HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1998

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

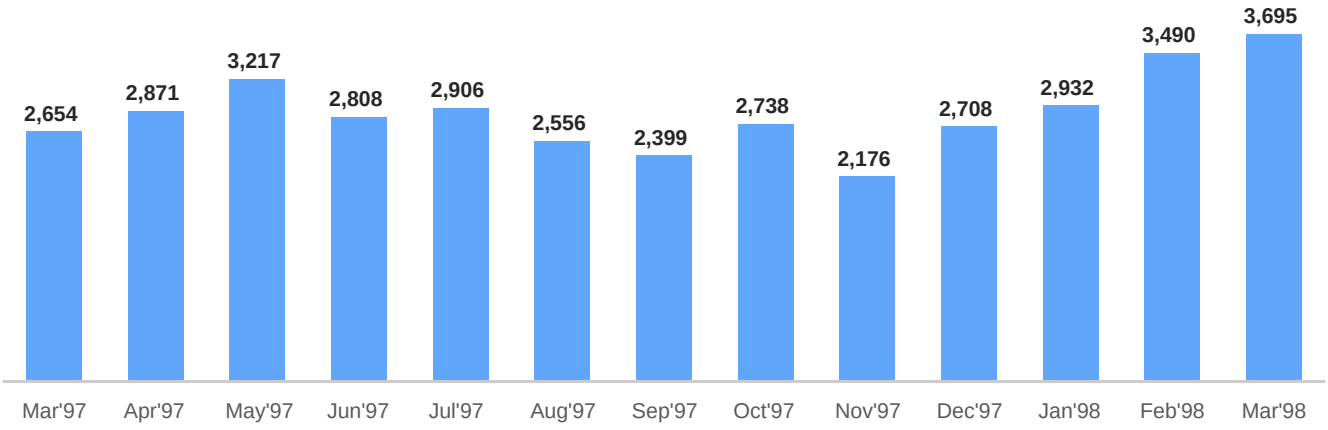
Flats sold: 3,695 Median price: $252,000 Median $psf: $248
Million-dollar flats: 0 (0.0%) Highest price: $718,000 (Bukit Timah)

Against the month before: sales +5.9%, median price -2.3%. Against a year ago: sales +39.2%, median price -15.4%.

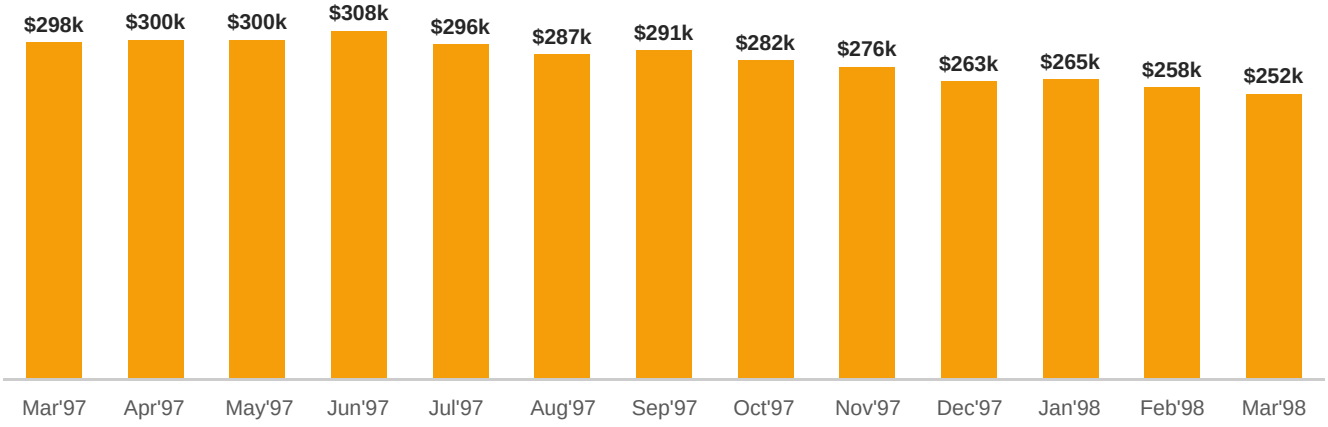
At a glance

- 3,695 HDB resale flats changed hands in March 1998, 5.9% more than the month before (3,490).
- Half of all flats sold for $252,000 or less (the median price), down 2.3% from the month before.
- A typical 4-room flat sold for $265,000 (1,380 sales), or about $253 per square foot.
- The highest price was $718,000 for an executive flat at Blk 7 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $212,000) and the dearest was Bishan (median $356,500).
- The busiest town was Yishun with 406 sales.

