HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1998

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

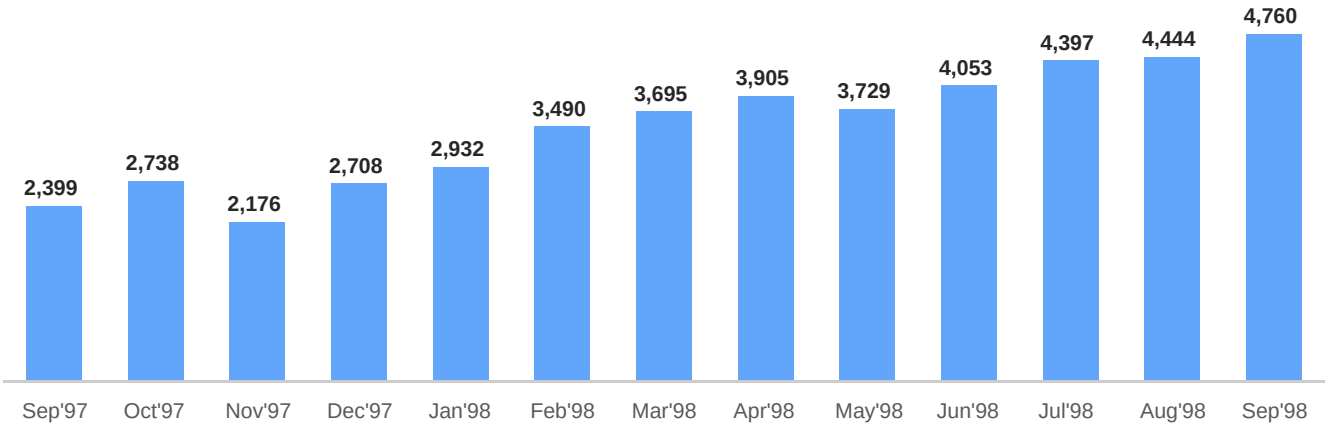
Flats sold: 4,760 Median price: $237,000 Median $psf: $230
Million-dollar flats: 0 (0.0%) Highest price: $650,000 (Bishan)

Against the month before: sales +7.1%, median price -0.4%. Against a year ago: sales +98.4%, median price -18.4%.

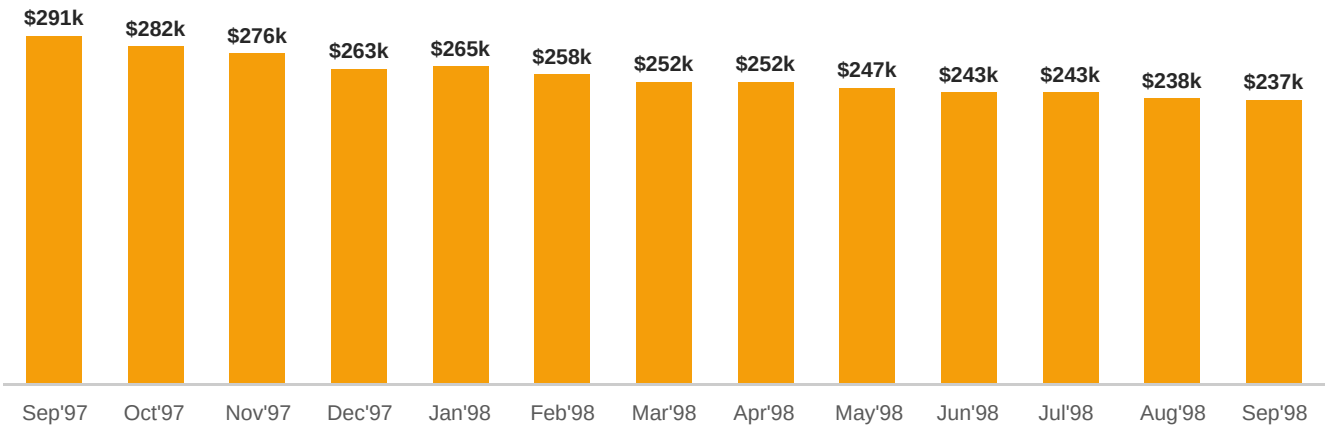
At a glance

- 4,760 HDB resale flats changed hands in September 1998, 7.1% more than the month before (4,444).
- Half of all flats sold for $237,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $248,000 (1,754 sales), or about $236 per square foot.
- The highest price was $650,000 for a multi generation flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $188,000) and the dearest was Bishan (median $335,000).
- The busiest town was Tampines with 597 sales.

