HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 2000

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

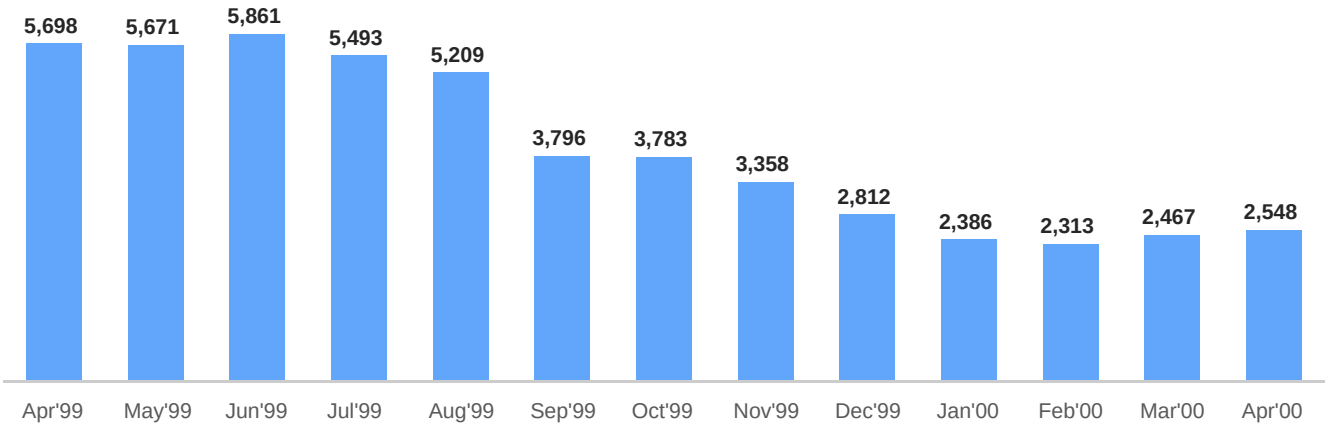
Flats sold: 2,548 Median price: $250,000 Median $psf: $242
Million-dollar flats: 0 (0.0%) Highest price: $716,000 (Toa Payoh)

Against the month before: sales +3.3%, median price -1.2%. Against a year ago: sales -55.3%, median price +8.2%.

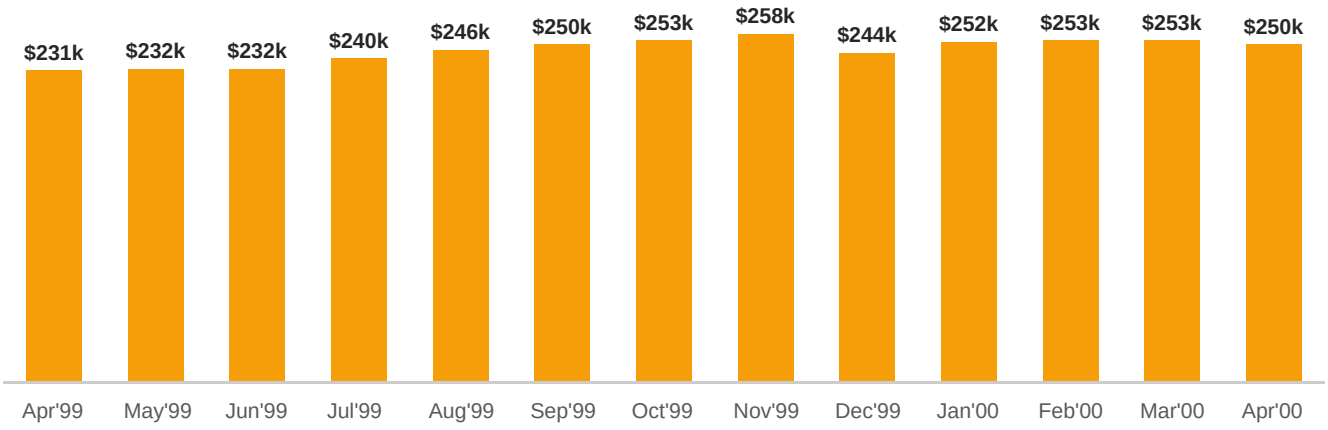
At a glance

- 2,548 HDB resale flats changed hands in April 2000, 3.3% more than the month before (2,467).
- Half of all flats sold for $250,000 or less (the median price), down 1.2% from the month before.
- A typical 4-room flat sold for $262,000 (937 sales), or about $247 per square foot.
- The highest price was $716,000 for an executive flat at Blk 101A Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $230,000) and the dearest was Queenstown (median $413,500).
- The busiest town was Tampines with 243 sales.

