HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 1991

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

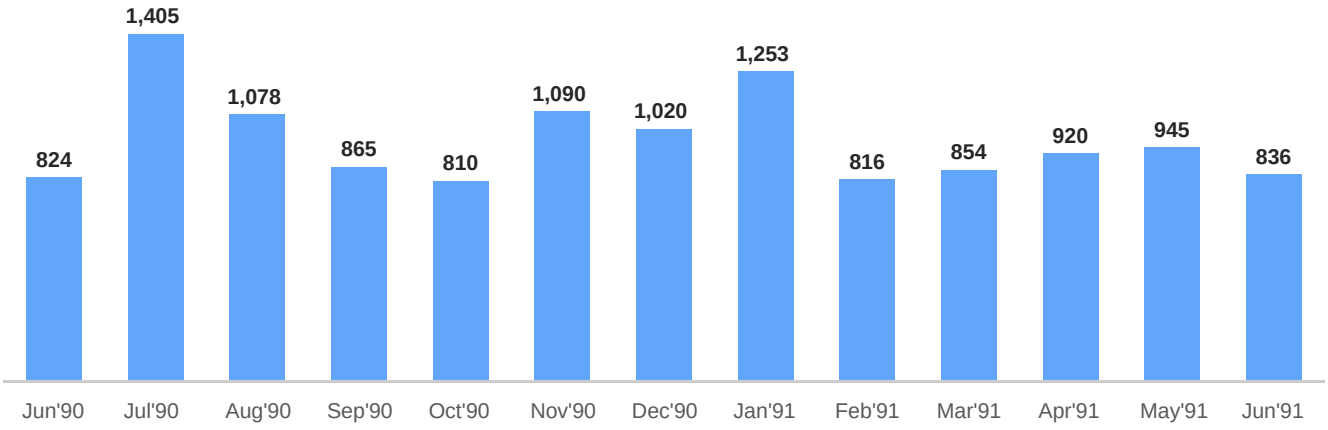
Flats sold: 836 **Median price: $57,350** **Median $psf: $69**
Million-dollar flats: 0 (0.0%) **Highest price: $275,000 (Geylang)**

Against the month before: sales -11.5%, median price -2.0%. Against a year ago: sales +1.5%, median price +14.7%.

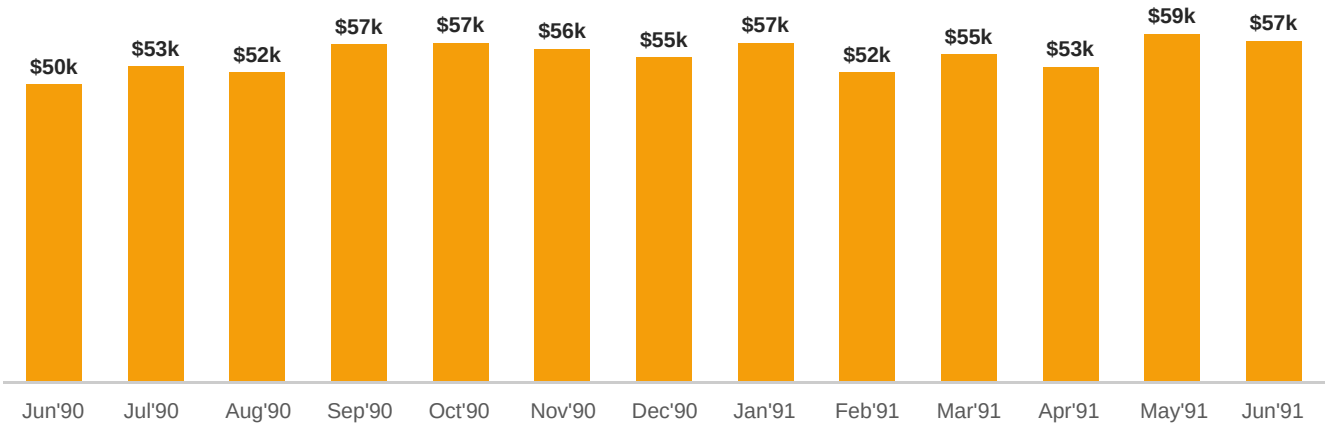
At a glance

- 836 HDB resale flats changed hands in June 1991, 11.5% fewer than the month before (945).
- Half of all flats sold for $57,350 or less (the median price), down 2.0% from the month before.
- A typical 4-room flat sold for $80,000 (220 sales), or about $80 per square foot.
- The highest price was $275,000 for an executive flat at Blk 333 Ubi Ave 1, Geylang.
- For a 4-room flat, the most affordable town was Woodlands (median $53,250) and the dearest was Central Area (median $115,000).
- The busiest town was Ang Mo Kio with 118 sales.

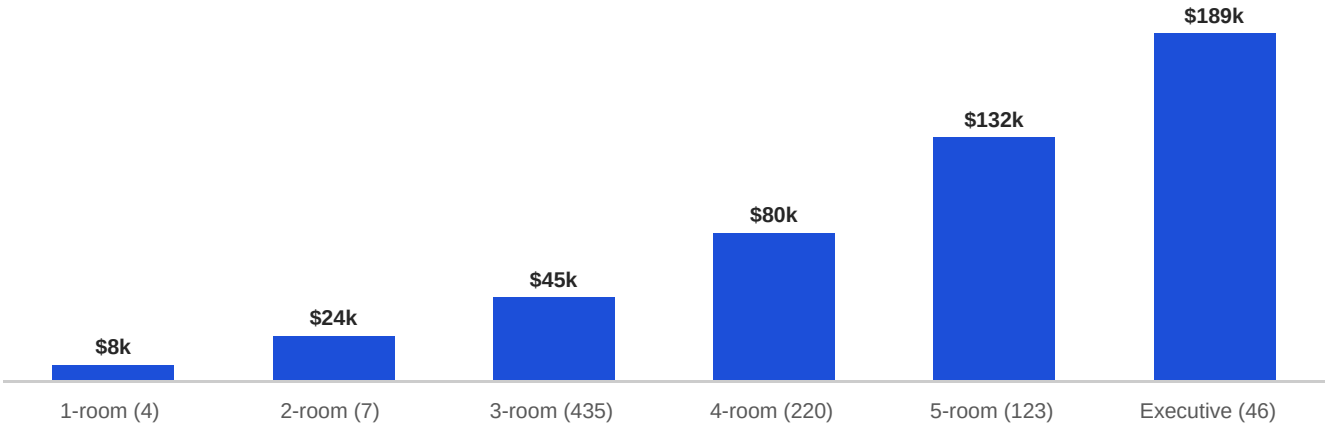
Flats sold each month, last 13 months



Median price each month, last 13 months



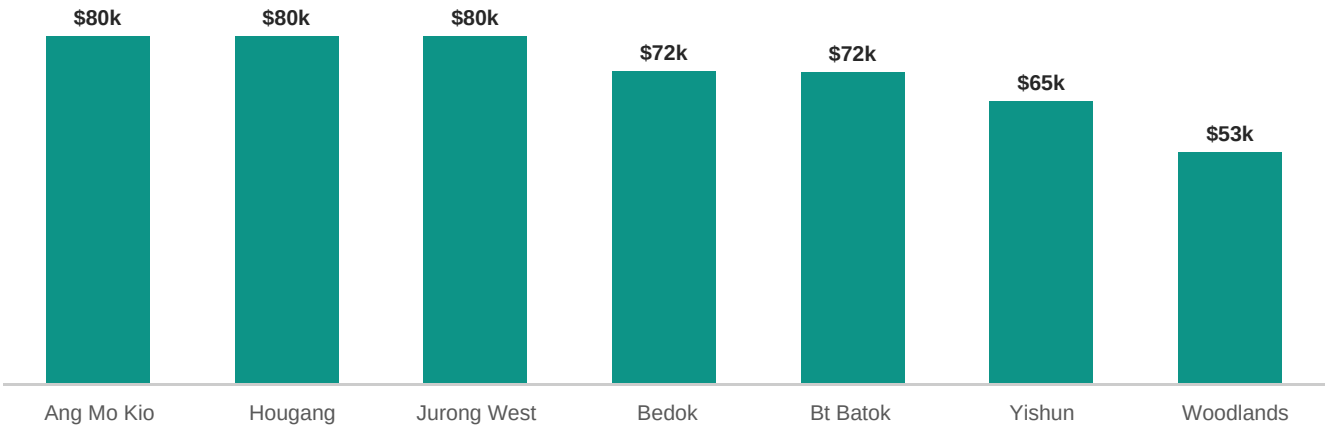
Median price by flat type (number sold), June 1991



Median 4-room price by town, dearest first



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



Town by town, June 1991

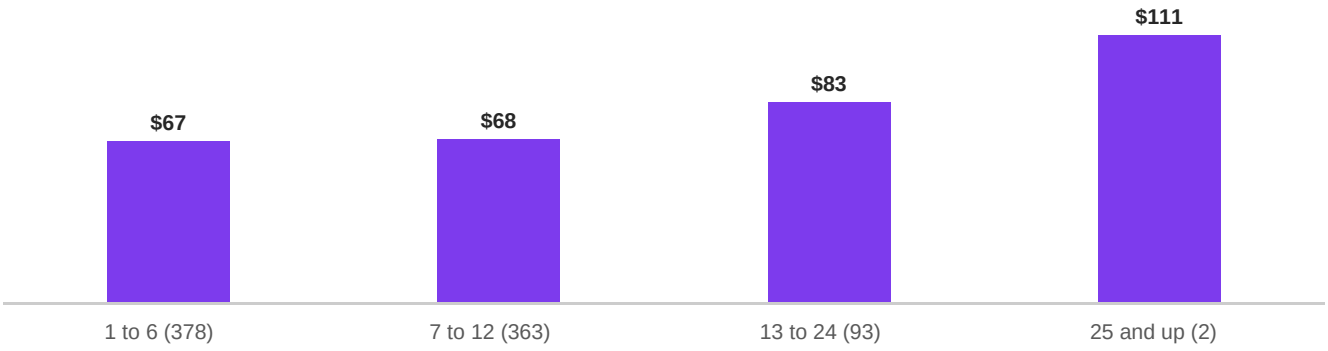
Ang Mo Kio: 118 sold - median $47,000 - 4-room median $80,050 - $64 psf
Bedok: 61 sold - median $71,000 - 4-room median $72,000 - $72 psf
Bishan: 11 sold - median $82,000 - 4-room median $86,000 - $92 psf
Bukit Batok: 54 sold - median $60,000 - 4-room median $71,750 - $71 psf
Bukit Merah: 40 sold - median $57,000 - 4-room median $93,000 - $78 psf

