HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1991

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

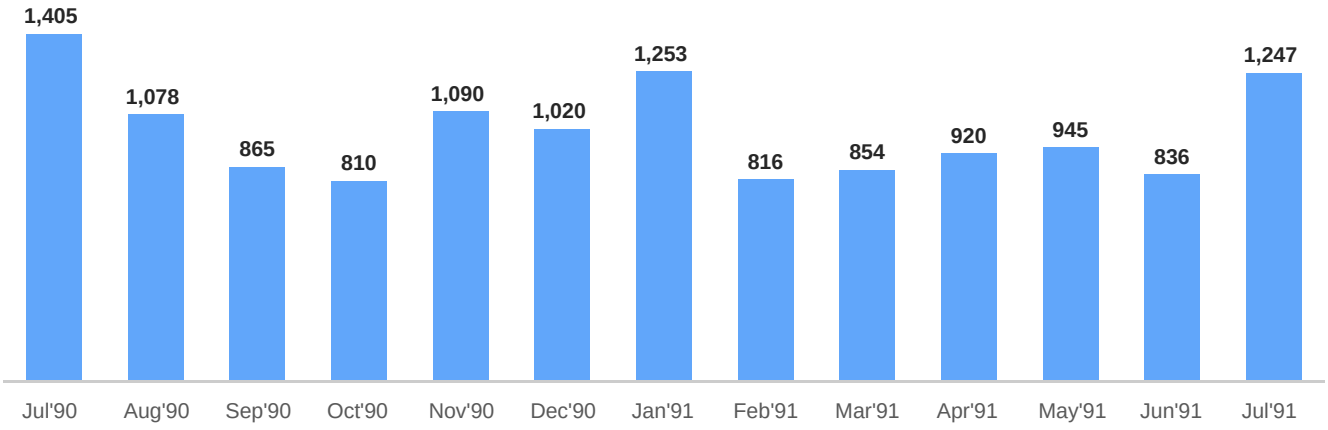
Flats sold: 1,247 Median price: $60,000 Median $psf: $70
Million-dollar flats: 0 (0.0%) Highest price: $255,000 (Serangoon)

Against the month before: sales +49.2%, median price +4.6%. Against a year ago: sales -11.2%, median price +13.2%.

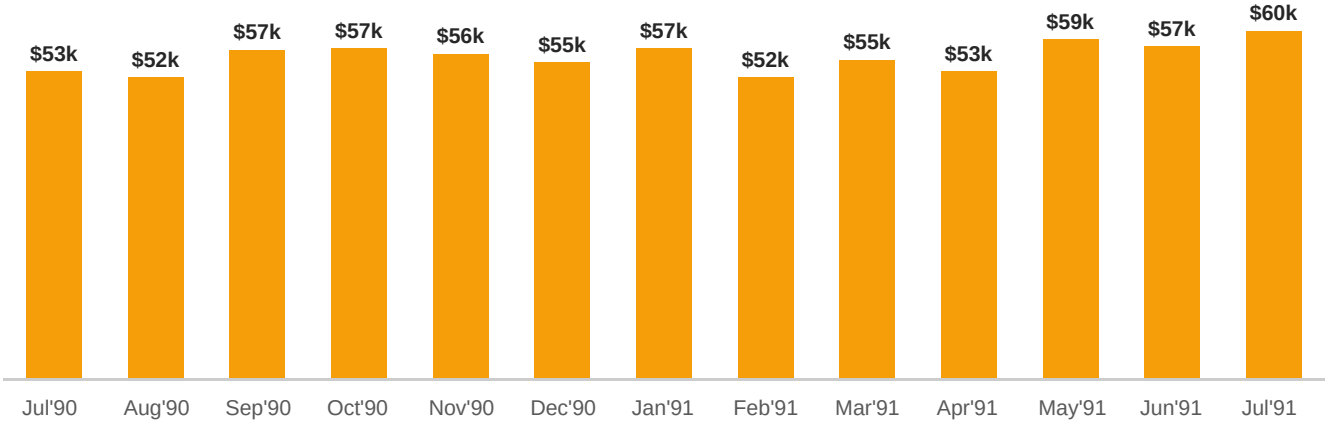
At a glance

- 1,247 HDB resale flats changed hands in July 1991, 49.2% more than the month before (836).
- Half of all flats sold for $60,000 or less (the median price), up 4.6% from the month before.
- A typical 4-room flat sold for $80,000 (375 sales), or about $78 per square foot.
- The highest price was $255,000 for an executive flat at Blk 123 Serangoon Nth Ave 1, Serangoon.
- For a 4-room flat, the most affordable town was Woodlands (median $58,500) and the dearest was Kallang/Whampoa (median $114,000).
- The busiest town was Ang Mo Kio with 152 sales.

