HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1998

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

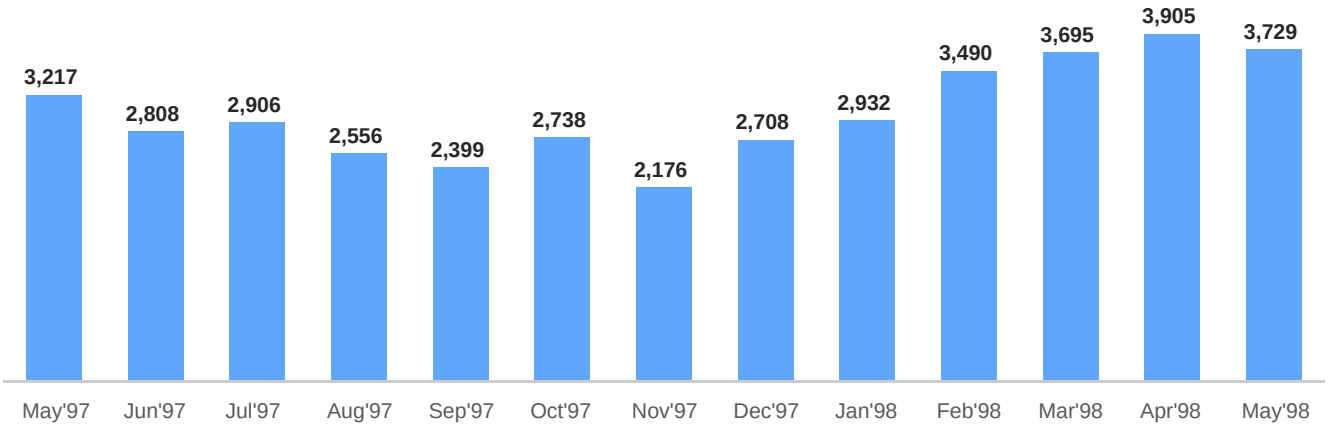
Flats sold: 3,729 Median price: $247,000 Median $psf: $240
Million-dollar flats: 0 (0.0%) Highest price: $750,000 (Bishan)

Against the month before: sales -4.5%, median price -2.0%. Against a year ago: sales +15.9%, median price -17.7%.

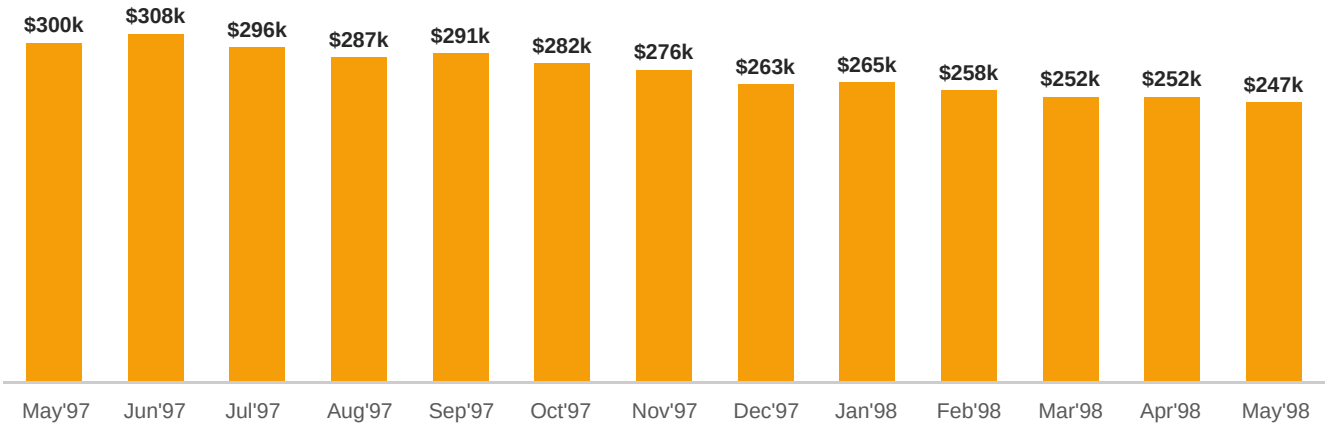
At a glance

- 3,729 HDB resale flats changed hands in May 1998, 4.5% fewer than the month before (3,905).
- Half of all flats sold for $247,000 or less (the median price), down 2.0% from the month before.
- A typical 4-room flat sold for $256,000 (1,341 sales), or about $244 per square foot.
- The highest price was $750,000 for an executive flat at Blk 168 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $196,000) and the dearest was Marine Parade (median $301,500).
- The busiest town was Tampines with 380 sales.

