HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1998

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

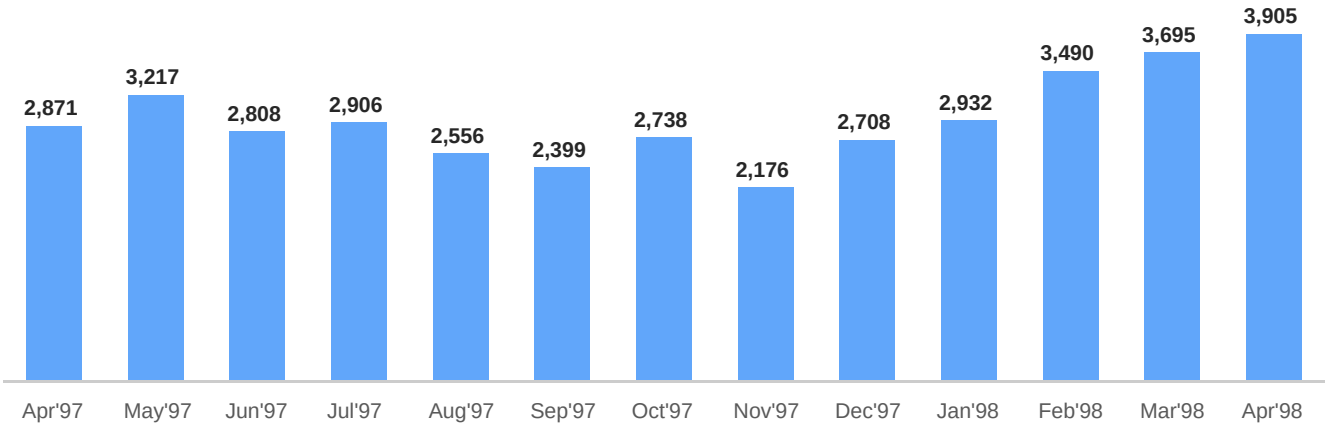
Flats sold: 3,905 Median price: $252,000 Median $psf: $244
Million-dollar flats: 0 (0.0%) Highest price: $650,000 (Toa Payoh)

Against the month before: sales +5.7%, median price +0.0%. Against a year ago: sales +36.0%, median price -16.0%.

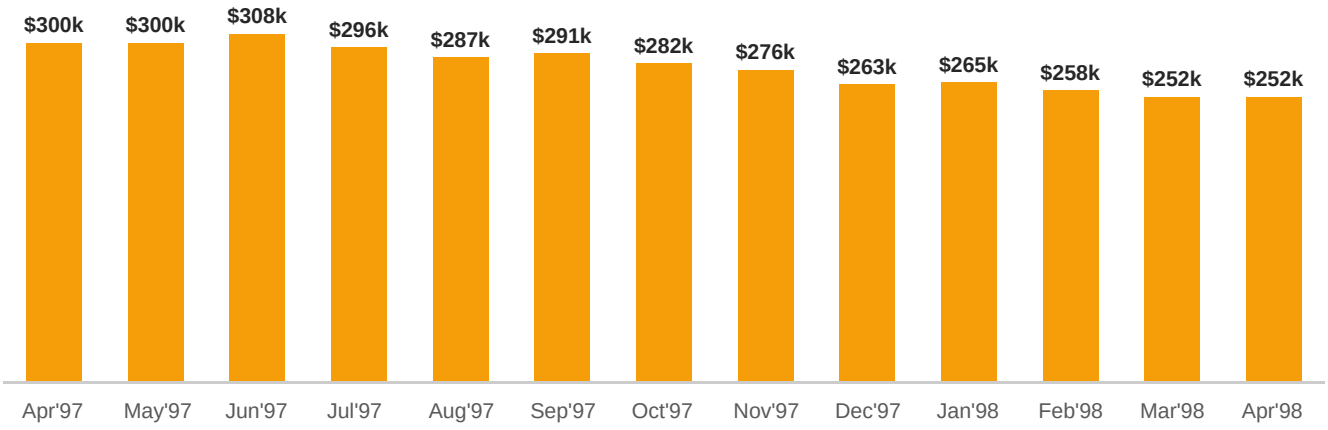
At a glance

- 3,905 HDB resale flats changed hands in April 1998, 5.7% more than the month before (3,695).
- Half of all flats sold for $252,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $260,000 (1,444 sales), or about $249 per square foot.
- The highest price was $650,000 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 $208,000) and the dearest was Central Area (median $330,000).
- The busiest town was Tampines with 464 sales.

