HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1990

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

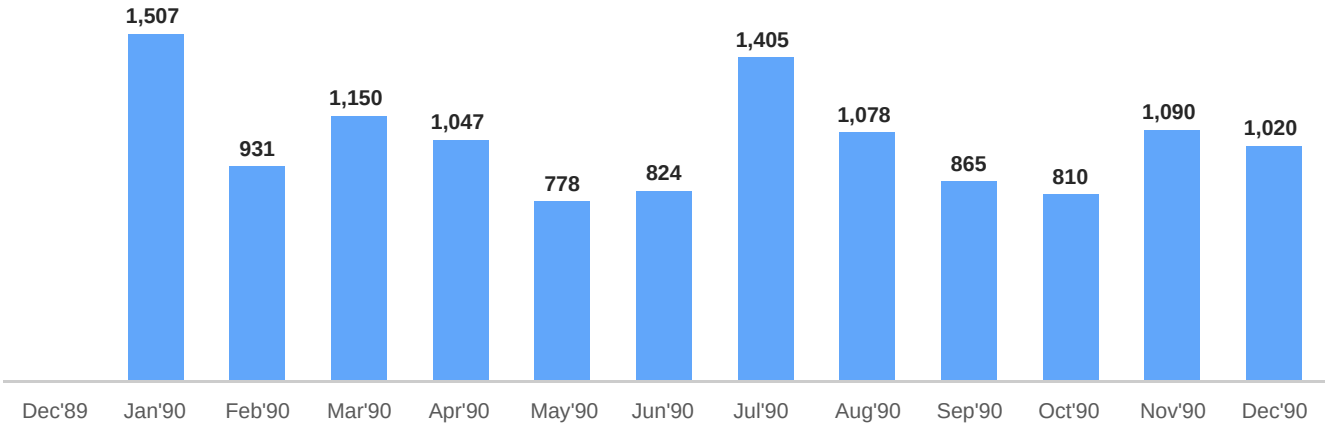
Flats sold: 1,020 **Median price: $54,500** **Median $psf: $66**
Million-dollar flats: 0 (0.0%) **Highest price: $245,000 (Serangoon)**

Against the month before: sales -6.4%, median price -2.7%. Against a year ago: sales n/a, median price n/a.

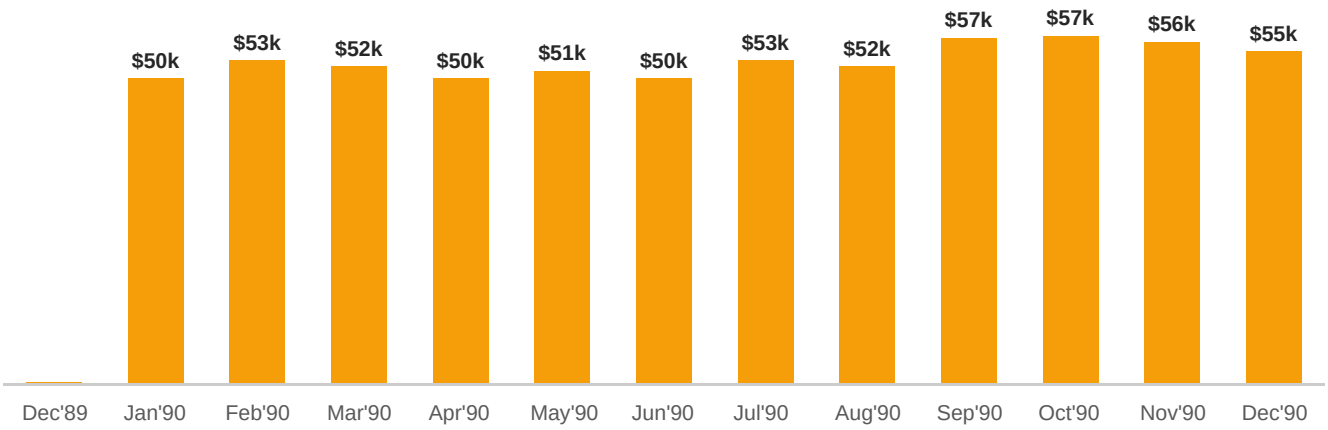
At a glance

- 1,020 HDB resale flats changed hands in December 1990, 6.4% fewer than the month before (1,090).
- Half of all flats sold for $54,500 or less (the median price), down 2.7% from the month before.
- A typical 4-room flat sold for $80,000 (250 sales), or about $77 per square foot.
- The highest price was $245,000 for an executive flat at Blk 322 Serangoon Ave 3, Serangoon.
- For a 4-room flat, the most affordable town was Woodlands (median $56,300) and the dearest was Central Area (median $158,820).
- The busiest town was Ang Mo Kio with 192 sales.

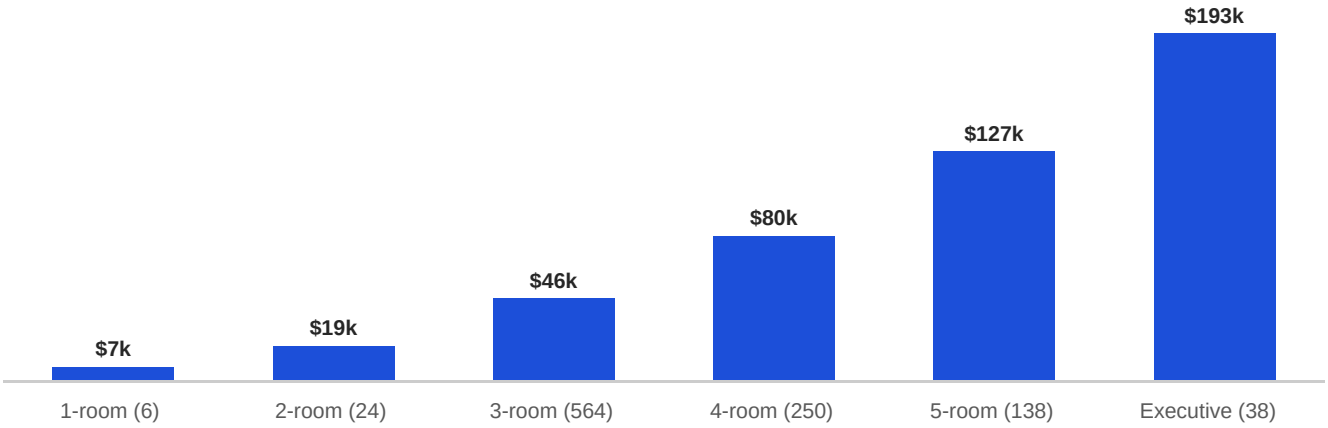
Flats sold each month, last 13 months



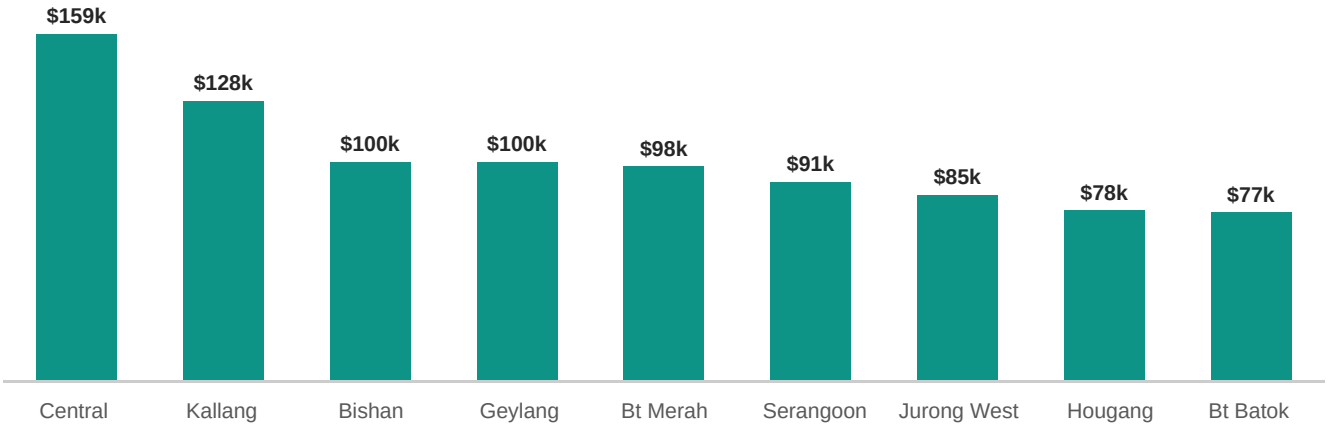
Median price each month, last 13 months



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



Median 4-room price by town, dearest first



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

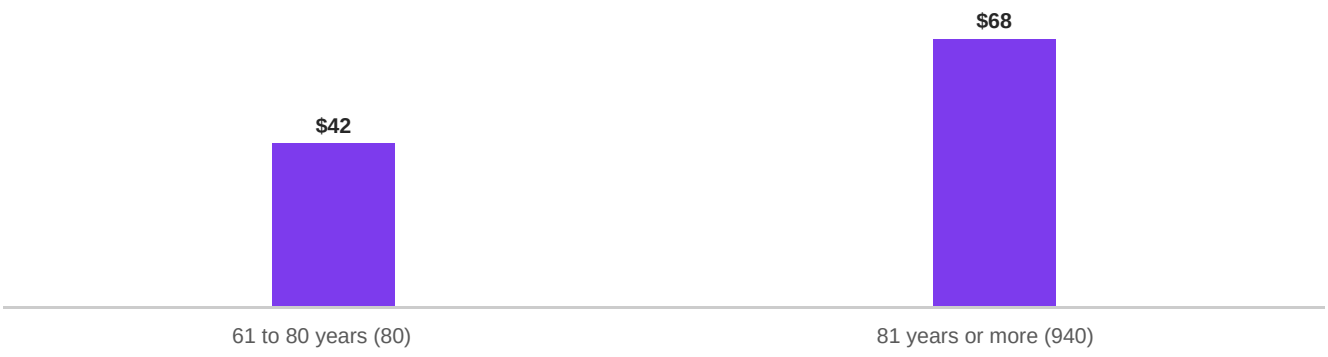


Town by town, December 1990

