HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1991

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

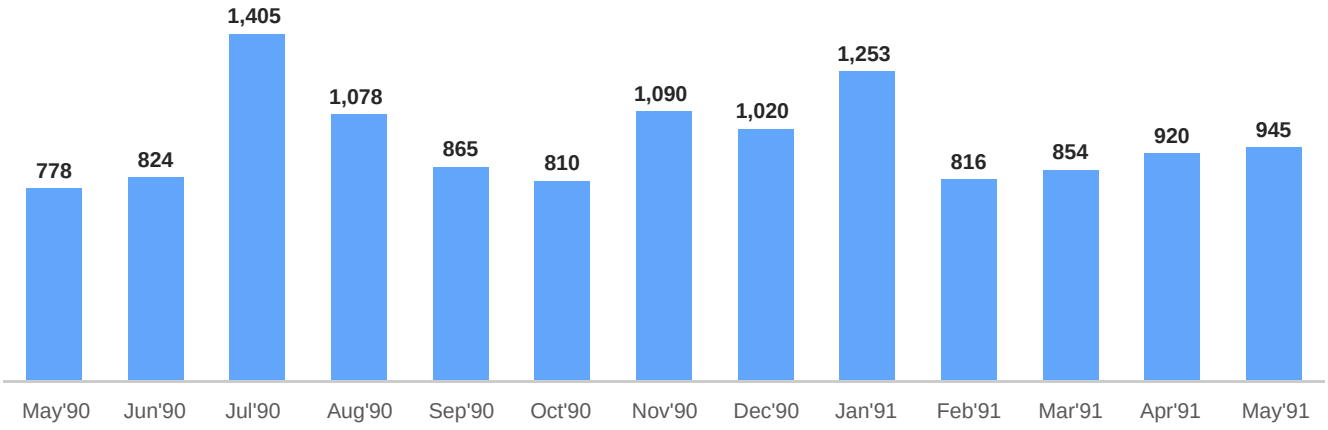
Flats sold: 945 **Median price: $58,500** **Median $psf: $68**
Million-dollar flats: 0 (0.0%) **Highest price: $256,000 (Geylang)**

Against the month before: sales +2.7%, median price +10.5%. Against a year ago: sales +21.5%, median price +14.1%.

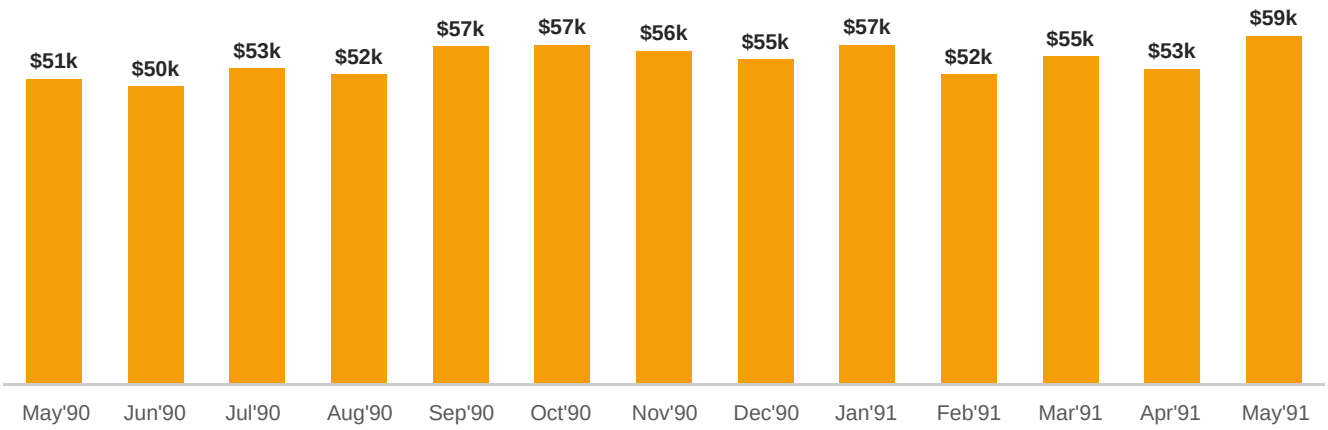
At a glance

- 945 HDB resale flats changed hands in May 1991, 2.7% more than the month before (920).
- Half of all flats sold for $58,500 or less (the median price), up 10.5% from the month before.
- A typical 4-room flat sold for $80,000 (251 sales), or about $75 per square foot.
- The highest price was $256,000 for an executive flat at Blk 846 Sims Ave, Geylang.
- For a 4-room flat, the most affordable town was Yishun (median $62,300) and the dearest was Bukit Merah (median $107,000).
- The busiest town was Ang Mo Kio with 125 sales.

