HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1999

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

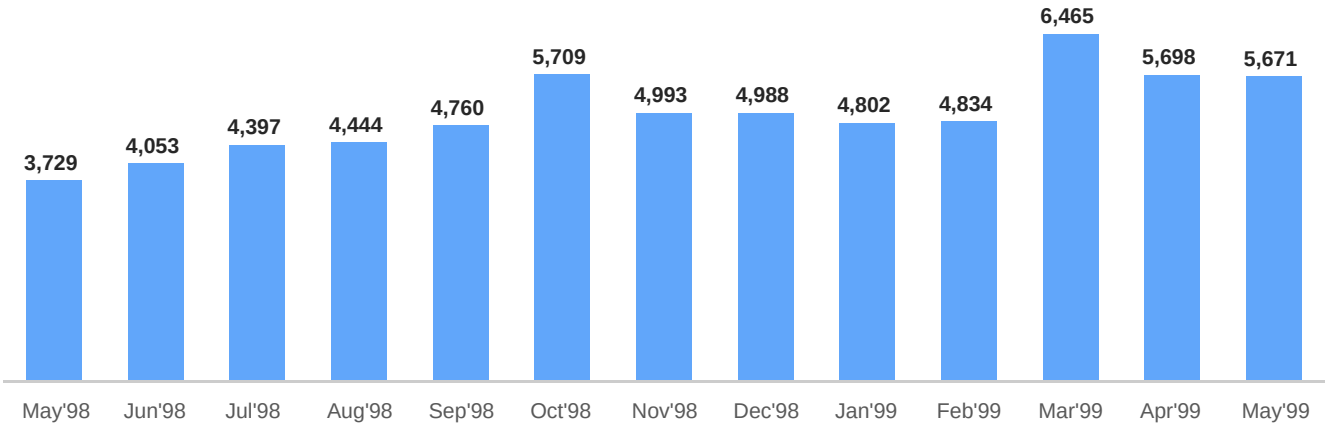
Flats sold: 5,671 Median price: $232,000 Median $psf: $221
Million-dollar flats: 0 (0.0%) Highest price: $612,000 (Queenstown)

Against the month before: sales -0.5%, median price +0.4%. Against a year ago: sales +52.1%, median price -6.1%.

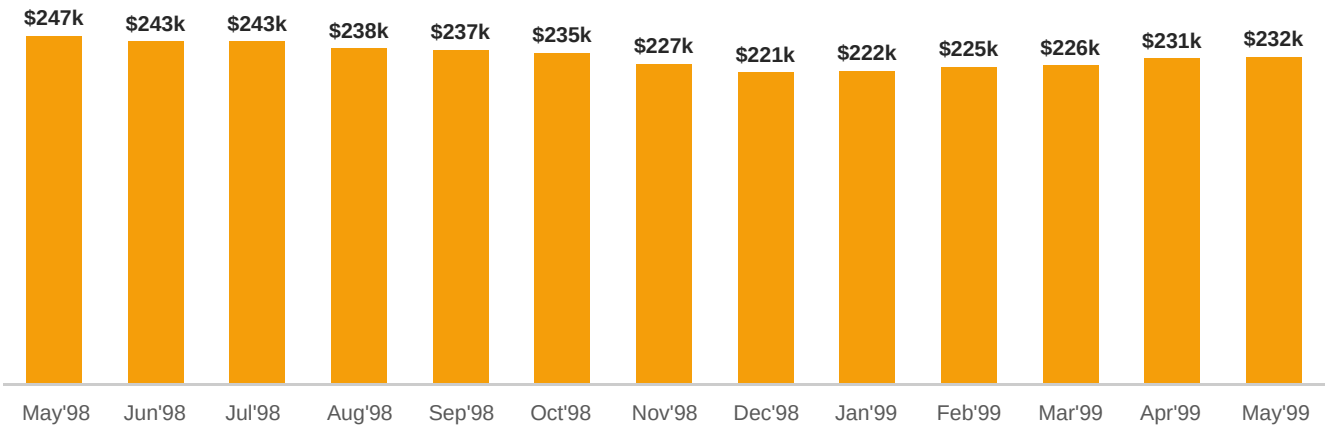
At a glance

- 5,671 HDB resale flats changed hands in May 1999, about the same as the month before (5,698).
- Half of all flats sold for $232,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $233,000 (1,962 sales), or about $223 per square foot.
- The highest price was $612,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Woodlands (median $182,900) and the dearest was Bishan (median $307,000).
- The busiest town was Tampines with 642 sales.

