HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 2000

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

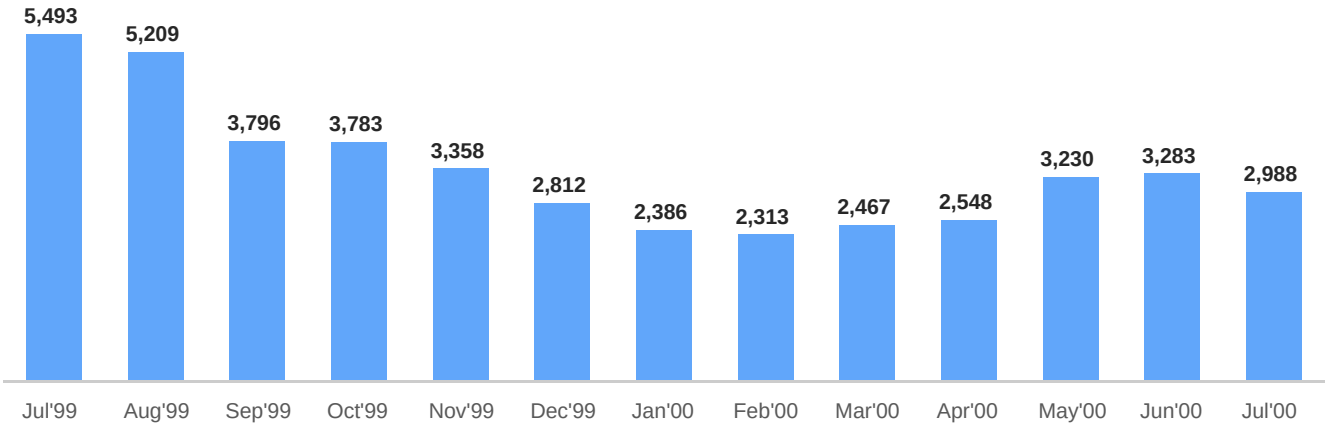
Flats sold: 2,988 Median price: $234,000 Median $psf: $235
Million-dollar flats: 0 (0.0%) Highest price: $720,000 (Queenstown)

Against the month before: sales -9.0%, median price -2.5%. Against a year ago: sales -45.6%, median price -2.5%.

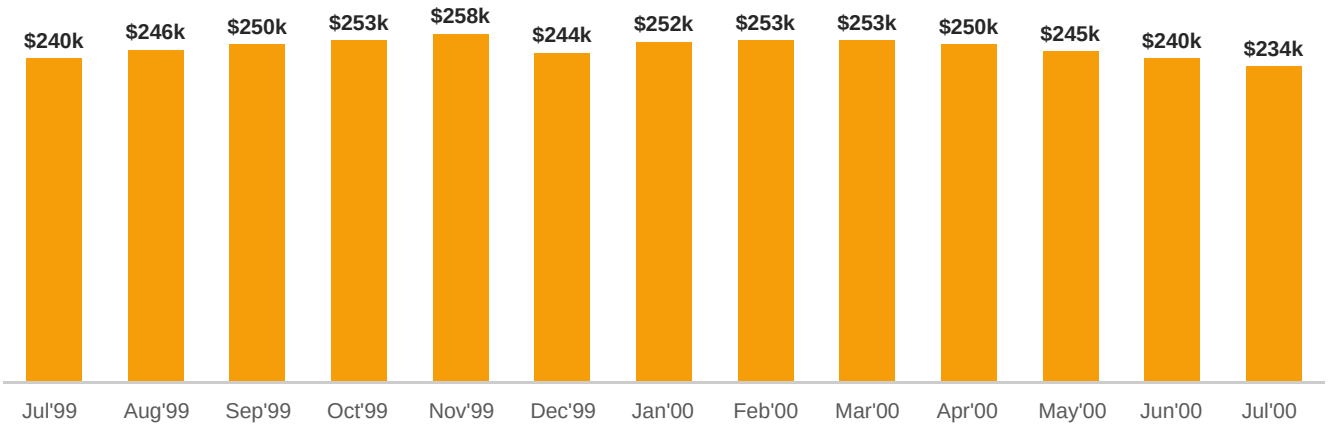
At a glance

- 2,988 HDB resale flats changed hands in July 2000, 9.0% fewer than the month before (3,283).
- Half of all flats sold for $234,000 or less (the median price), down 2.5% from the month before.
- A typical 4-room flat sold for $251,750 (1,084 sales), or about $239 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 Batok (median $219,000) and the dearest was Queenstown (median $343,000).
- The busiest town was Yishun with 302 sales.

