HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1998

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:35 pm.
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November 1998 in full

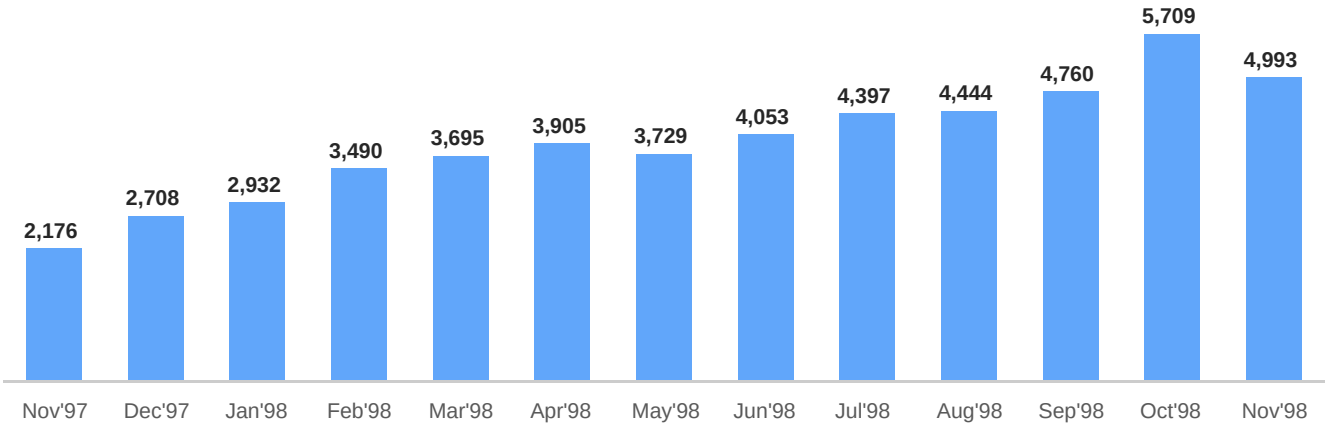
Flats sold: 4,993 Median price: $227,000 Median $psf: $224
Million-dollar flats: 0 (0.0%) Highest price: $612,000 (Bukit Timah)

Against the month before: sales -12.5%, median price -3.4%. Against a year ago: sales +129.5%, median price -17.8%.

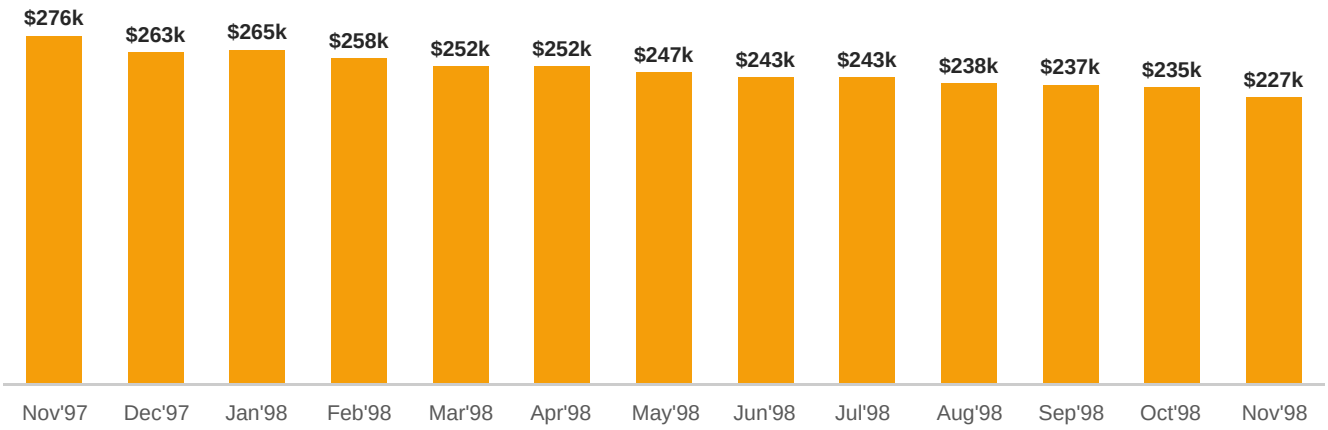
At a glance

- 4,993 HDB resale flats changed hands in November 1998, 12.5% fewer than the month before (5,709).
- Half of all flats sold for $227,000 or less (the median price), down 3.4% from the month before.
- A typical 4-room flat sold for $242,000 (1,840 sales), or about $232 per square foot.
- The highest price was $612,000 for an executive flat at Blk 6 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $187,000) and the dearest was Bukit Timah (median $322,500).
- The busiest town was Tampines with 533 sales.

