HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1999

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:35 pm.
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January 1999 in full

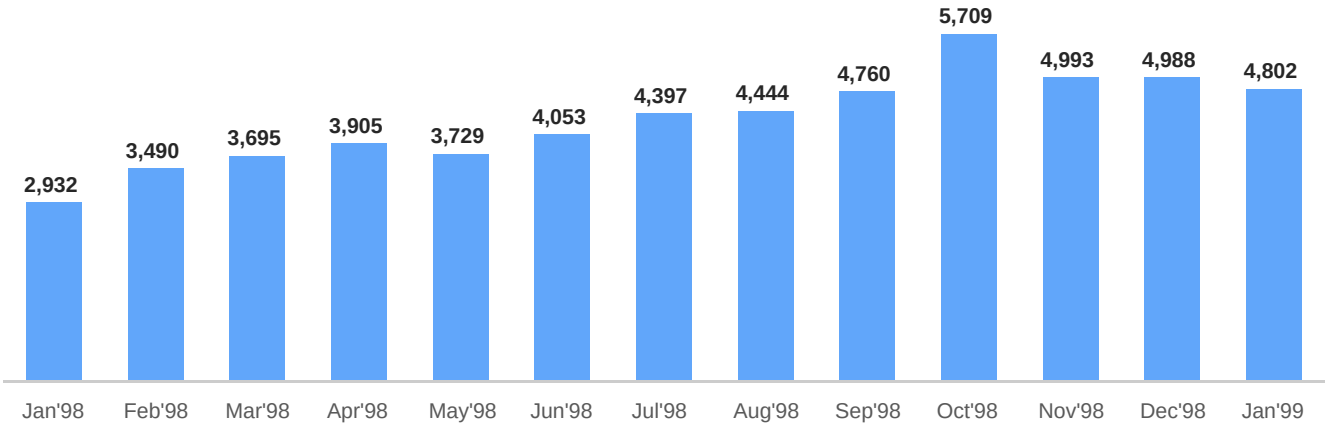
Flats sold: 4,802 Median price: $222,000 Median $psf: $218
Million-dollar flats: 0 (0.0%) Highest price: $580,000 (Bishan)

Against the month before: sales -3.7%, median price +0.5%. Against a year ago: sales +63.8%, median price -16.2%.

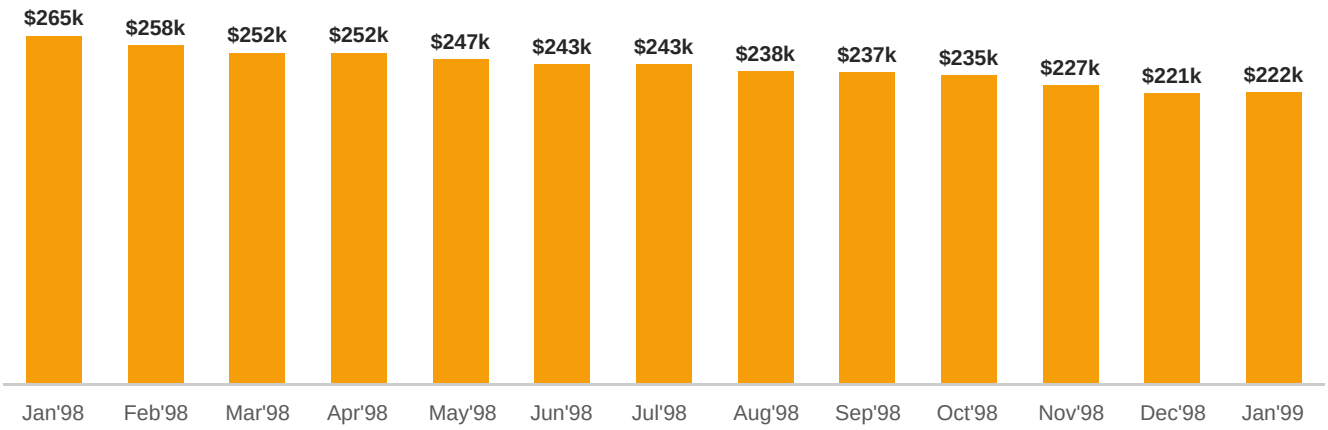
At a glance

- 4,802 HDB resale flats changed hands in January 1999, 3.7% fewer than the month before (4,988).
- Half of all flats sold for $222,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $238,000 (1,789 sales), or about $227 per square foot.
- The highest price was $580,000 for an executive flat at Blk 102 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $177,400) and the dearest was Bishan (median $318,000).
- The busiest town was Tampines with 493 sales.

