HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 1999

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

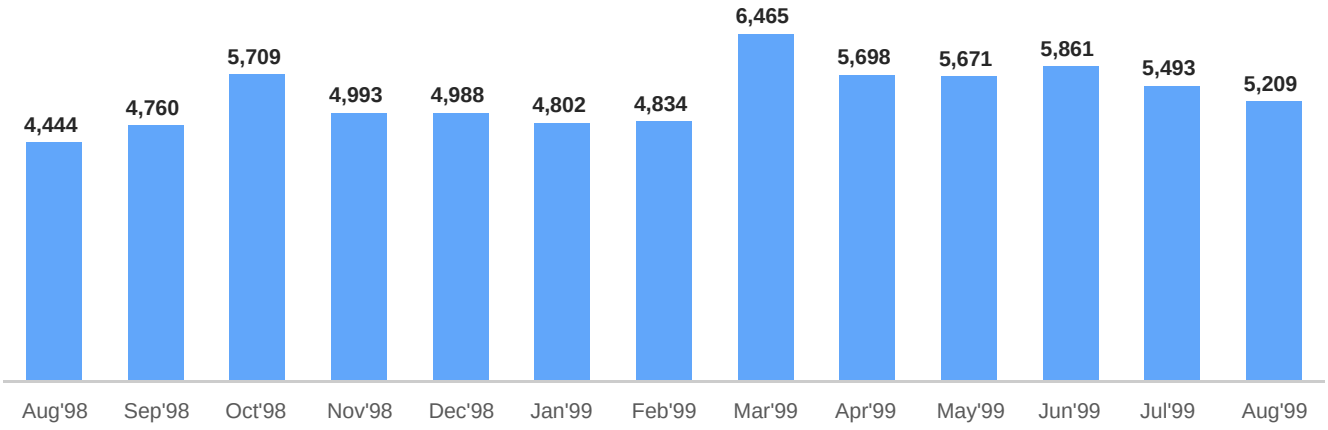
Flats sold: 5,209 **Median price: $246,000** **Median $psf: $232**
Million-dollar flats: 0 (0.0%) **Highest price: $731,000 (Queenstown)**

Against the month before: sales -5.2%, median price +2.5%. Against a year ago: sales +17.2%, median price +3.4%.

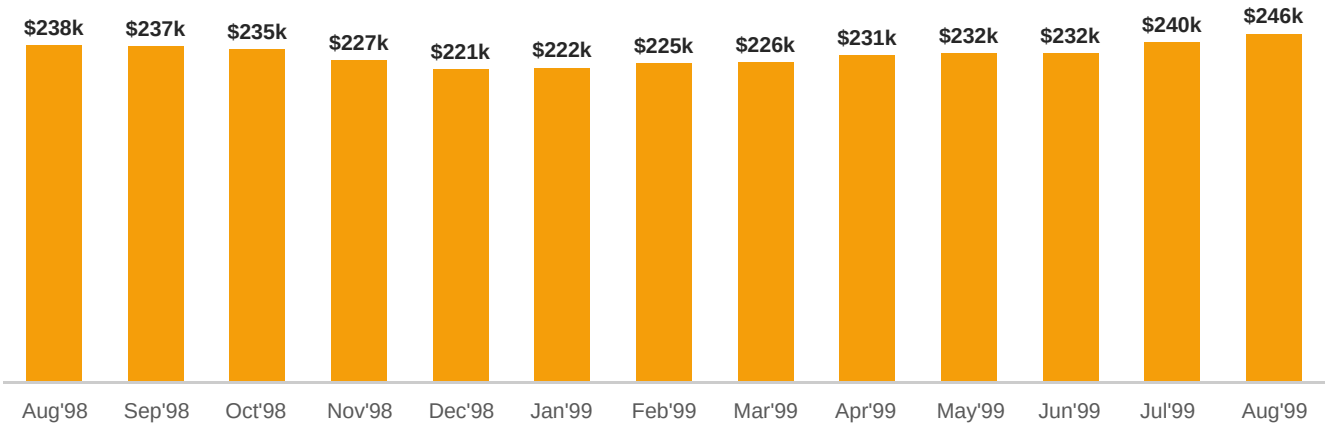
At a glance

- 5,209 HDB resale flats changed hands in August 1999, 5.2% fewer than the month before (5,493).
- Half of all flats sold for $246,000 or less (the median price), up 2.5% from the month before.
- A typical 4-room flat sold for $247,000 (1,875 sales), or about $233 per square foot.
- The highest price was $731,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Batok (median $213,000) and the dearest was Bishan (median $321,000).
- The busiest town was Tampines with 662 sales.

