HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1991

Prepared by Samtastic Properties from HDB's published resale records. Generated 24 Nov 2026, 3:56 am.
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January 1991 in full

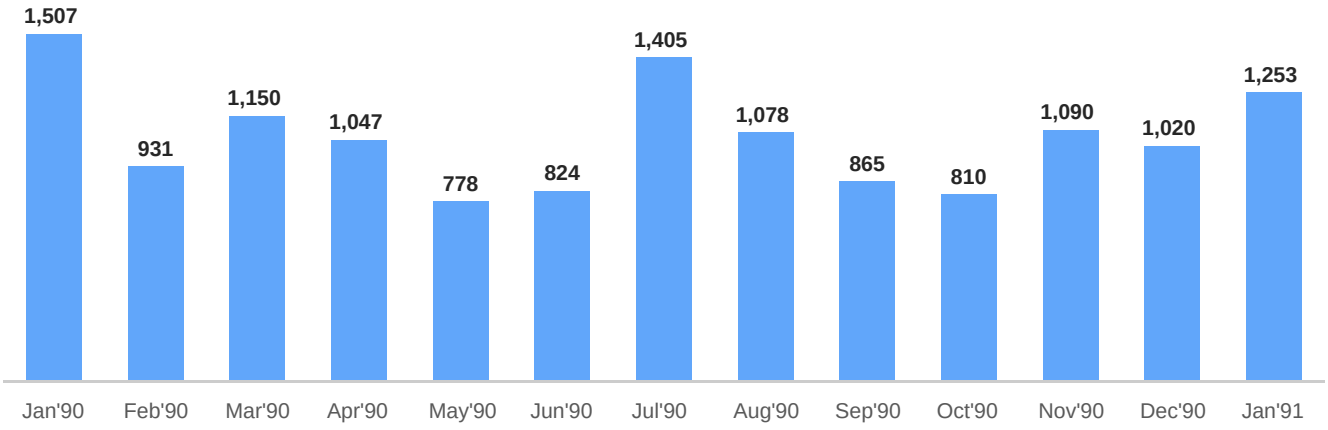
Flats sold: 1,253 Median price: $57,000 Median $psf: $67
Million-dollar flats: 0 (0.0%) Highest price: $240,000 (Bishan)

Against the month before: sales +22.8%, median price +4.6%. Against a year ago: sales -16.9%, median price +14.0%.

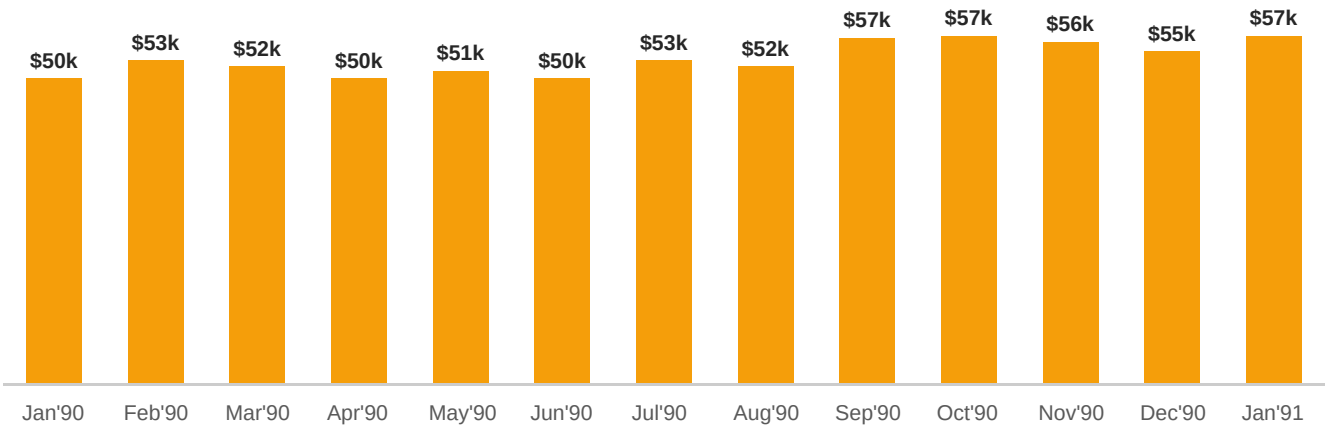
At a glance

- 1,253 HDB resale flats changed hands in January 1991, 22.8% more than the month before (1,020).
- Half of all flats sold for $57,000 or less (the median price), up 4.6% from the month before.
- A typical 4-room flat sold for $80,000 (346 sales), or about $79 per square foot.
- The highest price was $240,000 for an executive flat at Blk 404 Sin Ming Ave, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $58,000) and the dearest was Central Area (median $120,000).
- The busiest town was Ang Mo Kio with 228 sales.

