HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 1999

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

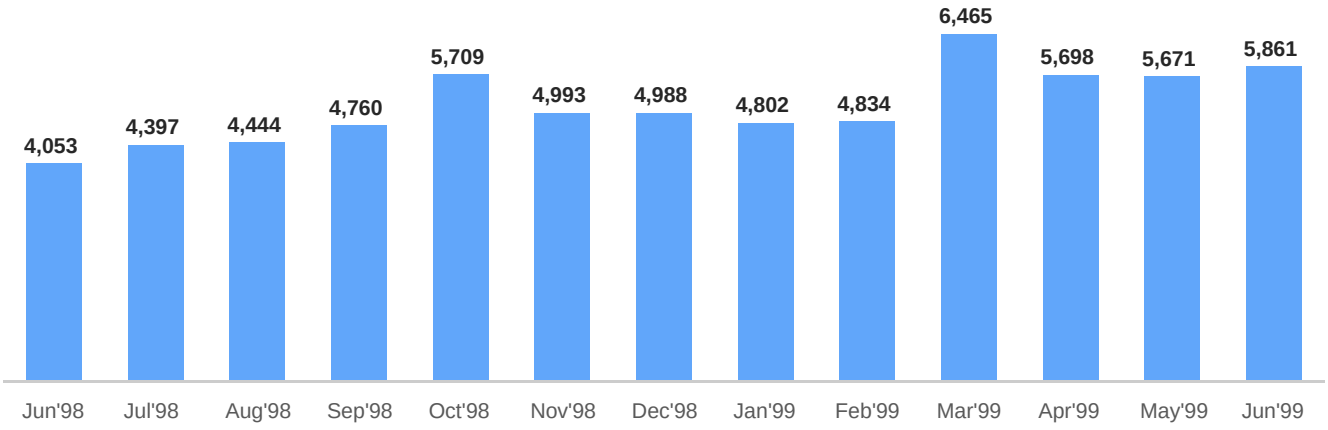
Flats sold: 5,861 Median price: $232,000 Median $psf: $221
Million-dollar flats: 0 (0.0%) Highest price: $626,000 (Queenstown)

Against the month before: sales +3.4%, median price +0.0%. Against a year ago: sales +44.6%, median price -4.5%.

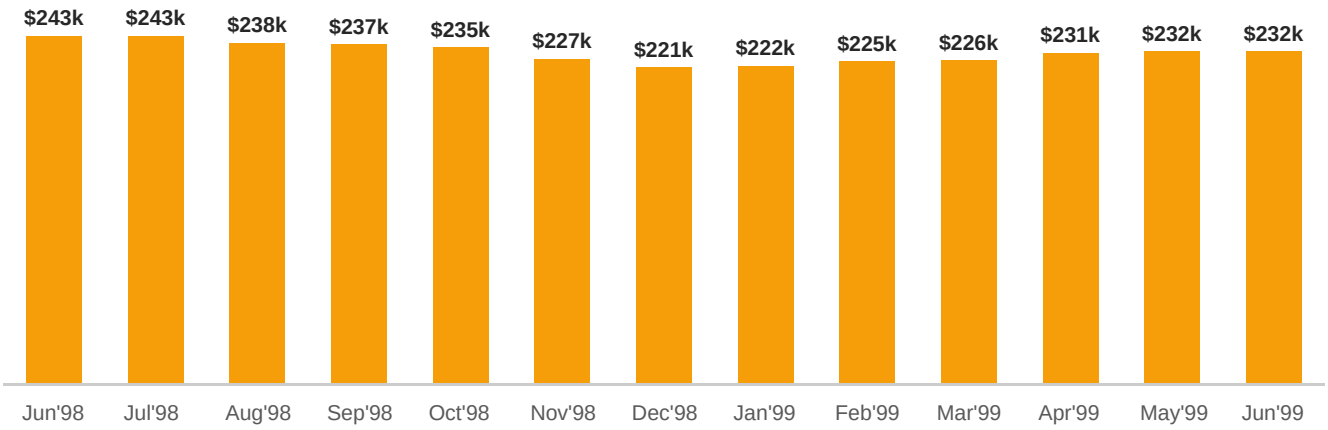
At a glance

- 5,861 HDB resale flats changed hands in June 1999, 3.4% more than the month before (5,671).
- 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 $235,000 (2,024 sales), or about $224 per square foot.
- The highest price was $626,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Woodlands (median $200,000) and the dearest was Bishan (median $315,000).
- The busiest town was Tampines with 699 sales.

