HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1990

Prepared by Samtastic Properties from HDB's published resale records. Generated 24 Nov 2026, 4:12 am.
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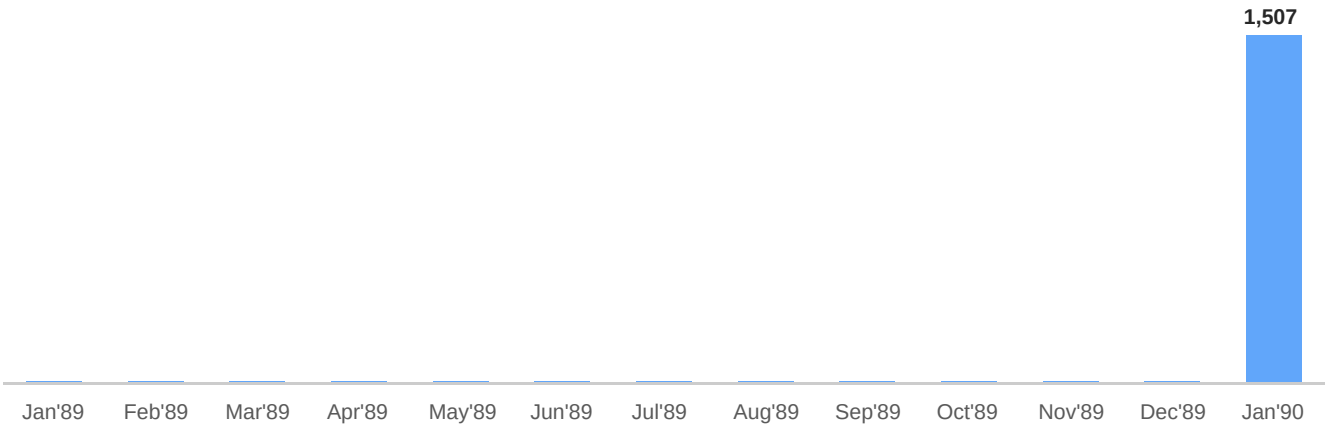
January 1990 in full

Flats sold: 1,507 **Median price: $50,000** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $238,000 (Serangoon)**

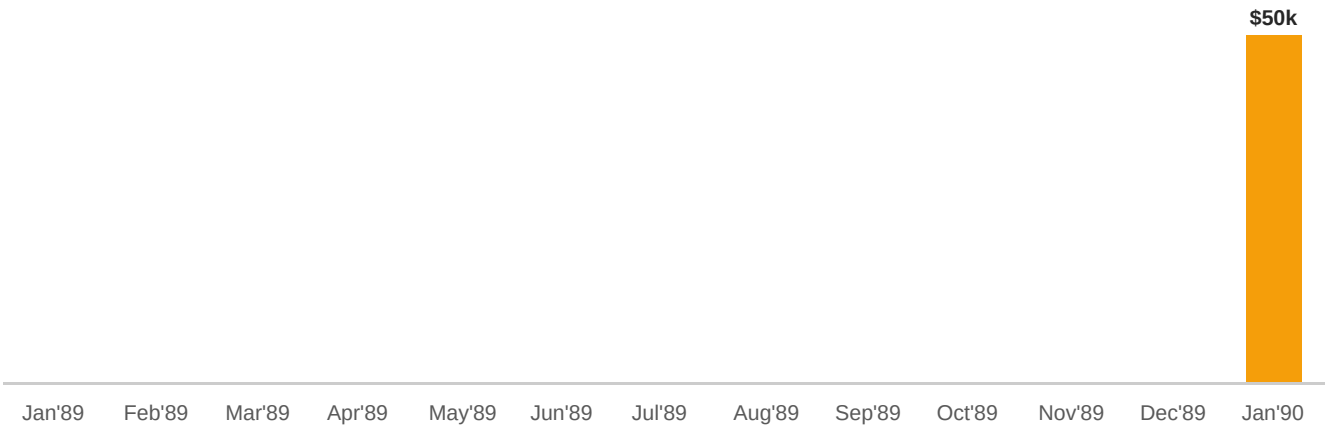
At a glance

- 1,507 HDB resale flats have been registered for January 1990 so far.
- A typical 4-room flat sold for $78,000 (335 sales), or about $75 per square foot.
- The highest price was $238,000 for an executive flat at Blk 316 Serangoon Ave 2, Serangoon.
- For a 4-room flat, the most affordable town was Woodlands (median $58,500) and the dearest was Geylang (median $105,000).
- The busiest town was Bedok with 184 sales.