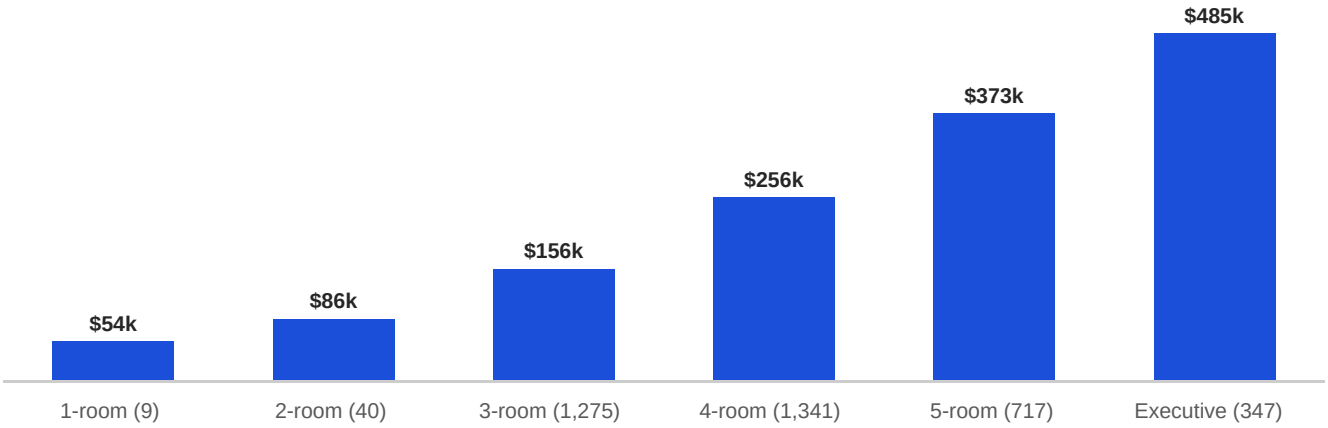
Flats sold each month, last 13 months



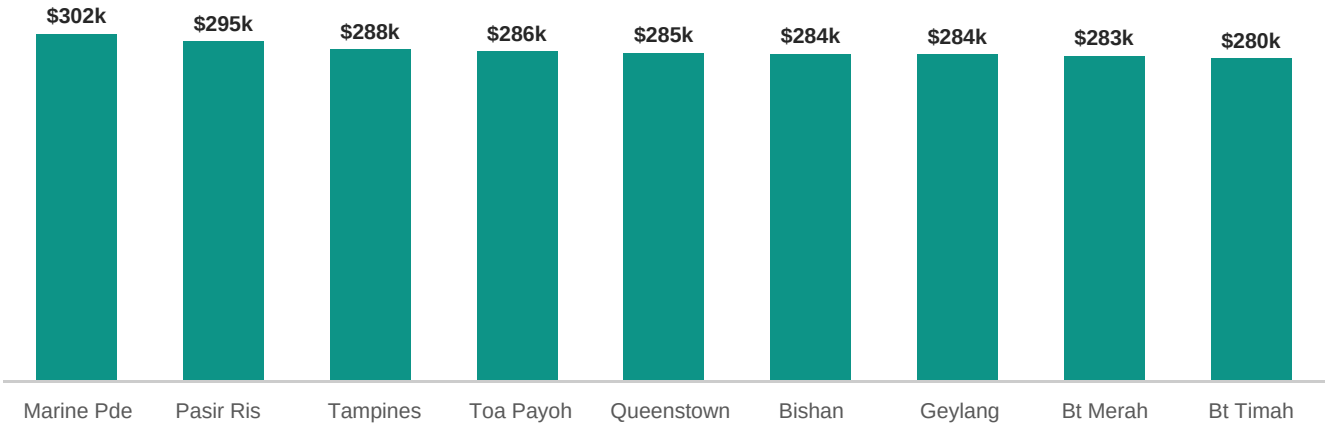
Median price each month, last 13 months



