HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1991

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

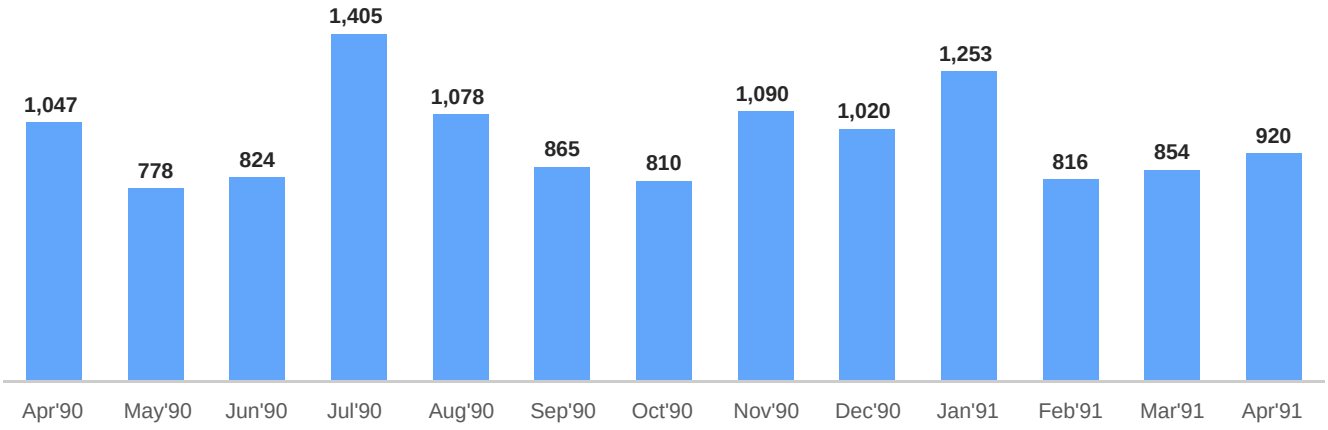
Flats sold: 920 **Median price: $52,950** **Median $psf: $66**
Million-dollar flats: 0 (0.0%) **Highest price: $226,000 (Serangoon)**

Against the month before: sales +7.7%, median price -3.7%. Against a year ago: sales -12.1%, median price +5.9%.

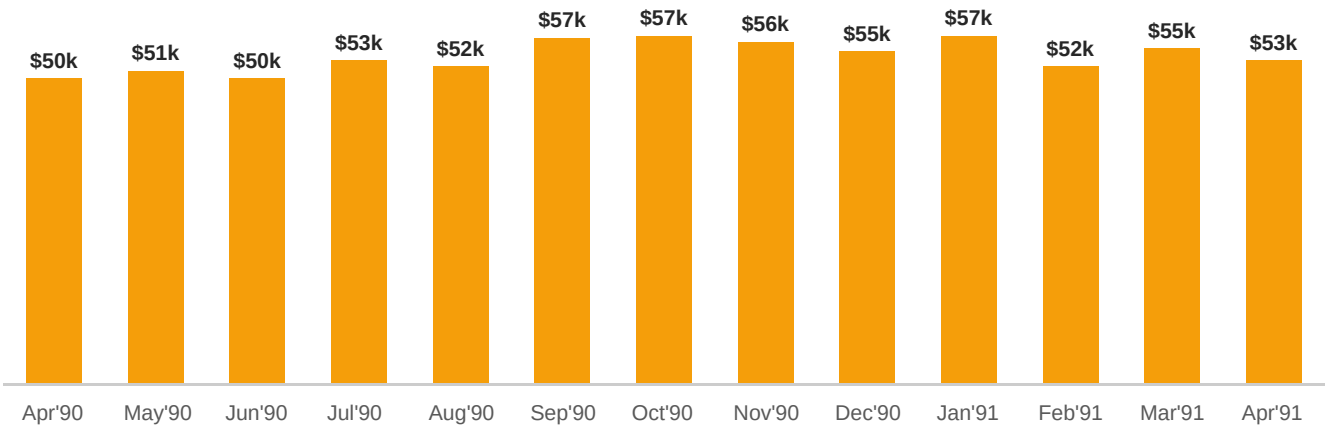
At a glance

- 920 HDB resale flats changed hands in April 1991, 7.7% more than the month before (854).
- Half of all flats sold for $52,950 or less (the median price), down 3.7% from the month before.
- A typical 4-room flat sold for $80,000 (234 sales), or about $77 per square foot.
- The highest price was $226,000 for an executive flat at Blk 123 Serangoon Nth Ave 1, Serangoon.
- For a 4-room flat, the most affordable town was Woodlands (median $65,000) and the dearest was Bukit Merah (median $111,000).
- The busiest town was Ang Mo Kio with 124 sales.

