HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1998

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

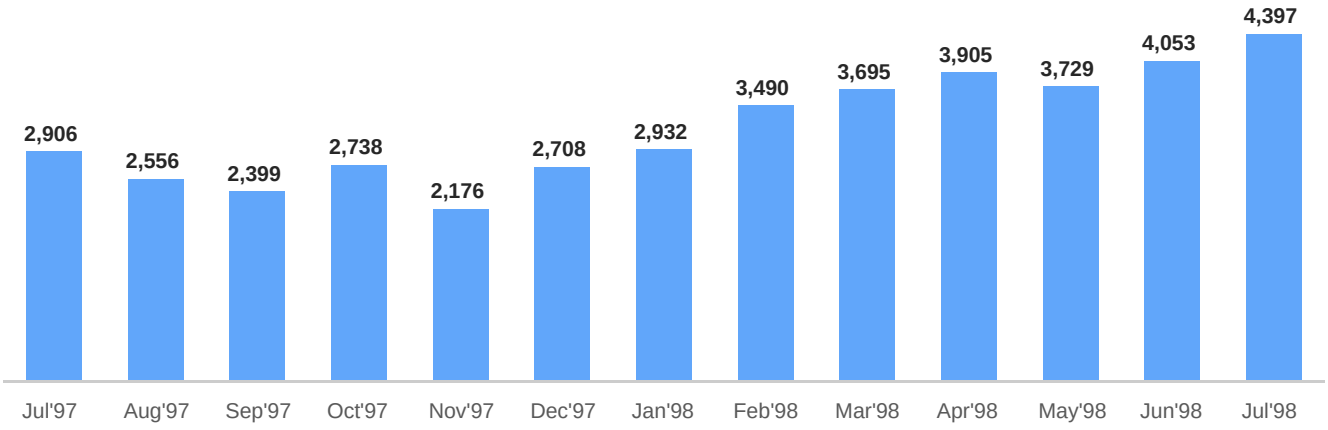
Flats sold: 4,397 Median price: $243,000 Median $psf: $235
Million-dollar flats: 0 (0.0%) Highest price: $665,000 (Pasir Ris)

Against the month before: sales +8.5%, median price +0.0%. Against a year ago: sales +51.3%, median price -17.9%.

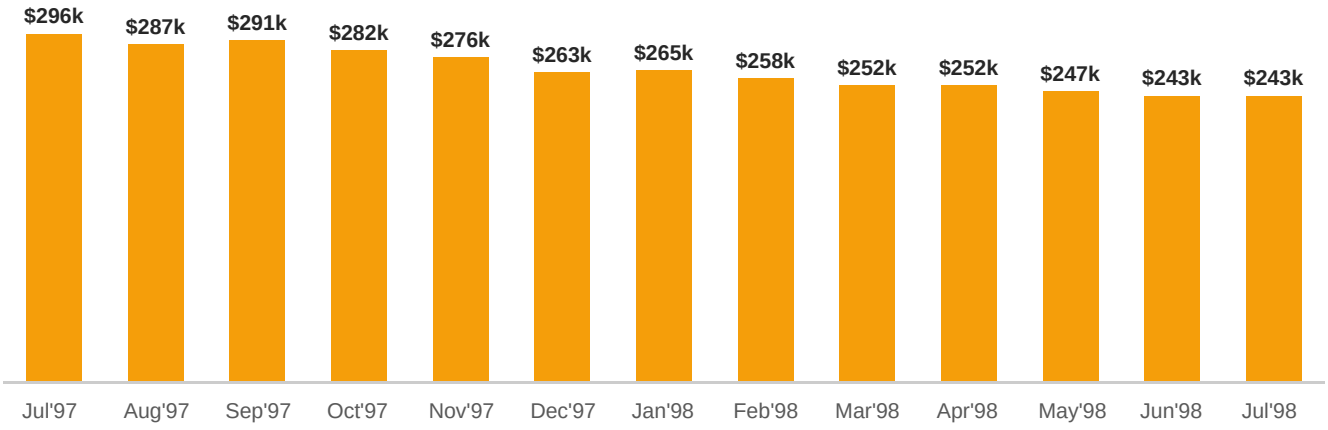
At a glance

- 4,397 HDB resale flats changed hands in July 1998, 8.5% more than the month before (4,053).
- Half of all flats sold for $243,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $252,000 (1,646 sales), or about $240 per square foot.
- The highest price was $665,000 for an executive flat at Blk 255 Pasir Ris St 21, Pasir Ris.
- For a 4-room flat, the most affordable town was Woodlands (median $190,000) and the dearest was Bishan (median $329,000).
- The busiest town was Tampines with 469 sales.

