HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 1998

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

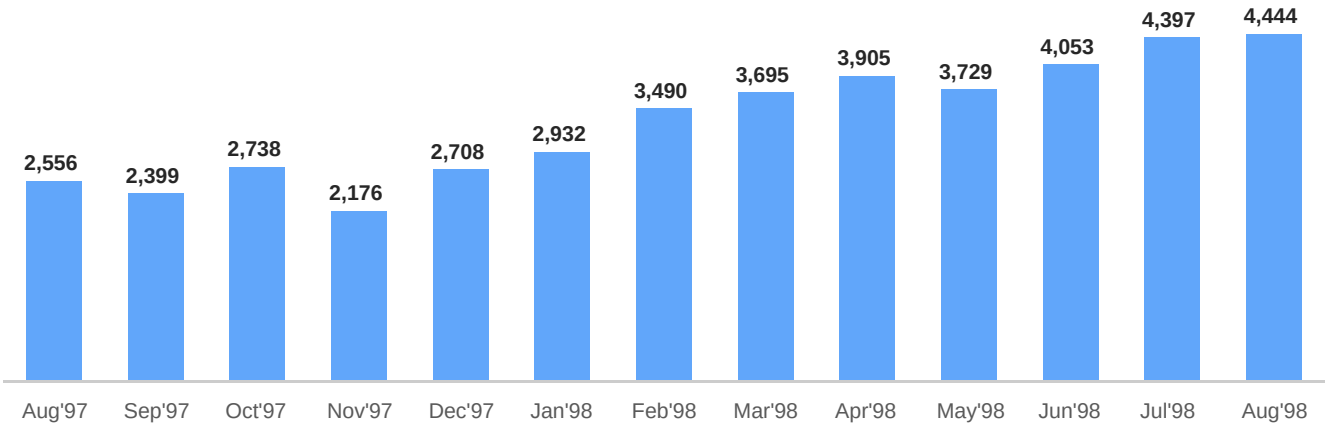
Flats sold: 4,444 **Median price: $238,000** **Median $psf: $232**
Million-dollar flats: 0 (0.0%) **Highest price: $639,000 (Bishan)**

Against the month before: sales +1.1%, median price -2.1%. Against a year ago: sales +73.9%, median price -17.1%.

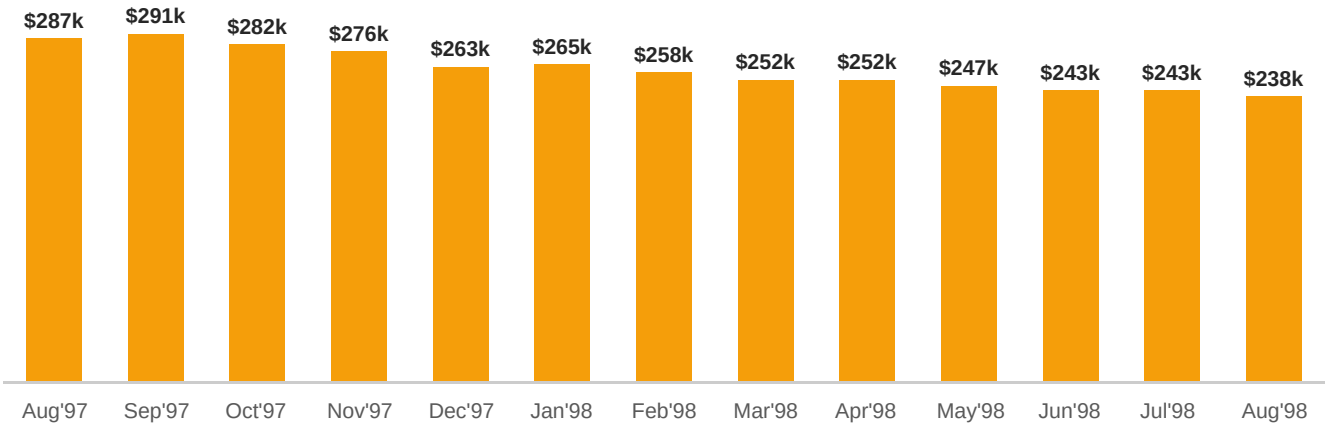
At a glance

- 4,444 HDB resale flats changed hands in August 1998, 1.1% more than the month before (4,397).
- Half of all flats sold for $238,000 or less (the median price), down 2.1% from the month before.
- A typical 4-room flat sold for $248,000 (1,621 sales), or about $238 per square foot.
- The highest price was $639,000 for a multi generation flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $187,000) and the dearest was Bishan (median $346,000).
- The busiest town was Tampines with 530 sales.