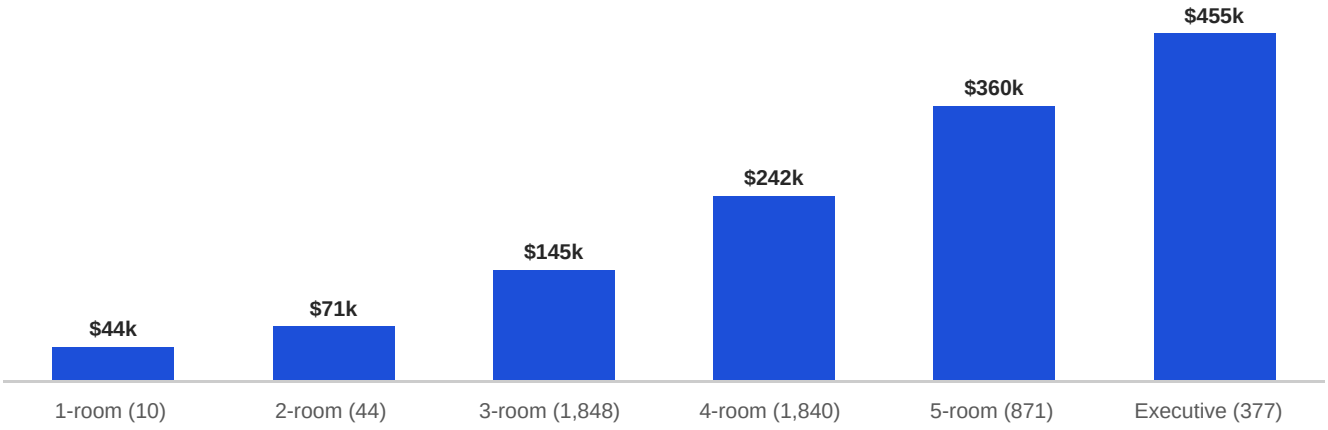
Flats sold each month, last 13 months



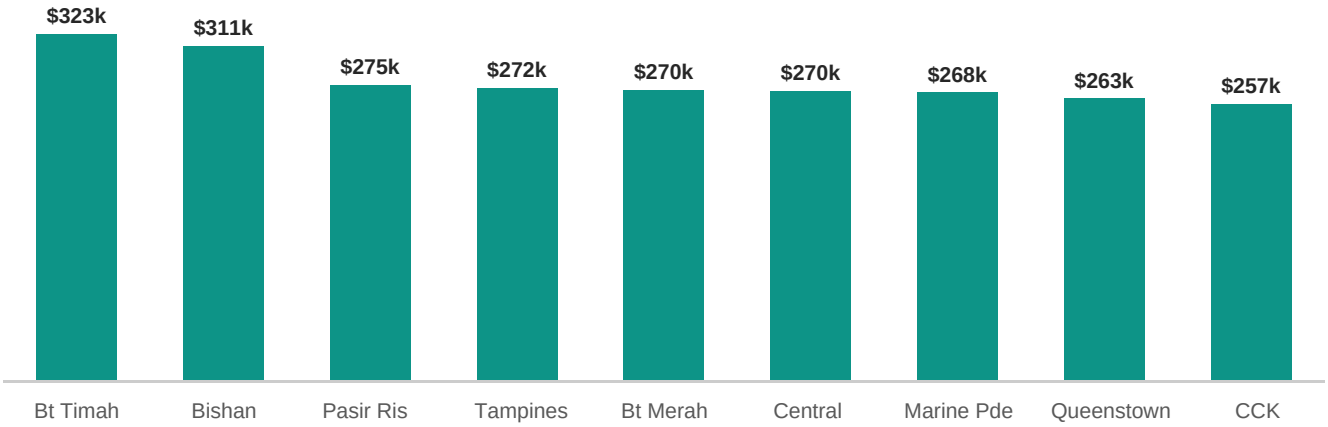
Median price each month, last 13 months



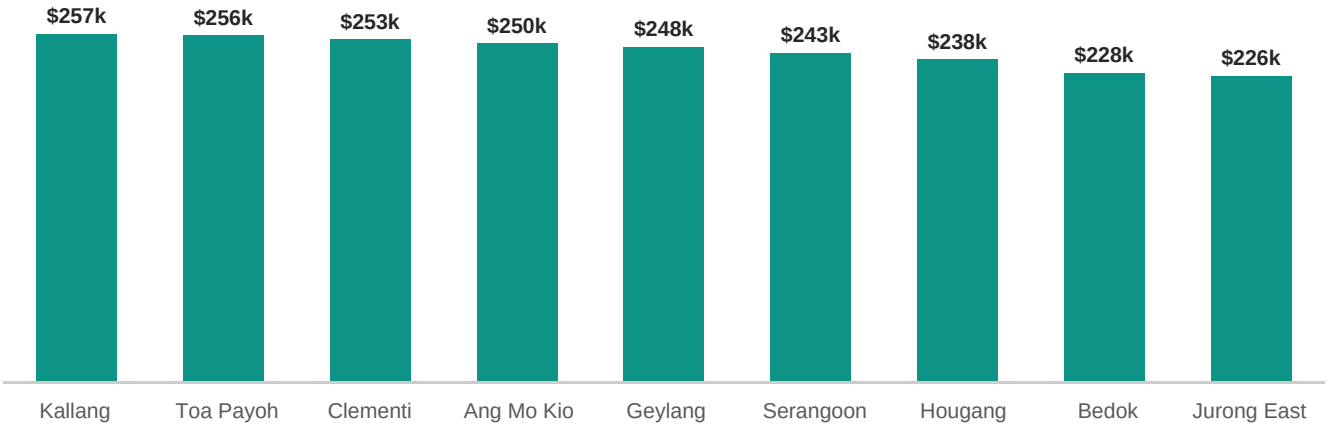
Median price by flat type (number sold), November 1998



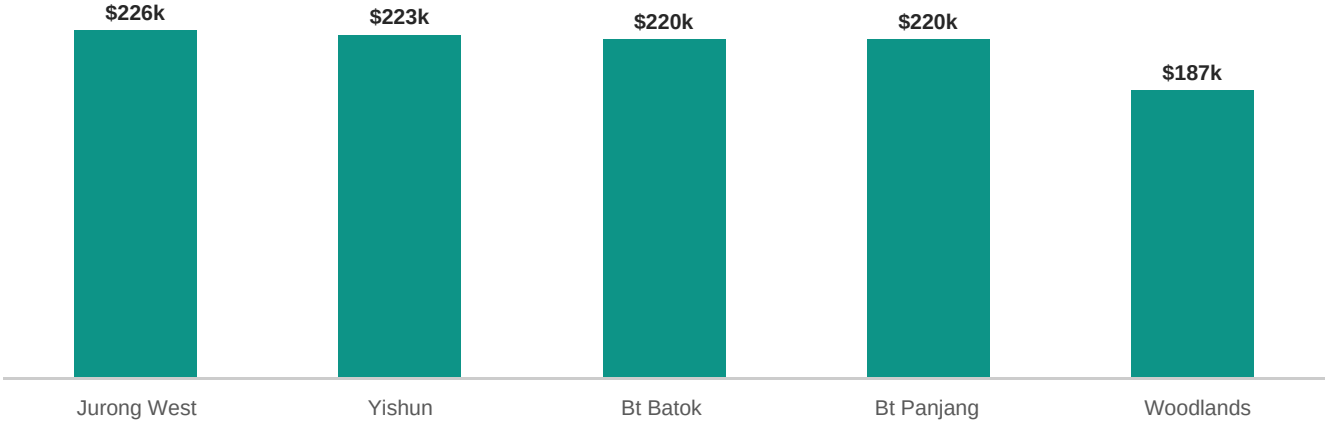
Median 4-room price by town, dearest first



