HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 1990

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

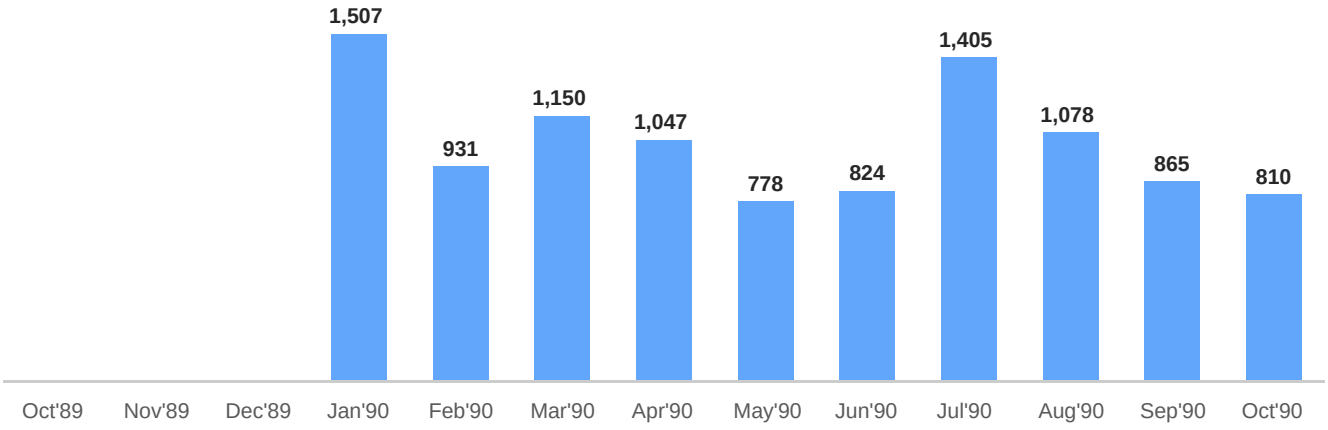
Flats sold: 810 **Median price: $57,000** **Median $psf: $68**
Million-dollar flats: 0 (0.0%) **Highest price: $236,000 (Geylang)**

Against the month before: sales -6.4%, median price +0.5%. Against a year ago: sales n/a, median price n/a.

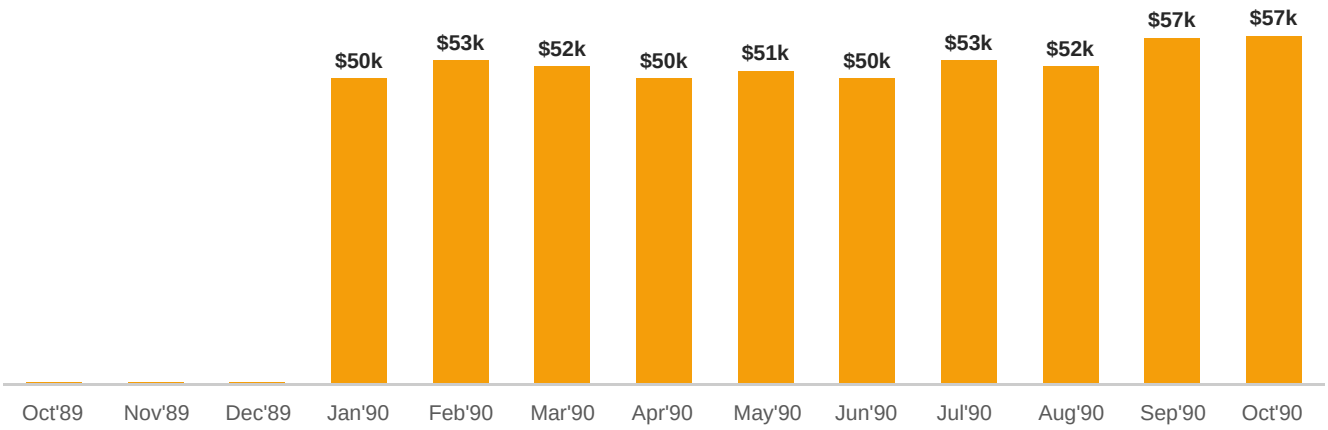
At a glance

- 810 HDB resale flats changed hands in October 1990, 6.4% fewer than the month before (865).
- Half of all flats sold for $57,000 or less (the median price), up 0.5% from the month before.
- A typical 4-room flat sold for $82,000 (217 sales), or about $81 per square foot.
- The highest price was $236,000 for an executive flat at Blk 842 Sims Ave, Geylang.
- For a 4-room flat, the most affordable town was Woodlands (median $57,500) and the dearest was Serangoon (median $97,000).
- The busiest town was Ang Mo Kio with 122 sales.

