HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 2000

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:25 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/2000-08/

August 2000 in full

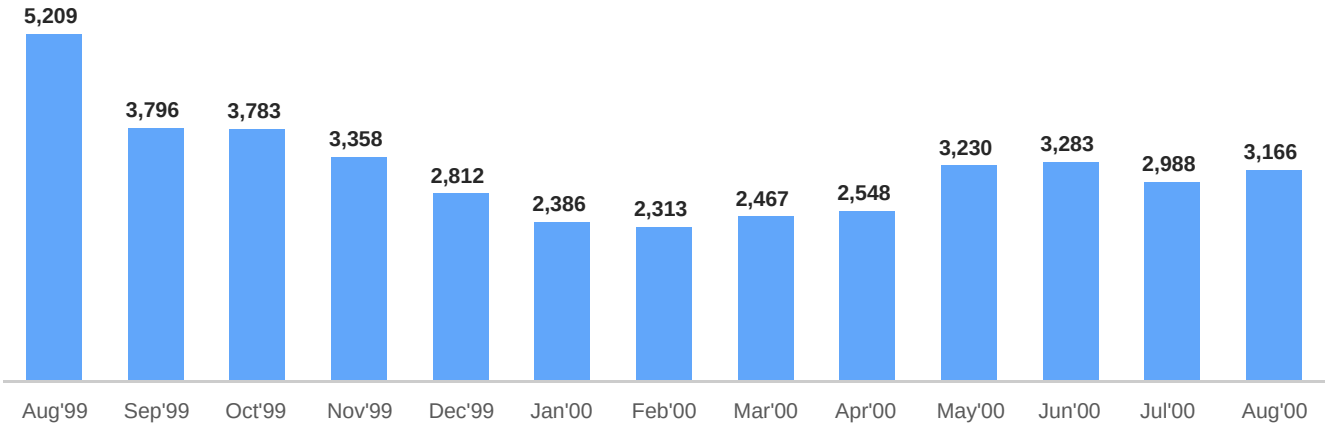
Flats sold: 3,166 Median price: $235,000 Median $psf: $233
Million-dollar flats: 0 (0.0%) Highest price: $655,000 (Bishan)

Against the month before: sales +6.0%, median price +0.4%. Against a year ago: sales -39.2%, median price -4.5%.

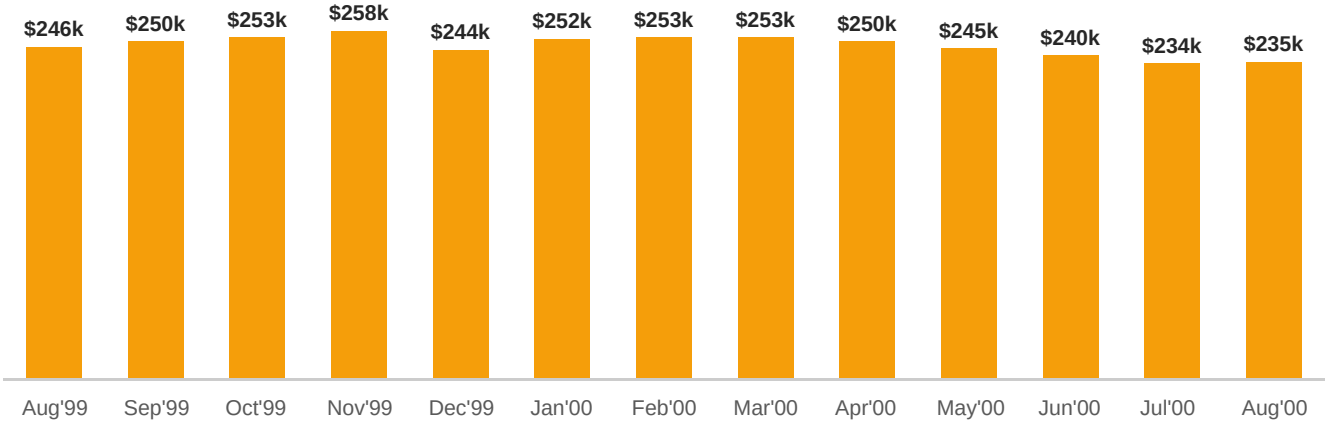
At a glance

- 3,166 HDB resale flats changed hands in August 2000, 6.0% more than the month before (2,988).
- Half of all flats sold for $235,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $252,000 (1,202 sales), or about $239 per square foot.
- The highest price was $655,000 for an executive flat at Blk 103 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Jurong East (median $218,500) and the dearest was Central Area (median $321,250).
- The busiest town was Tampines with 307 sales.

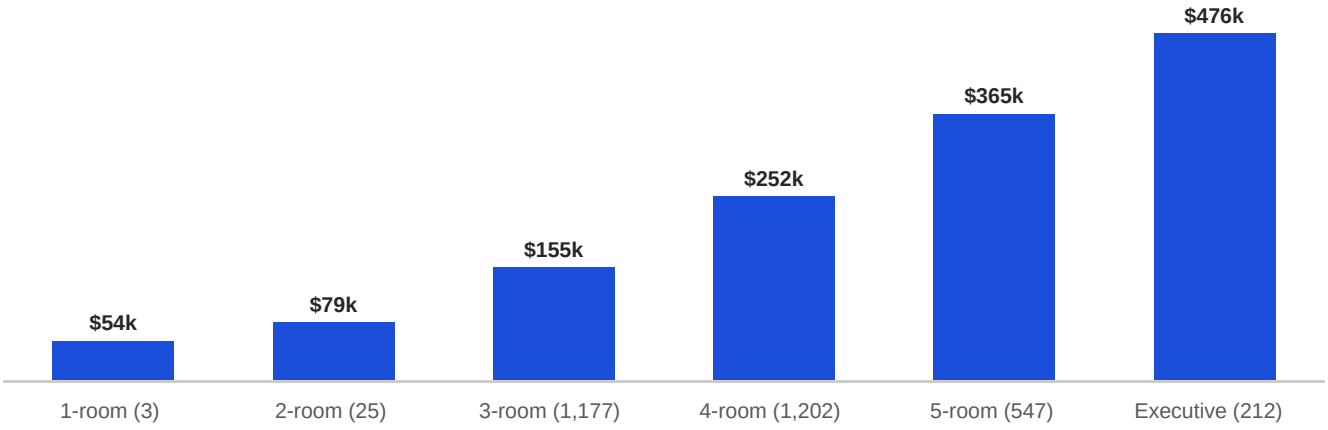
Flats sold each month, last 13 months



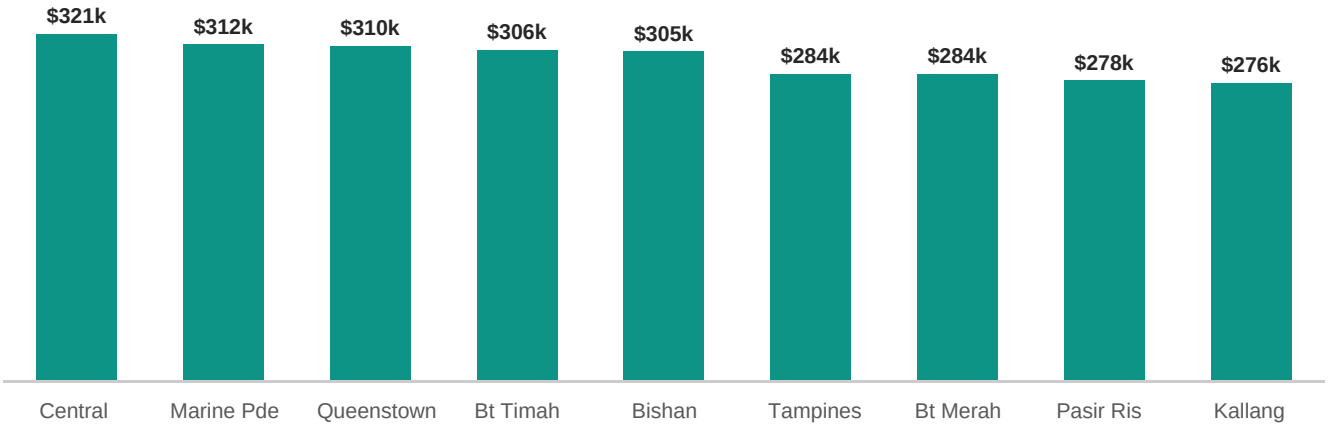
Median price each month, last 13 months



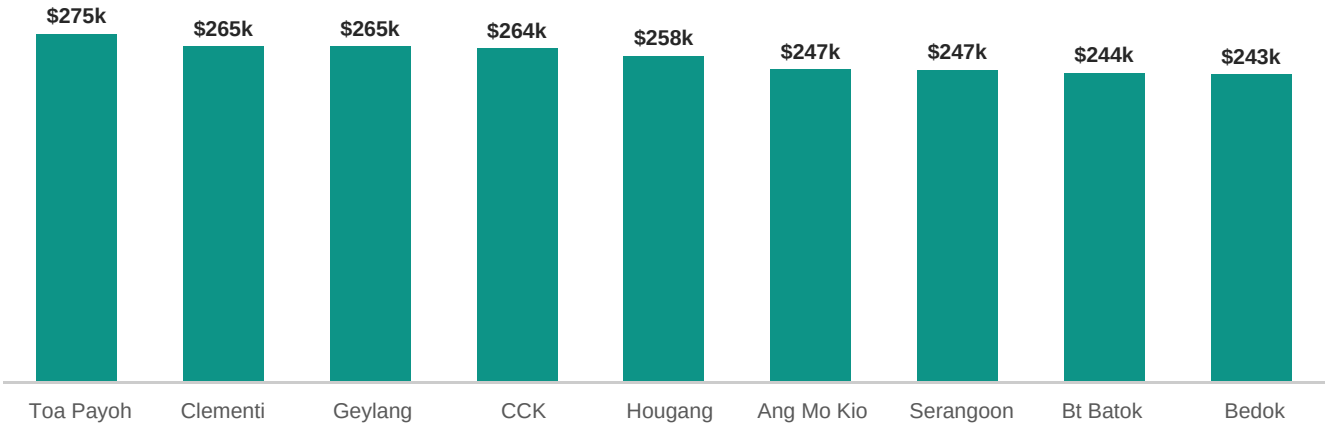
Median price by flat type (number sold), August 2000



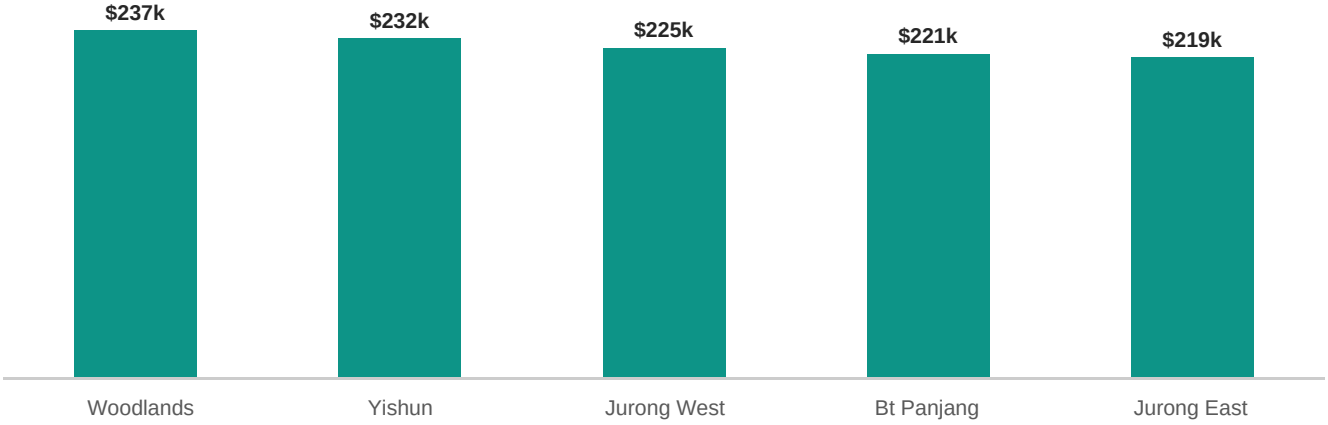
Median 4-room price by town, dearest first



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



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



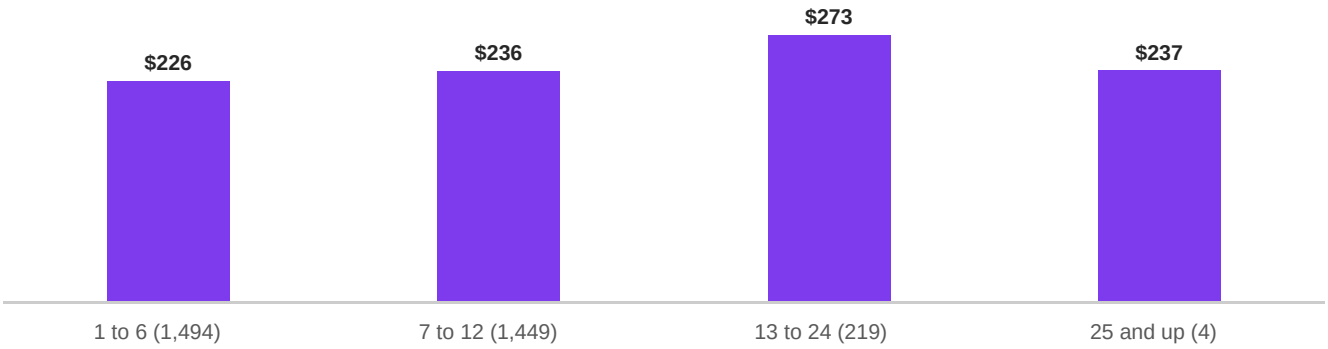
Town by town, August 2000

Ang Mo Kio: 214 sold - median $174,500 - 4-room median $247,000 - $225 psf
Bedok: 229 sold - median $220,000 - 4-room median $243,000 - $237 psf
Bishan: 74 sold - median $334,500 - 4-room median $305,000 - $306 psf
Bukit Batok: 158 sold - median $174,250 - 4-room median $244,000 - $205 psf
Bukit Merah: 134 sold - median $172,000 - 4-room median $284,000 - $238 psf
Bukit Panjang: 70 sold - median $212,250 - 4-room median $221,000 - $197 psf
Bukit Timah: 10 sold - median $306,400 - 4-room median $306,400 - $279 psf
Central Area: 23 sold - median $215,000 - 4-room median $321,250 - $268 psf
Choa Chu Kang: 136 sold - median $285,000 - 4-room median $263,500 - $246 psf
Clementi: 117 sold - median $179,000 - 4-room median $265,000 - $240 psf
Geylang: 100 sold - median $180,000 - 4-room median $265,000 - $229 psf
Hougang: 171 sold - median $224,000 - 4-room median $257,500 - $232 psf
Jurong East: 87 sold - median $180,000 - 4-room median $218,500 - $216 psf
Jurong West: 244 sold - median $225,000 - 4-room median $225,000 - $204 psf
Kallang/Whampoa: 69 sold - median $175,000 - 4-room median $276,000 - $240 psf
Marine Parade: 26 sold - median $298,000 - 4-room median $311,500 - $343 psf
Pasir Ris: 192 sold - median $355,000 - 4-room median $278,000 - $265 psf
Queenstown: 100 sold - median $153,750 - 4-room median $310,000 - $226 psf
Sengkang: 2 sold - median $134,500 - 4-room median n/a - $158 psf
Serangoon: 72 sold - median $237,000 - 4-room median $246,500 - $245 psf
Tampines: 307 sold - median $292,000 - 4-room median $284,250 - $261 psf
Toa Payoh: 131 sold - median $180,000 - 4-room median $275,000 - $243 psf
Woodlands: 222 sold - median $253,750 - 4-room median $237,000 - $223 psf
Yishun: 278 sold - median $183,250 - 4-room median $231,500 - $208 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 2000

$655,000 Blk 103 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $373 psf - 85 yrs lease left

$648,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 19 to 21 - 1,561 sqft - $415 psf - 92 yrs lease left

$617,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,625 sqft - $380 psf - 92 yrs lease left

$615,000 Blk 614 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 13 to 15 - 1,679 sqft - $366 psf - 95 yrs lease left

$609,000 Blk 852 Hougang Ctrl, Hougang
Executive - storey 13 to 15 - 1,894 sqft - $321 psf - 96 yrs lease left

$603,000 Blk 245 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $381 psf - 91 yrs lease left

$598,000 Blk 601 Elias Rd, Pasir Ris
Executive - storey 07 to 09 - 1,658 sqft - $361 psf - 94 yrs lease left

$598,000 Blk 498J Tampines St 45, Tampines
Executive - storey 07 to 09 - 1,582 sqft - $378 psf - 96 yrs lease left

$595,000 Blk 613 Ang Mo Kio Ave 4, Ang Mo Kio
Executive - storey 07 to 09 - 1,679 sqft - $354 psf - 95 yrs lease left

$590,000 Blk 10F Bedok Sth Ave 2, Bedok
Executive - storey 07 to 09 - 1,528 sqft - $386 psf - 92 yrs lease left

The 5 most affordable 4-room flats, August 2000

$140,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $149 psf - 74 yrs lease left

$140,500 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 947 sqft - $148 psf - 74 yrs lease left

$142,000 Blk 220 Boon Lay Ave, Jurong West

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

$149,000 Blk 5 Seletar West Farmway 6, Sengkang

4-room - storey 04 to 06 - 990 sqft - $150 psf - 79 yrs lease left

$150,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $144 psf - 78 yrs lease left

The 10 busiest streets, August 2000

Pasir Ris St 71, Pasir Ris: 74 sales
Yishun Ring Rd, Yishun: 70 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 58 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 52 sales
Hougang Ave 8, Hougang: 46 sales
Bedok Reservoir Rd, Bedok: 42 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 38 sales
Jurong West St 81, Jurong West: 35 sales
Bedok Nth St 3, Bedok: 34 sales
Woodlands Dr 50, Woodlands: 33 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