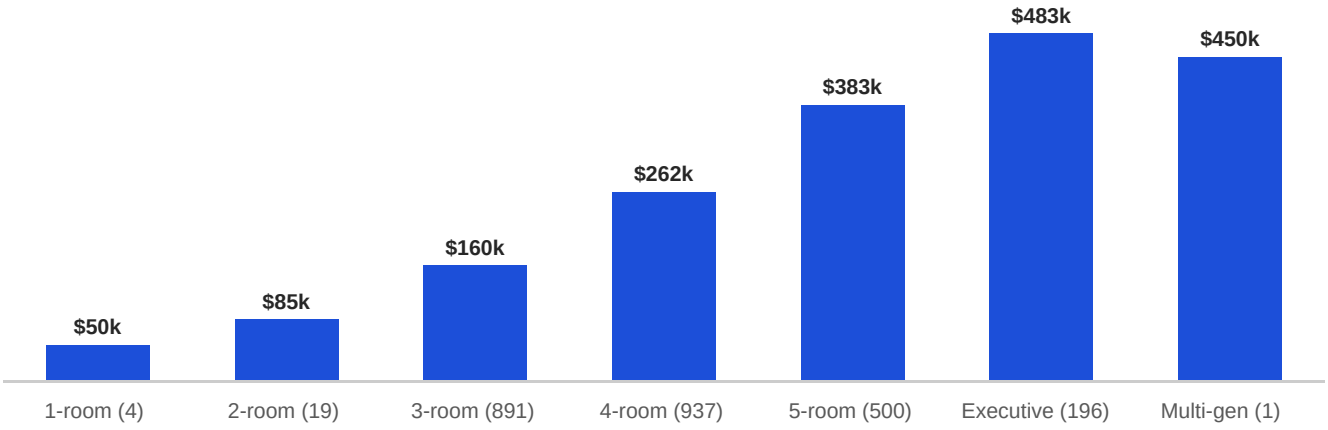
Flats sold each month, last 13 months



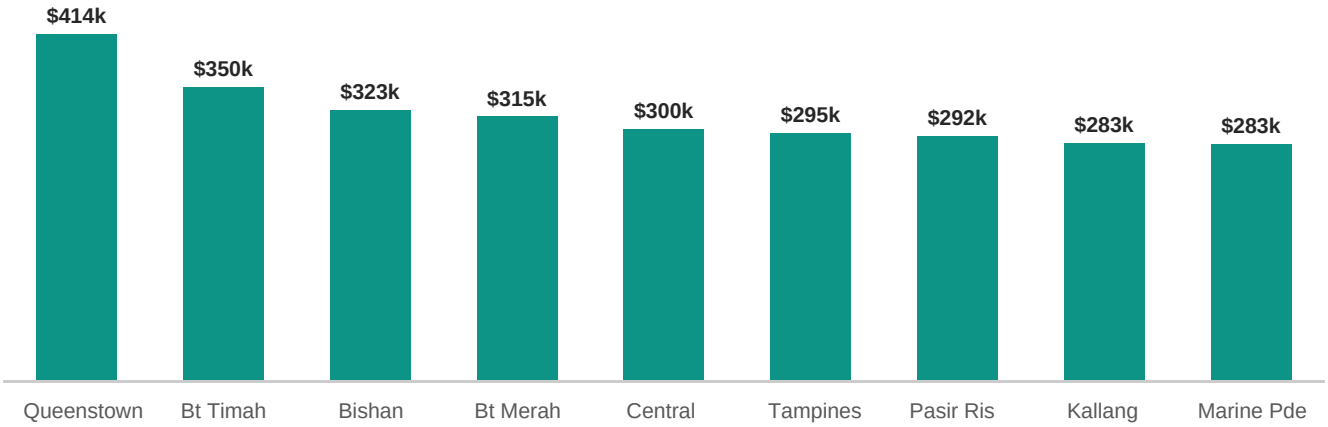
Median price each month, last 13 months



