HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1999

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

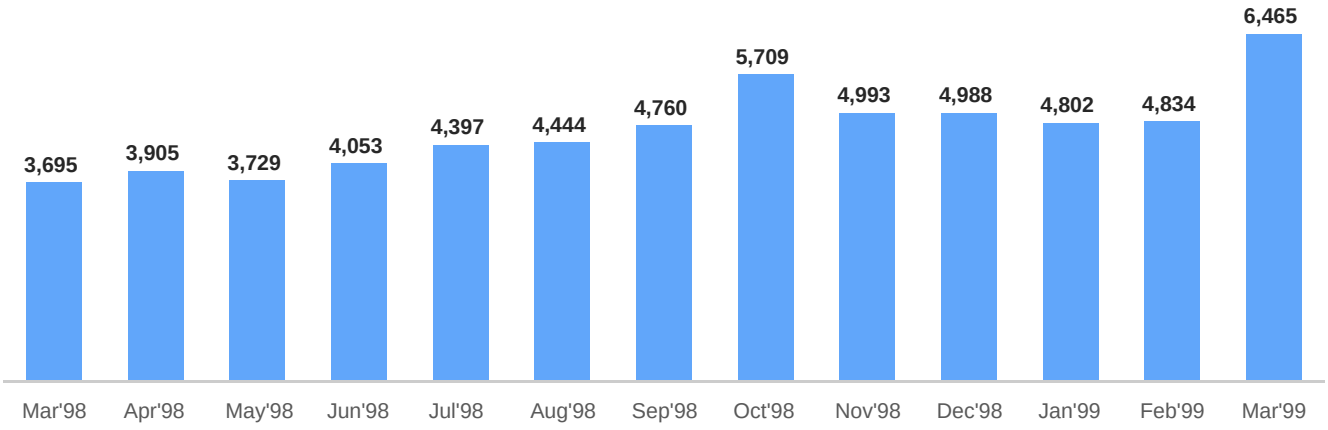
Flats sold: 6,465 Median price: $226,000 Median $psf: $219
Million-dollar flats: 0 (0.0%) Highest price: $610,000 (Bishan)

Against the month before: sales +33.7%, median price +0.4%. Against a year ago: sales +75.0%, median price -10.3%.

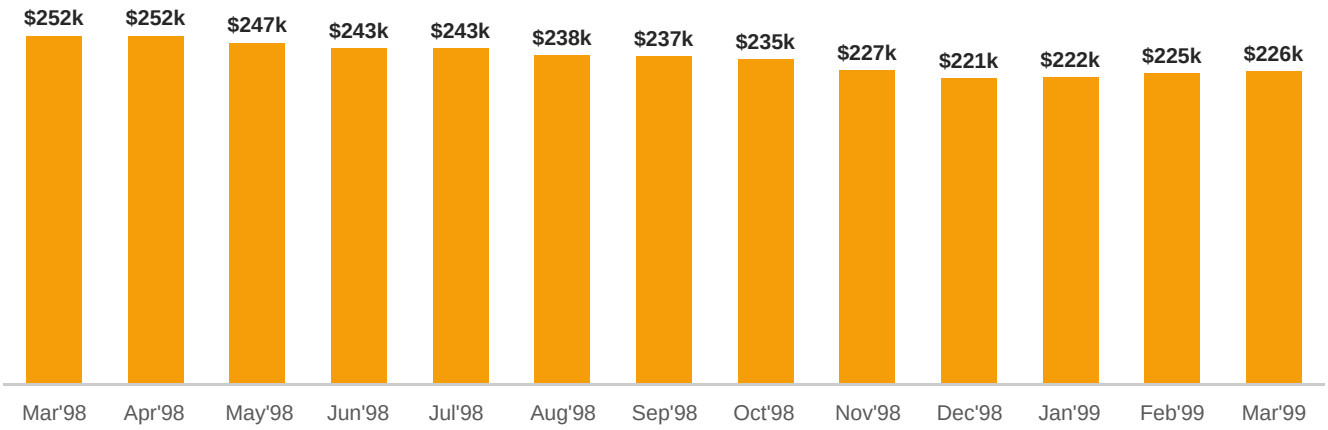
At a glance

- 6,465 HDB resale flats changed hands in March 1999, 33.7% more than the month before (4,834).
- Half of all flats sold for $226,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $233,000 (2,432 sales), or about $223 per square foot.
- The highest price was $610,000 for an executive flat at Blk 183 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $179,000) and the dearest was Bishan (median $311,500).
- The busiest town was Tampines with 652 sales.

