HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 2000

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:25 pm.
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January 2000 in full

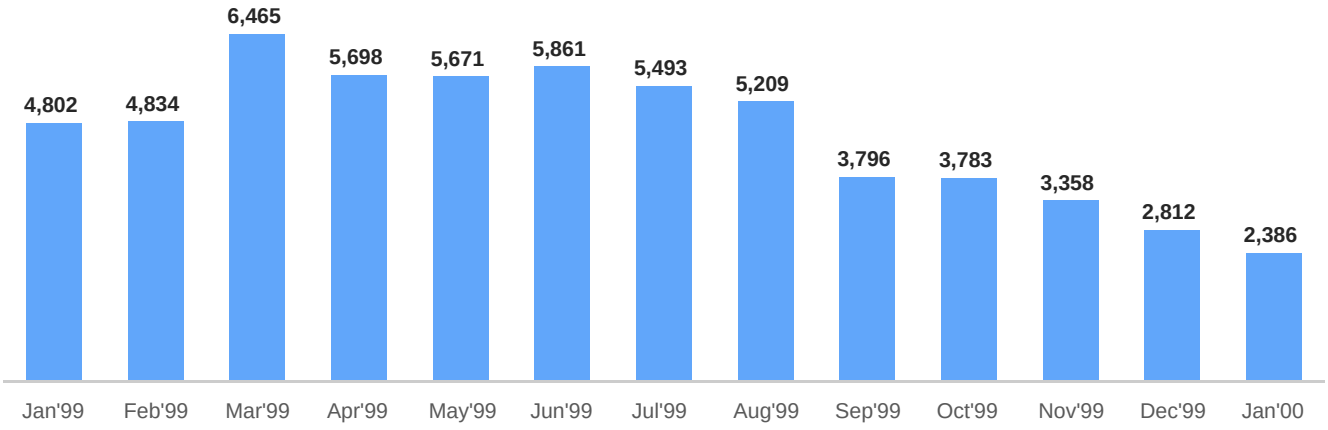
Flats sold: 2,386 Median price: $252,000 Median $psf: $243
Million-dollar flats: 0 (0.0%) Highest price: $720,000 (Queenstown)

Against the month before: sales -15.1%, median price +3.3%. Against a year ago: sales -50.3%, median price +13.5%.

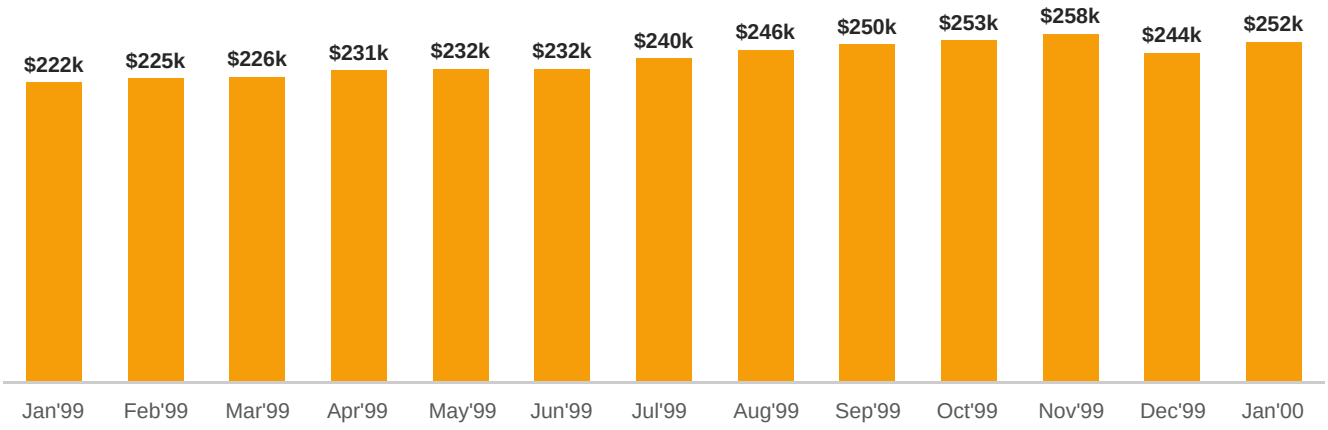
At a glance

- 2,386 HDB resale flats changed hands in January 2000, 15.1% fewer than the month before (2,812).
- Half of all flats sold for $252,000 or less (the median price), up 3.3% from the month before.
- A typical 4-room flat sold for $263,000 (893 sales), or about $248 per square foot.
- The highest price was $720,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $227,000) and the dearest was Queenstown (median $389,000).
- The busiest town was Tampines with 254 sales.