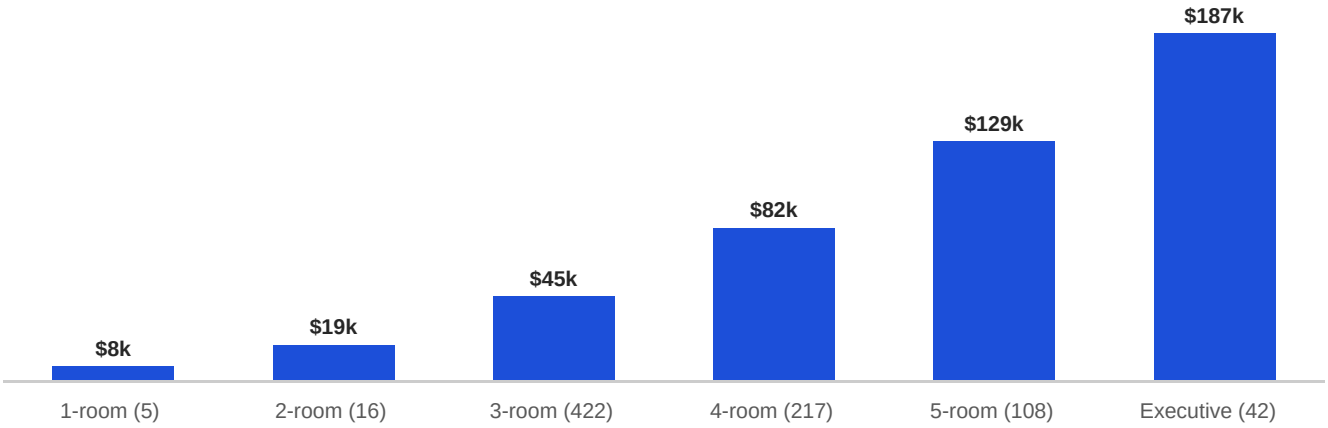
Flats sold each month, last 13 months



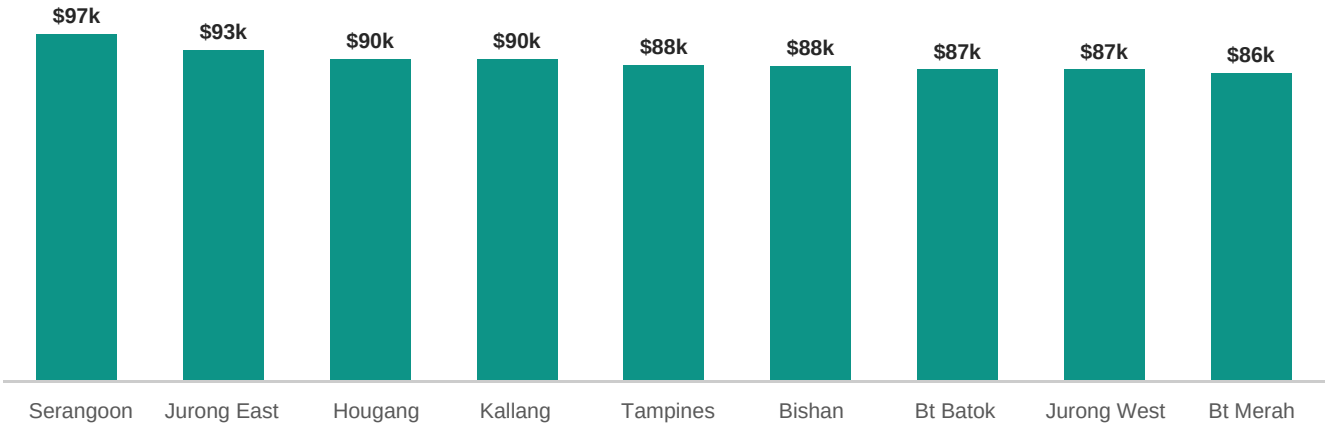
Median price each month, last 13 months



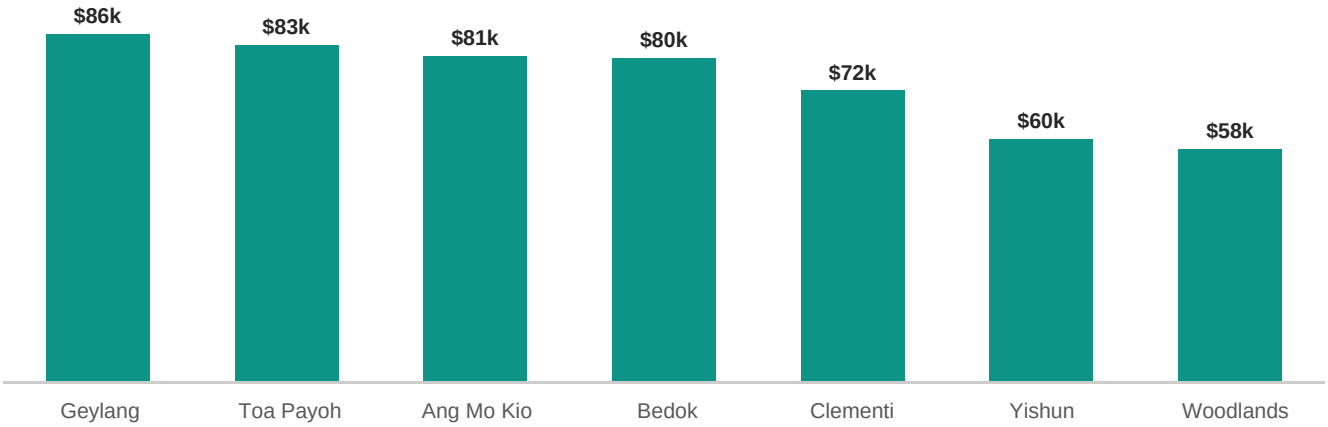
Median price by flat type (number sold), October 1990



Median 4-room price by town, dearest first



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



Town by town, October 1990

