HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1999

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

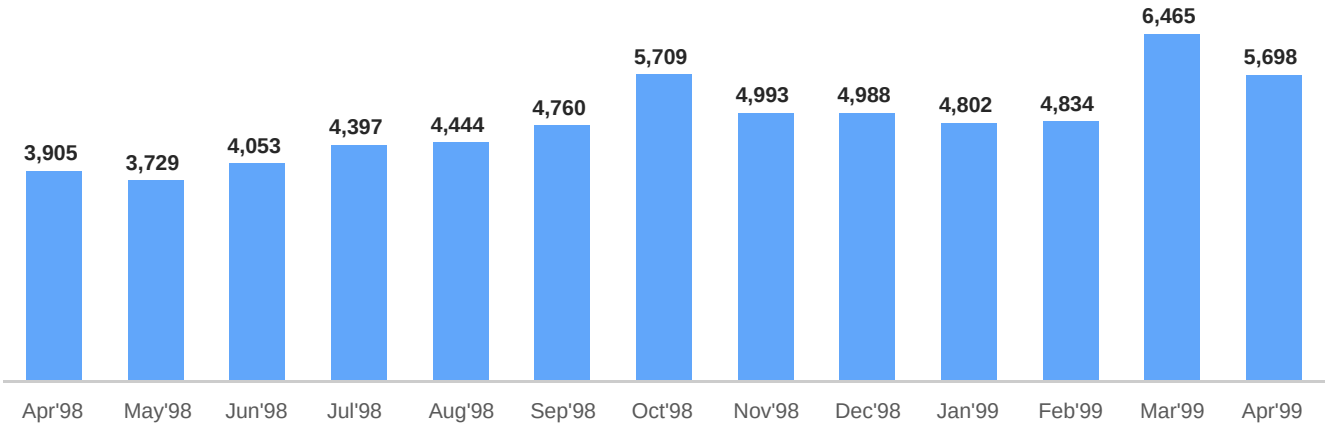
Flats sold: 5,698 Median price: $231,000 Median $psf: $220
Million-dollar flats: 0 (0.0%) Highest price: $600,000 (Queenstown)

Against the month before: sales -11.9%, median price +2.2%. Against a year ago: sales +45.9%, median price -8.3%.

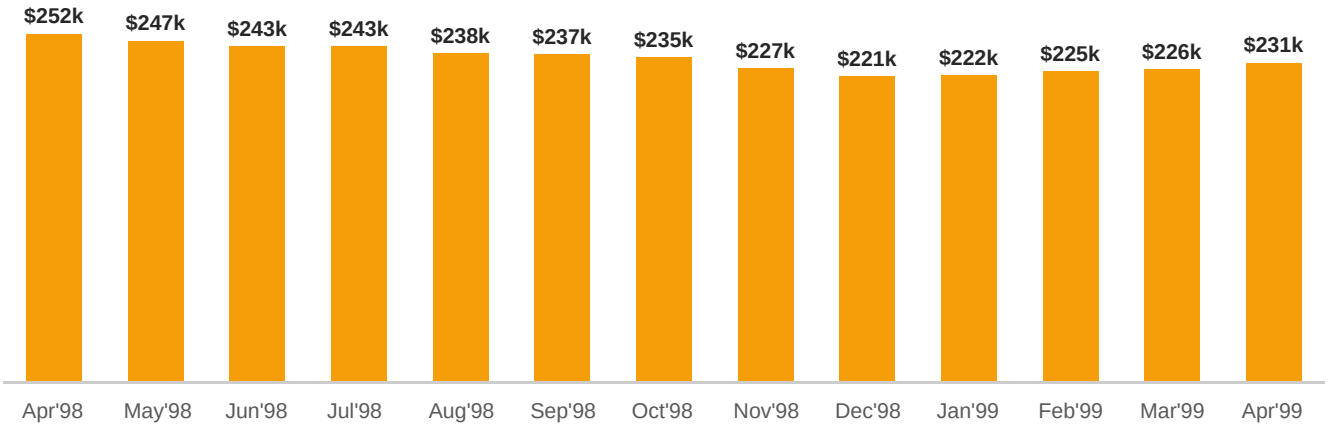
At a glance

- 5,698 HDB resale flats changed hands in April 1999, 11.9% fewer than the month before (6,465).
- Half of all flats sold for $231,000 or less (the median price), up 2.2% from the month before.
- A typical 4-room flat sold for $235,000 (2,008 sales), or about $223 per square foot.
- The highest price was $600,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Woodlands (median $188,000) and the dearest was Bishan (median $310,000).
- The busiest town was Tampines with 604 sales.

