HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 2000

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

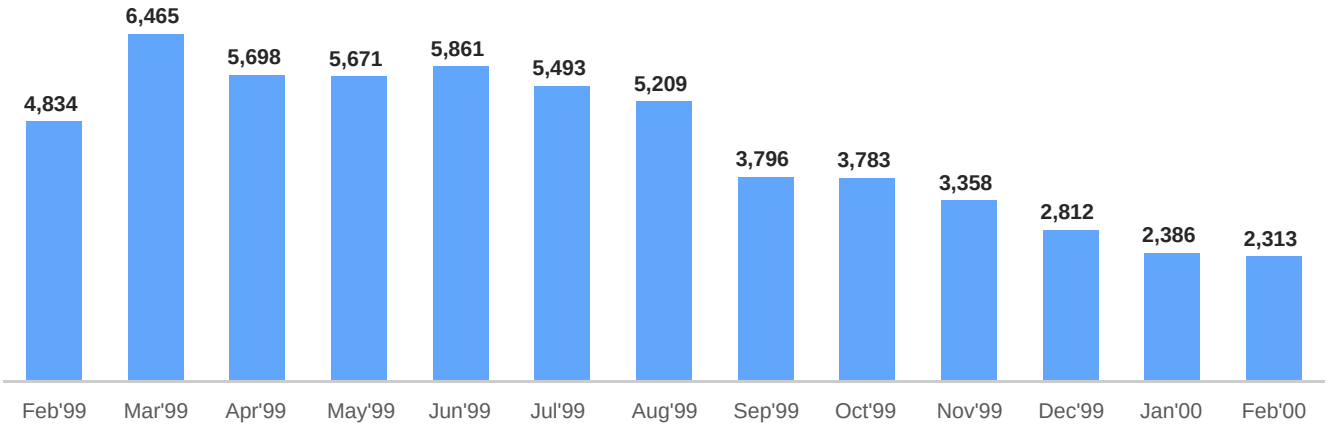
Flats sold: 2,313 Median price: $253,000 Median $psf: $245
Million-dollar flats: 0 (0.0%) Highest price: $661,000 (Queenstown)

Against the month before: sales -3.1%, median price +0.4%. Against a year ago: sales -52.2%, median price +12.4%.

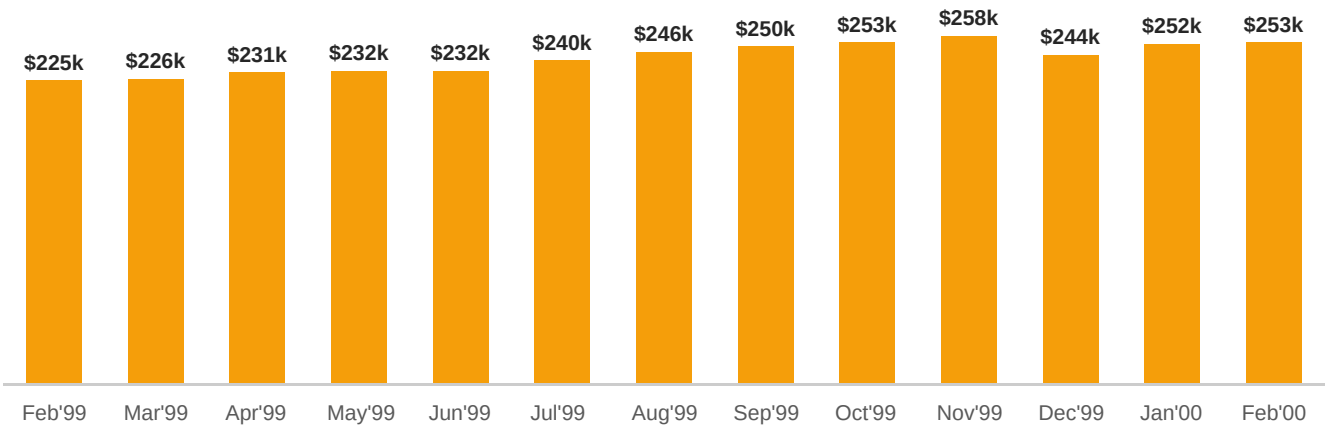
At a glance

- 2,313 HDB resale flats changed hands in February 2000, 3.1% fewer than the month before (2,386).
- Half of all flats sold for $253,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $263,000 (855 sales), or about $249 per square foot.
- The highest price was $661,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Jurong East (median $229,000) and the dearest was Queenstown (median $353,500).
- The busiest town was Tampines with 274 sales.