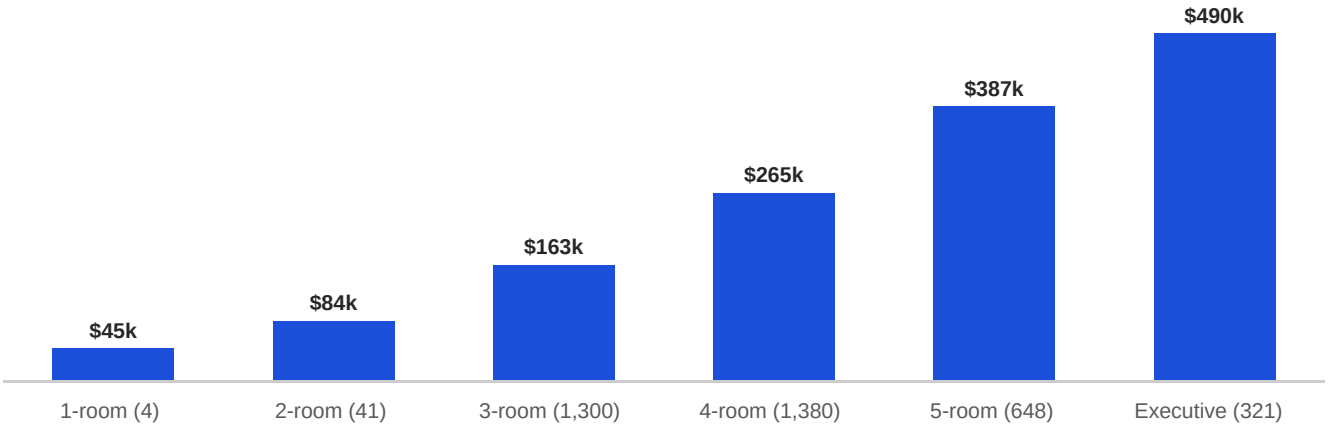
Flats sold each month, last 13 months



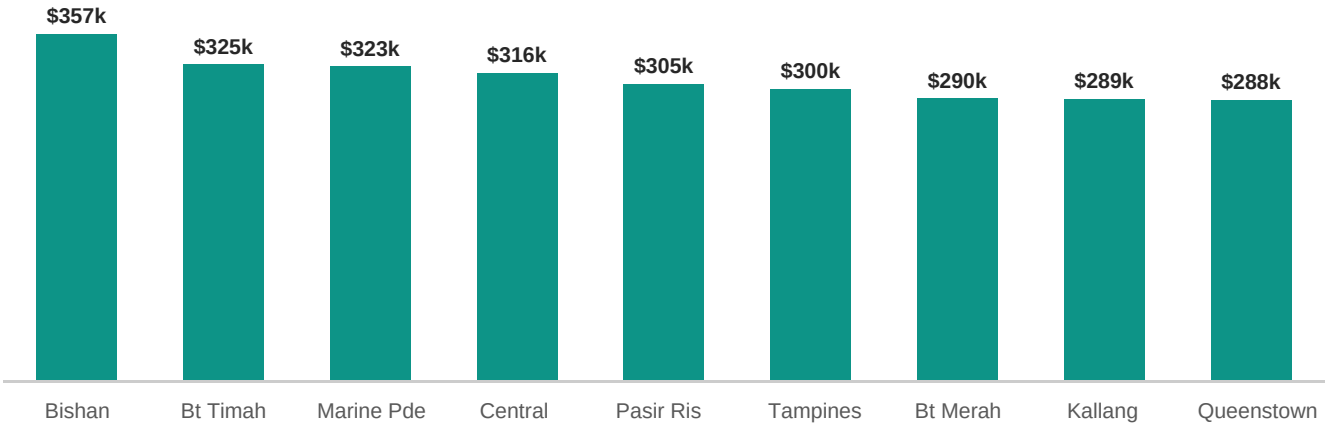
Median price each month, last 13 months



