HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 1998

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

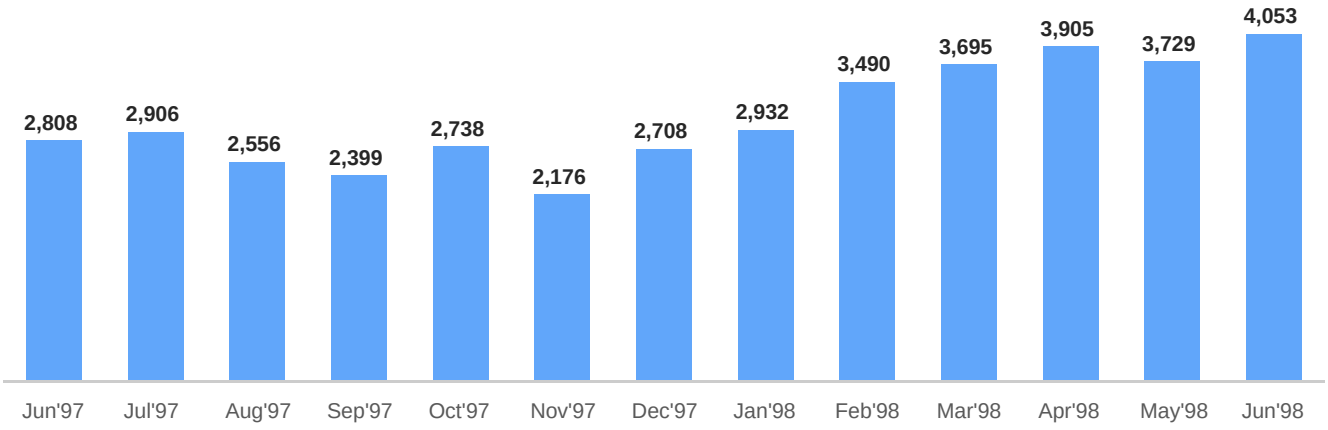
Flats sold: 4,053 Median price: $243,000 Median $psf: $237
Million-dollar flats: 0 (0.0%) Highest price: $683,000 (Bishan)

Against the month before: sales +8.7%, median price -1.6%. Against a year ago: sales +44.3%, median price -21.1%.

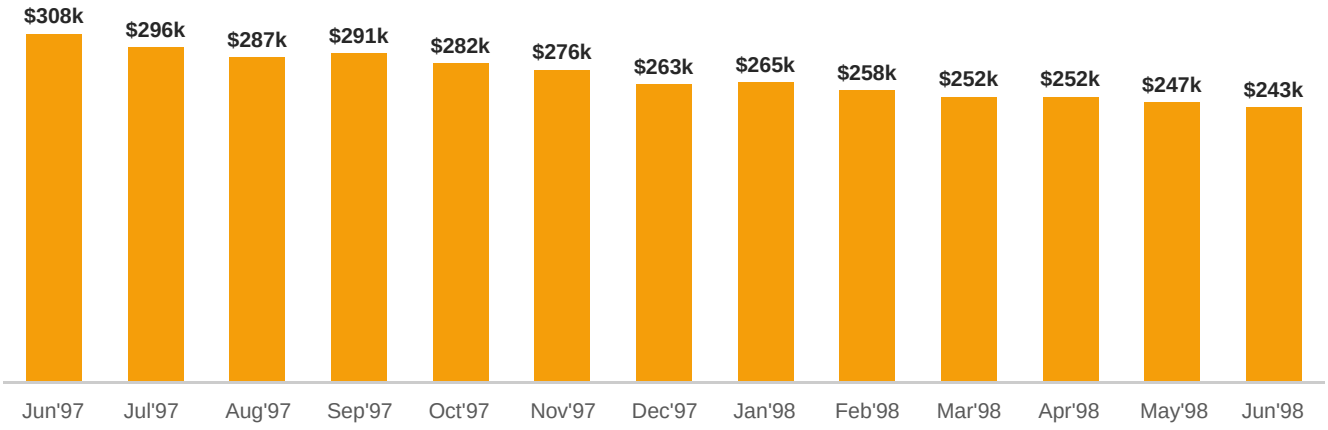
At a glance

- 4,053 HDB resale flats changed hands in June 1998, 8.7% more than the month before (3,729).
- Half of all flats sold for $243,000 or less (the median price), down 1.6% from the month before.
- A typical 4-room flat sold for $252,000 (1,464 sales), or about $242 per square foot.
- The highest price was $683,000 for an executive flat at Blk 190 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $193,000) and the dearest was Bishan (median $340,000).
- The busiest town was Tampines with 451 sales.

