HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1999

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

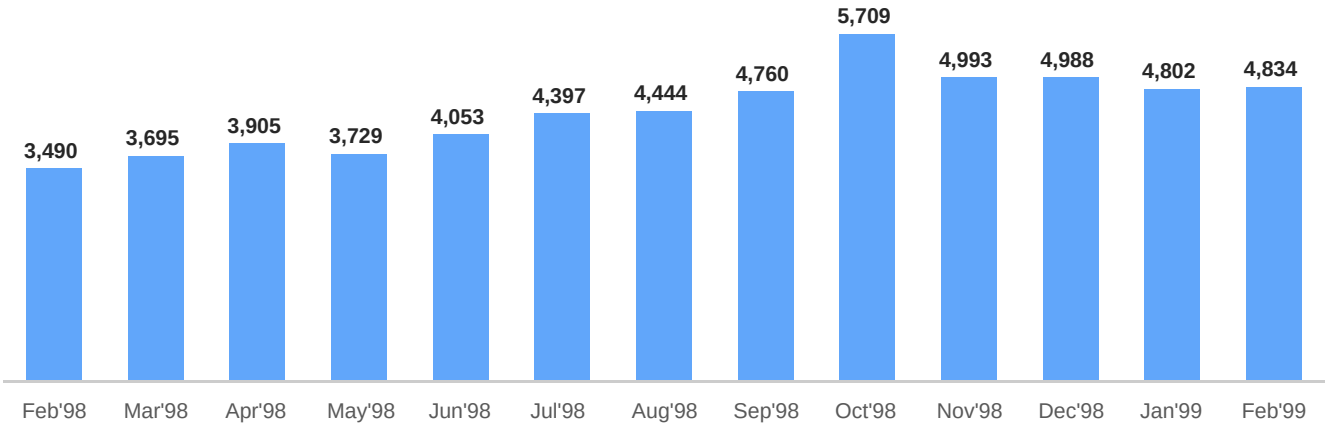
Flats sold: 4,834 Median price: $225,000 Median $psf: $220
Million-dollar flats: 0 (0.0%) Highest price: $630,000 (Bishan)

Against the month before: sales +0.7%, median price +1.4%. Against a year ago: sales +38.5%, median price -12.8%.

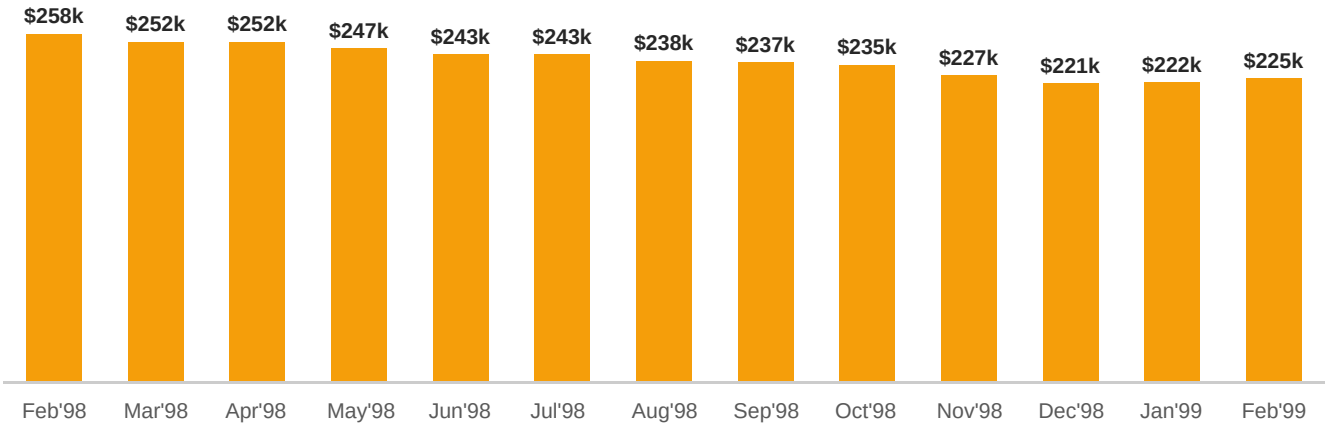
At a glance

- 4,834 HDB resale flats changed hands in February 1999, 0.7% more than the month before (4,802).
- Half of all flats sold for $225,000 or less (the median price), up 1.4% from the month before.
- A typical 4-room flat sold for $237,000 (1,836 sales), or about $226 per square foot.
- The highest price was $630,000 for an executive flat at Blk 278 Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $180,000) and the dearest was Bishan (median $298,500).
- The busiest town was Tampines with 488 sales.