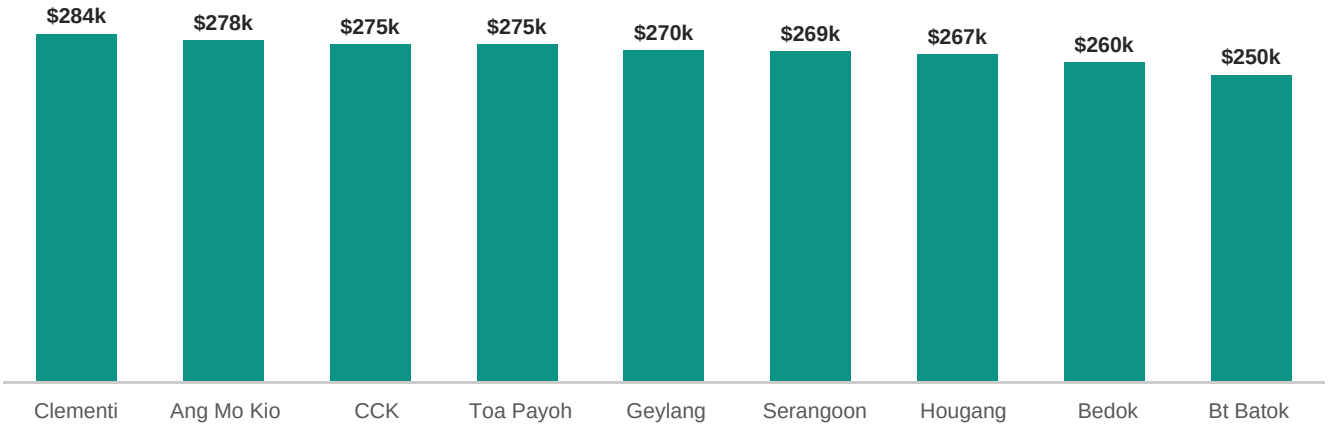
Median price by flat type (number sold), March 1998



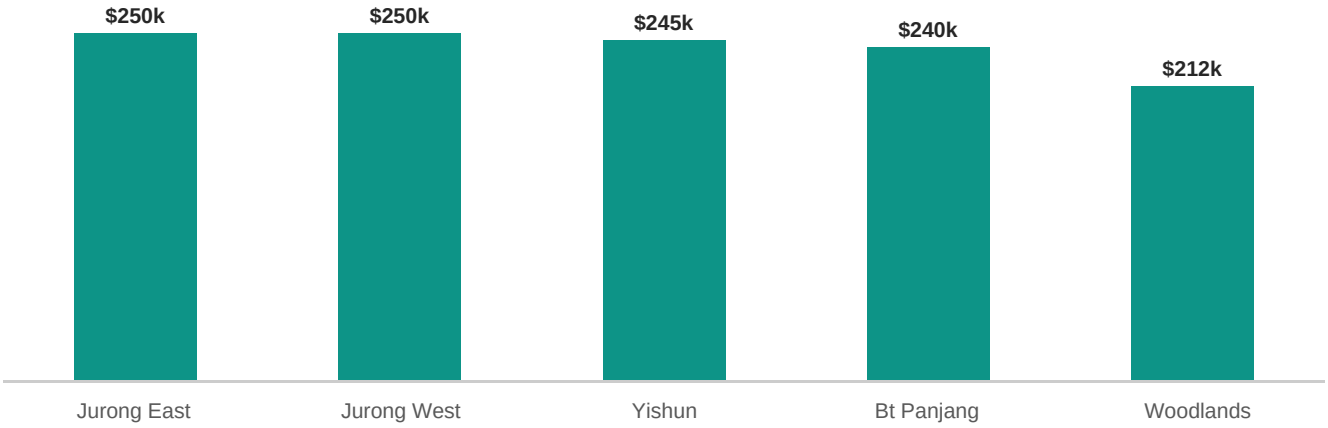
Median 4-room price by town, dearest first



