HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1998

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

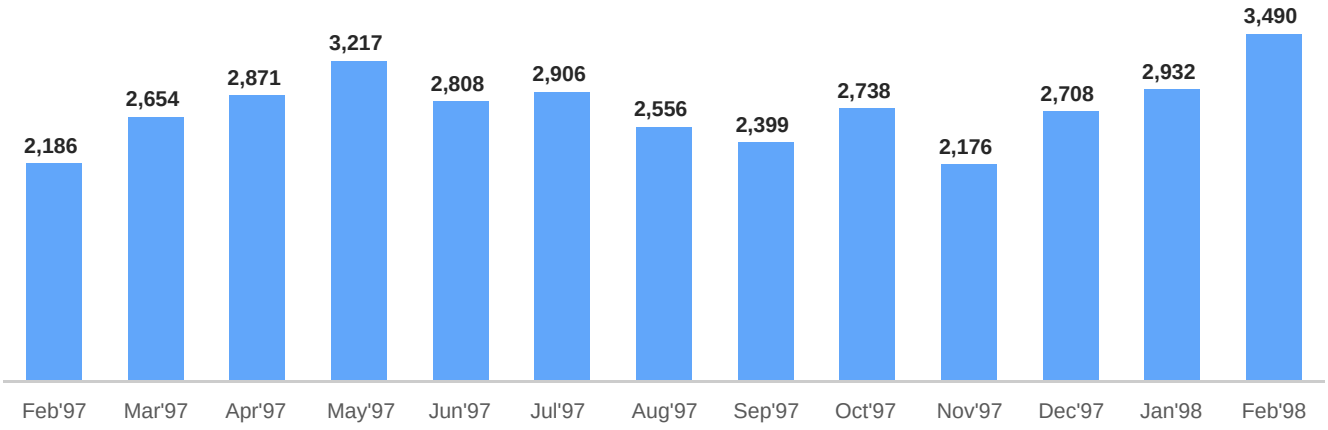
Flats sold: 3,490 Median price: $258,000 Median $psf: $257
Million-dollar flats: 0 (0.0%) Highest price: $792,500 (Bishan)

Against the month before: sales +19.0%, median price -2.6%. Against a year ago: sales +59.7%, median price -13.4%.

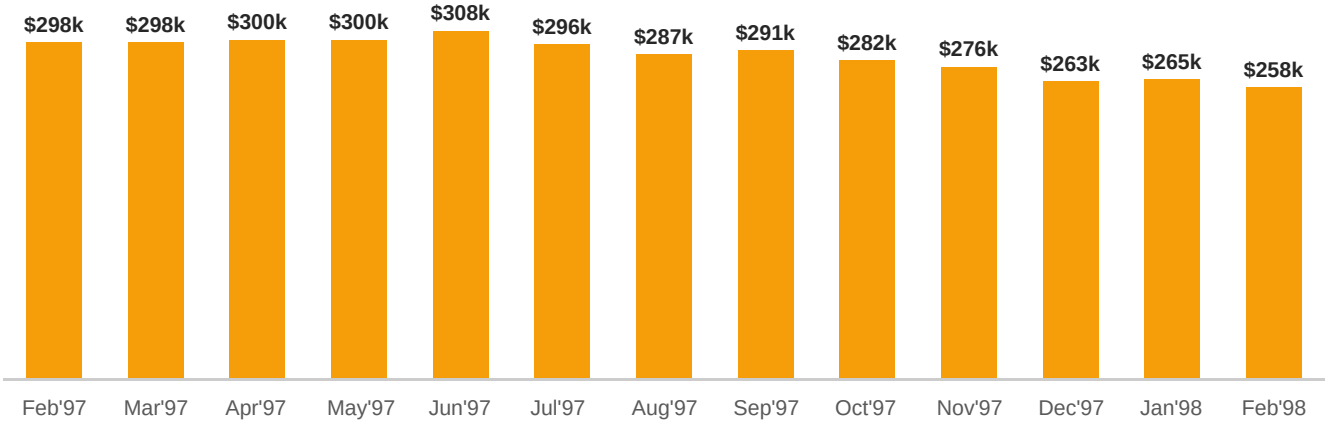
At a glance

- 3,490 HDB resale flats changed hands in February 1998, 19.0% more than the month before (2,932).
- Half of all flats sold for $258,000 or less (the median price), down 2.6% from the month before.
- A typical 4-room flat sold for $272,000 (1,316 sales), or about $260 per square foot.
- The highest price was $792,500 for an executive flat at Blk 168 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $223,750) and the dearest was Bishan (median $349,000).
- The busiest town was Yishun with 404 sales.