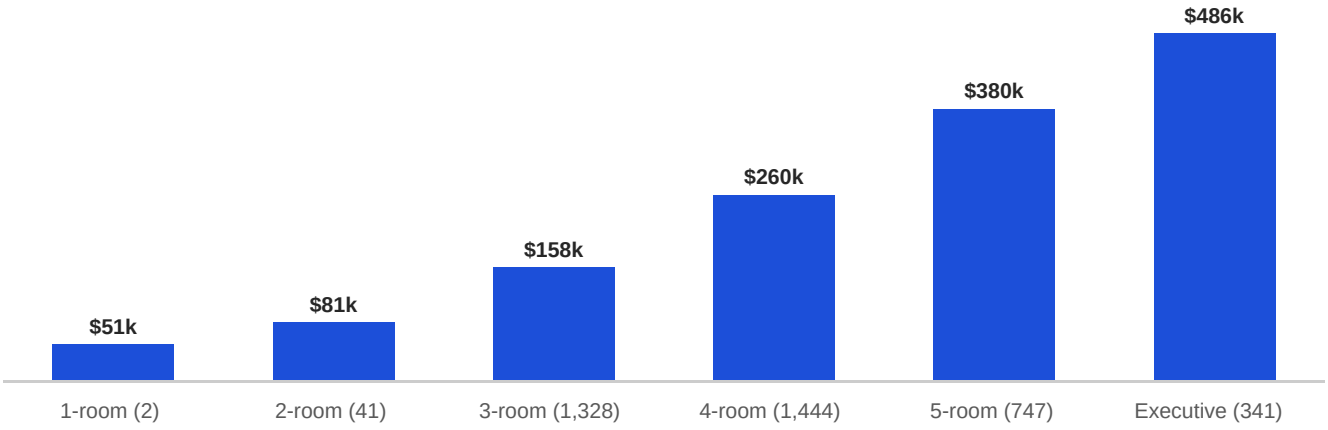
Flats sold each month, last 13 months



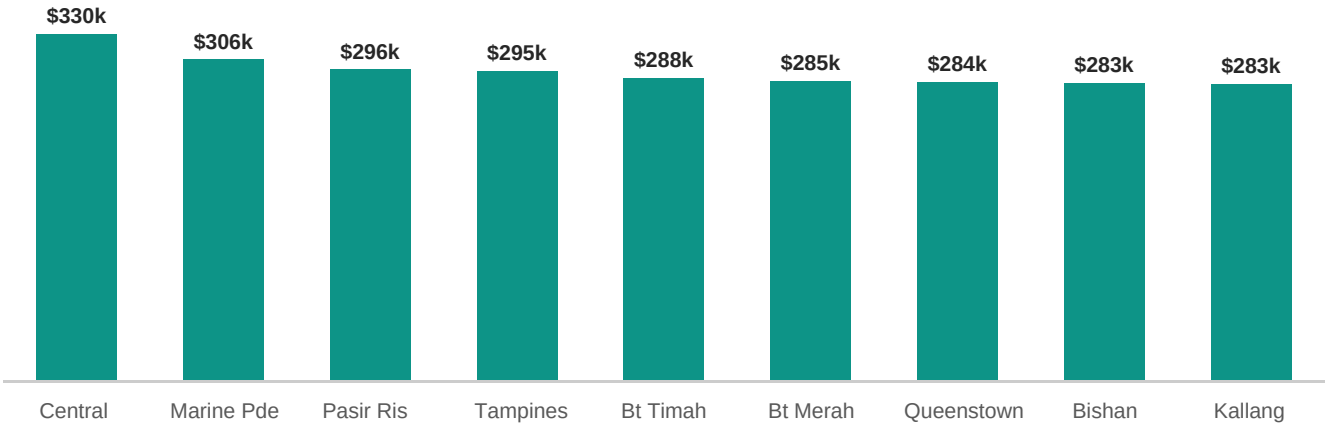
Median price each month, last 13 months