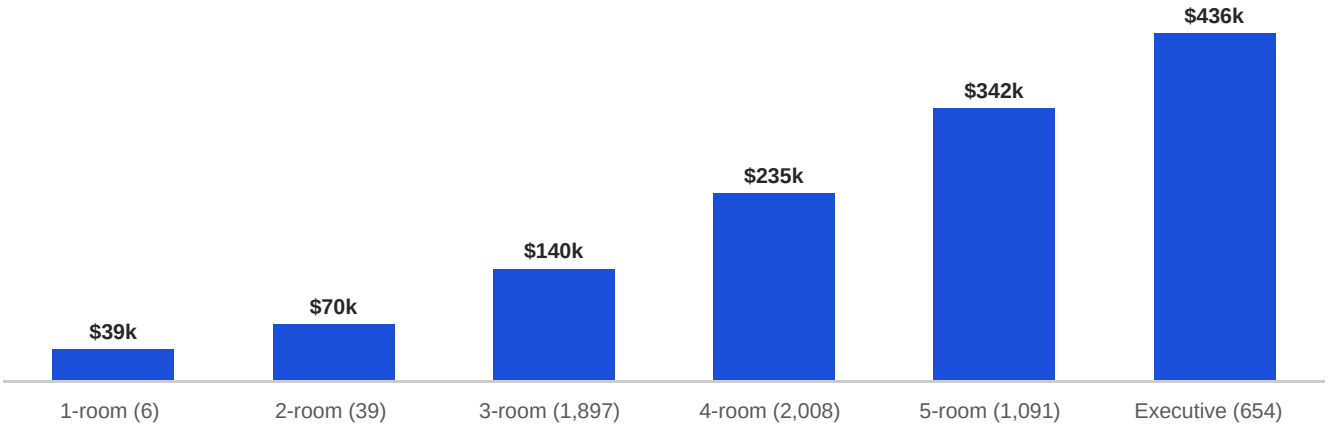
Flats sold each month, last 13 months



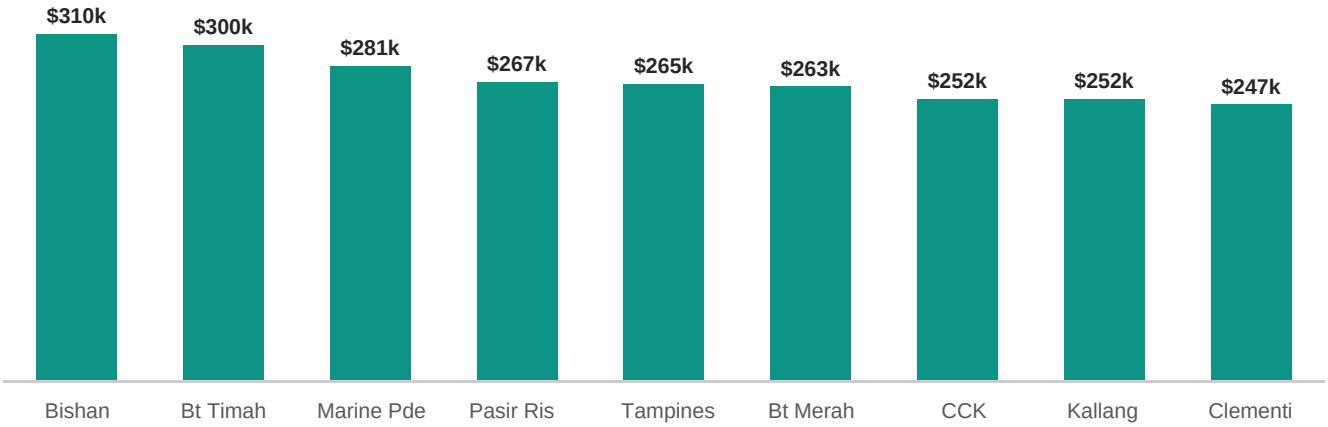
Median price each month, last 13 months