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



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



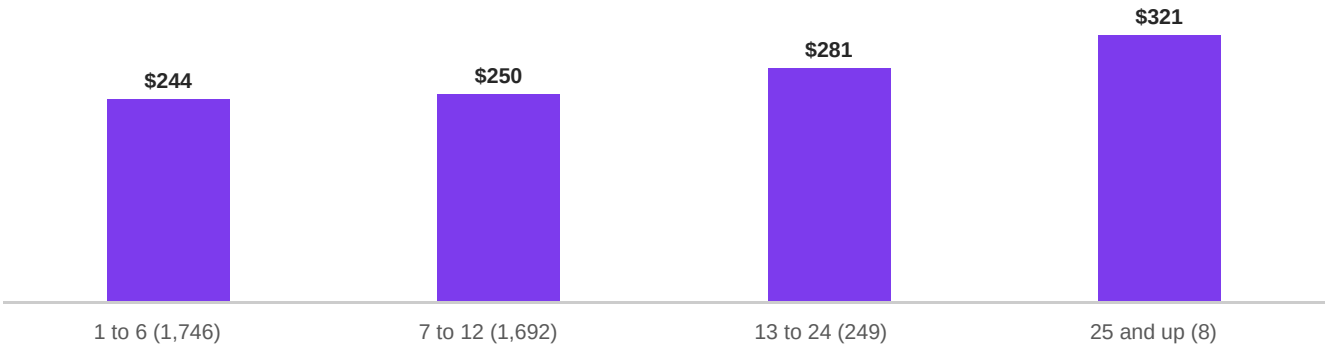
Town by town, March 1998

Ang Mo Kio: 212 sold - median $192,750 - 4-room median $278,000 - $240 psf
Bedok: 261 sold - median $248,000 - 4-room median $260,000 - $257 psf
Bishan: 119 sold - median $401,000 - 4-room median $356,500 - $334 psf
Bukit Batok: 269 sold - median $166,500 - 4-room median $250,000 - $214 psf
Bukit Merah: 119 sold - median $180,000 - 4-room median $290,000 - $254 psf
Bukit Panjang: 88 sold - median $240,000 - 4-room median $240,000 - $215 psf
Bukit Timah: 11 sold - median $448,000 - 4-room median $325,000 - $341 psf
Central Area: 24 sold - median $204,000 - 4-room median $316,000 - $298 psf
Choa Chu Kang: 131 sold - median $292,000 - 4-room median $275,000 - $252 psf
Clementi: 130 sold - median $219,500 - 4-room median $283,500 - $257 psf
Geylang: 118 sold - median $214,500 - 4-room median $270,000 - $253 psf
Hougang: 210 sold - median $271,500 - 4-room median $266,500 - $253 psf
Jurong East: 105 sold - median $249,000 - 4-room median $250,000 - $237 psf
Jurong West: 292 sold - median $242,000 - 4-room median $250,000 - $215 psf
Kallang/Whampoa: 88 sold - median $190,000 - 4-room median $289,250 - $261 psf
Marine Parade: 34 sold - median $269,000 - 4-room median $323,000 - $313 psf
Pasir Ris: 223 sold - median $399,500 - 4-room median $305,000 - $284 psf
Queenstown: 97 sold - median $160,000 - 4-room median $288,400 - $238 psf
Sengkang: 3 sold - median $193,000 - 4-room median n/a - $195 psf
Serangoon: 105 sold - median $280,000 - 4-room median $268,944 - $272 psf
Tampines: 374 sold - median $307,500 - 4-room median $300,000 - $273 psf
Toa Payoh: 98 sold - median $189,000 - 4-room median $275,000 - $247 psf
Woodlands: 178 sold - median $204,500 - 4-room median $212,000 - $212 psf
Yishun: 406 sold - median $239,400 - 4-room median $245,000 - $232 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1998

$718,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,528 sqft - $470 psf - 90 yrs lease left

$700,000 Blk 533 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $448 psf - 93 yrs lease left

$660,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,561 sqft - $423 psf - 94 yrs lease left

$642,500 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,572 sqft - $409 psf - 94 yrs lease left

$628,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,582 sqft - $397 psf - 94 yrs lease left

$628,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,550 sqft - $405 psf - 94 yrs lease left

$625,000 Blk 261 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,625 sqft - $385 psf - 93 yrs lease left

$623,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,550 sqft - $402 psf - 94 yrs lease left

$620,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $397 psf - 94 yrs lease left

$615,000 Blk 224 Bishan St 23, Bishan
Executive - storey 22 to 24 - 1,518 sqft - $405 psf - 93 yrs lease left

The 5 most affordable 4-room flats, March 1998

$155,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $160 psf - 75 yrs lease left

$156,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $165 psf - 77 yrs lease left

$157,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $162 psf - 75 yrs lease left

$160,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $171 psf - 76 yrs lease left

$167,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $176 psf - 77 yrs lease left

The 10 busiest streets, March 1998

Yishun Ring Rd, Yishun: 107 sales
Pasir Ris St 21, Pasir Ris: 105 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 63 sales
Hougang Ave 8, Hougang: 59 sales
Jurong West St 81, Jurong West: 55 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 52 sales
Bedok Reservoir Rd, Bedok: 52 sales
Bt Batok West Ave 6, Bukit Batok: 46 sales
Woodlands St 13, Woodlands: 45 sales
Tampines St 21, Tampines: 44 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.

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