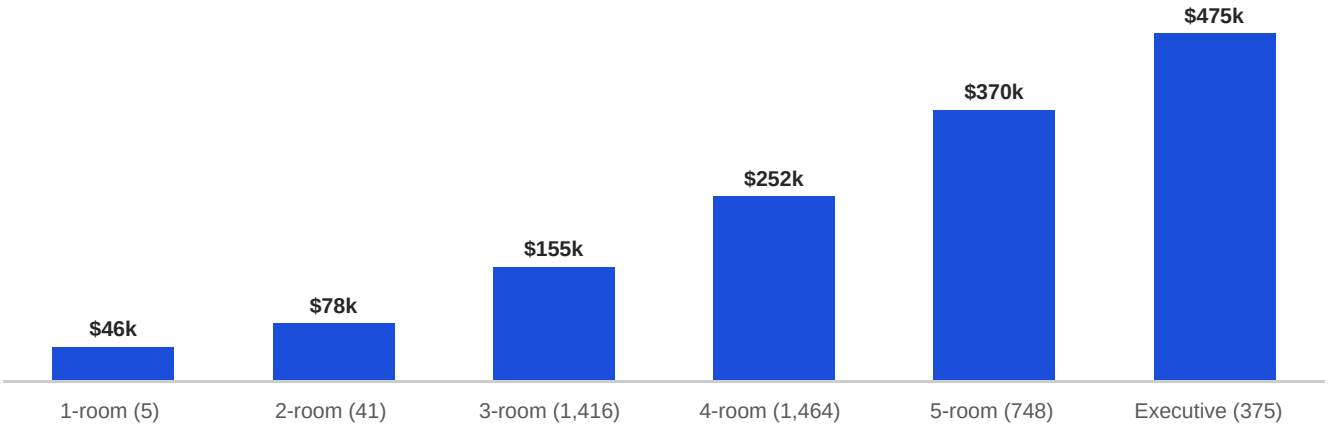
Flats sold each month, last 13 months



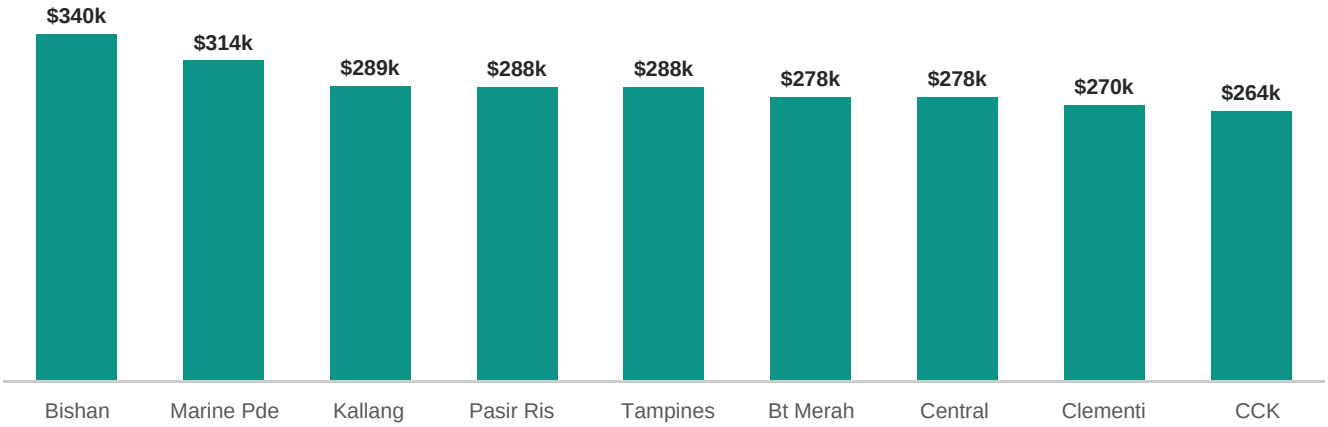
Median price each month, last 13 months



