HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1998

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

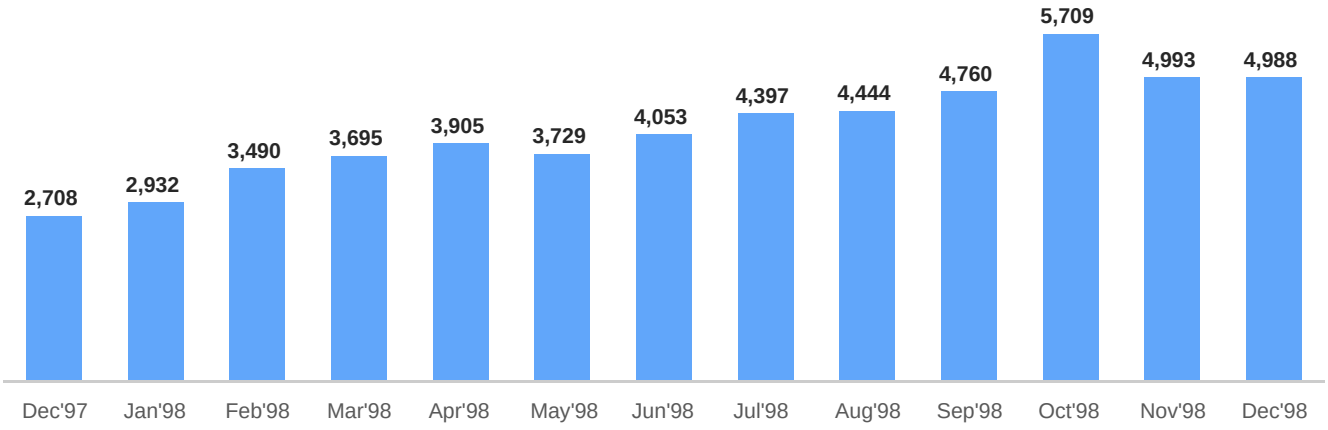
Flats sold: 4,988 **Median price: $221,000** **Median $psf: $219**
Million-dollar flats: 0 (0.0%) **Highest price: $663,000 (Bishan)**

Against the month before: sales -0.1%, median price -2.6%. Against a year ago: sales +84.2%, median price -16.0%.

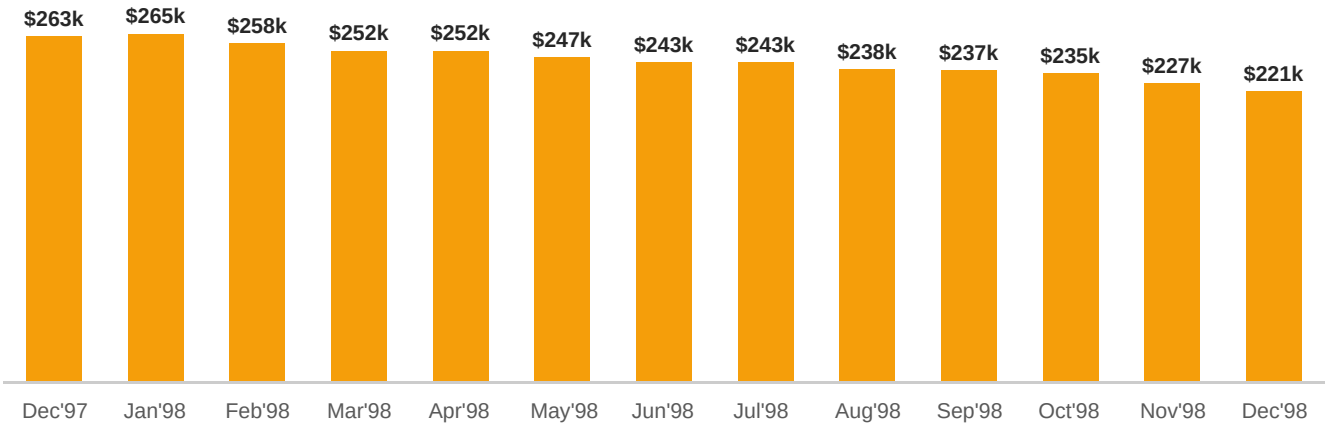
At a glance

- 4,988 HDB resale flats changed hands in December 1998, about the same as the month before (4,993).
- Half of all flats sold for $221,000 or less (the median price), down 2.6% from the month before.
- A typical 4-room flat sold for $240,000 (1,872 sales), or about $230 per square foot.
- The highest price was $663,000 for an executive flat at Blk 102 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $182,000) and the dearest was Bishan (median $324,500).
- The busiest town was Tampines with 526 sales.

