HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1990

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

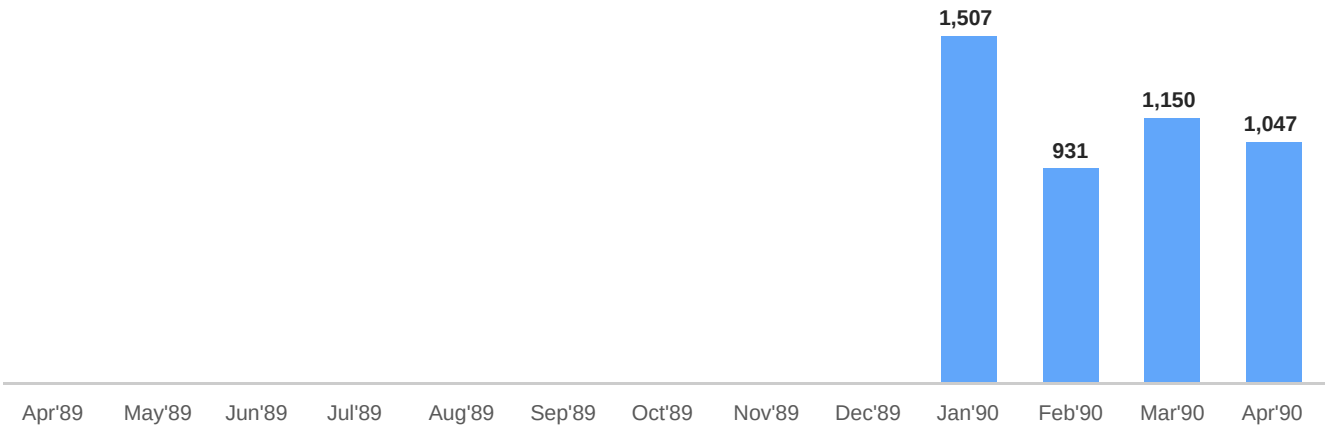
Flats sold: 1,047 **Median price: $50,000** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $238,000 (Serangoon)**

Against the month before: sales -9.0%, median price -3.8%. Against a year ago: sales n/a, median price n/a.

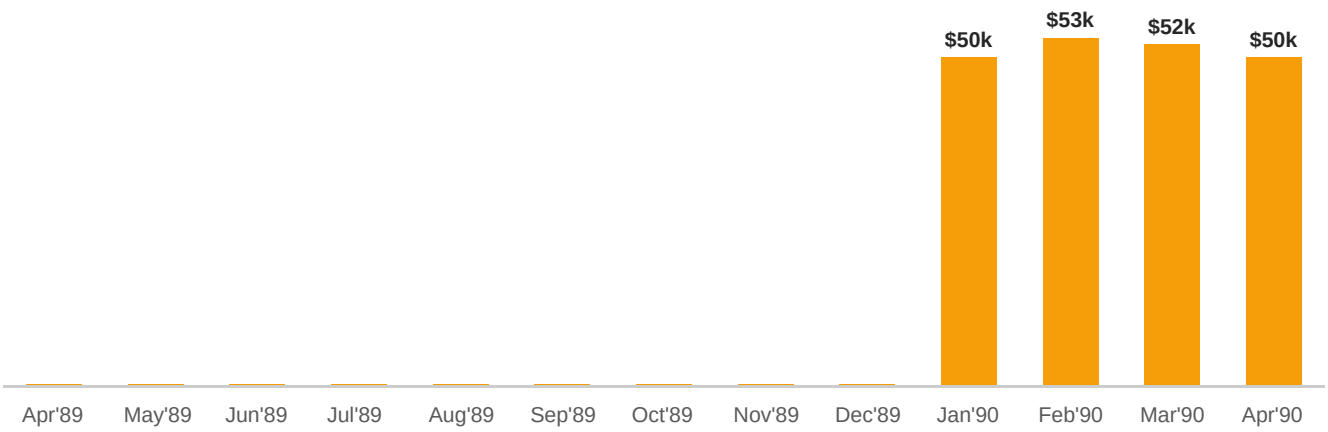
At a glance

- 1,047 HDB resale flats changed hands in April 1990, 9.0% fewer than the month before (1,150).
- Half of all flats sold for $50,000 or less (the median price), down 3.8% from the month before.
- A typical 4-room flat sold for $80,100 (234 sales), or about $79 per square foot.
- The highest price was $238,000 for an executive flat at Blk 125 Serangoon Nth Ave 1, Serangoon.
- For a 4-room flat, the most affordable town was Woodlands (median $58,000) and the dearest was Kallang/Whampoa (median $100,000).
- The busiest town was Ang Mo Kio with 125 sales.

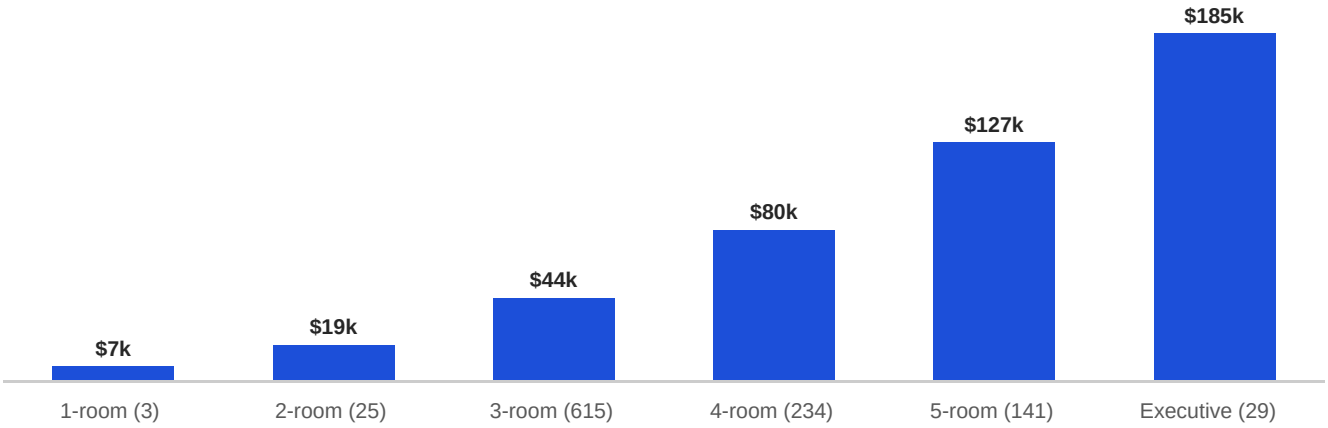
Flats sold each month, last 13 months



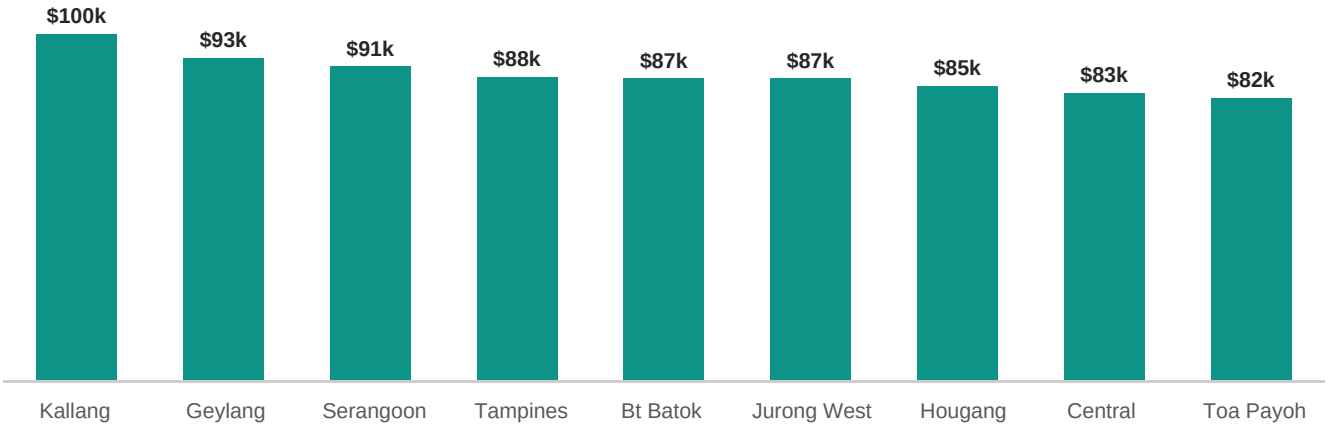
Median price each month, last 13 months



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



Median 4-room price by town, dearest first



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



Town by town, April 1990

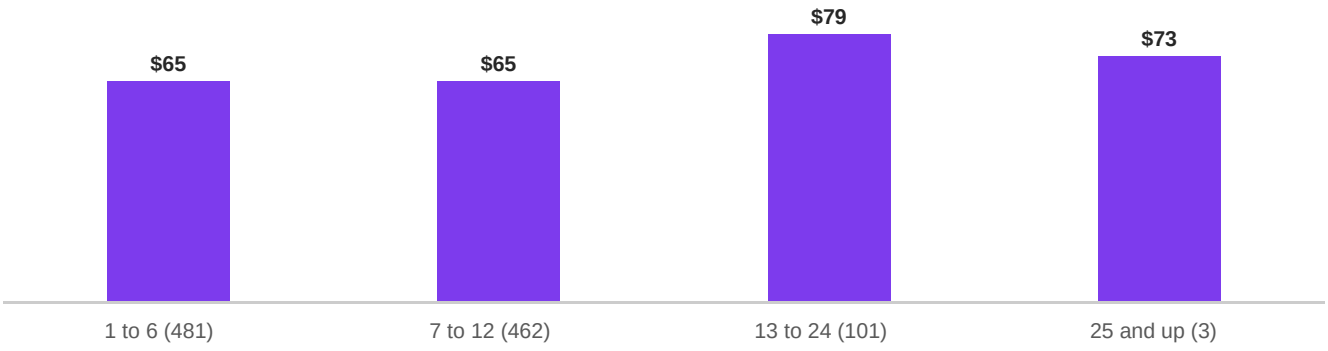
Ang Mo Kio: 125 sold - median $47,200 - 4-room median $80,000 - $65 psf
Bedok: 92 sold - median $55,000 - 4-room median $71,250 - $65 psf
Bishan: 8 sold - median $59,800 - 4-room median n/a - $82 psf
Bukit Batok: 64 sold - median $59,900 - 4-room median $87,100 - $73 psf
Bukit Merah: 63 sold - median $45,000 - 4-room median $75,000 - $66 psf

Bukit Timah: 2 sold - median $140,000 - 4-room median n/a - $105 psf
Central Area: 21 sold - median $54,000 - 4-room median $83,000 - $77 psf
Choa Chu Kang: 12 sold - median $42,200 - 4-room median $64,000 - $56 psf
Clementi: 87 sold - median $52,000 - 4-room median $80,000 - $65 psf
Geylang: 46 sold - median $72,500 - 4-room median $93,000 - $83 psf
Hougang: 31 sold - median $69,000 - 4-room median $85,000 - $72 psf
Jurong East: 51 sold - median $57,000 - 4-room median $78,500 - $65 psf
Jurong West: 108 sold - median $46,600 - 4-room median $87,100 - $61 psf
Kallang/Whampoa: 37 sold - median $52,000 - 4-room median $100,000 - $72 psf
Marine Parade: 17 sold - median $83,000 - 4-room median $80,500 - $94 psf
Queenstown: 52 sold - median $29,500 - 4-room median n/a - $45 psf
Sengkang: 4 sold - median $30,000 - 4-room median n/a - $42 psf
Serangoon: 38 sold - median $90,570 - 4-room median $90,570 - $95 psf
Tampines: 73 sold - median $71,600 - 4-room median $87,550 - $72 psf
Toa Payoh: 57 sold - median $40,000 - 4-room median $81,500 - $56 psf
Woodlands: 27 sold - median $30,400 - 4-room median $58,000 - $41 psf
Yishun: 32 sold - median $57,500 - 4-room median $65,000 - $63 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1990

$238,000 Blk 125 Serangoon Nth Ave 1, Serangoon

Executive - storey 07 to 09 - 1,615 sqft - $147 psf - 95 yrs lease left

$230,000 Blk 125 Serangoon Nth Ave 1, Serangoon

Executive - storey 04 to 06 - 1,615 sqft - $142 psf - 95 yrs lease left

$226,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $144 psf - 94 yrs lease left

$226,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 04 to 06 - 1,615 sqft - $140 psf - 94 yrs lease left

$208,000 Blk 317 Serangoon Ave 2, Serangoon
Executive - storey 13 to 15 - 1,561 sqft - $133 psf - 94 yrs lease left

$206,000 Blk 245 Tampines St 21, Tampines
Executive - storey 04 to 06 - 1,582 sqft - $130 psf - 93 yrs lease left

$205,000 Blk 716 Bedok Reservoir Rd, Bedok
Executive - storey 04 to 06 - 1,593 sqft - $129 psf - 93 yrs lease left

$204,000 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 04 to 06 - 1,615 sqft - $126 psf - 95 yrs lease left

$204,000 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,615 sqft - $126 psf - 95 yrs lease left

$204,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 07 to 09 - 1,615 sqft - $126 psf - 94 yrs lease left

The 5 most affordable 4-room flats, April 1990

$46,400 Blk 139 Yishun Ring Rd, Yishun
4-room - storey 04 to 06 - 1,001 sqft - $46 psf - 93 yrs lease left

$50,000 Blk 321 Hougang Ave 5, Hougang
4-room - storey 04 to 06 - 1,001 sqft - $50 psf - 92 yrs lease left

$50,000 Blk 43 Bedok Sth Rd, Bedok
4-room - storey 04 to 06 - 904 sqft - $55 psf - 86 yrs lease left

$52,000 Blk 172 Woodlands St 13, Woodlands
4-room - storey 10 to 12 - 1,001 sqft - $52 psf - 94 yrs lease left

$55,000 Blk 269 Yishun St 22, Yishun
4-room - storey 04 to 06 - 904 sqft - $61 psf - 97 yrs lease left

The 10 busiest streets, April 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 40 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 36 sales
Clementi Ave 4, Clementi: 22 sales
Boon Lay Pl, Jurong West: 19 sales
Boon Lay Dr, Jurong West: 18 sales
Jurong West St 42, Jurong West: 18 sales
Jurong West St 41, Jurong West: 18 sales
Marsiling Dr, Woodlands: 17 sales
Bedok Reservoir Rd, Bedok: 16 sales
Clementi Ave 5, Clementi: 16 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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