HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1990

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

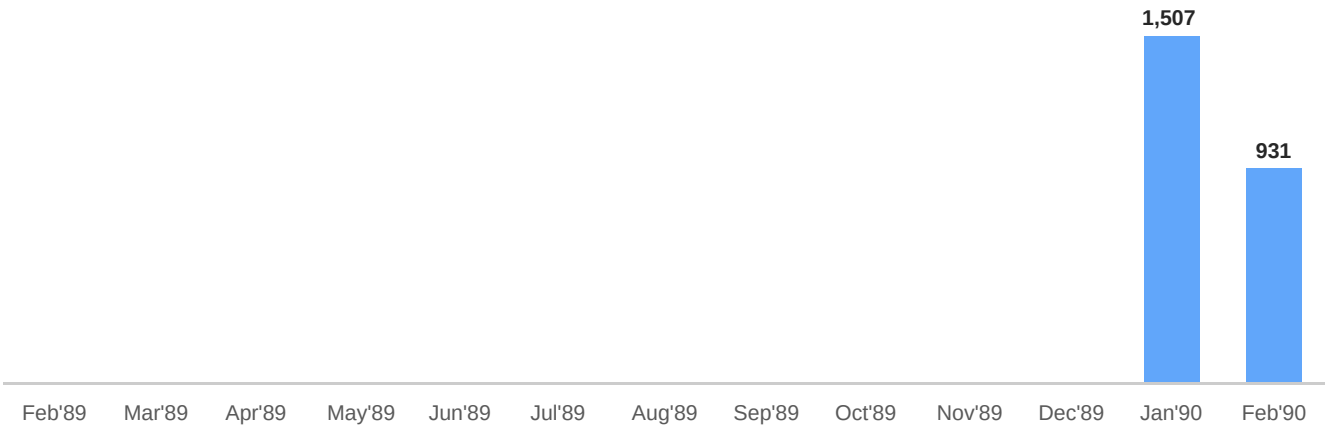
Flats sold: 931 **Median price: $53,000** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $233,000 (Serangoon)**

Against the month before: sales -38.2%, median price +6.0%. Against a year ago: sales n/a, median price n/a.

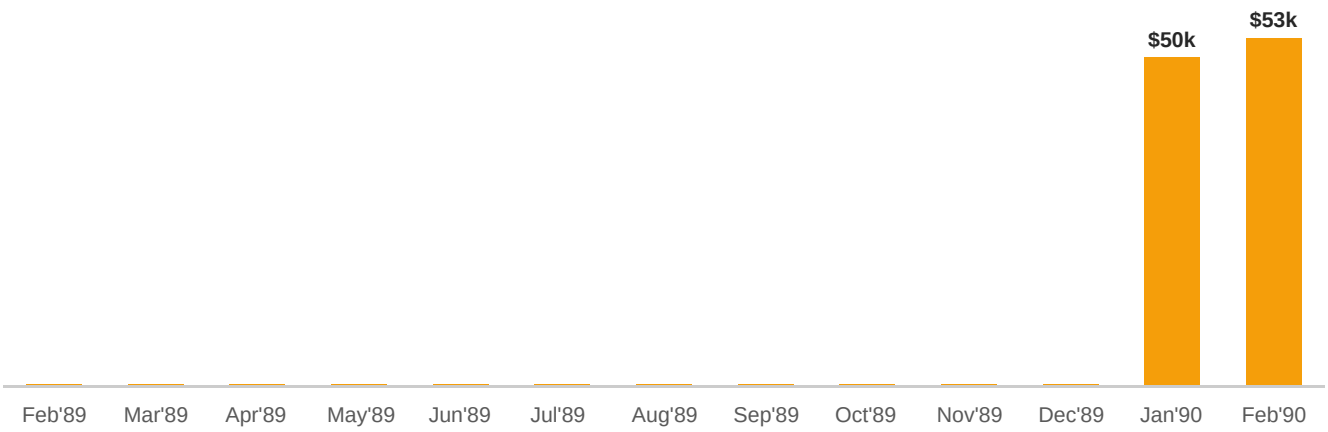
At a glance

- 931 HDB resale flats changed hands in February 1990, 38.2% fewer than the month before (1,507).
- Half of all flats sold for $53,000 or less (the median price), up 6.0% from the month before.
- A typical 4-room flat sold for $80,000 (229 sales), or about $78 per square foot.
- The highest price was $233,000 for an executive flat at Blk 125 Serangoon Nth Ave 1, Serangoon.
- For a 4-room flat, the most affordable town was Woodlands (median $60,750) and the dearest was Central Area (median $150,000).
- The busiest town was Bedok with 110 sales.