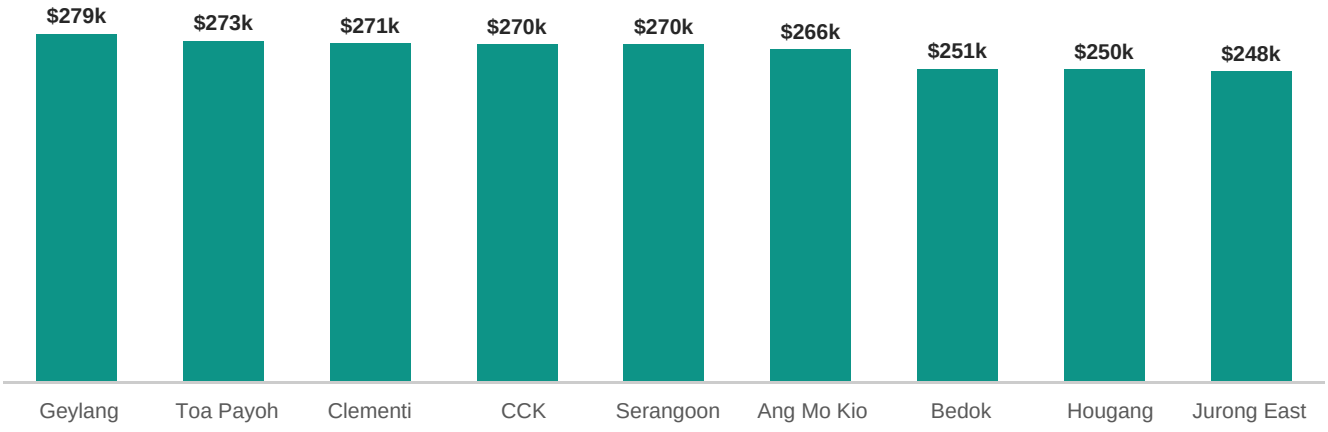
Median price by flat type (number sold), April 1998



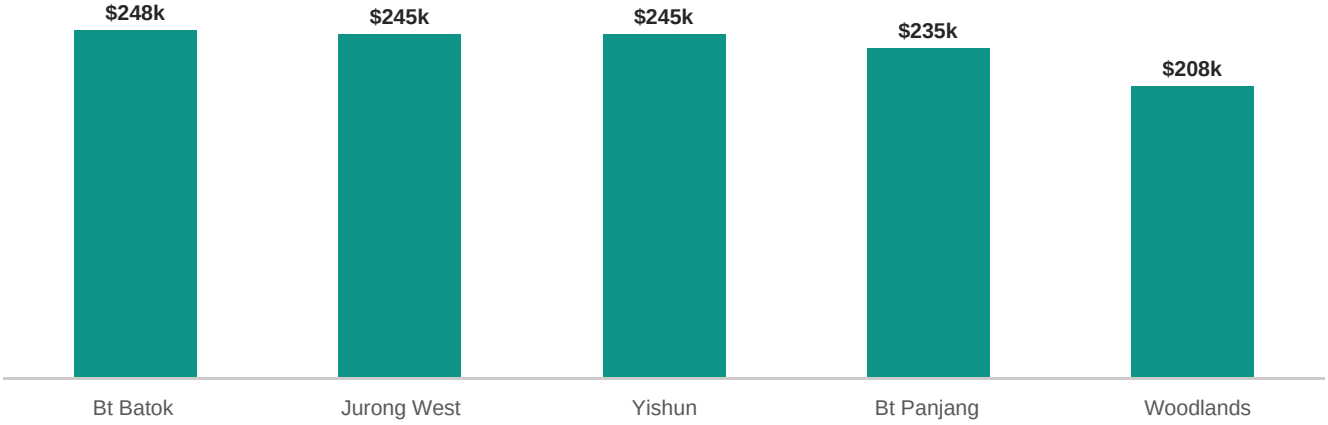
Median 4-room price by town, dearest first