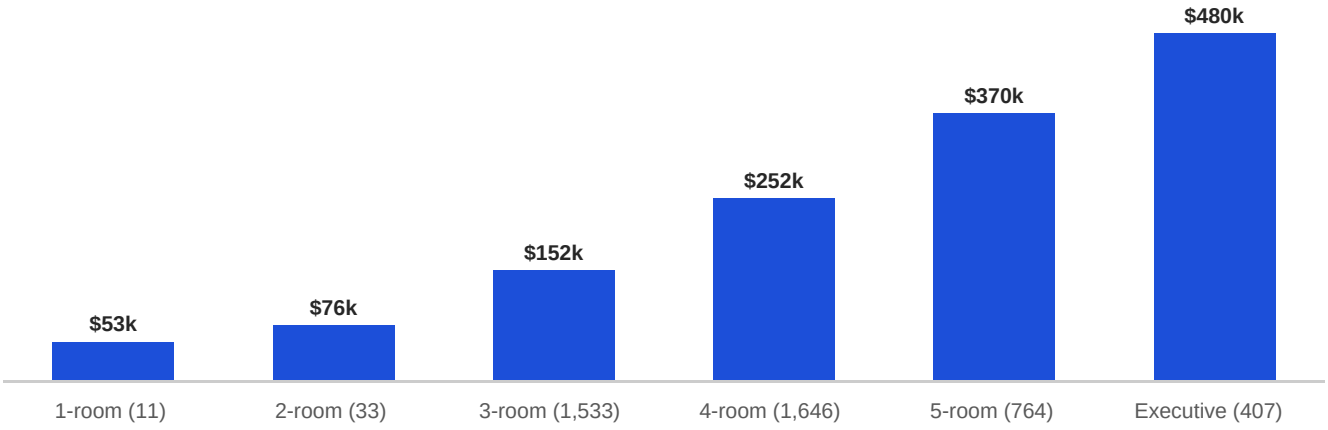
Flats sold each month, last 13 months



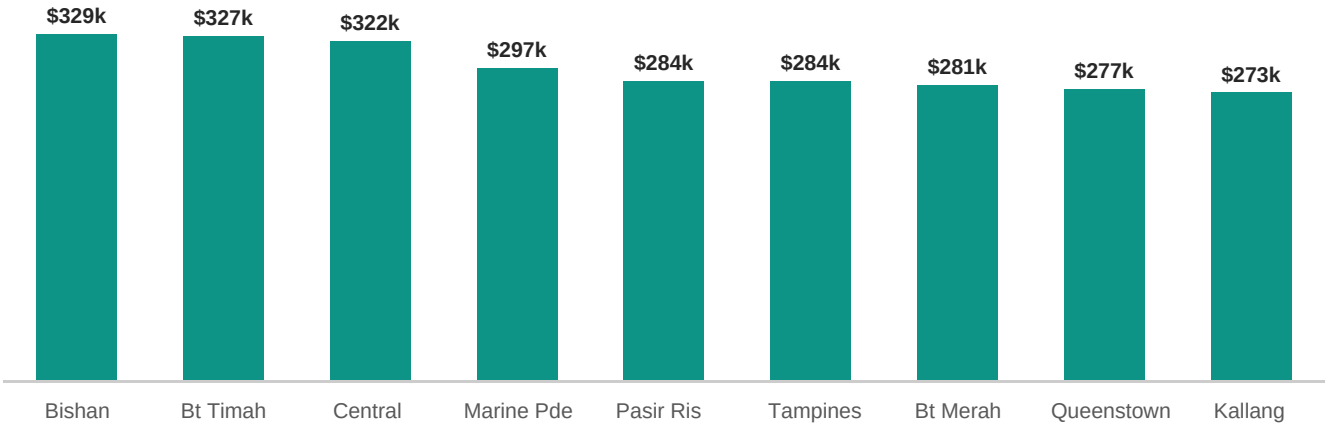
Median price each month, last 13 months



