HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1991

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

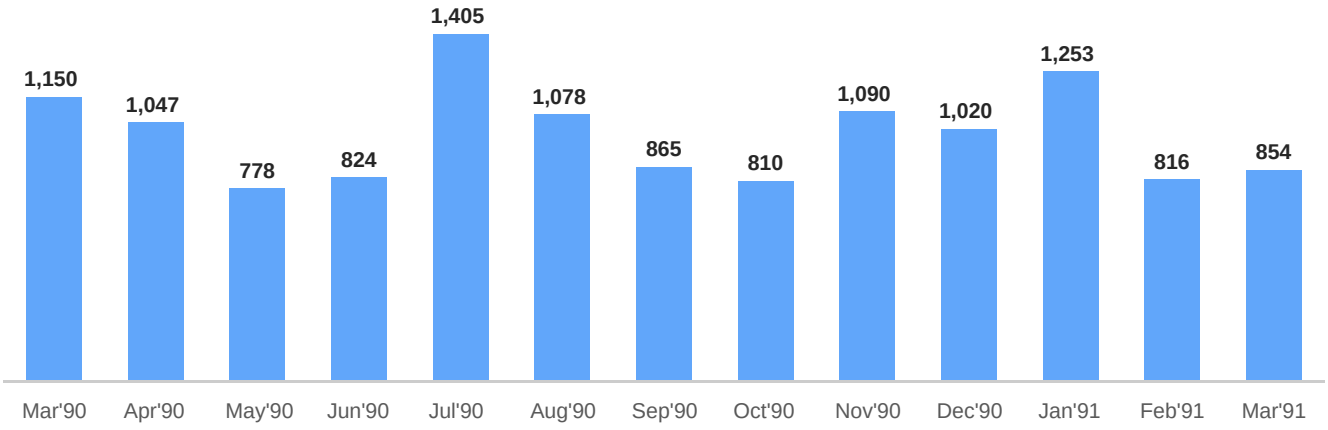
Flats sold: 854 **Median price: $55,000** **Median $psf: $66**
Million-dollar flats: 0 (0.0%) **Highest price: $264,000 (Geylang)**

Against the month before: sales +4.7%, median price +5.8%. Against a year ago: sales -25.7%, median price +5.8%.

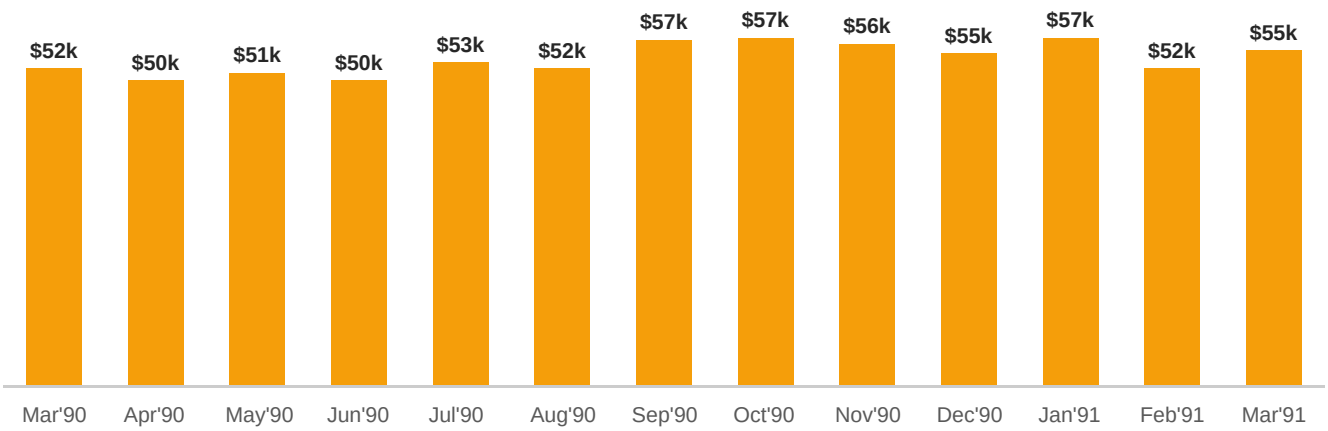
At a glance

- 854 HDB resale flats changed hands in March 1991, 4.7% more than the month before (816).
- Half of all flats sold for $55,000 or less (the median price), up 5.8% from the month before.
- A typical 4-room flat sold for $78,500 (220 sales), or about $78 per square foot.
- The highest price was $264,000 for an executive flat at Blk 130 Geylang East Ave 1, Geylang.
- For a 4-room flat, the most affordable town was Woodlands (median $58,500) and the dearest was Bukit Merah (median $98,000).
- The busiest town was Ang Mo Kio with 124 sales.

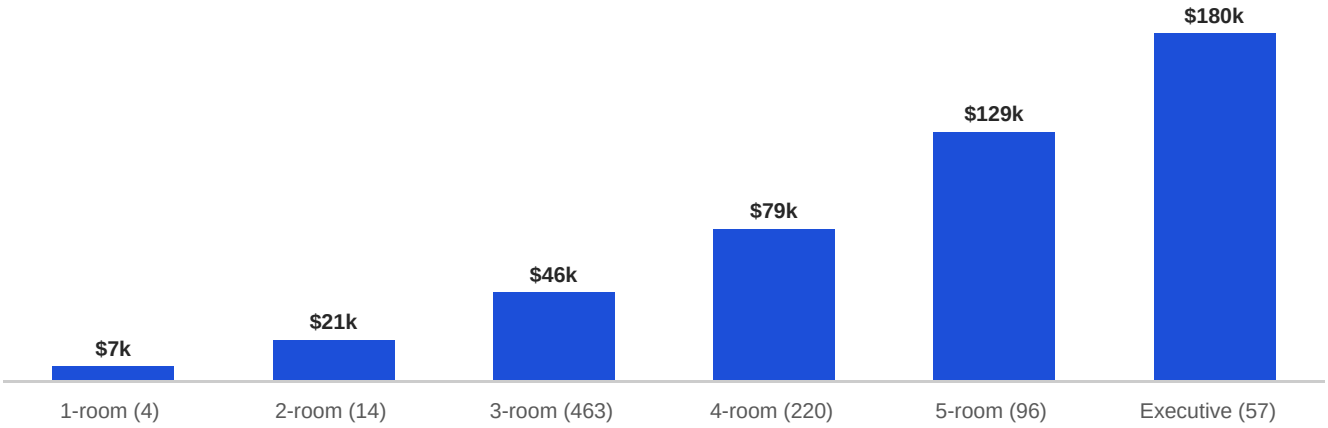
Flats sold each month, last 13 months



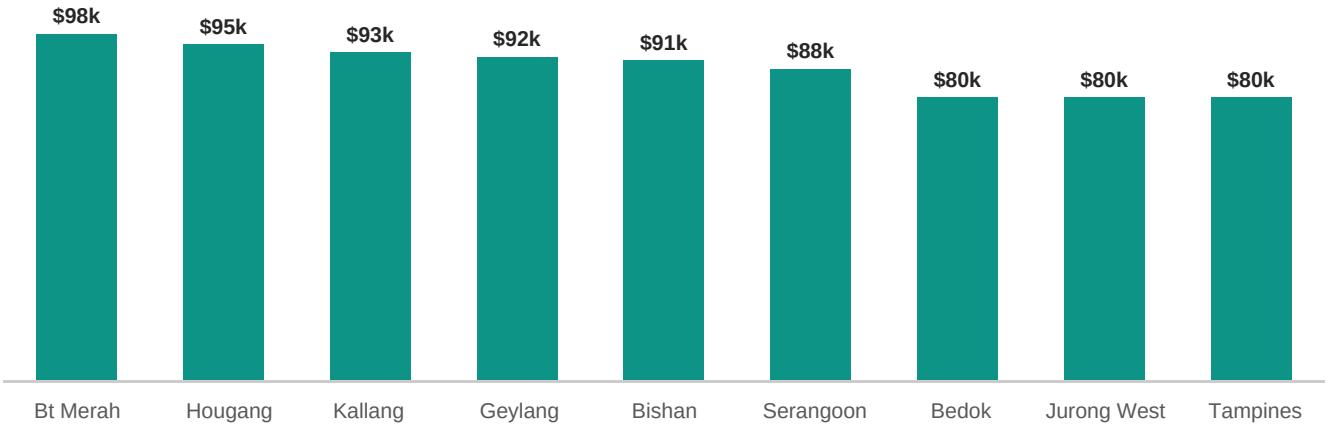
Median price each month, last 13 months



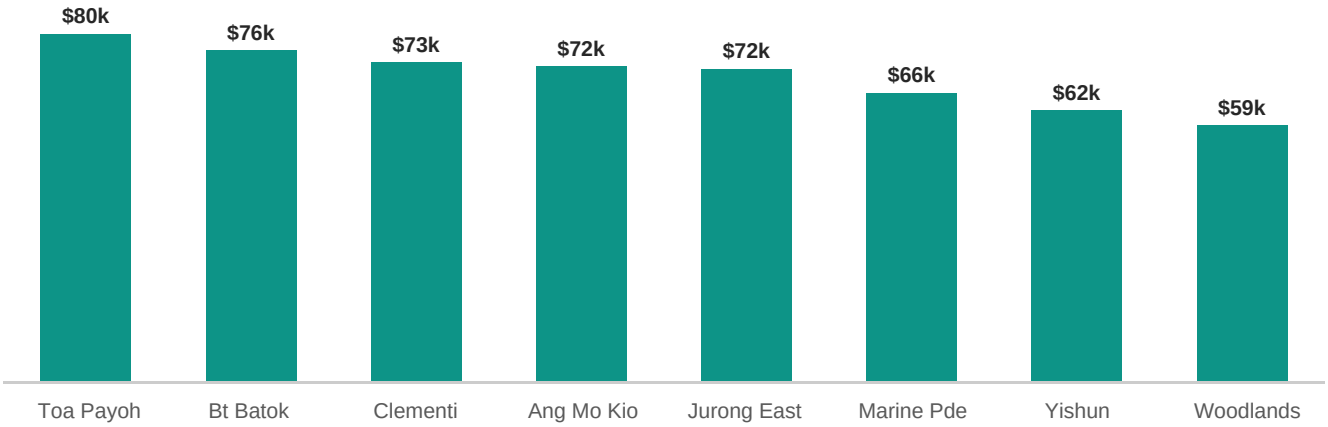
Median price by flat type (number sold), March 1991



Median 4-room price by town, dearest first



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



Town by town, March 1991

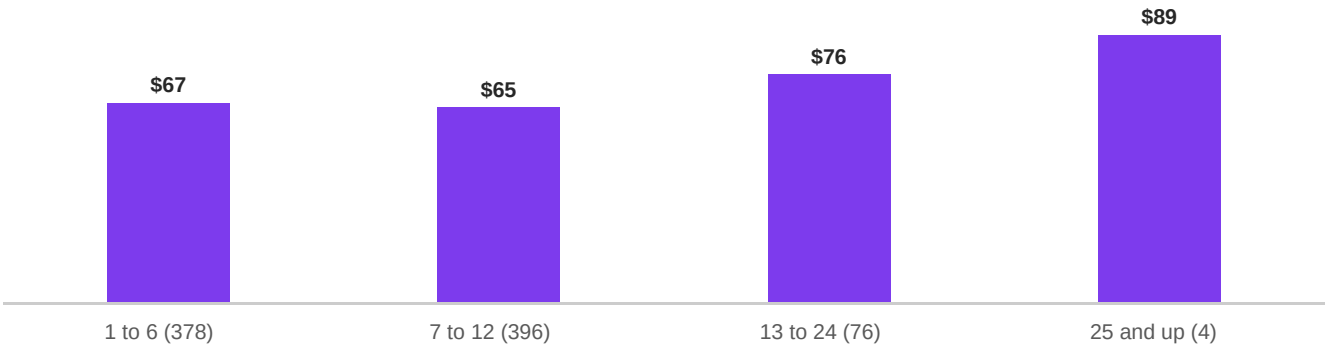
Ang Mo Kio: 124 sold - median $47,000 - 4-room median $72,000 - $65 psf
Bedok: 77 sold - median $56,500 - 4-room median $80,000 - $65 psf
Bishan: 16 sold - median $88,000 - 4-room median $90,500 - $90 psf
Bukit Batok: 56 sold - median $55,500 - 4-room median $75,750 - $68 psf
Bukit Merah: 36 sold - median $45,750 - 4-room median $98,000 - $72 psf

Bukit Timah: 1 sold - median $135,000 - 4-room median n/a - $100 psf
Central Area: 18 sold - median $55,790 - 4-room median n/a - $81 psf
Choa Chu Kang: 2 sold - median $51,500 - 4-room median n/a - $54 psf
Clementi: 43 sold - median $48,000 - 4-room median $73,000 - $65 psf
Geylang: 39 sold - median $75,000 - 4-room median $91,500 - $85 psf
Hougang: 42 sold - median $80,500 - 4-room median $95,000 - $77 psf
Jurong East: 41 sold - median $80,000 - 4-room median $71,500 - $75 psf
Jurong West: 47 sold - median $60,000 - 4-room median $80,000 - $66 psf
Kallang/Whampoa: 37 sold - median $60,000 - 4-room median $92,750 - $78 psf
Lim Chu Kang: 1 sold - median $45,500 - 4-room median n/a - $51 psf
Marine Parade: 9 sold - median $65,000 - 4-room median $66,000 - $72 psf
Queenstown: 47 sold - median $36,000 - 4-room median n/a - $54 psf
Sembawang: 2 sold - median $24,900 - 4-room median n/a - $36 psf
Sengkang: 1 sold - median $38,400 - 4-room median n/a - $53 psf
Serangoon: 35 sold - median $82,000 - 4-room median $88,150 - $83 psf
Tampines: 60 sold - median $73,000 - 4-room median $80,000 - $76 psf
Toa Payoh: 41 sold - median $40,000 - 4-room median $79,500 - $56 psf
Woodlands: 15 sold - median $47,000 - 4-room median $58,500 - $53 psf
Yishun: 64 sold - median $53,500 - 4-room median $62,000 - $60 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1991

$264,000 Blk 130 Geylang East Ave 1, Geylang

Executive - storey 04 to 06 - 1,550 sqft - $170 psf - 95 yrs lease left

$254,000 Blk 106 Jln Rajah, Kallang/Whampoa

Executive - storey 07 to 09 - 1,658 sqft - $153 psf - 92 yrs lease left

$220,000 Blk 53 Pipit Rd, Geylang

Executive - storey 10 to 12 - 1,572 sqft - $140 psf - 94 yrs lease left

$218,500 Blk 259 Ang Mo Kio Ave 2, Ang Mo Kio

5-room - storey 07 to 09 - 1,453 sqft - $150 psf - 90 yrs lease left

$215,000 Blk 237 Hougang St 21, Hougang

Executive - storey 07 to 09 - 1,615 sqft - $133 psf - 92 yrs lease left

$213,500 Blk 114 Bedok Reservoir Rd, Bedok

Executive - storey 07 to 09 - 1,615 sqft - $132 psf - 93 yrs lease left

$208,500 Blk 132 Lor Ah Soo, Hougang

Executive - storey 04 to 06 - 1,690 sqft - $123 psf - 92 yrs lease left

$207,000 Blk 123 Serangoon Nth Ave 1, Serangoon

Executive - storey 10 to 12 - 1,593 sqft - $130 psf - 93 yrs lease left

$205,000 Blk 125 Bt Batok Ctrl, Bukit Batok

Executive - storey 10 to 12 - 1,507 sqft - $136 psf - 93 yrs lease left

$205,000 Blk 237 Hougang St 21, Hougang

Executive - storey 04 to 06 - 1,572 sqft - $130 psf - 92 yrs lease left

The 5 most affordable 4-room flats, March 1991

$45,500 Blk 4 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 01 to 03 - 893 sqft - $51 psf - 88 yrs lease left

$45,900 Blk 31 Teban Gdns Rd, Jurong East

4-room - storey 10 to 12 - 1,066 sqft - $43 psf - 89 yrs lease left

$46,000 Blk 762 Yishun St 72, Yishun

4-room - storey 04 to 06 - 904 sqft - $51 psf - 93 yrs lease left

$46,900 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $50 psf - 84 yrs lease left

$47,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $49 psf - 84 yrs lease left

The 10 busiest streets, March 1991

Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 33 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 17 sales
Bedok Nth Rd, Bedok: 14 sales
Jurong West Ave 1, Jurong West: 14 sales
Tampines St 21, Tampines: 14 sales
Clementi Ave 4, Clementi: 13 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 12 sales
Bedok Nth St 3, Bedok: 12 sales
Bedok Reservoir Rd, Bedok: 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