HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1999

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

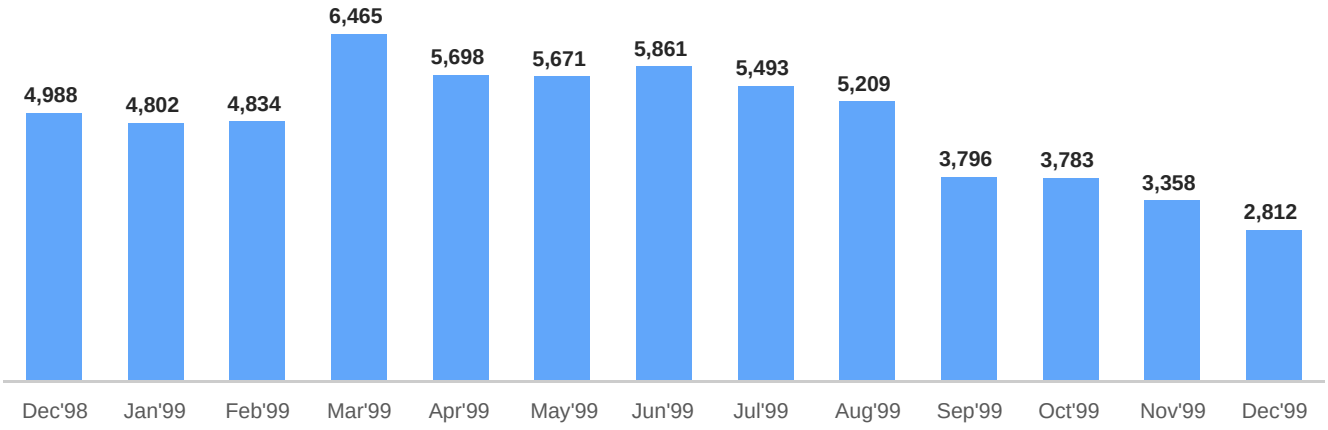
Flats sold: 2,812 Median price: $244,000 Median $psf: $242
Million-dollar flats: 0 (0.0%) Highest price: $683,000 (Queenstown)

Against the month before: sales -16.3%, median price -5.4%. Against a year ago: sales -43.6%, median price +10.4%.

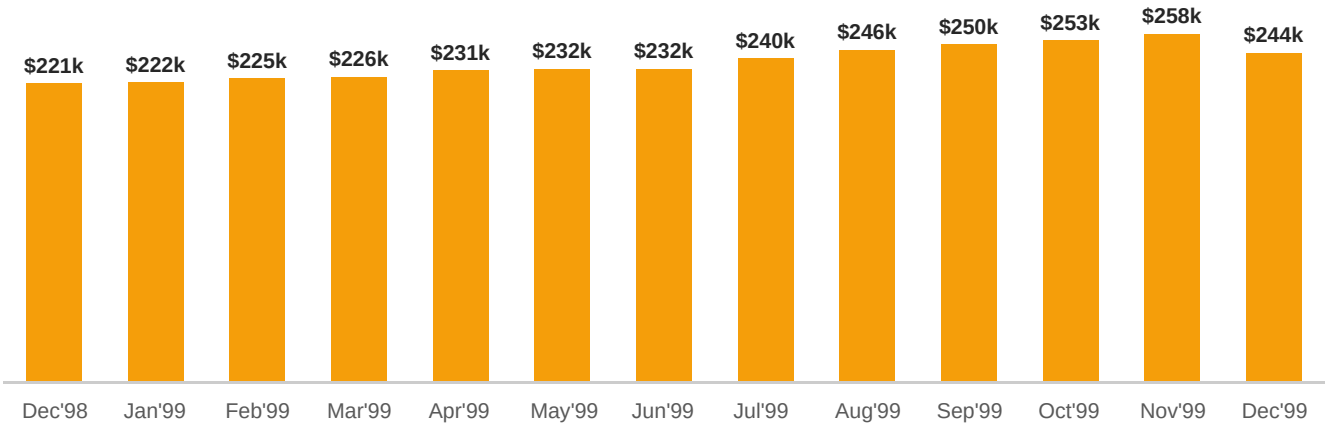
At a glance

- 2,812 HDB resale flats changed hands in December 1999, 16.3% fewer than the month before (3,358).
- Half of all flats sold for $244,000 or less (the median price), down 5.4% from the month before.
- A typical 4-room flat sold for $262,000 (994 sales), or about $248 per square foot.
- The highest price was $683,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $218,000) and the dearest was Queenstown (median $390,000).
- The busiest town was Tampines with 269 sales.

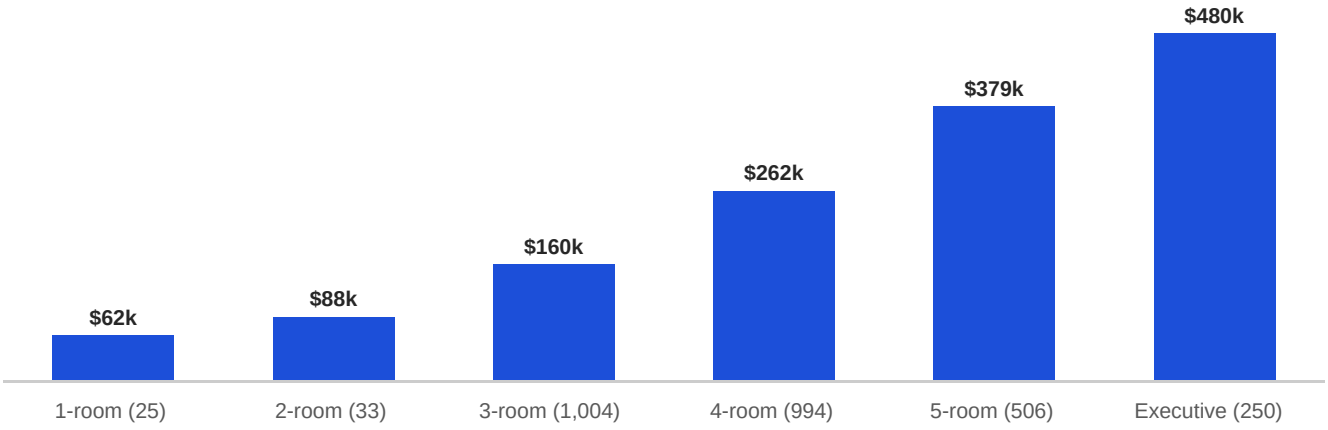
Flats sold each month, last 13 months



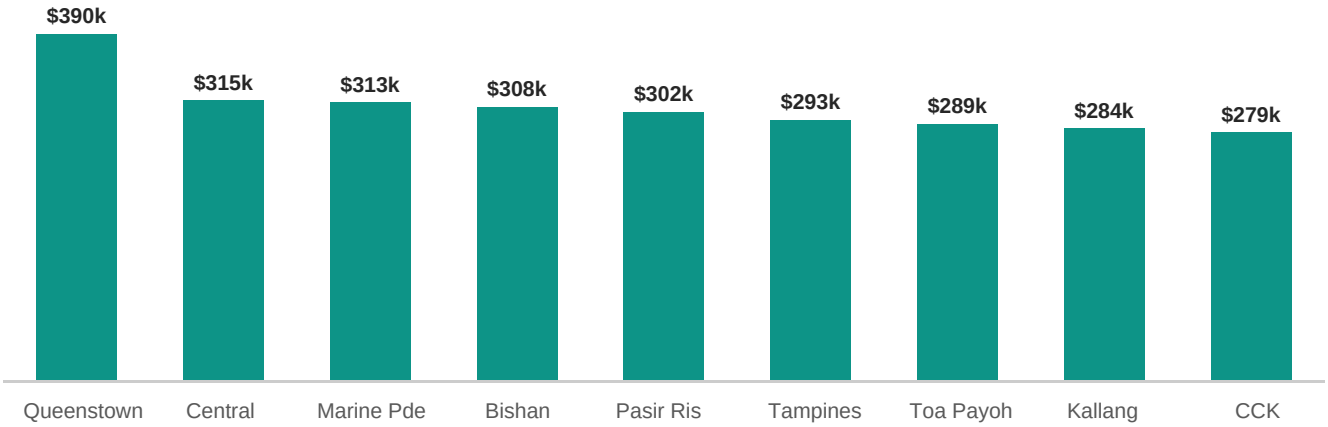
Median price each month, last 13 months



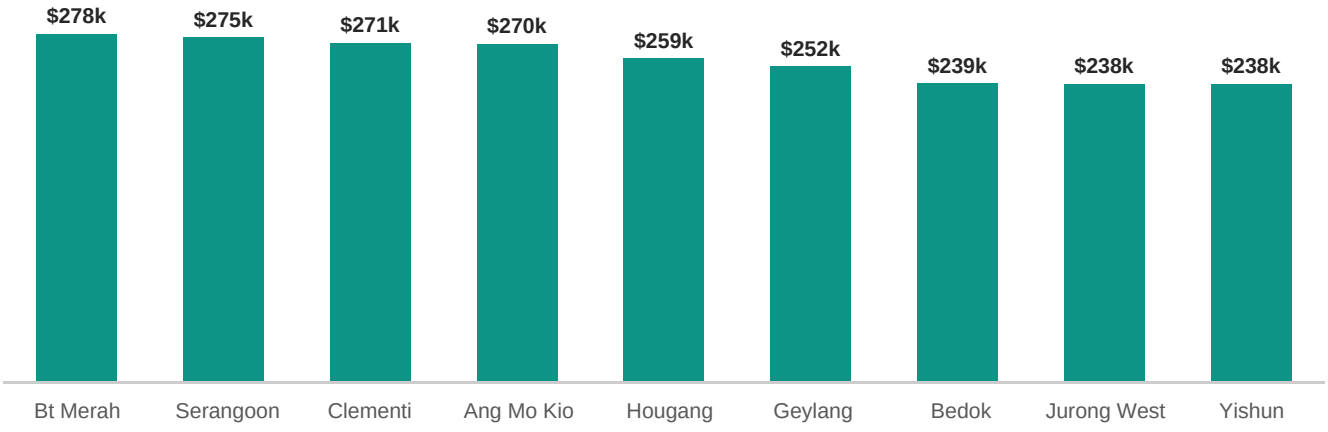
Median price by flat type (number sold), December 1999



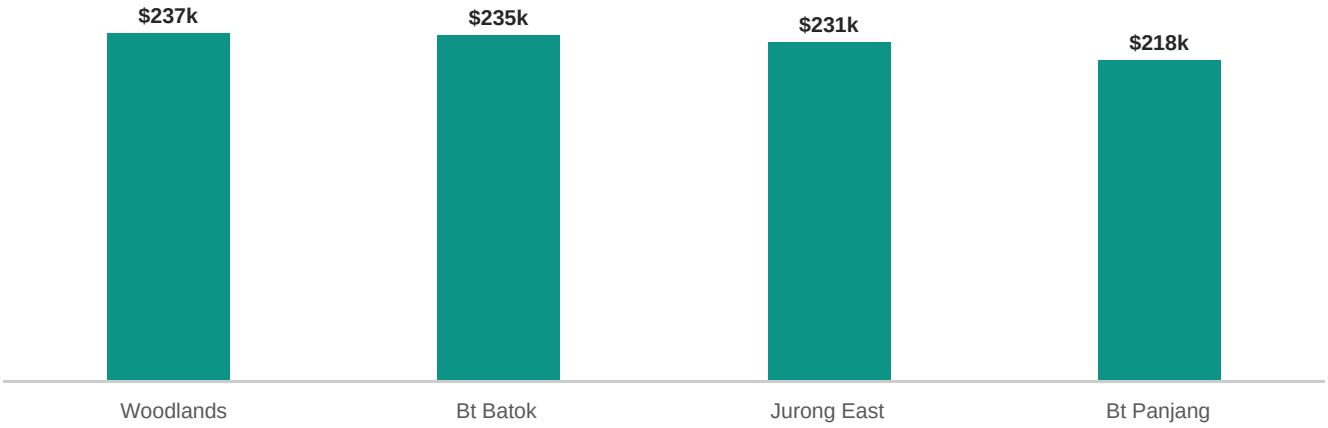
Median 4-room price by town, dearest first



