HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1990

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

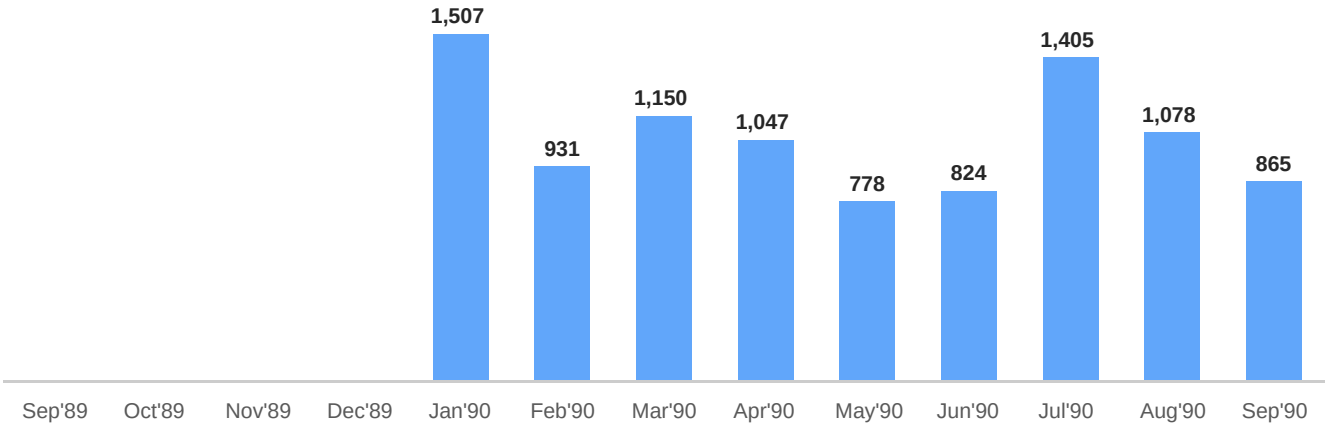
Flats sold: 865 **Median price: $56,700** **Median $psf: $66**
Million-dollar flats: 0 (0.0%) **Highest price: $235,000 (Kallang/Whampoa)**

Against the month before: sales -19.8%, median price +9.0%. Against a year ago: sales n/a, median price n/a.

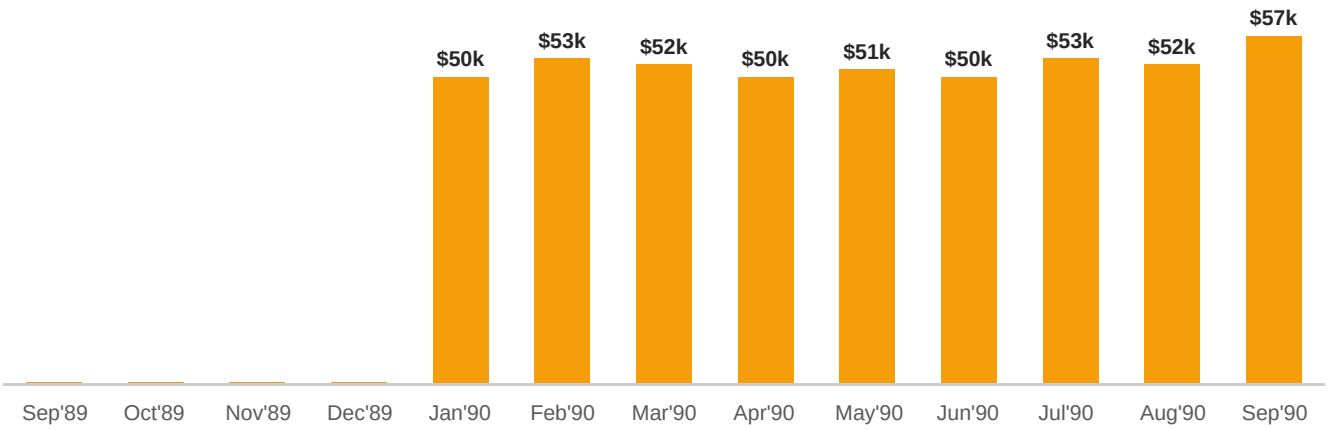
At a glance

- 865 HDB resale flats changed hands in September 1990, 19.8% fewer than the month before (1,078).
- Half of all flats sold for $56,700 or less (the median price), up 9.0% from the month before.
- A typical 4-room flat sold for $75,000 (215 sales), or about $75 per square foot.
- The highest price was $235,000 for an executive flat at Blk 105 Jln Rajah, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Yishun (median $62,500) and the dearest was Bukit Merah (median $92,000).
- The busiest town was Ang Mo Kio with 116 sales.