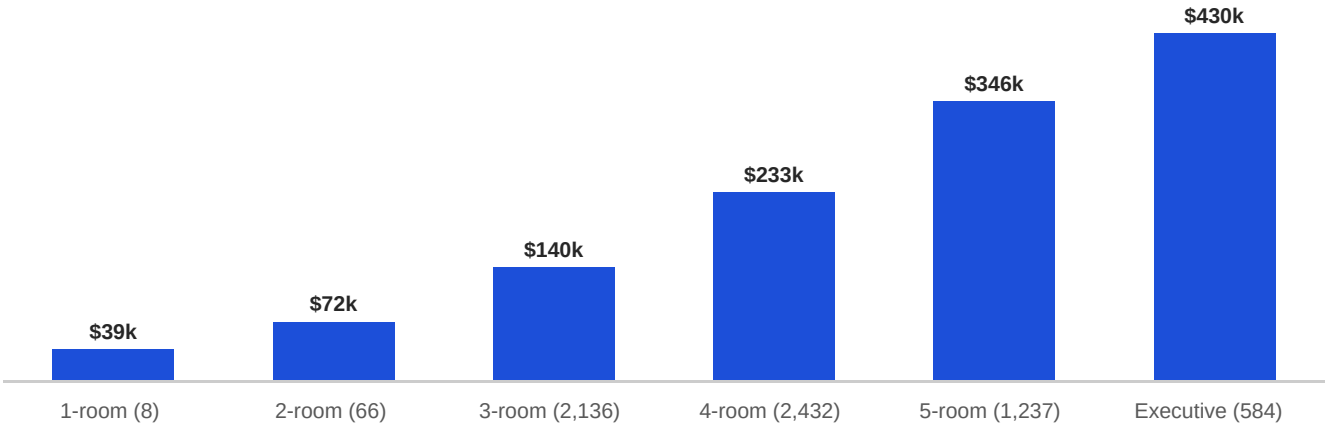
Flats sold each month, last 13 months



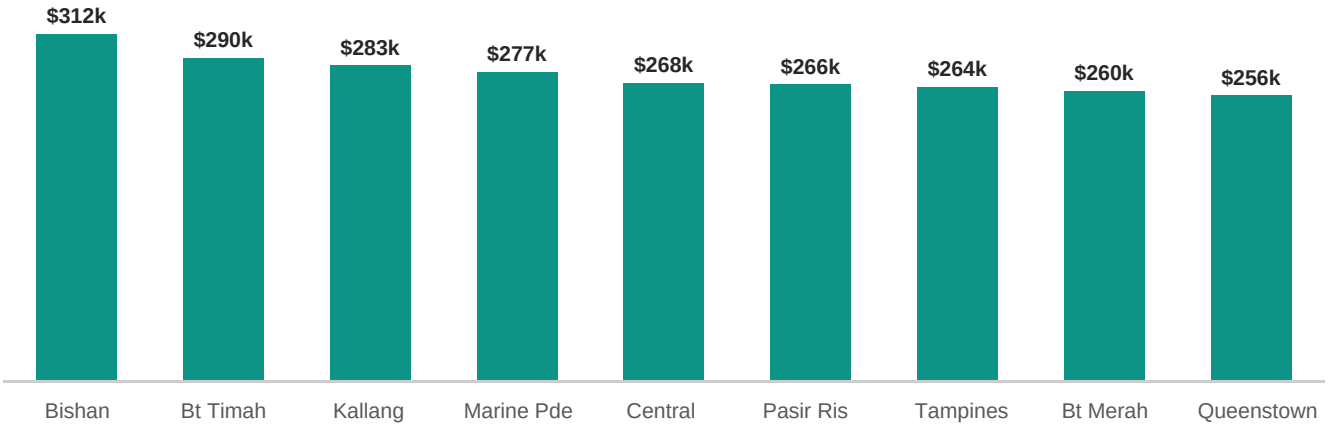
Median price each month, last 13 months



