HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 1990

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

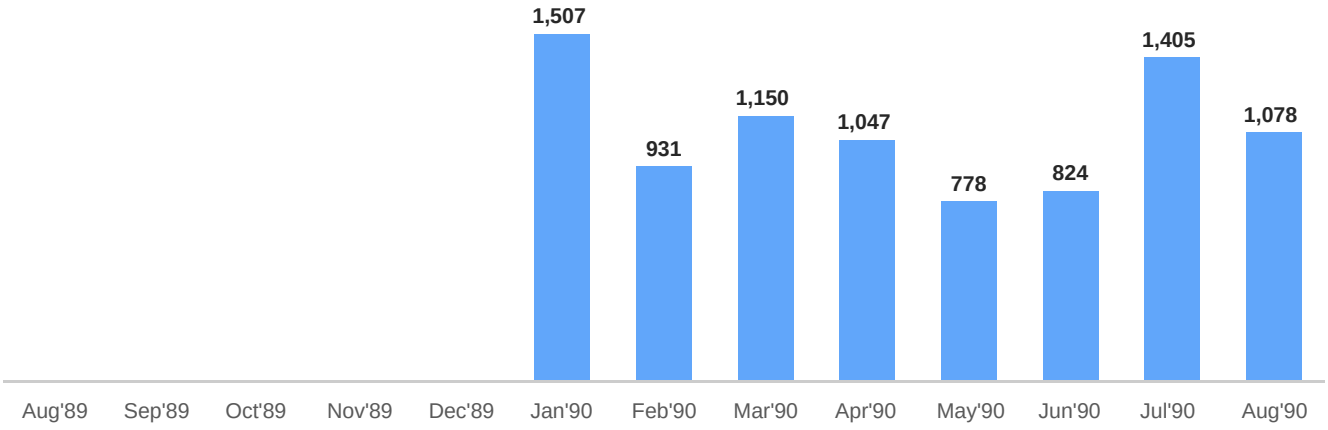
Flats sold: 1,078 **Median price: $52,000** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $267,000 (Geylang)**

Against the month before: sales -23.3%, median price -1.9%. Against a year ago: sales n/a, median price n/a.

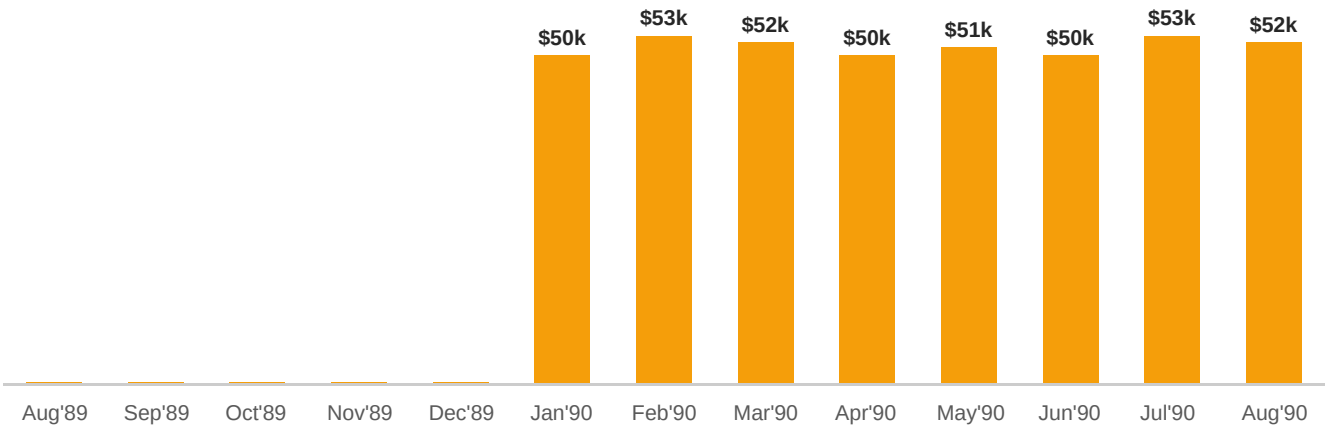
At a glance

- 1,078 HDB resale flats changed hands in August 1990, 23.3% fewer than the month before (1,405).
- 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 $80,000 (269 sales), or about $78 per square foot.
- The highest price was $267,000 for an executive flat at Blk 842 Sims Ave, Geylang.
- For a 4-room flat, the most affordable town was Woodlands (median $57,300) and the dearest was Central Area (median $110,000).
- The busiest town was Ang Mo Kio with 148 sales.

