HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1999

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

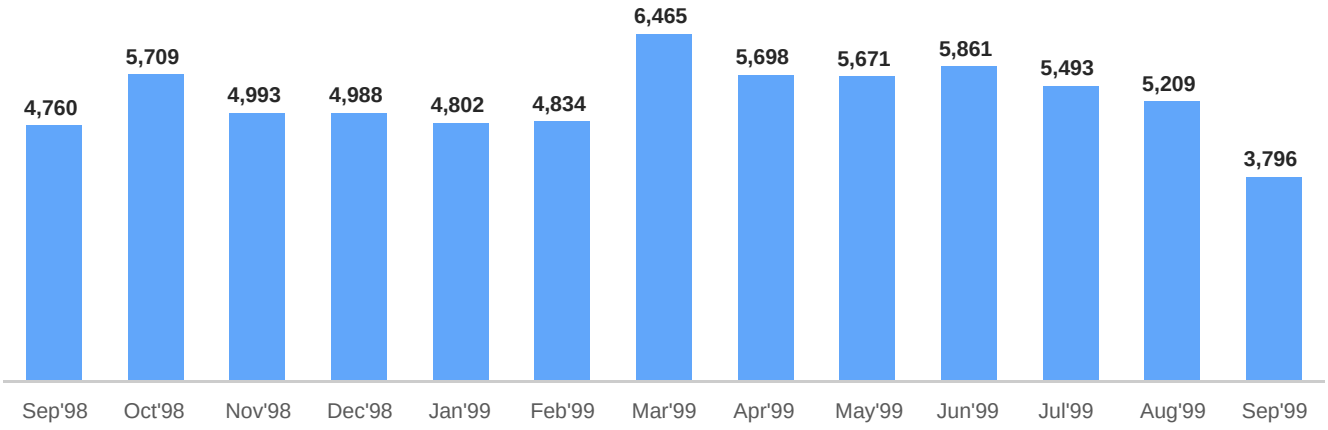
Flats sold: 3,796 Median price: $250,000 Median $psf: $238
Million-dollar flats: 0 (0.0%) Highest price: $650,000 (Queenstown)

Against the month before: sales -27.1%, median price +1.6%. Against a year ago: sales -20.3%, median price +5.5%.

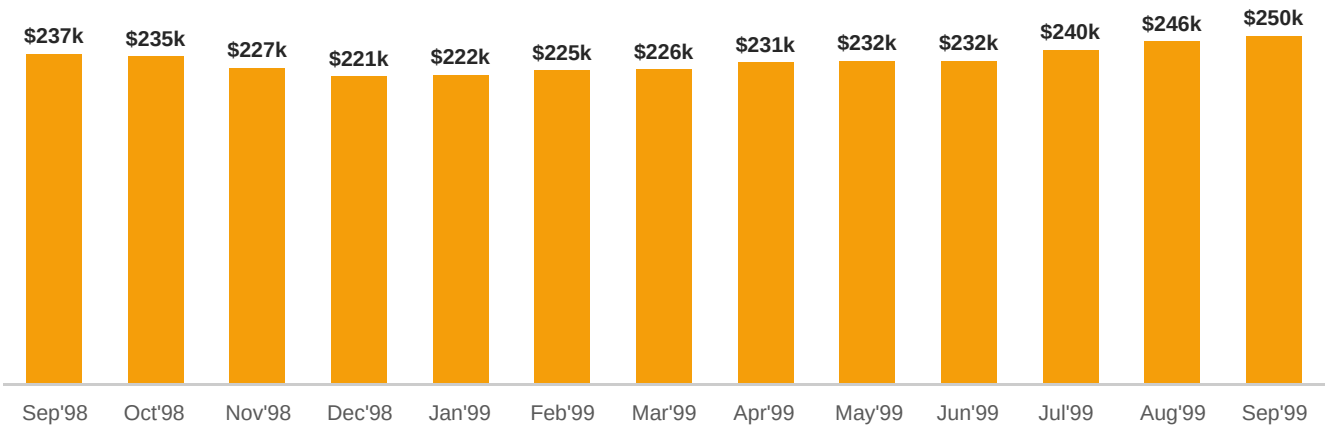
At a glance

- 3,796 HDB resale flats changed hands in September 1999, 27.1% fewer than the month before (5,209).
- Half of all flats sold for $250,000 or less (the median price), up 1.6% from the month before.
- A typical 4-room flat sold for $253,000 (1,391 sales), or about $241 per square foot.
- The highest price was $650,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Jurong East (median $218,000) and the dearest was Bishan (median $310,000).
- The busiest town was Tampines with 421 sales.

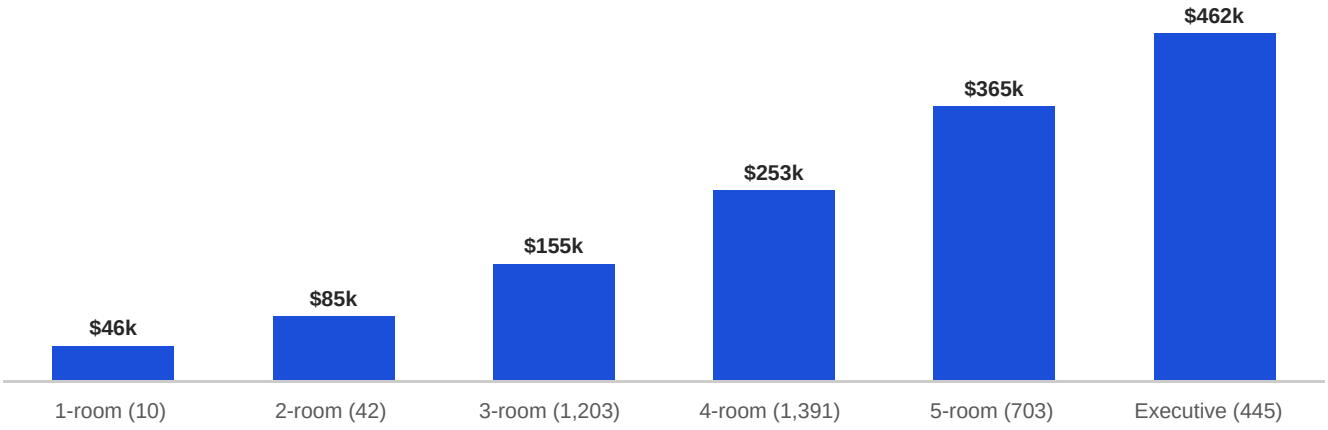
Flats sold each month, last 13 months



Median price each month, last 13 months



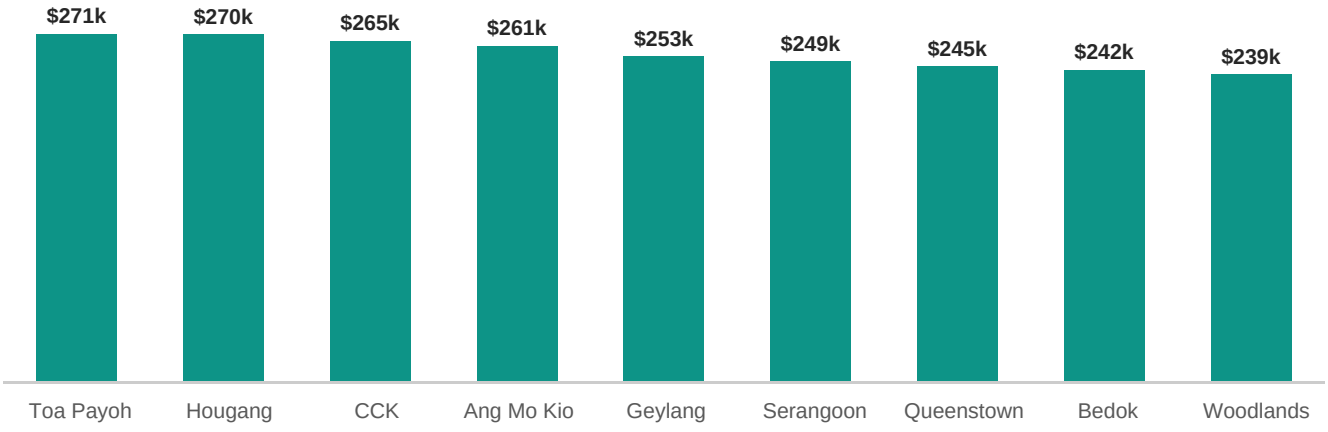
Median price by flat type (number sold), September 1999



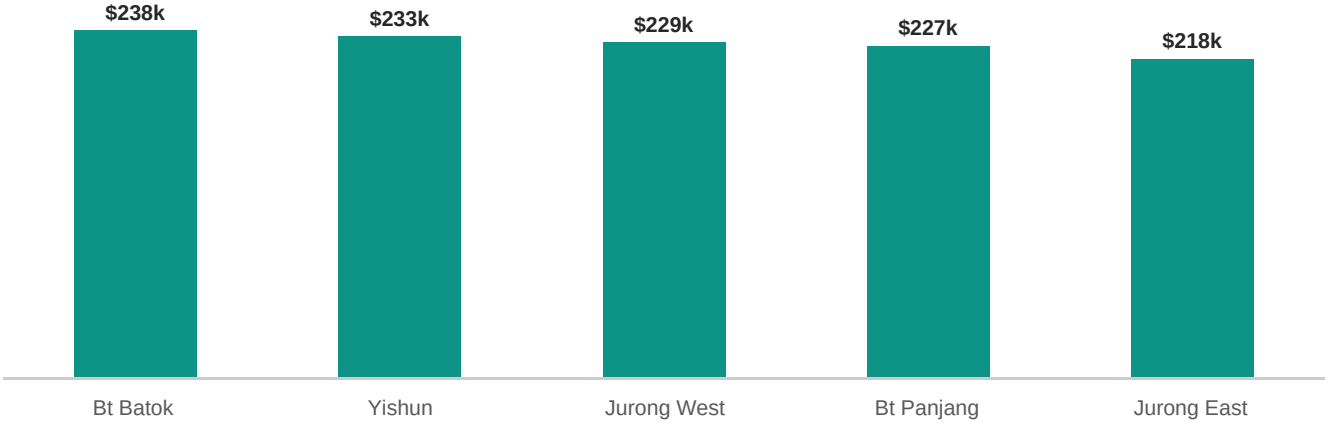
Median 4-room price by town, dearest first



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



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



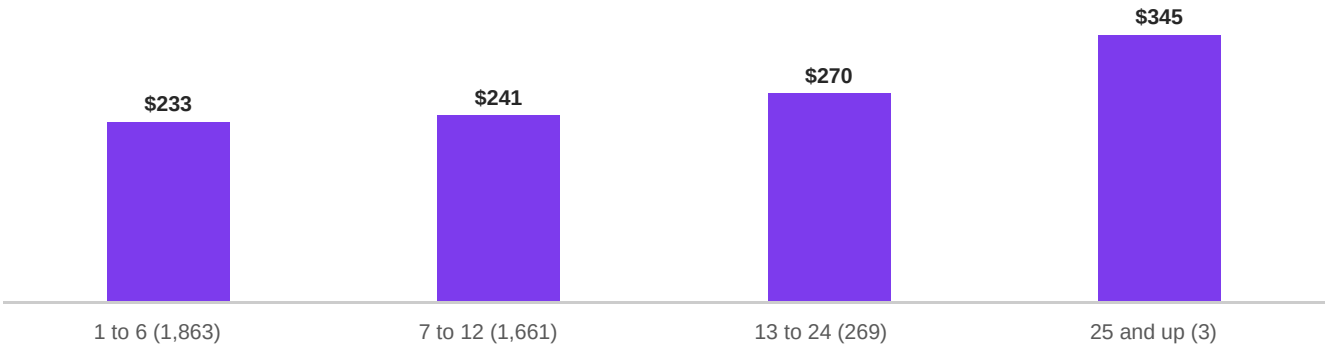
Town by town, September 1999

Ang Mo Kio: 211 sold - median $180,000 - 4-room median $261,000 - $227 psf
Bedok: 305 sold - median $209,000 - 4-room median $242,444 - $233 psf
Bishan: 84 sold - median $400,000 - 4-room median $310,000 - $316 psf
Bukit Batok: 147 sold - median $200,000 - 4-room median $237,500 - $212 psf
Bukit Merah: 129 sold - median $165,000 - 4-room median $303,000 - $238 psf
Bukit Panjang: 90 sold - median $225,000 - 4-room median $227,000 - $204 psf
Bukit Timah: 8 sold - median $382,000 - 4-room median $275,000 - $309 psf
Central Area: 40 sold - median $175,500 - 4-room median $286,000 - $239 psf
Choa Chu Kang: 235 sold - median $302,000 - 4-room median $265,000 - $250 psf
Clementi: 92 sold - median $186,500 - 4-room median $272,000 - $237 psf
Geylang: 118 sold - median $202,000 - 4-room median $253,000 - $229 psf
Hougang: 204 sold - median $273,750 - 4-room median $270,000 - $248 psf
Jurong East: 88 sold - median $217,500 - 4-room median $218,000 - $214 psf
Jurong West: 307 sold - median $232,000 - 4-room median $229,400 - $207 psf
Kallang/Whampoa: 90 sold - median $184,000 - 4-room median $286,000 - $245 psf
Marine Parade: 23 sold - median $288,000 - 4-room median $297,500 - $329 psf
Pasir Ris: 300 sold - median $379,750 - 4-room median $295,000 - $277 psf
Queenstown: 130 sold - median $145,500 - 4-room median $245,000 - $220 psf
Sengkang: 1 sold - median $120,000 - 4-room median n/a - $164 psf
Serangoon: 86 sold - median $244,000 - 4-room median $249,000 - $255 psf
Tampines: 421 sold - median $293,000 - 4-room median $284,000 - $261 psf
Toa Payoh: 119 sold - median $191,000 - 4-room median $270,500 - $250 psf
Woodlands: 291 sold - median $265,000 - 4-room median $239,000 - $221 psf
Yishun: 277 sold - median $212,000 - 4-room median $233,250 - $219 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1999

$650,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,615 sqft - $403 psf - 95 yrs lease left

$640,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,615 sqft - $396 psf - 95 yrs lease left

$630,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,582 sqft - $398 psf - 95 yrs lease left

$614,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $393 psf - 92 yrs lease left

$613,000 Blk 119 Bishan St 12, Bishan
Executive - storey 07 to 09 - 1,625 sqft - $377 psf - 87 yrs lease left

$602,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,615 sqft - $373 psf - 95 yrs lease left

$600,000 Blk 578 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,593 sqft - $377 psf - 95 yrs lease left

$600,000 Blk 157 Pasir Ris St 13, Pasir Ris
Executive - storey 07 to 09 - 2,034 sqft - $295 psf - 95 yrs lease left

$600,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $379 psf - 95 yrs lease left

$600,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,582 sqft - $379 psf - 93 yrs lease left

The 5 most affordable 4-room flats, September 1999

$138,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $147 psf - 75 yrs lease left

$142,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 16 to 18 - 969 sqft - $147 psf - 74 yrs lease left

$143,800 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $152 psf - 75 yrs lease left

$144,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $154 psf - 75 yrs lease left

$150,000 Blk 34 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 1,055 sqft - $142 psf - 78 yrs lease left

The 10 busiest streets, September 1999

Woodlands St 41, Woodlands: 84 sales
Yishun Ring Rd, Yishun: 71 sales
Bedok Reservoir Rd, Bedok: 68 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 60 sales
Tampines St 33, Tampines: 60 sales
Hougang Ave 8, Hougang: 52 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 51 sales
Tampines St 21, Tampines: 48 sales
Woodlands St 82, Woodlands: 48 sales
Jurong West St 81, Jurong West: 45 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