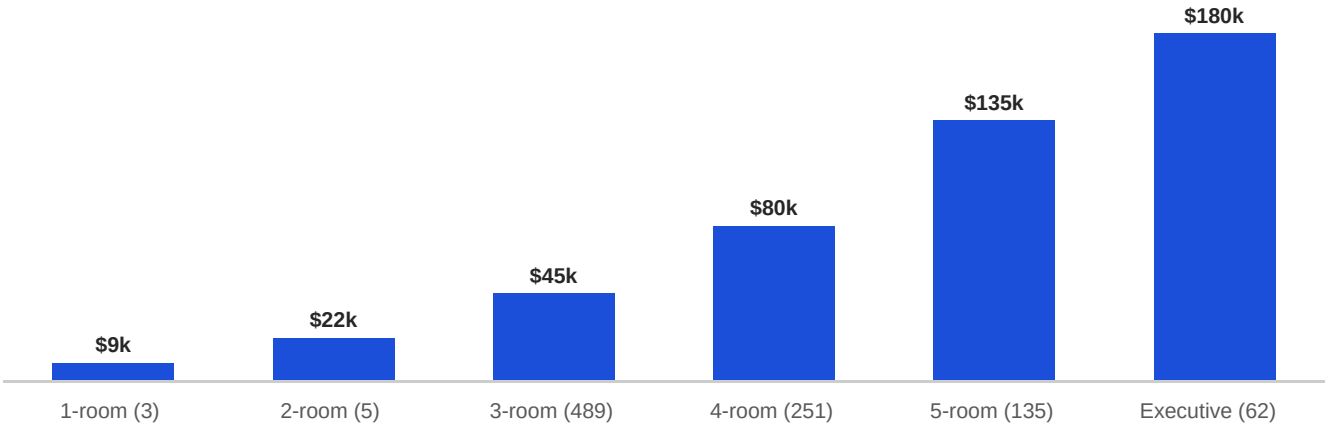
Flats sold each month, last 13 months



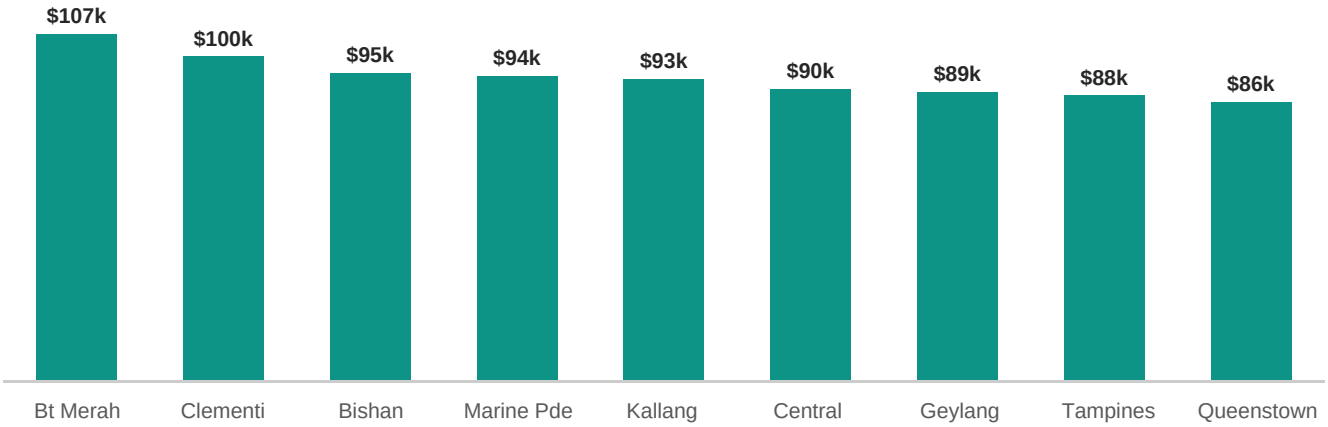
Median price each month, last 13 months