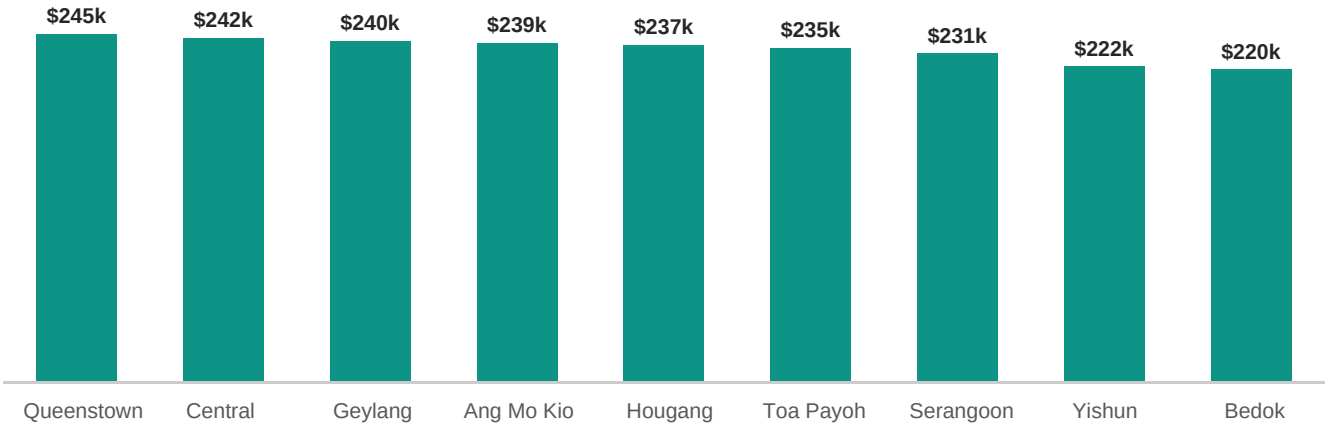
Median price by flat type (number sold), April 1999



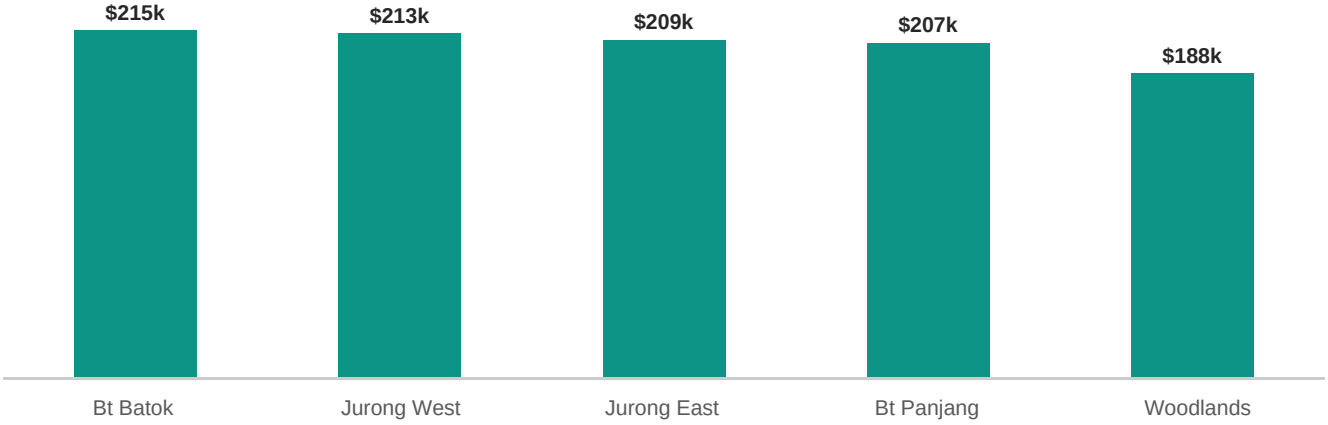
Median 4-room price by town, dearest first



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



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



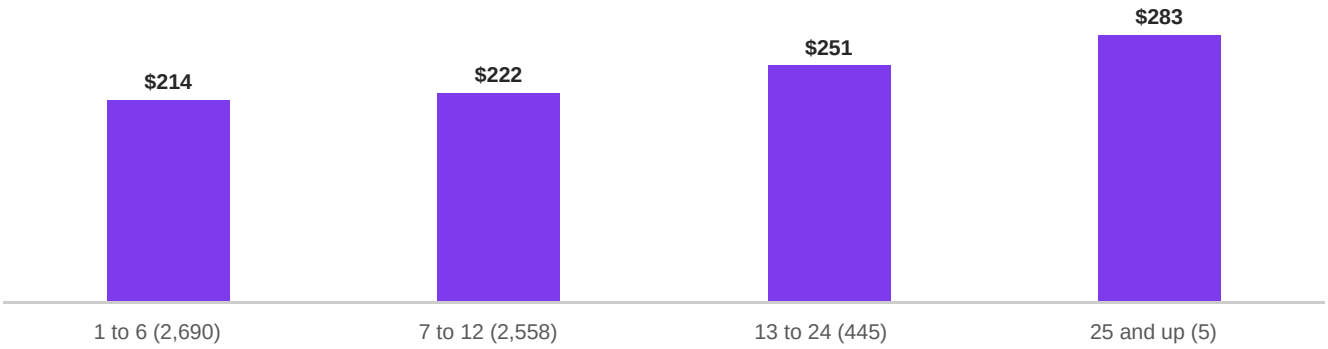
Town by town, April 1999

Ang Mo Kio: 335 sold - median $156,000 - 4-room median $238,500 - $207 psf
Bedok: 436 sold - median $199,500 - 4-room median $220,000 - $213 psf
Bishan: 146 sold - median $336,500 - 4-room median $310,000 - $293 psf
Bukit Batok: 276 sold - median $201,000 - 4-room median $214,750 - $195 psf
Bukit Merah: 185 sold - median $161,000 - 4-room median $263,000 - $228 psf
Bukit Panjang: 111 sold - median $215,000 - 4-room median $207,000 - $190 psf
Bukit Timah: 23 sold - median $380,000 - 4-room median $300,000 - $276 psf
Central Area: 39 sold - median $158,000 - 4-room median $242,000 - $228 psf
Choa Chu Kang: 365 sold - median $300,000 - 4-room median $251,500 - $233 psf
Clementi: 235 sold - median $173,000 - 4-room median $247,000 - $215 psf
Geylang: 173 sold - median $153,500 - 4-room median $240,000 - $203 psf
Hougang: 338 sold - median $238,250 - 4-room median $237,000 - $221 psf
Jurong East: 173 sold - median $198,000 - 4-room median $208,800 - $193 psf
Jurong West: 401 sold - median $211,000 - 4-room median $213,000 - $191 psf
Kallang/Whampoa: 158 sold - median $198,500 - 4-room median $251,500 - $223 psf
Marine Parade: 47 sold - median $262,000 - 4-room median $281,000 - $286 psf
Pasir Ris: 412 sold - median $351,000 - 4-room median $267,000 - $255 psf
Queenstown: 150 sold - median $137,000 - 4-room median $244,900 - $197 psf
Sengkang: 3 sold - median $104,000 - 4-room median n/a - $142 psf
Serangoon: 188 sold - median $227,000 - 4-room median $231,250 - $232 psf
Tampines: 604 sold - median $282,000 - 4-room median $265,000 - $247 psf
Toa Payoh: 179 sold - median $167,000 - 4-room median $235,000 - $220 psf
Woodlands: 217 sold - median $235,000 - 4-room median $188,000 - $202 psf
Yishun: 504 sold - median $215,000 - 4-room median $222,000 - $203 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1999

$600,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,572 sqft - $382 psf - 95 yrs lease left

$587,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $364 psf - 95 yrs lease left

$580,000 Blk 128 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $359 psf - 87 yrs lease left

$580,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,668 sqft - $348 psf - 95 yrs lease left

$575,000 Blk 219 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,572 sqft - $366 psf - 92 yrs lease left

$575,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,668 sqft - $345 psf - 95 yrs lease left

$575,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,604 sqft - $359 psf - 93 yrs lease left

$568,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,550 sqft - $366 psf - 93 yrs lease left

$554,000 Blk 134 Bishan St 12, Bishan
Executive - storey 13 to 15 - 1,550 sqft - $357 psf - 86 yrs lease left

$550,000 Blk 134 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $338 psf - 86 yrs lease left

The 5 most affordable 4-room flats, April 1999

$123,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $131 psf - 75 yrs lease left

$128,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $137 psf - 75 yrs lease left

$129,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 947 sqft - $136 psf - 76 yrs lease left

$135,500 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $143 psf - 75 yrs lease left

$137,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $145 psf - 75 yrs lease left

The 10 busiest streets, April 1999

Yishun Ring Rd, Yishun: 145 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 92 sales
Bedok Reservoir Rd, Bedok: 91 sales
Tampines St 82, Tampines: 90 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 88 sales
Hougang Ave 8, Hougang: 80 sales
Choa Chu Kang St 52, Choa Chu Kang: 79 sales
Jurong West St 42, Jurong West: 62 sales
Choa Chu Kang St 51, Choa Chu Kang: 61 sales
Tampines St 32, Tampines: 61 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