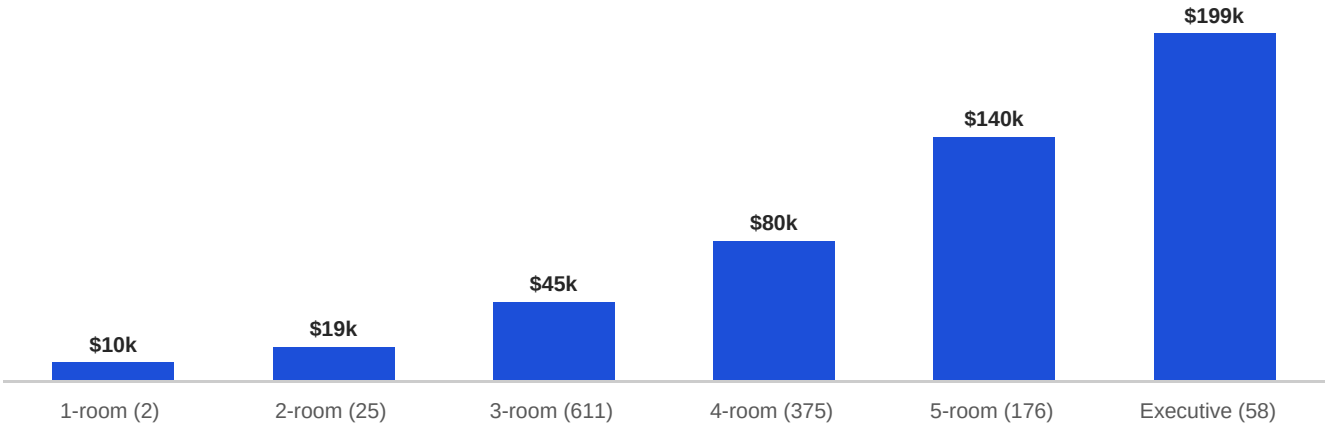
Flats sold each month, last 13 months



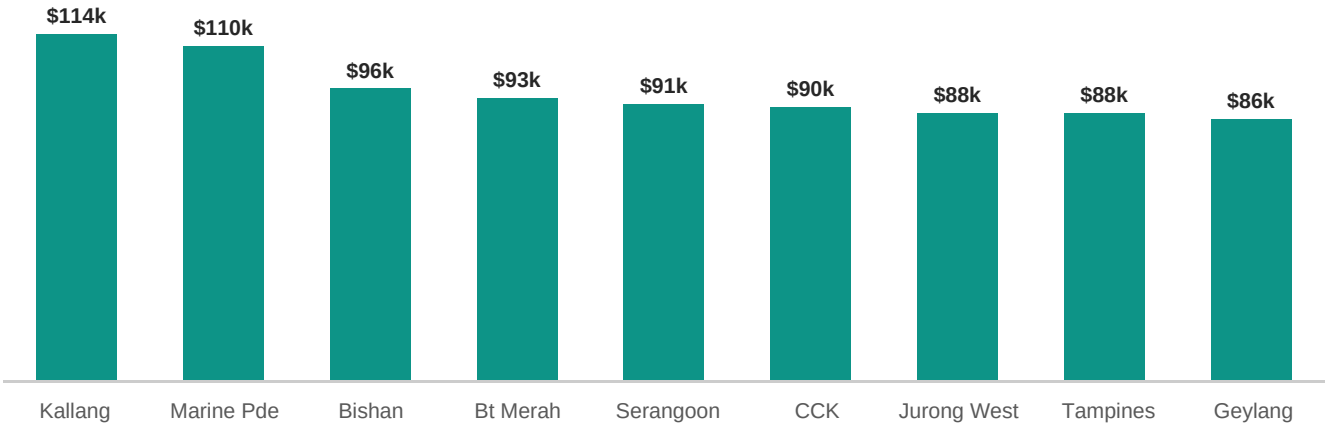
Median price each month, last 13 months



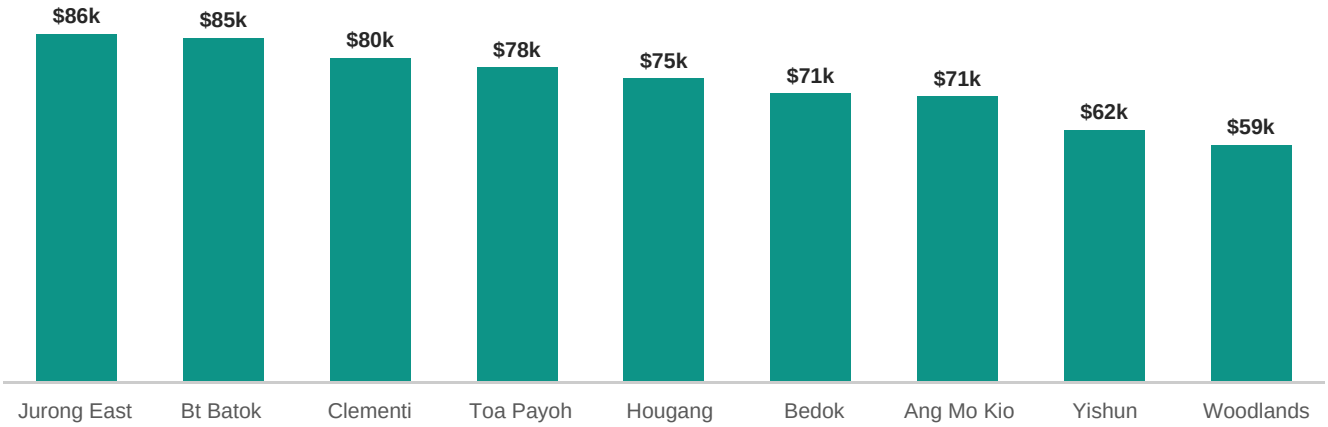
Median price by flat type (number sold), July 1991



Median 4-room price by town, dearest first



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



Town by town, July 1991