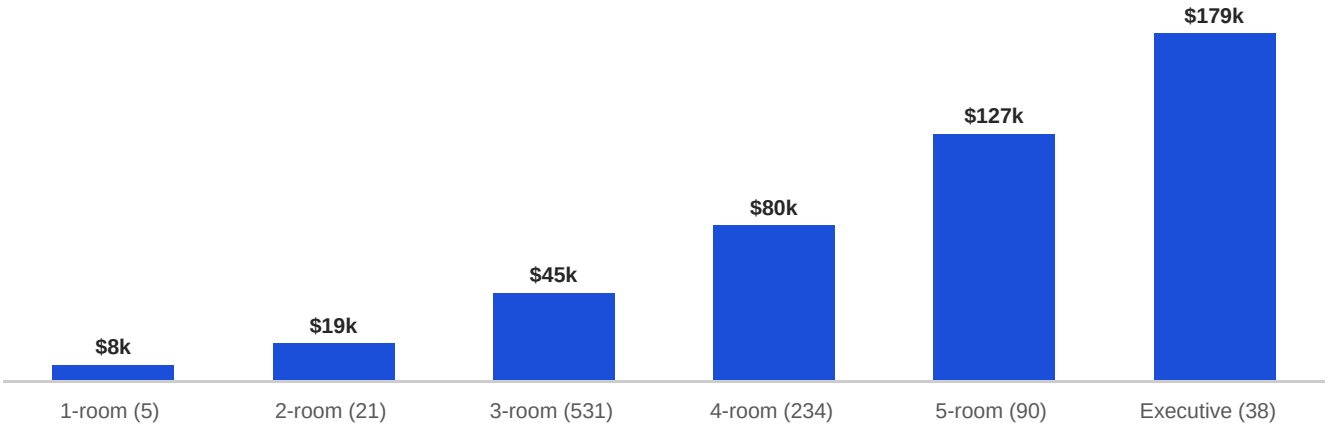
Flats sold each month, last 13 months



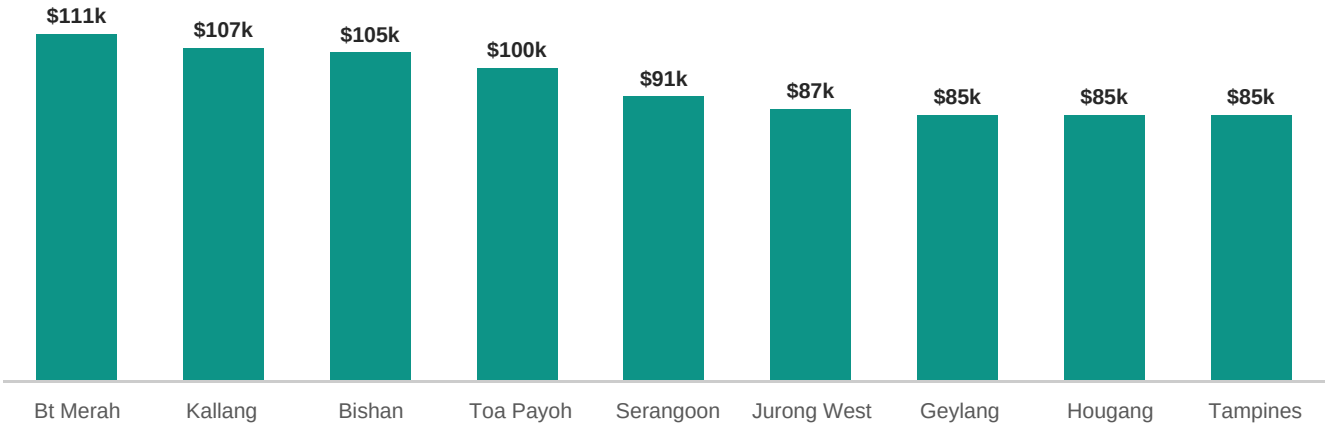
Median price each month, last 13 months



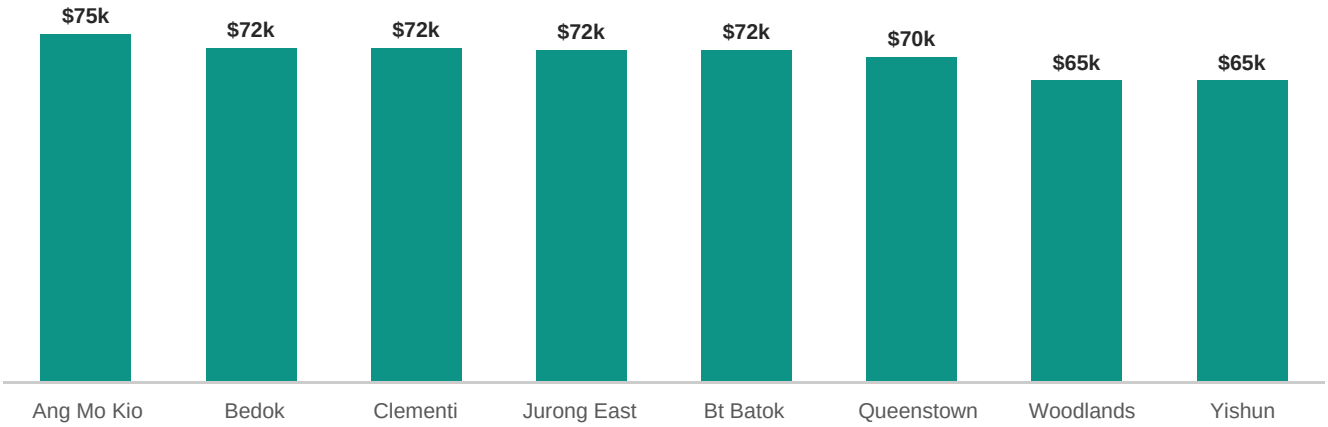
Median price by flat type (number sold), April 1991



Median 4-room price by town, dearest first



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



Town by town, April 1991