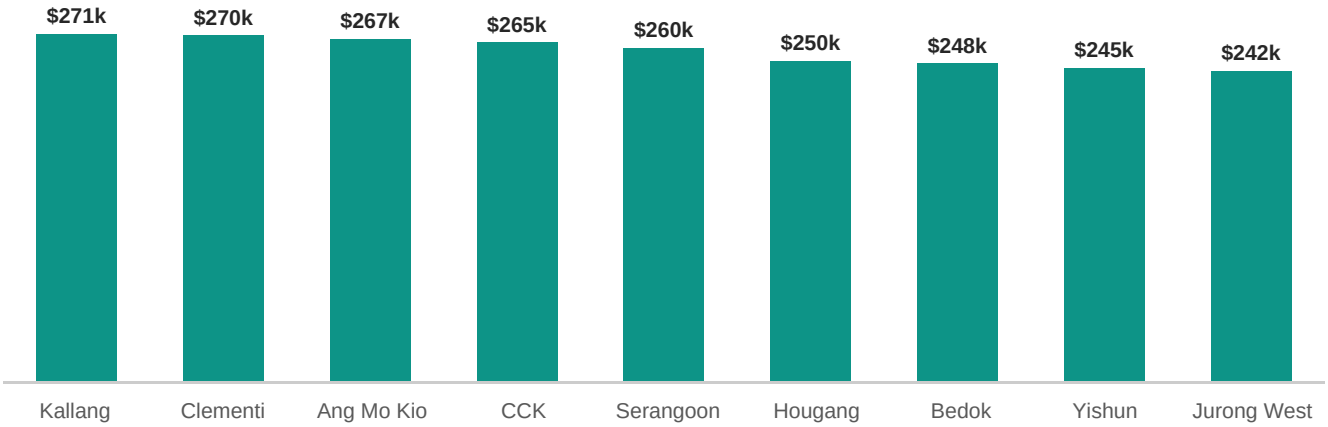
Median price by flat type (number sold), May 1998



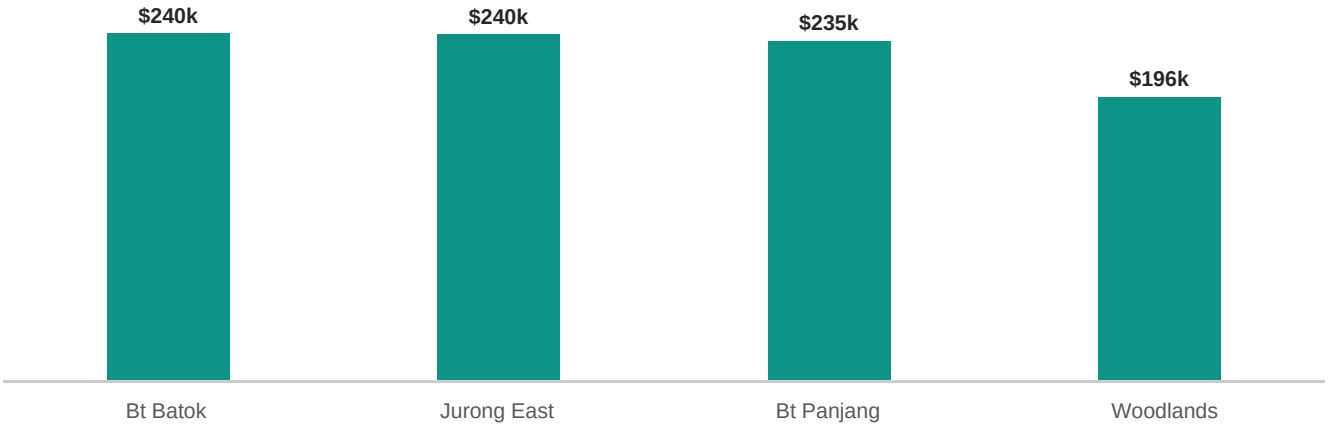
Median 4-room price by town, dearest first



