HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1990

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

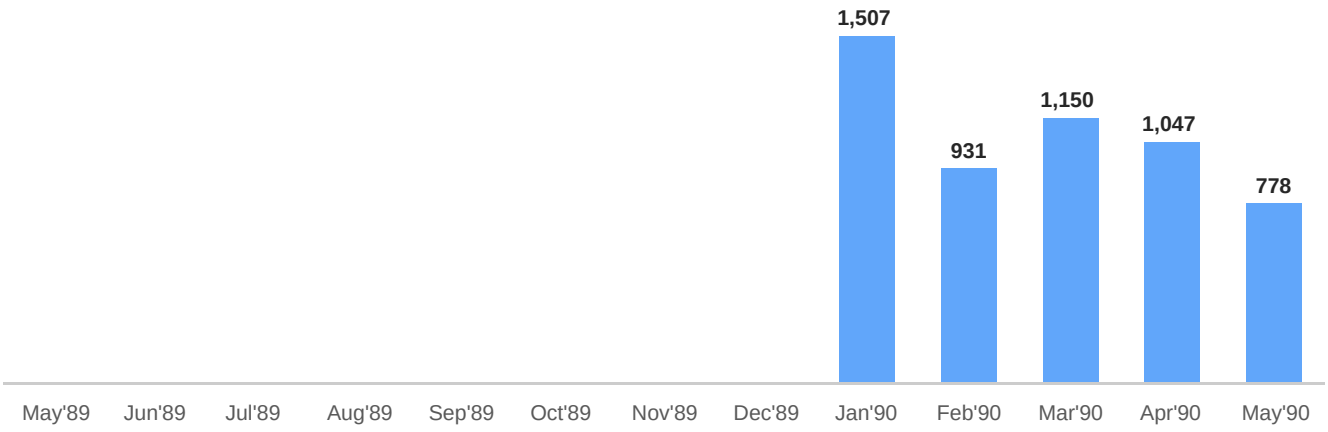
Flats sold: 778 **Median price: $51,250** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $250,000 (Serangoon)**

Against the month before: sales -25.7%, median price +2.5%. Against a year ago: sales n/a, median price n/a.

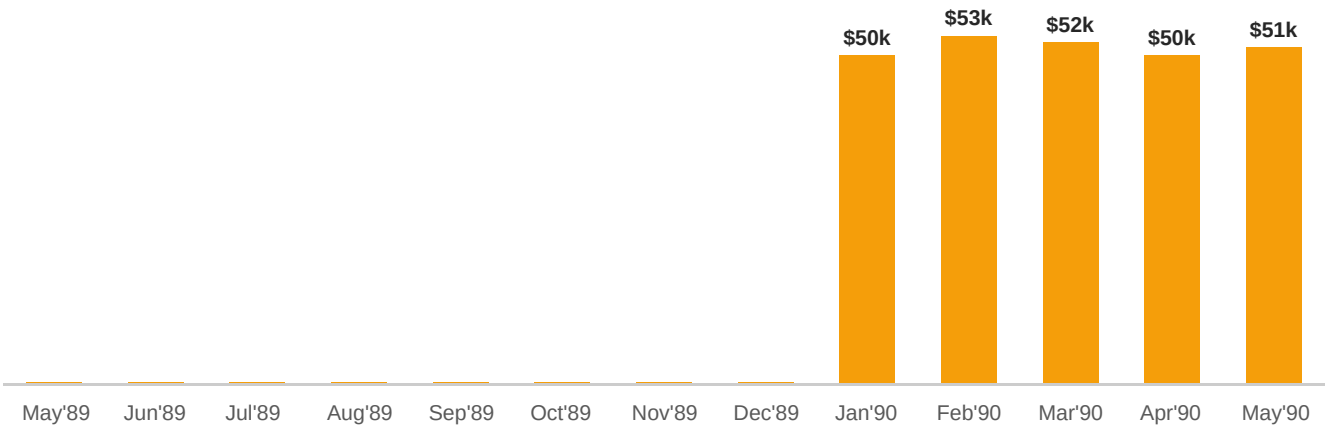
At a glance

- 778 HDB resale flats changed hands in May 1990, 25.7% fewer than the month before (1,047).
- Half of all flats sold for $51,250 or less (the median price), up 2.5% from the month before.
- A typical 4-room flat sold for $80,000 (197 sales), or about $80 per square foot.
- The highest price was $250,000 for an executive flat at Blk 317 Serangoon Ave 2, Serangoon.
- For a 4-room flat, the most affordable town was Woodlands (median $58,000) and the dearest was Kallang/Whampoa (median $108,000).
- The busiest town was Ang Mo Kio with 92 sales.

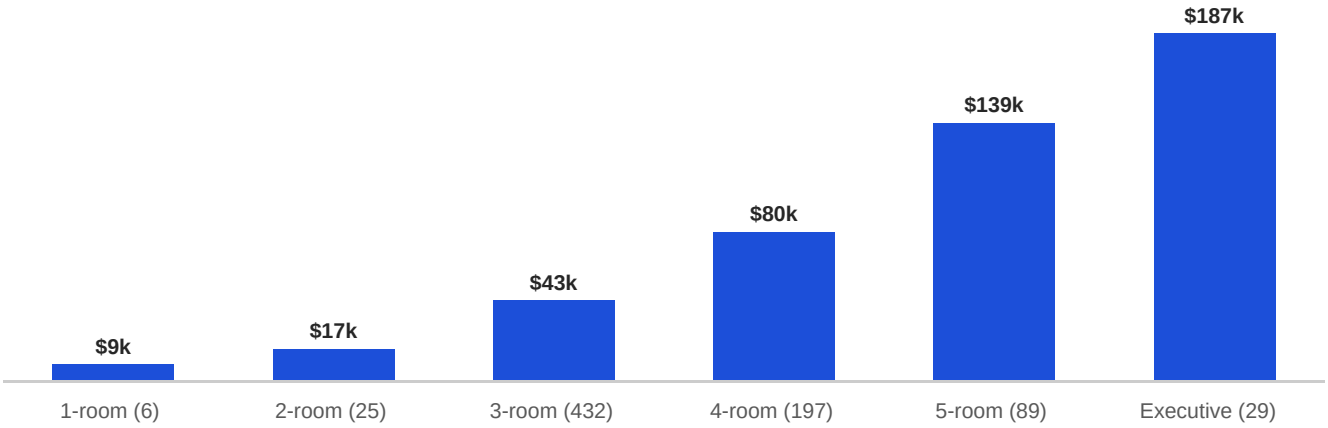
Flats sold each month, last 13 months



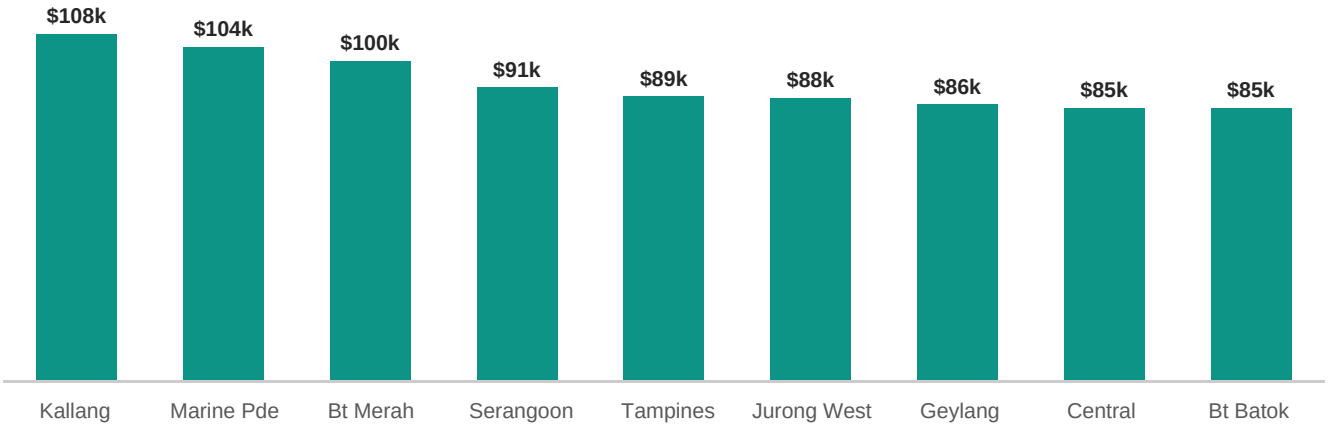
Median price each month, last 13 months



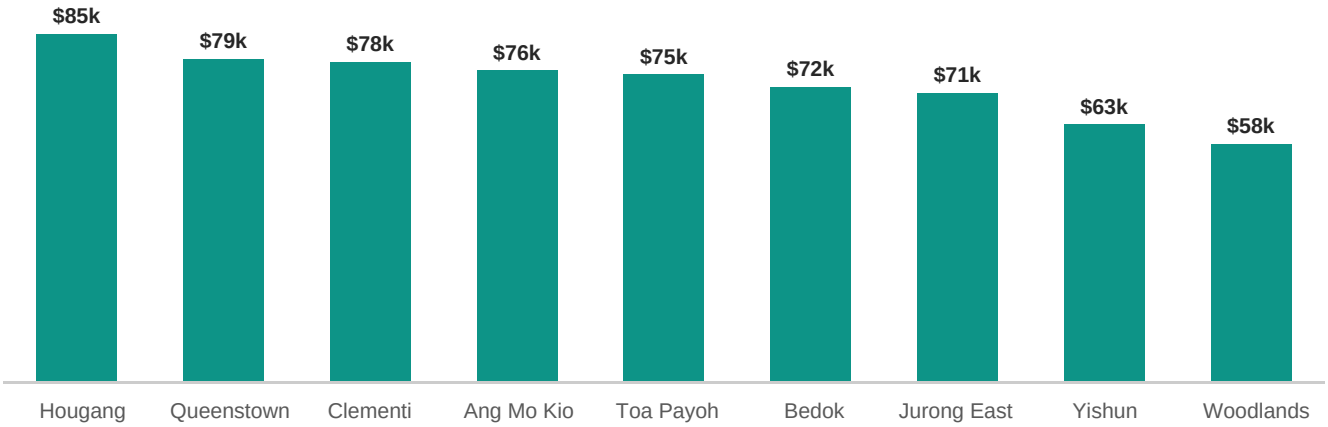
Median price by flat type (number sold), May 1990



Median 4-room price by town, dearest first



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



Town by town, May 1990

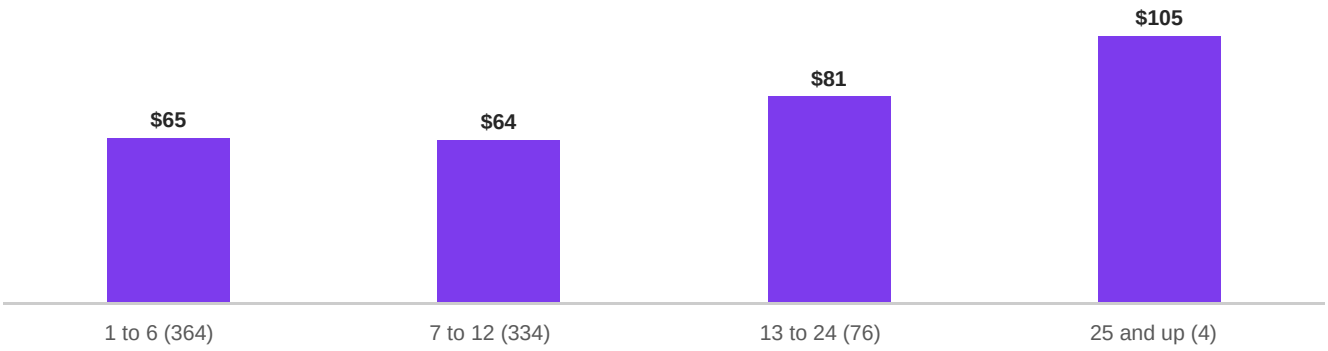
Ang Mo Kio: 92 sold - median $47,000 - 4-room median $76,000 - $64 psf
Bedok: 76 sold - median $58,750 - 4-room median $71,900 - $68 psf
Bishan: 3 sold - median $71,500 - 4-room median n/a - $75 psf
Bukit Batok: 43 sold - median $84,800 - 4-room median $84,900 - $79 psf
Bukit Merah: 54 sold - median $49,750 - 4-room median $99,500 - $71 psf

Bukit Timah: 2 sold - median $37,500 - 4-room median n/a - $54 psf
Central Area: 11 sold - median $63,000 - 4-room median $85,000 - $87 psf
Choa Chu Kang: 2 sold - median $38,500 - 4-room median n/a - $43 psf
Clementi: 48 sold - median $47,200 - 4-room median $78,000 - $65 psf
Geylang: 32 sold - median $38,000 - 4-room median $86,000 - $54 psf
Hougang: 26 sold - median $52,250 - 4-room median $84,900 - $67 psf
Jurong East: 31 sold - median $47,000 - 4-room median $70,500 - $61 psf
Jurong West: 78 sold - median $46,800 - 4-room median $88,000 - $56 psf
Kallang/Whampoa: 41 sold - median $52,000 - 4-room median $108,000 - $71 psf
Marine Parade: 12 sold - median $73,500 - 4-room median $104,000 - $82 psf
Queenstown: 45 sold - median $30,000 - 4-room median $78,800 - $43 psf
Sembawang: 1 sold - median $21,300 - 4-room median n/a - $31 psf
Sengkang: 1 sold - median $30,000 - 4-room median n/a - $41 psf
Serangoon: 22 sold - median $91,300 - 4-room median $91,300 - $94 psf
Tampines: 51 sold - median $88,500 - 4-room median $88,500 - $80 psf
Toa Payoh: 51 sold - median $40,000 - 4-room median $75,000 - $57 psf
Woodlands: 24 sold - median $39,200 - 4-room median $58,000 - $52 psf
Yishun: 32 sold - median $53,500 - 4-room median $62,780 - $60 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1990

$250,000 Blk 317 Serangoon Ave 2, Serangoon

Executive - storey 10 to 12 - 1,604 sqft - $156 psf - 94 yrs lease left

$248,000 Blk 108 Jln Rajah, Kallang/Whampoa

Executive - storey 04 to 06 - 1,604 sqft - $155 psf - 93 yrs lease left

$235,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 01 to 03 - 1,593 sqft - $148 psf - 94 yrs lease left

$228,000 Blk 132 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,604 sqft - $142 psf - 93 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

$225,000 Blk 719 Bedok Reservoir Rd, Bedok
Executive - storey 07 to 09 - 1,658 sqft - $136 psf - 93 yrs lease left

$224,186 Blk 111 Bt Purmei Rd, Bukit Merah
5-room - storey 13 to 15 - 1,690 sqft - $133 psf - 93 yrs lease left

$220,000 Blk 144 Lor Ah Soo, Hougang
Executive - storey 04 to 06 - 1,593 sqft - $138 psf - 93 yrs lease left

$208,800 Blk 317 Serangoon Ave 2, Serangoon
Executive - storey 01 to 03 - 1,679 sqft - $124 psf - 94 yrs lease left

$204,000 Blk 317 Serangoon Ave 2, Serangoon
Executive - storey 13 to 15 - 1,625 sqft - $126 psf - 94 yrs lease left

The 5 most affordable 4-room flats, May 1990

$45,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 969 sqft - $46 psf - 83 yrs lease left

$49,000 Blk 256 Yishun Ring Rd, Yishun
4-room - storey 04 to 06 - 904 sqft - $54 psf - 94 yrs lease left

$50,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $53 psf - 84 yrs lease left

$52,000 Blk 756 Yishun St 72, Yishun
4-room - storey 01 to 03 - 969 sqft - $54 psf - 94 yrs lease left

$52,000 Blk 246 Yishun Ave 9, Yishun
4-room - storey 04 to 06 - 904 sqft - $58 psf - 94 yrs lease left

The 10 busiest streets, May 1990

Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 14 sales
Bedok Reservoir Rd, Bedok: 14 sales
Jurong West St 52, Jurong West: 14 sales
Marsiling Dr, Woodlands: 14 sales
Boon Lay Pl, Jurong West: 13 sales
Jurong West St 42, Jurong West: 13 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 12 sales
Yishun St 21, Yishun: 12 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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