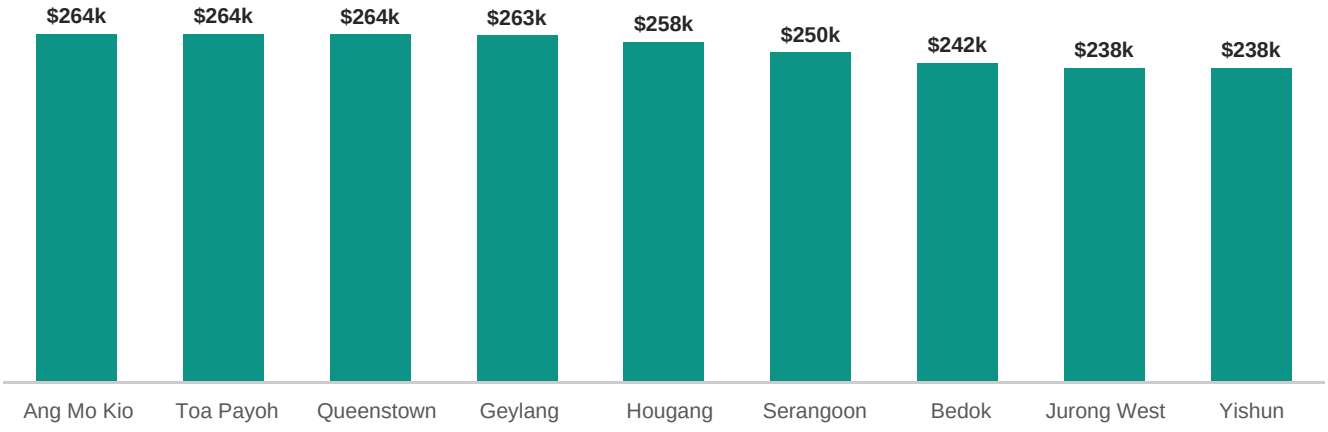
Median price by flat type (number sold), June 1998



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)