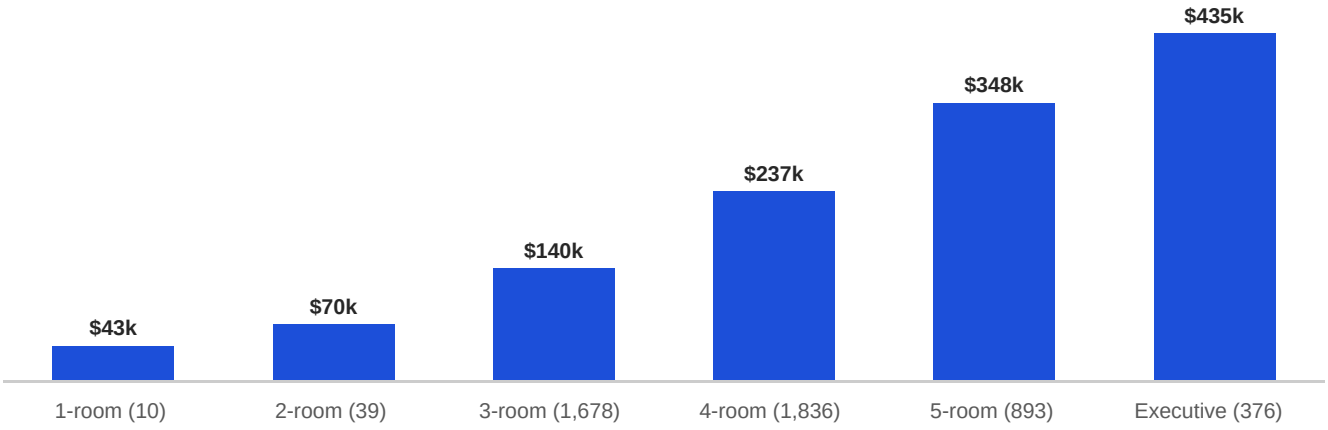
Flats sold each month, last 13 months



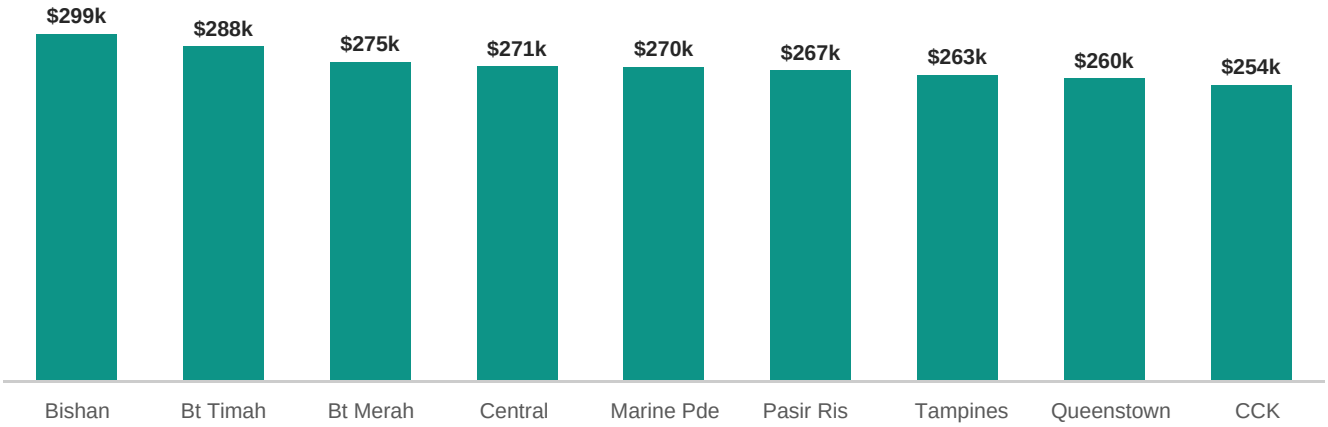
Median price each month, last 13 months



