HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1999

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:25 pm.
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November 1999 in full

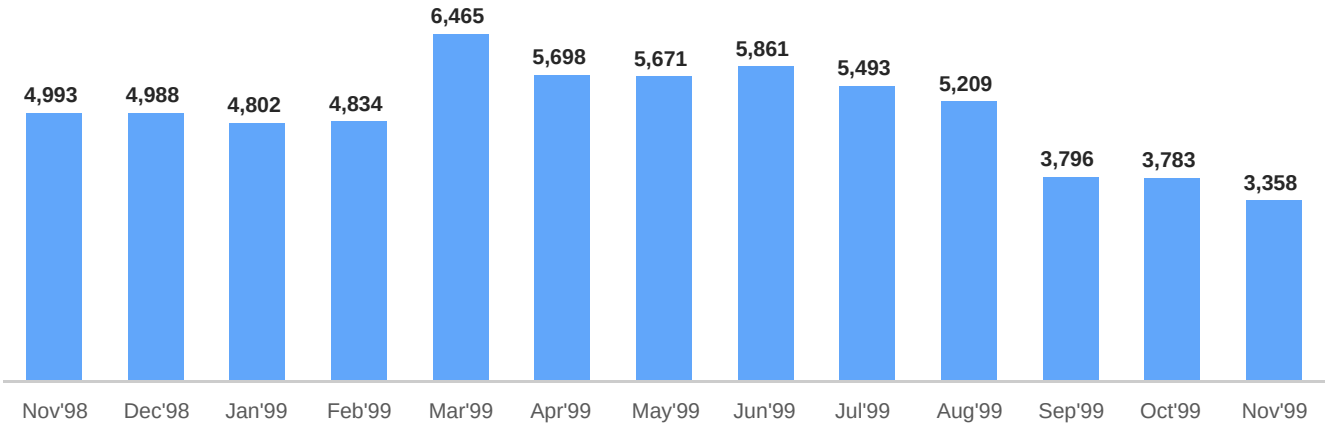
Flats sold: 3,358 Median price: $258,000 Median $psf: $244
Million-dollar flats: 0 (0.0%) Highest price: $695,000 (Queenstown)

Against the month before: sales -11.2%, median price +2.0%. Against a year ago: sales -32.7%, median price +13.7%.

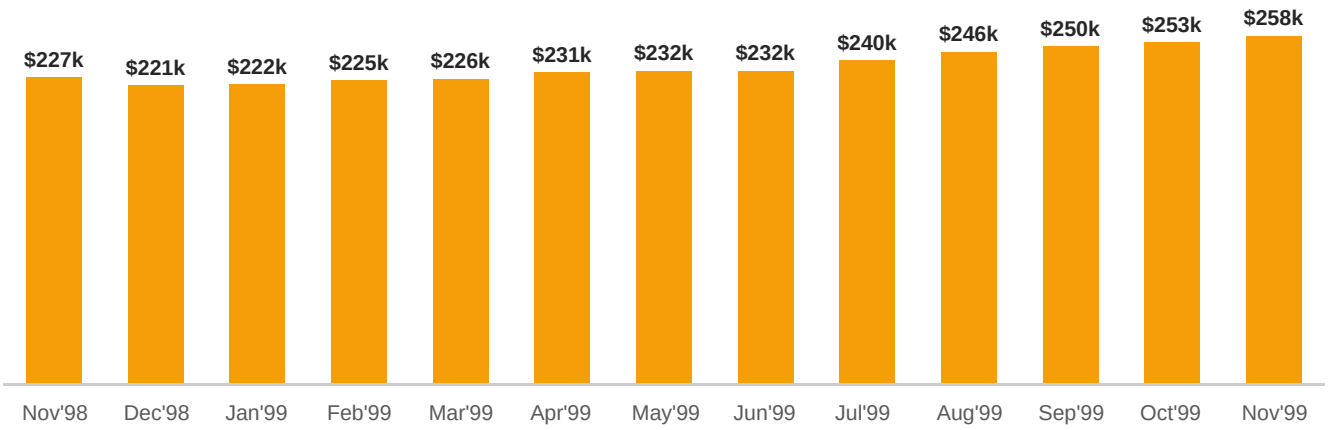
At a glance

- 3,358 HDB resale flats changed hands in November 1999, 11.2% fewer than the month before (3,783).
- Half of all flats sold for $258,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $265,000 (1,270 sales), or about $249 per square foot.
- The highest price was $695,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $229,500) and the dearest was Bishan (median $337,500).
- The busiest town was Tampines with 365 sales.