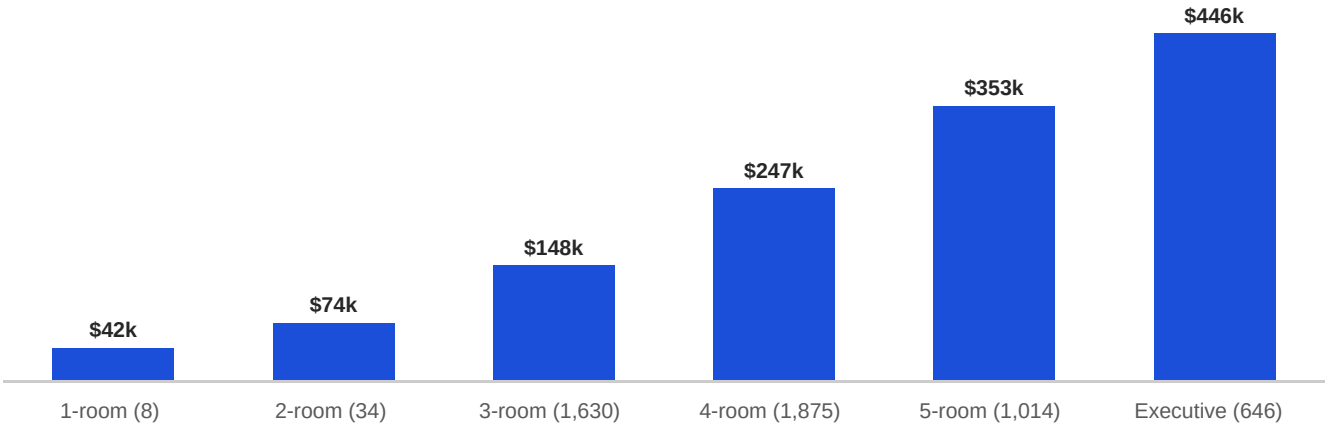
Flats sold each month, last 13 months



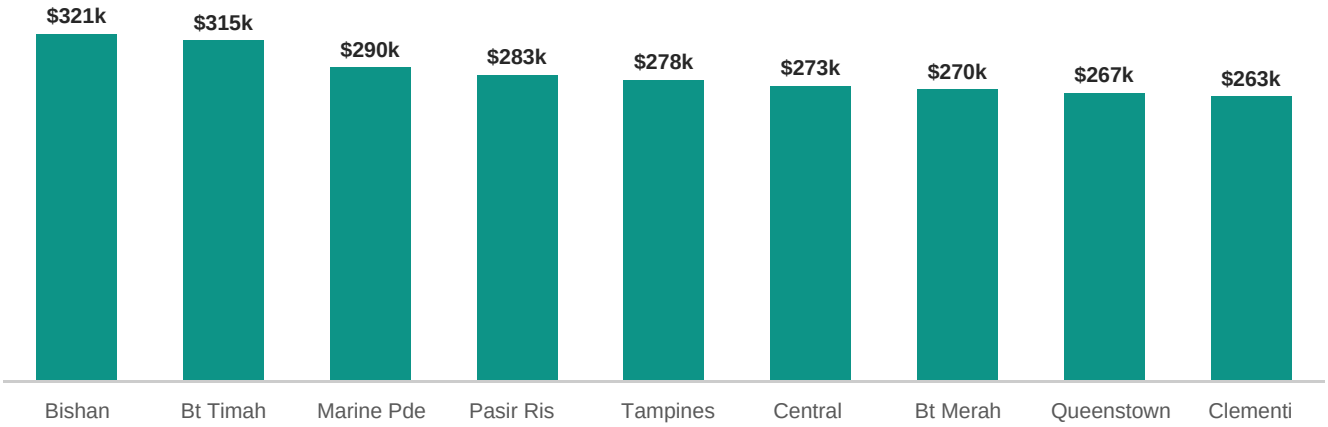
Median price each month, last 13 months



