HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 1990

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

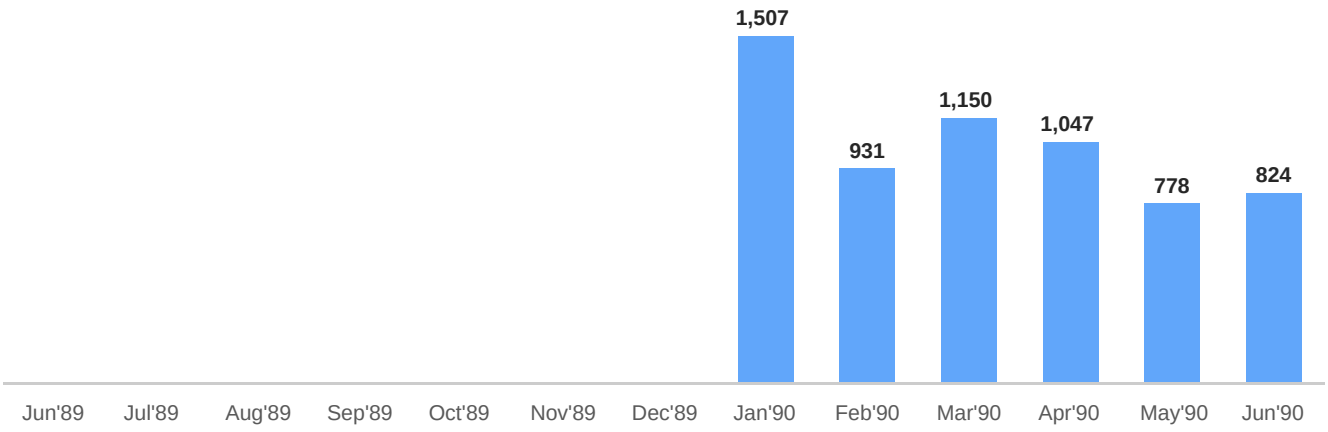
Flats sold: 824 **Median price: $50,000** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $237,000 (Bukit Merah)**

Against the month before: sales +5.9%, median price -2.4%. Against a year ago: sales n/a, median price n/a.

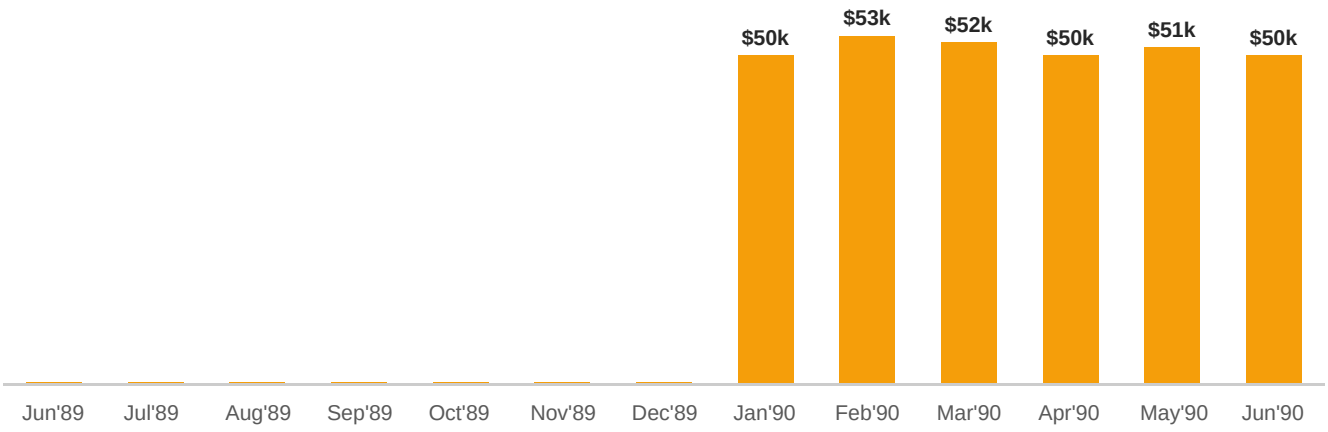
At a glance

- 824 HDB resale flats changed hands in June 1990, 5.9% more than the month before (778).
- Half of all flats sold for $50,000 or less (the median price), down 2.4% from the month before.
- A typical 4-room flat sold for $81,250 (190 sales), or about $79 per square foot.
- The highest price was $237,000 for a 5-room flat at Blk 8 Kim Tian Pl, Bukit Merah.
- For a 4-room flat, the most affordable town was Woodlands (median $58,000) and the dearest was Kallang/Whampoa (median $98,000).
- The busiest town was Ang Mo Kio with 89 sales.