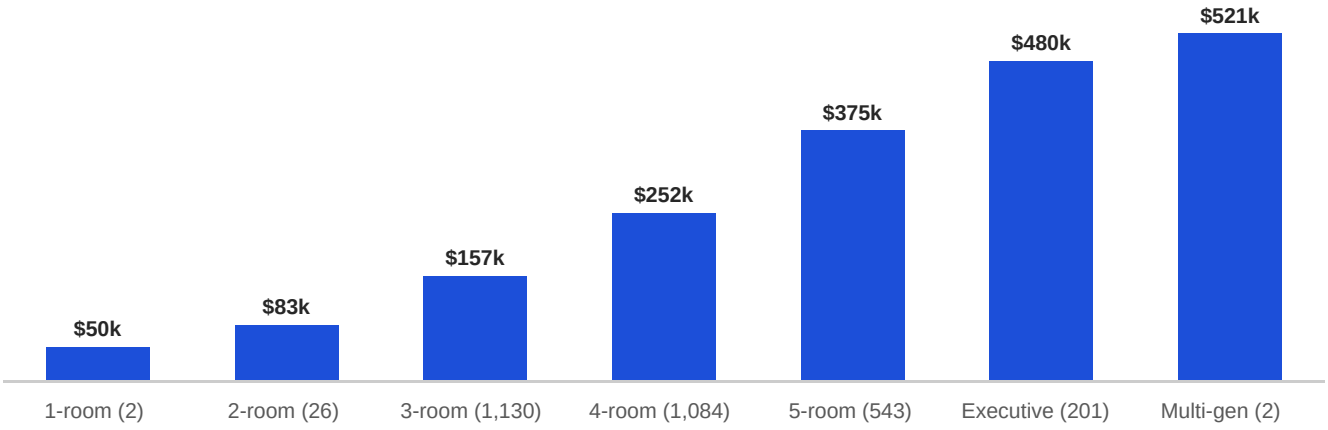
Flats sold each month, last 13 months



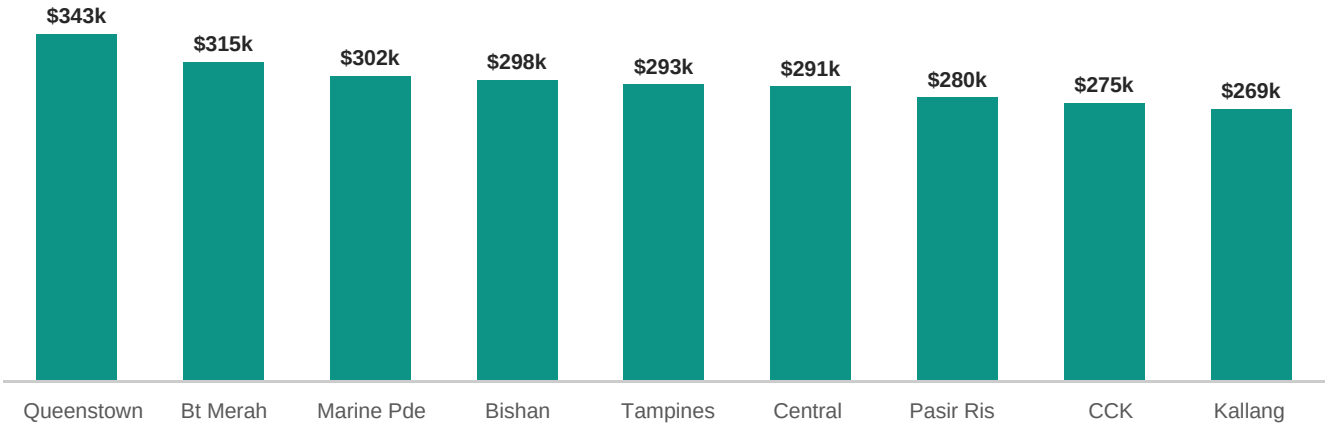
Median price each month, last 13 months



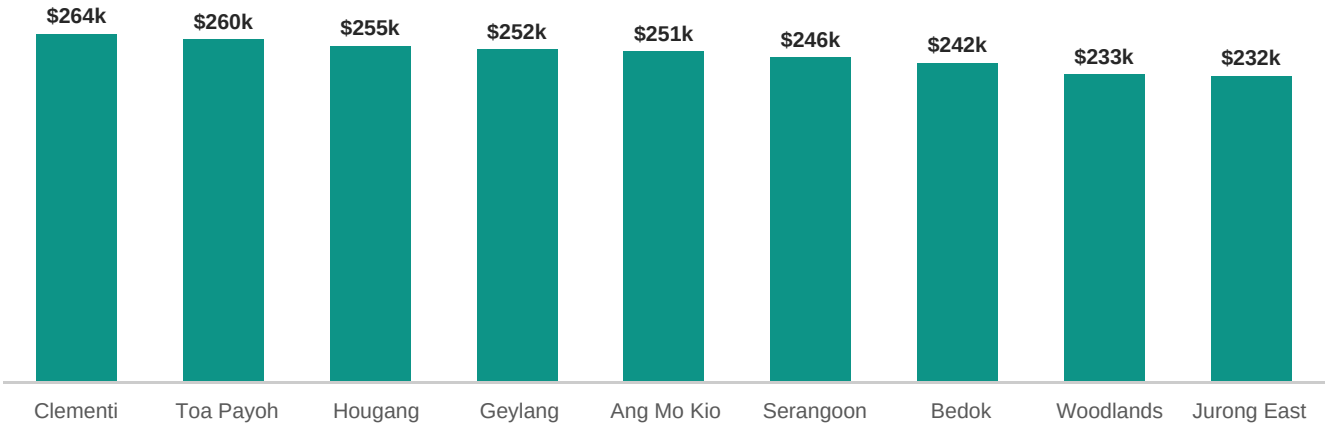
Median price by flat type (number sold), July 2000



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)