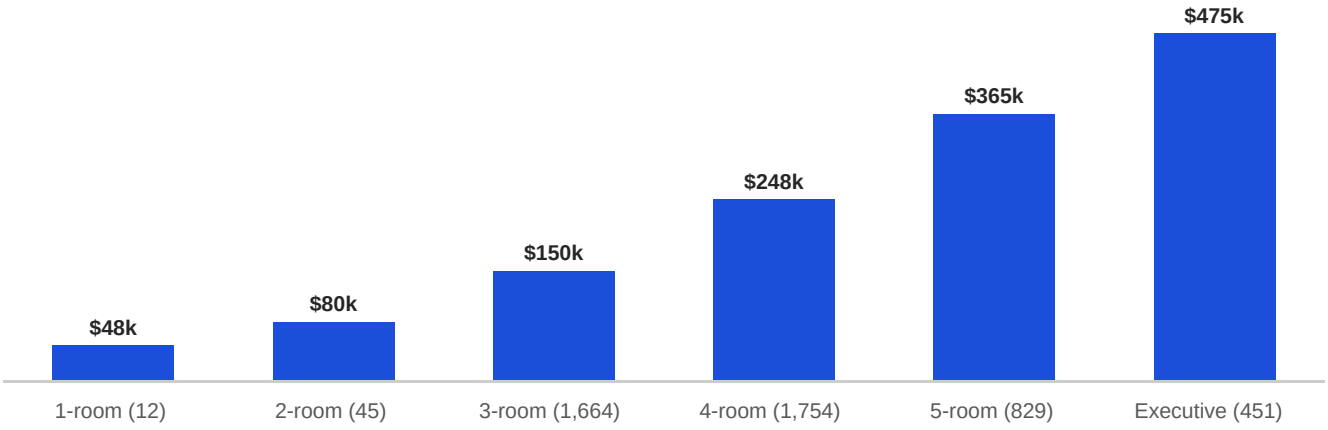
Flats sold each month, last 13 months



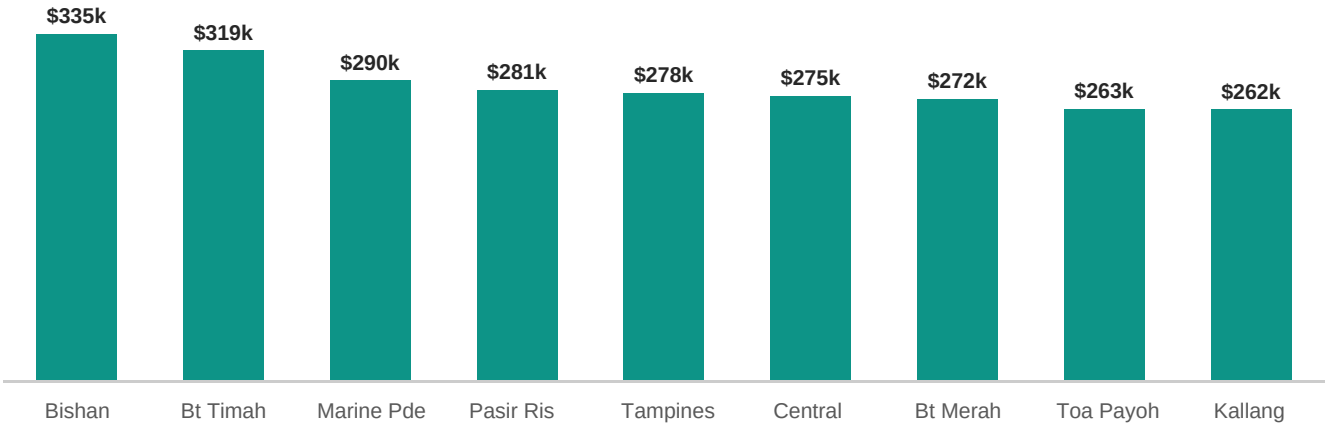
Median price each month, last 13 months