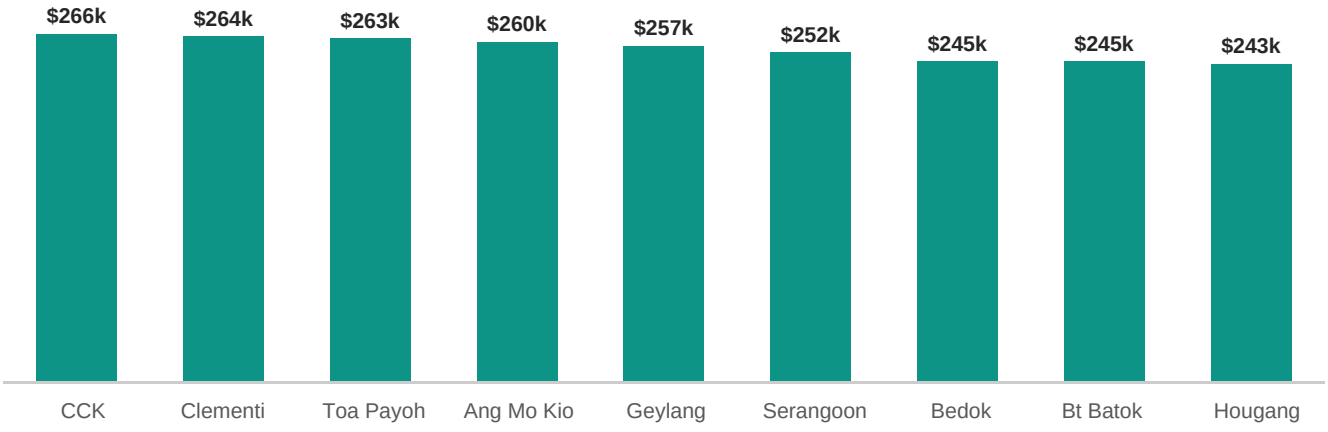
Median price by flat type (number sold), July 1998



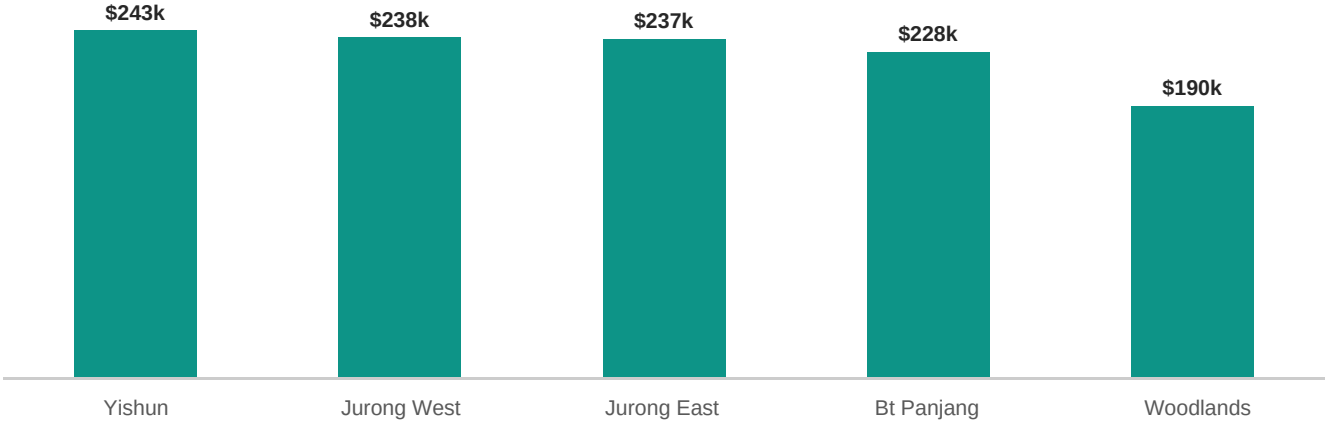
Median 4-room price by town, dearest first