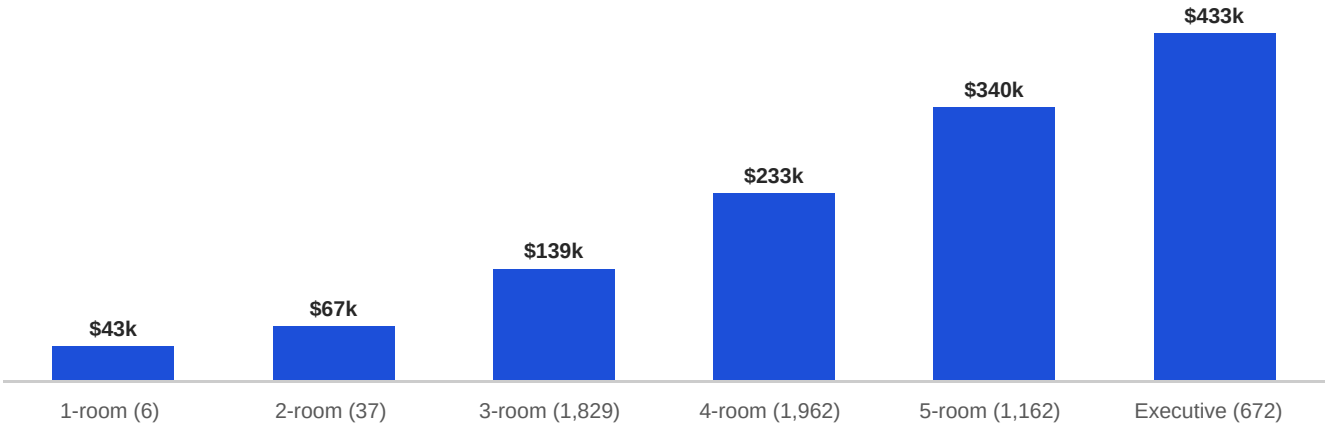
Flats sold each month, last 13 months



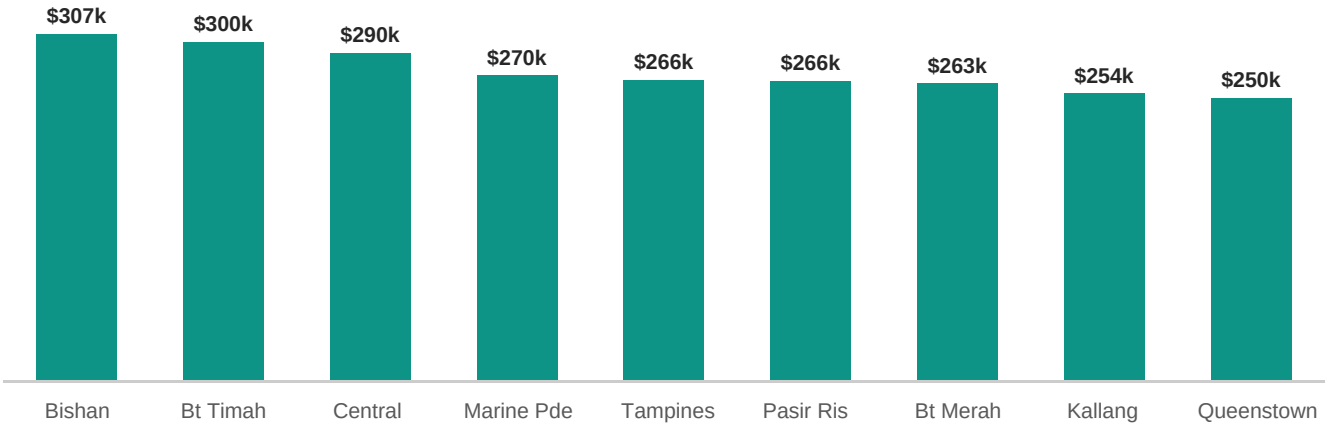
Median price each month, last 13 months



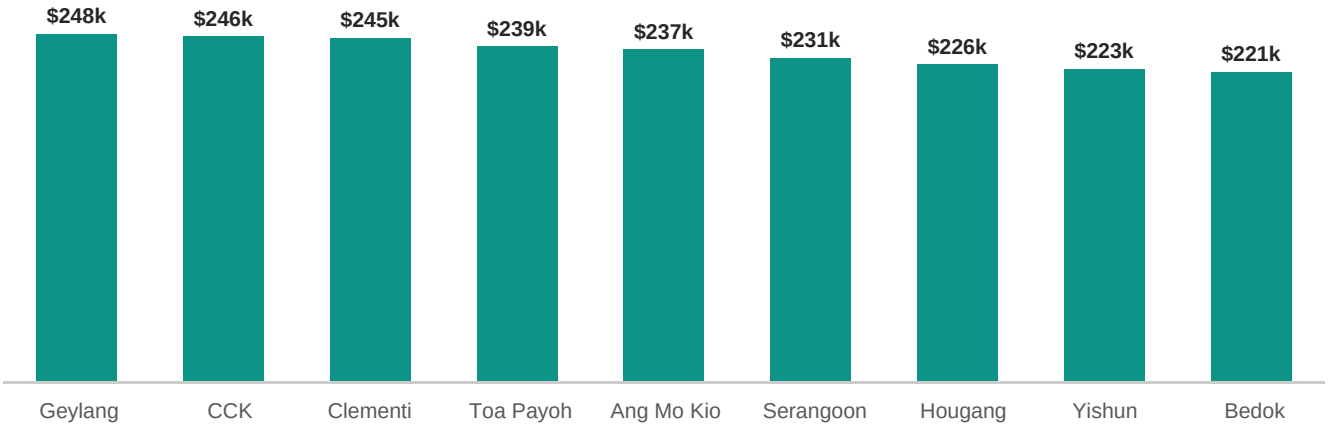
Median price by flat type (number sold), May 1999



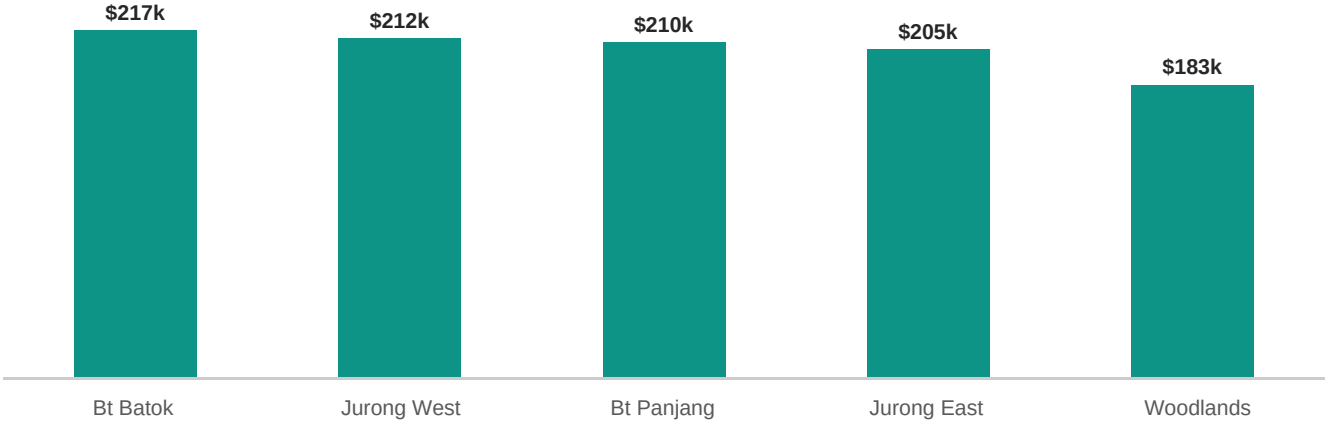
Median 4-room price by town, dearest first