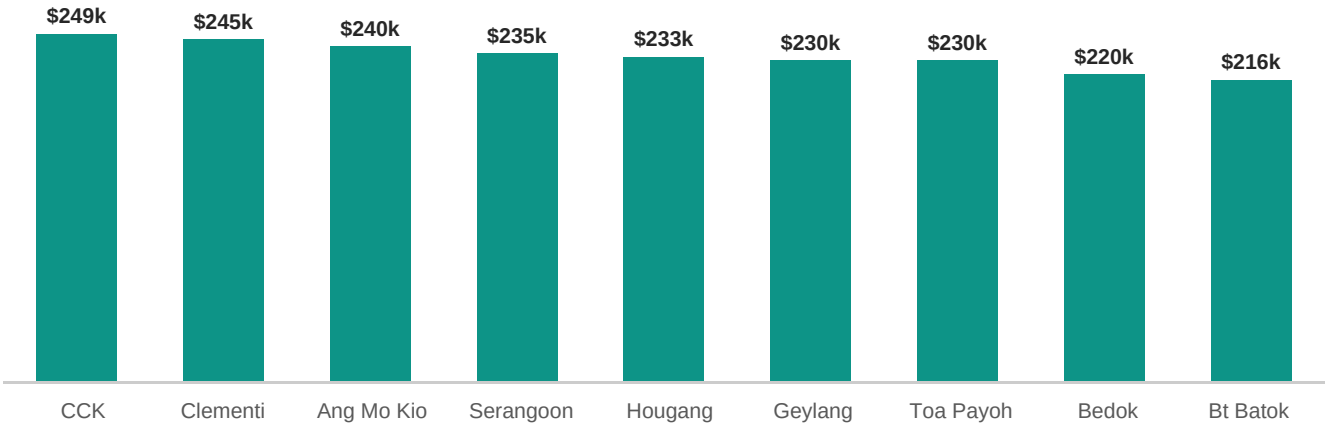
Median price by flat type (number sold), March 1999



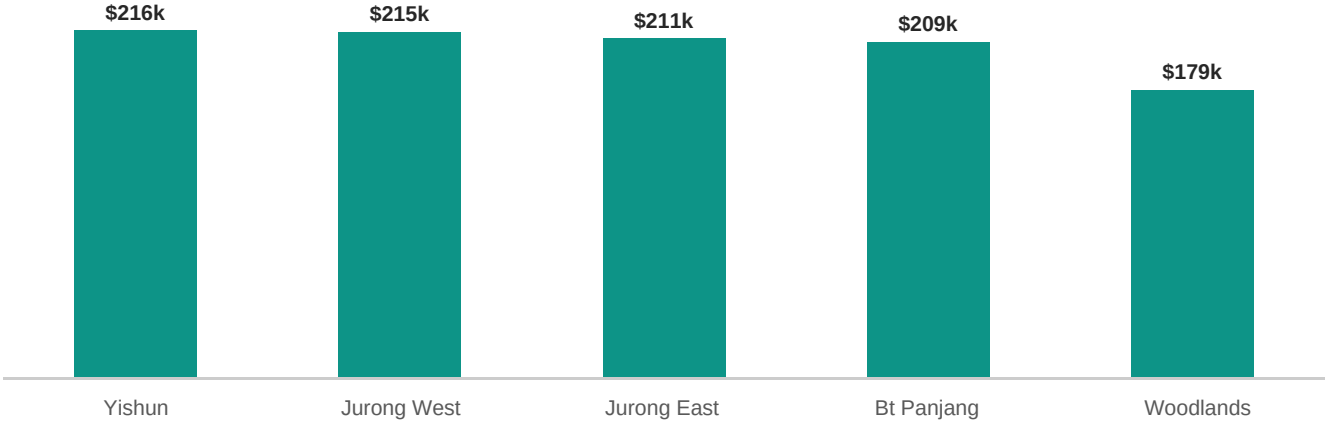
Median 4-room price by town, dearest first