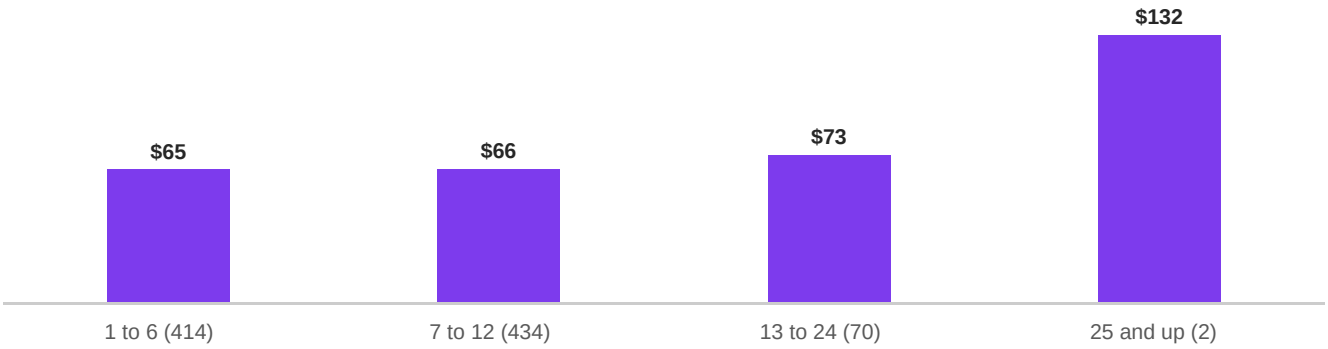
Ang Mo Kio: 124 sold - median $47,000 - 4-room median $75,000 - $64 psf
Bedok: 82 sold - median $58,500 - 4-room median $72,000 - $70 psf
Bishan: 16 sold - median $67,500 - 4-room median $105,000 - $80 psf
Bukit Batok: 55 sold - median $64,200 - 4-room median $71,500 - $68 psf
Bukit Merah: 47 sold - median $47,000 - 4-room median $111,000 - $68 psf

