HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 1991

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

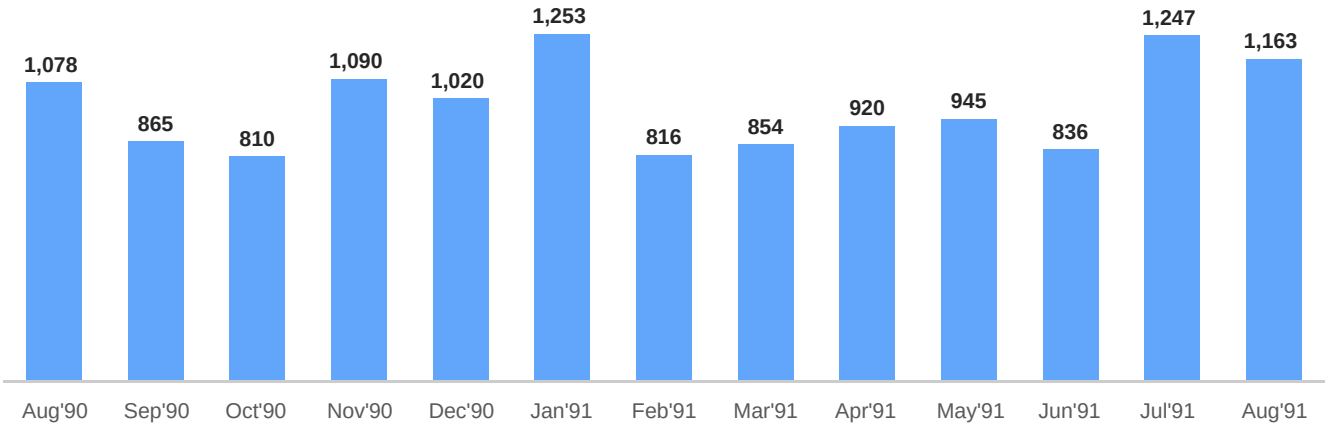
Flats sold: 1,163 Median price: $57,000 Median $psf: $69
Million-dollar flats: 0 (0.0%) Highest price: $279,000 (Geylang)

Against the month before: sales -6.7%, median price -5.0%. Against a year ago: sales +7.9%, median price +9.6%.

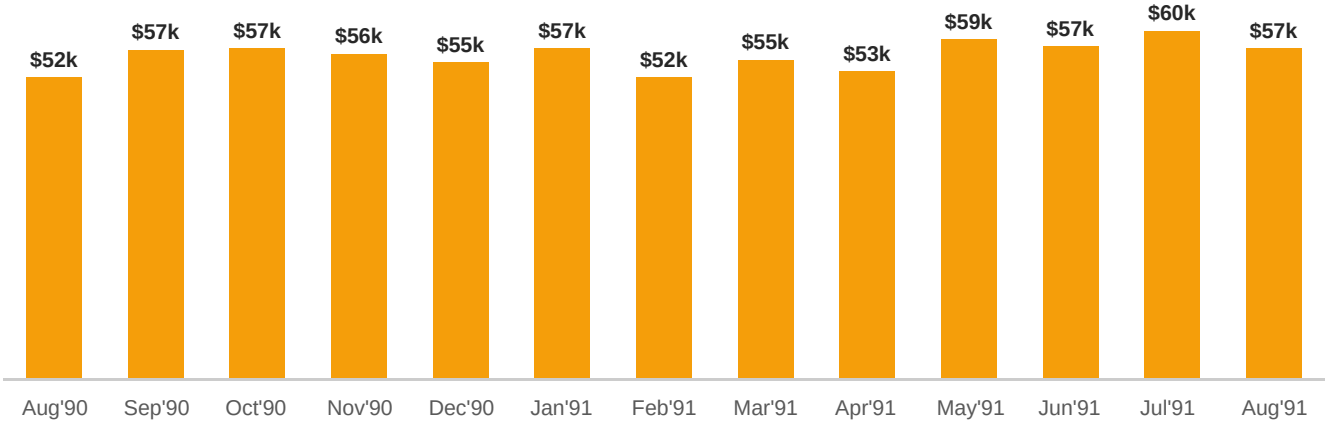
At a glance

- 1,163 HDB resale flats changed hands in August 1991, 6.7% fewer than the month before (1,247).
- Half of all flats sold for $57,000 or less (the median price), down 5.0% from the month before.
- A typical 4-room flat sold for $80,000 (314 sales), or about $79 per square foot.
- The highest price was $279,000 for an executive flat at Blk 842 Sims Ave, Geylang.
- For a 4-room flat, the most affordable town was Woodlands (median $60,500) and the dearest was Central Area (median $125,000).
- The busiest town was Ang Mo Kio with 171 sales.