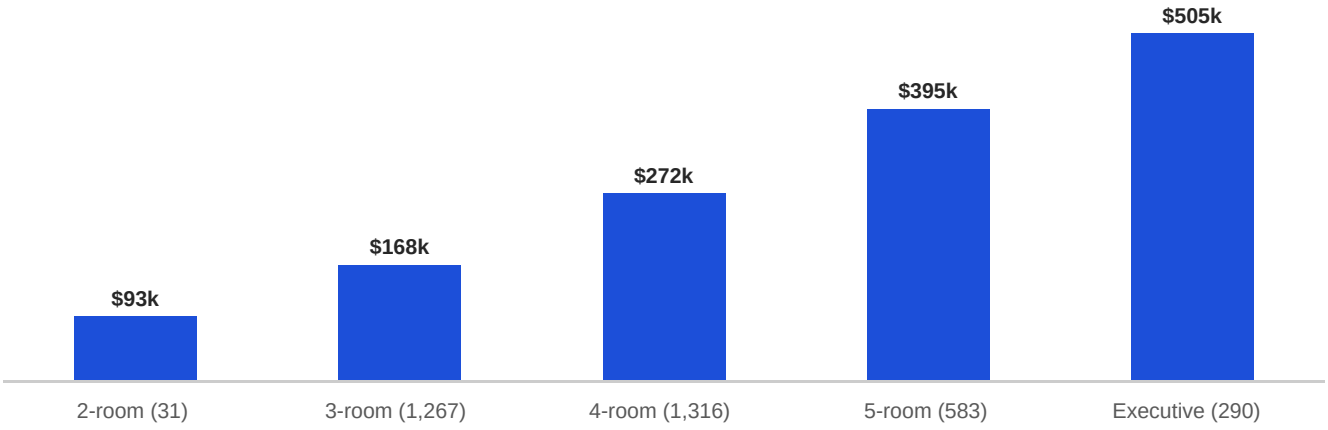
Flats sold each month, last 13 months



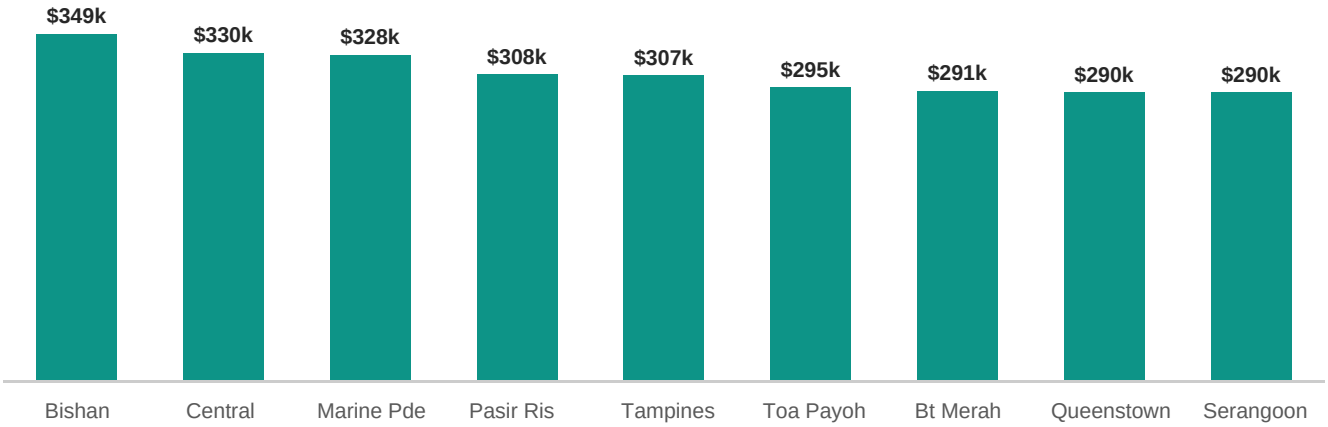
Median price each month, last 13 months



