HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 2000

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

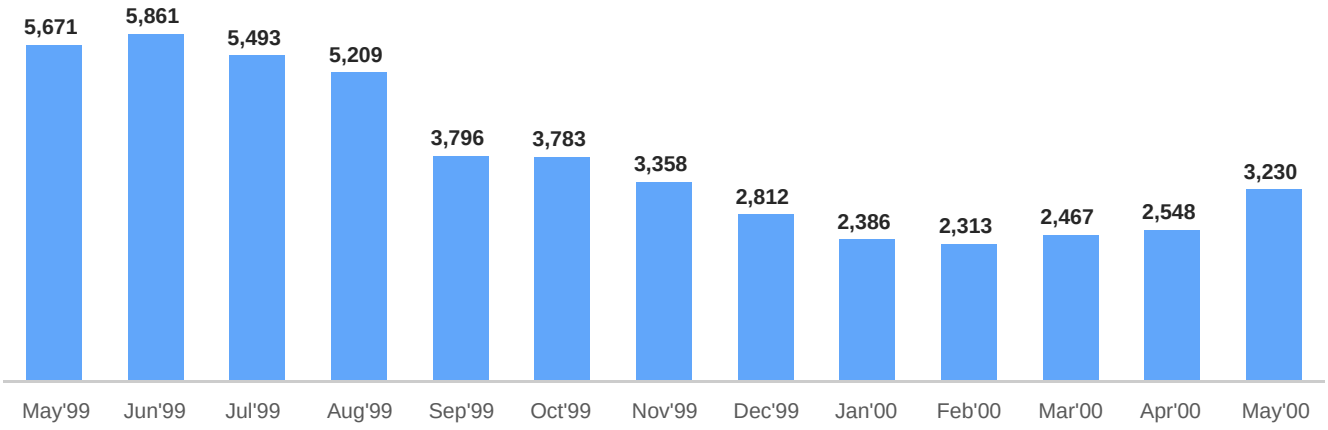
Flats sold: 3,230 **Median price: $245,000** **Median $psf: $241**
Million-dollar flats: 0 (0.0%) **Highest price: $728,000 (Queenstown)**

Against the month before: sales +26.8%, median price -2.0%. Against a year ago: sales -43.0%, median price +5.6%.

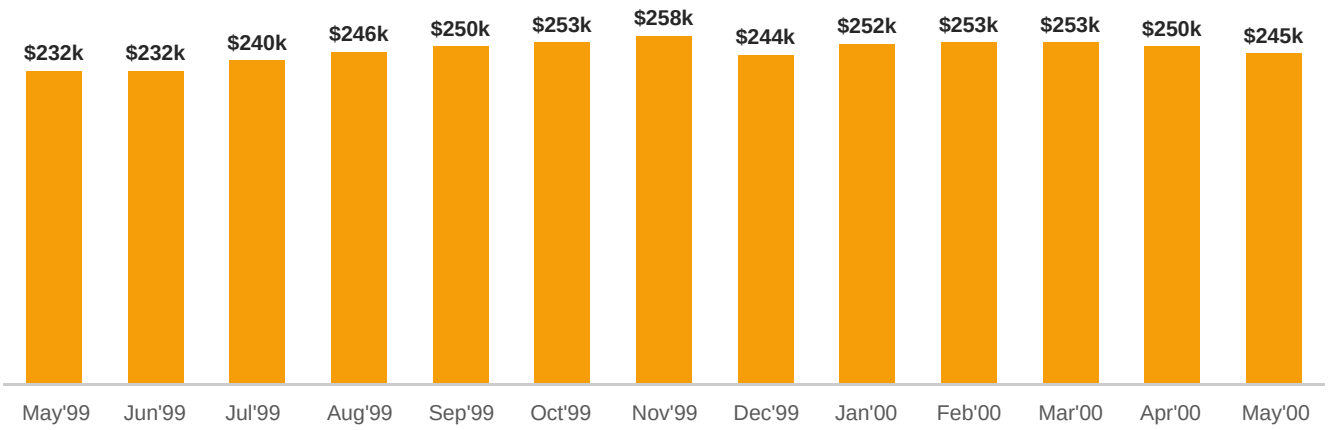
At a glance

- 3,230 HDB resale flats changed hands in May 2000, 26.8% more than the month before (2,548).
- Half of all flats sold for $245,000 or less (the median price), down 2.0% from the month before.
- A typical 4-room flat sold for $258,500 (1,231 sales), or about $245 per square foot.
- The highest price was $728,000 for an executive flat at Blk 148 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $229,000) and the dearest was Central Area (median $317,000).
- The busiest town was Tampines with 294 sales.

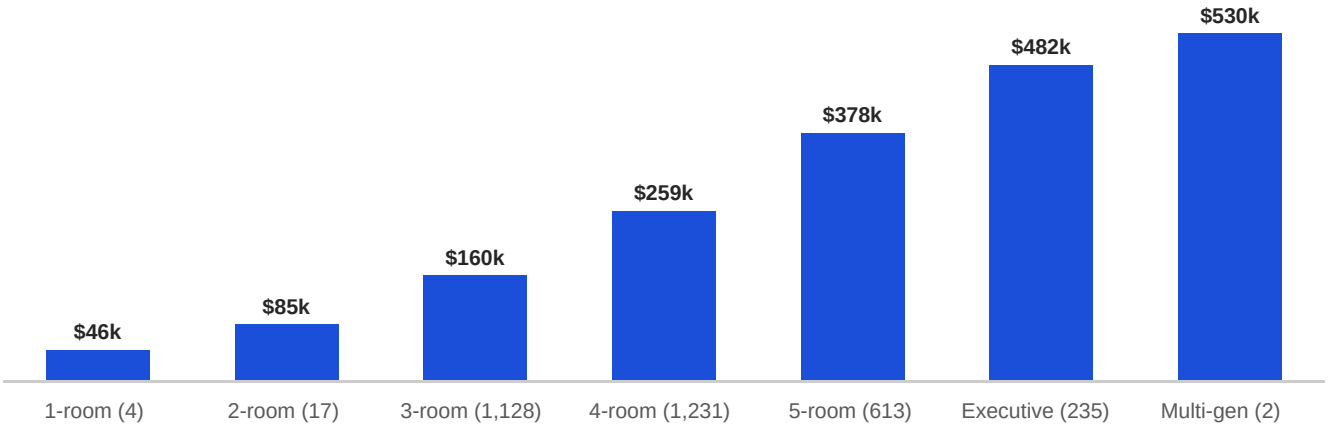
Flats sold each month, last 13 months



Median price each month, last 13 months



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



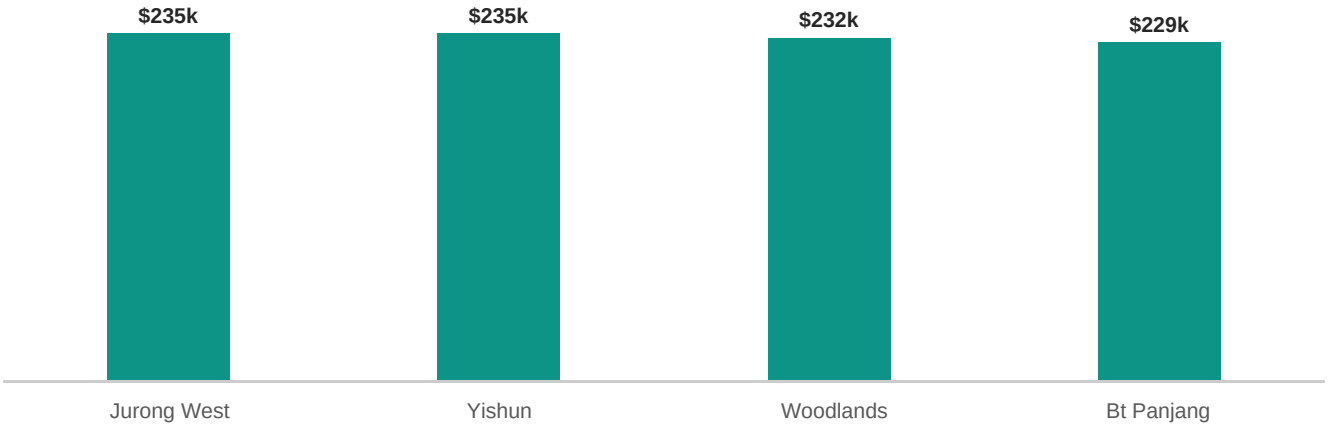
Median 4-room price by town, dearest first