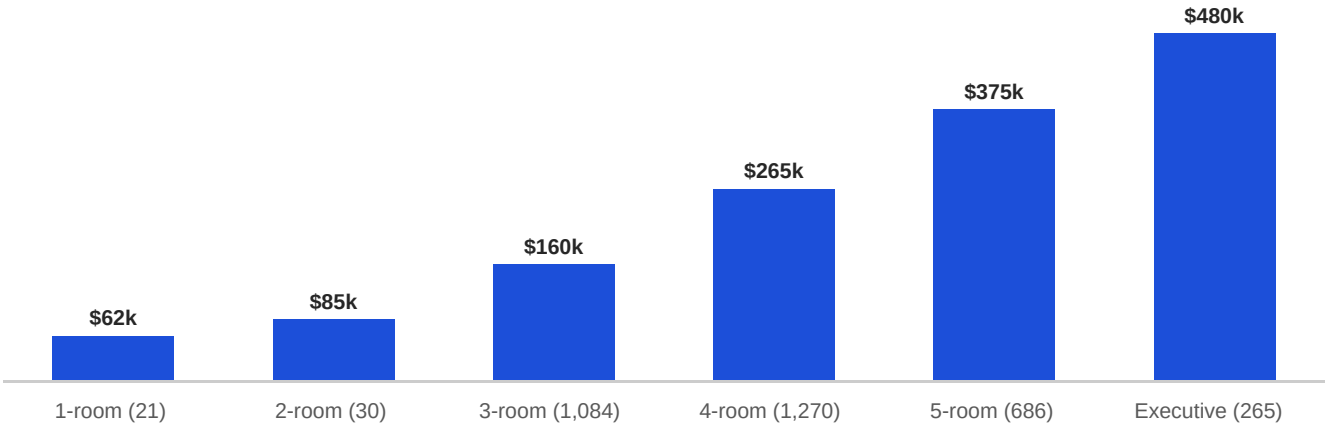
Flats sold each month, last 13 months



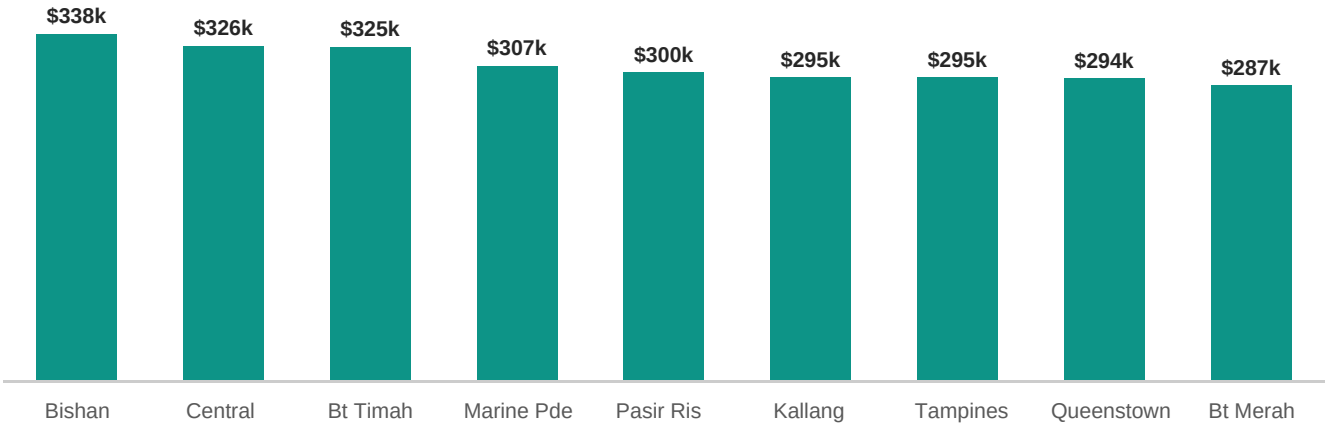
Median price each month, last 13 months