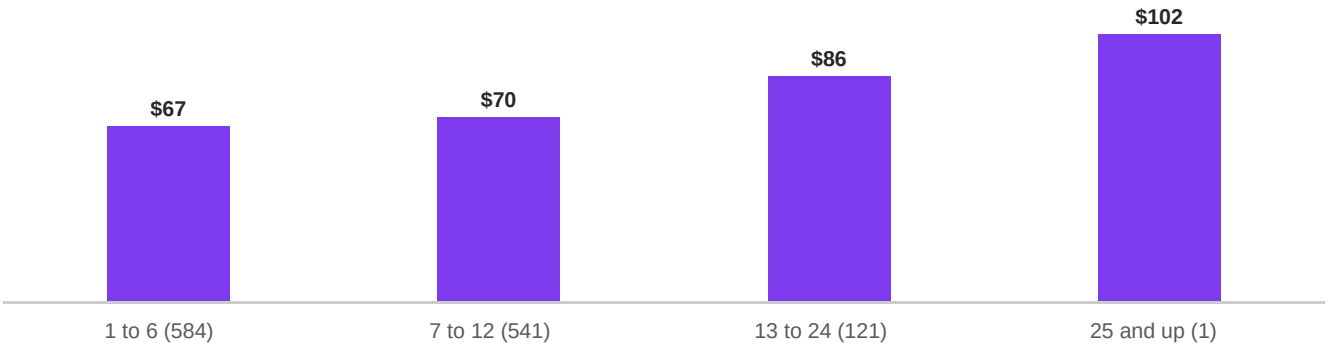
Ang Mo Kio: 152 sold - median $47,000 - 4-room median $70,560 - $64 psf
Bedok: 119 sold - median $57,000 - 4-room median $71,200 - $66 psf
Bishan: 25 sold - median $83,000 - 4-room median $96,000 - $92 psf
Bukit Batok: 92 sold - median $58,500 - 4-room median $85,000 - $71 psf
Bukit Merah: 75 sold - median $61,000 - 4-room median $93,000 - $81 psf