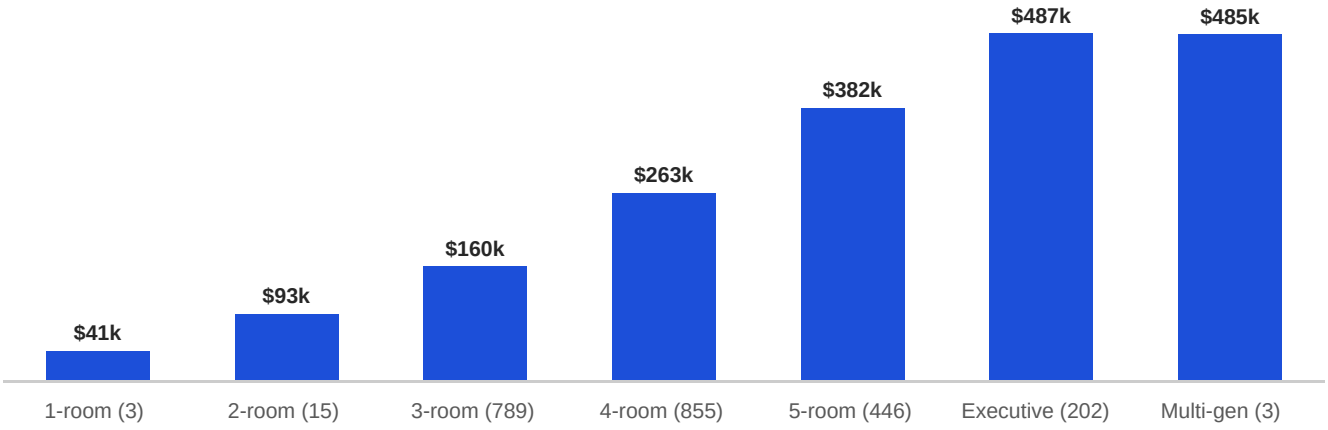
Flats sold each month, last 13 months



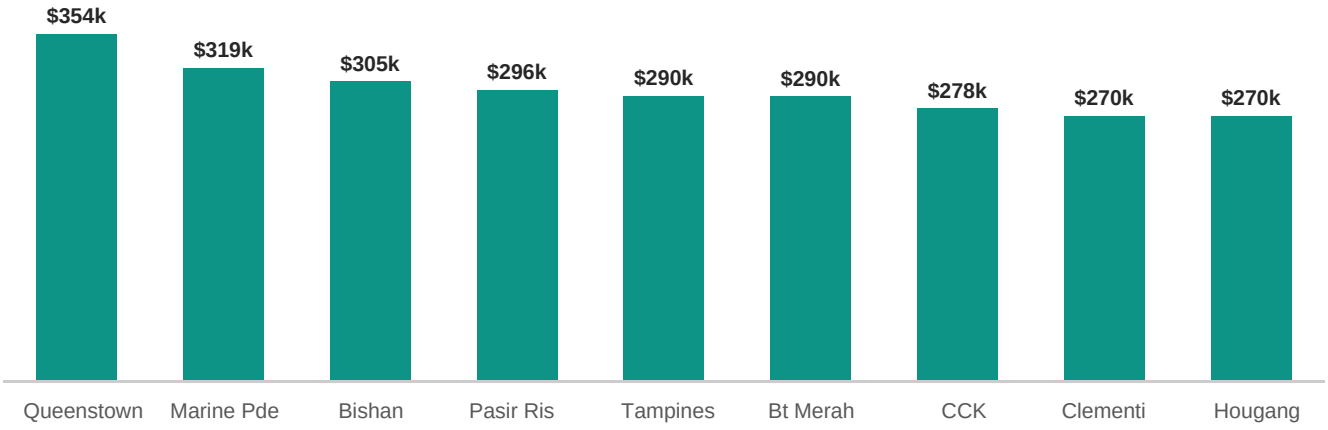
Median price each month, last 13 months