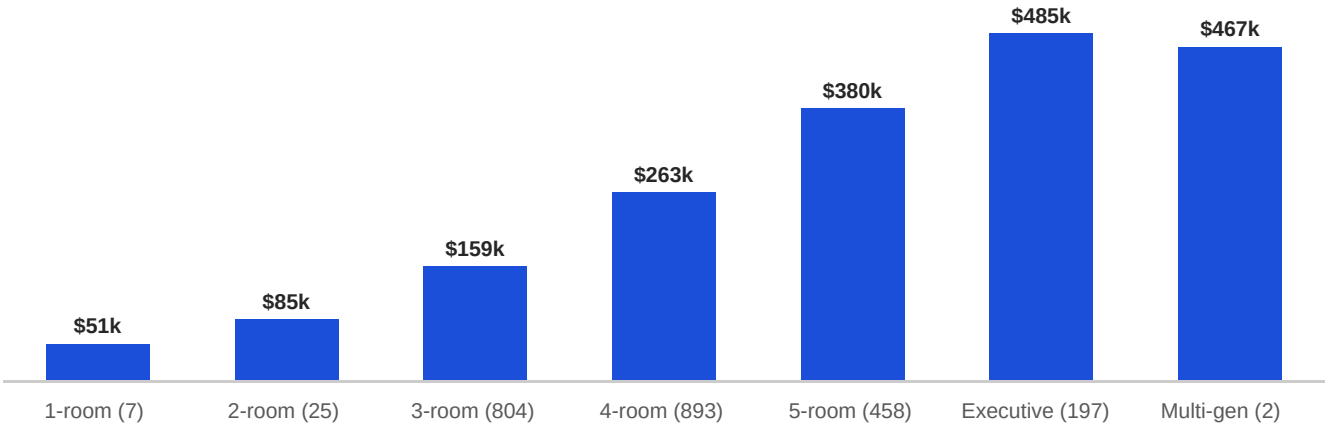
Flats sold each month, last 13 months



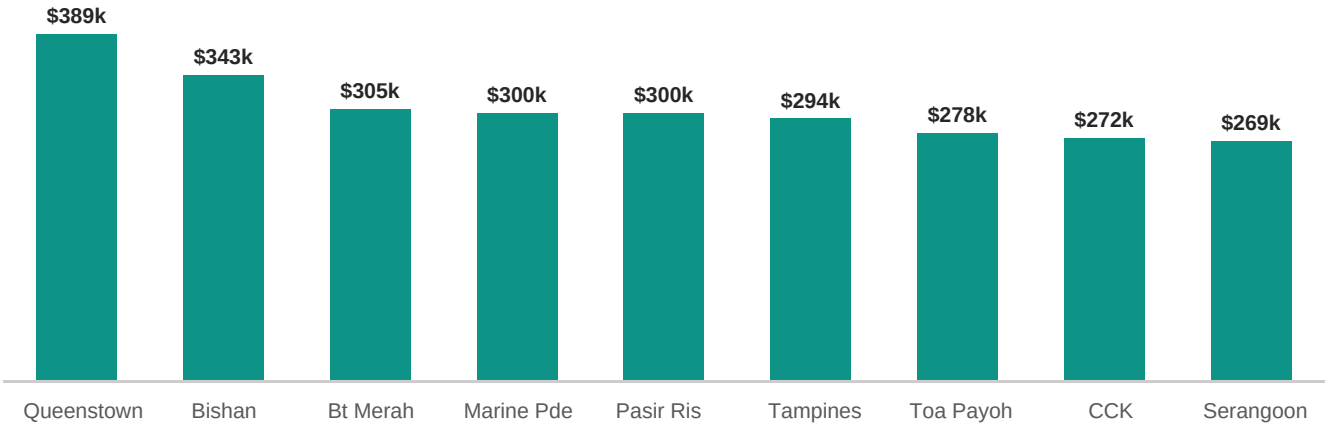
Median price each month, last 13 months



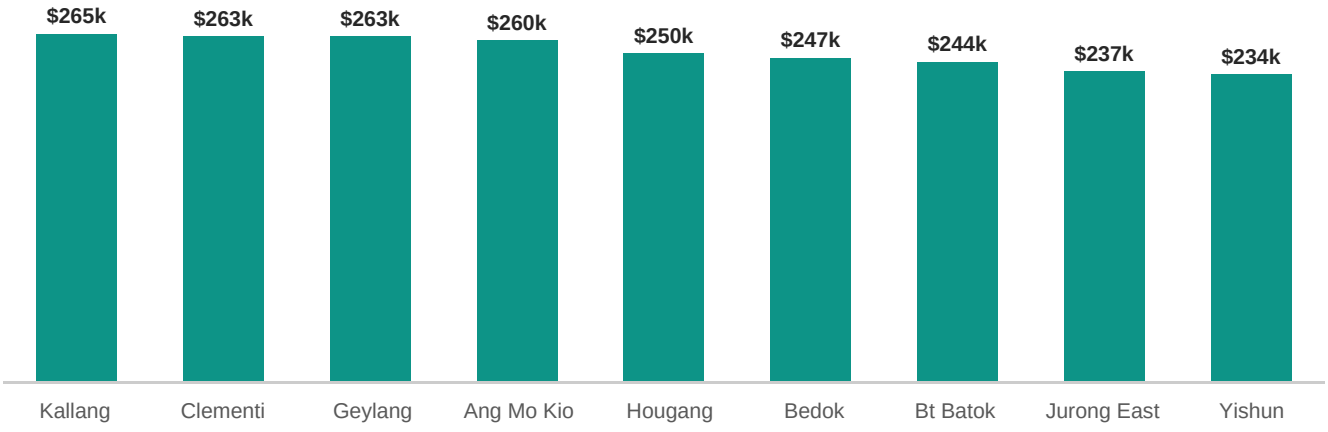
Median price by flat type (number sold), January 2000



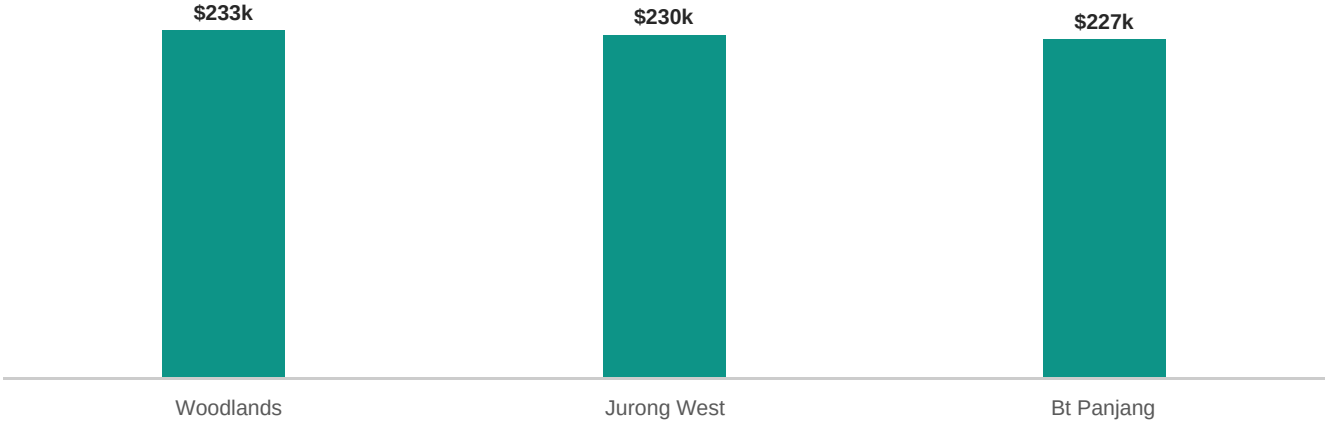
Median 4-room price by town, dearest first



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



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



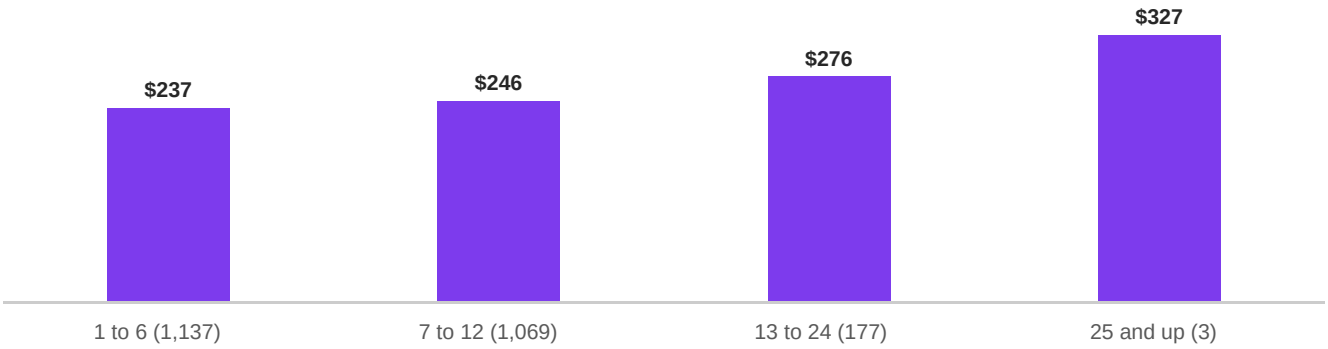
Town by town, January 2000

Ang Mo Kio: 157 sold - median $181,000 - 4-room median $260,000 - $236 psf
Bedok: 188 sold - median $218,000 - 4-room median $246,500 - $242 psf
Bishan: 60 sold - median $353,500 - 4-room median $343,000 - $314 psf
Bukit Batok: 115 sold - median $203,000 - 4-room median $243,500 - $217 psf
Bukit Merah: 91 sold - median $165,000 - 4-room median $305,000 - $236 psf
Bukit Panjang: 40 sold - median $227,500 - 4-room median $227,000 - $208 psf
Bukit Timah: 7 sold - median $352,800 - 4-room median n/a - $315 psf
Central Area: 13 sold - median $190,000 - 4-room median n/a - $246 psf
Choa Chu Kang: 147 sold - median $301,000 - 4-room median $272,000 - $255 psf
Clementi: 74 sold - median $175,000 - 4-room median $263,000 - $233 psf
Geylang: 75 sold - median $178,000 - 4-room median $263,000 - $233 psf
Hougang: 129 sold - median $254,000 - 4-room median $250,000 - $250 psf
Jurong East: 70 sold - median $183,000 - 4-room median $236,500 - $217 psf
Jurong West: 155 sold - median $235,000 - 4-room median $230,000 - $212 psf
Kallang/Whampoa: 52 sold - median $193,000 - 4-room median $265,000 - $258 psf
Marine Parade: 15 sold - median $299,000 - 4-room median $300,000 - $317 psf
Pasir Ris: 164 sold - median $383,000 - 4-room median $300,000 - $284 psf
Queenstown: 90 sold - median $159,000 - 4-room median $389,000 - $228 psf
Sengkang: 1 sold - median $175,000 - 4-room median n/a - $177 psf
Serangoon: 48 sold - median $251,000 - 4-room median $268,944 - $253 psf
Tampines: 254 sold - median $303,944 - 4-room median $293,900 - $268 psf
Toa Payoh: 100 sold - median $181,000 - 4-room median $278,000 - $242 psf
Woodlands: 155 sold - median $320,000 - 4-room median $233,000 - $233 psf
Yishun: 186 sold - median $210,000 - 4-room median $233,900 - $222 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 2000

$720,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 19 to 21 - 1,582 sqft - $455 psf - 94 yrs lease left

$615,000 Blk 444 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,819 sqft - $338 psf - 89 yrs lease left

$613,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 16 to 18 - 1,432 sqft - $428 psf - 94 yrs lease left

$600,000 Blk 10B Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,561 sqft - $384 psf - 94 yrs lease left

$600,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $379 psf - 91 yrs lease left

$595,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,528 sqft - $389 psf - 88 yrs lease left

$580,000 Blk 104A Ang Mo Kio St 11, Ang Mo Kio
Executive - storey 10 to 12 - 1,572 sqft - $369 psf - 95 yrs lease left

$580,000 Blk 856D Tampines St 82, Tampines
Executive - storey 07 to 09 - 1,572 sqft - $369 psf - 94 yrs lease left

$575,000 Blk 712 Pasir Ris St 72, Pasir Ris
Executive - storey 16 to 18 - 1,593 sqft - $361 psf - 95 yrs lease left

$575,000 Blk 257 Kim Keat Ave, Toa Payoh
Executive - storey 07 to 09 - 1,572 sqft - $366 psf - 87 yrs lease left

The 5 most affordable 4-room flats, January 2000

$140,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $149 psf - 74 yrs lease left

$150,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $158 psf - 74 yrs lease left

$150,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 947 sqft - $158 psf - 74 yrs lease left

$150,000 Blk 22 Hougang Ave 3, Hougang
4-room - storey 10 to 12 - 1,055 sqft - $142 psf - 77 yrs lease left

$156,900 Blk 30 Marsiling Dr, Woodlands
4-room - storey 13 to 15 - 1,044 sqft - $150 psf - 76 yrs lease left

The 10 busiest streets, January 2000

Ang Mo Kio Ave 10, Ang Mo Kio: 46 sales
Tampines St 33, Tampines: 43 sales
Hougang Ave 8, Hougang: 40 sales
Bedok Reservoir Rd, Bedok: 38 sales
Choa Chu Kang St 62, Choa Chu Kang: 35 sales
Yishun Ring Rd, Yishun: 35 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Jurong West St 81, Jurong West: 31 sales
Pasir Ris St 71, Pasir Ris: 29 sales
Woodlands St 83, Woodlands: 28 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