Bukit Panjang: 1 sold - median $80,000 - 4-room median n/a - $72 psf
Central Area: 21 sold - median $55,500 - 4-room median n/a - $79 psf
Choa Chu Kang: 7 sold - median $57,000 - 4-room median $90,000 - $67 psf
Clementi: 63 sold - median $57,000 - 4-room median $80,000 - $68 psf
Geylang: 54 sold - median $71,000 - 4-room median $86,000 - $75 psf
Hougang: 80 sold - median $80,000 - 4-room median $75,000 - $76 psf
Jurong East: 42 sold - median $53,750 - 4-room median $86,000 - $65 psf
Jurong West: 72 sold - median $59,450 - 4-room median $88,000 - $68 psf
Kallang/Whampoa: 53 sold - median $61,000 - 4-room median $114,000 - $83 psf
Lim Chu Kang: 2 sold - median $37,200 - 4-room median n/a - $48 psf
Marine Parade: 22 sold - median $89,000 - 4-room median $110,000 - $84 psf
Queenstown: 61 sold - median $38,000 - 4-room median n/a - $53 psf
Serangoon: 48 sold - median $90,500 - 4-room median $91,000 - $91 psf
Tampines: 76 sold - median $88,000 - 4-room median $88,000 - $79 psf
Toa Payoh: 66 sold - median $40,000 - 4-room median $77,750 - $57 psf
Woodlands: 26 sold - median $49,350 - 4-room median $58,500 - $54 psf
Yishun: 90 sold - median $62,000 - 4-room median $62,160 - $68 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1991

$255,000 Blk 123 Serangoon Nth Ave 1, Serangoon

Executive - storey 01 to 03 - 1,593 sqft - $160 psf - 93 yrs lease left

$250,000 Blk 112 Clementi St 13, Clementi

Executive - storey 01 to 03 - 1,582 sqft - $158 psf - 92 yrs lease left

$243,000 Blk 115 Bt Purmei Rd, Bukit Merah
5-room - storey 10 to 12 - 1,485 sqft - $164 psf - 93 yrs lease left

$241,000 Blk 319 Serangoon Ave 2, Serangoon
Executive - storey 04 to 06 - 1,572 sqft - $153 psf - 93 yrs lease left

$240,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 01 to 03 - 1,410 sqft - $170 psf - 92 yrs lease left

$240,000 Blk 317 Serangoon Ave 2, Serangoon
Executive - storey 04 to 06 - 1,604 sqft - $150 psf - 93 yrs lease left

$238,000 Blk 404 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $148 psf - 94 yrs lease left

$235,000 Blk 857 Tampines St 83, Tampines
Executive - storey 04 to 06 - 1,658 sqft - $142 psf - 96 yrs lease left

$234,000 Blk 129 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $135 psf - 92 yrs lease left

$232,000 Blk 639 Rowell Rd, Central Area
5-room - storey 22 to 24 - 1,518 sqft - $153 psf - 91 yrs lease left

The 5 most affordable 4-room flats, July 1991

$41,700 Blk 805 Yishun Ring Rd, Yishun
4-room - storey 04 to 06 - 904 sqft - $46 psf - 95 yrs lease left

$45,700 Blk 4 Lim Chu Kang Rd, Lim Chu Kang
4-room - storey 01 to 03 - 893 sqft - $51 psf - 88 yrs lease left

$46,700 Blk 7 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 947 sqft - $49 psf - 84 yrs lease left

$47,000 Blk 525 Bt Batok St 52, Bukit Batok
4-room - storey 04 to 06 - 904 sqft - $52 psf - 95 yrs lease left

$50,000 Blk 655 Yishun Ave 4, Yishun
4-room - storey 04 to 06 - 904 sqft - $55 psf - 95 yrs lease left

The 10 busiest streets, July 1991

Ang Mo Kio Ave 3, Ang Mo Kio: 38 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 28 sales
Hougang Ave 8, Hougang: 26 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 25 sales
Bedok Reservoir Rd, Bedok: 24 sales
Yishun Ring Rd, Yishun: 22 sales
Clementi Ave 4, Clementi: 17 sales
Serangoon Nth Ave 1, Serangoon: 17 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 15 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