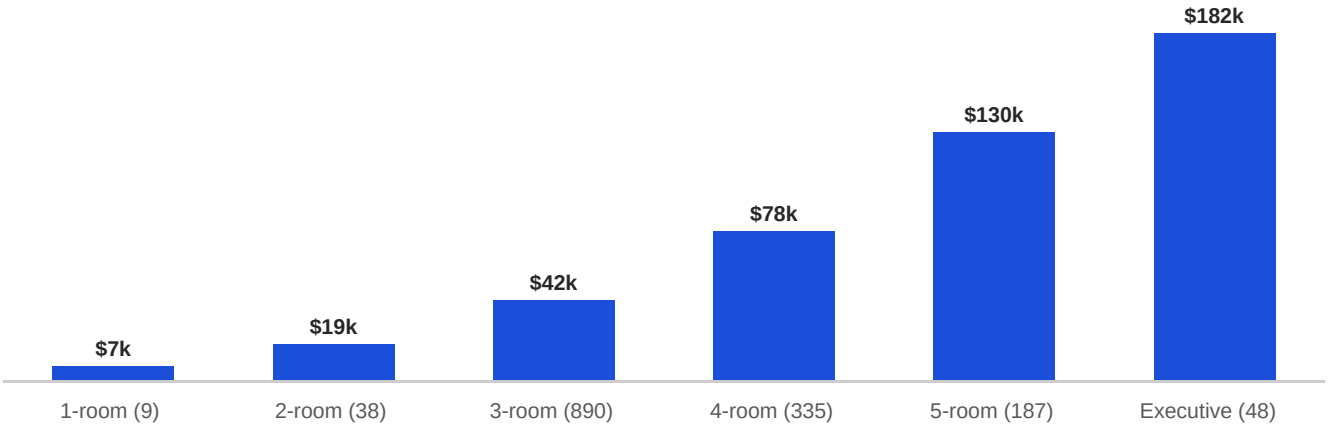
Flats sold each month, last 13 months



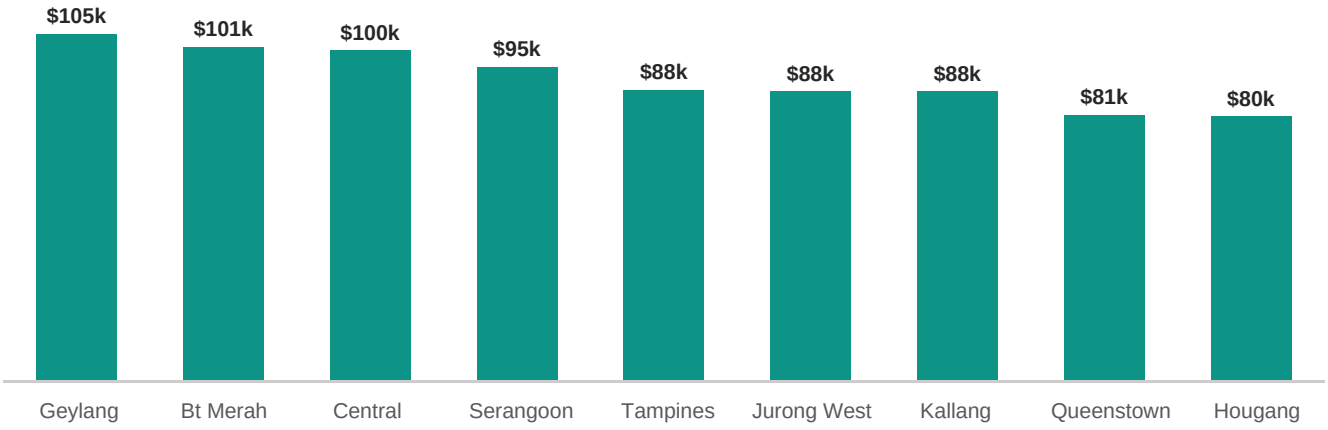
Median price each month, last 13 months



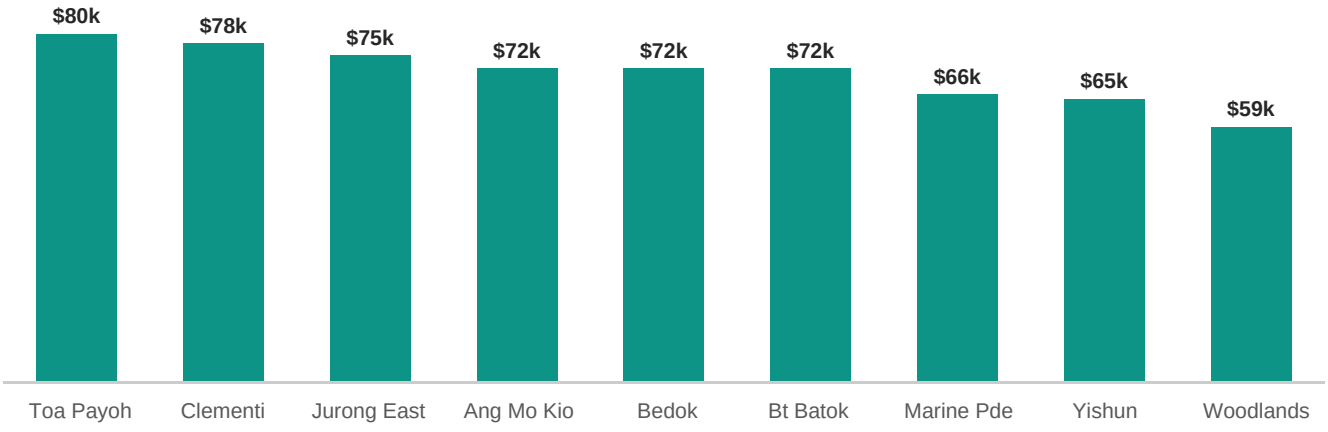
Median price by flat type (number sold), January 1990



Median 4-room price by town, dearest first



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



Town by town, January 1990

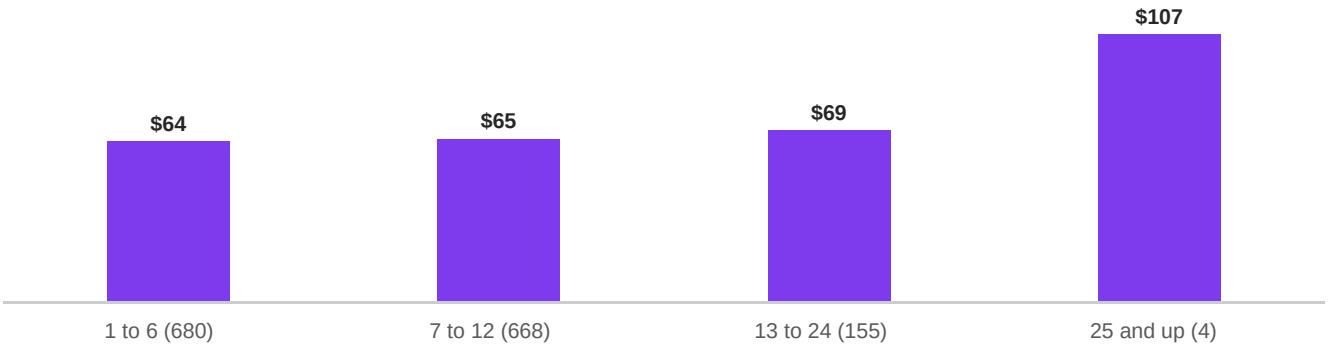
Ang Mo Kio: 151 sold - median $47,200 - 4-room median $72,000 - $64 psf
Bedok: 184 sold - median $57,100 - 4-room median $72,000 - $65 psf
Bishan: 8 sold - median $55,450 - 4-room median n/a - $77 psf
Bukit Batok: 67 sold - median $72,000 - 4-room median $72,000 - $73 psf
Bukit Merah: 95 sold - median $48,000 - 4-room median $101,000 - $69 psf

