HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: October 1999

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

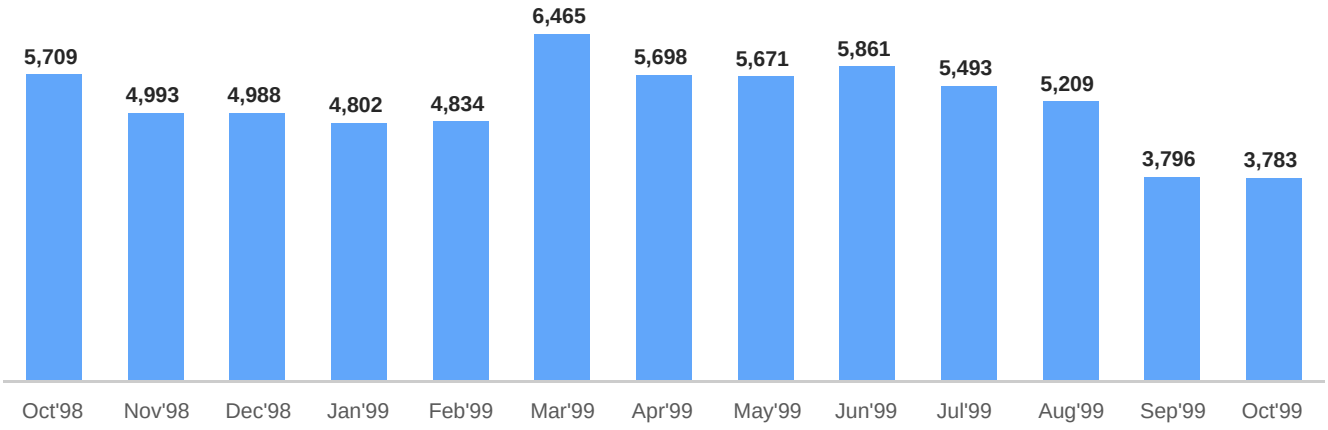
**Flats sold: 3,783  Median price: $253,000  Median $psf: $241**
**Million-dollar flats: 0 (0.0%)  Highest price: $640,000 (Queenstown)**

Against the month before: sales -0.3%, median price +1.2%.  Against a year ago: sales -33.7%, median price +7.7%.

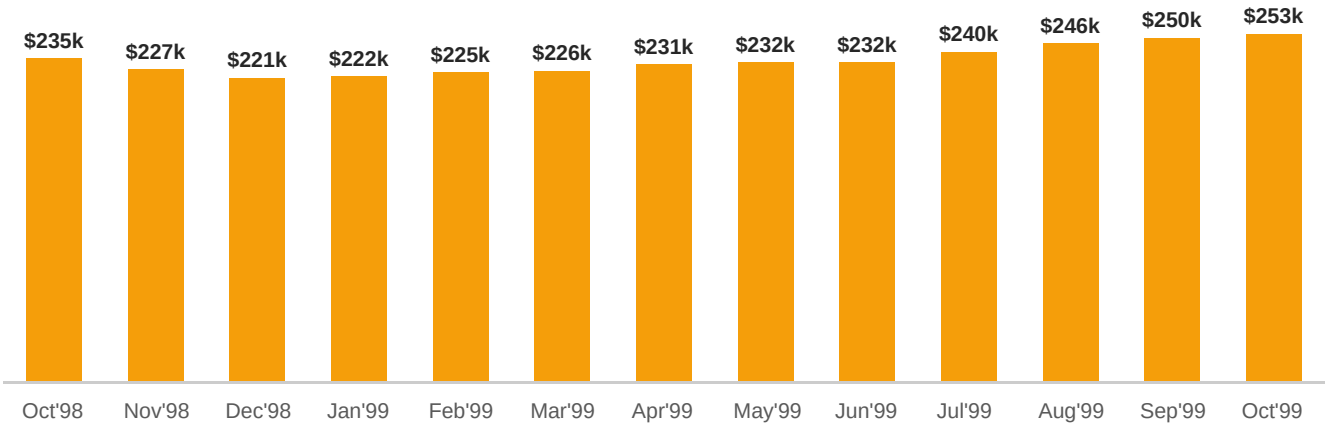
### At a glance

- 3,783 HDB resale flats changed hands in October 1999, about the same as the month before (3,796).
- Half of all flats sold for $253,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $260,000 (1,411 sales), or about $247 per square foot.
- The highest price was $640,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $230,000) and the dearest was Bishan (median $338,000).
- The busiest town was Tampines with 415 sales.

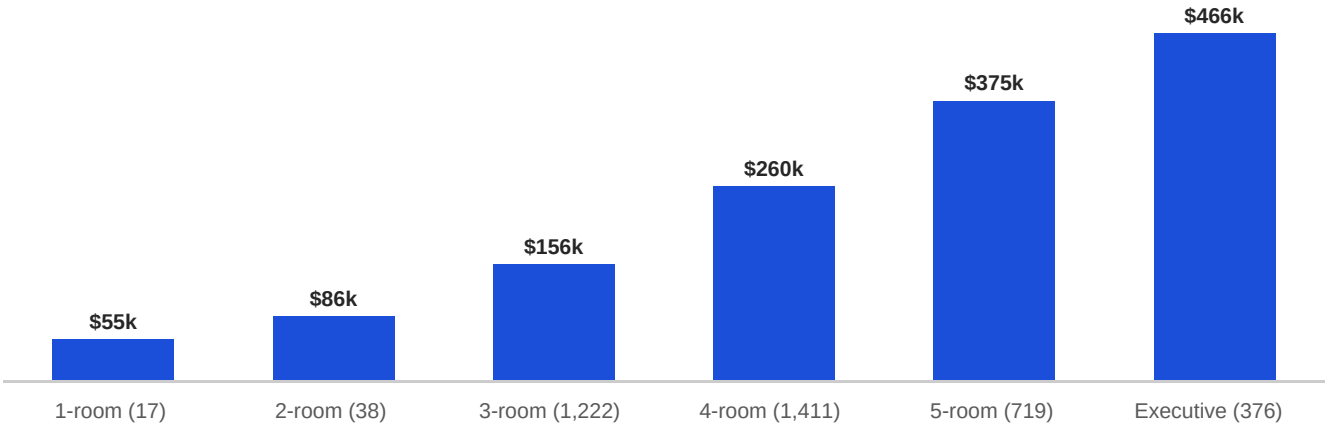
**Flats sold each month, last 13 months**