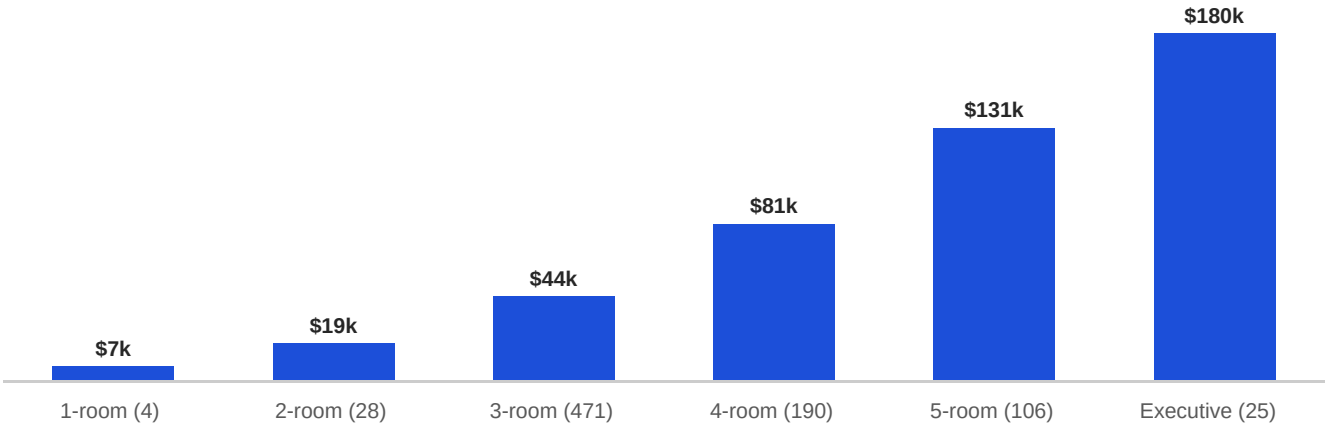
Flats sold each month, last 13 months



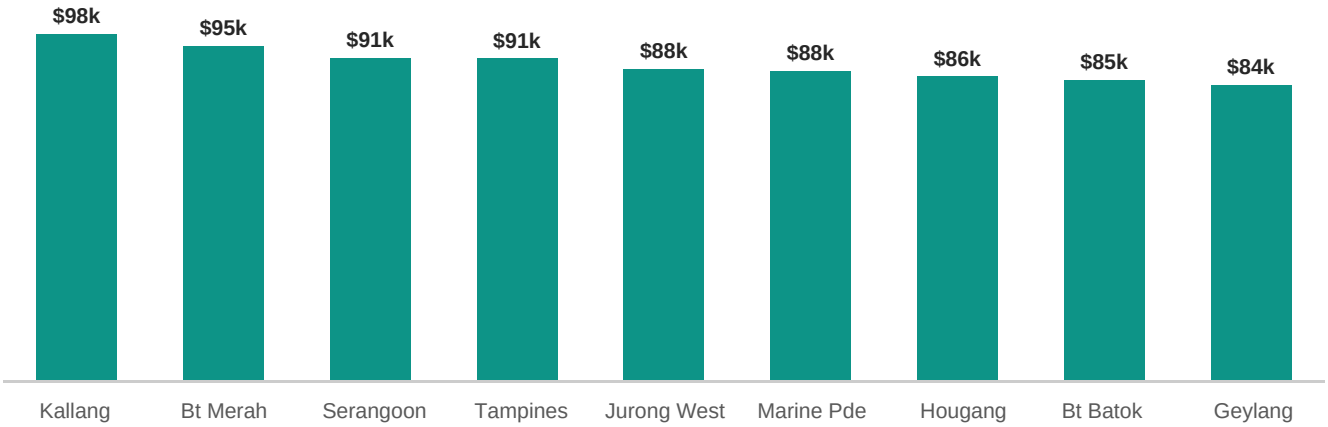
Median price each month, last 13 months



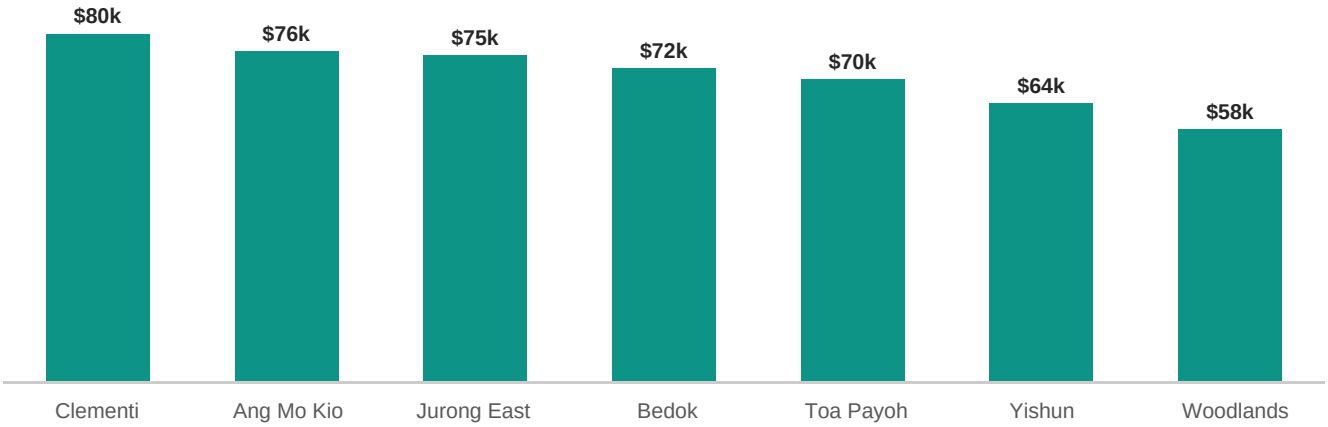
Median price by flat type (number sold), June 1990



Median 4-room price by town, dearest first



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



Town by town, June 1990

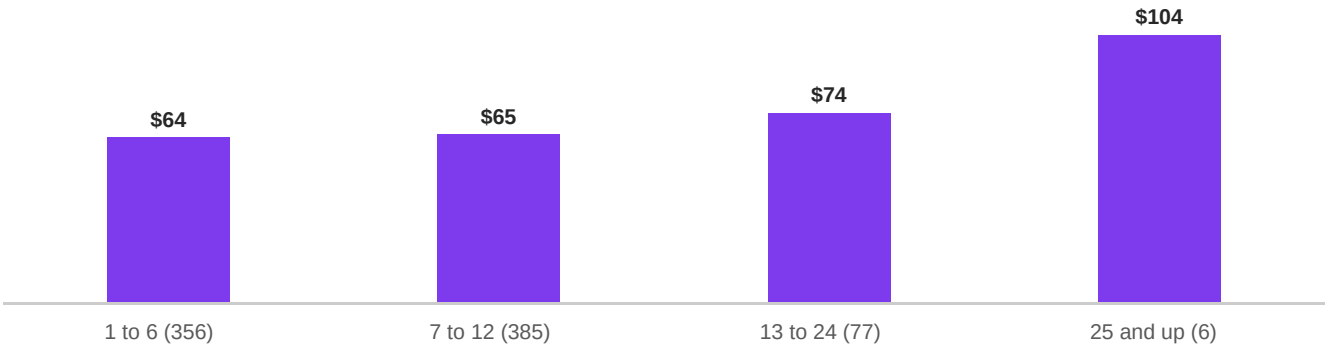
Ang Mo Kio: 89 sold - median $47,200 - 4-room median $76,000 - $64 psf
Bedok: 88 sold - median $53,180 - 4-room median $72,000 - $65 psf
Bishan: 5 sold - median $90,000 - 4-room median n/a - $84 psf
Bukit Batok: 44 sold - median $65,000 - 4-room median $84,950 - $72 psf
Bukit Merah: 54 sold - median $52,000 - 4-room median $94,500 - $72 psf

Bukit Timah: 3 sold - median $47,000 - 4-room median n/a - $60 psf
Central Area: 14 sold - median $37,550 - 4-room median n/a - $63 psf
Choa Chu Kang: 5 sold - median $65,000 - 4-room median n/a - $61 psf
Clementi: 51 sold - median $52,500 - 4-room median $80,000 - $71 psf
Geylang: 39 sold - median $40,000 - 4-room median $83,500 - $57 psf
Hougang: 43 sold - median $64,300 - 4-room median $86,000 - $73 psf
Jurong East: 32 sold - median $50,000 - 4-room median $75,000 - $67 psf
Jurong West: 81 sold - median $32,900 - 4-room median $88,000 - $45 psf
Kallang/Whampoa: 27 sold - median $48,500 - 4-room median $98,000 - $66 psf
Lim Chu Kang: 1 sold - median $32,500 - 4-room median n/a - $36 psf
Marine Parade: 13 sold - median $111,000 - 4-room median $87,500 - $114 psf
Queenstown: 50 sold - median $34,000 - 4-room median n/a - $49 psf
Sembawang: 1 sold - median $21,300 - 4-room median n/a - $31 psf
Sengkang: 4 sold - median $47,000 - 4-room median n/a - $54 psf
Serangoon: 23 sold - median $75,000 - 4-room median $91,100 - $88 psf
Tampines: 52 sold - median $89,500 - 4-room median $91,000 - $79 psf
Toa Payoh: 49 sold - median $40,000 - 4-room median $69,550 - $55 psf
Woodlands: 21 sold - median $37,300 - 4-room median $58,000 - $47 psf
Yishun: 35 sold - median $57,000 - 4-room median $64,000 - $62 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 1990

$237,000 Blk 8 Kim Tian Pl, Bukit Merah

5-room - storey 01 to 03 - 1,410 sqft - $168 psf - 93 yrs lease left

$233,000 Blk 116 Clementi St 13, Clementi

Executive - storey 01 to 03 - 1,572 sqft - $148 psf - 93 yrs lease left

$231,000 Blk 317 Serangoon Ave 2, Serangoon

Executive - storey 10 to 12 - 1,625 sqft - $142 psf - 94 yrs lease left

$226,000 Blk 130 Potong Pasir Ave 1, Toa Payoh

Executive - storey 01 to 03 - 1,625 sqft - $139 psf - 93 yrs lease left

$217,000 Blk 145 Lor Ah Soo, Hougang

Executive - storey 04 to 06 - 1,593 sqft - $136 psf - 93 yrs lease left

$216,000 Blk 237 Hougang St 21, Hougang

Executive - storey 13 to 15 - 1,679 sqft - $129 psf - 93 yrs lease left

$214,000 Blk 411 Eunos Rd 5, Geylang

5-room - storey 04 to 06 - 1,507 sqft - $142 psf - 93 yrs lease left

$210,000 Blk 323 Jurong East St 31, Jurong East

Executive - storey 10 to 12 - 1,604 sqft - $131 psf - 94 yrs lease left

$206,000 Blk 111 Clementi St 13, Clementi

Executive - storey 10 to 12 - 1,582 sqft - $130 psf - 94 yrs lease left

$204,000 Blk 316 Serangoon Ave 2, Serangoon

Executive - storey 01 to 03 - 1,679 sqft - $121 psf - 93 yrs lease left

The 5 most affordable 4-room flats, June 1990

$32,500 Blk 3 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 04 to 06 - 893 sqft - $36 psf - 89 yrs lease left

$45,900 Blk 31 Teban Gdns Rd, Jurong East

4-room - storey 01 to 03 - 1,066 sqft - $43 psf - 90 yrs lease left

$46,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $49 psf - 85 yrs lease left

$51,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 04 to 06 - 883 sqft - $58 psf - 84 yrs lease left

$51,500 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 947 sqft - $54 psf - 84 yrs lease left

The 10 busiest streets, June 1990

Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 21 sales
Boon Lay Pl, Jurong West: 20 sales
Bedok Reservoir Rd, Bedok: 17 sales
Lor 1 Toa Payoh, Toa Payoh: 16 sales
Bedok Nth St 3, Bedok: 15 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 14 sales
Jurong East St 21, Jurong East: 13 sales
Tampines St 21, Tampines: 13 sales
Tampines St 22, Tampines: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg