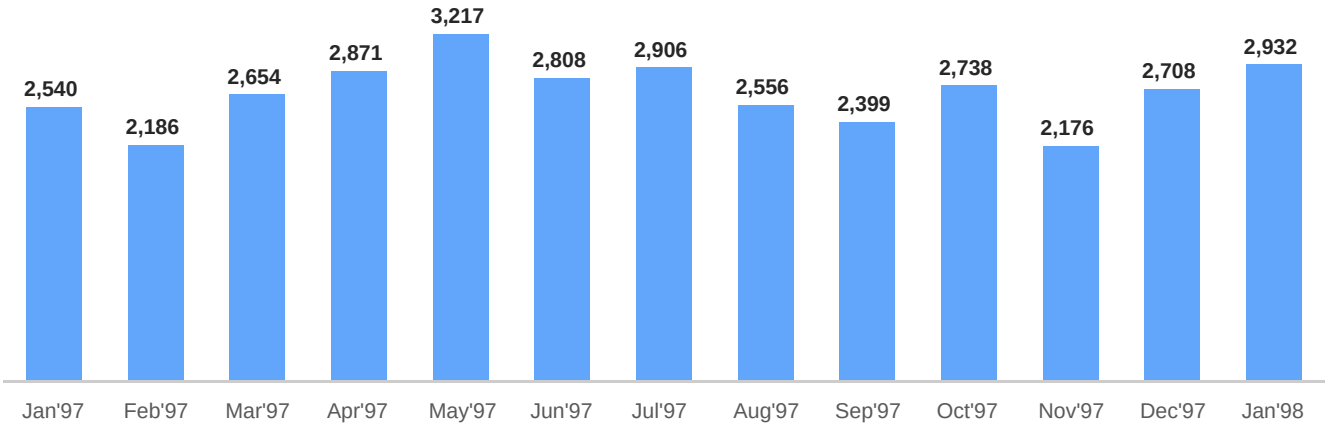
Flats sold: 2,932 Median price: $265,000 Median $psf: $259
Million-dollar flats: 0 (0.0%) Highest price: $655,000 (Toa Payoh)

Against the month before: sales +8.3%, median price +0.8%. Against a year ago: sales +15.4%, median price -8.6%.

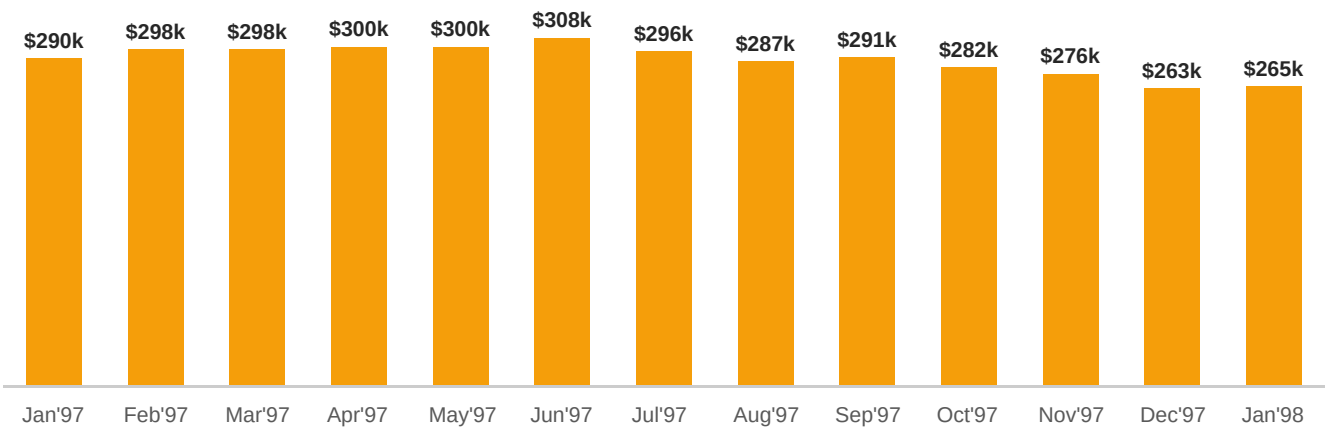
At a glance

- 2,932 HDB resale flats changed hands in January 1998, 8.3% more than the month before (2,708).
- Half of all flats sold for $265,000 or less (the median price), up 0.8% from the month before.
- A typical 4-room flat sold for $278,000 (1,120 sales), or about $262 per square foot.
- The highest price was $655,000 for an executive flat at Blk 99A Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Woodlands (median $230,000) and the dearest was Bishan (median $380,000).
- The busiest town was Yishun with 346 sales.

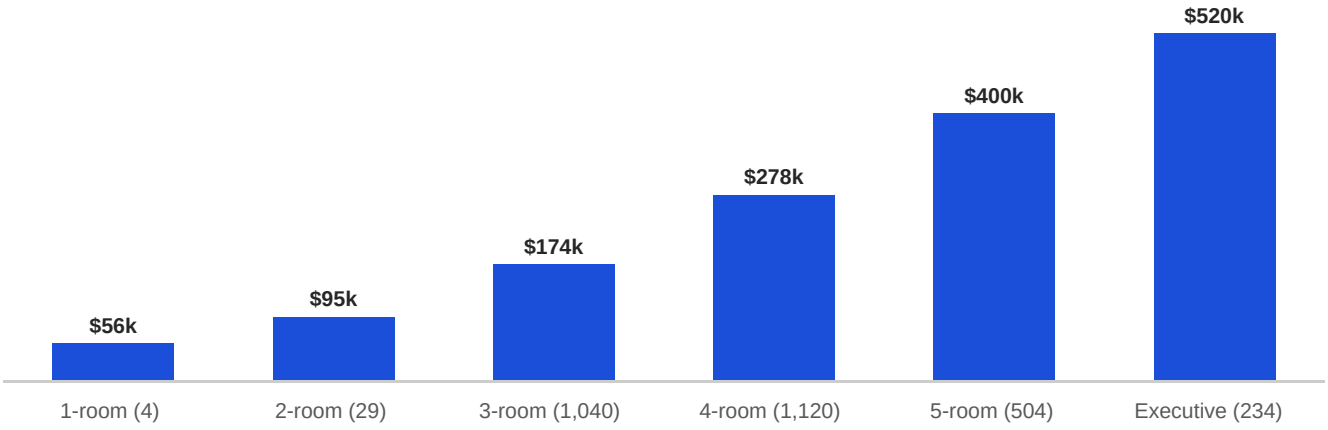
Flats sold each month, last 13 months



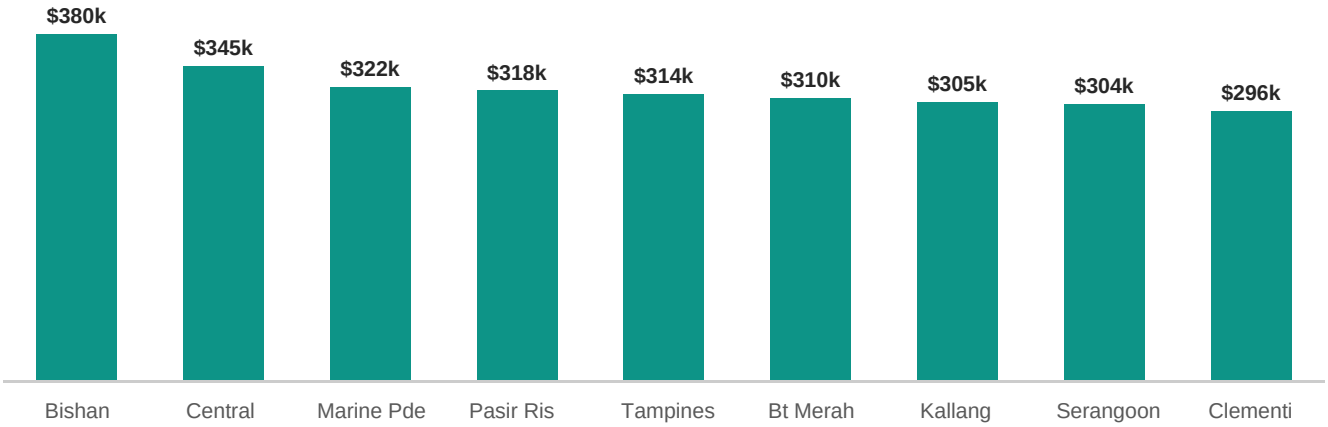
Median price each month, last 13 months



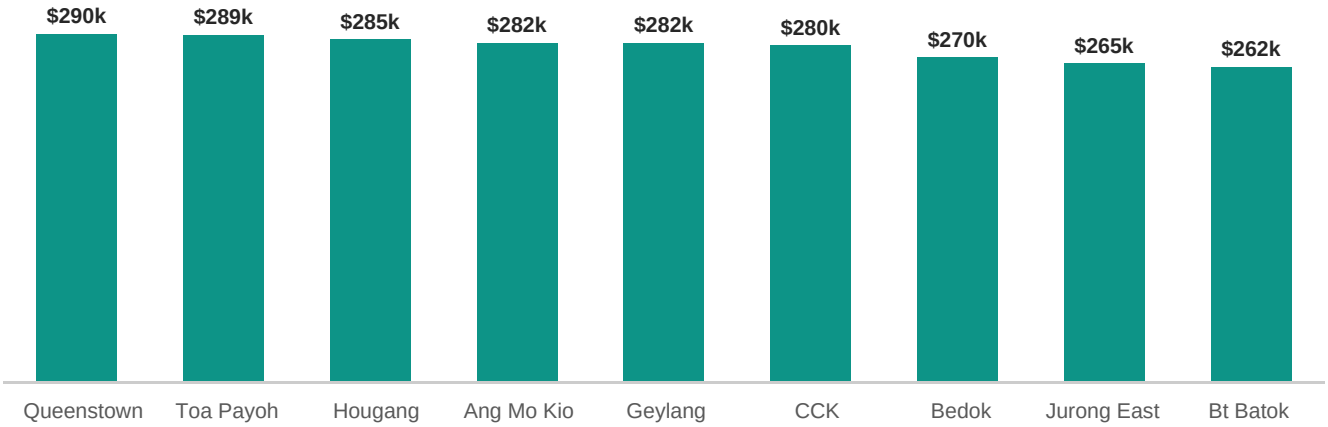
Median price by flat type (number sold), January 1998



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)