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



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



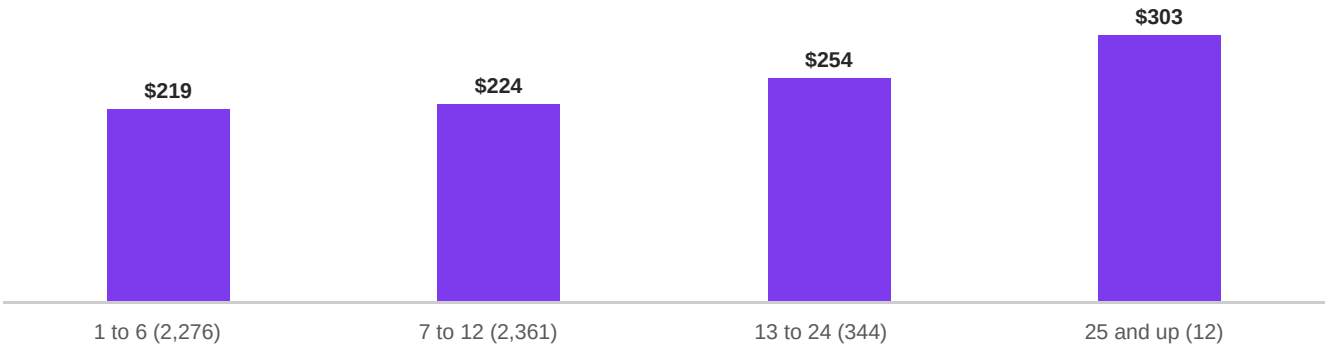
Town by town, November 1998

Ang Mo Kio: 308 sold - median $160,000 - 4-room median $250,000 - $211 psf
Bedok: 427 sold - median $217,000 - 4-room median $228,000 - $227 psf
Bishan: 118 sold - median $339,000 - 4-room median $311,000 - $297 psf
Bukit Batok: 294 sold - median $180,000 - 4-room median $220,000 - $196 psf
Bukit Merah: 166 sold - median $160,000 - 4-room median $270,000 - $230 psf
Bukit Panjang: 118 sold - median $221,000 - 4-room median $220,000 - $197 psf
Bukit Timah: 18 sold - median $393,000 - 4-room median $322,500 - $296 psf
Central Area: 21 sold - median $170,000 - 4-room median $269,500 - $240 psf
Choa Chu Kang: 199 sold - median $274,000 - 4-room median $257,000 - $239 psf
Clementi: 198 sold - median $171,400 - 4-room median $253,000 - $216 psf
Geylang: 167 sold - median $173,000 - 4-room median $247,500 - $217 psf
Hougang: 305 sold - median $225,000 - 4-room median $238,000 - $225 psf
Jurong East: 148 sold - median $215,500 - 4-room median $226,000 - $206 psf
Jurong West: 304 sold - median $227,050 - 4-room median $226,000 - $204 psf
Kallang/Whampoa: 117 sold - median $165,000 - 4-room median $257,000 - $233 psf
Lim Chu Kang: 2 sold - median $82,500 - 4-room median n/a - $107 psf
Marine Parade: 44 sold - median $221,000 - 4-room median $268,000 - $274 psf
Pasir Ris: 342 sold - median $363,500 - 4-room median $275,000 - $265 psf
Queenstown: 150 sold - median $142,000 - 4-room median $262,500 - $211 psf
Sengkang: 1 sold - median $103,000 - 4-room median n/a - $141 psf
Serangoon: 156 sold - median $237,500 - 4-room median $243,000 - $245 psf
Tampines: 533 sold - median $274,000 - 4-room median $272,000 - $247 psf
Toa Payoh: 165 sold - median $164,000 - 4-room median $255,750 - $220 psf
Woodlands: 201 sold - median $187,000 - 4-room median $187,000 - $191 psf
Yishun: 491 sold - median $212,000 - 4-room median $223,000 - $205 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1998

$612,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,658 sqft - $369 psf - 90 yrs lease left

$610,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,550 sqft - $394 psf - 94 yrs lease left

$608,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $390 psf - 94 yrs lease left

$600,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $384 psf - 93 yrs lease left

$568,000 Blk 502 Pasir Ris St 52, Pasir Ris
Executive - storey 13 to 15 - 1,604 sqft - $354 psf - 94 yrs lease left

$560,000 Blk 245 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,582 sqft - $354 psf - 93 yrs lease left

$555,000 Blk 629 Bedok Reservoir Rd, Bedok
Executive - storey 07 to 09 - 1,862 sqft - $298 psf - 94 yrs lease left

$553,000 Blk 501 Pasir Ris St 52, Pasir Ris
Executive - storey 13 to 15 - 1,572 sqft - $352 psf - 94 yrs lease left

$548,000 Blk 307 Woodlands Ave 1, Woodlands
Executive - storey 07 to 09 - 2,034 sqft - $269 psf - 95 yrs lease left

$547,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,615 sqft - $339 psf - 89 yrs lease left

The 5 most affordable 4-room flats, November 1998

$100,000 Blk 4 Lim Chu Kang Rd, Lim Chu Kang
4-room - storey 01 to 03 - 893 sqft - $112 psf - 81 yrs lease left

$136,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 947 sqft - $144 psf - 77 yrs lease left

$143,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $153 psf - 76 yrs lease left

$144,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $149 psf - 75 yrs lease left

$149,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $159 psf - 76 yrs lease left

The 10 busiest streets, November 1998

Yishun Ring Rd, Yishun: 120 sales
Pasir Ris St 21, Pasir Ris: 105 sales
Bedok Reservoir Rd, Bedok: 92 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 85 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 83 sales
Hougang Ave 8, Hougang: 71 sales
Pasir Ris St 11, Pasir Ris: 57 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 54 sales
Yishun St 21, Yishun: 54 sales
Bedok Nth St 3, Bedok: 53 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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