HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1990

Prepared by Samtastic Properties from HDB's published resale records. Generated 24 Nov 2026, 3:56 am.
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November 1990 in full

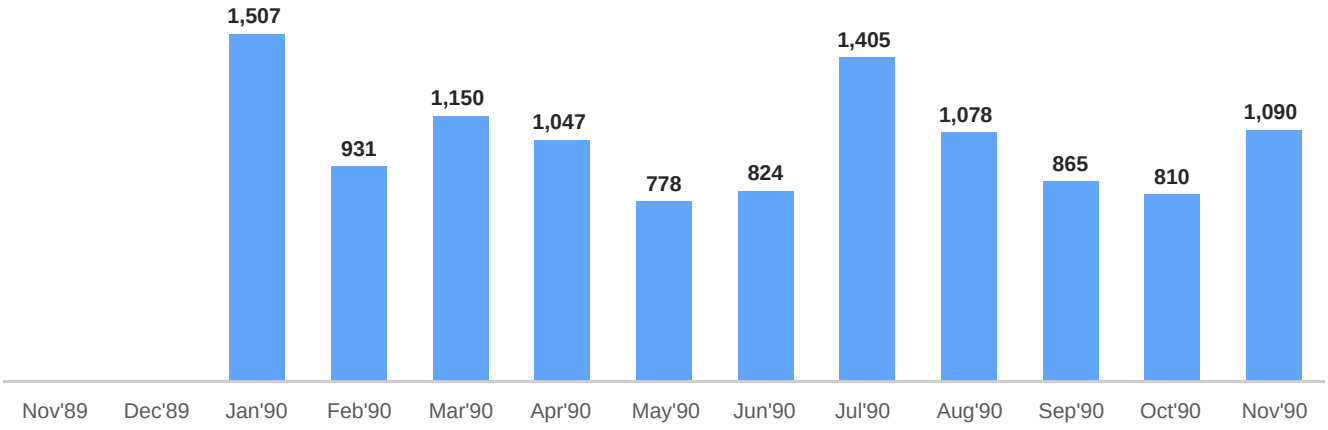
Flats sold: 1,090 **Median price: $56,000** **Median $psf: $67**
Million-dollar flats: 0 (0.0%) **Highest price: $246,000 (Serangoon)**

Against the month before: sales +34.6%, median price -1.8%. Against a year ago: sales n/a, median price n/a.

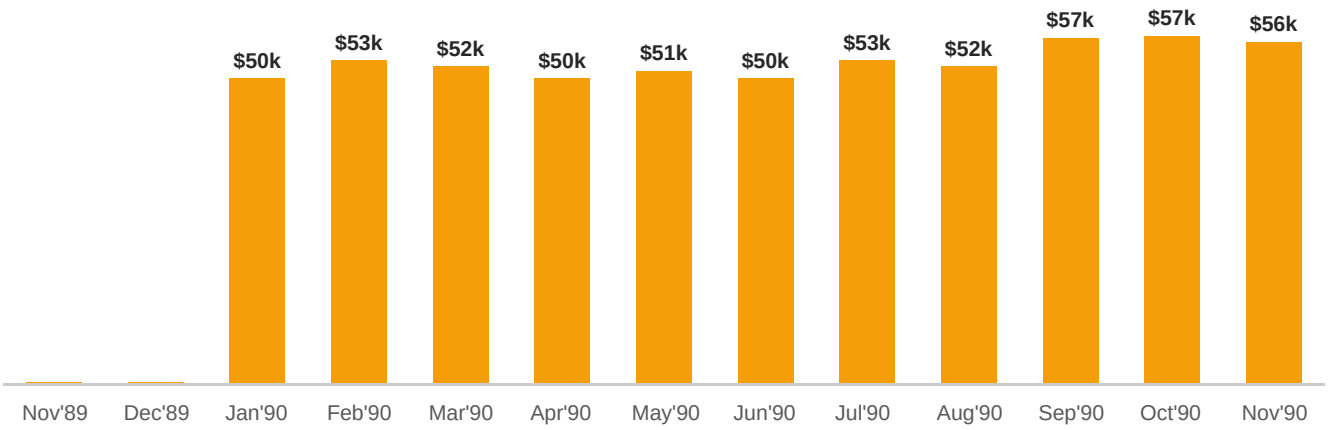
At a glance

- 1,090 HDB resale flats changed hands in November 1990, 34.6% more than the month before (810).
- Half of all flats sold for $56,000 or less (the median price), down 1.8% from the month before.
- A typical 4-room flat sold for $80,000 (297 sales), or about $79 per square foot.
- The highest price was $246,000 for an executive flat at Blk 322 Serangoon Ave 3, Serangoon.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $60,000) and the dearest was Kallang/Whampoa (median $112,000).
- The busiest town was Ang Mo Kio with 151 sales.

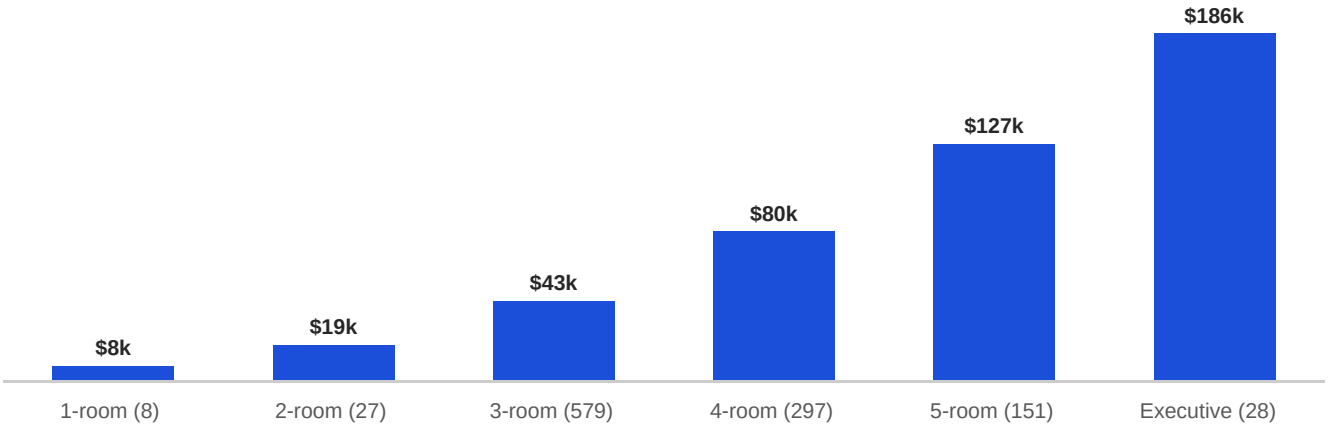
Flats sold each month, last 13 months



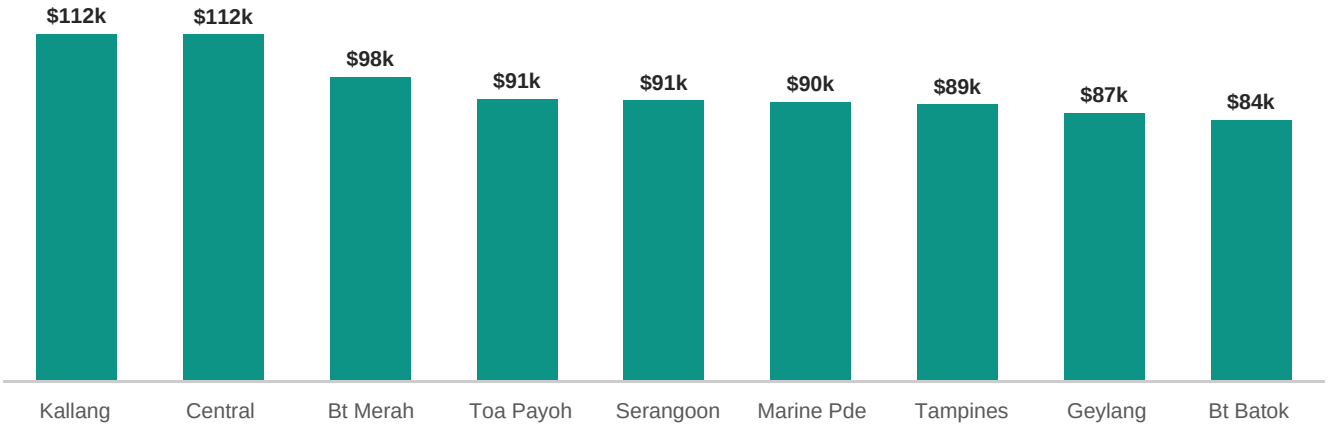
Median price each month, last 13 months



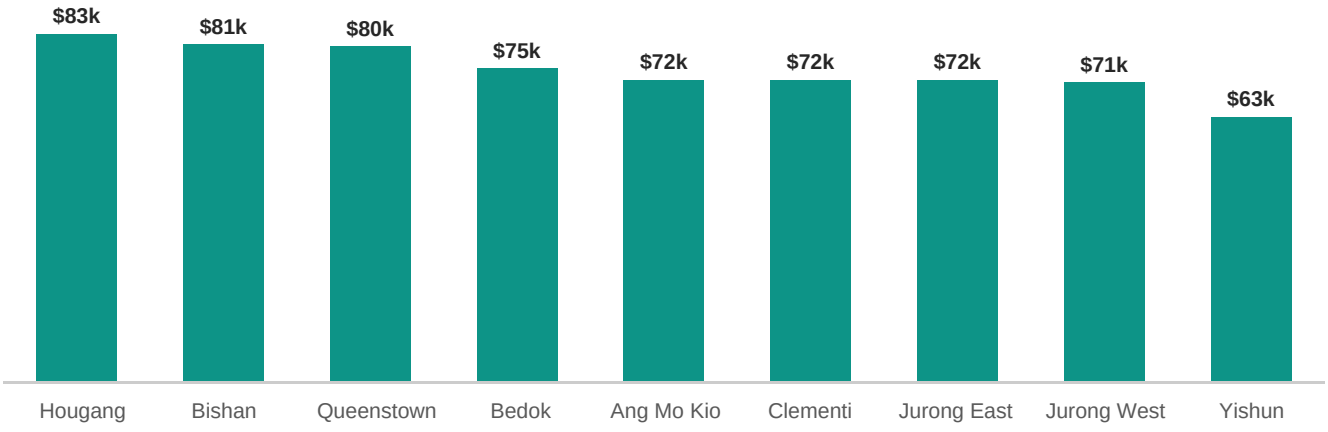
Median price by flat type (number sold), November 1990



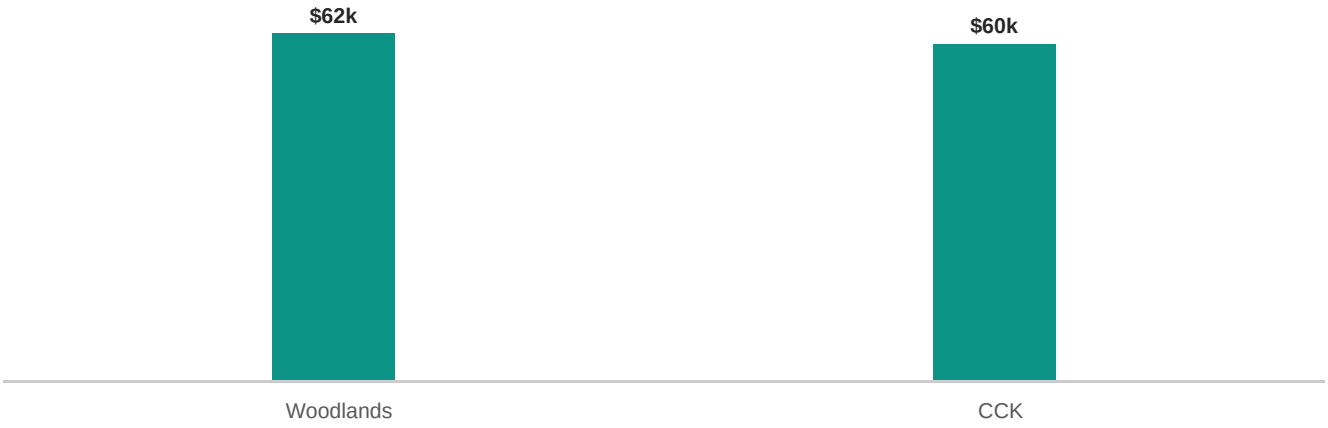
Median 4-room price by town, dearest first



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



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



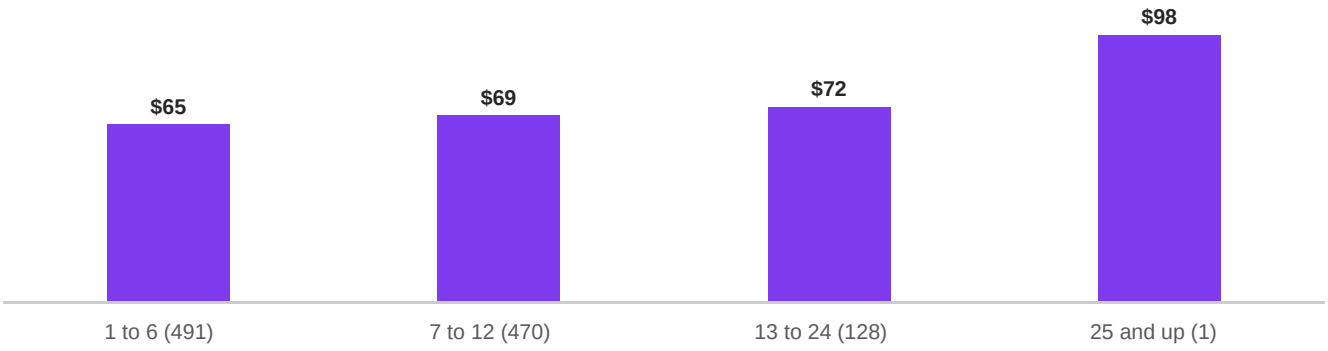
Town by town, November 1990

Ang Mo Kio: 151 sold - median $48,000 - 4-room median $72,000 - $65 psf
Bedok: 116 sold - median $61,000 - 4-room median $74,750 - $68 psf
Bishan: 13 sold - median $70,000 - 4-room median $80,500 - $71 psf
Bukit Batok: 48 sold - median $62,000 - 4-room median $84,250 - $74 psf
Bukit Merah: 68 sold - median $51,000 - 4-room median $98,000 - $72 psf
Central Area: 18 sold - median $60,500 - 4-room median $111,750 - $84 psf
Choa Chu Kang: 8 sold - median $57,500 - 4-room median $60,000 - $60 psf
Clementi: 48 sold - median $52,500 - 4-room median $72,000 - $65 psf
Geylang: 68 sold - median $56,600 - 4-room median $86,500 - $74 psf
Hougang: 52 sold - median $56,450 - 4-room median $83,000 - $72 psf
Jurong East: 39 sold - median $64,200 - 4-room median $72,000 - $66 psf
Jurong West: 70 sold - median $55,750 - 4-room median $71,400 - $67 psf
Kallang/Whampoa: 57 sold - median $58,000 - 4-room median $112,000 - $77 psf
Marine Parade: 22 sold - median $86,000 - 4-room median $90,000 - $95 psf
Queenstown: 64 sold - median $38,500 - 4-room median $80,000 - $55 psf
Sengkang: 3 sold - median $33,000 - 4-room median n/a - $42 psf
Serangoon: 29 sold - median $83,000 - 4-room median $90,500 - $91 psf
Tampines: 63 sold - median $87,000 - 4-room median $89,200 - $78 psf
Toa Payoh: 61 sold - median $40,000 - 4-room median $91,000 - $56 psf
Woodlands: 28 sold - median $37,500 - 4-room median $61,850 - $50 psf
Yishun: 64 sold - median $60,000 - 4-room median $63,150 - $66 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1990

$246,000 Blk 322 Serangoon Ave 3, Serangoon
Executive - storey 07 to 09 - 1,572 sqft - $157 psf - 95 yrs lease left

$243,000 Blk 321 Serangoon Ave 2, Serangoon
Executive - storey 01 to 03 - 1,572 sqft - $155 psf - 95 yrs lease left

$238,500 Blk 108 Jln Rajah, Kallang/Whampoa
Executive - storey 10 to 12 - 1,690 sqft - $141 psf - 93 yrs lease left

$232,000 Blk 705 Hougang Ave 2, Hougang
Executive - storey 07 to 09 - 1,593 sqft - $146 psf - 95 yrs lease left

$230,000 Blk 1 Marine Ter, Marine Parade
5-room - storey 16 to 18 - 1,292 sqft - $178 psf - 84 yrs lease left

$215,000 Blk 145 Bedok Reservoir Rd, Bedok
Executive - storey 01 to 03 - 1,539 sqft - $140 psf - 96 yrs lease left

$215,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 01 to 03 - 1,593 sqft - $135 psf - 94 yrs lease left

$210,000 Blk 846 Sims Ave, Geylang
Executive - storey 04 to 06 - 1,604 sqft - $131 psf - 94 yrs lease left

$204,000 Blk 322 Serangoon Ave 3, Serangoon
Executive - storey 07 to 09 - 1,572 sqft - $130 psf - 95 yrs lease left

$200,000 Blk 161 Bedok Sth Ave 3, Bedok
Executive - storey 01 to 03 - 1,572 sqft - $127 psf - 94 yrs lease left

The 5 most affordable 4-room flats, November 1990

$42,000 Blk 713 Yishun St 71, Yishun
4-room - storey 04 to 06 - 904 sqft - $46 psf - 96 yrs lease left

$45,900 Blk 420 Jurong West St 42, Jurong West
4-room - storey 10 to 12 - 904 sqft - $51 psf - 94 yrs lease left

$47,000 Blk 856 Tampines St 82, Tampines
4-room - storey 01 to 03 - 904 sqft - $52 psf - 95 yrs lease left

$49,000 Blk 110 Yishun Ring Rd, Yishun
4-room - storey 13 to 15 - 958 sqft - $51 psf - 95 yrs lease left

$49,000 Blk 333 Bt Batok St 32, Bukit Batok
4-room - storey 07 to 09 - 904 sqft - $54 psf - 96 yrs lease left

The 10 busiest streets, November 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 45 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 40 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 22 sales
Bedok Reservoir Rd, Bedok: 22 sales
Jurong West St 42, Jurong West: 18 sales
Bedok Nth St 3, Bedok: 16 sales
Yishun Ring Rd, Yishun: 16 sales
Ubi Ave 1, Geylang: 15 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.

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