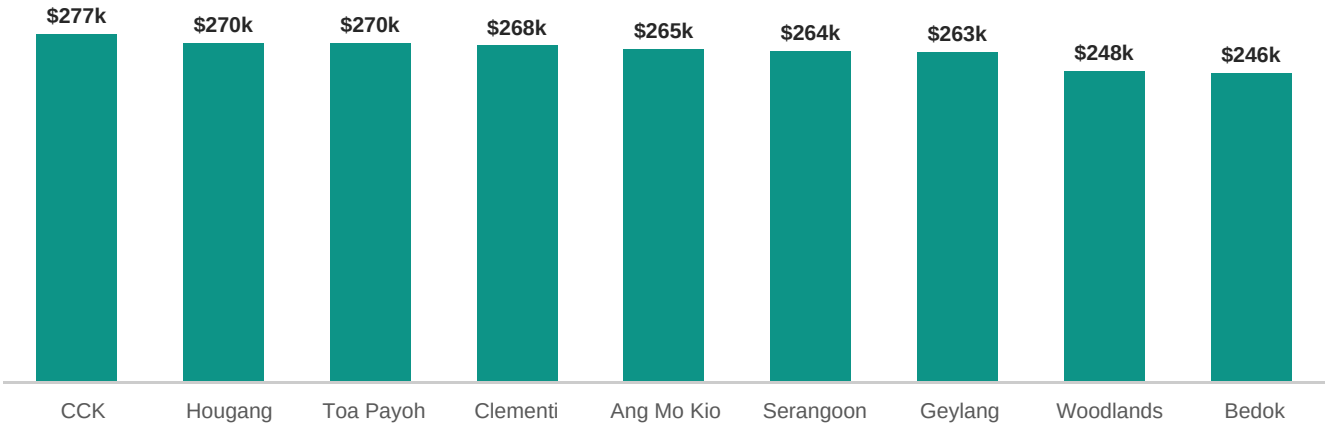
Median price by flat type (number sold), November 1999



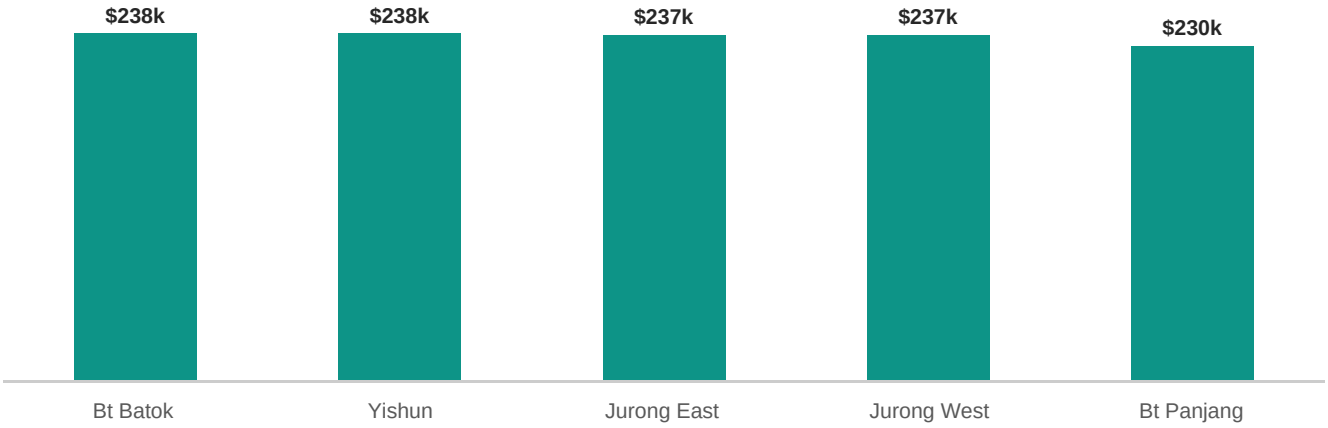
Median 4-room price by town, dearest first



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



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



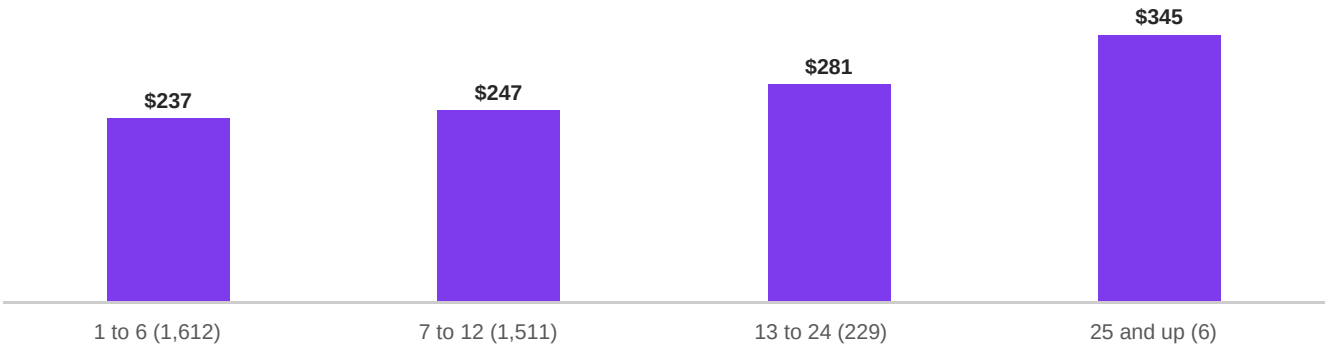
Town by town, November 1999

Ang Mo Kio: 233 sold - median $193,000 - 4-room median $265,250 - $236 psf
Bedok: 231 sold - median $220,000 - 4-room median $246,000 - $242 psf
Bishan: 87 sold - median $349,000 - 4-room median $337,500 - $314 psf
Bukit Batok: 144 sold - median $199,750 - 4-room median $238,000 - $217 psf
Bukit Merah: 104 sold - median $185,000 - 4-room median $287,250 - $242 psf
Bukit Panjang: 56 sold - median $231,000 - 4-room median $229,500 - $208 psf
Bukit Timah: 14 sold - median $424,000 - 4-room median $325,000 - $332 psf
Central Area: 24 sold - median $200,000 - 4-room median $326,000 - $281 psf
Choa Chu Kang: 229 sold - median $312,000 - 4-room median $277,250 - $257 psf
Clementi: 125 sold - median $195,000 - 4-room median $268,000 - $244 psf
Geylang: 97 sold - median $210,000 - 4-room median $263,000 - $236 psf
Hougang: 169 sold - median $250,000 - 4-room median $270,000 - $242 psf
Jurong East: 94 sold - median $217,000 - 4-room median $237,000 - $217 psf
Jurong West: 256 sold - median $242,000 - 4-room median $237,000 - $213 psf
Kallang/Whampoa: 102 sold - median $224,000 - 4-room median $295,000 - $249 psf
Marine Parade: 26 sold - median $256,500 - 4-room median $306,500 - $299 psf
Pasir Ris: 227 sold - median $380,000 - 4-room median $300,000 - $282 psf
Queenstown: 102 sold - median $154,000 - 4-room median $294,000 - $227 psf
Sembawang: 1 sold - median $86,000 - 4-room median n/a - $125 psf
Sengkang: 1 sold - median $125,000 - 4-room median n/a - $171 psf
Serangoon: 104 sold - median $267,000 - 4-room median $263,500 - $258 psf
Tampines: 365 sold - median $305,000 - 4-room median $295,000 - $267 psf
Toa Payoh: 118 sold - median $192,000 - 4-room median $270,000 - $247 psf
Woodlands: 216 sold - median $274,000 - 4-room median $247,500 - $229 psf
Yishun: 233 sold - median $228,000 - 4-room median $238,000 - $225 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1999

$695,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,679 sqft - $414 psf - 95 yrs lease left

$660,000 Blk 64 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,648 sqft - $249 psf - 72 yrs lease left

$631,800 Blk 149 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,528 sqft - $413 psf - 95 yrs lease left

$630,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,604 sqft - $393 psf - 95 yrs lease left

$620,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,561 sqft - $397 psf - 95 yrs lease left

$618,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,572 sqft - $393 psf - 95 yrs lease left

$612,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,615 sqft - $379 psf - 88 yrs lease left

$610,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 01 to 03 - 1,582 sqft - $386 psf - 95 yrs lease left

$605,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $385 psf - 95 yrs lease left

$602,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 04 to 06 - 1,625 sqft - $370 psf - 95 yrs lease left

The 5 most affordable 4-room flats, November 1999

$147,000 Blk 236 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 01 to 03 - 904 sqft - $163 psf - 88 yrs lease left

$148,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $158 psf - 75 yrs lease left

$155,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 947 sqft - $164 psf - 76 yrs lease left

$156,000 Blk 205 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 980 sqft - $159 psf - 80 yrs lease left

$163,000 Blk 658 Yishun Ave 4, Yishun
4-room - storey 01 to 03 - 893 sqft - $182 psf - 87 yrs lease left

The 10 busiest streets, November 1999

Tampines St 33, Tampines: 65 sales
Yishun Ring Rd, Yishun: 59 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 58 sales
Bedok Reservoir Rd, Bedok: 58 sales
Choa Chu Kang St 62, Choa Chu Kang: 57 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 49 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 45 sales
Jurong West St 81, Jurong West: 40 sales
Hougang Ave 8, Hougang: 39 sales
Woodlands St 41, Woodlands: 39 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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