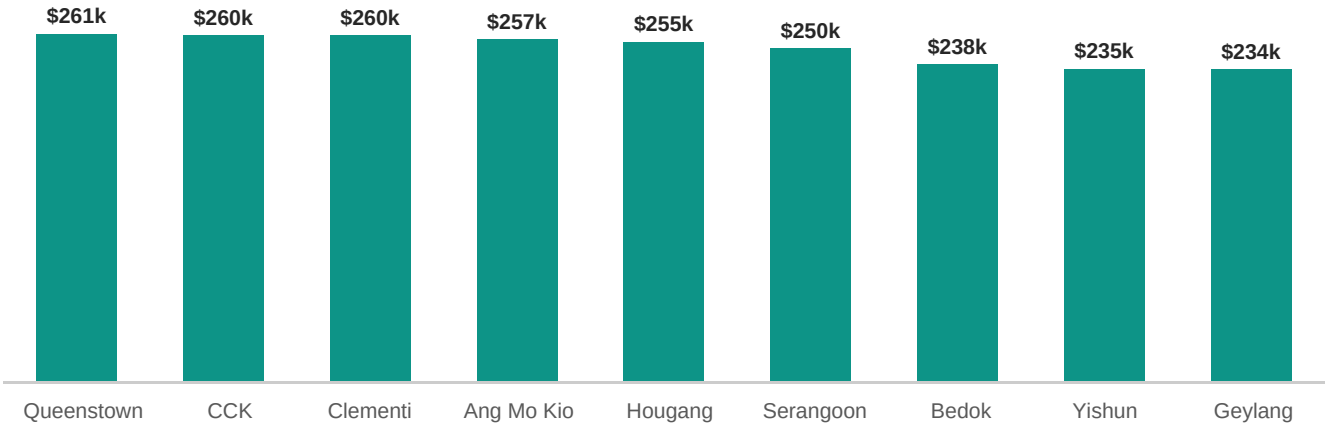
Median price by flat type (number sold), September 1998



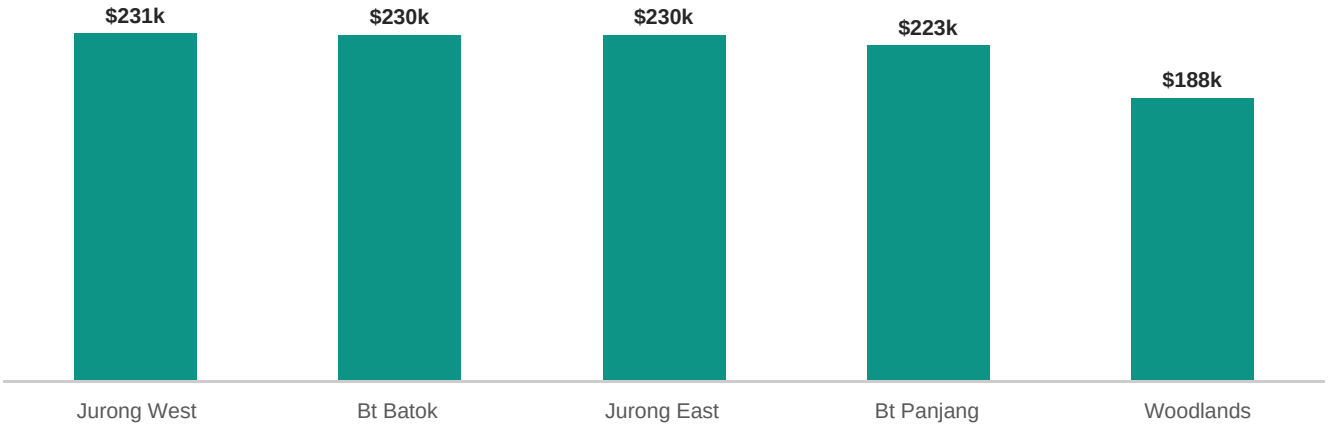
Median 4-room price by town, dearest first