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



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



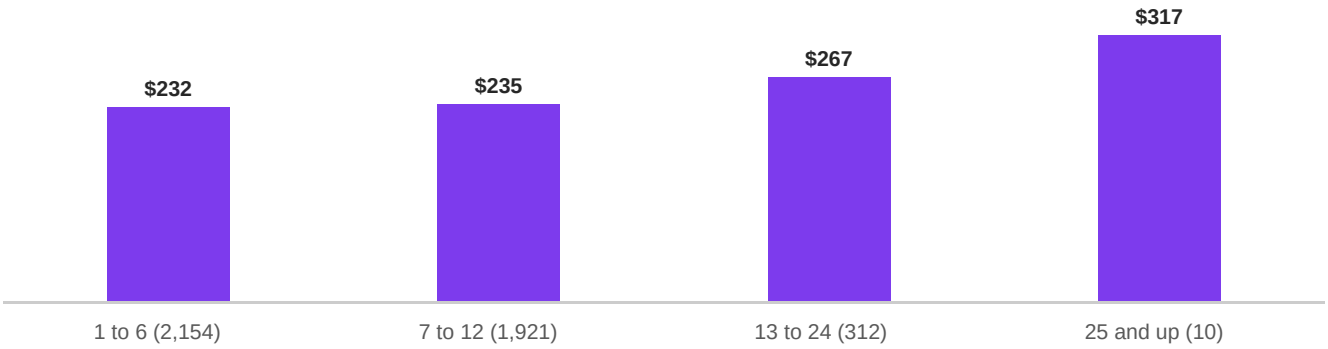
Town by town, July 1998

Ang Mo Kio: 246 sold - median $172,500 - 4-room median $260,000 - $227 psf
Bedok: 348 sold - median $229,000 - 4-room median $245,000 - $240 psf
Bishan: 125 sold - median $353,000 - 4-room median $329,000 - $307 psf
Bukit Batok: 285 sold - median $186,000 - 4-room median $245,000 - $204 psf
Bukit Merah: 125 sold - median $171,500 - 4-room median $280,500 - $236 psf
Bukit Panjang: 123 sold - median $233,000 - 4-room median $228,000 - $207 psf
Bukit Timah: 14 sold - median $327,250 - 4-room median $327,250 - $287 psf
Central Area: 20 sold - median $179,000 - 4-room median $322,000 - $252 psf
Choa Chu Kang: 135 sold - median $280,000 - 4-room median $266,150 - $247 psf
Clementi: 147 sold - median $183,000 - 4-room median $264,000 - $233 psf
Geylang: 130 sold - median $212,500 - 4-room median $257,000 - $237 psf
Hougang: 301 sold - median $238,000 - 4-room median $243,000 - $235 psf
Jurong East: 150 sold - median $178,500 - 4-room median $237,000 - $212 psf
Jurong West: 290 sold - median $235,000 - 4-room median $238,000 - $210 psf
Kallang/Whampoa: 101 sold - median $160,000 - 4-room median $273,250 - $236 psf
Lim Chu Kang: 1 sold - median $87,500 - 4-room median n/a - $116 psf
Marine Parade: 29 sold - median $218,000 - 4-room median $296,500 - $295 psf
Pasir Ris: 316 sold - median $380,000 - 4-room median $284,000 - $277 psf
Queenstown: 109 sold - median $155,000 - 4-room median $276,500 - $225 psf
Sembawang: 1 sold - median $95,000 - 4-room median n/a - $138 psf
Sengkang: 3 sold - median $125,000 - 4-room median n/a - $171 psf
Serangoon: 136 sold - median $250,500 - 4-room median $252,000 - $254 psf
Tampines: 469 sold - median $290,000 - 4-room median $284,000 - $257 psf
Toa Payoh: 145 sold - median $172,800 - 4-room median $262,500 - $236 psf
Woodlands: 183 sold - median $186,000 - 4-room median $190,000 - $197 psf
Yishun: 465 sold - median $235,000 - 4-room median $243,000 - $219 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1998

$665,000 Blk 255 Pasir Ris St 21, Pasir Ris
Executive - storey 07 to 09 - 2,045 sqft - $325 psf - 94 yrs lease left

$655,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $373 psf - 88 yrs lease left

$638,000 Blk 223 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,518 sqft - $420 psf - 93 yrs lease left

$628,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,528 sqft - $411 psf - 94 yrs lease left

$623,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $399 psf - 94 yrs lease left

$600,888 Blk 134 Bishan St 12, Bishan
Executive - storey 01 to 03 - 1,625 sqft - $370 psf - 87 yrs lease left

$595,000 Blk 531 Pasir Ris Dr 1, Pasir Ris
Executive - storey 01 to 03 - 1,776 sqft - $335 psf - 93 yrs lease left

$590,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,561 sqft - $378 psf - 93 yrs lease left

$580,000 Blk 162 Bedok Sth Rd, Bedok
Executive - storey 01 to 03 - 1,625 sqft - $357 psf - 86 yrs lease left

$580,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $372 psf - 94 yrs lease left

The 5 most affordable 4-room flats, July 1998

$160,000 Blk 842 Woodlands St 82, Woodlands

4-room - storey 01 to 03 - 904 sqft - $177 psf - 95 yrs lease left

$163,000 Blk 336 Woodlands Ave 1, Woodlands

4-room - storey 04 to 06 - 893 sqft - $182 psf - 86 yrs lease left

$165,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $174 psf - 77 yrs lease left

$166,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $175 psf - 76 yrs lease left

$168,000 Blk 842 Woodlands St 82, Woodlands

4-room - storey 01 to 03 - 904 sqft - $186 psf - 95 yrs lease left

The 10 busiest streets, July 1998

Yishun Ring Rd, Yishun: 129 sales
Bedok Reservoir Rd, Bedok: 101 sales
Pasir Ris St 21, Pasir Ris: 85 sales
Hougang Ave 8, Hougang: 72 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 66 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 56 sales
Pasir Ris St 12, Pasir Ris: 52 sales
Jurong West St 81, Jurong West: 51 sales
Pasir Ris St 11, Pasir Ris: 51 sales
Woodlands St 13, Woodlands: 48 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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