HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1991

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

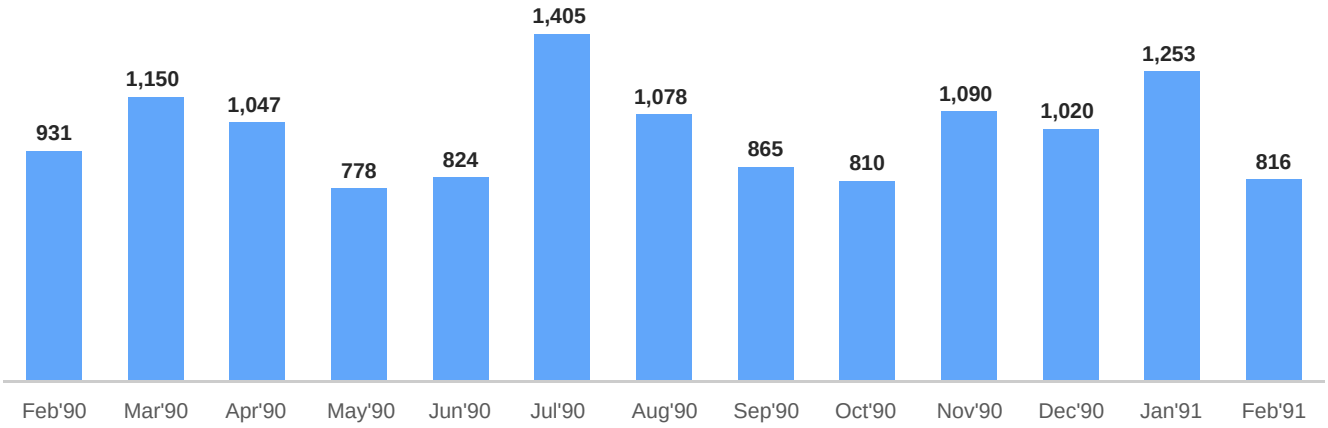
Flats sold: 816 **Median price: $52,000** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $245,000 (Clementi)**

Against the month before: sales -34.9%, median price -8.8%. Against a year ago: sales -12.4%, median price -1.9%.

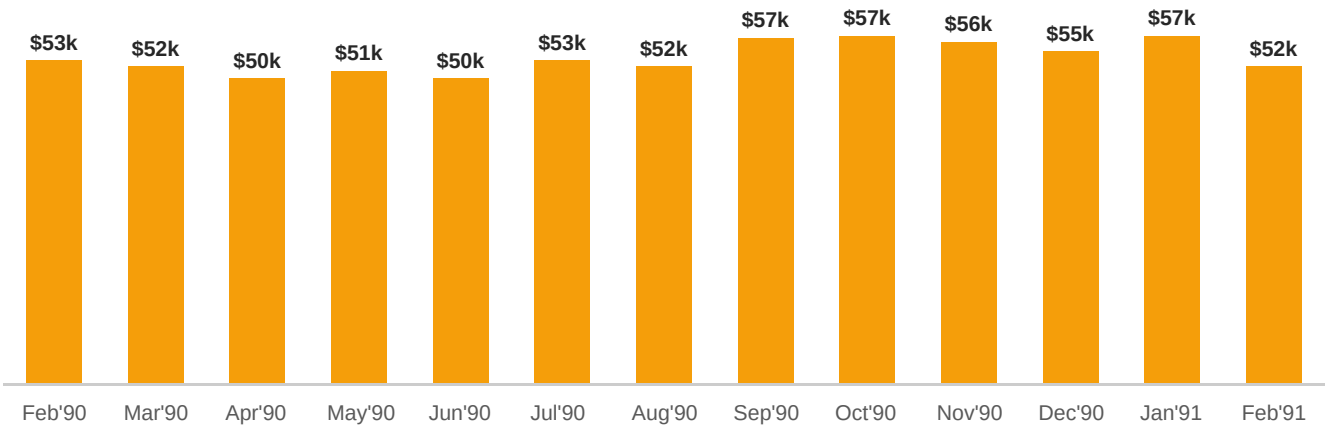
At a glance

- 816 HDB resale flats changed hands in February 1991, 34.9% fewer than the month before (1,253).
- Half of all flats sold for $52,000 or less (the median price), down 8.8% from the month before.
- A typical 4-room flat sold for $75,050 (202 sales), or about $77 per square foot.
- The highest price was $245,000 for an executive flat at Blk 116 Clementi St 13, Clementi.
- For a 4-room flat, the most affordable town was Woodlands (median $56,150) and the dearest was Toa Payoh (median $115,000).
- The busiest town was Ang Mo Kio with 123 sales.