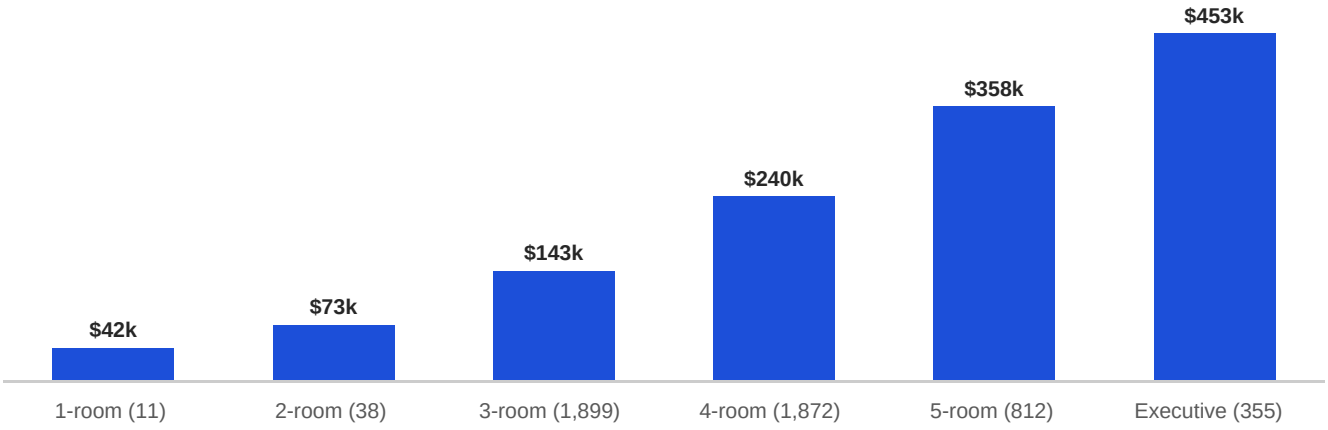
Flats sold each month, last 13 months



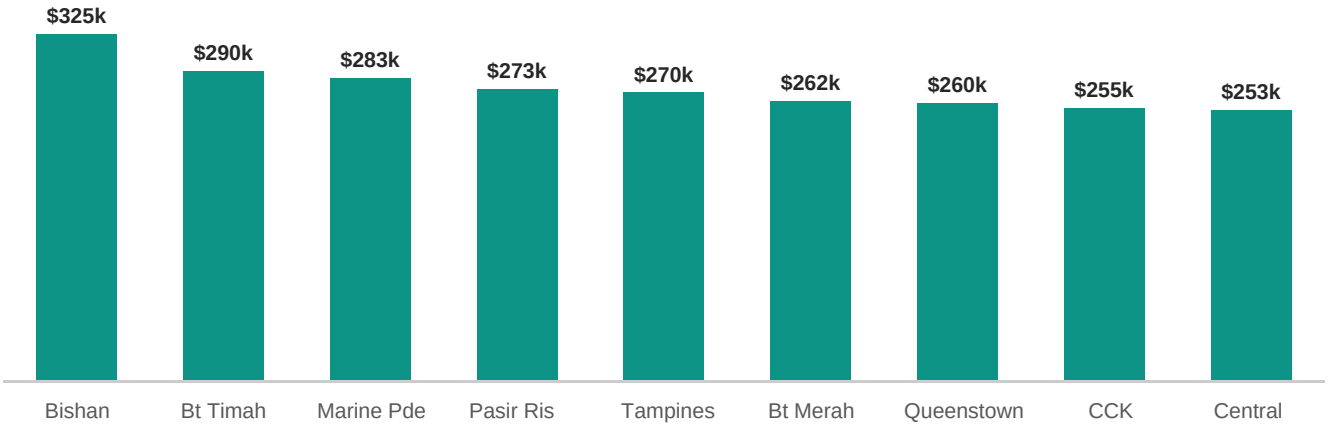
Median price each month, last 13 months



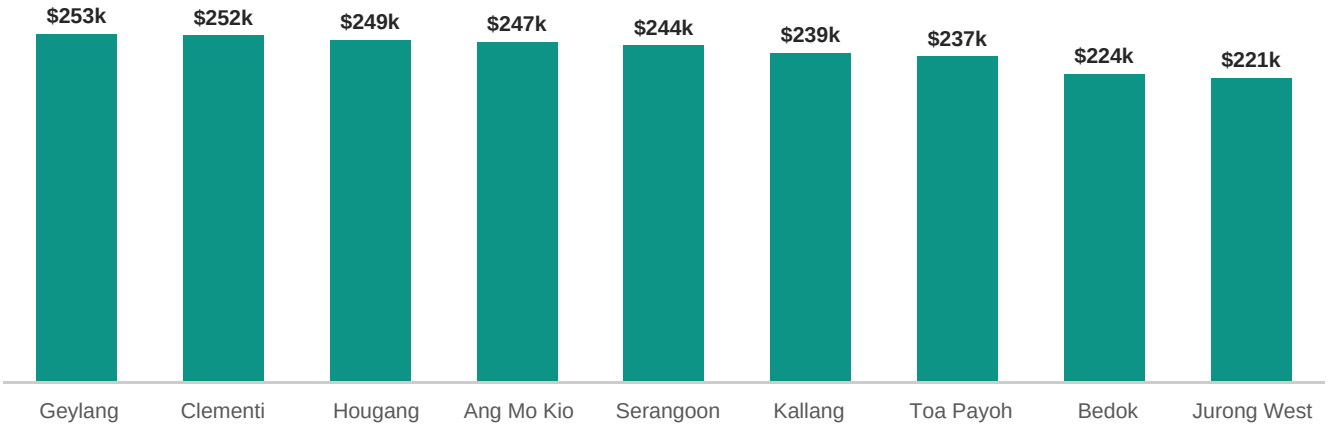
Median price by flat type (number sold), December 1998



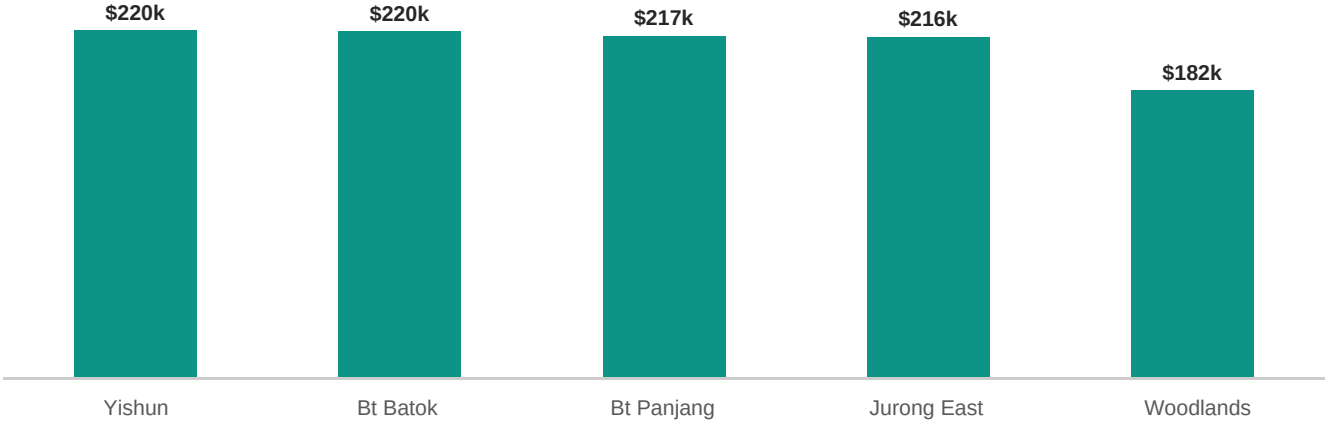
Median 4-room price by town, dearest first



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



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



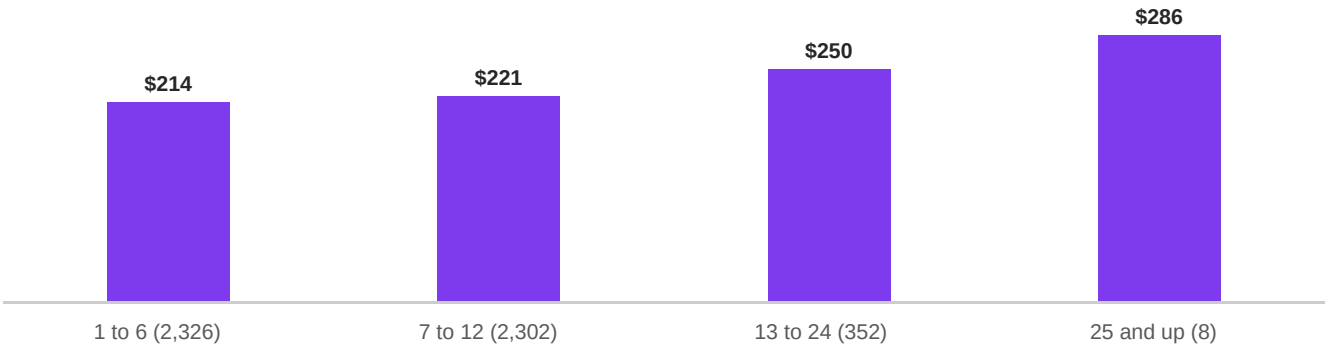
Town by town, December 1998

Ang Mo Kio: 329 sold - median $174,000 - 4-room median $247,000 - $210 psf
Bedok: 428 sold - median $186,750 - 4-room median $223,800 - $214 psf
Bishan: 117 sold - median $339,000 - 4-room median $324,500 - $294 psf
Bukit Batok: 265 sold - median $181,000 - 4-room median $219,500 - $196 psf
Bukit Merah: 155 sold - median $170,000 - 4-room median $261,500 - $224 psf
Bukit Panjang: 115 sold - median $213,000 - 4-room median $216,500 - $190 psf
Bukit Timah: 30 sold - median $302,500 - 4-room median $289,500 - $273 psf
Central Area: 31 sold - median $175,000 - 4-room median $253,000 - $250 psf
Choa Chu Kang: 217 sold - median $278,000 - 4-room median $255,000 - $236 psf
Clementi: 176 sold - median $160,000 - 4-room median $252,000 - $210 psf
Geylang: 158 sold - median $160,000 - 4-room median $253,000 - $211 psf
Hougang: 372 sold - median $228,000 - 4-room median $248,500 - $224 psf
Jurong East: 147 sold - median $210,000 - 4-room median $216,000 - $201 psf
Jurong West: 307 sold - median $220,000 - 4-room median $221,000 - $197 psf
Kallang/Whampoa: 119 sold - median $155,000 - 4-room median $239,000 - $216 psf
Lim Chu Kang: 1 sold - median $67,000 - 4-room median n/a - $106 psf
Marine Parade: 45 sold - median $210,000 - 4-room median $283,000 - $269 psf
Pasir Ris: 326 sold - median $353,000 - 4-room median $273,000 - $260 psf
Queenstown: 133 sold - median $140,000 - 4-room median $260,000 - $209 psf
Sengkang: 1 sold - median $106,800 - 4-room median n/a - $146 psf
Serangoon: 149 sold - median $242,000 - 4-room median $244,400 - $239 psf
Tampines: 526 sold - median $270,000 - 4-room median $269,500 - $243 psf
Toa Payoh: 174 sold - median $152,550 - 4-room median $236,500 - $209 psf
Woodlands: 202 sold - median $186,000 - 4-room median $182,000 - $191 psf
Yishun: 465 sold - median $180,000 - 4-room median $220,000 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1998

$663,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $378 psf - 88 yrs lease left

$625,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $390 psf - 93 yrs lease left

$610,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,582 sqft - $386 psf - 94 yrs lease left

$590,000 Blk 152 Pasir Ris St 13, Pasir Ris
Executive - storey 07 to 09 - 2,034 sqft - $290 psf - 96 yrs lease left

$575,000 Blk 48 Bendemeer Rd, Kallang/Whampoa
Executive - storey 07 to 09 - 1,582 sqft - $363 psf - 95 yrs lease left

$570,000 Blk 254 Kim Keat Ave, Toa Payoh
Executive - storey 10 to 12 - 1,572 sqft - $363 psf - 90 yrs lease left

$548,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 13 to 15 - 1,410 sqft - $389 psf - 85 yrs lease left

$548,000 Blk 501 Pasir Ris St 52, Pasir Ris
Executive - storey 07 to 09 - 1,572 sqft - $349 psf - 94 yrs lease left

$545,000 Blk 186 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $347 psf - 88 yrs lease left

$545,000 Blk 218 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $340 psf - 93 yrs lease left

The 5 most affordable 4-room flats, December 1998

$60,000 Blk 262 Waterloo St, Central Area

4-room - storey 16 to 18 - 883 sqft - $68 psf - 79 yrs lease left

$138,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $146 psf - 77 yrs lease left

$140,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $149 psf - 76 yrs lease left

$145,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $153 psf - 76 yrs lease left

$147,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $157 psf - 76 yrs lease left

The 10 busiest streets, December 1998

Yishun Ring Rd, Yishun: 121 sales
Bedok Reservoir Rd, Bedok: 94 sales
Hougang Ave 8, Hougang: 91 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 88 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 82 sales
Pasir Ris St 21, Pasir Ris: 81 sales
Pasir Ris St 11, Pasir Ris: 62 sales
Pasir Ris St 52, Pasir Ris: 61 sales
Bedok Nth St 3, Bedok: 57 sales
Tampines St 21, Tampines: 55 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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