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



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



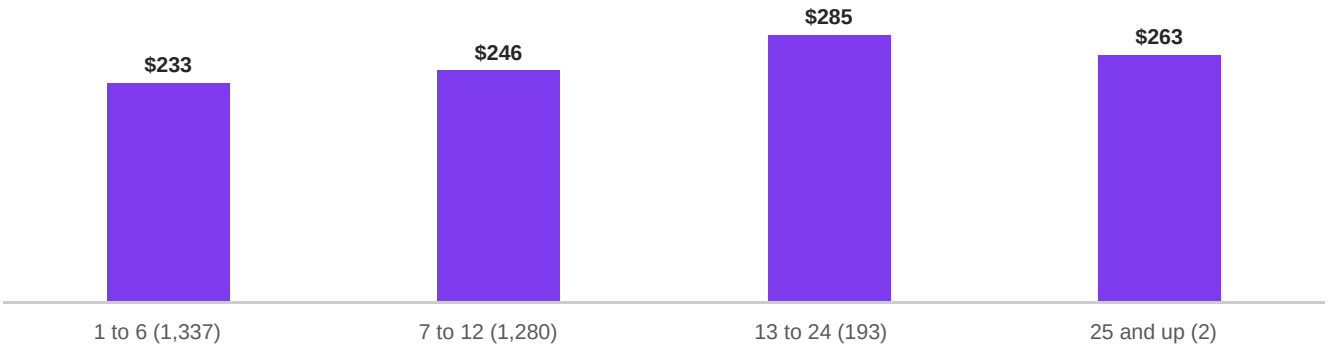
Town by town, December 1999

Ang Mo Kio: 193 sold - median $172,000 - 4-room median $270,000 - $226 psf
Bedok: 229 sold - median $225,000 - 4-room median $238,500 - $241 psf
Bishan: 67 sold - median $351,000 - 4-room median $308,000 - $309 psf
Bukit Batok: 113 sold - median $218,000 - 4-room median $235,000 - $221 psf
Bukit Merah: 90 sold - median $172,500 - 4-room median $278,000 - $241 psf
Bukit Panjang: 55 sold - median $216,000 - 4-room median $218,000 - $208 psf
Bukit Timah: 6 sold - median $426,500 - 4-room median n/a - $313 psf
Central Area: 26 sold - median $187,500 - 4-room median $315,000 - $249 psf
Choa Chu Kang: 152 sold - median $295,000 - 4-room median $279,000 - $255 psf
Clementi: 110 sold - median $197,000 - 4-room median $270,900 - $238 psf
Geylang: 85 sold - median $173,000 - 4-room median $252,000 - $225 psf
Hougang: 163 sold - median $235,000 - 4-room median $258,500 - $242 psf
Jurong East: 74 sold - median $207,500 - 4-room median $230,500 - $219 psf
Jurong West: 211 sold - median $239,000 - 4-room median $238,000 - $211 psf
Kallang/Whampoa: 80 sold - median $174,000 - 4-room median $283,500 - $226 psf
Marine Parade: 21 sold - median $210,000 - 4-room median $313,000 - $290 psf
Pasir Ris: 187 sold - median $390,800 - 4-room median $302,000 - $287 psf
Queenstown: 78 sold - median $160,500 - 4-room median $390,000 - $233 psf
Sengkang: 3 sold - median $120,000 - 4-room median n/a - $143 psf
Serangoon: 90 sold - median $259,500 - 4-room median $275,000 - $261 psf
Tampines: 269 sold - median $302,000 - 4-room median $293,000 - $271 psf
Toa Payoh: 119 sold - median $200,000 - 4-room median $288,500 - $270 psf
Woodlands: 180 sold - median $270,000 - 4-room median $236,500 - $227 psf
Yishun: 211 sold - median $203,000 - 4-room median $238,000 - $223 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1999

$683,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,582 sqft - $432 psf - 95 yrs lease left

$648,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,561 sqft - $415 psf - 93 yrs lease left

$628,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 13 to 15 - 1,615 sqft - $389 psf - 93 yrs lease left

$628,000 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $400 psf - 92 yrs lease left

$623,000 Blk 586 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,572 sqft - $396 psf - 95 yrs lease left

$615,000 Blk 510 Pasir Ris St 52, Pasir Ris
Executive - storey 16 to 18 - 1,572 sqft - $391 psf - 93 yrs lease left

$615,000 Blk 601 Elias Rd, Pasir Ris
Executive - storey 10 to 12 - 1,658 sqft - $371 psf - 95 yrs lease left

$613,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,561 sqft - $393 psf - 95 yrs lease left

$610,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 04 to 06 - 1,625 sqft - $375 psf - 95 yrs lease left

$600,000 Blk 337 Tampines St 32, Tampines
Executive - storey 07 to 09 - 1,604 sqft - $374 psf - 96 yrs lease left

The 5 most affordable 4-room flats, December 1999

$160,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $165 psf - 74 yrs lease left

$160,800 Blk 54 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $180 psf - 86 yrs lease left

$161,000 Blk 440 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $178 psf - 88 yrs lease left

$162,000 Blk 225 Pending Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $179 psf - 87 yrs lease left

$163,000 Blk 54 Teban Gdns Rd, Jurong East

4-room - storey 01 to 03 - 893 sqft - $182 psf - 86 yrs lease left

The 10 busiest streets, December 1999

Yishun Ring Rd, Yishun: 57 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 52 sales
Bedok Reservoir Rd, Bedok: 52 sales
Choa Chu Kang St 62, Choa Chu Kang: 49 sales
Jurong West St 81, Jurong West: 49 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Hougang Ave 8, Hougang: 37 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 34 sales
Pasir Ris St 71, Pasir Ris: 31 sales
Tampines St 21, Tampines: 30 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