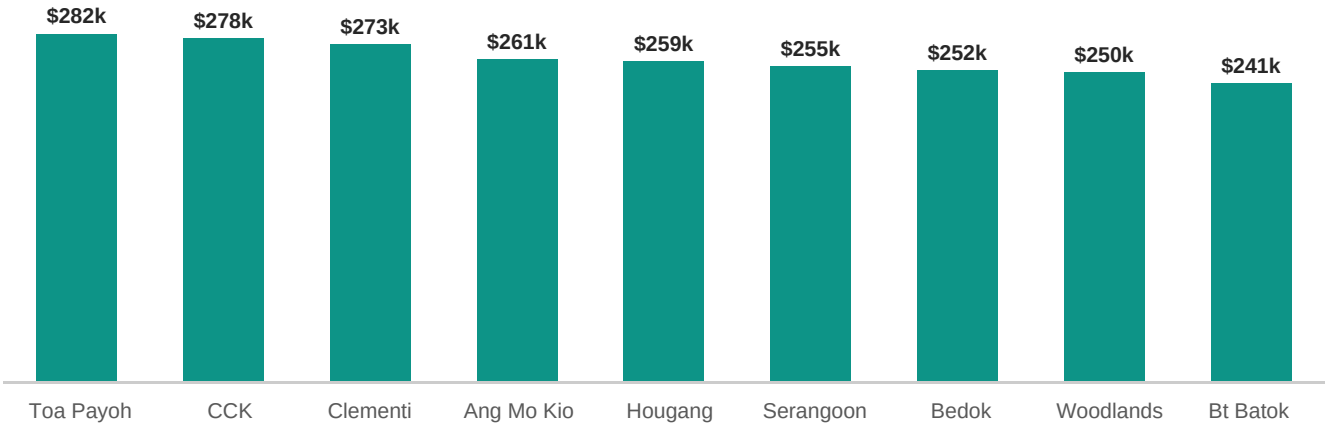
Median price by flat type (number sold), April 2000



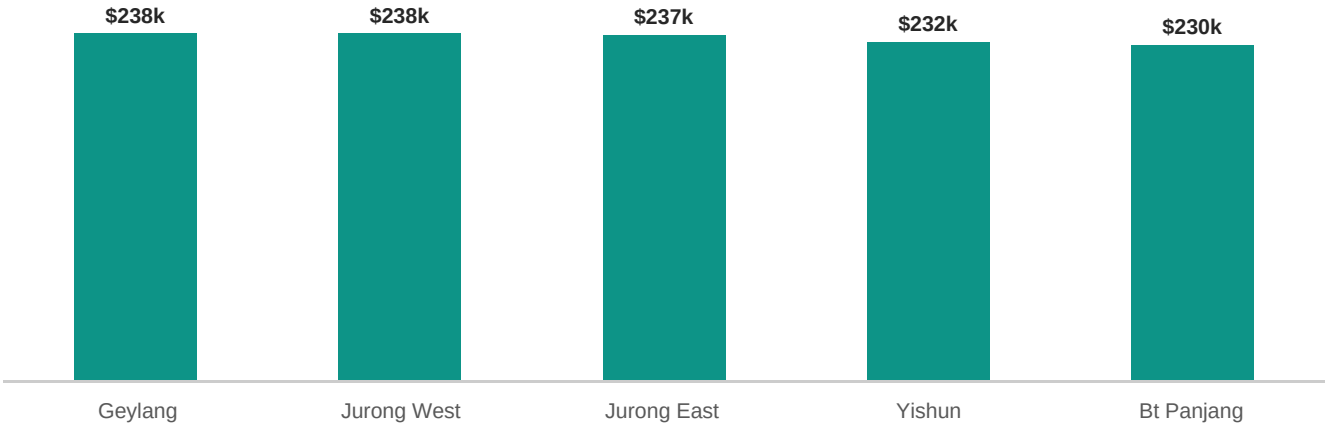
Median 4-room price by town, dearest first