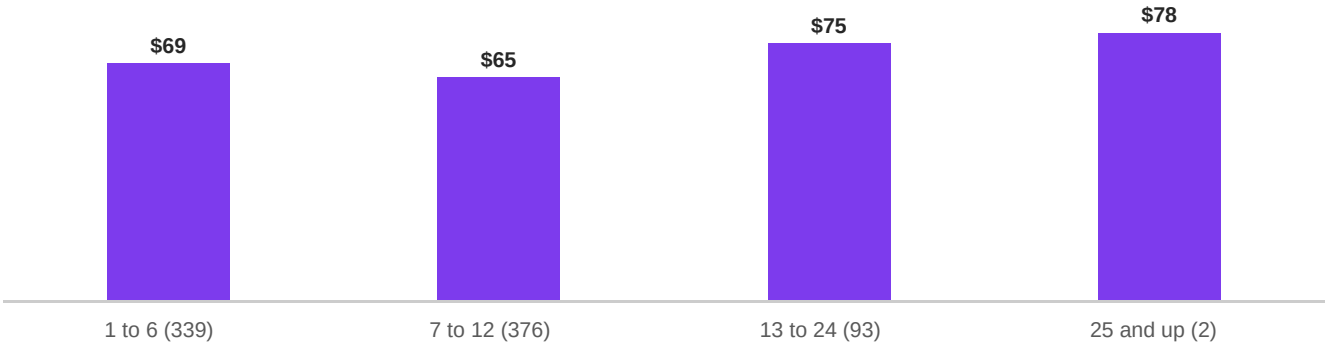
Ang Mo Kio: 122 sold - median $47,000 - 4-room median $80,500 - $64 psf
Bedok: 66 sold - median $60,000 - 4-room median $80,000 - $70 psf
Bishan: 11 sold - median $86,000 - 4-room median $88,000 - $83 psf
Bukit Batok: 50 sold - median $88,000 - 4-room median $87,000 - $79 psf
Bukit Merah: 32 sold - median $54,000 - 4-room median $86,000 - $78 psf