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



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



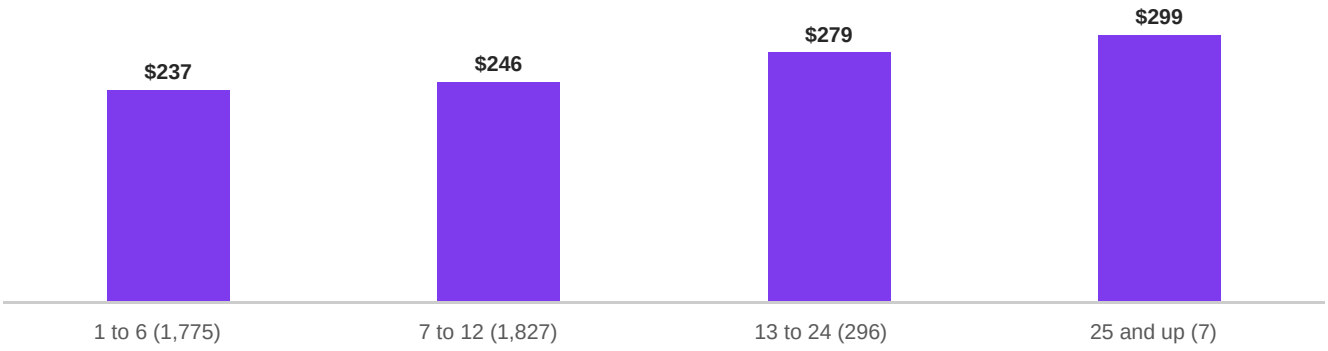
Town by town, April 1998

Ang Mo Kio: 186 sold - median $209,500 - 4-room median $266,000 - $248 psf
Bedok: 286 sold - median $246,000 - 4-room median $250,500 - $255 psf
Bishan: 88 sold - median $345,000 - 4-room median $283,000 - $315 psf
Bukit Batok: 320 sold - median $195,000 - 4-room median $248,000 - $216 psf
Bukit Merah: 129 sold - median $190,000 - 4-room median $285,000 - $268 psf
Bukit Panjang: 88 sold - median $240,000 - 4-room median $235,000 - $215 psf
Bukit Timah: 6 sold - median $329,500 - 4-room median $288,000 - $306 psf
Central Area: 22 sold - median $180,500 - 4-room median $330,000 - $264 psf
Choa Chu Kang: 125 sold - median $293,500 - 4-room median $270,000 - $252 psf
Clementi: 161 sold - median $240,000 - 4-room median $271,000 - $259 psf
Geylang: 105 sold - median $217,000 - 4-room median $278,500 - $247 psf
Hougang: 215 sold - median $242,000 - 4-room median $250,000 - $242 psf
Jurong East: 117 sold - median $236,000 - 4-room median $248,250 - $226 psf
Jurong West: 323 sold - median $240,000 - 4-room median $245,000 - $214 psf
Kallang/Whampoa: 87 sold - median $176,500 - 4-room median $282,500 - $245 psf
Lim Chu Kang: 2 sold - median $94,500 - 4-room median n/a - $130 psf
Marine Parade: 29 sold - median $295,000 - 4-room median $305,500 - $320 psf
Pasir Ris: 227 sold - median $395,000 - 4-room median $296,000 - $282 psf
Queenstown: 115 sold - median $150,000 - 4-room median $284,000 - $230 psf
Sengkang: 3 sold - median $120,000 - 4-room median n/a - $166 psf
Serangoon: 115 sold - median $288,000 - 4-room median $270,000 - $268 psf
Tampines: 464 sold - median $310,000 - 4-room median $294,500 - $271 psf
Toa Payoh: 127 sold - median $179,000 - 4-room median $273,000 - $239 psf
Woodlands: 160 sold - median $200,000 - 4-room median $208,000 - $208 psf
Yishun: 405 sold - median $240,000 - 4-room median $245,000 - $228 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1998

$650,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $416 psf - 94 yrs lease left

$650,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,528 sqft - $425 psf - 94 yrs lease left

$629,000 Blk 245 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $398 psf - 93 yrs lease left

$625,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $400 psf - 94 yrs lease left

$620,000 Blk 128 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $384 psf - 88 yrs lease left

$600,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,561 sqft - $384 psf - 94 yrs lease left

$588,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,572 sqft - $374 psf - 94 yrs lease left

$585,000 Blk 222 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $372 psf - 93 yrs lease left

$585,000 Blk 538 Pasir Ris St 51, Pasir Ris
Executive - storey 04 to 06 - 1,550 sqft - $377 psf - 93 yrs lease left

$583,000 Blk 237 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,518 sqft - $384 psf - 93 yrs lease left

The 5 most affordable 4-room flats, April 1998

$155,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 969 sqft - $160 psf - 75 yrs lease left

$158,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $169 psf - 76 yrs lease left

$160,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 947 sqft - $169 psf - 77 yrs lease left

$162,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 969 sqft - $167 psf - 75 yrs lease left

$162,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $173 psf - 76 yrs lease left

The 10 busiest streets, April 1998

Yishun Ring Rd, Yishun: 106 sales
Bedok Reservoir Rd, Bedok: 77 sales
Pasir Ris St 21, Pasir Ris: 74 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 65 sales
Hougang Ave 8, Hougang: 61 sales
Tampines St 21, Tampines: 60 sales
Bt Batok West Ave 6, Bukit Batok: 58 sales
Jurong West St 42, Jurong West: 49 sales
Yishun St 81, Yishun: 49 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 47 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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