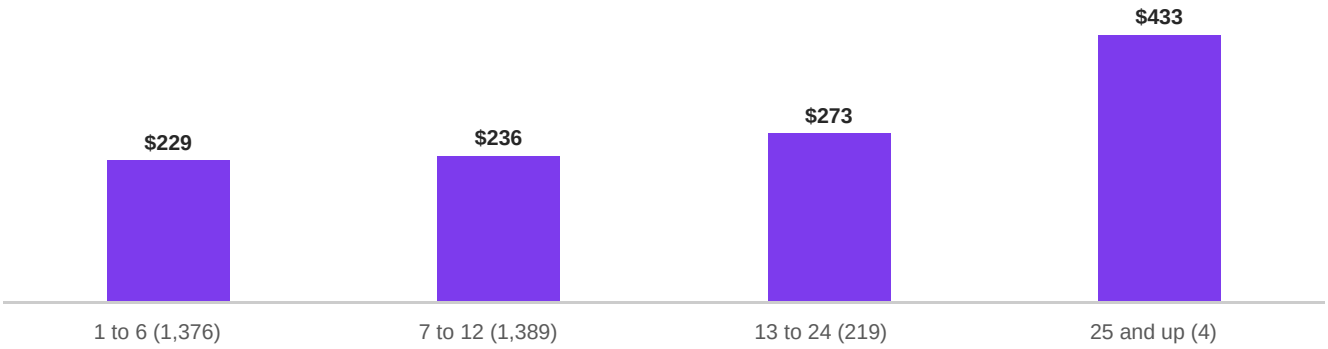
Town by town, July 2000

Ang Mo Kio: 203 sold - median $168,000 - 4-room median $250,500 - $227 psf
Bedok: 211 sold - median $203,000 - 4-room median $242,000 - $233 psf
Bishan: 67 sold - median $334,000 - 4-room median $297,500 - $308 psf
Bukit Batok: 144 sold - median $166,500 - 4-room median $219,000 - $202 psf
Bukit Merah: 95 sold - median $168,000 - 4-room median $315,000 - $239 psf
Bukit Panjang: 65 sold - median $222,500 - 4-room median $228,500 - $203 psf
Bukit Timah: 7 sold - median $296,000 - 4-room median n/a - $302 psf
Central Area: 19 sold - median $200,000 - 4-room median $291,000 - $272 psf
Choa Chu Kang: 124 sold - median $299,000 - 4-room median $274,500 - $255 psf
Clementi: 108 sold - median $175,000 - 4-room median $264,000 - $237 psf
Geylang: 101 sold - median $155,000 - 4-room median $252,000 - $220 psf
Hougang: 150 sold - median $238,000 - 4-room median $255,000 - $234 psf
Jurong East: 74 sold - median $224,500 - 4-room median $232,000 - $221 psf
Jurong West: 206 sold - median $228,500 - 4-room median $228,000 - $206 psf
Kallang/Whampoa: 94 sold - median $168,000 - 4-room median $268,500 - $239 psf
Marine Parade: 29 sold - median $235,000 - 4-room median $301,500 - $314 psf
Pasir Ris: 212 sold - median $365,900 - 4-room median $280,000 - $270 psf
Queenstown: 105 sold - median $155,000 - 4-room median $343,000 - $224 psf
Sengkang: 1 sold - median $176,000 - 4-room median n/a - $178 psf
Serangoon: 83 sold - median $241,000 - 4-room median $246,000 - $250 psf
Tampines: 297 sold - median $300,000 - 4-room median $293,000 - $267 psf
Toa Payoh: 114 sold - median $197,000 - 4-room median $260,000 - $252 psf
Woodlands: 177 sold - median $255,000 - 4-room median $233,000 - $223 psf
Yishun: 302 sold - median $189,500 - 4-room median $230,500 - $211 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 2000

$720,000 Blk 148 Mei Ling St, Queenstown
Executive - storey 22 to 24 - 1,679 sqft - $429 psf - 94 yrs lease left

$680,000 Blk 238 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,625 sqft - $418 psf - 91 yrs lease left

$650,000 Blk 583 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,572 sqft - $414 psf - 94 yrs lease left

$650,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,528 sqft - $425 psf - 94 yrs lease left

$630,000 Blk 583 Pasir Ris St 53, Pasir Ris
Executive - storey 10 to 12 - 1,582 sqft - $398 psf - 94 yrs lease left

$600,000 Blk 147 Mei Ling St, Queenstown
Executive - storey 07 to 09 - 1,572 sqft - $382 psf - 94 yrs lease left

$595,000 Blk 82B Lor 4 Toa Payoh, Toa Payoh
5-room - storey 19 to 21 - 1,313 sqft - $453 psf - 95 yrs lease left

$591,888 Blk 82A Lor 4 Toa Payoh, Toa Payoh
5-room - storey 25 to 27 - 1,313 sqft - $451 psf - 95 yrs lease left

$590,000 Blk 201 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,615 sqft - $365 psf - 91 yrs lease left

$580,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 19 to 21 - 1,410 sqft - $411 psf - 83 yrs lease left

The 5 most affordable 4-room flats, July 2000

$110,000 Blk 1 East Coast Rd, Bedok

4-room - storey 01 to 03 - 915 sqft - $120 psf - 69 yrs lease left

$118,000 Blk 67 Circuit Rd, Geylang

4-room - storey 10 to 12 - 1,313 sqft - $90 psf - 68 yrs lease left

$142,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $150 psf - 74 yrs lease left

$154,500 Blk 27 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $158 psf - 76 yrs lease left

$155,000 Blk 28 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 1,044 sqft - $148 psf - 76 yrs lease left

The 10 busiest streets, July 2000

Pasir Ris St 71, Pasir Ris: 86 sales
Yishun Ring Rd, Yishun: 83 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 70 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Bedok Reservoir Rd, Bedok: 37 sales
Hougang Ave 8, Hougang: 33 sales
Jurong West St 81, Jurong West: 33 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 31 sales
Tampines St 45, Tampines: 31 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 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