Bukit Panjang: 1 sold - median $81,000 - 4-room median n/a - $90 psf
Central Area: 12 sold - median $55,000 - 4-room median $115,000 - $80 psf
Choa Chu Kang: 3 sold - median $42,000 - 4-room median n/a - $58 psf
Clementi: 33 sold - median $48,000 - 4-room median $86,250 - $65 psf
Geylang: 50 sold - median $61,000 - 4-room median $86,000 - $84 psf
Hougang: 67 sold - median $87,400 - 4-room median $80,000 - $80 psf
Jurong East: 39 sold - median $48,000 - 4-room median n/a - $64 psf
Jurong West: 42 sold - median $54,000 - 4-room median $80,000 - $60 psf
Kallang/Whampoa: 39 sold - median $59,500 - 4-room median $92,000 - $71 psf
Marine Parade: 16 sold - median $80,000 - 4-room median n/a - $99 psf
Queenstown: 38 sold - median $40,000 - 4-room median n/a - $58 psf
Serangoon: 33 sold - median $61,000 - 4-room median $91,000 - $82 psf
Tampines: 42 sold - median $84,000 - 4-room median $85,000 - $77 psf
Toa Payoh: 46 sold - median $45,250 - 4-room median $88,000 - $60 psf
Woodlands: 23 sold - median $40,000 - 4-room median $53,250 - $52 psf
Yishun: 68 sold - median $63,650 - 4-room median $65,000 - $67 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 1991

$275,000 Blk 333 Ubi Ave 1, Geylang

Executive - storey 10 to 12 - 1,572 sqft - $175 psf - 94 yrs lease left

$257,500 Blk 123 Serangoon Nth Ave 1, Serangoon

Executive - storey 10 to 12 - 1,593 sqft - $162 psf - 93 yrs lease left

$240,000 Blk 333 Ubi Ave 1, Geylang

Executive - storey 04 to 06 - 1,572 sqft - $153 psf - 94 yrs lease left

$235,000 Blk 333 Ubi Ave 1, Geylang

Executive - storey 01 to 03 - 1,572 sqft - $150 psf - 94 yrs lease left

$223,000 Blk 125 Serangoon Nth Ave 1, Serangoon

Executive - storey 10 to 12 - 1,615 sqft - $138 psf - 94 yrs lease left

$218,000 Blk 712 Hougang Ave 2, Hougang

Executive - storey 10 to 12 - 1,679 sqft - $130 psf - 94 yrs lease left

$212,850 Blk 725 Bedok Reservoir Rd, Bedok

Executive - storey 16 to 18 - 1,625 sqft - $131 psf - 92 yrs lease left

$210,000 Blk 114 Bedok Reservoir Rd, Bedok

Executive - storey 10 to 12 - 1,615 sqft - $130 psf - 93 yrs lease left

$208,000 Blk 170 Bishan St 13, Bishan

5-room - storey 04 to 06 - 1,302 sqft - $160 psf - 95 yrs lease left

$208,000 Blk 145 Lor Ah Soo, Hougang

Executive - storey 04 to 06 - 1,572 sqft - $132 psf - 92 yrs lease left

The 5 most affordable 4-room flats, June 1991

$43,000 Blk 244 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $48 psf - 93 yrs lease left

$45,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $46 psf - 84 yrs lease left

$48,000 Blk 275 Yishun St 22, Yishun

4-room - storey 01 to 03 - 904 sqft - $53 psf - 94 yrs lease left

$50,000 Blk 804 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $55 psf - 95 yrs lease left

$50,000 Blk 31 Teban Gdns Rd, Jurong East

4-room - storey 07 to 09 - 1,066 sqft - $47 psf - 89 yrs lease left

The 10 busiest streets, June 1991

Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 25 sales
Bedok Reservoir Rd, Bedok: 19 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 18 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 15 sales
Yishun Ring Rd, Yishun: 15 sales
Yishun St 72, Yishun: 15 sales
Ubi Ave 1, Geylang: 14 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 12 sales
Serangoon Nth Ave 1, Serangoon: 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.

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