Bukit Timah: 2 sold - median $47,020 - 4-room median n/a - $63 psf
Central Area: 15 sold - median $52,000 - 4-room median n/a - $82 psf
Choa Chu Kang: 7 sold - median $42,000 - 4-room median n/a - $58 psf
Clementi: 55 sold - median $50,000 - 4-room median $72,000 - $65 psf
Geylang: 52 sold - median $47,250 - 4-room median $85,000 - $72 psf
Hougang: 66 sold - median $71,500 - 4-room median $85,000 - $74 psf
Jurong East: 38 sold - median $67,500 - 4-room median $71,550 - $70 psf
Jurong West: 52 sold - median $52,750 - 4-room median $87,000 - $64 psf
Kallang/Whampoa: 50 sold - median $49,000 - 4-room median $106,500 - $66 psf
Lim Chu Kang: 4 sold - median $26,450 - 4-room median n/a - $33 psf
Marine Parade: 15 sold - median $58,000 - 4-room median n/a - $71 psf
Queenstown: 50 sold - median $36,000 - 4-room median $70,000 - $52 psf
Sembawang: 1 sold - median $24,000 - 4-room median n/a - $35 psf
Sengkang: 1 sold - median $42,000 - 4-room median n/a - $57 psf
Serangoon: 32 sold - median $88,000 - 4-room median $91,000 - $86 psf
Tampines: 48 sold - median $89,250 - 4-room median $85,000 - $80 psf
Toa Payoh: 40 sold - median $40,000 - 4-room median $100,000 - $57 psf
Woodlands: 12 sold - median $39,600 - 4-room median $65,000 - $49 psf
Yishun: 56 sold - median $60,000 - 4-room median $65,000 - $63 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1991

$226,000 Blk 123 Serangoon Nth Ave 1, Serangoon

Executive - storey 04 to 06 - 1,615 sqft - $140 psf - 93 yrs lease left

$220,500 Blk 123 Serangoon Nth Ave 1, Serangoon

Executive - storey 10 to 12 - 1,615 sqft - $137 psf - 93 yrs lease left

$220,000 Blk 111 Clementi St 13, Clementi

Executive - storey 07 to 09 - 1,572 sqft - $140 psf - 93 yrs lease left

$219,500 Blk 125 Serangoon Nth Ave 1, Serangoon

Executive - storey 01 to 03 - 1,615 sqft - $136 psf - 94 yrs lease left

$213,000 Blk 14 Marine Ter, Marine Parade

5-room - storey 25 to 27 - 1,292 sqft - $165 psf - 83 yrs lease left

$212,500 Blk 128 Lor Ah Soo, Hougang

Executive - storey 10 to 12 - 1,625 sqft - $131 psf - 92 yrs lease left

$211,500 Blk 160 Bedok Sth Ave 3, Bedok

Executive - storey 07 to 09 - 1,572 sqft - $135 psf - 94 yrs lease left

$210,000 Blk 333 Ubi Ave 1, Geylang

Executive - storey 01 to 03 - 1,572 sqft - $134 psf - 94 yrs lease left

$210,000 Blk 149 Tampines St 12, Tampines

Executive - storey 04 to 06 - 1,593 sqft - $132 psf - 92 yrs lease left

$204,000 Blk 319 Serangoon Ave 2, Serangoon

Executive - storey 10 to 12 - 1,572 sqft - $130 psf - 93 yrs lease left

The 5 most affordable 4-room flats, April 1991

$32,500 Blk 4 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 01 to 03 - 947 sqft - $34 psf - 88 yrs lease left

$32,500 Blk 3 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 04 to 06 - 904 sqft - $36 psf - 88 yrs lease left

$41,700 Blk 205 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 980 sqft - $43 psf - 88 yrs lease left

$45,000 Blk 785 Yishun Ave 2, Yishun

4-room - storey 04 to 06 - 904 sqft - $50 psf - 96 yrs lease left

$45,000 Blk 37 Bedok Sth Ave 2, Bedok

4-room - storey 04 to 06 - 904 sqft - $50 psf - 85 yrs lease left

The 10 busiest streets, April 1991

Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 32 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 19 sales
Tampines St 21, Tampines: 18 sales
Bedok Reservoir Rd, Bedok: 17 sales
Hougang Ave 3, Hougang: 17 sales
Clementi Ave 5, Clementi: 14 sales
Jurong West St 42, Jurong West: 14 sales
Yishun Ring Rd, Yishun: 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