Bukit Timah: 4 sold - median $50,100 - 4-room median n/a - $60 psf
Central Area: 22 sold - median $69,500 - 4-room median $100,000 - $98 psf
Choa Chu Kang: 8 sold - median $57,150 - 4-room median n/a - $66 psf
Clementi: 86 sold - median $53,250 - 4-room median $77,750 - $65 psf
Geylang: 77 sold - median $39,600 - 4-room median $105,000 - $56 psf
Hougang: 65 sold - median $63,000 - 4-room median $80,000 - $71 psf
Jurong East: 66 sold - median $65,000 - 4-room median $75,000 - $68 psf
Jurong West: 138 sold - median $42,000 - 4-room median $87,550 - $51 psf
Kallang/Whampoa: 68 sold - median $53,000 - 4-room median $87,500 - $72 psf
Marine Parade: 27 sold - median $60,000 - 4-room median $66,000 - $70 psf
Queenstown: 126 sold - median $30,900 - 4-room median $80,500 - $47 psf
Sengkang: 2 sold - median $55,000 - 4-room median n/a - $56 psf
Serangoon: 27 sold - median $89,000 - 4-room median $95,000 - $91 psf
Tampines: 120 sold - median $70,500 - 4-room median $88,000 - $72 psf
Toa Payoh: 75 sold - median $40,000 - 4-room median $80,000 - $55 psf
Woodlands: 42 sold - median $38,450 - 4-room median $58,500 - $49 psf
Yishun: 49 sold - median $63,800 - 4-room median $65,000 - $65 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1990

$238,000 Blk 316 Serangoon Ave 2, Serangoon

Executive - storey 01 to 03 - 1,679 sqft - $142 psf - 93 yrs lease left

$235,000 Blk 111 Clementi St 13, Clementi

Executive - storey 10 to 12 - 1,582 sqft - $149 psf - 94 yrs lease left

$228,000 Blk 642 Rowell Rd, Central Area

5-room - storey 25 to 27 - 1,475 sqft - $155 psf - 93 yrs lease left

$225,000 Blk 201 Clementi Ave 6, Clementi

Executive - storey 16 to 18 - 1,582 sqft - $142 psf - 94 yrs lease left

$220,000 Blk 119 Serangoon Nth Ave 1, Serangoon

Executive - storey 01 to 03 - 1,593 sqft - $138 psf - 93 yrs lease left

$215,000 Blk 237 Hougang St 21, Hougang

Executive - storey 10 to 12 - 1,582 sqft - $136 psf - 93 yrs lease left

$215,000 Blk 141 Lor Ah Soo, Hougang

Executive - storey 04 to 06 - 1,572 sqft - $137 psf - 94 yrs lease left

$214,000 Blk 110 Clementi St 13, Clementi

Executive - storey 01 to 03 - 1,572 sqft - $136 psf - 93 yrs lease left

$210,000 Blk 221 Bt Batok East Ave 3, Bukit Batok

Executive - storey 07 to 09 - 1,518 sqft - $138 psf - 94 yrs lease left

$210,000 Blk 237 Hougang St 21, Hougang

Executive - storey 10 to 12 - 1,593 sqft - $132 psf - 93 yrs lease left

The 5 most affordable 4-room flats, January 1990

$45,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $48 psf - 84 yrs lease left

$45,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $48 psf - 84 yrs lease left

$46,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $49 psf - 85 yrs lease left

$50,000 Blk 29 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 1,055 sqft - $47 psf - 88 yrs lease left

$50,000 Blk 35 Circuit Rd, Geylang

4-room - storey 13 to 15 - 894 sqft - $56 psf - 80 yrs lease left

The 10 busiest streets, January 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 50 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 42 sales
Bedok Nth Rd, Bedok: 36 sales
Tampines St 21, Tampines: 34 sales
Boon Lay Ave, Jurong West: 31 sales
Circuit Rd, Geylang: 29 sales
Bedok Reservoir Rd, Bedok: 27 sales
Jurong West St 42, Jurong West: 25 sales
C'wealth Dr, Queenstown: 24 sales
Tanglin Halt Rd, Queenstown: 23 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.

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