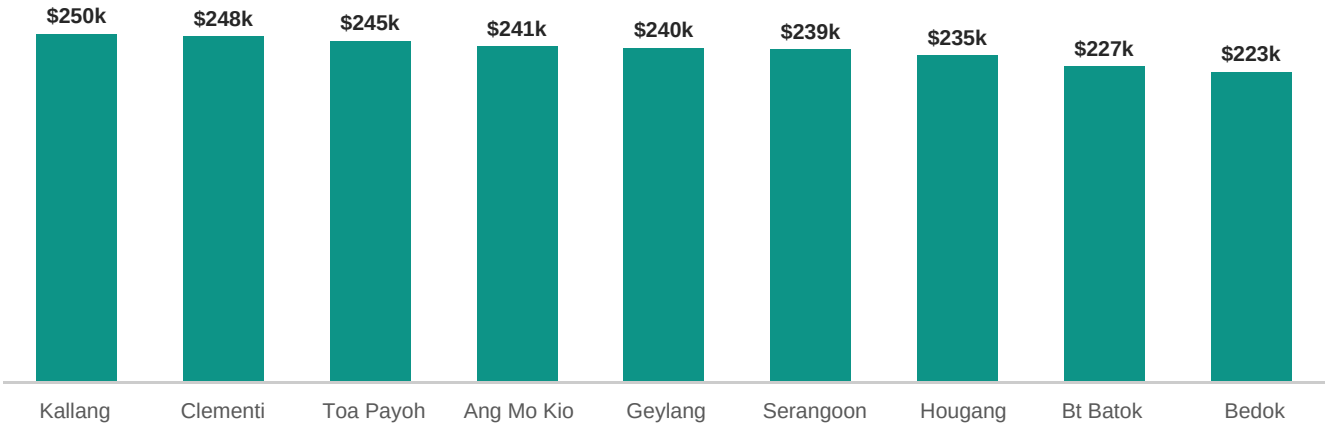
Median price by flat type (number sold), February 1999



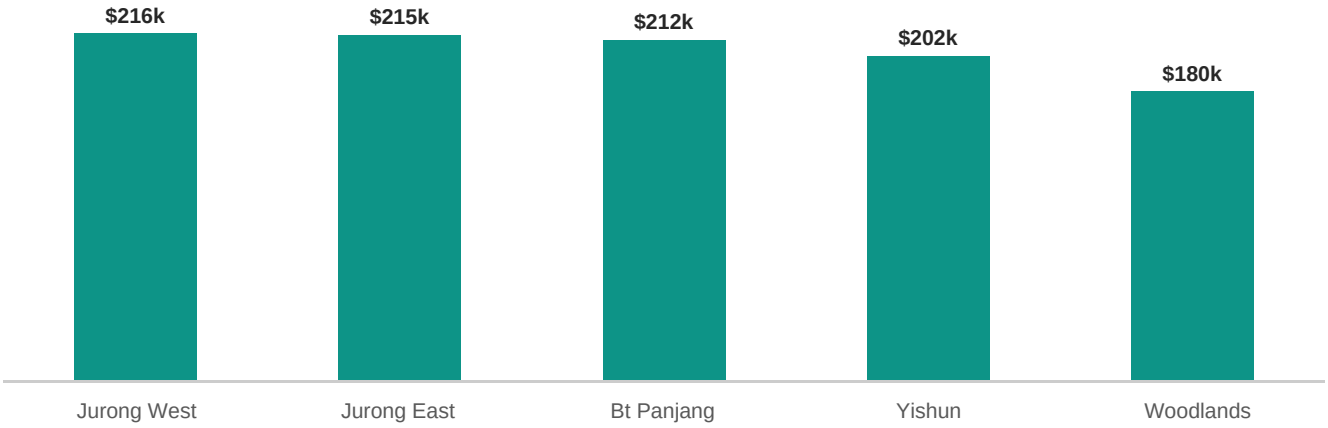
Median 4-room price by town, dearest first