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



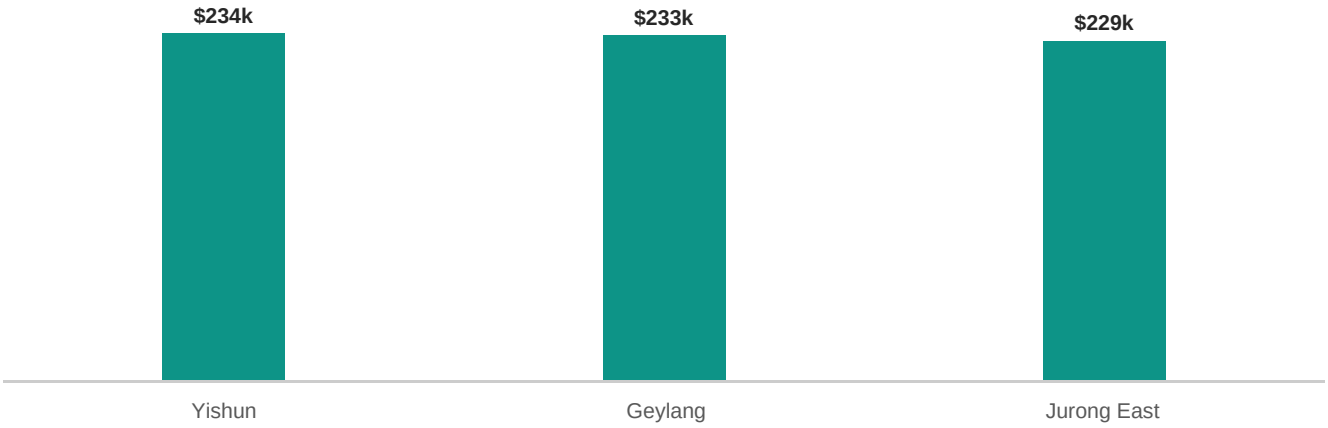
Median 4-room price by town, dearest first