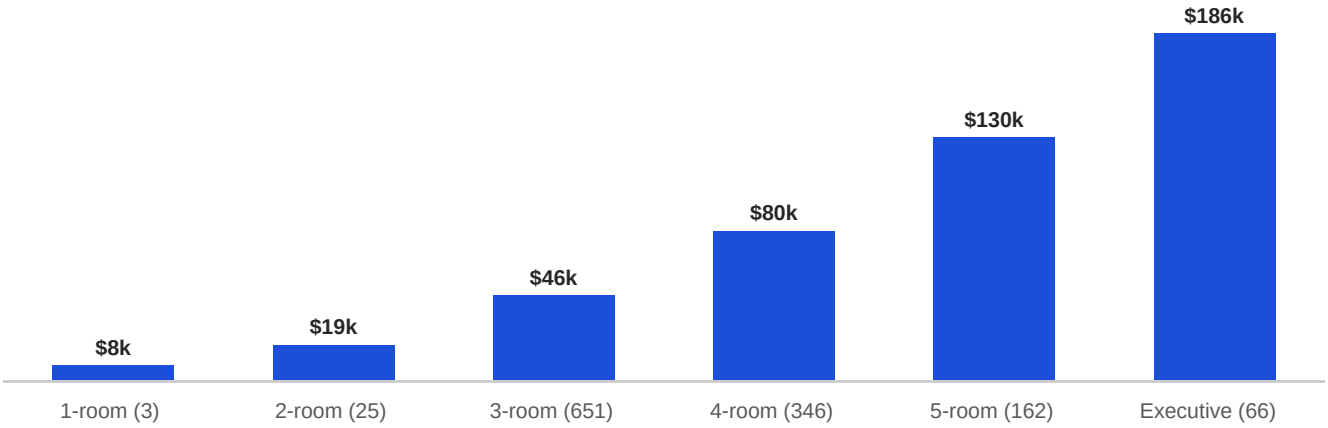
Flats sold each month, last 13 months



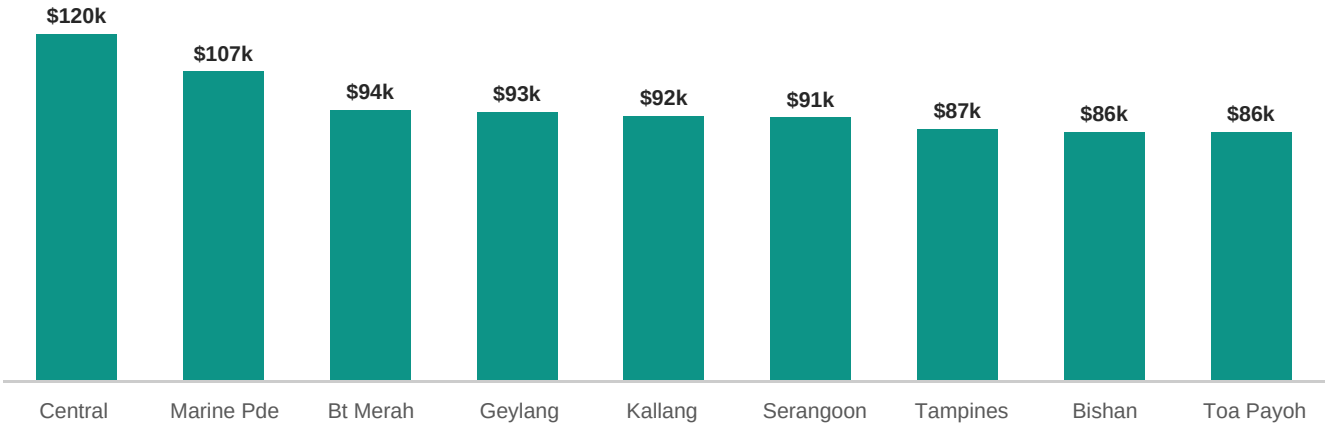
Median price each month, last 13 months



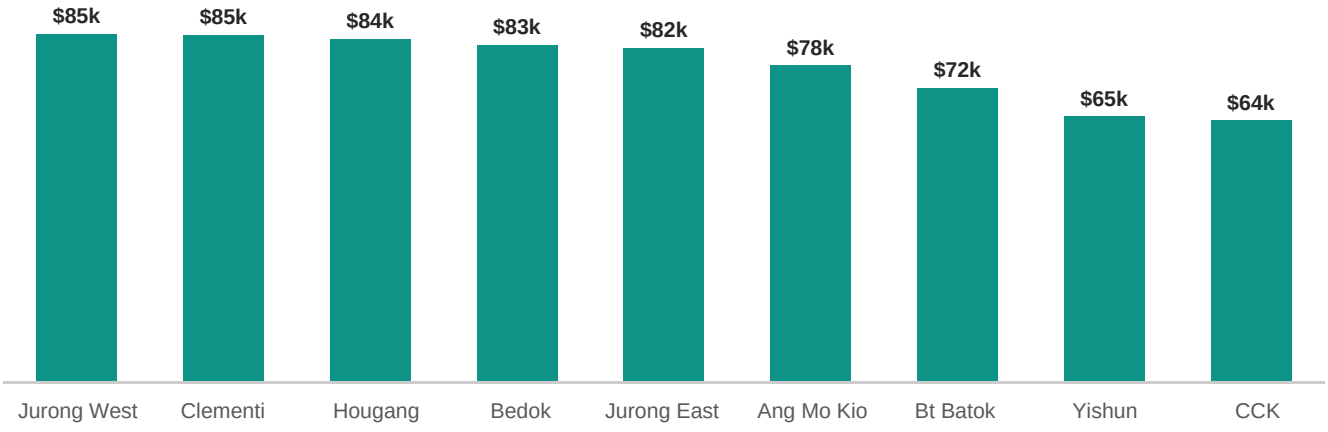
Median price by flat type (number sold), January 1991



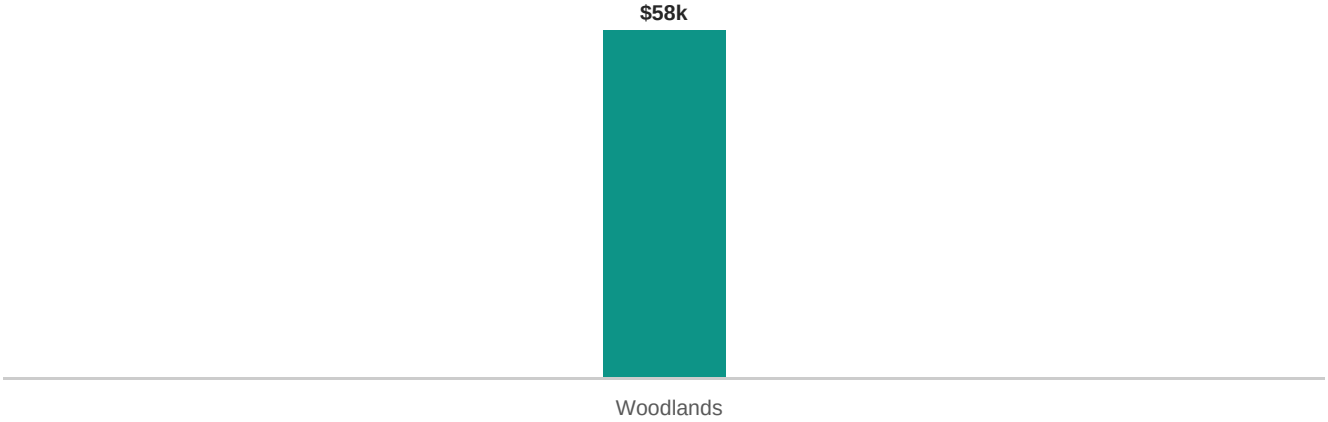
Median 4-room price by town, dearest first



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



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



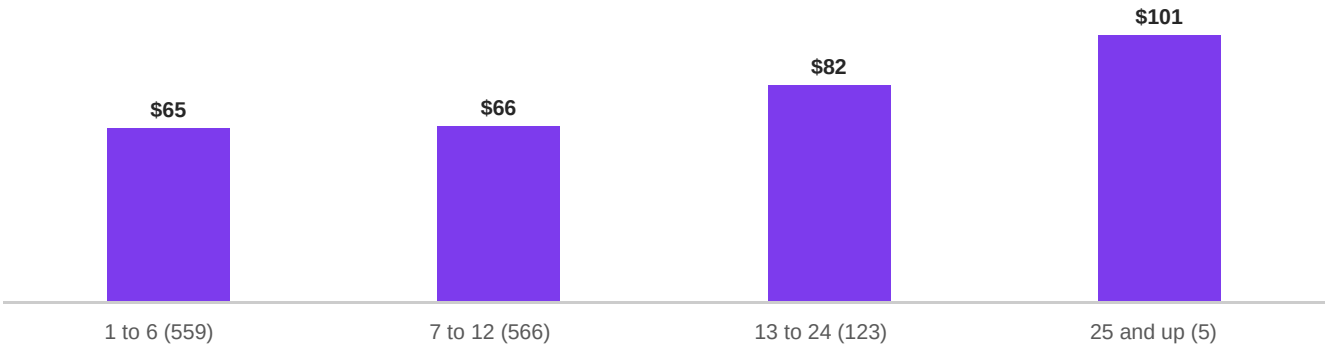
Town by town, January 1991

Ang Mo Kio: 228 sold - median $47,200 - 4-room median $77,500 - $65 psf
Bedok: 115 sold - median $55,000 - 4-room median $82,500 - $69 psf
Bishan: 23 sold - median $70,000 - 4-room median $86,000 - $87 psf
Bukit Batok: 72 sold - median $71,800 - 4-room median $72,000 - $74 psf
Bukit Merah: 61 sold - median $64,200 - 4-room median $93,750 - $83 psf
Bukit Timah: 1 sold - median $52,000 - 4-room median n/a - $66 psf
Central Area: 12 sold - median $60,000 - 4-room median $120,000 - $83 psf
Choa Chu Kang: 8 sold - median $63,500 - 4-room median $64,000 - $62 psf
Clementi: 66 sold - median $55,500 - 4-room median $85,000 - $68 psf
Geylang: 50 sold - median $49,850 - 4-room median $93,000 - $72 psf
Hougang: 65 sold - median $75,000 - 4-room median $84,000 - $73 psf
Jurong East: 43 sold - median $78,500 - 4-room median $81,750 - $72 psf
Jurong West: 71 sold - median $57,000 - 4-room median $85,250 - $65 psf
Kallang/Whampoa: 60 sold - median $60,000 - 4-room median $91,500 - $75 psf
Marine Parade: 19 sold - median $46,000 - 4-room median $107,000 - $66 psf
Queenstown: 62 sold - median $40,000 - 4-room median n/a - $56 psf
Sengkang: 1 sold - median $30,000 - 4-room median n/a - $41 psf
Serangoon: 33 sold - median $85,000 - 4-room median $91,000 - $89 psf
Tampines: 76 sold - median $89,500 - 4-room median $87,000 - $79 psf
Toa Payoh: 60 sold - median $40,000 - 4-room median $86,000 - $57 psf
Woodlands: 27 sold - median $46,000 - 4-room median $58,000 - $51 psf
Yishun: 100 sold - median $60,000 - 4-room median $65,000 - $62 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1991

$240,000 Blk 404 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $150 psf - 94 yrs lease left

$230,000 Blk 116 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,604 sqft - $143 psf - 92 yrs lease left

$230,000 Blk 104 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,647 sqft - $140 psf - 92 yrs lease left

$230,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 04 to 06 - 1,593 sqft - $144 psf - 93 yrs lease left

$230,000 Blk 151 Tampines St 12, Tampines
Executive - storey 04 to 06 - 1,615 sqft - $142 psf - 92 yrs lease left

$224,000 Blk 116 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,604 sqft - $140 psf - 92 yrs lease left

$222,000 Blk 104 Jln Rajah, Kallang/Whampoa
5-room - storey 19 to 21 - 1,496 sqft - $148 psf - 92 yrs lease left

$222,000 Blk 322 Serangoon Ave 3, Serangoon
Executive - storey 01 to 03 - 1,572 sqft - $141 psf - 94 yrs lease left

$220,000 Blk 160 Bedok Sth Ave 3, Bedok
Executive - storey 01 to 03 - 1,636 sqft - $134 psf - 94 yrs lease left

$220,000 Blk 116 Clementi St 13, Clementi
Executive - storey 13 to 15 - 1,636 sqft - $134 psf - 92 yrs lease left

The 5 most affordable 4-room flats, January 1991

$47,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $49 psf - 84 yrs lease left

$47,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 16 to 18 - 936 sqft - $50 psf - 83 yrs lease left

$48,000 Blk 161 Yishun St 11, Yishun

4-room - storey 10 to 12 - 1,055 sqft - $46 psf - 93 yrs lease left

$49,000 Blk 725 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $54 psf - 95 yrs lease left

$50,000 Blk 657 Yishun Ave 4, Yishun

4-room - storey 01 to 03 - 893 sqft - $56 psf - 95 yrs lease left

The 10 busiest streets, January 1991

Ang Mo Kio Ave 10, Ang Mo Kio: 70 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 51 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 38 sales
Yishun Ring Rd, Yishun: 29 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 24 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 22 sales
Bedok Reservoir Rd, Bedok: 20 sales
Marsiling Dr, Woodlands: 16 sales
Bedok Nth Rd, Bedok: 15 sales
Jurong West St 42, Jurong West: 15 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