HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1990

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

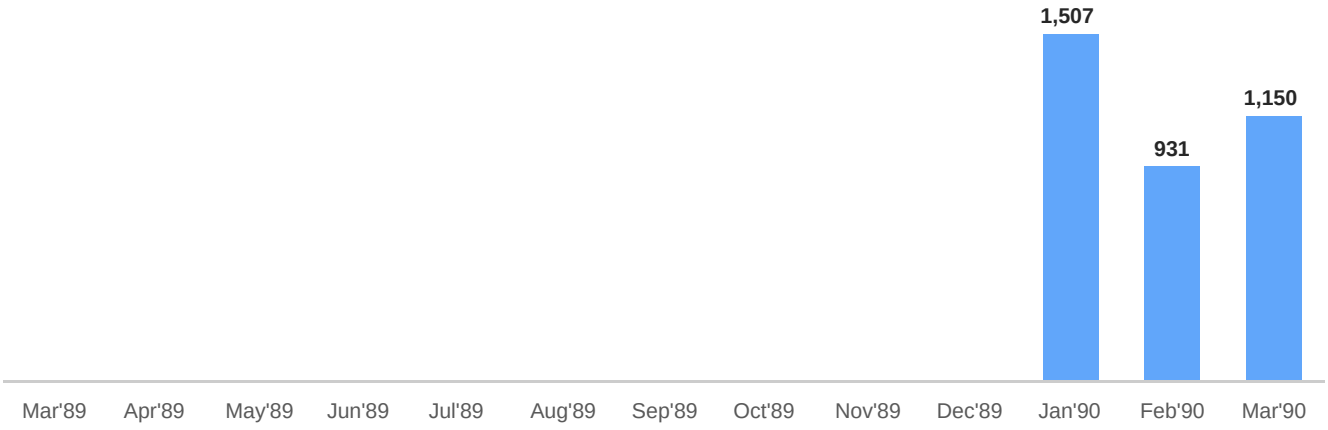
Flats sold: 1,150 **Median price: $52,000** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $230,000 (Hougang)**

Against the month before: sales +23.5%, median price -1.9%. Against a year ago: sales n/a, median price n/a.

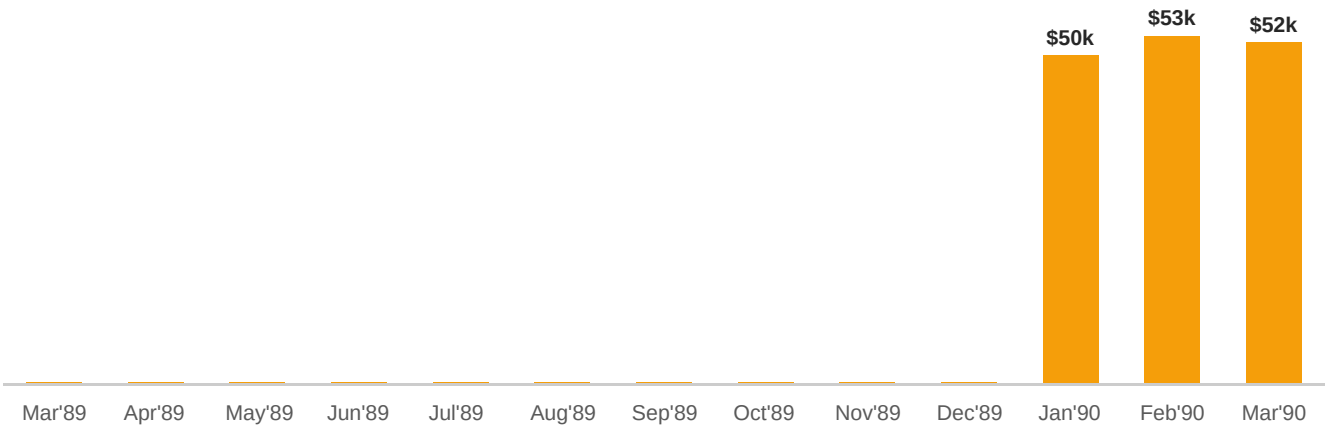
At a glance

- 1,150 HDB resale flats changed hands in March 1990, 23.5% more than the month before (931).
- Half of all flats sold for $52,000 or less (the median price), down 1.9% from the month before.
- A typical 4-room flat sold for $79,250 (270 sales), or about $76 per square foot.
- The highest price was $230,000 for an executive flat at Blk 237 Hougang St 21, Hougang.
- For a 4-room flat, the most affordable town was Woodlands (median $58,000) and the dearest was Geylang (median $92,500).
- The busiest town was Ang Mo Kio with 134 sales.