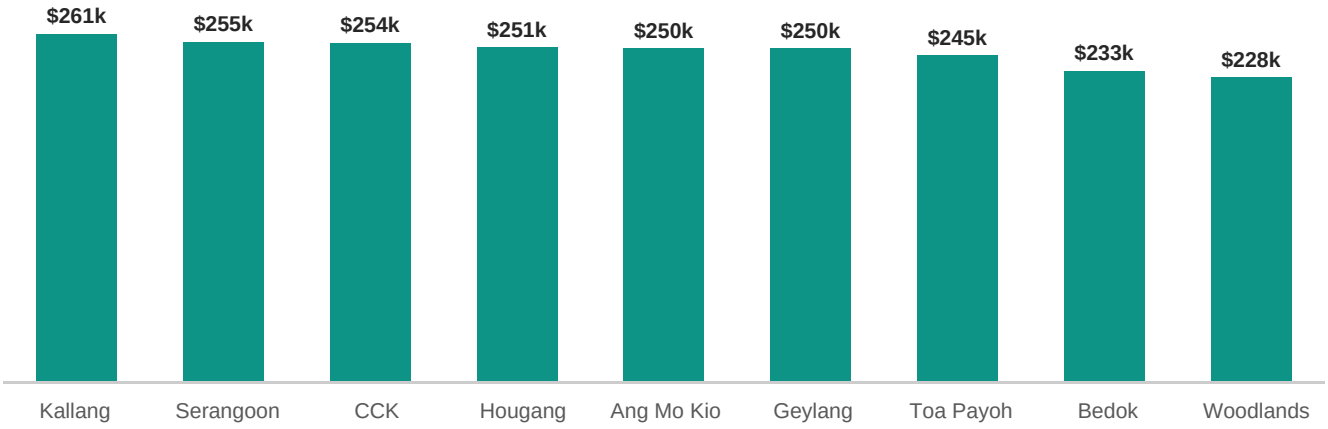
Median price by flat type (number sold), August 1999



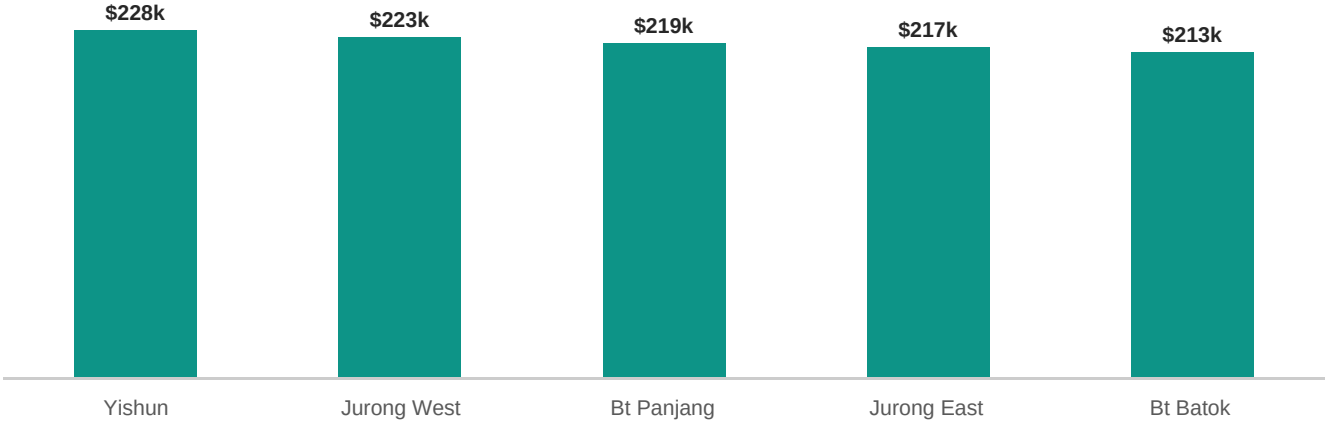
Median 4-room price by town, dearest first