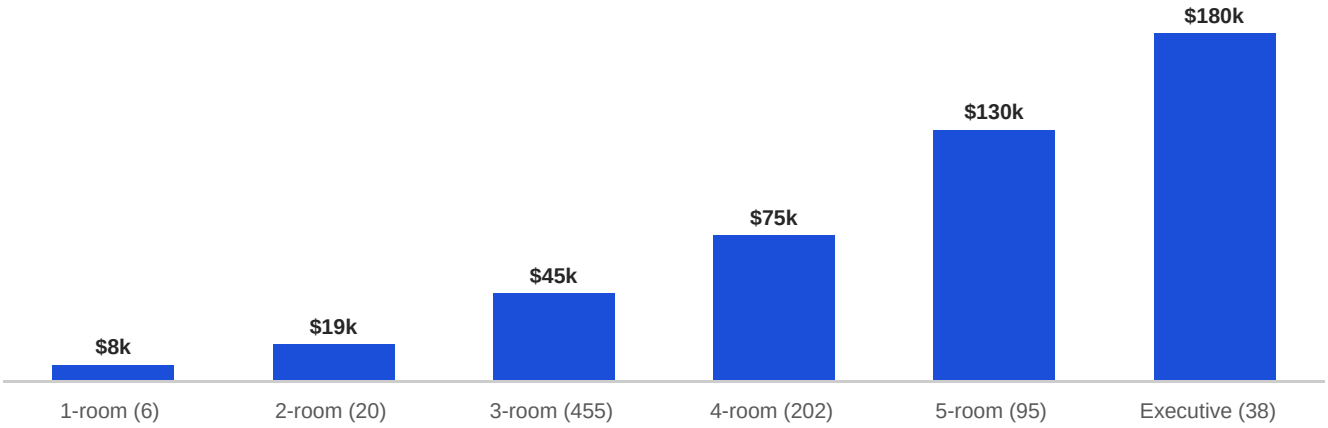
Flats sold each month, last 13 months



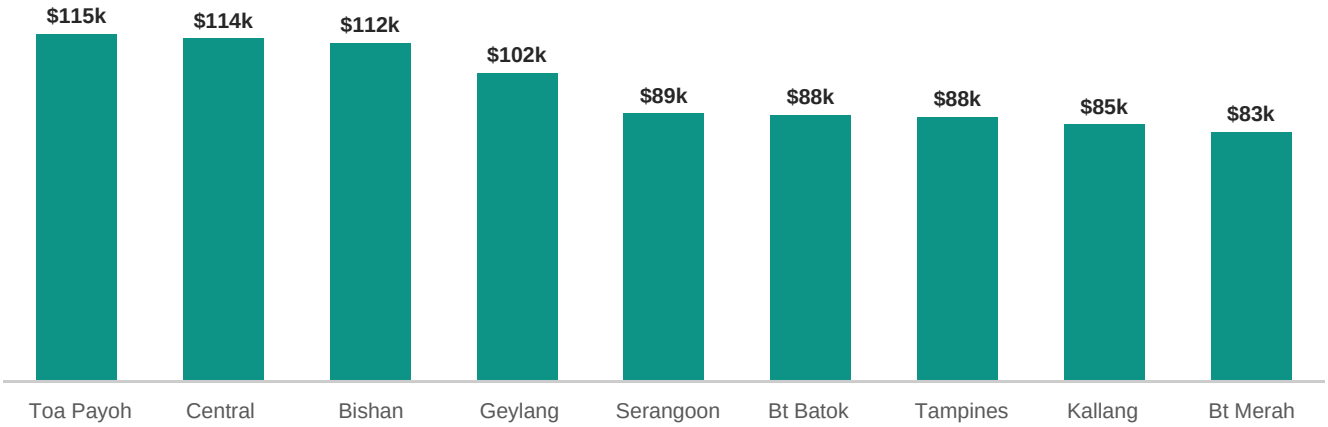
Median price each month, last 13 months



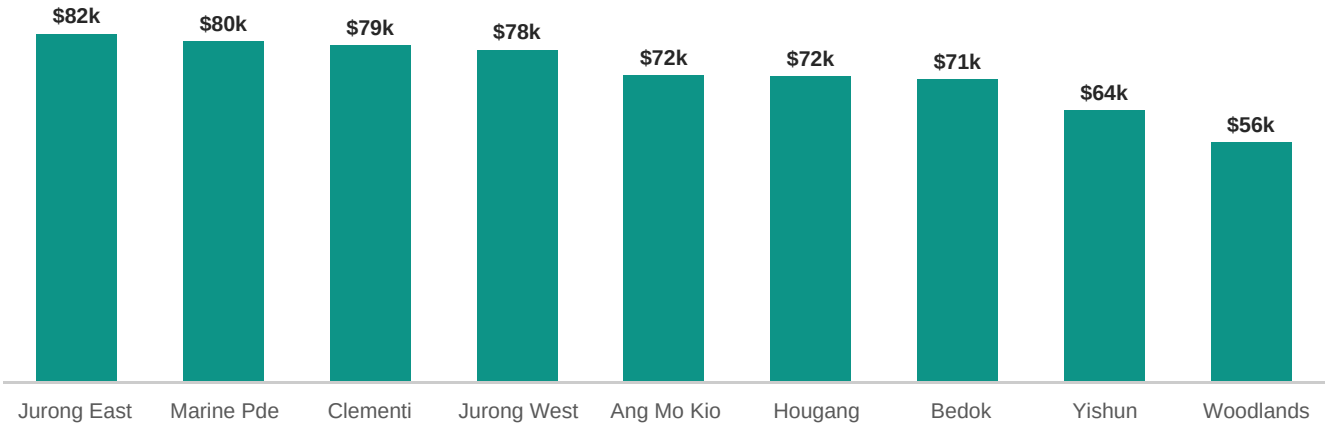
Median price by flat type (number sold), February 1991



Median 4-room price by town, dearest first



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



Town by town, February 1991

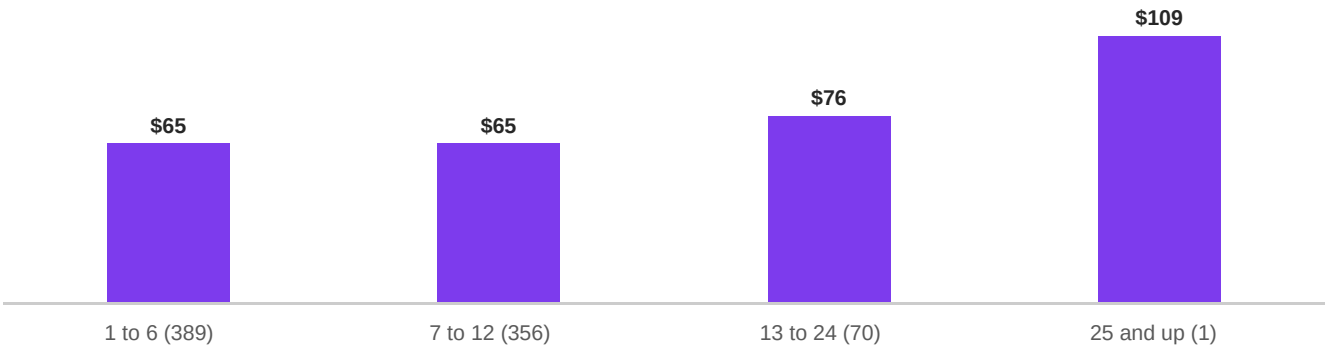
Ang Mo Kio: 123 sold - median $47,000 - 4-room median $72,000 - $64 psf
Bedok: 73 sold - median $60,000 - 4-room median $71,000 - $65 psf
Bishan: 11 sold - median $82,500 - 4-room median $112,000 - $91 psf
Bukit Batok: 66 sold - median $65,000 - 4-room median $88,000 - $72 psf
Bukit Merah: 44 sold - median $45,600 - 4-room median $82,500 - $71 psf

Bukit Panjang: 1 sold - median $195,000 - 4-room median n/a - $120 psf
Bukit Timah: 1 sold - median $38,000 - 4-room median n/a - $54 psf
Central Area: 12 sold - median $77,000 - 4-room median $113,500 - $90 psf
Choa Chu Kang: 4 sold - median $45,500 - 4-room median n/a - $57 psf
Clementi: 47 sold - median $47,200 - 4-room median $79,000 - $65 psf
Geylang: 33 sold - median $46,000 - 4-room median $102,000 - $66 psf
Hougang: 44 sold - median $56,315 - 4-room median $71,700 - $68 psf
Jurong East: 40 sold - median $63,000 - 4-room median $81,750 - $69 psf
Jurong West: 41 sold - median $65,000 - 4-room median $78,000 - $65 psf
Kallang/Whampoa: 37 sold - median $60,000 - 4-room median $85,000 - $77 psf
Lim Chu Kang: 1 sold - median $33,200 - 4-room median n/a - $44 psf
Marine Parade: 17 sold - median $65,000 - 4-room median $80,000 - $70 psf
Queenstown: 35 sold - median $36,000 - 4-room median n/a - $50 psf
Serangoon: 25 sold - median $91,140 - 4-room median $88,570 - $94 psf
Tampines: 50 sold - median $87,000 - 4-room median $87,500 - $77 psf
Toa Payoh: 48 sold - median $40,000 - 4-room median $115,000 - $56 psf
Woodlands: 19 sold - median $50,000 - 4-room median $56,150 - $51 psf
Yishun: 44 sold - median $59,950 - 4-room median $63,650 - $65 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1991

$245,000 Blk 116 Clementi St 13, Clementi

Executive - storey 10 to 12 - 1,582 sqft - $155 psf - 92 yrs lease left

$236,000 Blk 123 Serangoon Nth Ave 1, Serangoon

Executive - storey 01 to 03 - 1,615 sqft - $146 psf - 93 yrs lease left

$230,000 Blk 842 Sims Ave, Geylang
Executive - storey 07 to 09 - 1,582 sqft - $145 psf - 93 yrs lease left

$225,000 Blk 107 Jln Rajah, Kallang/Whampoa
5-room - storey 13 to 15 - 1,442 sqft - $156 psf - 92 yrs lease left

$223,000 Blk 317 Serangoon Ave 2, Serangoon
Executive - storey 04 to 06 - 1,625 sqft - $137 psf - 93 yrs lease left

$220,000 Blk 114 Bedok Reservoir Rd, Bedok
Executive - storey 10 to 12 - 1,679 sqft - $131 psf - 93 yrs lease left

$220,000 Blk 125 Tampines St 11, Tampines
Executive - storey 07 to 09 - 1,582 sqft - $139 psf - 93 yrs lease left

$213,000 Blk 682 Race Course Rd, Kallang/Whampoa
5-room - storey 04 to 06 - 1,399 sqft - $152 psf - 94 yrs lease left

$210,000 Blk 326 Ubi Ave 1, Geylang
Executive - storey 10 to 12 - 1,636 sqft - $128 psf - 94 yrs lease left

$205,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,668 sqft - $123 psf - 93 yrs lease left

The 5 most affordable 4-room flats, February 1991

$42,000 Blk 758 Yishun St 72, Yishun
4-room - storey 07 to 09 - 904 sqft - $46 psf - 94 yrs lease left

$45,000 Blk 34 Bedok Sth Ave 2, Bedok
4-room - storey 10 to 12 - 969 sqft - $46 psf - 85 yrs lease left

$46,900 Blk 214 Lor 8 Toa Payoh, Toa Payoh
4-room - storey 10 to 12 - 883 sqft - $53 psf - 83 yrs lease left

$47,000 Blk 464 Tampines St 44, Tampines
4-room - storey 04 to 06 - 904 sqft - $52 psf - 93 yrs lease left

$47,000 Blk 840 Tampines St 82, Tampines
4-room - storey 01 to 03 - 904 sqft - $52 psf - 94 yrs lease left

The 10 busiest streets, February 1991

Ang Mo Kio Ave 10, Ang Mo Kio: 45 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Bedok Reservoir Rd, Bedok: 21 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 14 sales
Clementi Ave 4, Clementi: 13 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 12 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 10 sales
Ang Mo Kio Ave 6, Ang Mo Kio: 10 sales
Bedok Nth St 3, Bedok: 10 sales
Bt Batok West Ave 6, Bukit Batok: 10 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