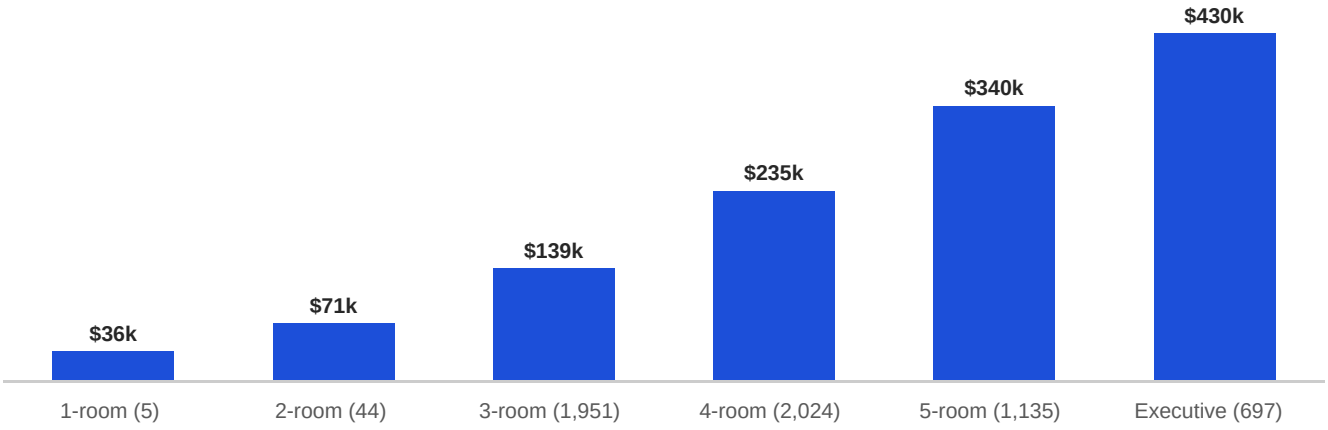
Flats sold each month, last 13 months



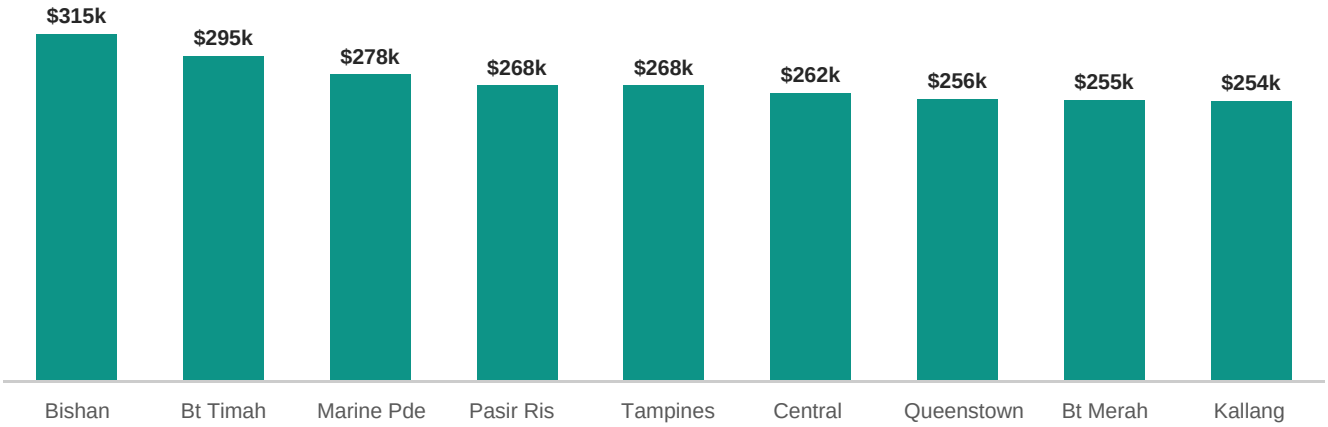
Median price each month, last 13 months



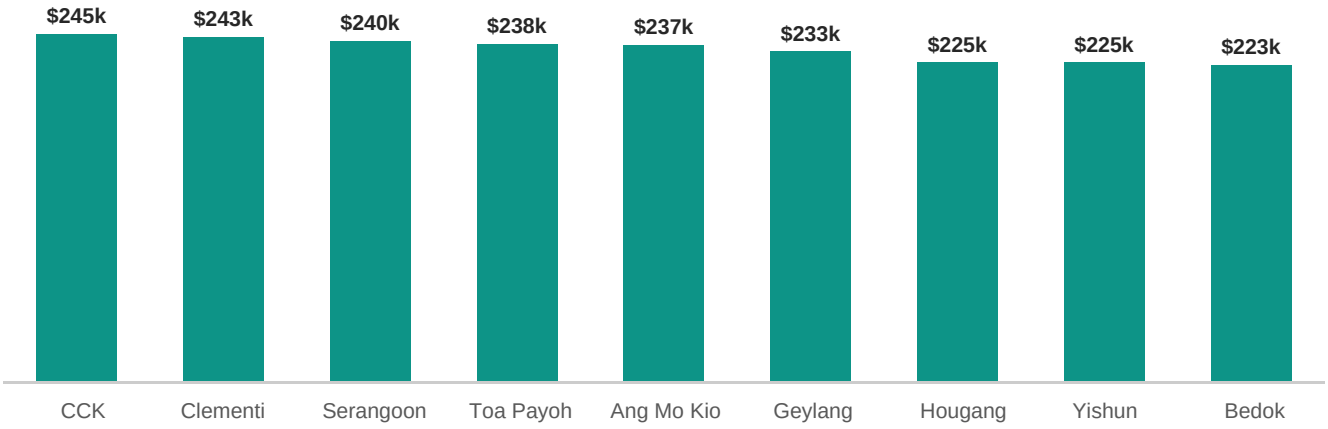
Median price by flat type (number sold), June 1999



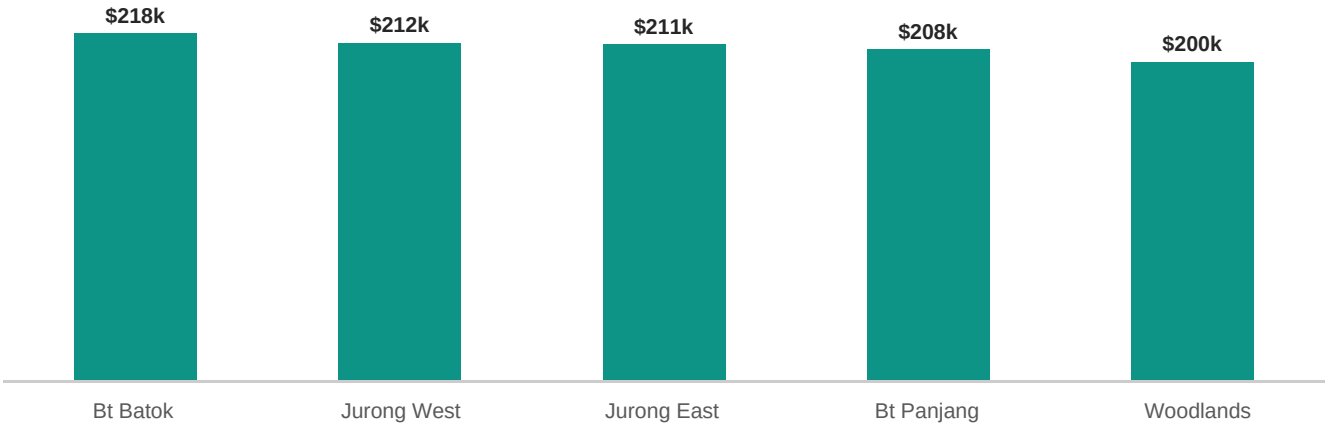
Median 4-room price by town, dearest first



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



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



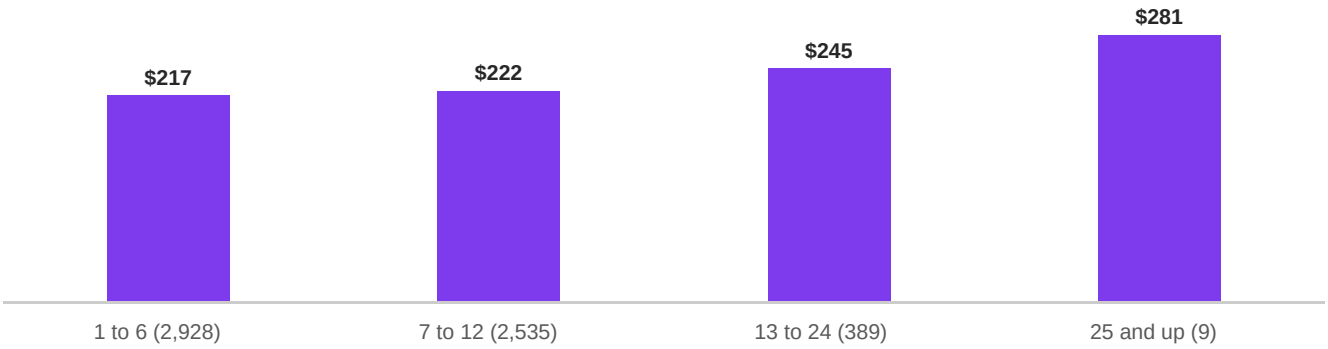
Town by town, June 1999

Ang Mo Kio: 328 sold - median $157,000 - 4-room median $237,100 - $206 psf
Bedok: 491 sold - median $196,000 - 4-room median $223,000 - $215 psf
Bishan: 146 sold - median $336,500 - 4-room median $315,000 - $289 psf
Bukit Batok: 232 sold - median $177,500 - 4-room median $218,000 - $191 psf
Bukit Merah: 177 sold - median $172,000 - 4-room median $255,000 - $236 psf
Bukit Panjang: 104 sold - median $208,000 - 4-room median $208,000 - $187 psf
Bukit Timah: 17 sold - median $390,000 - 4-room median $295,000 - $283 psf
Central Area: 30 sold - median $169,500 - 4-room median $261,500 - $244 psf
Choa Chu Kang: 336 sold - median $318,000 - 4-room median $245,000 - $237 psf
Clementi: 189 sold - median $175,000 - 4-room median $243,000 - $216 psf
Geylang: 187 sold - median $144,000 - 4-room median $232,750 - $205 psf
Hougang: 301 sold - median $222,000 - 4-room median $225,000 - $223 psf
Jurong East: 166 sold - median $194,500 - 4-room median $211,000 - $193 psf
Jurong West: 456 sold - median $211,000 - 4-room median $212,000 - $188 psf
Kallang/Whampoa: 147 sold - median $158,000 - 4-room median $254,000 - $217 psf
Marine Parade: 51 sold - median $267,000 - 4-room median $278,000 - $287 psf
Pasir Ris: 438 sold - median $354,500 - 4-room median $268,000 - $253 psf
Queenstown: 190 sold - median $134,000 - 4-room median $256,000 - $197 psf
Sembawang: 1 sold - median $68,000 - 4-room median n/a - $99 psf
Sengkang: 1 sold - median $155,000 - 4-room median n/a - $157 psf
Serangoon: 191 sold - median $250,000 - 4-room median $240,000 - $238 psf
Tampines: 699 sold - median $293,000 - 4-room median $268,000 - $248 psf
Toa Payoh: 217 sold - median $168,000 - 4-room median $238,000 - $222 psf
Woodlands: 287 sold - median $237,000 - 4-room median $200,000 - $202 psf
Yishun: 479 sold - median $222,000 - 4-room median $225,000 - $204 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 1999

$626,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,593 sqft - $393 psf - 95 yrs lease left

$618,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,615 sqft - $383 psf - 95 yrs lease left

$600,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $372 psf - 95 yrs lease left

$585,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,572 sqft - $372 psf - 93 yrs lease left

$580,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,604 sqft - $362 psf - 93 yrs lease left

$570,000 Blk 441 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 2,013 sqft - $283 psf - 90 yrs lease left

$570,000 Blk 222 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $363 psf - 92 yrs lease left

$565,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,550 sqft - $365 psf - 87 yrs lease left

$558,000 Blk 123 Kim Tian Rd, Bukit Merah
5-room - storey 10 to 12 - 1,485 sqft - $376 psf - 95 yrs lease left

$558,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,582 sqft - $353 psf - 95 yrs lease left

The 5 most affordable 4-room flats, June 1999

$130,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $134 psf - 76 yrs lease left

$134,500 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $144 psf - 75 yrs lease left

$137,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $146 psf - 75 yrs lease left

$141,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $151 psf - 75 yrs lease left

$143,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $153 psf - 75 yrs lease left

The 10 busiest streets, June 1999

Yishun Ring Rd, Yishun: 138 sales
Bedok Reservoir Rd, Bedok: 103 sales
Tampines St 33, Tampines: 91 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 85 sales
Pasir Ris St 21, Pasir Ris: 78 sales
Bedok Nth St 3, Bedok: 77 sales
Hougang Ave 8, Hougang: 74 sales
Tampines St 32, Tampines: 73 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 67 sales
Jurong West St 42, Jurong West: 60 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