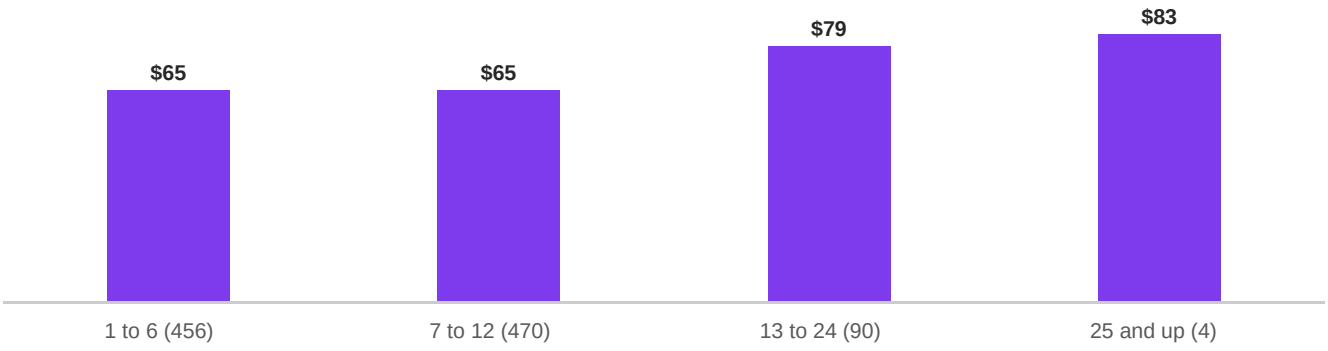
Ang Mo Kio: 192 sold - median $47,000 - 4-room median $72,500 - $64 psf
Bedok: 94 sold - median $54,000 - 4-room median $71,000 - $65 psf
Bishan: 17 sold - median $83,000 - 4-room median $100,000 - $89 psf
Bukit Batok: 43 sold - median $88,000 - 4-room median $77,000 - $77 psf
Bukit Merah: 60 sold - median $47,500 - 4-room median $98,100 - $72 psf

Bukit Timah: 2 sold - median $79,000 - 4-room median n/a - $72 psf
Central Area: 18 sold - median $63,500 - 4-room median $158,820 - $89 psf
Choa Chu Kang: 6 sold - median $57,000 - 4-room median n/a - $68 psf
Clementi: 33 sold - median $53,000 - 4-room median $72,000 - $65 psf
Geylang: 52 sold - median $44,350 - 4-room median $100,000 - $64 psf
Hougang: 58 sold - median $66,550 - 4-room median $78,000 - $70 psf
Jurong East: 25 sold - median $88,500 - 4-room median $73,500 - $79 psf
Jurong West: 52 sold - median $50,500 - 4-room median $85,000 - $60 psf
Kallang/Whampoa: 45 sold - median $53,000 - 4-room median $128,000 - $65 psf
Marine Parade: 9 sold - median $90,500 - 4-room median n/a - $87 psf
Queenstown: 49 sold - median $37,000 - 4-room median n/a - $55 psf
Sengkang: 1 sold - median $42,000 - 4-room median n/a - $57 psf
Serangoon: 54 sold - median $85,400 - 4-room median $91,000 - $88 psf
Tampines: 59 sold - median $73,000 - 4-room median $73,000 - $76 psf
Toa Payoh: 59 sold - median $40,000 - 4-room median $74,000 - $56 psf
Woodlands: 19 sold - median $49,000 - 4-room median $56,300 - $56 psf
Yishun: 73 sold - median $65,000 - 4-room median $65,000 - $66 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1990

$245,000 Blk 322 Serangoon Ave 3, Serangoon

Executive - storey 07 to 09 - 1,518 sqft - $161 psf - 95 yrs lease left

$229,000 Blk 326 Ubi Ave 1, Geylang

Executive - storey 07 to 09 - 1,572 sqft - $146 psf - 95 yrs lease left

$225,000 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 10 to 12 - 1,615 sqft - $139 psf - 95 yrs lease left

$220,000 Blk 60 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,507 sqft - $146 psf - 92 yrs lease left

$220,000 Blk 319 Serangoon Ave 2, Serangoon
Executive - storey 07 to 09 - 1,572 sqft - $140 psf - 94 yrs lease left

$213,000 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 04 to 06 - 1,615 sqft - $132 psf - 95 yrs lease left

$210,000 Blk 167 Bedok Sth Ave 3, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $134 psf - 95 yrs lease left

$210,000 Blk 140 Bt Batok St 11, Bukit Batok
Executive - storey 16 to 18 - 1,615 sqft - $130 psf - 93 yrs lease left

$208,000 Blk 141 Lor Ah Soo, Hougang
Executive - storey 10 to 12 - 1,593 sqft - $131 psf - 94 yrs lease left

$205,000 Blk 609 Hougang Ave 8, Hougang
Executive - storey 01 to 03 - 1,593 sqft - $129 psf - 94 yrs lease left

The 5 most affordable 4-room flats, December 1990

$45,000 Blk 765 Yishun St 72, Yishun
4-room - storey 01 to 03 - 904 sqft - $50 psf - 94 yrs lease left

$48,000 Blk 26 Marsiling Dr, Woodlands
4-room - storey 13 to 15 - 980 sqft - $49 psf - 86 yrs lease left

$49,000 Blk 449 Tampines St 42, Tampines
4-room - storey 10 to 12 - 904 sqft - $54 psf - 94 yrs lease left

$50,000 Blk 718 Yishun St 71, Yishun
4-room - storey 01 to 03 - 904 sqft - $55 psf - 96 yrs lease left

$50,000 Blk 762 Yishun St 72, Yishun
4-room - storey 10 to 12 - 904 sqft - $55 psf - 94 yrs lease left

The 10 busiest streets, December 1990

Ang Mo Kio Ave 10, Ang Mo Kio: 57 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 50 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 31 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 21 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 21 sales
Bedok Reservoir Rd, Bedok: 17 sales
Bedok Nth St 3, Bedok: 16 sales
Hougang Ave 3, Hougang: 14 sales
Tampines St 21, Tampines: 14 sales
Circuit Rd, Geylang: 13 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