Central Area: 10 sold - median $57,500 - 4-room median n/a - $83 psf
Choa Chu Kang: 4 sold - median $57,500 - 4-room median n/a - $72 psf
Clementi: 34 sold - median $60,500 - 4-room median $72,000 - $67 psf
Geylang: 53 sold - median $82,000 - 4-room median $86,000 - $91 psf
Hougang: 43 sold - median $57,000 - 4-room median $90,000 - $67 psf
Jurong East: 27 sold - median $70,000 - 4-room median $92,500 - $69 psf
Jurong West: 61 sold - median $36,000 - 4-room median $87,000 - $50 psf
Kallang/Whampoa: 38 sold - median $58,500 - 4-room median $90,000 - $80 psf
Lim Chu Kang: 1 sold - median $45,700 - 4-room median n/a - $51 psf
Marine Parade: 8 sold - median $67,500 - 4-room median n/a - $71 psf
Queenstown: 42 sold - median $36,000 - 4-room median n/a - $54 psf
Serangoon: 31 sold - median $91,000 - 4-room median $97,000 - $91 psf
Tampines: 54 sold - median $87,500 - 4-room median $88,250 - $77 psf
Toa Payoh: 48 sold - median $40,000 - 4-room median $83,250 - $57 psf
Woodlands: 22 sold - median $51,000 - 4-room median $57,500 - $55 psf
Yishun: 53 sold - median $60,000 - 4-room median $60,000 - $63 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 1990

$236,000 Blk 842 Sims Ave, Geylang

Executive - storey 13 to 15 - 1,582 sqft - $149 psf - 94 yrs lease left

$220,000 Blk 332 Ubi Ave 1, Geylang

Executive - storey 01 to 03 - 1,636 sqft - $134 psf - 94 yrs lease left

$220,000 Blk 103 Towner Rd, Kallang/Whampoa

5-room - storey 01 to 03 - 1,485 sqft - $148 psf - 92 yrs lease left

$215,000 Blk 237 Hougang St 21, Hougang

Executive - storey 10 to 12 - 1,679 sqft - $128 psf - 93 yrs lease left

$208,000 Blk 95 Havelock Rd, Bukit Merah

5-room - storey 07 to 09 - 1,270 sqft - $164 psf - 92 yrs lease left

$207,000 Blk 609 Hougang Ave 8, Hougang

Executive - storey 01 to 03 - 1,658 sqft - $125 psf - 94 yrs lease left

$207,000 Blk 151 Tampines St 12, Tampines

Executive - storey 07 to 09 - 1,615 sqft - $128 psf - 93 yrs lease left

$206,000 Blk 149 Tampines St 12, Tampines

Executive - storey 10 to 12 - 1,615 sqft - $128 psf - 93 yrs lease left

$205,000 Blk 123 Serangoon Nth Ave 1, Serangoon

Executive - storey 10 to 12 - 1,668 sqft - $123 psf - 94 yrs lease left

$205,000 Blk 147 Tampines Ave 5, Tampines

Executive - storey 04 to 06 - 1,615 sqft - $127 psf - 94 yrs lease left

The 5 most affordable 4-room flats, October 1990

$45,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $48 psf - 85 yrs lease left

$45,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 07 to 09 - 883 sqft - $51 psf - 84 yrs lease left

$45,700 Blk 4 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 01 to 03 - 893 sqft - $51 psf - 89 yrs lease left

$50,000 Blk 764 Yishun St 72, Yishun

4-room - storey 10 to 12 - 904 sqft - $55 psf - 94 yrs lease left

$50,000 Blk 744 Yishun St 72, Yishun

4-room - storey 01 to 03 - 1,001 sqft - $50 psf - 93 yrs lease left

The 10 busiest streets, October 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 31 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 19 sales
Ubi Ave 1, Geylang: 18 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 16 sales
Bedok Reservoir Rd, Bedok: 15 sales
Serangoon Nth Ave 1, Serangoon: 14 sales
Boon Lay Pl, Jurong West: 13 sales
Marsiling Dr, Woodlands: 12 sales
Yishun Ring Rd, 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.

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