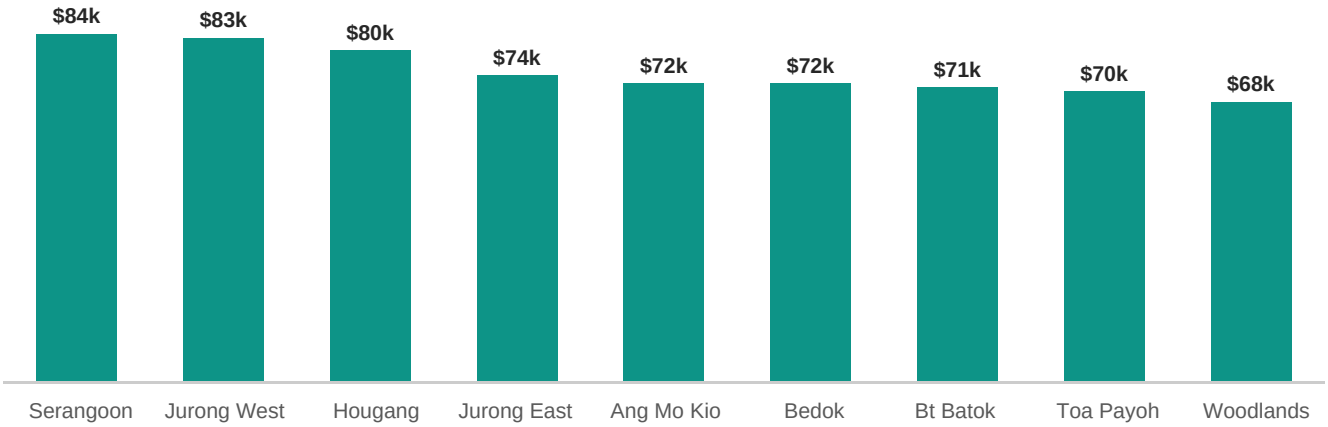
Median price by flat type (number sold), May 1991



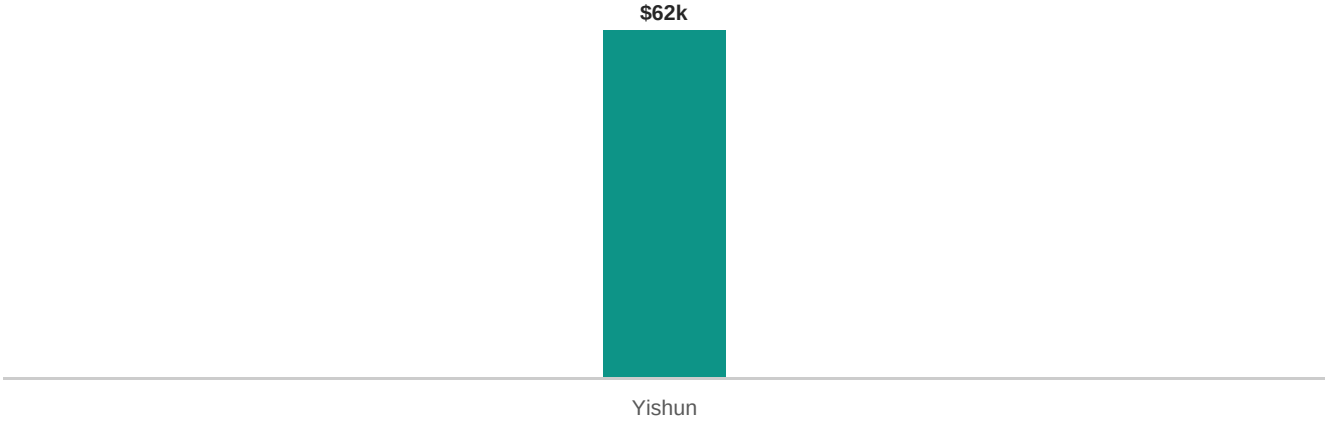
Median 4-room price by town, dearest first