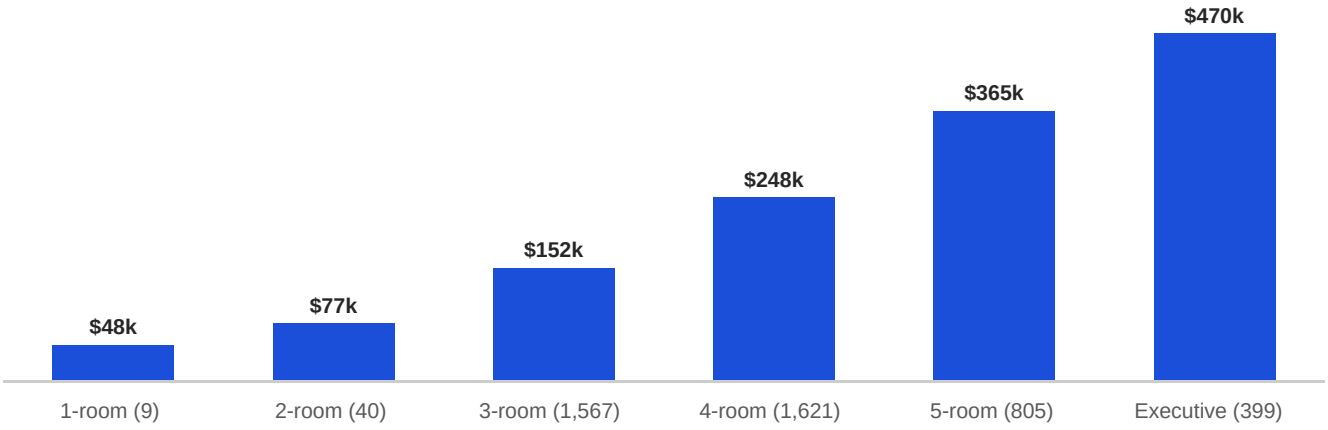
Flats sold each month, last 13 months



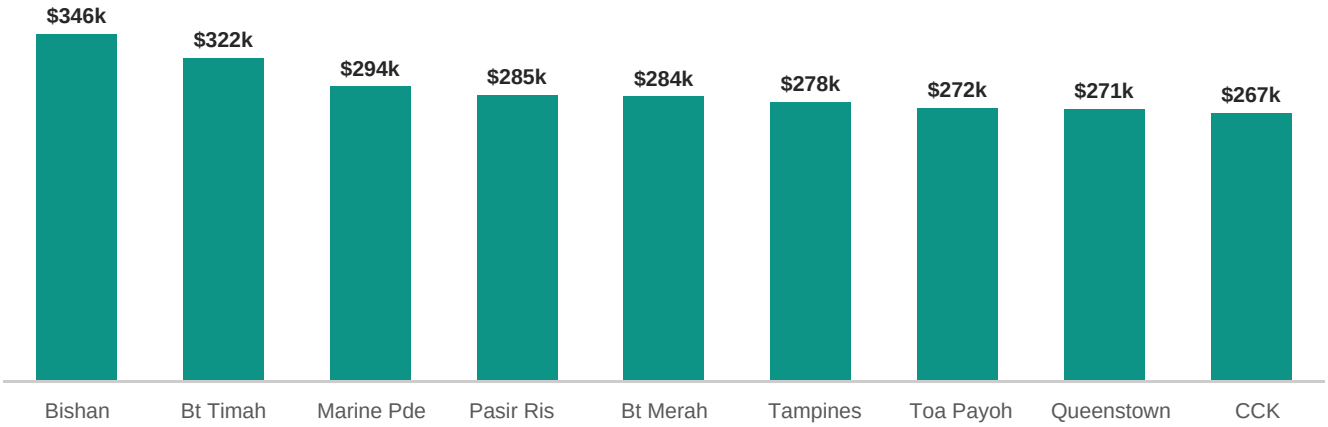
Median price each month, last 13 months



