HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1990

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

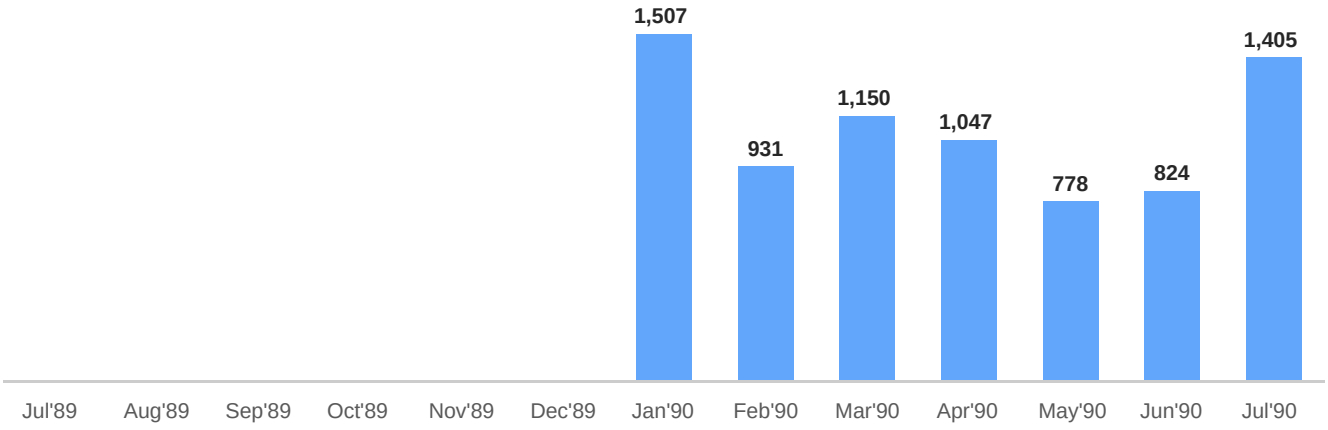
Flats sold: 1,405 Median price: $53,000 Median $psf: $66
Million-dollar flats: 0 (0.0%) Highest price: $260,000 (Bishan)

Against the month before: sales +70.5%, median price +6.0%. Against a year ago: sales n/a, median price n/a.

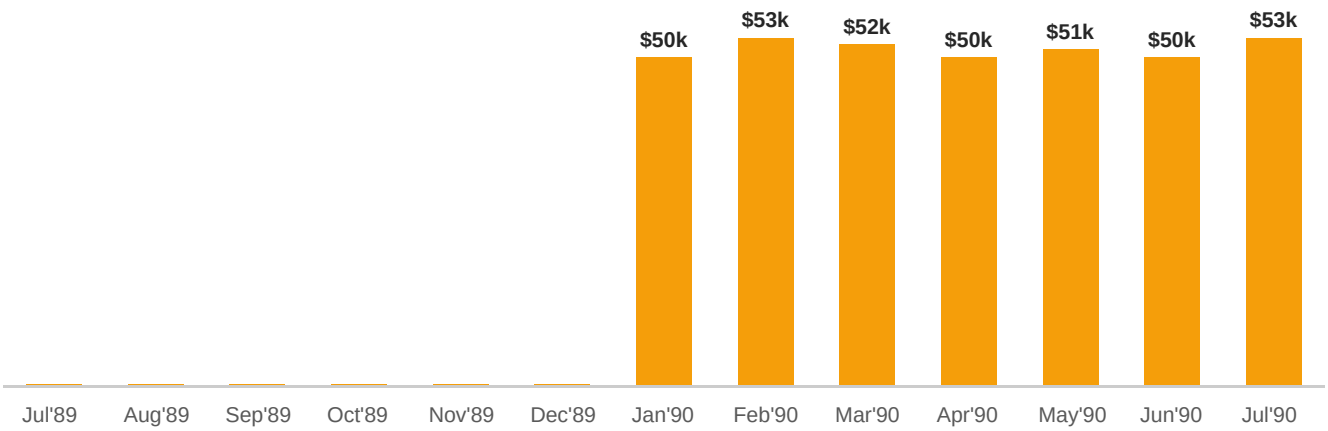
At a glance

- 1,405 HDB resale flats changed hands in July 1990, 70.5% more than the month before (824).
- 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 $82,000 (339 sales), or about $79 per square foot.
- The highest price was $260,000 for an executive flat at Blk 404 Sin Ming Ave, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $64,250) and the dearest was Kallang/Whampoa (median $100,000).
- The busiest town was Ang Mo Kio with 200 sales.

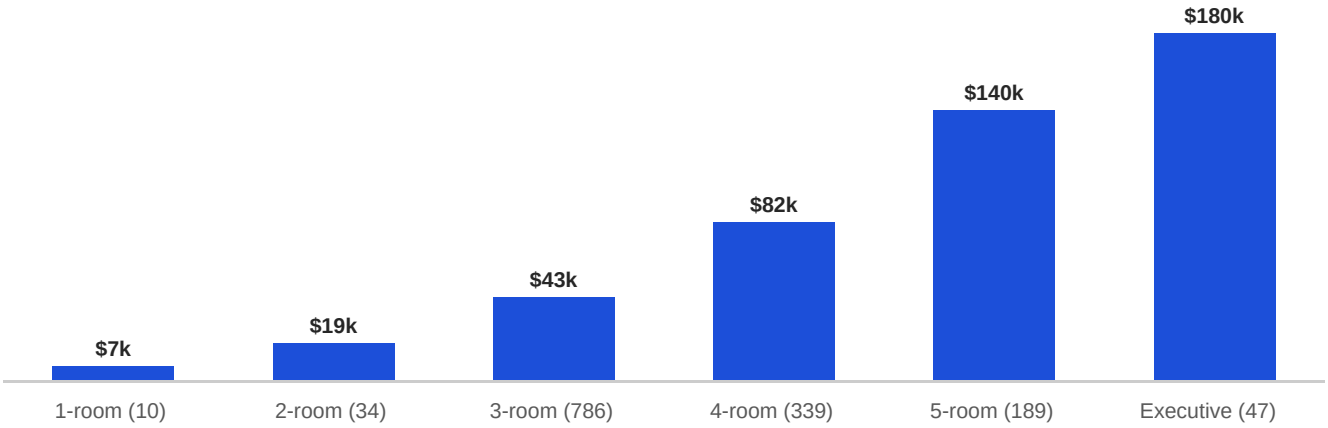
Flats sold each month, last 13 months



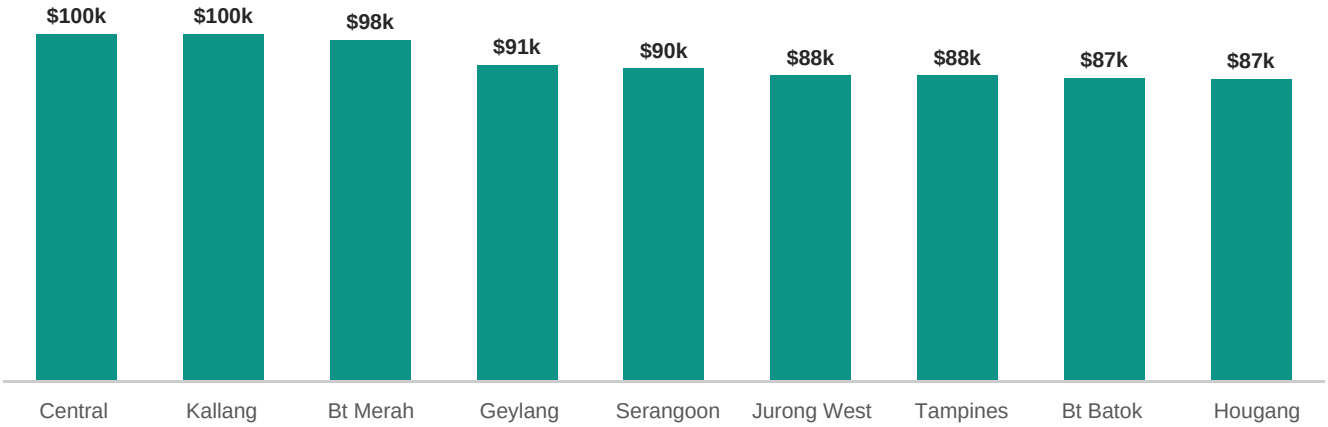
Median price each month, last 13 months



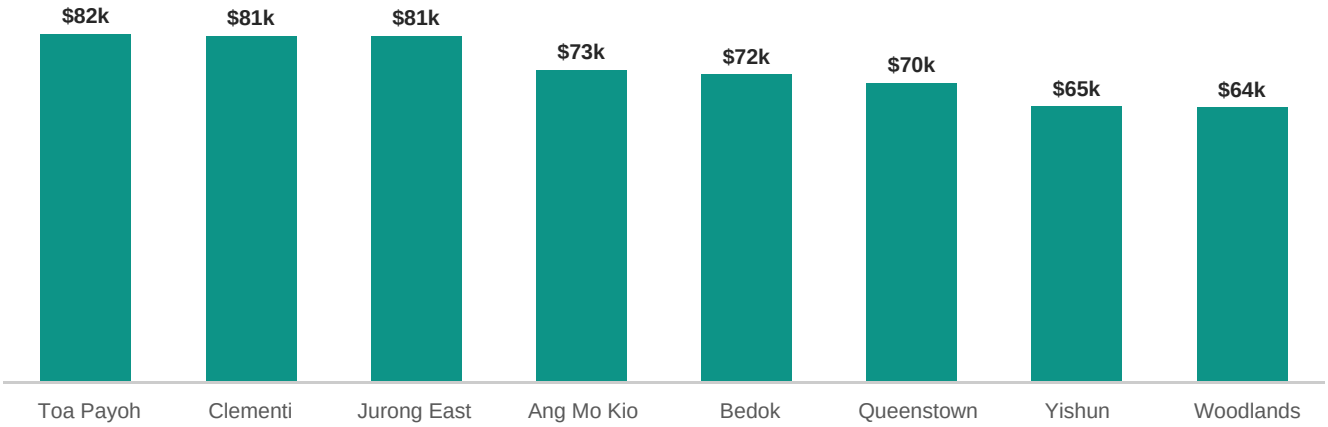
Median price by flat type (number sold), July 1990



Median 4-room price by town, dearest first



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



Town by town, July 1990

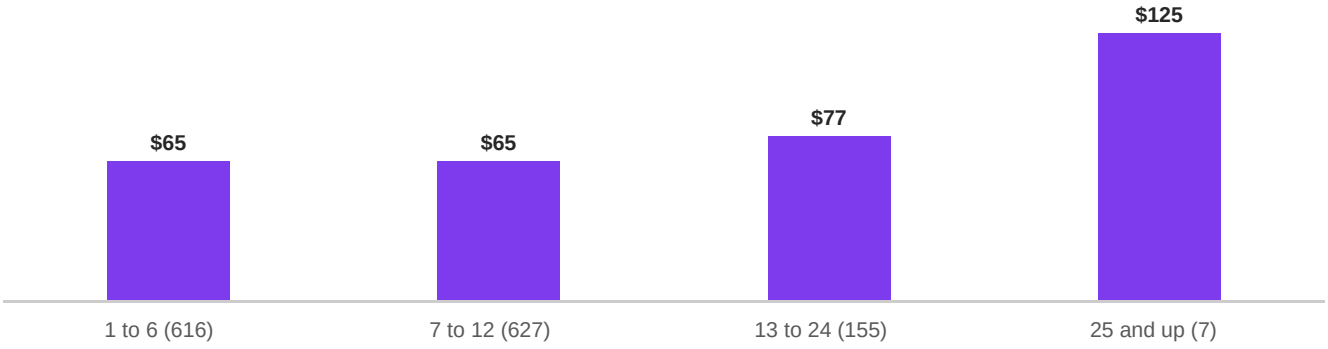
Ang Mo Kio: 200 sold - median $48,250 - 4-room median $73,000 - $65 psf
Bedok: 105 sold - median $60,000 - 4-room median $72,000 - $68 psf
Bishan: 10 sold - median $58,000 - 4-room median n/a - $80 psf
Bukit Batok: 86 sold - median $71,450 - 4-room median $87,200 - $73 psf
Bukit Merah: 87 sold - median $52,000 - 4-room median $98,250 - $72 psf

Bukit Timah: 9 sold - median $46,000 - 4-room median n/a - $57 psf
Central Area: 29 sold - median $61,000 - 4-room median $100,000 - $87 psf
Choa Chu Kang: 10 sold - median $57,250 - 4-room median n/a - $67 psf
Clementi: 72 sold - median $57,000 - 4-room median $81,000 - $68 psf
Geylang: 67 sold - median $63,000 - 4-room median $91,000 - $81 psf
Hougang: 47 sold - median $65,000 - 4-room median $87,000 - $72 psf
Jurong East: 64 sold - median $56,700 - 4-room median $81,000 - $65 psf
Jurong West: 135 sold - median $36,000 - 4-room median $88,000 - $50 psf
Kallang/Whampoa: 61 sold - median $45,700 - 4-room median $100,000 - $67 psf
Marine Parade: 16 sold - median $145,000 - 4-room median n/a - $111 psf
Queenstown: 94 sold - median $34,500 - 4-room median $70,000 - $50 psf
Serangoon: 31 sold - median $85,000 - 4-room median $90,000 - $85 psf
Tampines: 96 sold - median $84,470 - 4-room median $88,000 - $77 psf
Toa Payoh: 93 sold - median $40,000 - 4-room median $81,500 - $56 psf
Woodlands: 27 sold - median $43,300 - 4-room median $64,250 - $58 psf
Yishun: 66 sold - median $62,000 - 4-room median $64,500 - $63 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1990

$260,000 Blk 404 Sin Ming Ave, Bishan

Executive - storey 01 to 03 - 1,604 sqft - $162 psf - 95 yrs lease left

$259,000 Blk 301 Shunfu Rd, Bishan

Executive - storey 10 to 12 - 1,572 sqft - $165 psf - 94 yrs lease left

$242,000 Blk 318 Serangoon Ave 2, Serangoon

Executive - storey 10 to 12 - 1,604 sqft - $151 psf - 94 yrs lease left

$235,000 Blk 116 Clementi St 13, Clementi

Executive - storey 04 to 06 - 1,572 sqft - $150 psf - 93 yrs lease left

$235,000 Blk 318 Serangoon Ave 2, Serangoon

Executive - storey 04 to 06 - 1,625 sqft - $145 psf - 94 yrs lease left

$227,000 Blk 235 Hougang St 21, Hougang

Executive - storey 01 to 03 - 1,668 sqft - $136 psf - 93 yrs lease left

$221,000 Blk 725 Bedok Reservoir Rd, Bedok

Executive - storey 07 to 09 - 1,625 sqft - $136 psf - 93 yrs lease left

$220,000 Blk 201 Clementi Ave 6, Clementi

Executive - storey 01 to 03 - 1,593 sqft - $138 psf - 94 yrs lease left

$217,800 Blk 103 Jln Rajah, Kallang/Whampoa

5-room - storey 25 to 27 - 1,485 sqft - $147 psf - 93 yrs lease left

$210,000 Blk 128 Geylang East Ave 1, Geylang

5-room - storey 13 to 15 - 1,421 sqft - $148 psf - 92 yrs lease left

The 5 most affordable 4-room flats, July 1990

$40,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 01 to 03 - 883 sqft - $45 psf - 84 yrs lease left

$46,900 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $48 psf - 85 yrs lease left

$47,000 Blk 254 Yishun Ring Rd, Yishun

4-room - storey 10 to 12 - 904 sqft - $52 psf - 94 yrs lease left

$50,000 Blk 718 Yishun St 71, Yishun

4-room - storey 04 to 06 - 904 sqft - $55 psf - 96 yrs lease left

$50,000 Blk 147 Yishun St 11, Yishun

4-room - storey 01 to 03 - 1,001 sqft - $50 psf - 94 yrs lease left

The 10 busiest streets, July 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 59 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 58 sales
Boon Lay Pl, Jurong West: 34 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 29 sales
Jurong West St 42, Jurong West: 26 sales
Tampines St 21, Tampines: 23 sales
Bedok Reservoir Rd, Bedok: 20 sales
Lor 1 Toa Payoh, Toa Payoh: 20 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 19 sales
Jurong East St 21, Jurong East: 17 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