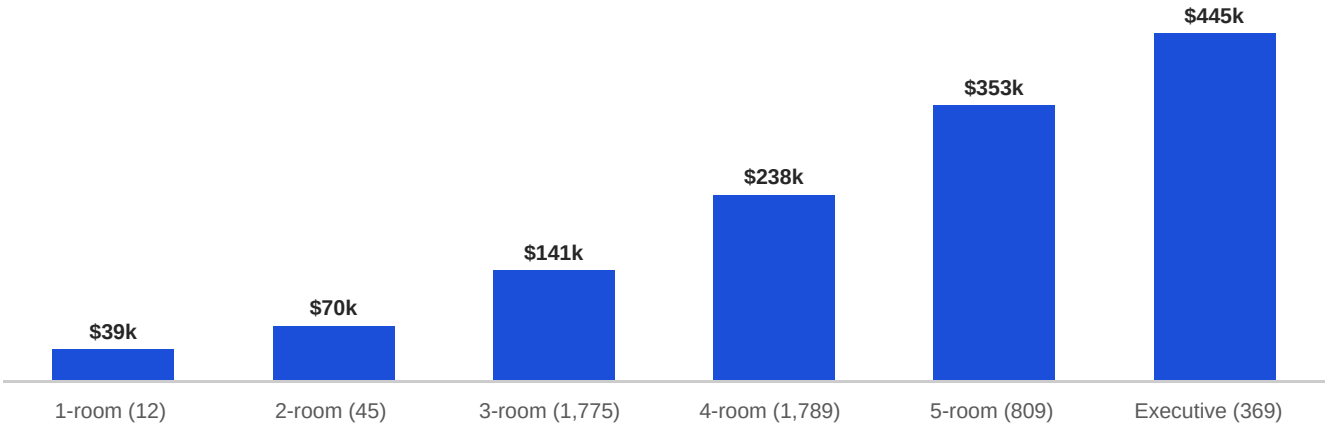
Flats sold each month, last 13 months



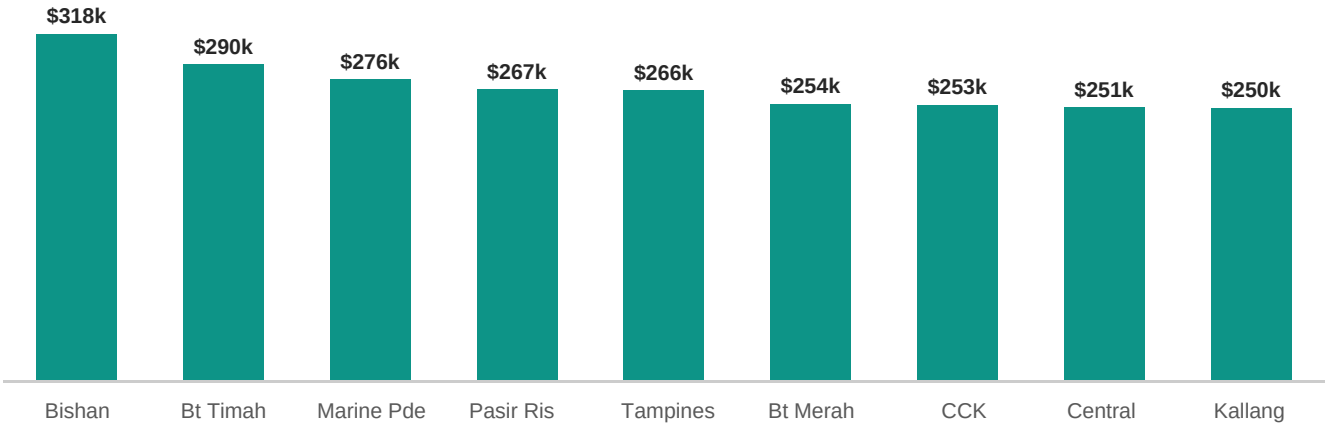
Median price each month, last 13 months



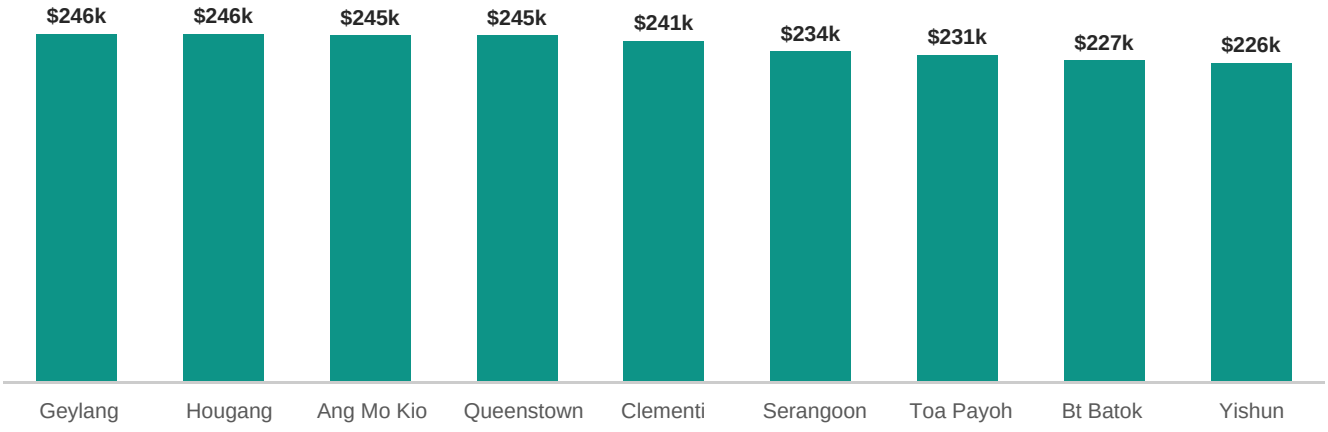
Median price by flat type (number sold), January 1999



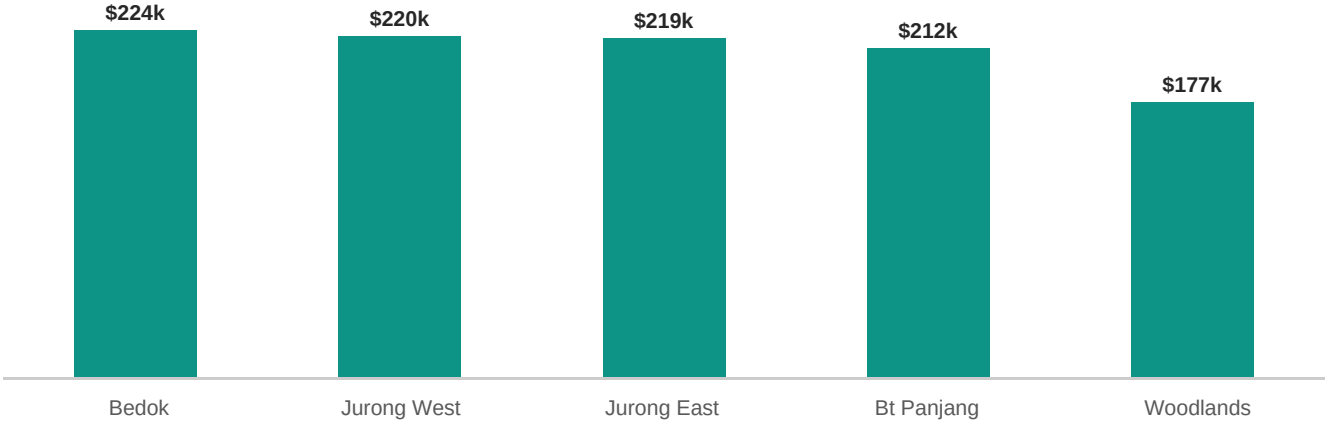
Median 4-room price by town, dearest first



