HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1999

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

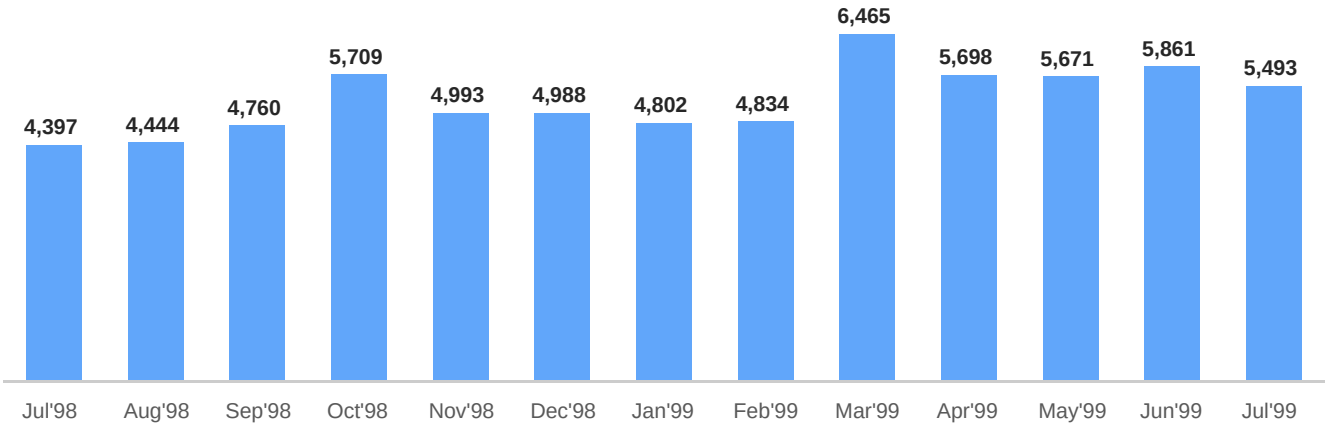
Flats sold: 5,493 Median price: $240,000 Median $psf: $226
Million-dollar flats: 0 (0.0%) Highest price: $640,000 (Queenstown)

Against the month before: sales -6.3%, median price +3.4%. Against a year ago: sales +24.9%, median price -1.2%.

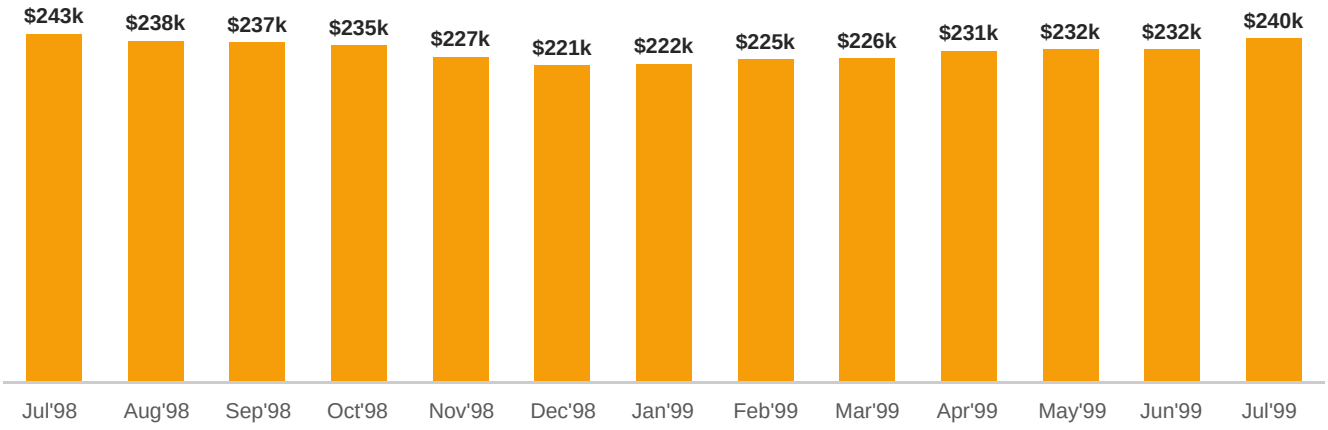
At a glance

- 5,493 HDB resale flats changed hands in July 1999, 6.3% fewer than the month before (5,861).
- Half of all flats sold for $240,000 or less (the median price), up 3.4% from the month before.
- A typical 4-room flat sold for $239,000 (1,870 sales), or about $227 per square foot.
- The highest price was $640,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $211,000) and the dearest was Bukit Timah (median $313,500).
- The busiest town was Tampines with 657 sales.