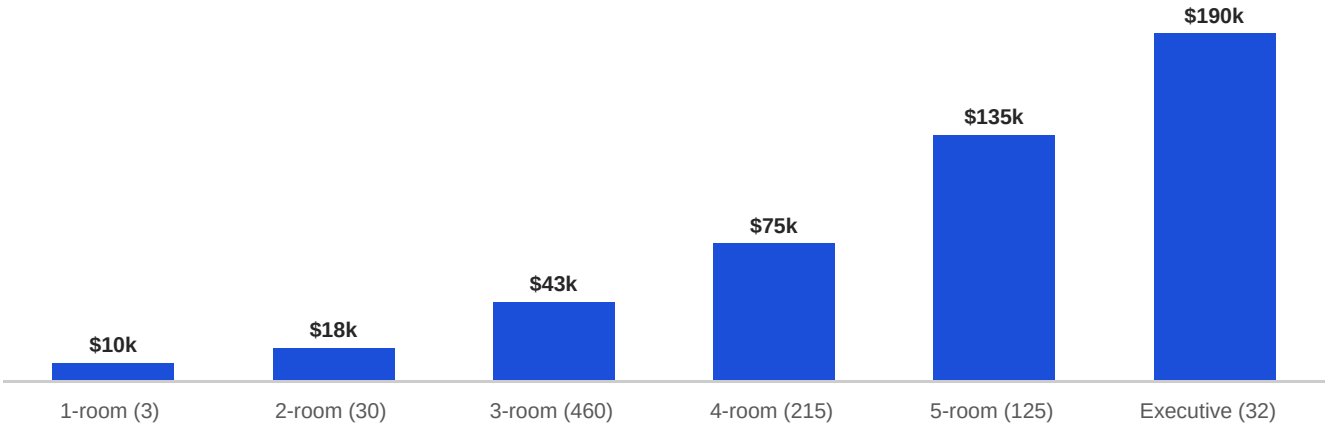
Flats sold each month, last 13 months



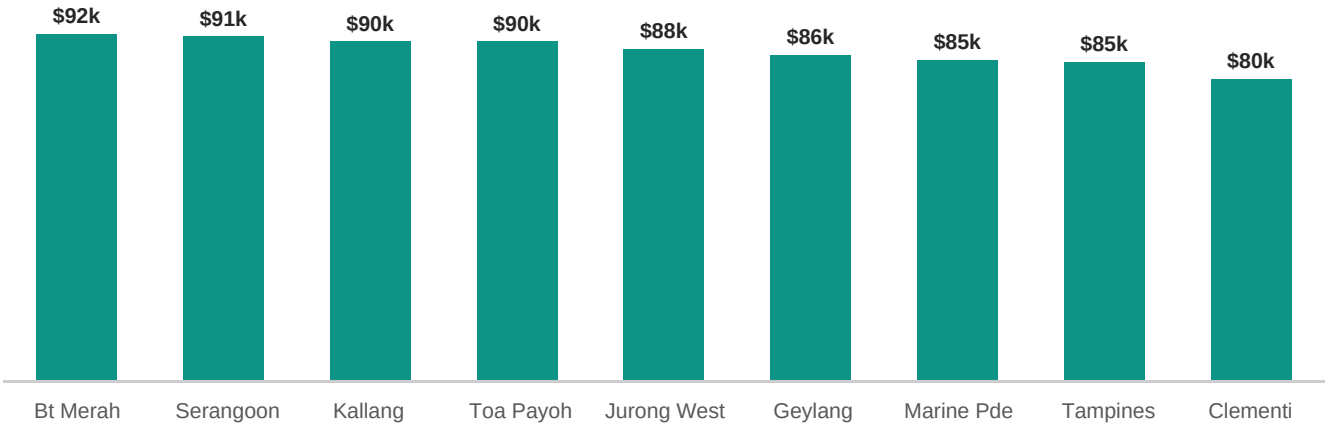
Median price each month, last 13 months



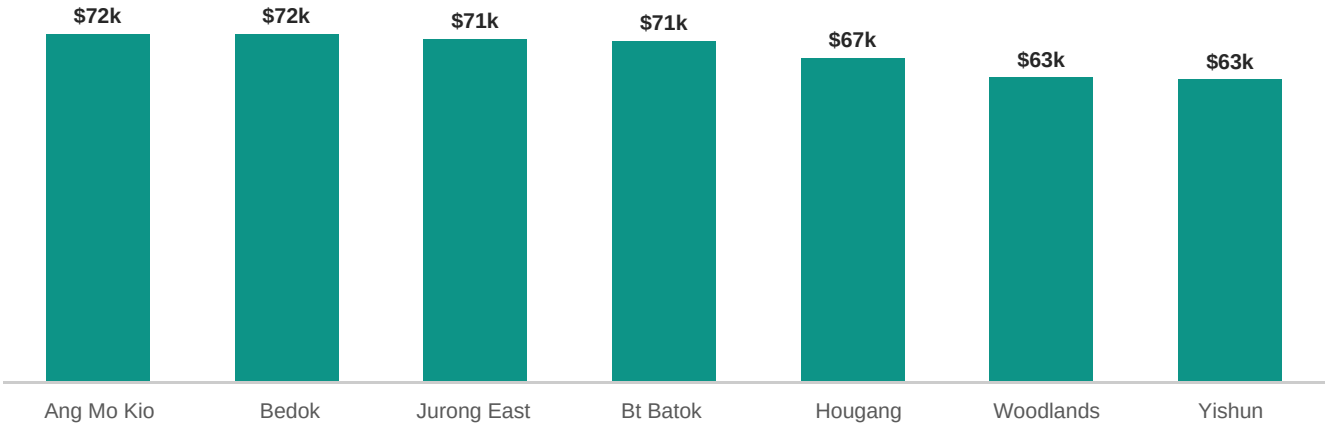
Median price by flat type (number sold), September 1990



Median 4-room price by town, dearest first



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



Town by town, September 1990

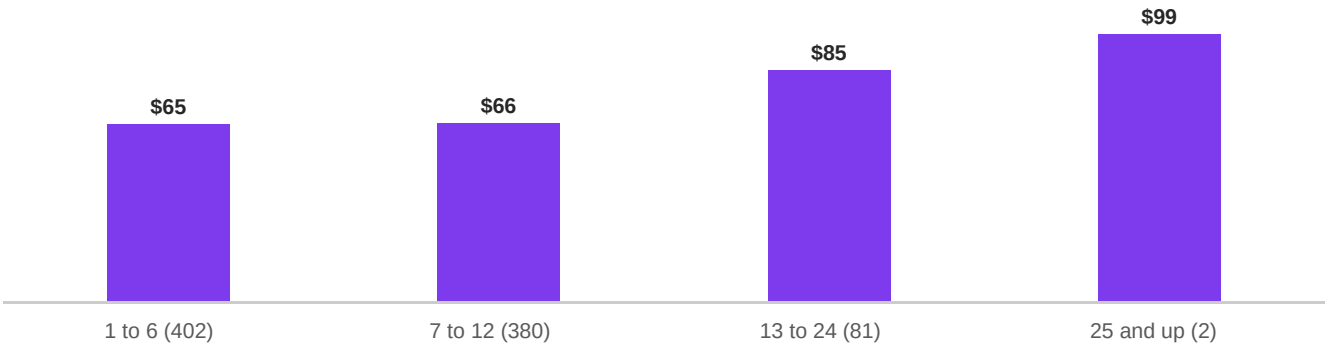
Ang Mo Kio: 116 sold - median $47,200 - 4-room median $72,000 - $65 psf
Bedok: 96 sold - median $61,250 - 4-room median $72,000 - $68 psf
Bishan: 7 sold - median $140,000 - 4-room median n/a - $111 psf
Bukit Batok: 45 sold - median $60,000 - 4-room median $70,500 - $68 psf
Bukit Merah: 32 sold - median $54,500 - 4-room median $92,000 - $73 psf

Bukit Timah: 3 sold - median $85,700 - 4-room median n/a - $87 psf
Central Area: 15 sold - median $47,000 - 4-room median n/a - $74 psf
Choa Chu Kang: 3 sold - median $56,000 - 4-room median n/a - $65 psf
Clementi: 49 sold - median $66,000 - 4-room median $80,000 - $72 psf
Geylang: 56 sold - median $60,500 - 4-room median $86,400 - $75 psf
Hougang: 34 sold - median $53,500 - 4-room median $67,000 - $67 psf
Jurong East: 31 sold - median $67,000 - 4-room median $71,000 - $67 psf
Jurong West: 51 sold - median $31,500 - 4-room median $88,000 - $45 psf
Kallang/Whampoa: 38 sold - median $62,000 - 4-room median $90,000 - $78 psf
Marine Parade: 15 sold - median $75,000 - 4-room median $85,000 - $80 psf
Queenstown: 57 sold - median $28,500 - 4-room median n/a - $45 psf
Sengkang: 1 sold - median $42,000 - 4-room median n/a - $57 psf
Serangoon: 34 sold - median $91,150 - 4-room median $91,300 - $93 psf
Tampines: 59 sold - median $88,000 - 4-room median $84,500 - $76 psf
Toa Payoh: 55 sold - median $40,000 - 4-room median $90,000 - $56 psf
Woodlands: 15 sold - median $38,000 - 4-room median $63,000 - $49 psf
Yishun: 53 sold - median $62,000 - 4-room median $62,500 - $66 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1990

$235,000 Blk 105 Jln Rajah, Kallang/Whampoa

Executive - storey 01 to 03 - 1,647 sqft - $143 psf - 93 yrs lease left

$223,500 Blk 206 Clementi Ave 6, Clementi

Executive - storey 04 to 06 - 1,615 sqft - $138 psf - 94 yrs lease left

$220,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 01 to 03 - 1,658 sqft - $133 psf - 94 yrs lease left

$215,000 Blk 719 Bedok Reservoir Rd, Bedok
Executive - storey 04 to 06 - 1,539 sqft - $140 psf - 93 yrs lease left

$213,000 Blk 469 Jurong West St 41, Jurong West
Executive - storey 10 to 12 - 1,625 sqft - $131 psf - 94 yrs lease left

$210,000 Blk 147 Tampines Ave 5, Tampines
Executive - storey 04 to 06 - 1,615 sqft - $130 psf - 94 yrs lease left

$206,500 Blk 111 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,572 sqft - $131 psf - 94 yrs lease left

$200,000 Blk 115 Bedok Reservoir Rd, Bedok
Executive - storey 01 to 03 - 1,593 sqft - $126 psf - 94 yrs lease left

$200,000 Blk 145 Lor Ah Soo, Hougang
Executive - storey 04 to 06 - 1,722 sqft - $116 psf - 93 yrs lease left

$200,000 Blk 469 Jurong West St 41, Jurong West
Executive - storey 07 to 09 - 1,604 sqft - $125 psf - 94 yrs lease left

The 5 most affordable 4-room flats, September 1990

$45,400 Blk 136 Yishun Ring Rd, Yishun
4-room - storey 10 to 12 - 1,001 sqft - $45 psf - 93 yrs lease left

$47,000 Blk 210 Yishun St 21, Yishun
4-room - storey 04 to 06 - 1,033 sqft - $45 psf - 94 yrs lease left

$48,000 Blk 236 Yishun Ring Rd, Yishun
4-room - storey 01 to 03 - 1,076 sqft - $45 psf - 94 yrs lease left

$49,000 Blk 331 Bt Batok St 33, Bukit Batok
4-room - storey 10 to 12 - 904 sqft - $54 psf - 95 yrs lease left

$50,000 Blk 236 Yishun Ring Rd, Yishun
4-room - storey 07 to 09 - 1,001 sqft - $50 psf - 94 yrs lease left

The 10 busiest streets, September 1990

Ang Mo Kio Ave 3, Ang Mo Kio: 37 sales
Bedok Reservoir Rd, Bedok: 28 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 16 sales
Tanglin Halt Rd, Queenstown: 16 sales
Tampines St 22, Tampines: 16 sales
Boon Lay Pl, Jurong West: 15 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 14 sales
Bedok Nth Rd, Bedok: 14 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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