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



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



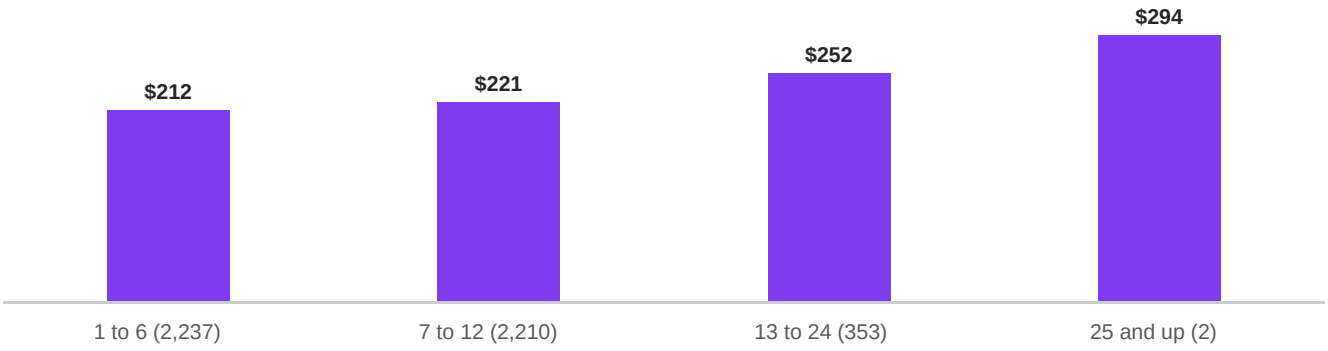
Town by town, January 1999

Ang Mo Kio: 320 sold - median $159,500 - 4-room median $245,000 - $206 psf
Bedok: 406 sold - median $207,000 - 4-room median $224,000 - $219 psf
Bishan: 120 sold - median $334,444 - 4-room median $318,000 - $291 psf
Bukit Batok: 258 sold - median $181,000 - 4-room median $227,000 - $196 psf
Bukit Merah: 146 sold - median $156,000 - 4-room median $253,500 - $218 psf
Bukit Panjang: 118 sold - median $217,000 - 4-room median $212,250 - $194 psf
Bukit Timah: 14 sold - median $382,500 - 4-room median $290,000 - $310 psf
Central Area: 24 sold - median $175,000 - 4-room median $250,500 - $249 psf
Choa Chu Kang: 224 sold - median $273,500 - 4-room median $252,500 - $236 psf
Clementi: 175 sold - median $160,000 - 4-room median $241,000 - $211 psf
Geylang: 174 sold - median $172,500 - 4-room median $246,000 - $213 psf
Hougang: 309 sold - median $220,000 - 4-room median $246,000 - $218 psf
Jurong East: 150 sold - median $210,000 - 4-room median $219,000 - $202 psf
Jurong West: 306 sold - median $218,750 - 4-room median $220,000 - $196 psf
Kallang/Whampoa: 123 sold - median $158,500 - 4-room median $250,000 - $213 psf
Marine Parade: 38 sold - median $200,000 - 4-room median $276,000 - $265 psf
Pasir Ris: 300 sold - median $352,500 - 4-room median $267,000 - $259 psf
Queenstown: 146 sold - median $142,000 - 4-room median $245,000 - $207 psf
Sengkang: 2 sold - median $108,500 - 4-room median n/a - $148 psf
Serangoon: 147 sold - median $231,000 - 4-room median $233,750 - $235 psf
Tampines: 493 sold - median $269,000 - 4-room median $266,000 - $243 psf
Toa Payoh: 151 sold - median $158,000 - 4-room median $231,000 - $214 psf
Woodlands: 206 sold - median $187,000 - 4-room median $177,400 - $192 psf
Yishun: 452 sold - median $207,000 - 4-room median $225,500 - $203 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1999

$580,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $359 psf - 87 yrs lease left

$577,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 16 to 18 - 1,475 sqft - $391 psf - 95 yrs lease left

$570,000 Blk 603 Elias Rd, Pasir Ris
Executive - storey 07 to 09 - 1,625 sqft - $351 psf - 95 yrs lease left

$560,000 Blk 252 Pasir Ris St 21, Pasir Ris
Executive - storey 07 to 09 - 2,045 sqft - $274 psf - 93 yrs lease left

$556,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $356 psf - 93 yrs lease left

$555,000 Blk 219 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $353 psf - 92 yrs lease left

$550,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $352 psf - 93 yrs lease left

$547,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 13 to 15 - 1,475 sqft - $371 psf - 95 yrs lease left

$540,000 Blk 501 Pasir Ris St 52, Pasir Ris
Executive - storey 07 to 09 - 1,572 sqft - $344 psf - 93 yrs lease left

$538,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,658 sqft - $325 psf - 95 yrs lease left

The 5 most affordable 4-room flats, January 1999

$132,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $136 psf - 76 yrs lease left

$132,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $141 psf - 75 yrs lease left

$136,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $140 psf - 76 yrs lease left

$140,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,055 sqft - $133 psf - 78 yrs lease left

$140,500 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $148 psf - 76 yrs lease left

The 10 busiest streets, January 1999

Yishun Ring Rd, Yishun: 117 sales
Bedok Reservoir Rd, Bedok: 108 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 87 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 76 sales
Pasir Ris St 21, Pasir Ris: 69 sales
Tampines St 21, Tampines: 64 sales
Hougang Ave 8, Hougang: 63 sales
Pasir Ris St 11, Pasir Ris: 58 sales
Bedok Nth Rd, Bedok: 54 sales
Choa Chu Kang St 51, Choa Chu Kang: 52 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg