HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 1998

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

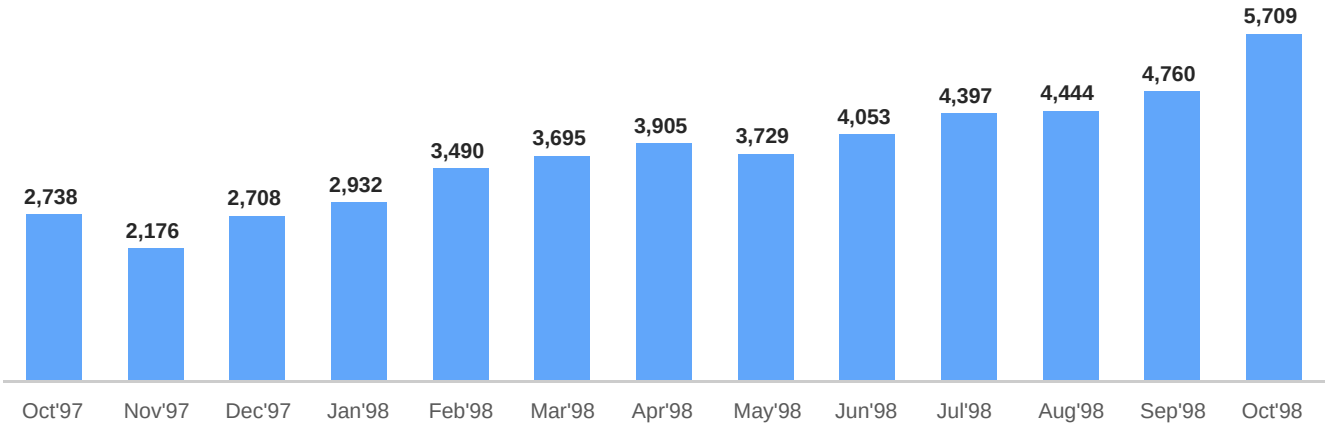
Flats sold: 5,709 **Median price: $235,000** **Median $psf: $229**
Million-dollar flats: 0 (0.0%) **Highest price: $650,000 (Bishan)**

Against the month before: sales +19.9%, median price -0.8%. Against a year ago: sales +108.5%, median price -16.7%.

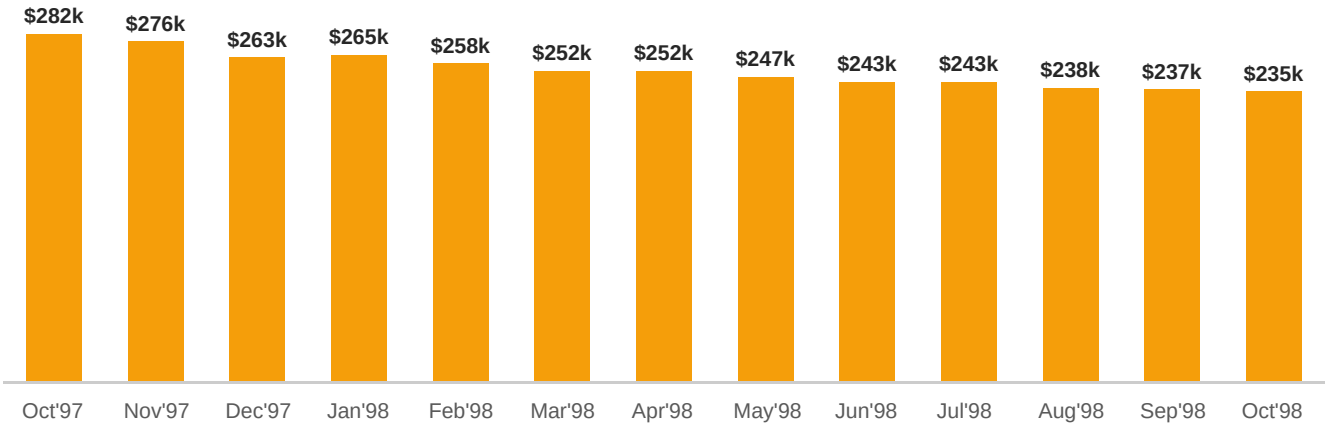
At a glance

- 5,709 HDB resale flats changed hands in October 1998, 19.9% more than the month before (4,760).
- Half of all flats sold for $235,000 or less (the median price), down 0.8% from the month before.
- A typical 4-room flat sold for $245,000 (2,110 sales), or about $235 per square foot.
- The highest price was $650,000 for an executive flat at Blk 238 Bishan St 22, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $185,000) and the dearest was Bishan (median $338,500).
- The busiest town was Tampines with 650 sales.