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



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



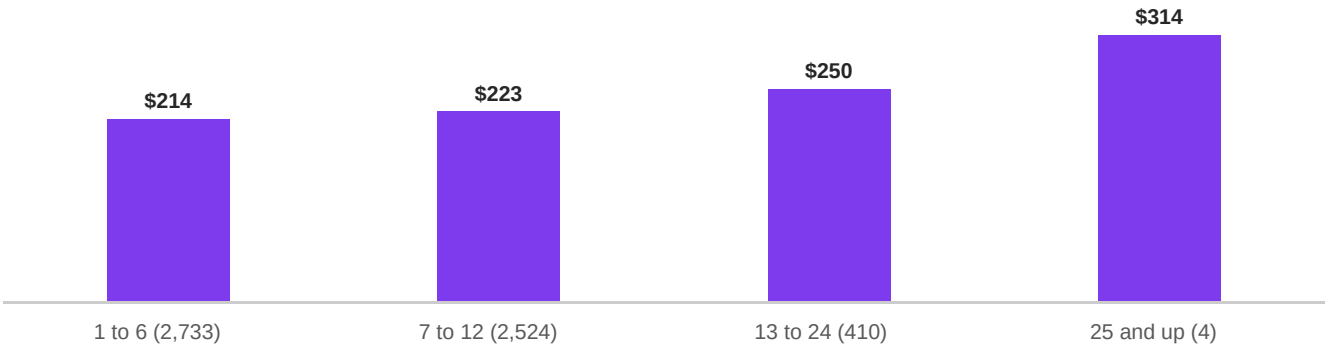
Town by town, May 1999

Ang Mo Kio: 311 sold - median $153,000 - 4-room median $237,000 - $204 psf
Bedok: 449 sold - median $206,000 - 4-room median $220,900 - $221 psf
Bishan: 178 sold - median $337,500 - 4-room median $307,000 - $291 psf
Bukit Batok: 255 sold - median $200,500 - 4-room median $217,000 - $196 psf
Bukit Merah: 177 sold - median $166,200 - 4-room median $263,000 - $227 psf
Bukit Panjang: 102 sold - median $212,750 - 4-room median $209,500 - $190 psf
Bukit Timah: 22 sold - median $418,000 - 4-room median $300,000 - $287 psf
Central Area: 26 sold - median $169,000 - 4-room median $290,000 - $238 psf
Choa Chu Kang: 356 sold - median $315,500 - 4-room median $246,000 - $234 psf
Clementi: 224 sold - median $170,500 - 4-room median $245,000 - $214 psf
Geylang: 177 sold - median $153,500 - 4-room median $248,000 - $206 psf
Hougang: 316 sold - median $240,000 - 4-room median $226,000 - $225 psf
Jurong East: 173 sold - median $191,000 - 4-room median $205,000 - $191 psf
Jurong West: 437 sold - median $212,000 - 4-room median $212,000 - $189 psf
Kallang/Whampoa: 109 sold - median $155,000 - 4-room median $254,250 - $214 psf
Marine Parade: 60 sold - median $268,000 - 4-room median $270,000 - $288 psf
Pasir Ris: 432 sold - median $347,000 - 4-room median $265,500 - $254 psf
Queenstown: 166 sold - median $129,500 - 4-room median $250,000 - $195 psf
Sembawang: 1 sold - median $70,000 - 4-room median n/a - $102 psf
Serangoon: 178 sold - median $241,500 - 4-room median $230,750 - $236 psf
Tampines: 642 sold - median $285,500 - 4-room median $266,000 - $247 psf
Toa Payoh: 183 sold - median $157,500 - 4-room median $239,000 - $212 psf
Woodlands: 247 sold - median $225,000 - 4-room median $182,900 - $199 psf
Yishun: 450 sold - median $214,550 - 4-room median $223,000 - $201 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1999

$612,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,528 sqft - $400 psf - 95 yrs lease left

$610,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,528 sqft - $399 psf - 95 yrs lease left

$608,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,528 sqft - $398 psf - 95 yrs lease left

$605,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,593 sqft - $380 psf - 95 yrs lease left

$588,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,679 sqft - $350 psf - 95 yrs lease left

$580,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,572 sqft - $369 psf - 95 yrs lease left

$577,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,528 sqft - $378 psf - 93 yrs lease left

$560,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $356 psf - 92 yrs lease left

$558,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,615 sqft - $346 psf - 95 yrs lease left

$555,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $353 psf - 92 yrs lease left

The 5 most affordable 4-room flats, May 1999

$132,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $139 psf - 75 yrs lease left

$133,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 947 sqft - $140 psf - 76 yrs lease left

$137,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 947 sqft - $145 psf - 76 yrs lease left

$138,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $147 psf - 75 yrs lease left

$139,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 16 to 18 - 936 sqft - $148 psf - 75 yrs lease left

The 10 busiest streets, May 1999

Yishun Ring Rd, Yishun: 129 sales
Bedok Reservoir Rd, Bedok: 114 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 84 sales
Pasir Ris St 21, Pasir Ris: 82 sales
Tampines St 82, Tampines: 82 sales
Choa Chu Kang St 51, Choa Chu Kang: 68 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 67 sales
Hougang Ave 8, Hougang: 64 sales
Pasir Ris St 11, Pasir Ris: 62 sales
Choa Chu Kang St 52, Choa Chu Kang: 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