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



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



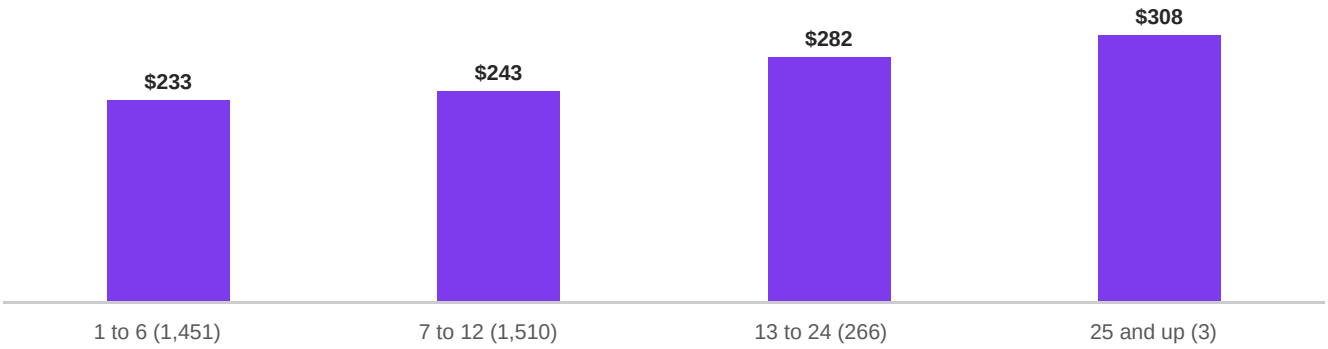
Town by town, May 2000

Ang Mo Kio: 209 sold - median $176,000 - 4-room median $258,000 - $231 psf
Bedok: 246 sold - median $230,000 - 4-room median $252,500 - $244 psf
Bishan: 80 sold - median $352,000 - 4-room median $303,500 - $310 psf
Bukit Batok: 131 sold - median $168,000 - 4-room median $246,000 - $210 psf
Bukit Merah: 104 sold - median $196,000 - 4-room median $287,500 - $273 psf
Bukit Panjang: 64 sold - median $229,000 - 4-room median $229,000 - $207 psf
Bukit Timah: 7 sold - median $477,500 - 4-room median n/a - $330 psf
Central Area: 26 sold - median $205,000 - 4-room median $317,000 - $281 psf
Choa Chu Kang: 137 sold - median $300,000 - 4-room median $276,000 - $251 psf
Clementi: 126 sold - median $179,000 - 4-room median $273,000 - $242 psf
Geylang: 76 sold - median $191,500 - 4-room median $266,500 - $236 psf
Hougang: 199 sold - median $233,000 - 4-room median $242,000 - $237 psf
Jurong East: 84 sold - median $201,500 - 4-room median $240,000 - $223 psf
Jurong West: 270 sold - median $237,000 - 4-room median $235,000 - $213 psf
Kallang/Whampoa: 83 sold - median $180,000 - 4-room median $273,500 - $253 psf
Marine Parade: 30 sold - median $276,000 - 4-room median $303,000 - $321 psf
Pasir Ris: 247 sold - median $363,000 - 4-room median $290,000 - $273 psf
Queenstown: 92 sold - median $160,500 - 4-room median $302,000 - $231 psf
Serangoon: 102 sold - median $251,500 - 4-room median $254,500 - $257 psf
Tampines: 294 sold - median $300,500 - 4-room median $292,000 - $268 psf
Toa Payoh: 102 sold - median $178,000 - 4-room median $295,000 - $246 psf
Woodlands: 232 sold - median $278,000 - 4-room median $232,000 - $223 psf
Yishun: 289 sold - median $219,000 - 4-room median $235,000 - $218 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 2000

$728,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,679 sqft - $434 psf - 94 yrs lease left

$725,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,593 sqft - $455 psf - 94 yrs lease left

$700,000 Blk 149 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,561 sqft - $448 psf - 94 yrs lease left

$700,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 16 to 18 - 1,679 sqft - $417 psf - 94 yrs lease left

$635,000 Blk 148 Bishan St 11, Bishan
Multi-gen - storey 07 to 09 - 1,722 sqft - $369 psf - 86 yrs lease left

$600,000 Blk 12 Jln Bt Merah, Bukit Merah
5-room - storey 22 to 24 - 1,367 sqft - $439 psf - 95 yrs lease left

$600,000 Blk 585 Pasir Ris St 53, Pasir Ris
Executive - storey 04 to 06 - 1,572 sqft - $382 psf - 94 yrs lease left

$598,000 Blk 856D Tampines St 82, Tampines
Executive - storey 10 to 12 - 1,625 sqft - $368 psf - 94 yrs lease left

$596,000 Blk 82A Lor 4 Toa Payoh, Toa Payoh
5-room - storey 22 to 24 - 1,313 sqft - $454 psf - 95 yrs lease left

$590,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $373 psf - 91 yrs lease left

The 5 most affordable 4-room flats, May 2000

$145,000 Blk 44 Tanglin Halt Rd, Queenstown
4-room - storey 04 to 06 - 1,302 sqft - $111 psf - 72 yrs lease left

$145,500 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 947 sqft - $154 psf - 74 yrs lease left

$147,500 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $156 psf - 74 yrs lease left

$149,000 Blk 29 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 1,044 sqft - $143 psf - 78 yrs lease left

$150,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 947 sqft - $158 psf - 75 yrs lease left

The 10 busiest streets, May 2000

Pasir Ris St 71, Pasir Ris: 110 sales
Yishun Ring Rd, Yishun: 73 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 59 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 50 sales
Hougang Ave 8, Hougang: 45 sales
Bedok Reservoir Rd, Bedok: 44 sales
Jurong West St 81, Jurong West: 43 sales
Woodlands St 83, Woodlands: 33 sales
Jurong West St 52, Jurong West: 32 sales
Woodlands St 82, Woodlands: 32 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