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



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



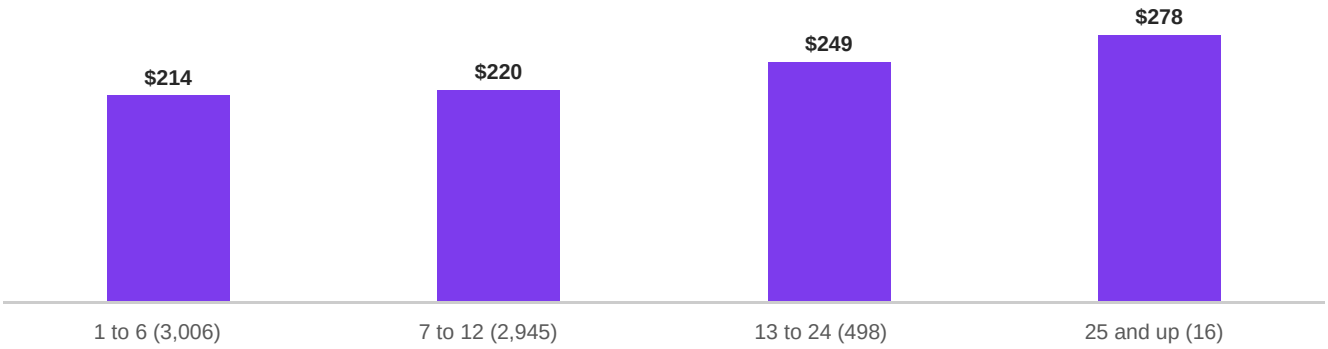
Town by town, March 1999

Ang Mo Kio: 374 sold - median $156,000 - 4-room median $240,000 - $202 psf
Bedok: 544 sold - median $212,000 - 4-room median $220,000 - $220 psf
Bishan: 205 sold - median $327,500 - 4-room median $311,500 - $284 psf
Bukit Batok: 333 sold - median $205,000 - 4-room median $216,000 - $201 psf
Bukit Merah: 227 sold - median $157,000 - 4-room median $260,000 - $222 psf
Bukit Panjang: 151 sold - median $214,500 - 4-room median $209,000 - $191 psf
Bukit Timah: 33 sold - median $380,000 - 4-room median $290,000 - $280 psf
Central Area: 39 sold - median $177,000 - 4-room median $267,500 - $246 psf
Choa Chu Kang: 329 sold - median $270,000 - 4-room median $249,000 - $228 psf
Clementi: 219 sold - median $177,000 - 4-room median $245,000 - $212 psf
Geylang: 234 sold - median $163,500 - 4-room median $230,000 - $203 psf
Hougang: 416 sold - median $230,000 - 4-room median $232,500 - $221 psf
Jurong East: 174 sold - median $208,500 - 4-room median $211,000 - $200 psf
Jurong West: 417 sold - median $213,500 - 4-room median $215,000 - $191 psf
Kallang/Whampoa: 190 sold - median $165,000 - 4-room median $283,000 - $225 psf
Marine Parade: 49 sold - median $225,000 - 4-room median $277,000 - $268 psf
Pasir Ris: 451 sold - median $346,000 - 4-room median $266,000 - $252 psf
Queenstown: 204 sold - median $136,000 - 4-room median $256,000 - $197 psf
Sengkang: 1 sold - median $125,000 - 4-room median n/a - $171 psf
Serangoon: 208 sold - median $235,000 - 4-room median $235,000 - $234 psf
Tampines: 652 sold - median $275,000 - 4-room median $263,500 - $242 psf
Toa Payoh: 208 sold - median $161,000 - 4-room median $230,000 - $216 psf
Woodlands: 240 sold - median $201,500 - 4-room median $179,000 - $191 psf
Yishun: 567 sold - median $212,000 - 4-room median $216,000 - $201 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1999

$610,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $348 psf - 87 yrs lease left

$585,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,550 sqft - $377 psf - 95 yrs lease left

$570,000 Blk 652 Yishun Ave 4, Yishun
Executive - storey 07 to 09 - 2,013 sqft - $283 psf - 92 yrs lease left

$565,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,572 sqft - $360 psf - 93 yrs lease left

$560,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,604 sqft - $349 psf - 93 yrs lease left

$550,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,593 sqft - $345 psf - 95 yrs lease left

$547,000 Blk 238 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $348 psf - 92 yrs lease left

$546,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $350 psf - 93 yrs lease left

$545,000 Blk 220 Pasir Ris St 21, Pasir Ris
Executive - storey 10 to 12 - 1,636 sqft - $333 psf - 93 yrs lease left

$542,000 Blk 219 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,722 sqft - $315 psf - 92 yrs lease left

The 5 most affordable 4-room flats, March 1999

$135,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 947 sqft - $143 psf - 76 yrs lease left

$138,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 947 sqft - $146 psf - 76 yrs lease left

$138,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 947 sqft - $146 psf - 76 yrs lease left

$138,500 Blk 5 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $143 psf - 74 yrs lease left

$139,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $148 psf - 75 yrs lease left

The 10 busiest streets, March 1999

Yishun Ring Rd, Yishun: 144 sales
Bedok Reservoir Rd, Bedok: 140 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 118 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 99 sales
Hougang Ave 8, Hougang: 87 sales
Pasir Ris St 21, Pasir Ris: 87 sales
Tampines St 21, Tampines: 67 sales
Bedok Nth Rd, Bedok: 62 sales
Tampines St 82, Tampines: 62 sales
Jurong West St 42, Jurong West: 58 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