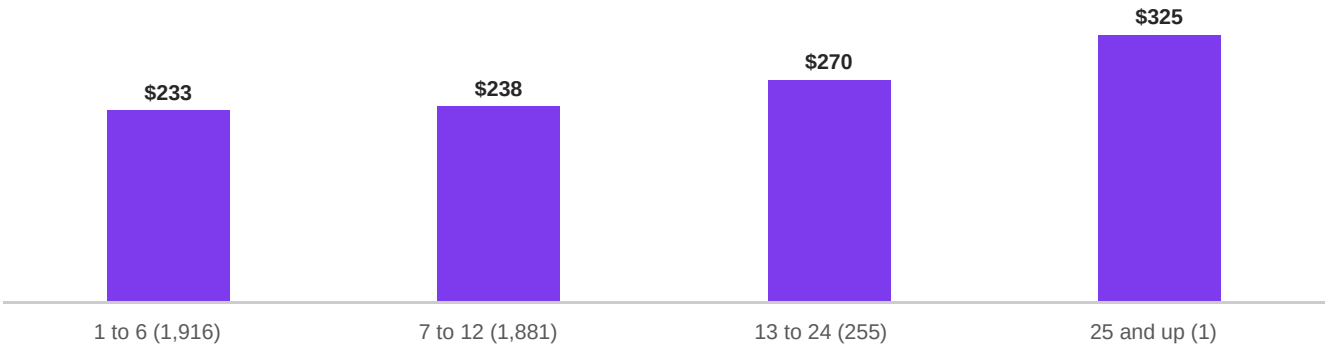
Town by town, June 1998

Ang Mo Kio: 251 sold - median $183,800 - 4-room median $264,000 - $229 psf
Bedok: 314 sold - median $230,000 - 4-room median $242,000 - $241 psf
Bishan: 104 sold - median $367,500 - 4-room median $340,000 - $321 psf
Bukit Batok: 311 sold - median $191,000 - 4-room median $235,000 - $206 psf
Bukit Merah: 145 sold - median $169,500 - 4-room median $278,000 - $239 psf
Bukit Panjang: 110 sold - median $233,000 - 4-room median $232,500 - $207 psf
Bukit Timah: 16 sold - median $430,000 - 4-room median n/a - $320 psf
Central Area: 30 sold - median $179,000 - 4-room median $278,000 - $257 psf
Choa Chu Kang: 108 sold - median $275,000 - 4-room median $264,250 - $243 psf
Clementi: 137 sold - median $206,800 - 4-room median $270,000 - $243 psf
Geylang: 97 sold - median $157,000 - 4-room median $262,750 - $226 psf
Hougang: 241 sold - median $255,000 - 4-room median $258,000 - $238 psf
Jurong East: 138 sold - median $227,000 - 4-room median $230,000 - $218 psf
Jurong West: 264 sold - median $238,000 - 4-room median $238,000 - $213 psf
Kallang/Whampoa: 85 sold - median $167,000 - 4-room median $289,000 - $230 psf
Marine Parade: 32 sold - median $234,000 - 4-room median $314,000 - $296 psf
Pasir Ris: 303 sold - median $385,000 - 4-room median $288,000 - $279 psf
Queenstown: 119 sold - median $153,500 - 4-room median $263,800 - $224 psf
Serangoon: 117 sold - median $250,000 - 4-room median $250,000 - $257 psf
Tampines: 451 sold - median $298,000 - 4-room median $288,000 - $265 psf
Toa Payoh: 111 sold - median $172,000 - 4-room median $264,000 - $236 psf
Woodlands: 171 sold - median $186,000 - 4-room median $193,000 - $199 psf
Yishun: 398 sold - median $230,000 - 4-room median $238,000 - $219 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 1998

$683,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $423 psf - 88 yrs lease left

$632,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,528 sqft - $413 psf - 90 yrs lease left

$590,000 Blk 505 Pasir Ris St 52, Pasir Ris
Executive - storey 13 to 15 - 1,572 sqft - $375 psf - 94 yrs lease left

$586,000 Blk 443 Sin Ming Ave, Bishan
Executive - storey 07 to 09 - 2,616 sqft - $224 psf - 91 yrs lease left

$580,000 Blk 245 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,604 sqft - $362 psf - 93 yrs lease left

$580,000 Blk 230G Tampines St 21, Tampines
Executive - storey 10 to 12 - 1,593 sqft - $364 psf - 94 yrs lease left

$578,000 Blk 208 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $368 psf - 93 yrs lease left

$577,000 Blk 231 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,593 sqft - $362 psf - 93 yrs lease left

$575,000 Blk 540 Pasir Ris St 51, Pasir Ris
Executive - storey 07 to 09 - 1,550 sqft - $371 psf - 93 yrs lease left

$570,000 Blk 222 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $363 psf - 93 yrs lease left

The 5 most affordable 4-room flats, June 1998

$153,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $162 psf - 77 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

$162,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $173 psf - 76 yrs lease left

$163,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $174 psf - 76 yrs lease left

$163,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $174 psf - 76 yrs lease left

The 10 busiest streets, June 1998

Pasir Ris St 21, Pasir Ris: 110 sales
Yishun Ring Rd, Yishun: 105 sales
Bedok Reservoir Rd, Bedok: 88 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 85 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 68 sales
Hougang Ave 8, Hougang: 56 sales
Tampines St 21, Tampines: 51 sales
Simei St 1, Tampines: 48 sales
Jurong West St 81, Jurong West: 47 sales
Pasir Ris St 12, Pasir Ris: 45 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