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



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



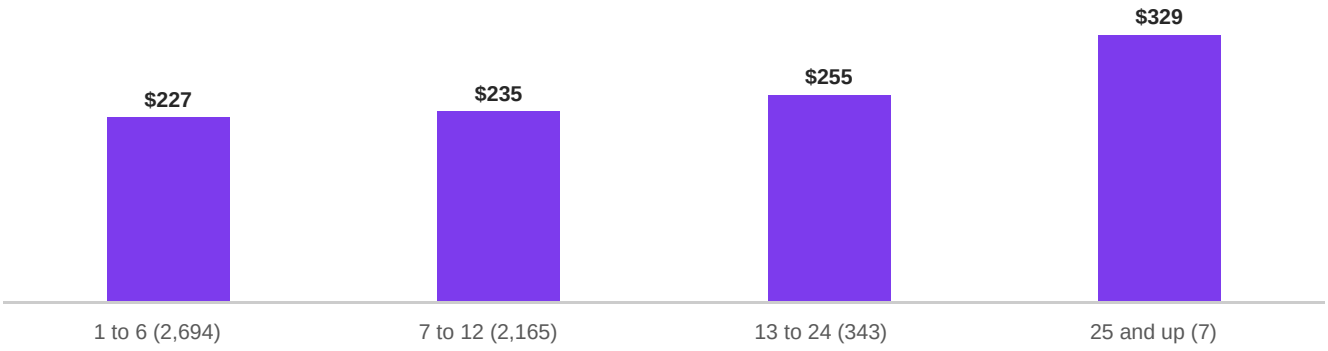
Town by town, August 1999

Ang Mo Kio: 290 sold - median $168,500 - 4-room median $250,000 - $221 psf
Bedok: 445 sold - median $208,000 - 4-room median $233,000 - $227 psf
Bishan: 141 sold - median $335,000 - 4-room median $321,000 - $294 psf
Bukit Batok: 172 sold - median $190,000 - 4-room median $213,000 - $205 psf
Bukit Merah: 154 sold - median $169,500 - 4-room median $269,500 - $234 psf
Bukit Panjang: 109 sold - median $225,000 - 4-room median $219,000 - $201 psf
Bukit Timah: 12 sold - median $315,000 - 4-room median $315,000 - $281 psf
Central Area: 30 sold - median $189,000 - 4-room median $272,500 - $259 psf
Choa Chu Kang: 307 sold - median $338,000 - 4-room median $254,250 - $251 psf
Clementi: 147 sold - median $170,000 - 4-room median $263,000 - $224 psf
Geylang: 159 sold - median $180,000 - 4-room median $250,000 - $216 psf
Hougang: 257 sold - median $250,000 - 4-room median $251,000 - $235 psf
Jurong East: 128 sold - median $211,500 - 4-room median $216,500 - $208 psf
Jurong West: 413 sold - median $228,000 - 4-room median $223,000 - $202 psf
Kallang/Whampoa: 152 sold - median $170,000 - 4-room median $261,000 - $229 psf
Marine Parade: 32 sold - median $286,500 - 4-room median $290,000 - $305 psf
Pasir Ris: 390 sold - median $370,000 - 4-room median $283,000 - $268 psf
Queenstown: 162 sold - median $142,750 - 4-room median $266,500 - $209 psf
Sengkang: 6 sold - median $128,500 - 4-room median n/a - $161 psf
Serangoon: 130 sold - median $266,000 - 4-room median $255,000 - $250 psf
Tampines: 662 sold - median $292,000 - 4-room median $278,000 - $255 psf
Toa Payoh: 172 sold - median $177,000 - 4-room median $245,000 - $239 psf
Woodlands: 364 sold - median $255,000 - 4-room median $228,400 - $213 psf
Yishun: 375 sold - median $219,000 - 4-room median $227,500 - $216 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 1999

$731,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,668 sqft - $438 psf - 95 yrs lease left

$645,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $399 psf - 87 yrs lease left

$638,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $409 psf - 93 yrs lease left

$631,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $404 psf - 93 yrs lease left

$630,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,604 sqft - $393 psf - 95 yrs lease left

$628,000 Blk 222 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $400 psf - 92 yrs lease left

$620,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $384 psf - 95 yrs lease left

$610,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,528 sqft - $399 psf - 95 yrs lease left

$605,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,615 sqft - $375 psf - 95 yrs lease left

$600,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 22 to 24 - 1,539 sqft - $390 psf - 95 yrs lease left

The 5 most affordable 4-room flats, August 1999

$134,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $138 psf - 74 yrs lease left

$134,500 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $142 psf - 75 yrs lease left

$143,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $151 psf - 76 yrs lease left

$145,000 Blk 201 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $148 psf - 80 yrs lease left

$150,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $144 psf - 77 yrs lease left

The 10 busiest streets, August 1999

Tampines St 33, Tampines: 121 sales
Yishun Ring Rd, Yishun: 117 sales
Bedok Reservoir Rd, Bedok: 112 sales
Woodlands St 41, Woodlands: 90 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 83 sales
Woodlands St 82, Woodlands: 70 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 66 sales
Tampines St 21, Tampines: 62 sales
Hougang Ave 8, Hougang: 55 sales
Bedok Nth Rd, Bedok: 49 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