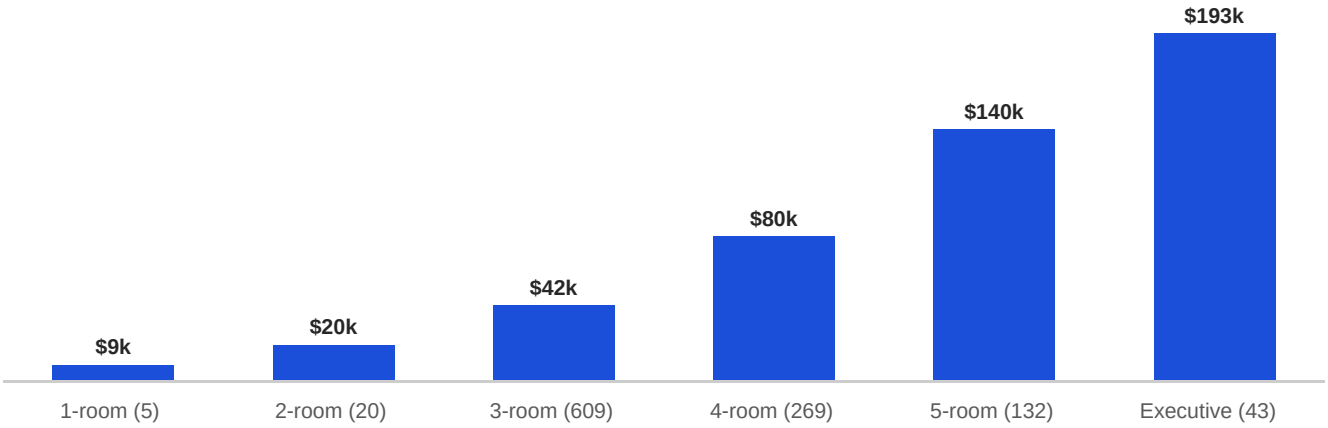
Flats sold each month, last 13 months



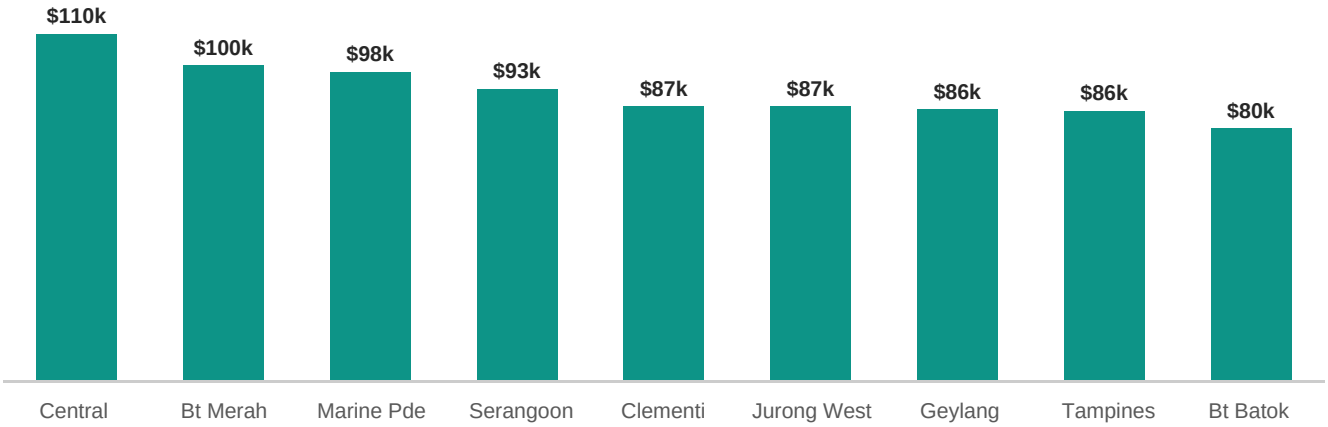
Median price each month, last 13 months



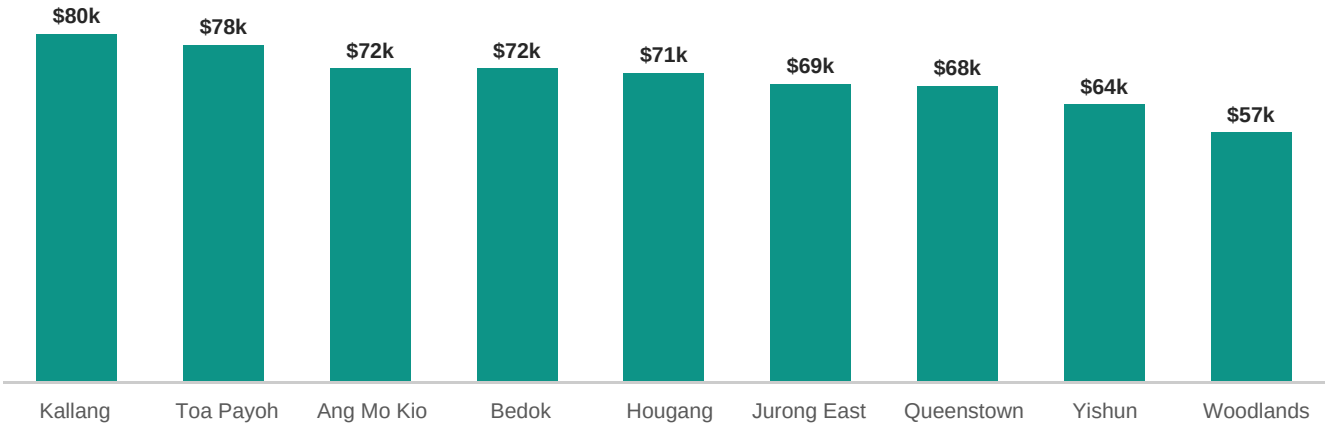
Median price by flat type (number sold), August 1990



Median 4-room price by town, dearest first



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



Town by town, August 1990

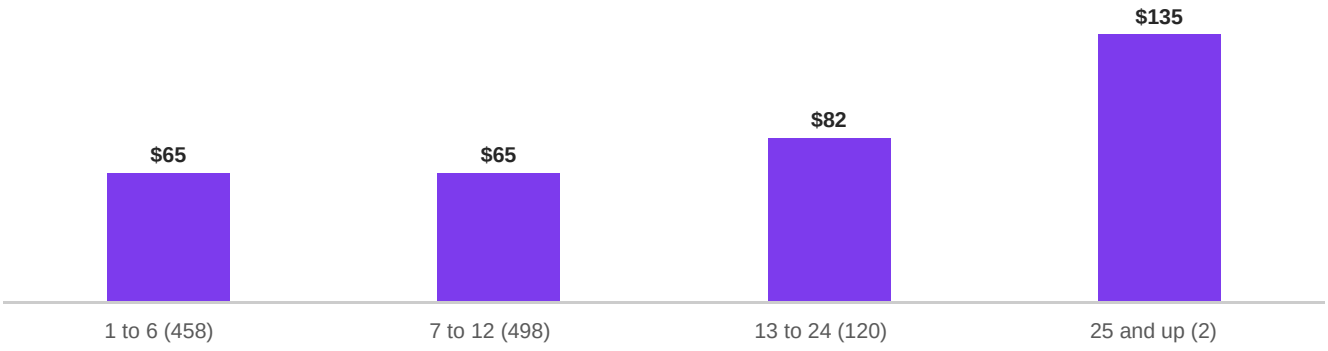
Ang Mo Kio: 148 sold - median $47,000 - 4-room median $72,000 - $63 psf
Bedok: 105 sold - median $60,000 - 4-room median $72,000 - $69 psf
Bishan: 7 sold - median $60,000 - 4-room median n/a - $83 psf
Bukit Batok: 53 sold - median $80,000 - 4-room median $80,000 - $75 psf
Bukit Merah: 56 sold - median $56,000 - 4-room median $100,000 - $75 psf

Bukit Timah: 1 sold - median $40,000 - 4-room median n/a - $57 psf
Central Area: 11 sold - median $65,000 - 4-room median $110,000 - $93 psf
Choa Chu Kang: 8 sold - median $57,150 - 4-room median n/a - $66 psf
Clementi: 68 sold - median $61,500 - 4-room median $87,000 - $72 psf
Geylang: 49 sold - median $82,000 - 4-room median $86,000 - $81 psf
Hougang: 42 sold - median $63,570 - 4-room median $71,000 - $73 psf
Jurong East: 39 sold - median $55,000 - 4-room median $68,500 - $64 psf
Jurong West: 100 sold - median $31,700 - 4-room median $86,970 - $47 psf
Kallang/Whampoa: 69 sold - median $48,000 - 4-room median $80,000 - $66 psf
Marine Parade: 16 sold - median $67,500 - 4-room median $98,000 - $78 psf
Queenstown: 73 sold - median $35,000 - 4-room median $68,000 - $50 psf
Sengkang: 1 sold - median $30,000 - 4-room median n/a - $41 psf
Serangoon: 31 sold - median $91,000 - 4-room median $92,500 - $87 psf
Tampines: 63 sold - median $71,500 - 4-room median $85,500 - $74 psf
Toa Payoh: 69 sold - median $40,000 - 4-room median $77,500 - $57 psf
Woodlands: 22 sold - median $44,500 - 4-room median $57,300 - $51 psf
Yishun: 47 sold - median $60,000 - 4-room median $63,750 - $63 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 1990

$267,000 Blk 842 Sims Ave, Geylang

Executive - storey 04 to 06 - 1,528 sqft - $175 psf - 94 yrs lease left

$251,000 Blk 318 Serangoon Ave 2, Serangoon

Executive - storey 01 to 03 - 1,679 sqft - $149 psf - 94 yrs lease left

$249,000 Blk 106 Jln Rajah, Kallang/Whampoa
Executive - storey 07 to 09 - 1,604 sqft - $155 psf - 93 yrs lease left

$236,800 Blk 116 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,582 sqft - $150 psf - 93 yrs lease left

$233,000 Blk 108 Jln Rajah, Kallang/Whampoa
Executive - storey 10 to 12 - 1,615 sqft - $144 psf - 93 yrs lease left

$232,000 Blk 115 Clementi St 13, Clementi
Executive - storey 04 to 06 - 1,582 sqft - $147 psf - 94 yrs lease left

$230,000 Blk 115 Bt Purmei Rd, Bukit Merah
5-room - storey 16 to 18 - 1,485 sqft - $155 psf - 94 yrs lease left

$227,000 Blk 115 Bedok Reservoir Rd, Bedok
Executive - storey 10 to 12 - 1,615 sqft - $141 psf - 94 yrs lease left

$224,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 04 to 06 - 1,615 sqft - $139 psf - 94 yrs lease left

$219,000 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,615 sqft - $136 psf - 95 yrs lease left

The 5 most affordable 4-room flats, August 1990

$47,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $49 psf - 83 yrs lease left

$50,000 Blk 754 Yishun St 72, Yishun
4-room - storey 01 to 03 - 904 sqft - $55 psf - 94 yrs lease left

$50,000 Blk 220 Yishun St 21, Yishun
4-room - storey 01 to 03 - 1,033 sqft - $48 psf - 94 yrs lease left

$50,000 Blk 333 Bt Batok St 32, Bukit Batok
4-room - storey 01 to 03 - 904 sqft - $55 psf - 96 yrs lease left

$52,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $56 psf - 84 yrs lease left

The 10 busiest streets, August 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 44 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 27 sales
Bedok Reservoir Rd, Bedok: 27 sales
Boon Lay Pl, Jurong West: 24 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 19 sales
Bedok Nth St 3, Bedok: 18 sales
Jurong West St 42, Jurong West: 17 sales
Boon Lay Ave, Jurong West: 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.

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