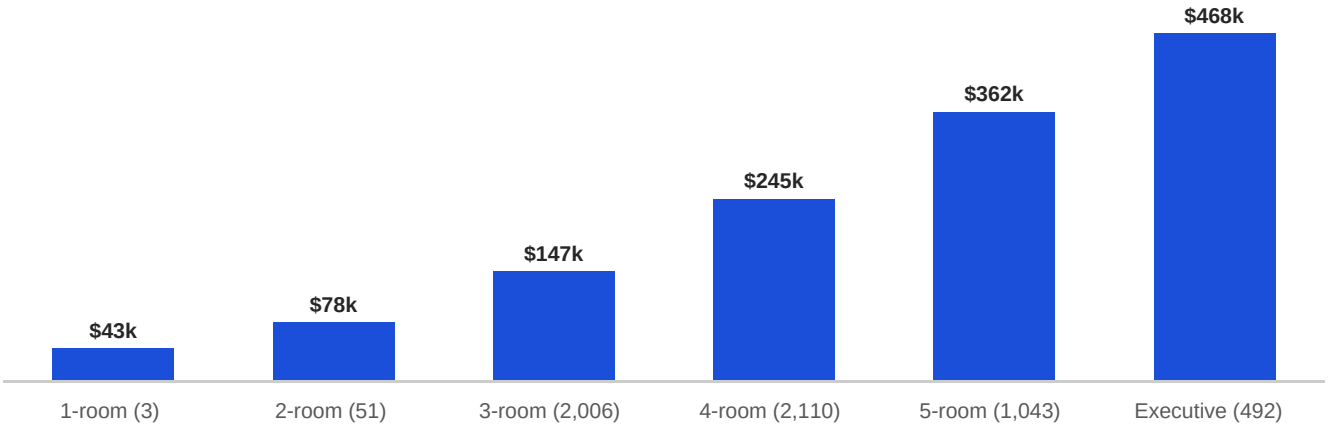
Flats sold each month, last 13 months



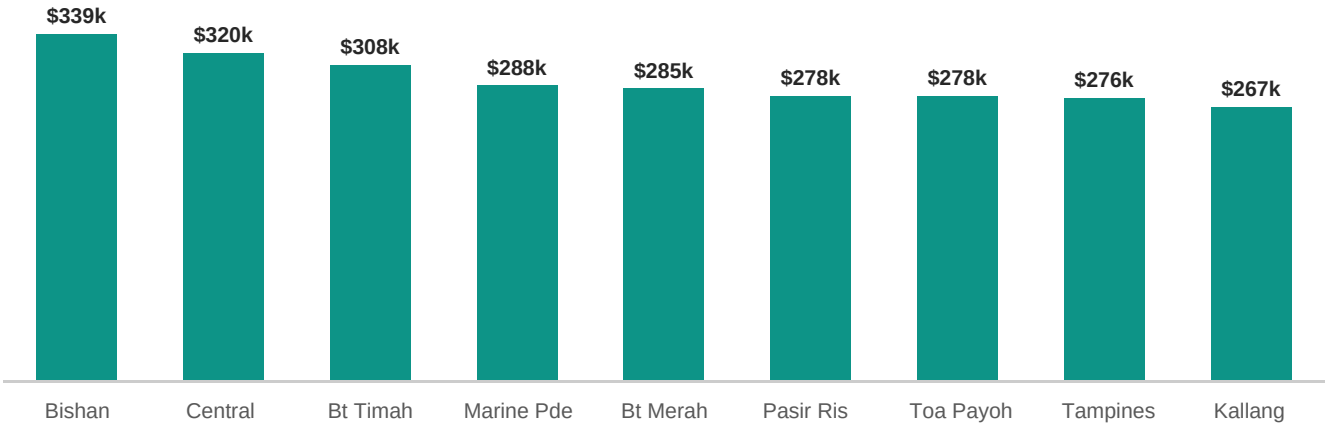
Median price each month, last 13 months



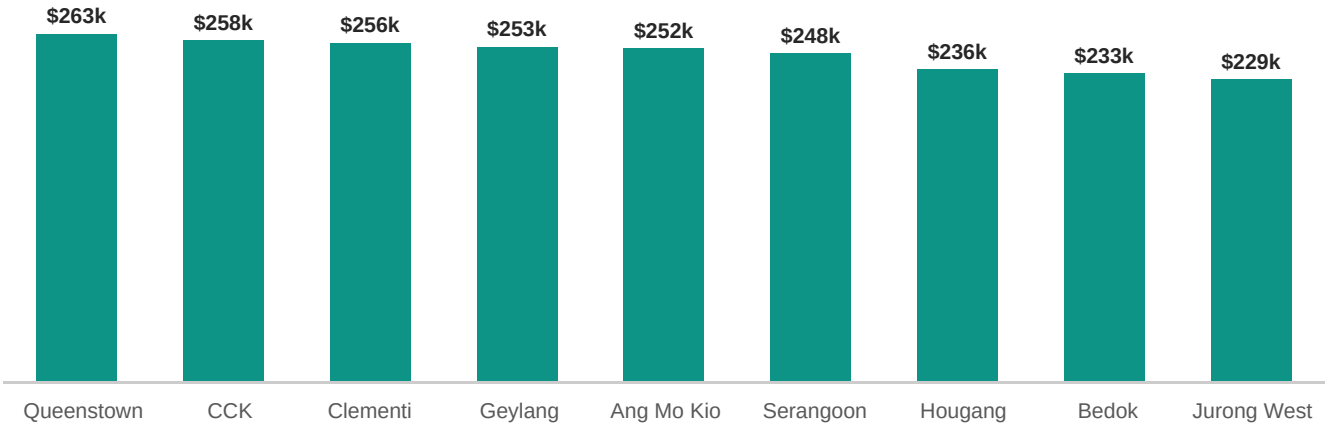
Median price by flat type (number sold), October 1998



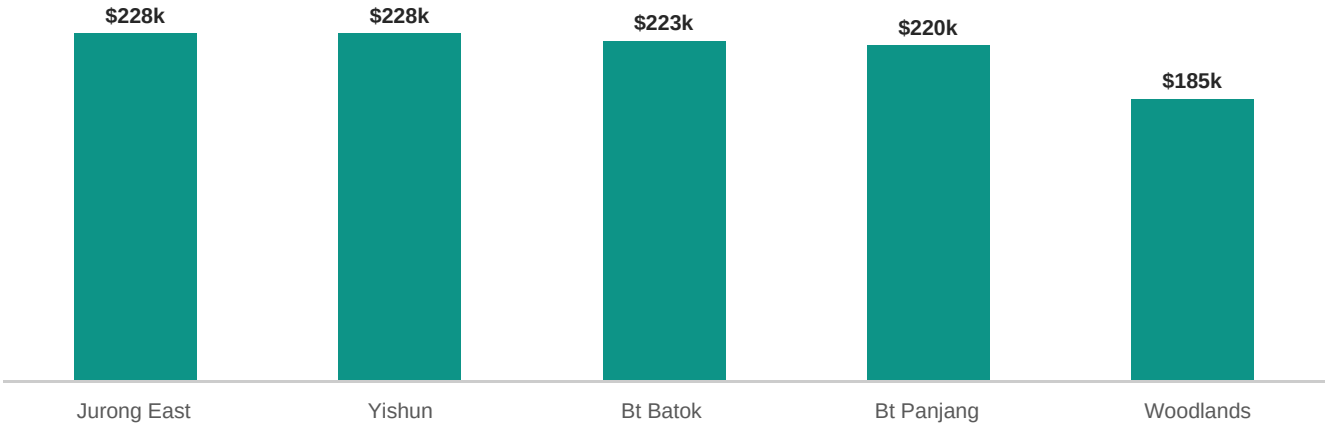
Median 4-room price by town, dearest first



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



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



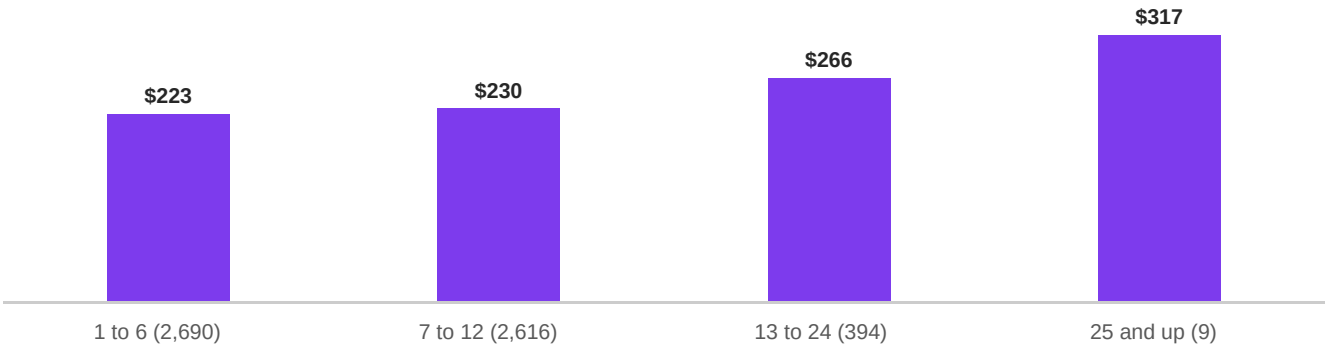
Town by town, October 1998

Ang Mo Kio: 366 sold - median $171,250 - 4-room median $252,000 - $214 psf
Bedok: 526 sold - median $221,000 - 4-room median $233,000 - $230 psf
Bishan: 154 sold - median $355,000 - 4-room median $338,500 - $307 psf
Bukit Batok: 320 sold - median $183,500 - 4-room median $223,000 - $198 psf
Bukit Merah: 148 sold - median $156,500 - 4-room median $285,000 - $220 psf
Bukit Panjang: 128 sold - median $220,500 - 4-room median $220,000 - $198 psf
Bukit Timah: 26 sold - median $318,000 - 4-room median $308,000 - $282 psf
Central Area: 28 sold - median $189,000 - 4-room median $320,000 - $262 psf
Choa Chu Kang: 196 sold - median $283,250 - 4-room median $258,000 - $241 psf
Clementi: 202 sold - median $173,000 - 4-room median $256,000 - $225 psf
Geylang: 182 sold - median $204,500 - 4-room median $253,000 - $227 psf
Hougang: 317 sold - median $220,000 - 4-room median $236,000 - $227 psf
Jurong East: 168 sold - median $225,000 - 4-room median $228,000 - $212 psf
Jurong West: 351 sold - median $232,000 - 4-room median $228,500 - $205 psf
Kallang/Whampoa: 152 sold - median $158,500 - 4-room median $267,000 - $220 psf
Lim Chu Kang: 1 sold - median $88,000 - 4-room median n/a - $117 psf
Marine Parade: 62 sold - median $257,500 - 4-room median $288,000 - $294 psf
Pasir Ris: 427 sold - median $367,000 - 4-room median $278,000 - $270 psf
Queenstown: 149 sold - median $143,000 - 4-room median $263,000 - $212 psf
Sengkang: 1 sold - median $105,000 - 4-room median n/a - $143 psf
Serangoon: 189 sold - median $252,000 - 4-room median $248,000 - $251 psf
Tampines: 650 sold - median $280,000 - 4-room median $275,750 - $251 psf
Toa Payoh: 183 sold - median $161,000 - 4-room median $278,000 - $220 psf
Woodlands: 212 sold - median $188,500 - 4-room median $185,000 - $193 psf
Yishun: 571 sold - median $214,000 - 4-room median $228,000 - $208 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 1998

$650,000 Blk 238 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $414 psf - 93 yrs lease left

$633,000 Blk 531 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,604 sqft - $395 psf - 93 yrs lease left

$593,888 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 01 to 03 - 1,776 sqft - $334 psf - 88 yrs lease left

$590,000 Blk 500 Pasir Ris St 52, Pasir Ris
Executive - storey 07 to 09 - 1,572 sqft - $375 psf - 94 yrs lease left

$590,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,550 sqft - $381 psf - 94 yrs lease left

$580,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $367 psf - 93 yrs lease left

$579,000 Blk 506 Pasir Ris St 52, Pasir Ris
Executive - storey 13 to 15 - 1,572 sqft - $368 psf - 94 yrs lease left

$575,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 22 to 24 - 1,561 sqft - $368 psf - 94 yrs lease left

$575,000 Blk 219 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,572 sqft - $366 psf - 93 yrs lease left

$562,000 Blk 261 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $358 psf - 93 yrs lease left

The 5 most affordable 4-room flats, October 1998

$142,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 969 sqft - $147 psf - 75 yrs lease left

$148,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 947 sqft - $156 psf - 76 yrs lease left

$150,500 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $161 psf - 76 yrs lease left

$151,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $161 psf - 76 yrs lease left

$152,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $160 psf - 76 yrs lease left

The 10 busiest streets, October 1998

Bedok Reservoir Rd, Bedok: 156 sales
Yishun Ring Rd, Yishun: 138 sales
Pasir Ris St 21, Pasir Ris: 123 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 100 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 94 sales
Hougang Ave 8, Hougang: 90 sales
Tampines St 21, Tampines: 78 sales
Pasir Ris St 52, Pasir Ris: 77 sales
Bedok Nth Rd, Bedok: 63 sales
Pasir Ris St 11, Pasir Ris: 62 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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