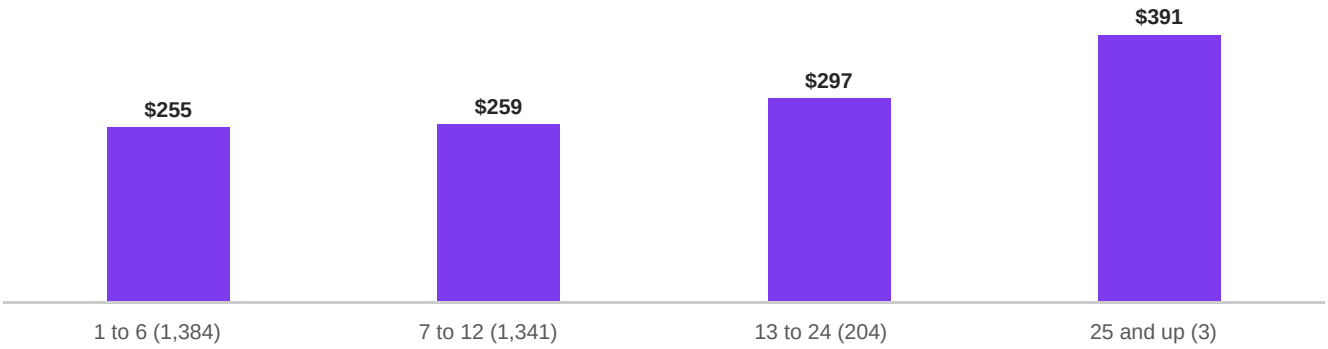
Town by town, January 1998

Ang Mo Kio: 166 sold - median $218,000 - 4-room median $282,000 - $261 psf
Bedok: 206 sold - median $264,000 - 4-room median $270,000 - $269 psf
Bishan: 76 sold - median $388,000 - 4-room median $380,000 - $340 psf
Bukit Batok: 243 sold - median $193,000 - 4-room median $262,000 - $232 psf
Bukit Merah: 78 sold - median $222,500 - 4-room median $310,000 - $292 psf
Bukit Panjang: 72 sold - median $261,000 - 4-room median $255,000 - $233 psf
Bukit Timah: 7 sold - median $443,000 - 4-room median n/a - $373 psf
Central Area: 23 sold - median $205,000 - 4-room median $344,500 - $291 psf
Choa Chu Kang: 132 sold - median $293,400 - 4-room median $280,000 - $258 psf
Clementi: 101 sold - median $240,000 - 4-room median $295,500 - $270 psf
Geylang: 71 sold - median $230,000 - 4-room median $282,000 - $268 psf
Hougang: 147 sold - median $293,000 - 4-room median $285,000 - $271 psf
Jurong East: 96 sold - median $206,500 - 4-room median $265,000 - $242 psf
Jurong West: 244 sold - median $245,000 - 4-room median $258,500 - $223 psf
Kallang/Whampoa: 81 sold - median $267,500 - 4-room median $305,000 - $284 psf
Lim Chu Kang: 1 sold - median $86,000 - 4-room median n/a - $114 psf
Marine Parade: 19 sold - median $300,000 - 4-room median $321,500 - $336 psf
Pasir Ris: 129 sold - median $418,000 - 4-room median $318,000 - $308 psf
Queenstown: 96 sold - median $158,000 - 4-room median $289,500 - $248 psf
Serangoon: 117 sold - median $315,000 - 4-room median $303,500 - $283 psf
Tampines: 289 sold - median $323,000 - 4-room median $314,000 - $290 psf
Toa Payoh: 82 sold - median $198,000 - 4-room median $288,500 - $266 psf
Woodlands: 110 sold - median $209,000 - 4-room median $230,000 - $222 psf
Yishun: 346 sold - median $223,500 - 4-room median $251,500 - $239 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1998

$655,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $420 psf - 94 yrs lease left

$655,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,550 sqft - $423 psf - 94 yrs lease left

$638,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,572 sqft - $406 psf - 94 yrs lease left

$630,000 Blk 534 Pasir Ris Dr 1, Pasir Ris
Executive - storey 01 to 03 - 1,593 sqft - $395 psf - 93 yrs lease left

$626,000 Blk 261 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,604 sqft - $390 psf - 93 yrs lease left

$625,000 Blk 174 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $398 psf - 87 yrs lease left

$613,800 Blk 546 Pasir Ris St 51, Pasir Ris
Executive - storey 10 to 12 - 1,550 sqft - $396 psf - 93 yrs lease left

$610,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 13 to 15 - 1,582 sqft - $386 psf - 94 yrs lease left

$610,000 Blk 258 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,593 sqft - $383 psf - 93 yrs lease left

$610,000 Blk 466 Pasir Ris St 41, Pasir Ris
Executive - storey 01 to 03 - 1,679 sqft - $363 psf - 93 yrs lease left

The 5 most affordable 4-room flats, January 1998

$170,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $182 psf - 76 yrs lease left

$173,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 969 sqft - $179 psf - 75 yrs lease left

$175,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $187 psf - 76 yrs lease left

$175,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $187 psf - 76 yrs lease left

$177,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $187 psf - 76 yrs lease left

The 10 busiest streets, January 1998

Yishun Ring Rd, Yishun: 92 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 51 sales
Pasir Ris St 21, Pasir Ris: 50 sales
Bedok Reservoir Rd, Bedok: 41 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 37 sales
Hougang Ave 8, Hougang: 35 sales
Teck Whye Lane, Choa Chu Kang: 33 sales
Bt Batok East Ave 5, Bukit Batok: 32 sales
Jurong West St 42, Jurong West: 32 sales
Yishun St 81, Yishun: 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