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



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



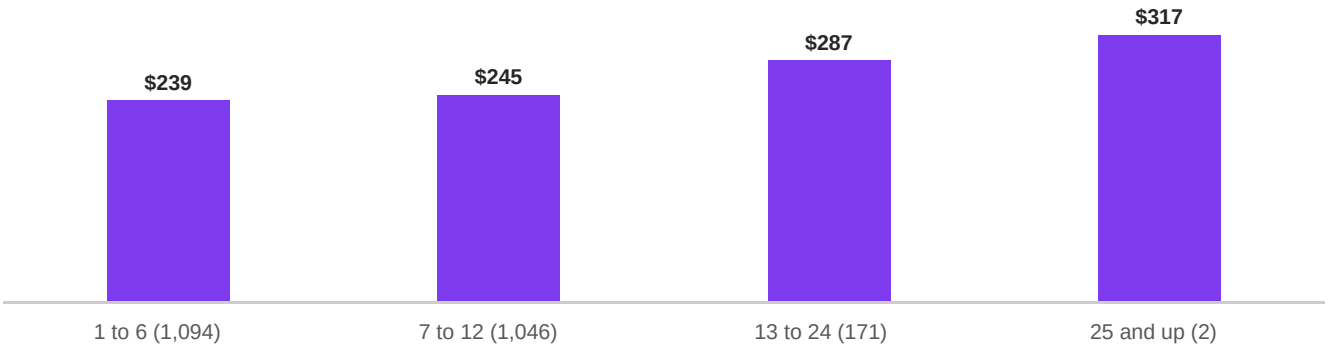
Town by town, February 2000

Ang Mo Kio: 151 sold - median $188,000 - 4-room median $262,000 - $233 psf
Bedok: 171 sold - median $233,000 - 4-room median $250,000 - $241 psf
Bishan: 59 sold - median $347,000 - 4-room median $305,000 - $310 psf
Bukit Batok: 94 sold - median $220,500 - 4-room median $253,500 - $219 psf
Bukit Merah: 81 sold - median $197,000 - 4-room median $289,500 - $260 psf
Bukit Panjang: 34 sold - median $242,000 - 4-room median $237,500 - $217 psf
Bukit Timah: 7 sold - median $445,000 - 4-room median n/a - $331 psf
Central Area: 11 sold - median $185,000 - 4-room median n/a - $239 psf
Choa Chu Kang: 109 sold - median $370,000 - 4-room median $277,500 - $266 psf
Clementi: 82 sold - median $193,500 - 4-room median $270,000 - $238 psf
Geylang: 77 sold - median $155,000 - 4-room median $232,500 - $221 psf
Hougang: 126 sold - median $266,000 - 4-room median $270,000 - $245 psf
Jurong East: 68 sold - median $228,500 - 4-room median $229,000 - $226 psf
Jurong West: 161 sold - median $238,500 - 4-room median $236,000 - $213 psf
Kallang/Whampoa: 55 sold - median $175,000 - 4-room median $267,000 - $243 psf
Marine Parade: 25 sold - median $318,000 - 4-room median $319,000 - $348 psf
Pasir Ris: 161 sold - median $371,000 - 4-room median $296,000 - $282 psf
Queenstown: 73 sold - median $160,000 - 4-room median $353,500 - $237 psf
Serangoon: 61 sold - median $253,000 - 4-room median $254,000 - $258 psf
Tampines: 274 sold - median $292,500 - 4-room median $290,000 - $265 psf
Toa Payoh: 101 sold - median $193,000 - 4-room median $261,500 - $250 psf
Woodlands: 149 sold - median $275,000 - 4-room median $235,000 - $225 psf
Yishun: 183 sold - median $206,000 - 4-room median $234,000 - $222 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 2000

$661,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 04 to 06 - 1,604 sqft - $412 psf - 94 yrs lease left

$630,000 Blk 10B Bedok Sth Ave 2, Bedok
Executive - storey 16 to 18 - 1,539 sqft - $409 psf - 94 yrs lease left

$620,000 Blk 238 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,539 sqft - $403 psf - 91 yrs lease left

$620,000 Blk 261 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $395 psf - 91 yrs lease left

$615,000 Blk 601 Elias Rd, Pasir Ris
Executive - storey 16 to 18 - 1,658 sqft - $371 psf - 94 yrs lease left

$608,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 22 to 24 - 1,539 sqft - $395 psf - 94 yrs lease left

$603,000 Blk 584 Pasir Ris St 53, Pasir Ris
Executive - storey 07 to 09 - 1,582 sqft - $381 psf - 94 yrs lease left

$588,000 Blk 160 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,550 sqft - $379 psf - 86 yrs lease left

$588,000 Blk 601 Elias Rd, Pasir Ris
Executive - storey 10 to 12 - 1,615 sqft - $364 psf - 94 yrs lease left

$578,000 Blk 10D Bedok Sth Ave 2, Bedok
Executive - storey 04 to 06 - 1,550 sqft - $373 psf - 94 yrs lease left

The 5 most affordable 4-room flats, February 2000

$143,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $153 psf - 74 yrs lease left

$154,000 Blk 27 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 980 sqft - $157 psf - 76 yrs lease left

$156,000 Blk 27 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 980 sqft - $159 psf - 76 yrs lease left

$160,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $169 psf - 74 yrs lease left

$162,000 Blk 205 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 980 sqft - $165 psf - 79 yrs lease left

The 10 busiest streets, February 2000

Tampines St 33, Tampines: 55 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 50 sales
Yishun Ring Rd, Yishun: 49 sales
Bedok Reservoir Rd, Bedok: 48 sales
Hougang Ave 8, Hougang: 40 sales
Tampines St 21, Tampines: 37 sales
Jurong West St 81, Jurong West: 33 sales
Pasir Ris St 71, Pasir Ris: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Choa Chu Kang St 62, Choa Chu Kang: 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