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



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



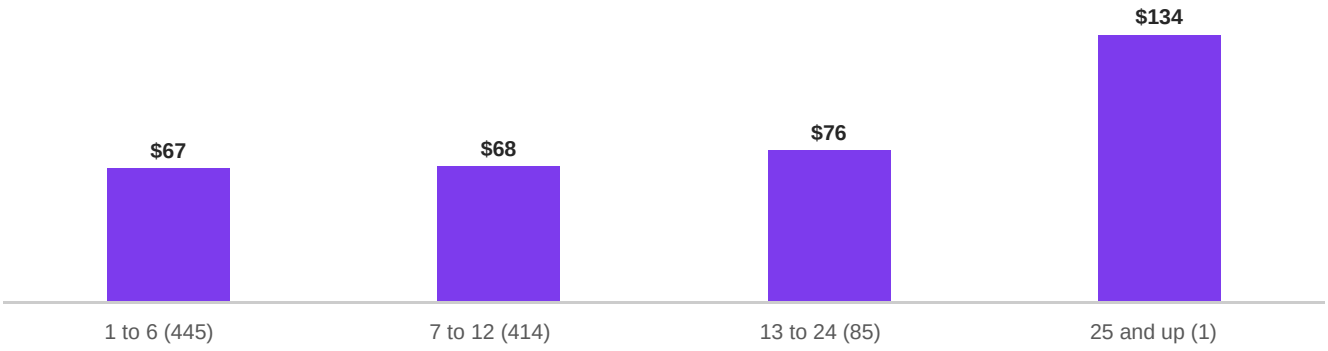
Town by town, May 1991

Ang Mo Kio: 125 sold - median $47,200 - 4-room median $72,000 - $65 psf
Bedok: 74 sold - median $56,000 - 4-room median $72,000 - $65 psf
Bishan: 21 sold - median $90,000 - 4-room median $95,000 - $92 psf
Bukit Batok: 71 sold - median $60,000 - 4-room median $71,000 - $71 psf
Bukit Merah: 63 sold - median $50,000 - 4-room median $107,000 - $70 psf
Bukit Timah: 1 sold - median $54,000 - 4-room median n/a - $55 psf
Central Area: 14 sold - median $64,500 - 4-room median $90,000 - $90 psf
Choa Chu Kang: 3 sold - median $70,000 - 4-room median n/a - $62 psf
Clementi: 38 sold - median $48,250 - 4-room median $100,000 - $65 psf
Geylang: 53 sold - median $66,000 - 4-room median $89,000 - $79 psf
Hougang: 51 sold - median $75,000 - 4-room median $80,000 - $78 psf
Jurong East: 46 sold - median $70,700 - 4-room median $74,000 - $72 psf
Jurong West: 61 sold - median $58,500 - 4-room median $83,000 - $69 psf
Kallang/Whampoa: 39 sold - median $68,000 - 4-room median $93,000 - $71 psf
Lim Chu Kang: 2 sold - median $32,850 - 4-room median n/a - $42 psf
Marine Parade: 9 sold - median $108,000 - 4-room median $94,000 - $108 psf
Queenstown: 45 sold - median $40,000 - 4-room median $86,000 - $57 psf
Sengkang: 2 sold - median $40,500 - 4-room median n/a - $55 psf
Serangoon: 31 sold - median $82,000 - 4-room median $84,000 - $89 psf
Tampines: 66 sold - median $106,000 - 4-room median $88,000 - $84 psf
Toa Payoh: 37 sold - median $40,000 - 4-room median $70,000 - $56 psf
Woodlands: 20 sold - median $41,500 - 4-room median $67,500 - $55 psf
Yishun: 73 sold - median $63,000 - 4-room median $62,300 - $66 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1991

$256,000 Blk 846 Sims Ave, Geylang
Executive - storey 13 to 15 - 1,604 sqft - $160 psf - 93 yrs lease left

$239,000 Blk 334 Ubi Ave 1, Geylang
Executive - storey 10 to 12 - 1,572 sqft - $152 psf - 94 yrs lease left

$234,000 Blk 321 Serangoon Ave 2, Serangoon
Executive - storey 04 to 06 - 1,572 sqft - $149 psf - 94 yrs lease left

$230,000 Blk 632 Veerasamy Rd, Central Area
5-room - storey 22 to 24 - 1,453 sqft - $158 psf - 93 yrs lease left

$230,000 Blk 116 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,604 sqft - $143 psf - 92 yrs lease left

$225,000 Blk 410 Jurong West St 42, Jurong West
Executive - storey 07 to 09 - 1,679 sqft - $134 psf - 93 yrs lease left

$225,000 Blk 322 Serangoon Ave 3, Serangoon
Executive - storey 04 to 06 - 1,572 sqft - $143 psf - 94 yrs lease left

$215,000 Blk 145 Lor Ah Soo, Hougang
Executive - storey 01 to 03 - 1,593 sqft - $135 psf - 92 yrs lease left

$212,000 Blk 51 Teban Gdns Rd, Jurong East
Executive - storey 04 to 06 - 1,572 sqft - $135 psf - 94 yrs lease left

$210,000 Blk 121 Bt Batok Ctrl, Bukit Batok
Executive - storey 01 to 03 - 1,561 sqft - $135 psf - 93 yrs lease left

The 5 most affordable 4-room flats, May 1991

$37,000 Blk 4 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 01 to 03 - 947 sqft - $39 psf - 88 yrs lease left

$45,400 Blk 241 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 1,033 sqft - $44 psf - 94 yrs lease left

$47,000 Blk 369 Bt Batok St 31, Bukit Batok

4-room - storey 01 to 03 - 904 sqft - $52 psf - 93 yrs lease left

$48,000 Blk 715 Yishun St 71, Yishun

4-room - storey 07 to 09 - 904 sqft - $53 psf - 95 yrs lease left

$48,000 Blk 754 Yishun St 72, Yishun

4-room - storey 04 to 06 - 904 sqft - $53 psf - 93 yrs lease left

The 10 busiest streets, May 1991

Ang Mo Kio Ave 10, Ang Mo Kio: 39 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 19 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 16 sales
Ubi Ave 1, Geylang: 15 sales
Yishun St 72, Yishun: 15 sales
Jurong West St 42, Jurong West: 14 sales
Bedok Reservoir Rd, Bedok: 11 sales
Bt Batok West Ave 6, Bukit Batok: 11 sales
Jurong East St 24, Jurong East: 11 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.

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