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



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



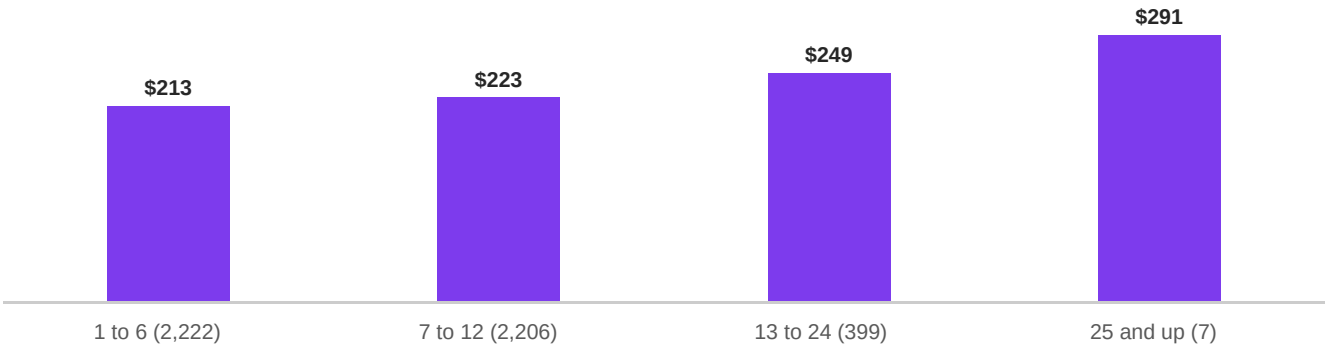
Town by town, February 1999

Ang Mo Kio: 308 sold - median $165,000 - 4-room median $241,000 - $205 psf
Bedok: 365 sold - median $206,000 - 4-room median $222,500 - $217 psf
Bishan: 144 sold - median $329,900 - 4-room median $298,500 - $289 psf
Bukit Batok: 240 sold - median $205,500 - 4-room median $226,500 - $201 psf
Bukit Merah: 193 sold - median $160,000 - 4-room median $274,500 - $232 psf
Bukit Panjang: 110 sold - median $216,000 - 4-room median $212,000 - $192 psf
Bukit Timah: 17 sold - median $297,000 - 4-room median $287,500 - $265 psf
Central Area: 37 sold - median $168,000 - 4-room median $270,500 - $254 psf
Choa Chu Kang: 264 sold - median $326,000 - 4-room median $254,250 - $241 psf
Clementi: 162 sold - median $172,500 - 4-room median $248,000 - $218 psf
Geylang: 181 sold - median $186,000 - 4-room median $240,000 - $211 psf
Hougang: 308 sold - median $222,500 - 4-room median $234,500 - $219 psf
Jurong East: 135 sold - median $213,000 - 4-room median $215,000 - $198 psf
Jurong West: 313 sold - median $213,000 - 4-room median $216,000 - $190 psf
Kallang/Whampoa: 129 sold - median $152,000 - 4-room median $250,000 - $213 psf
Marine Parade: 37 sold - median $220,000 - 4-room median $270,250 - $264 psf
Pasir Ris: 341 sold - median $345,000 - 4-room median $267,000 - $254 psf
Queenstown: 140 sold - median $136,900 - 4-room median $260,000 - $197 psf
Sengkang: 1 sold - median $167,000 - 4-room median n/a - $169 psf
Serangoon: 168 sold - median $239,800 - 4-room median $239,000 - $236 psf
Tampines: 488 sold - median $266,000 - 4-room median $263,250 - $239 psf
Toa Payoh: 179 sold - median $155,000 - 4-room median $245,000 - $214 psf
Woodlands: 199 sold - median $192,000 - 4-room median $180,000 - $191 psf
Yishun: 375 sold - median $181,000 - 4-room median $202,000 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1999

$630,000 Blk 278 Bishan St 24, Bishan
Executive - storey 19 to 21 - 1,851 sqft - $340 psf - 92 yrs lease left

$590,000 Blk 135 Pasir Ris St 11, Pasir Ris
Executive - storey 07 to 09 - 2,024 sqft - $292 psf - 94 yrs lease left

$590,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,528 sqft - $386 psf - 95 yrs lease left

$590,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,679 sqft - $351 psf - 95 yrs lease left

$585,000 Blk 192 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $365 psf - 87 yrs lease left

$580,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $372 psf - 93 yrs lease left

$575,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,572 sqft - $366 psf - 93 yrs lease left

$562,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 07 to 09 - 1,776 sqft - $316 psf - 87 yrs lease left

$550,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,550 sqft - $355 psf - 87 yrs lease left

$550,000 Blk 148 Bishan St 11, Bishan
MULTI GENERATION - storey 01 to 03 - 1,776 sqft - $310 psf - 87 yrs lease left

The 5 most affordable 4-room flats, February 1999

$135,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $143 psf - 76 yrs lease left

$136,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $144 psf - 75 yrs lease left

$139,600 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $149 psf - 75 yrs lease left

$140,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $145 psf - 76 yrs lease left

$143,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $148 psf - 74 yrs lease left

The 10 busiest streets, February 1999

Yishun Ring Rd, Yishun: 99 sales
Bedok Reservoir Rd, Bedok: 78 sales
Hougang Ave 8, Hougang: 78 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 77 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 72 sales
Pasir Ris St 21, Pasir Ris: 63 sales
Pasir Ris St 11, Pasir Ris: 55 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 54 sales
Choa Chu Kang St 51, Choa Chu Kang: 53 sales
Tampines St 21, Tampines: 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.

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