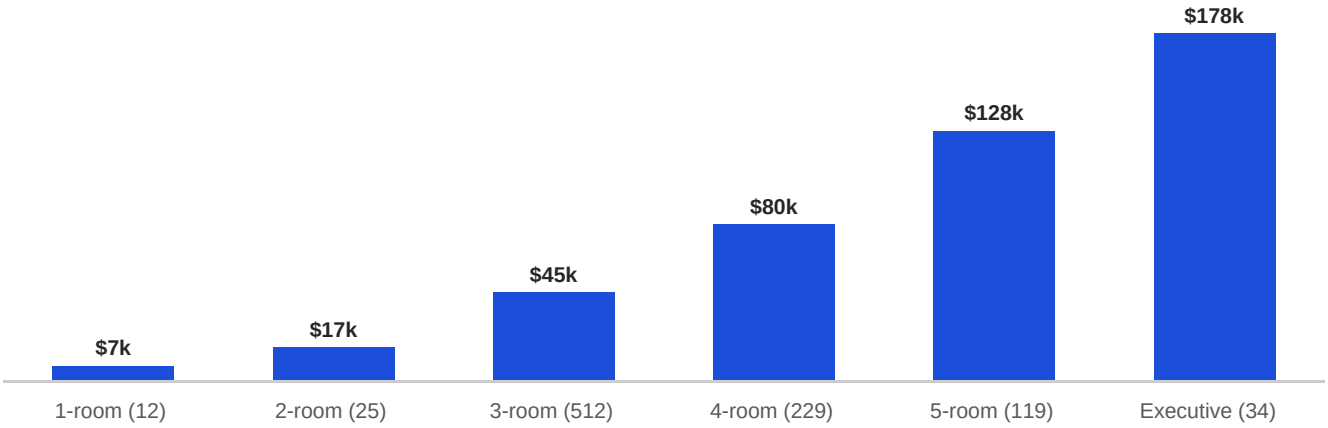
Flats sold each month, last 13 months



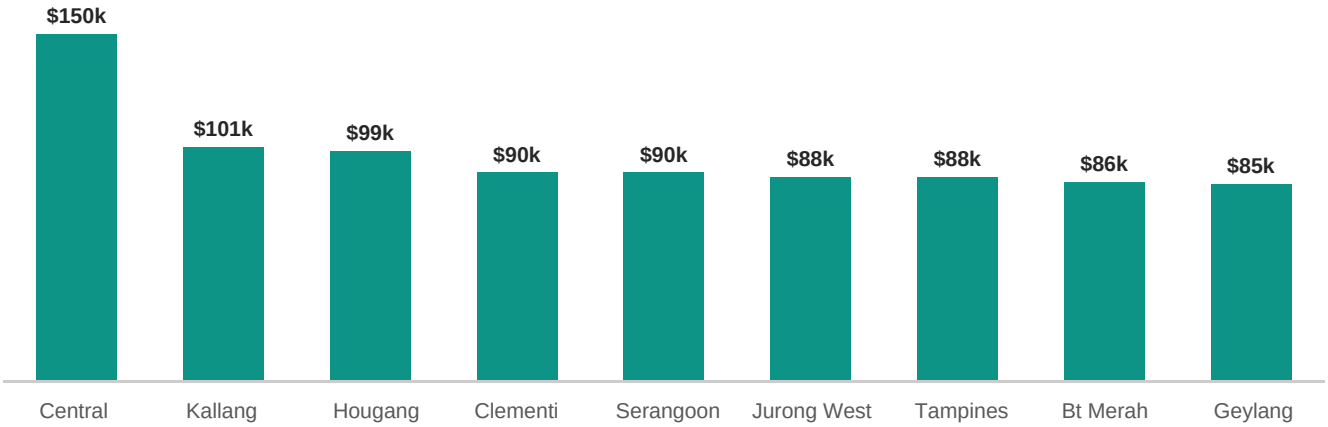
Median price each month, last 13 months



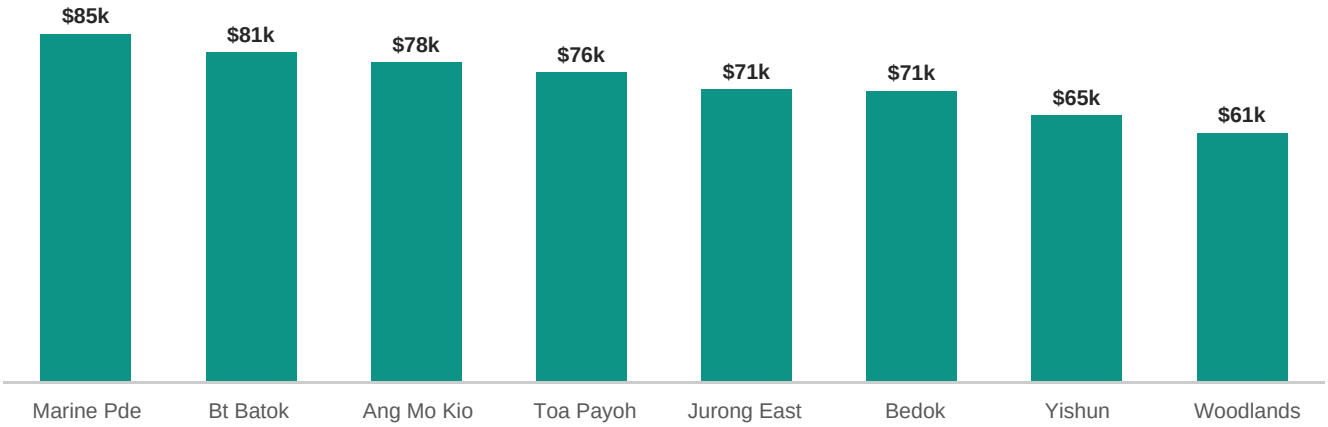
Median price by flat type (number sold), February 1990



Median 4-room price by town, dearest first



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



Town by town, February 1990