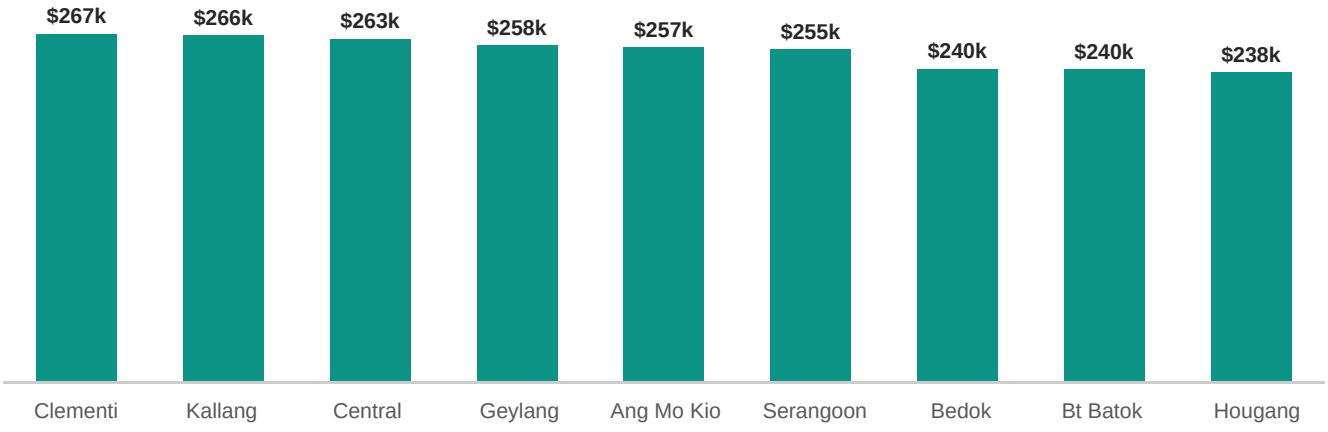
Median price by flat type (number sold), August 1998



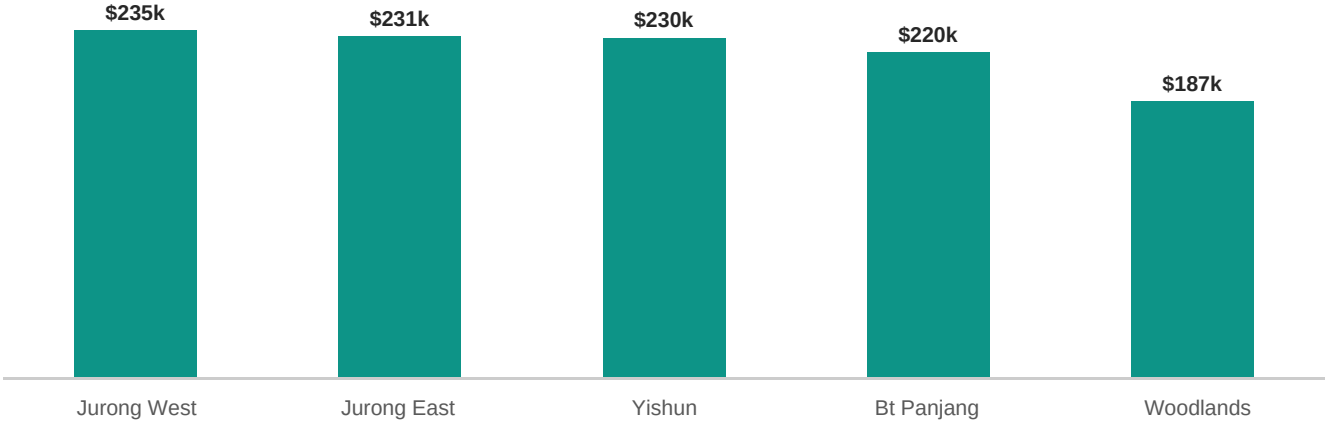
Median 4-room price by town, dearest first