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



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



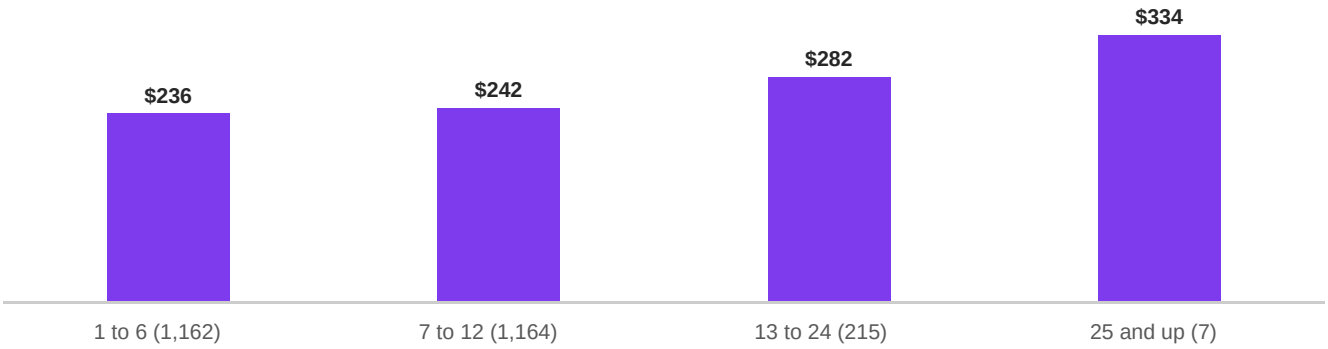
Town by town, April 2000

Ang Mo Kio: 197 sold - median $197,000 - 4-room median $261,000 - $237 psf
Bedok: 189 sold - median $220,000 - 4-room median $252,000 - $239 psf
Bishan: 62 sold - median $351,500 - 4-room median $322,500 - $317 psf
Bukit Batok: 84 sold - median $186,000 - 4-room median $241,400 - $211 psf
Bukit Merah: 76 sold - median $170,500 - 4-room median $315,000 - $239 psf
Bukit Panjang: 44 sold - median $229,250 - 4-room median $230,000 - $210 psf
Bukit Timah: 13 sold - median $400,000 - 4-room median $350,000 - $322 psf
Central Area: 16 sold - median $224,500 - 4-room median $300,000 - $299 psf
Choa Chu Kang: 118 sold - median $296,500 - 4-room median $278,000 - $258 psf
Clementi: 83 sold - median $184,000 - 4-room median $273,000 - $234 psf
Geylang: 52 sold - median $142,500 - 4-room median $238,000 - $216 psf
Hougang: 151 sold - median $259,000 - 4-room median $259,000 - $241 psf
Jurong East: 69 sold - median $183,000 - 4-room median $237,000 - $217 psf
Jurong West: 225 sold - median $242,000 - 4-room median $238,000 - $214 psf
Kallang/Whampoa: 64 sold - median $173,500 - 4-room median $283,000 - $256 psf
Marine Parade: 19 sold - median $288,000 - 4-room median $282,500 - $317 psf
Pasir Ris: 171 sold - median $376,000 - 4-room median $292,000 - $277 psf
Queenstown: 93 sold - median $168,000 - 4-room median $413,500 - $242 psf
Serangoon: 75 sold - median $255,000 - 4-room median $255,000 - $252 psf
Tampines: 243 sold - median $297,000 - 4-room median $295,000 - $270 psf
Toa Payoh: 127 sold - median $208,000 - 4-room median $281,500 - $252 psf
Woodlands: 148 sold - median $309,250 - 4-room median $250,000 - $230 psf
Yishun: 229 sold - median $195,000 - 4-room median $232,100 - $219 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 2000

$716,000 Blk 101A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 16 to 18 - 1,561 sqft - $459 psf - 92 yrs lease left

$649,000 Blk 99A Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $416 psf - 92 yrs lease left

$642,500 Blk 148 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,582 sqft - $406 psf - 94 yrs lease left

$637,500 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,572 sqft - $406 psf - 94 yrs lease left

$628,000 Blk 87 Redhill Cl, Bukit Merah
5-room - storey 16 to 18 - 1,475 sqft - $426 psf - 94 yrs lease left

$618,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,539 sqft - $401 psf - 92 yrs lease left

$612,000 Blk 146 Mei Ling St, Queenstown
5-room - storey 13 to 15 - 1,432 sqft - $427 psf - 94 yrs lease left

$610,000 Blk 231 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,572 sqft - $388 psf - 91 yrs lease left

$600,000 Blk 104A Ang Mo Kio St 11, Ang Mo Kio
Executive - storey 04 to 06 - 1,582 sqft - $379 psf - 95 yrs lease left

$600,000 Blk 10E Bedok Sth Ave 2, Bedok
Executive - storey 10 to 12 - 1,572 sqft - $382 psf - 92 yrs lease left

The 5 most affordable 4-room flats, April 2000

$117,000 Blk 39 Circuit Rd, Geylang

4-room - storey 04 to 06 - 1,119 sqft - $105 psf - 70 yrs lease left

$143,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $153 psf - 74 yrs lease left

$145,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 947 sqft - $153 psf - 74 yrs lease left

$148,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $156 psf - 75 yrs lease left

$160,000 Blk 202 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,033 sqft - $155 psf - 80 yrs lease left

The 10 busiest streets, April 2000

Yishun Ring Rd, Yishun: 60 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 57 sales
Pasir Ris St 71, Pasir Ris: 57 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 47 sales
Bedok Reservoir Rd, Bedok: 36 sales
Jurong West St 81, Jurong West: 33 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 32 sales
Woodlands St 83, Woodlands: 29 sales
Hougang Ave 8, Hougang: 28 sales
Tampines St 33, Tampines: 27 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