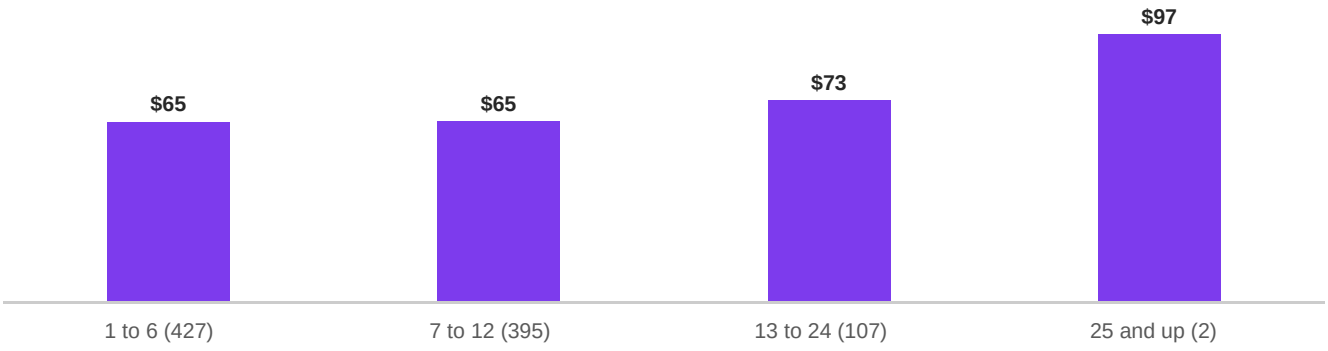
Ang Mo Kio: 108 sold - median $50,250 - 4-room median $78,000 - $65 psf
Bedok: 110 sold - median $55,500 - 4-room median $71,000 - $66 psf
Bishan: 6 sold - median $59,400 - 4-room median n/a - $82 psf
Bukit Batok: 54 sold - median $70,000 - 4-room median $80,500 - $69 psf
Bukit Merah: 49 sold - median $45,500 - 4-room median $86,000 - $65 psf

Bukit Timah: 1 sold - median $40,000 - 4-room median n/a - $49 psf
Central Area: 10 sold - median $71,000 - 4-room median $150,000 - $93 psf
Choa Chu Kang: 9 sold - median $55,000 - 4-room median n/a - $67 psf
Clementi: 66 sold - median $57,000 - 4-room median $90,000 - $69 psf
Geylang: 28 sold - median $50,750 - 4-room median $85,000 - $69 psf
Hougang: 35 sold - median $63,000 - 4-room median $99,350 - $68 psf
Jurong East: 37 sold - median $50,000 - 4-room median $71,400 - $64 psf
Jurong West: 87 sold - median $47,000 - 4-room median $88,000 - $61 psf
Kallang/Whampoa: 36 sold - median $74,250 - 4-room median $101,000 - $83 psf
Marine Parade: 19 sold - median $63,990 - 4-room median $85,000 - $69 psf
Queenstown: 50 sold - median $35,250 - 4-room median n/a - $53 psf
Sengkang: 1 sold - median $53,000 - 4-room median n/a - $54 psf
Serangoon: 31 sold - median $91,000 - 4-room median $90,000 - $90 psf
Tampines: 77 sold - median $65,000 - 4-room median $88,000 - $76 psf
Toa Payoh: 63 sold - median $40,200 - 4-room median $75,500 - $57 psf
Woodlands: 19 sold - median $37,000 - 4-room median $60,750 - $47 psf
Yishun: 35 sold - median $51,500 - 4-room median $65,000 - $59 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1990

$233,000 Blk 125 Serangoon Nth Ave 1, Serangoon

Executive - storey 04 to 06 - 1,615 sqft - $144 psf - 95 yrs lease left

$232,000 Blk 125 Serangoon Nth Ave 1, Serangoon

Executive - storey 07 to 09 - 1,615 sqft - $144 psf - 95 yrs lease left

$232,000 Blk 318 Serangoon Ave 2, Serangoon

Executive - storey 10 to 12 - 1,679 sqft - $138 psf - 94 yrs lease left

$230,000 Blk 103 Towner Rd, Kallang/Whampoa

5-room - storey 04 to 06 - 1,485 sqft - $155 psf - 92 yrs lease left

$228,000 Blk 60 Dakota Cres, Geylang

5-room - storey 10 to 12 - 1,507 sqft - $151 psf - 92 yrs lease left

$220,000 Blk 846 Sims Ave, Geylang

Executive - storey 04 to 06 - 1,615 sqft - $136 psf - 94 yrs lease left

$218,000 Blk 130 Potong Pasir Ave 1, Toa Payoh

Executive - storey 01 to 03 - 1,733 sqft - $126 psf - 93 yrs lease left

$215,000 Blk 719 Bedok Reservoir Rd, Bedok

Executive - storey 16 to 18 - 1,539 sqft - $140 psf - 93 yrs lease left

$212,000 Blk 719 Bedok Reservoir Rd, Bedok

Executive - storey 10 to 12 - 1,593 sqft - $133 psf - 93 yrs lease left

$195,000 Blk 145 Lor Ah Soo, Hougang

Executive - storey 04 to 06 - 1,593 sqft - $122 psf - 93 yrs lease left

The 5 most affordable 4-room flats, February 1990

$46,000 Blk 219 Lor 8 Toa Payoh, Toa Payoh

4-room - storey 10 to 12 - 883 sqft - $52 psf - 87 yrs lease left

$49,000 Blk 22 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 990 sqft - $49 psf - 86 yrs lease left

$51,300 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 16 to 18 - 936 sqft - $55 psf - 84 yrs lease left

$51,500 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 13 to 15 - 936 sqft - $55 psf - 84 yrs lease left

$53,000 Blk 160 Yishun St 11, Yishun

4-room - storey 10 to 12 - 1,001 sqft - $53 psf - 94 yrs lease left

The 10 busiest streets, February 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Tampines St 22, Tampines: 17 sales
Jurong West St 42, Jurong West: 16 sales
Tampines St 21, Tampines: 16 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 15 sales
Bedok Reservoir Rd, Bedok: 15 sales
Boon Lay Pl, Jurong West: 14 sales
Bedok Nth Rd, Bedok: 13 sales
Boon Lay Ave, Jurong West: 13 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