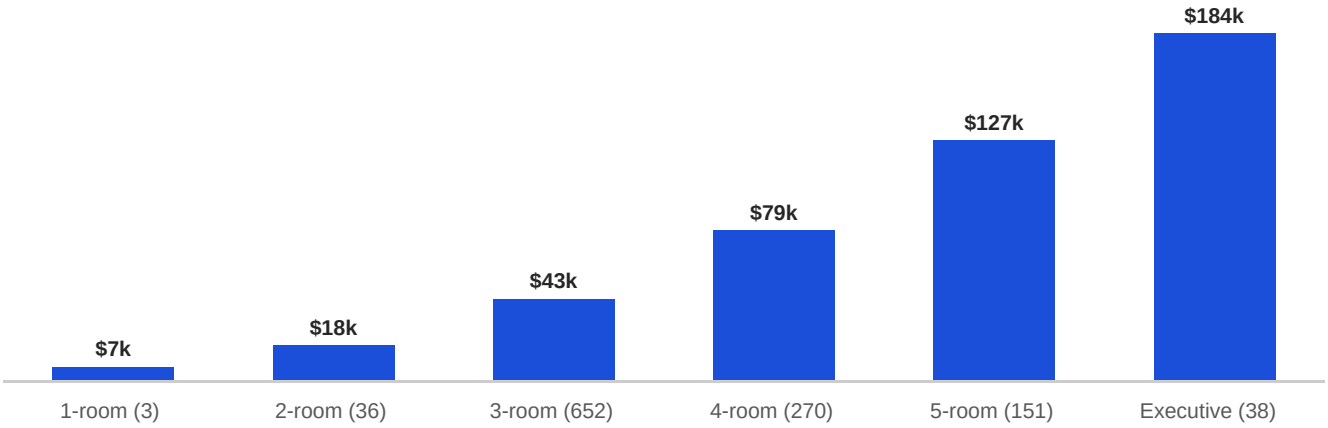
Flats sold each month, last 13 months



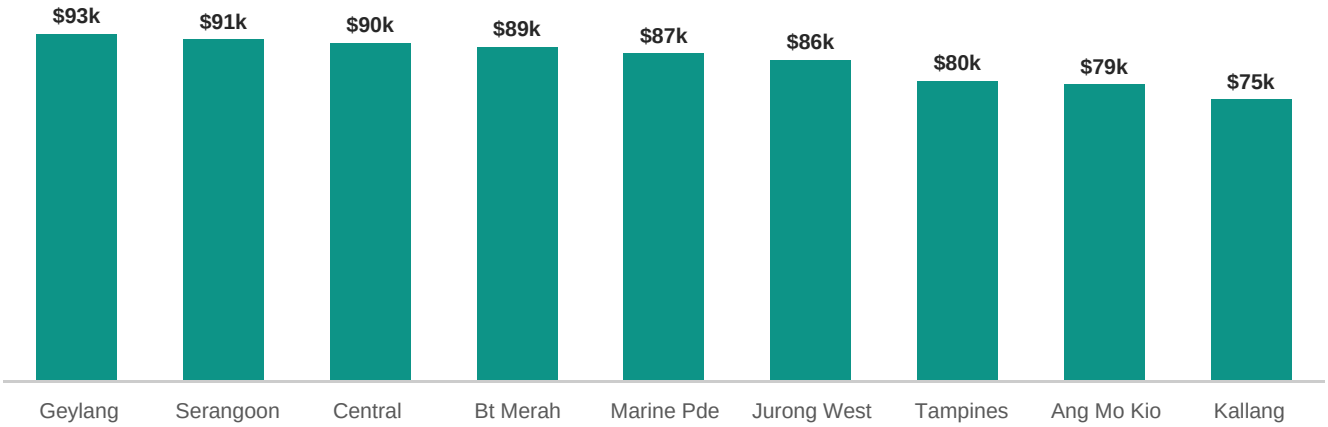
Median price each month, last 13 months



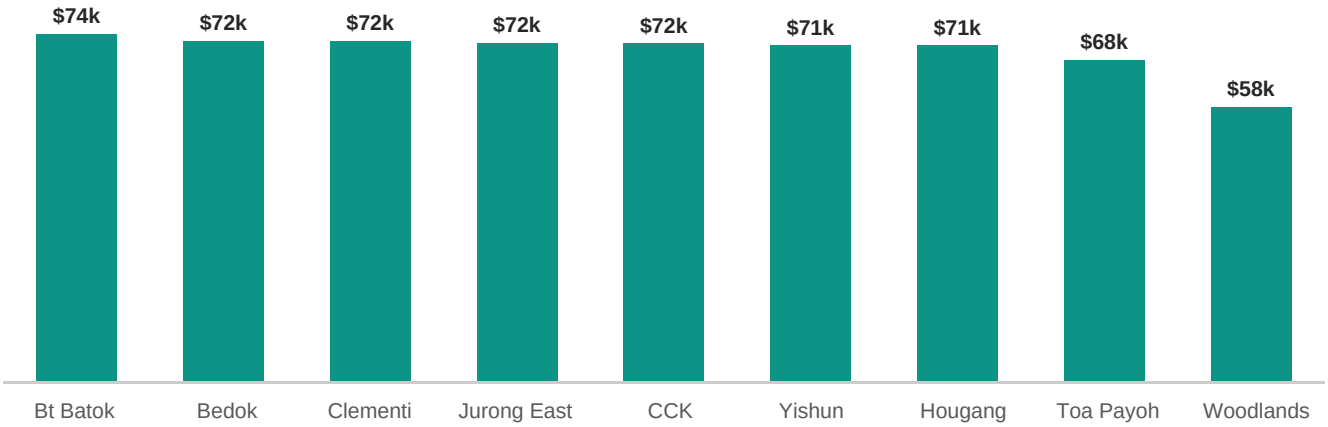
Median price by flat type (number sold), March 1990



Median 4-room price by town, dearest first



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

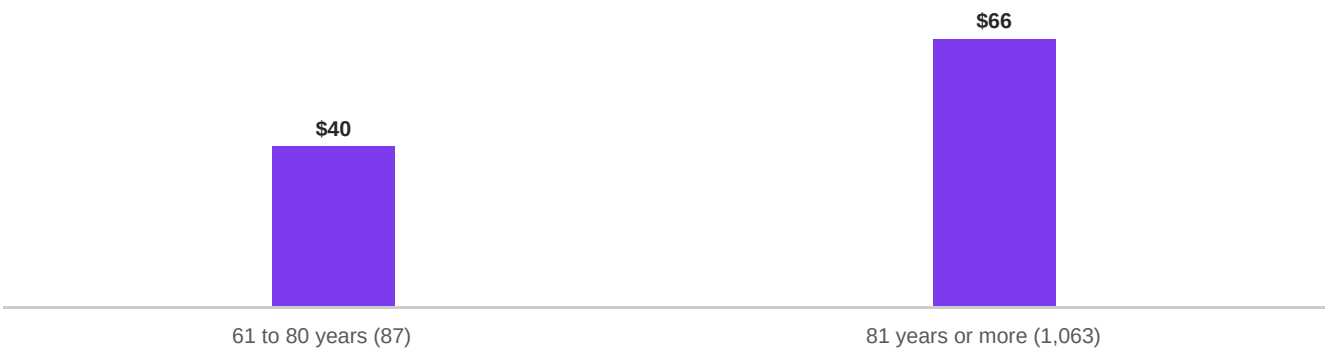


Town by town, March 1990

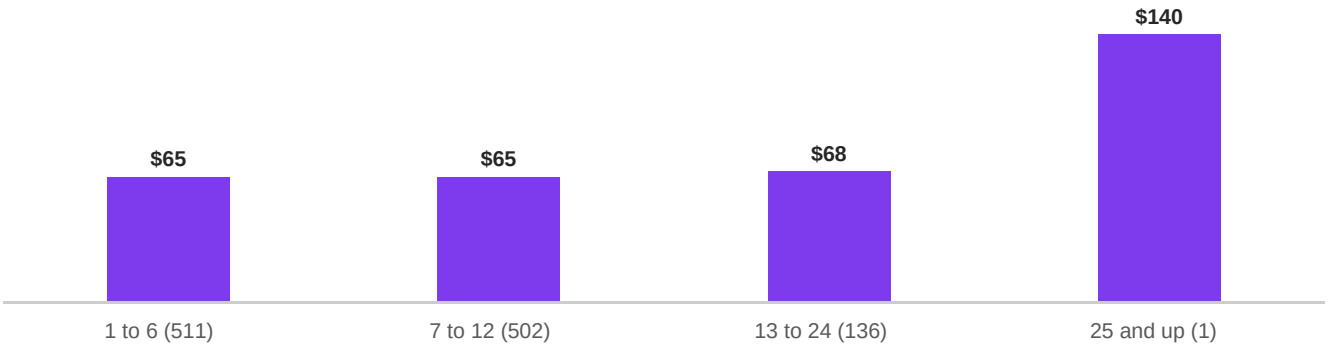
Ang Mo Kio: 134 sold - median $47,200 - 4-room median $79,000 - $64 psf
Bedok: 110 sold - median $56,000 - 4-room median $72,000 - $65 psf
Bishan: 11 sold - median $65,000 - 4-room median n/a - $85 psf
Bukit Batok: 61 sold - median $70,000 - 4-room median $73,500 - $70 psf
Bukit Merah: 60 sold - median $54,750 - 4-room median $89,000 - $76 psf

Bukit Timah: 1 sold - median $150,000 - 4-room median n/a - $113 psf
Central Area: 21 sold - median $63,000 - 4-room median $90,000 - $90 psf
Choa Chu Kang: 13 sold - median $42,200 - 4-room median $71,500 - $58 psf
Clementi: 53 sold - median $50,000 - 4-room median $72,000 - $65 psf
Geylang: 53 sold - median $42,000 - 4-room median $92,500 - $59 psf
Hougang: 44 sold - median $70,000 - 4-room median $71,000 - $72 psf
Jurong East: 53 sold - median $57,000 - 4-room median $71,600 - $65 psf
Jurong West: 111 sold - median $46,900 - 4-room median $85,500 - $58 psf
Kallang/Whampoa: 54 sold - median $55,000 - 4-room median $75,000 - $75 psf
Lim Chu Kang: 1 sold - median $20,400 - 4-room median n/a - $32 psf
Marine Parade: 26 sold - median $60,000 - 4-room median $87,250 - $68 psf
Queenstown: 68 sold - median $32,000 - 4-room median n/a - $46 psf
Serangoon: 39 sold - median $110,000 - 4-room median $91,000 - $95 psf
Tampines: 75 sold - median $71,600 - 4-room median $80,000 - $72 psf
Toa Payoh: 65 sold - median $40,000 - 4-room median $68,000 - $56 psf
Woodlands: 38 sold - median $36,650 - 4-room median $58,000 - $48 psf
Yishun: 59 sold - median $51,000 - 4-room median $71,050 - $59 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1990

$230,000 Blk 237 Hougang St 21, Hougang

Executive - storey 04 to 06 - 1,615 sqft - $142 psf - 93 yrs lease left

$230,000 Blk 139 Potong Pasir Ave 3, Toa Payoh

5-room - storey 10 to 12 - 1,604 sqft - $143 psf - 93 yrs lease left

$215,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,615 sqft - $133 psf - 94 yrs lease left

$208,000 Blk 122 Bt Batok Ctrl, Bukit Batok
Executive - storey 10 to 12 - 1,593 sqft - $131 psf - 94 yrs lease left

$206,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 04 to 06 - 1,615 sqft - $128 psf - 94 yrs lease left

$205,000 Blk 634 Veerasamy Rd, Central Area
5-room - storey 25 to 27 - 1,464 sqft - $140 psf - 94 yrs lease left

$205,000 Blk 144 Lor Ah Soo, Hougang
Executive - storey 01 to 03 - 1,572 sqft - $130 psf - 93 yrs lease left

$204,000 Blk 725 Bedok Reservoir Rd, Bedok
Executive - storey 04 to 06 - 1,528 sqft - $133 psf - 93 yrs lease left

$204,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 01 to 03 - 1,615 sqft - $126 psf - 94 yrs lease left

$204,000 Blk 318 Serangoon Ave 2, Serangoon
Executive - storey 07 to 09 - 1,539 sqft - $133 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 1990

$45,700 Blk 7 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $47 psf - 85 yrs lease left

$46,700 Blk 5 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 969 sqft - $48 psf - 83 yrs lease left

$46,900 Blk 219 Lor 8 Toa Payoh, Toa Payoh
4-room - storey 19 to 21 - 883 sqft - $53 psf - 87 yrs lease left

$47,000 Blk 126 Yishun St 11, Yishun
4-room - storey 01 to 03 - 1,001 sqft - $47 psf - 93 yrs lease left

$50,000 Blk 759 Yishun St 72, Yishun
4-room - storey 10 to 12 - 904 sqft - $55 psf - 94 yrs lease left

The 10 busiest streets, March 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 30 sales
Marsiling Dr, Woodlands: 29 sales
Jurong West St 42, Jurong West: 22 sales
Tampines St 21, Tampines: 21 sales
Boon Lay Pl, Jurong West: 19 sales
Yishun St 11, Yishun: 18 sales
Jurong West Ave 1, Jurong West: 16 sales
Bedok Reservoir Rd, Bedok: 15 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