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



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



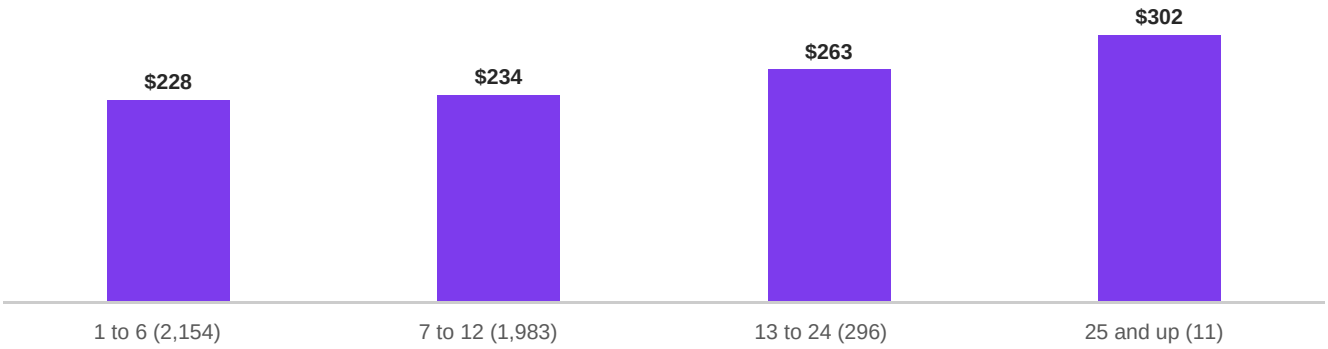
Town by town, August 1998

Ang Mo Kio: 287 sold - median $174,000 - 4-room median $256,650 - $220 psf
Bedok: 350 sold - median $230,500 - 4-room median $240,000 - $237 psf
Bishan: 118 sold - median $362,500 - 4-room median $346,000 - $315 psf
Bukit Batok: 278 sold - median $190,500 - 4-room median $239,500 - $205 psf
Bukit Merah: 132 sold - median $165,500 - 4-room median $283,500 - $237 psf
Bukit Panjang: 104 sold - median $222,500 - 4-room median $220,000 - $200 psf
Bukit Timah: 16 sold - median $334,400 - 4-room median $322,000 - $297 psf
Central Area: 32 sold - median $184,000 - 4-room median $263,000 - $268 psf
Choa Chu Kang: 147 sold - median $280,000 - 4-room median $267,000 - $241 psf
Clementi: 162 sold - median $180,000 - 4-room median $267,000 - $227 psf
Geylang: 146 sold - median $205,000 - 4-room median $258,000 - $228 psf
Hougang: 271 sold - median $230,000 - 4-room median $237,500 - $232 psf
Jurong East: 159 sold - median $211,000 - 4-room median $231,000 - $210 psf
Jurong West: 304 sold - median $238,000 - 4-room median $235,000 - $214 psf
Kallang/Whampoa: 95 sold - median $180,000 - 4-room median $266,000 - $232 psf
Marine Parade: 48 sold - median $226,500 - 4-room median $293,500 - $293 psf
Pasir Ris: 277 sold - median $381,180 - 4-room median $284,900 - $276 psf
Queenstown: 124 sold - median $148,750 - 4-room median $271,000 - $223 psf
Sembawang: 1 sold - median $92,000 - 4-room median n/a - $134 psf
Sengkang: 2 sold - median $123,000 - 4-room median n/a - $154 psf
Serangoon: 137 sold - median $252,500 - 4-room median $255,000 - $250 psf
Tampines: 530 sold - median $285,000 - 4-room median $278,000 - $255 psf
Toa Payoh: 121 sold - median $168,000 - 4-room median $272,100 - $228 psf
Woodlands: 163 sold - median $189,000 - 4-room median $187,000 - $199 psf
Yishun: 440 sold - median $221,000 - 4-room median $230,000 - $213 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 1998

$639,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 10 to 12 - 1,776 sqft - $360 psf - 88 yrs lease left

$623,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,561 sqft - $399 psf - 94 yrs lease left

$620,000 Blk 223 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,518 sqft - $409 psf - 93 yrs lease left

$605,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $388 psf - 94 yrs lease left

$588,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,561 sqft - $377 psf - 90 yrs lease left

$585,000 Blk 418 Pasir Ris Dr 6, Pasir Ris
Executive - storey 10 to 12 - 1,604 sqft - $365 psf - 90 yrs lease left

$565,000 Blk 505 Pasir Ris St 52, Pasir Ris
Executive - storey 13 to 15 - 1,572 sqft - $360 psf - 94 yrs lease left

$562,500 Blk 240 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,572 sqft - $358 psf - 87 yrs lease left

$561,000 Blk 238 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,593 sqft - $352 psf - 93 yrs lease left

$560,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,539 sqft - $364 psf - 94 yrs lease left

The 5 most affordable 4-room flats, August 1998

$158,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $169 psf - 76 yrs lease left

$160,000 Blk 274 Bangkit Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $177 psf - 88 yrs lease left

$161,000 Blk 32 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 1,055 sqft - $153 psf - 81 yrs lease left

$161,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $172 psf - 76 yrs lease left

$161,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $172 psf - 76 yrs lease left

The 10 busiest streets, August 1998

Yishun Ring Rd, Yishun: 109 sales
Bedok Reservoir Rd, Bedok: 96 sales
Pasir Ris St 21, Pasir Ris: 86 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 81 sales
Hougang Ave 8, Hougang: 73 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 65 sales
Pasir Ris St 11, Pasir Ris: 55 sales
Jurong West St 42, Jurong West: 50 sales
Bt Batok East Ave 5, Bukit Batok: 48 sales
Jurong West St 81, Jurong West: 46 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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