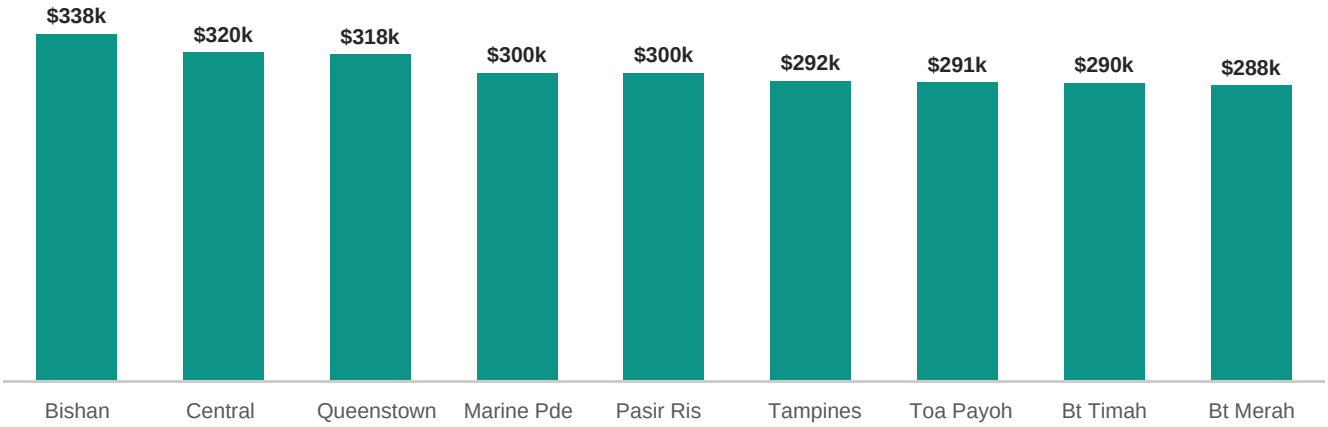

**Median price each month, last 13 months**



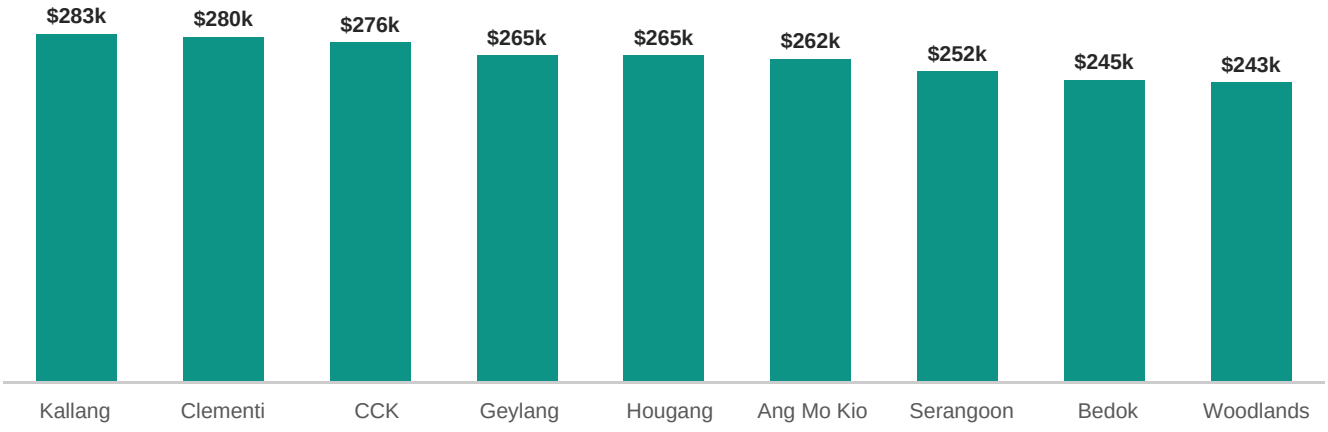

**Median price by flat type (number sold), October 1999**



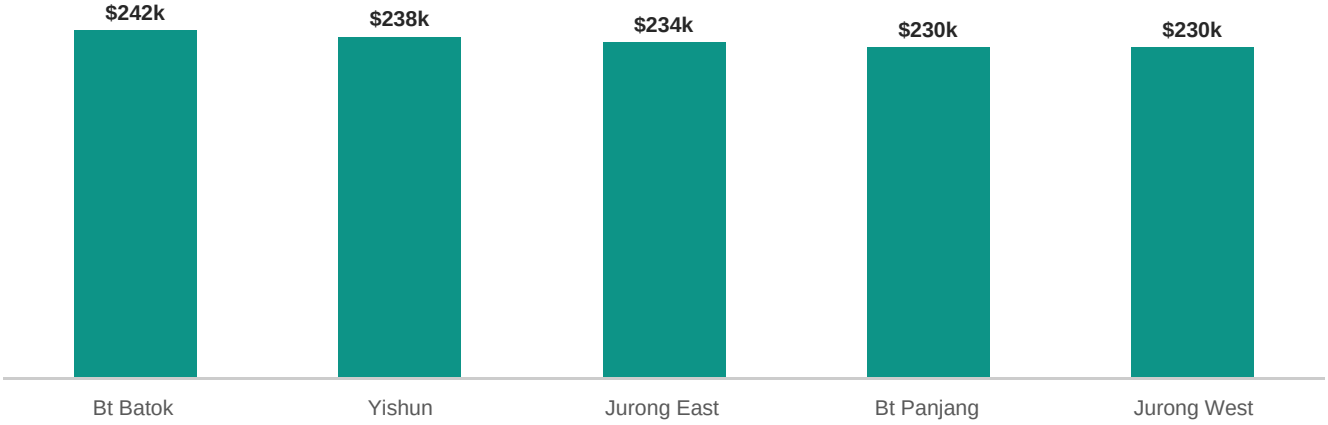

## Median 4-room price by town, dearest first




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




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



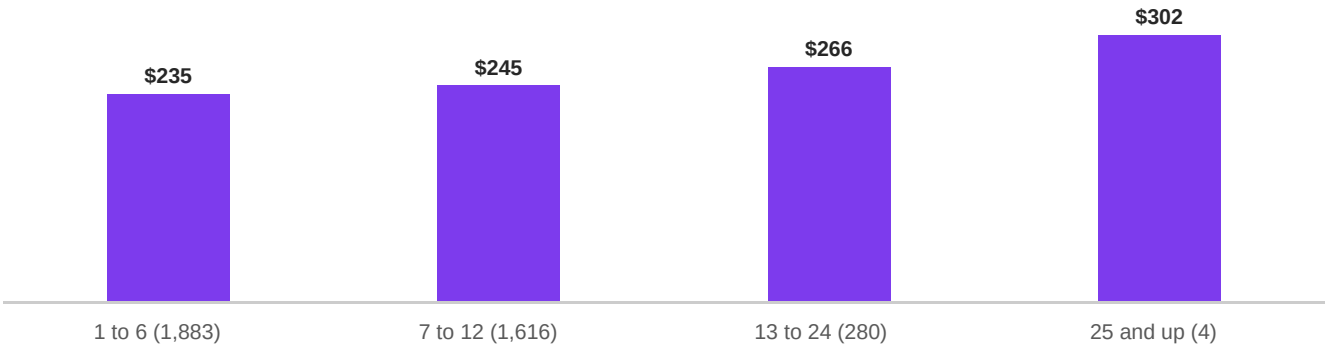

## Town by town, October 1999

Ang Mo Kio: 233 sold - median $181,000 - 4-room median $262,000 - $233 psf
Bedok: 265 sold - median $219,000 - 4-room median $245,000 - $238 psf
Bishan: 81 sold - median $361,000 - 4-room median $338,000 - $313 psf
Bukit Batok: 164 sold - median $209,500 - 4-room median $242,000 - $216 psf
Bukit Merah: 124 sold - median $170,000 - 4-room median $287,750 - $231 psf
Bukit Panjang: 81 sold - median $232,000 - 4-room median $230,000 - $209 psf
Bukit Timah: 11 sold - median $320,000 - 4-room median $290,000 - $303 psf
Central Area: 29 sold - median $195,000 - 4-room median $320,000 - $270 psf
Choa Chu Kang: 233 sold - median $320,000 - 4-room median $275,500 - $255 psf
Clementi: 113 sold - median $182,800 - 4-room median $280,000 - $236 psf
Geylang: 100 sold - median $200,000 - 4-room median $265,000 - $229 psf
Hougang: 210 sold - median $257,500 - 4-room median $265,000 - $246 psf
Jurong East: 90 sold - median $196,500 - 4-room median $233,500 - $213 psf
Jurong West: 277 sold - median $237,500 - 4-room median $230,000 - $209 psf
Kallang/Whampoa: 101 sold - median $170,000 - 4-room median $282,500 - $236 psf
Marine Parade: 24 sold - median $232,000 - 4-room median $300,000 - $305 psf
Pasir Ris: 292 sold - median $381,000 - 4-room median $300,000 - $279 psf
Queenstown: 118 sold - median $143,250 - 4-room median $318,000 - $214 psf
Sembawang: 1 sold - median $68,000 - 4-room median n/a - $99 psf
Sengkang: 3 sold - median $165,000 - 4-room median n/a - $177 psf
Serangoon: 114 sold - median $244,500 - 4-room median $252,000 - $254 psf
Tampines: 415 sold - median $300,000 - 4-room median $292,000 - $265 psf
Toa Payoh: 136 sold - median $204,500 - 4-room median $290,500 - $255 psf
Woodlands: 265 sold - median $271,000 - 4-room median $243,000 - $225 psf
Yishun: 303 sold - median $227,000 - 4-room median $237,500 - $223 psf

**Median $psf by remaining lease (number sold)**




### Median $psf by storey (number sold)




## The 10 highest prices, October 1999

**$640,000 Blk 150 Mei Ling St, Queenstown**
Executive - storey 10 to 12 - 1,679 sqft - $381 psf - 95 yrs lease left

**$638,000 Blk 150 Mei Ling St, Queenstown**
Executive - storey 07 to 09 - 1,582 sqft - $403 psf - 95 yrs lease left

**$620,000 Blk 186 Bishan St 13, Bishan**
Executive - storey 10 to 12 - 1,647 sqft - $376 psf - 87 yrs lease left

**$618,000 Blk 10D Bedok Sth Ave 2, Bedok**
Executive - storey 07 to 09 - 1,561 sqft - $396 psf - 95 yrs lease left

**$611,500 Blk 586 Pasir Ris St 53, Pasir Ris**
Executive - storey 07 to 09 - 1,561 sqft - $392 psf - 95 yrs lease left

**$605,000 Blk 286 Bishan St 24, Bishan**
Executive - storey 22 to 24 - 1,604 sqft - $377 psf - 92 yrs lease left

**$605,000 Blk 148 Mei Ling St, Queenstown**
Executive - storey 13 to 15 - 1,561 sqft - $388 psf - 95 yrs lease left

**$600,000 Blk 257 Bishan St 22, Bishan**
Executive - storey 04 to 06 - 1,572 sqft - $382 psf - 92 yrs lease left

**$600,000 Blk 532 Pasir Ris Dr 1, Pasir Ris**
Executive - storey 10 to 12 - 1,561 sqft - $384 psf - 92 yrs lease left

**$600,000 Blk 856D Tampines St 82, Tampines**
Executive - storey 07 to 09 - 1,658 sqft - $362 psf - 95 yrs lease left

## The 5 most affordable 4-room flats, October 1999

**$156,000 Blk 22 Marsiling Dr, Woodlands**

4-room - storey 10 to 12 - 990 sqft - $158 psf - 77 yrs lease left

**$157,000 Blk 425 Yishun Ave 11, Yishun**

4-room - storey 10 to 12 - 904 sqft - $174 psf - 88 yrs lease left

**$158,500 Blk 219 Boon Lay Ave, Jurong West**

4-room - storey 04 to 06 - 936 sqft - $169 psf - 75 yrs lease left

**$160,000 Blk 327 Yishun Ring Rd, Yishun**

4-room - storey 01 to 03 - 904 sqft - $177 psf - 88 yrs lease left

**$160,000 Blk 718 Yishun St 71, Yishun**

4-room - storey 01 to 03 - 904 sqft - $177 psf - 87 yrs lease left

## The 10 busiest streets, October 1999

Yishun Ring Rd, Yishun: 75 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 68 sales
Tampines St 33, Tampines: 64 sales
Bedok Reservoir Rd, Bedok: 62 sales
Choa Chu Kang St 62, Choa Chu Kang: 60 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 53 sales
Hougang Ave 8, Hougang: 48 sales
Woodlands St 82, Woodlands: 44 sales
Jurong West St 81, Jurong West: 42 sales
Pasir Ris St 21, Pasir Ris: 42 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.

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