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



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



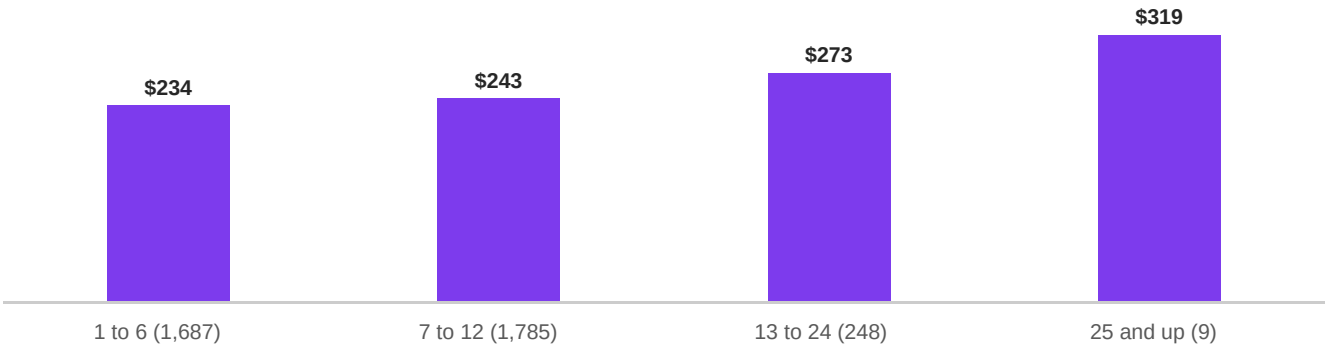
Town by town, May 1998

Ang Mo Kio: 217 sold - median $184,000 - 4-room median $267,000 - $233 psf
Bedok: 269 sold - median $238,000 - 4-room median $248,000 - $247 psf
Bishan: 103 sold - median $370,800 - 4-room median $283,750 - $319 psf
Bukit Batok: 314 sold - median $210,500 - 4-room median $240,000 - $216 psf
Bukit Merah: 118 sold - median $183,250 - 4-room median $282,500 - $253 psf
Bukit Panjang: 82 sold - median $236,000 - 4-room median $235,000 - $213 psf
Bukit Timah: 11 sold - median $348,000 - 4-room median $280,000 - $305 psf
Central Area: 17 sold - median $190,000 - 4-room median n/a - $273 psf
Choa Chu Kang: 119 sold - median $285,000 - 4-room median $264,500 - $247 psf
Clementi: 138 sold - median $210,500 - 4-room median $270,000 - $251 psf
Geylang: 111 sold - median $224,000 - 4-room median $283,500 - $241 psf
Hougang: 238 sold - median $242,500 - 4-room median $250,000 - $238 psf
Jurong East: 124 sold - median $223,500 - 4-room median $239,500 - $220 psf
Jurong West: 267 sold - median $240,000 - 4-room median $242,000 - $214 psf
Kallang/Whampoa: 98 sold - median $172,000 - 4-room median $271,000 - $244 psf
Lim Chu Kang: 1 sold - median $77,000 - 4-room median n/a - $121 psf
Marine Parade: 30 sold - median $289,500 - 4-room median $301,500 - $316 psf
Pasir Ris: 256 sold - median $385,000 - 4-room median $295,000 - $281 psf
Queenstown: 103 sold - median $158,000 - 4-room median $285,000 - $232 psf
Serangoon: 113 sold - median $273,000 - 4-room median $260,000 - $264 psf
Tampines: 380 sold - median $302,000 - 4-room median $288,000 - $267 psf
Toa Payoh: 112 sold - median $173,250 - 4-room median $286,250 - $239 psf
Woodlands: 144 sold - median $193,500 - 4-room median $196,000 - $202 psf
Yishun: 364 sold - median $225,000 - 4-room median $244,525 - $221 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1998

$750,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $427 psf - 87 yrs lease left

$640,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,561 sqft - $410 psf - 94 yrs lease left

$637,000 Blk 531 Pasir Ris Dr 1, Pasir Ris
Executive - storey 01 to 03 - 1,593 sqft - $400 psf - 93 yrs lease left

$618,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $393 psf - 90 yrs lease left

$605,000 Blk 174 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,636 sqft - $370 psf - 87 yrs lease left

$600,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,539 sqft - $390 psf - 88 yrs lease left

$600,000 Blk 160 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $374 psf - 88 yrs lease left

$588,000 Blk 534 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,658 sqft - $355 psf - 93 yrs lease left

$585,000 Blk 223 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,518 sqft - $385 psf - 93 yrs lease left

$585,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,561 sqft - $375 psf - 94 yrs lease left

The 5 most affordable 4-room flats, May 1998

$161,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $172 psf - 76 yrs lease left

$164,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $175 psf - 76 yrs lease left

$167,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $178 psf - 76 yrs lease left

$168,000 Blk 109 Gangsa Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $186 psf - 89 yrs lease left

$170,000 Blk 854 Woodlands St 83, Woodlands
4-room - storey 07 to 09 - 904 sqft - $188 psf - 94 yrs lease left

The 10 busiest streets, May 1998

Yishun Ring Rd, Yishun: 107 sales
Pasir Ris St 21, Pasir Ris: 84 sales
Bedok Reservoir Rd, Bedok: 72 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 66 sales
Hougang Ave 8, Hougang: 55 sales
Jurong West St 81, Jurong West: 53 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 51 sales
Bt Batok West Ave 6, Bukit Batok: 40 sales
Marsiling Dr, Woodlands: 39 sales
Woodlands St 13, Woodlands: 39 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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