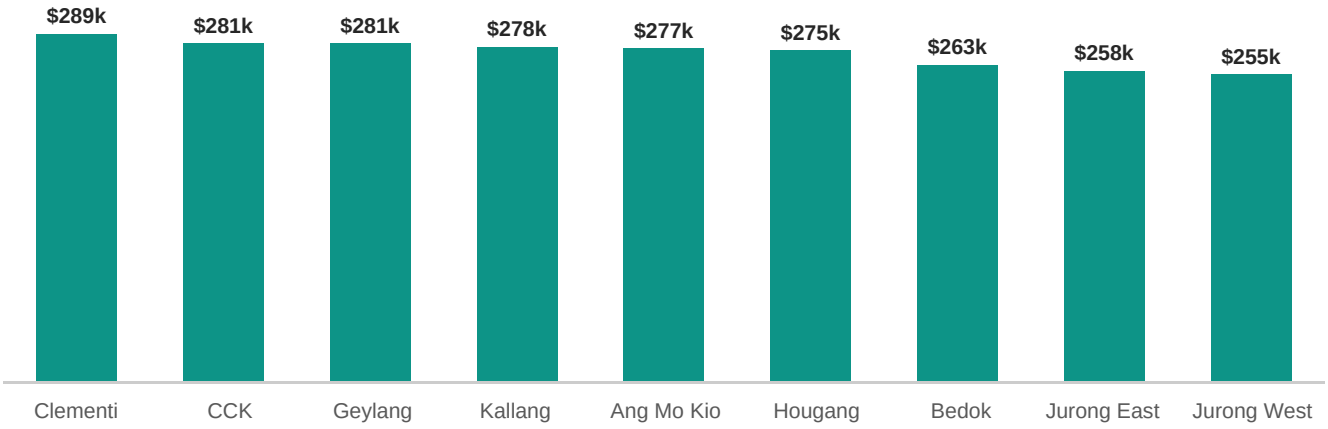
Median price by flat type (number sold), February 1998



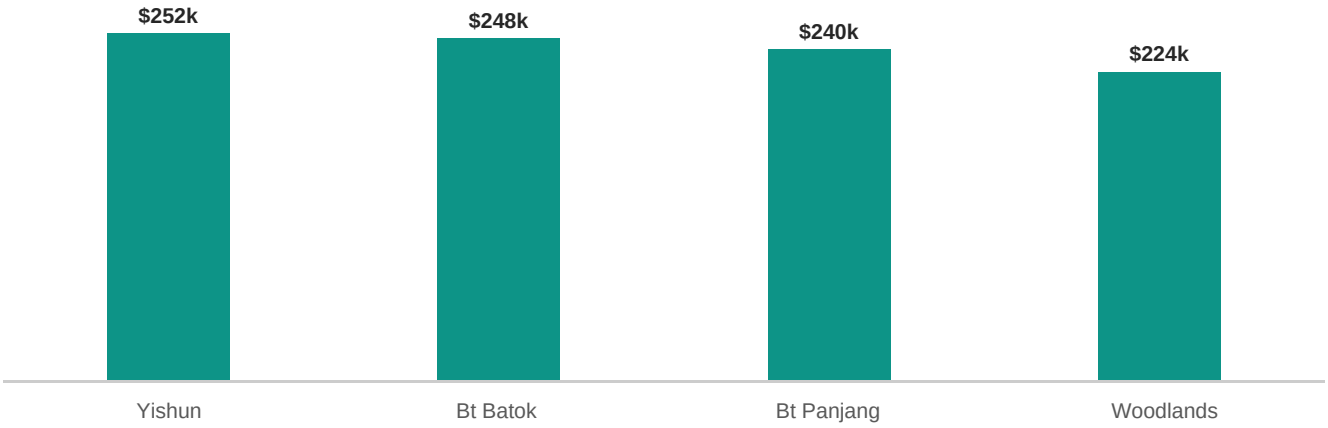
Median 4-room price by town, dearest first



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



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



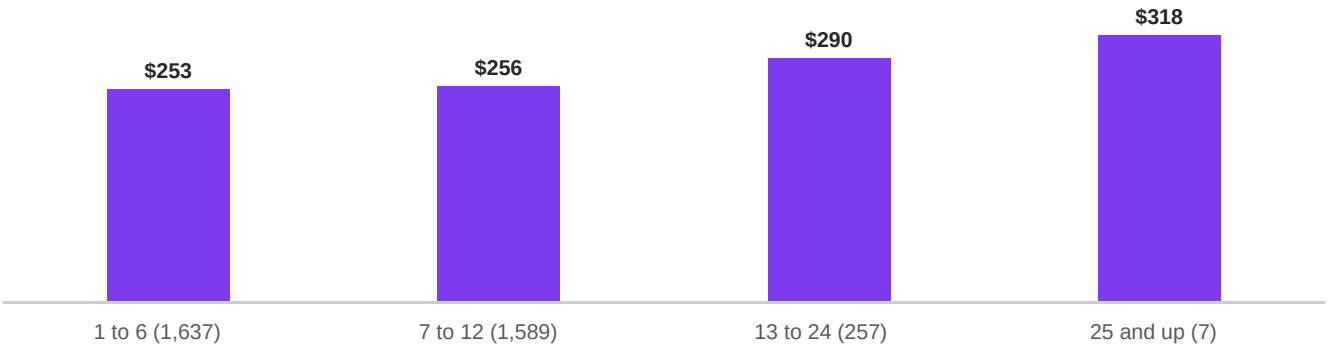
Town by town, February 1998

Ang Mo Kio: 144 sold - median $230,000 - 4-room median $277,000 - $263 psf
Bedok: 274 sold - median $254,750 - 4-room median $263,000 - $263 psf
Bishan: 102 sold - median $387,000 - 4-room median $349,000 - $332 psf
Bukit Batok: 256 sold - median $191,250 - 4-room median $248,000 - $222 psf
Bukit Merah: 113 sold - median $185,000 - 4-room median $291,250 - $257 psf
Bukit Panjang: 84 sold - median $245,500 - 4-room median $240,000 - $222 psf
Bukit Timah: 9 sold - median $380,000 - 4-room median n/a - $339 psf
Central Area: 28 sold - median $200,000 - 4-room median $330,000 - $295 psf
Choa Chu Kang: 124 sold - median $320,000 - 4-room median $281,000 - $261 psf
Clementi: 125 sold - median $206,000 - 4-room median $289,000 - $261 psf
Geylang: 102 sold - median $224,500 - 4-room median $281,000 - $254 psf
Hougang: 161 sold - median $275,000 - 4-room median $275,000 - $260 psf
Jurong East: 132 sold - median $229,000 - 4-room median $258,000 - $235 psf
Jurong West: 252 sold - median $245,250 - 4-room median $255,000 - $222 psf
Kallang/Whampoa: 97 sold - median $188,000 - 4-room median $278,000 - $264 psf
Marine Parade: 32 sold - median $260,000 - 4-room median $327,500 - $339 psf
Pasir Ris: 171 sold - median $411,000 - 4-room median $308,000 - $299 psf
Queenstown: 92 sold - median $165,000 - 4-room median $290,000 - $249 psf
Sengkang: 1 sold - median $155,000 - 4-room median n/a - $212 psf
Serangoon: 105 sold - median $312,000 - 4-room median $290,000 - $281 psf
Tampines: 398 sold - median $313,500 - 4-room median $307,000 - $281 psf
Toa Payoh: 138 sold - median $199,000 - 4-room median $295,000 - $262 psf
Woodlands: 146 sold - median $203,000 - 4-room median $223,750 - $216 psf
Yishun: 404 sold - median $245,000 - 4-room median $251,500 - $238 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1998

$792,500 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $452 psf - 87 yrs lease left

$738,000 Blk 278 Bishan St 24, Bishan
Executive - storey 19 to 21 - 1,851 sqft - $399 psf - 93 yrs lease left

$690,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $427 psf - 88 yrs lease left

$685,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,550 sqft - $442 psf - 94 yrs lease left

$670,000 Blk 547 Pasir Ris St 51, Pasir Ris
Executive - storey 07 to 09 - 1,593 sqft - $421 psf - 93 yrs lease left

$648,000 Blk 142 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,625 sqft - $399 psf - 87 yrs lease left

$645,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,561 sqft - $413 psf - 90 yrs lease left

$640,000 Blk 223 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,518 sqft - $422 psf - 93 yrs lease left

$635,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,561 sqft - $407 psf - 94 yrs lease left

$633,000 Blk 148 Bishan St 11, Bishan
MULTI GENERATION - storey 01 to 03 - 1,776 sqft - $356 psf - 88 yrs lease left

The 5 most affordable 4-room flats, February 1998

$164,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $175 psf - 76 yrs lease left

$168,800 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $180 psf - 76 yrs lease left

$169,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $178 psf - 76 yrs lease left

$171,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $181 psf - 76 yrs lease left

$173,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 07 to 09 - 904 sqft - $191 psf - 89 yrs lease left

The 10 busiest streets, February 1998

Yishun Ring Rd, Yishun: 101 sales
Bedok Reservoir Rd, Bedok: 79 sales
Pasir Ris St 21, Pasir Ris: 65 sales
Tampines St 21, Tampines: 53 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 45 sales
Hougang Ave 8, Hougang: 41 sales
Jurong West St 81, Jurong West: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 39 sales
Woodlands St 13, Woodlands: 39 sales
Yishun St 61, Yishun: 37 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