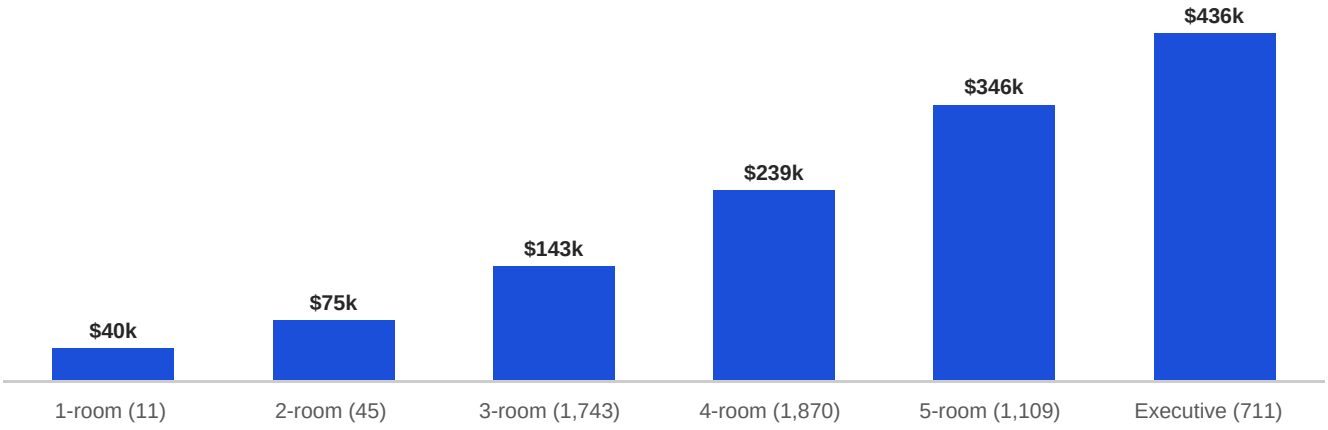
Flats sold each month, last 13 months



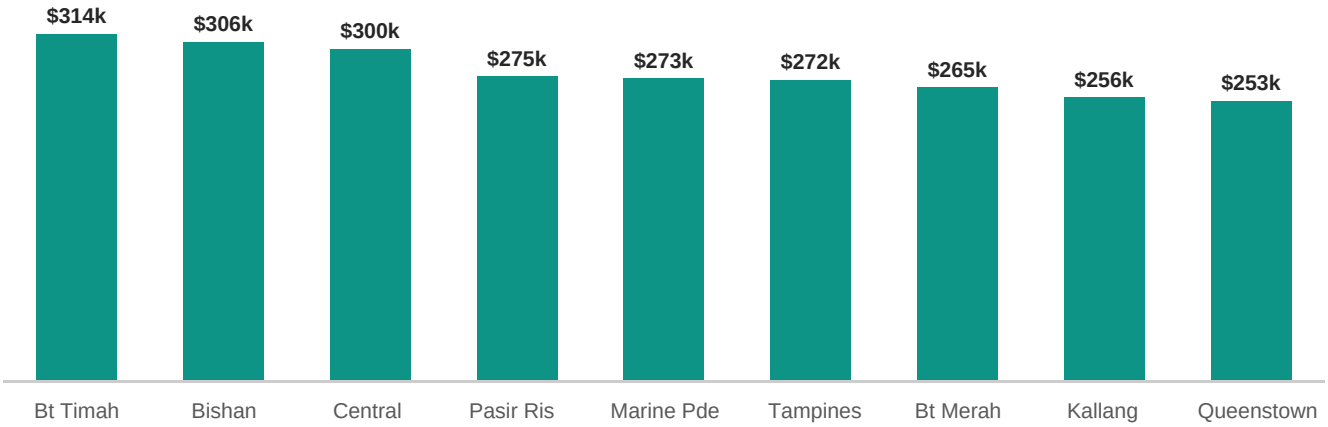
Median price each month, last 13 months



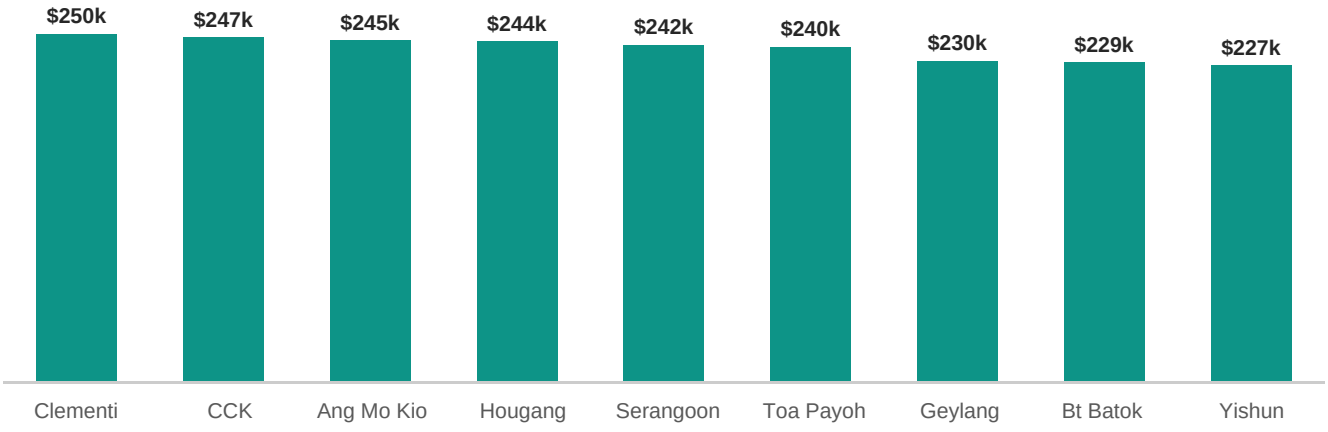
Median price by flat type (number sold), July 1999



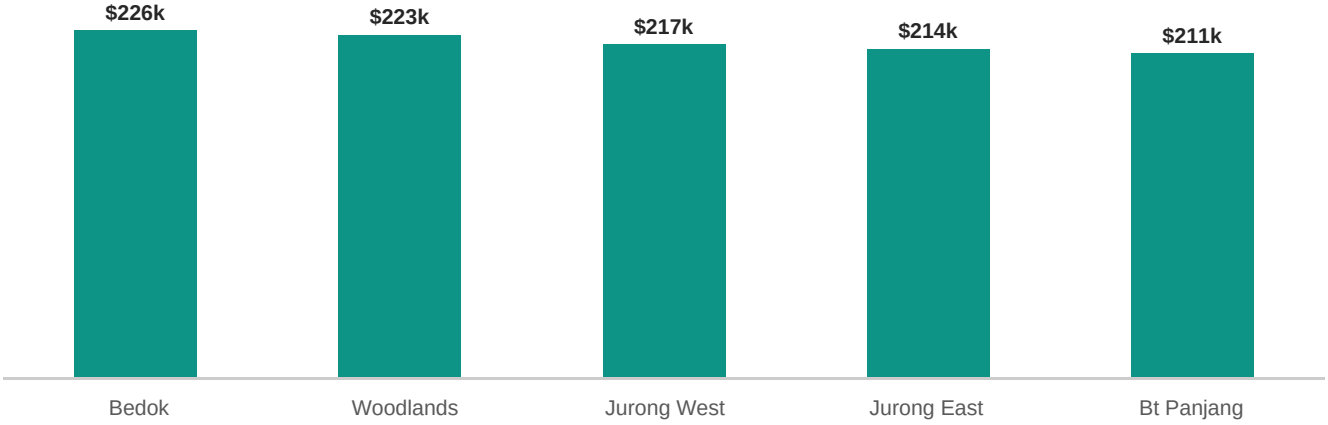
Median 4-room price by town, dearest first



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



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



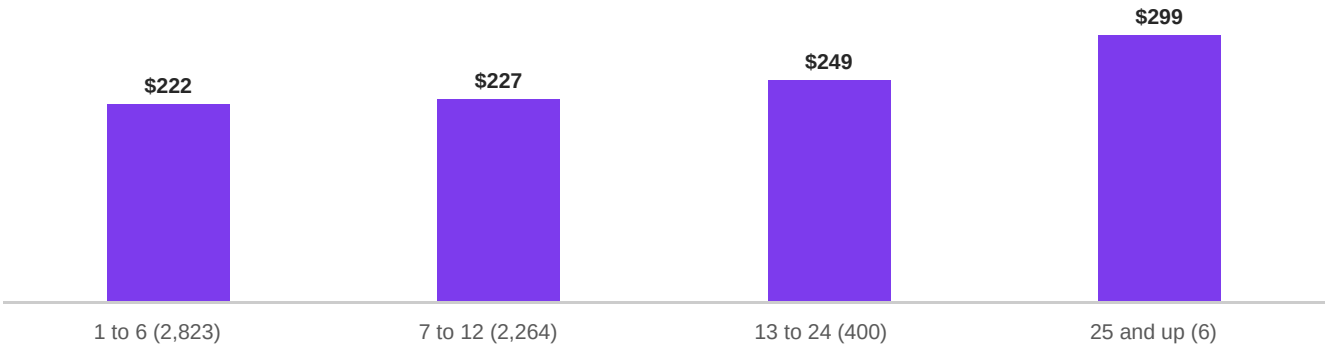
Town by town, July 1999

Ang Mo Kio: 289 sold - median $173,000 - 4-room median $245,000 - $219 psf
Bedok: 478 sold - median $204,550 - 4-room median $226,000 - $219 psf
Bishan: 148 sold - median $331,000 - 4-room median $306,000 - $292 psf
Bukit Batok: 199 sold - median $200,000 - 4-room median $229,000 - $201 psf
Bukit Merah: 185 sold - median $155,000 - 4-room median $265,000 - $217 psf
Bukit Panjang: 110 sold - median $215,500 - 4-room median $211,000 - $193 psf
Bukit Timah: 14 sold - median $359,000 - 4-room median $313,500 - $288 psf
Central Area: 32 sold - median $173,000 - 4-room median $300,000 - $260 psf
Choa Chu Kang: 324 sold - median $332,000 - 4-room median $247,000 - $245 psf
Clementi: 147 sold - median $182,000 - 4-room median $249,500 - $222 psf
Geylang: 191 sold - median $175,000 - 4-room median $230,000 - $211 psf
Hougang: 276 sold - median $245,250 - 4-room median $244,000 - $228 psf
Jurong East: 127 sold - median $208,000 - 4-room median $213,900 - $196 psf
Jurong West: 435 sold - median $221,000 - 4-room median $217,000 - $194 psf
Kallang/Whampoa: 153 sold - median $162,000 - 4-room median $256,000 - $220 psf
Marine Parade: 56 sold - median $227,500 - 4-room median $273,000 - $281 psf
Pasir Ris: 430 sold - median $370,000 - 4-room median $275,000 - $261 psf
Queenstown: 202 sold - median $136,750 - 4-room median $253,000 - $200 psf
Sembawang: 1 sold - median $67,000 - 4-room median n/a - $97 psf
Sengkang: 1 sold - median $175,000 - 4-room median n/a - $177 psf
Serangoon: 145 sold - median $248,000 - 4-room median $241,500 - $242 psf
Tampines: 657 sold - median $283,000 - 4-room median $272,000 - $248 psf
Toa Payoh: 155 sold - median $173,000 - 4-room median $240,000 - $232 psf
Woodlands: 316 sold - median $273,750 - 4-room median $223,000 - $212 psf
Yishun: 422 sold - median $215,000 - 4-room median $227,000 - $205 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1999

$640,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,593 sqft - $402 psf - 95 yrs lease left

$620,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,615 sqft - $384 psf - 95 yrs lease left

$615,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $351 psf - 87 yrs lease left

$600,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,604 sqft - $374 psf - 95 yrs lease left

$600,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,582 sqft - $379 psf - 95 yrs lease left

$595,000 Blk 615 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 04 to 06 - 1,604 sqft - $371 psf - 96 yrs lease left

$590,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,604 sqft - $368 psf - 95 yrs lease left

$588,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,615 sqft - $364 psf - 95 yrs lease left

$582,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,604 sqft - $363 psf - 95 yrs lease left

$582,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,658 sqft - $351 psf - 95 yrs lease left

The 5 most affordable 4-room flats, July 1999

$115,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $123 psf - 75 yrs lease left

$128,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $132 psf - 74 yrs lease left

$133,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $142 psf - 75 yrs lease left

$135,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $144 psf - 75 yrs lease left

$136,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $144 psf - 75 yrs lease left

The 10 busiest streets, July 1999

Yishun Ring Rd, Yishun: 127 sales
Bedok Reservoir Rd, Bedok: 124 sales
Tampines St 33, Tampines: 105 sales
Pasir Ris St 21, Pasir Ris: 87 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 83 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 76 sales
Jurong West St 81, Jurong West: 65 sales
Woodlands St 41, Woodlands: 64 sales
Hougang Ave 8, Hougang: 63 sales
Woodlands St 82, Woodlands: 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