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



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



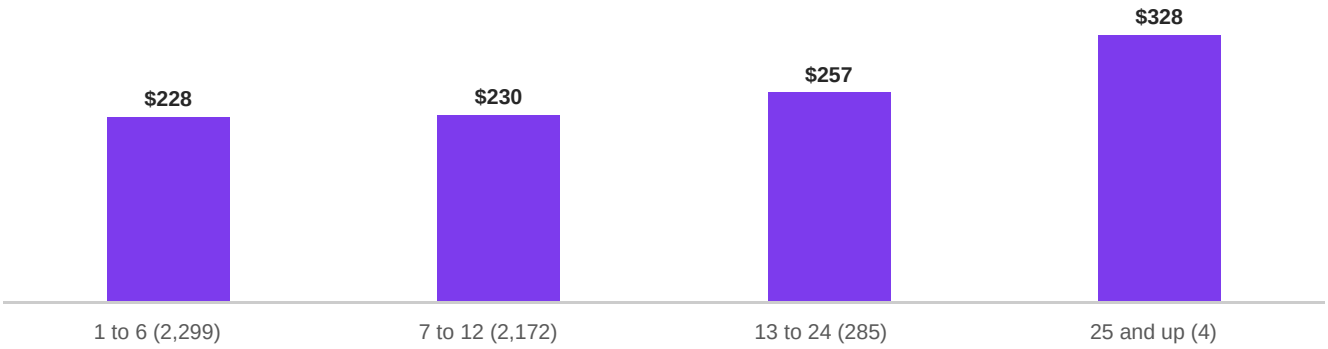
Town by town, September 1998

Ang Mo Kio: 283 sold - median $165,000 - 4-room median $257,000 - $219 psf
Bedok: 361 sold - median $224,000 - 4-room median $238,000 - $234 psf
Bishan: 129 sold - median $354,000 - 4-room median $335,000 - $307 psf
Bukit Batok: 310 sold - median $191,000 - 4-room median $230,000 - $204 psf
Bukit Merah: 132 sold - median $164,500 - 4-room median $272,000 - $226 psf
Bukit Panjang: 120 sold - median $223,400 - 4-room median $223,000 - $200 psf
Bukit Timah: 23 sold - median $417,000 - 4-room median $319,000 - $314 psf
Central Area: 26 sold - median $178,500 - 4-room median $275,000 - $256 psf
Choa Chu Kang: 149 sold - median $274,000 - 4-room median $260,000 - $238 psf
Clementi: 160 sold - median $168,000 - 4-room median $260,000 - $225 psf
Geylang: 149 sold - median $210,000 - 4-room median $234,400 - $230 psf
Hougang: 315 sold - median $249,000 - 4-room median $255,000 - $232 psf
Jurong East: 155 sold - median $222,000 - 4-room median $230,000 - $213 psf
Jurong West: 318 sold - median $232,000 - 4-room median $231,000 - $207 psf
Kallang/Whampoa: 93 sold - median $166,000 - 4-room median $262,000 - $224 psf
Lim Chu Kang: 2 sold - median $72,000 - 4-room median n/a - $107 psf
Marine Parade: 42 sold - median $217,000 - 4-room median $290,000 - $285 psf
Pasir Ris: 327 sold - median $370,000 - 4-room median $281,000 - $272 psf
Queenstown: 125 sold - median $149,000 - 4-room median $261,000 - $214 psf
Serangoon: 136 sold - median $259,000 - 4-room median $250,000 - $252 psf
Tampines: 597 sold - median $285,000 - 4-room median $278,000 - $254 psf
Toa Payoh: 125 sold - median $168,000 - 4-room median $262,500 - $226 psf
Woodlands: 207 sold - median $195,000 - 4-room median $188,000 - $197 psf
Yishun: 476 sold - median $220,000 - 4-room median $234,500 - $213 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1998

$650,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 10 to 12 - 1,819 sqft - $357 psf - 88 yrs lease left

$622,000 Blk 222 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,658 sqft - $375 psf - 93 yrs lease left

$620,000 Blk 254 Pasir Ris St 21, Pasir Ris
Executive - storey 07 to 09 - 2,045 sqft - $303 psf - 94 yrs lease left

$620,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $397 psf - 94 yrs lease left

$615,000 Blk 222 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,658 sqft - $371 psf - 93 yrs lease left

$600,000 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $379 psf - 88 yrs lease left

$600,000 Blk 134 Pasir Ris St 11, Pasir Ris
Executive - storey 07 to 09 - 2,024 sqft - $296 psf - 95 yrs lease left

$598,000 Blk 212 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $373 psf - 93 yrs lease left

$588,000 Blk 506 Serangoon Nth Ave 4, Serangoon
Executive - storey 10 to 12 - 1,572 sqft - $374 psf - 93 yrs lease left

$585,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,582 sqft - $370 psf - 94 yrs lease left

The 5 most affordable 4-room flats, September 1998

$141,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 947 sqft - $149 psf - 77 yrs lease left

$151,500 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $162 psf - 76 yrs lease left

$152,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 947 sqft - $160 psf - 76 yrs lease left

$155,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $166 psf - 76 yrs lease left

$156,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $165 psf - 76 yrs lease left

The 10 busiest streets, September 1998

Bedok Reservoir Rd, Bedok: 108 sales
Yishun Ring Rd, Yishun: 108 sales
Pasir Ris St 21, Pasir Ris: 87 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 82 sales
Hougang Ave 8, Hougang: 79 sales
Tampines St 21, Tampines: 70 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 62 sales
Ubi Ave 1, Geylang: 49 sales
Pasir Ris St 11, Pasir Ris: 49 sales
Simei St 1, Tampines: 49 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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