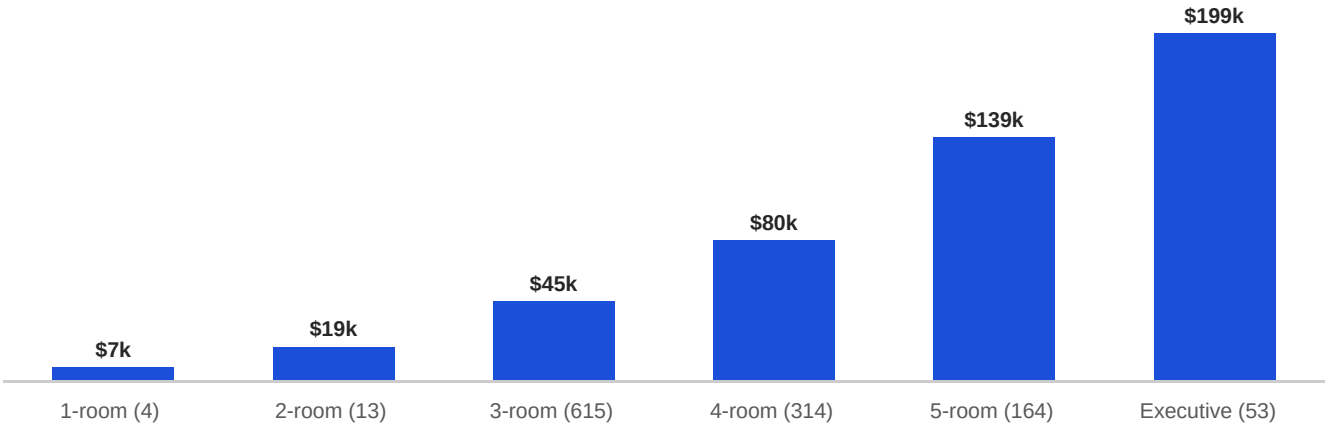
Flats sold each month, last 13 months



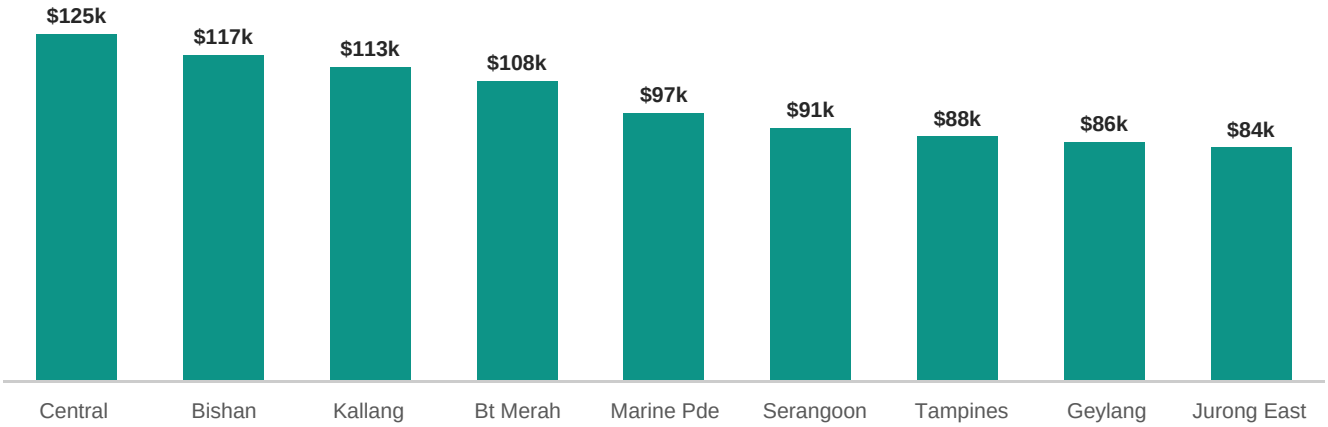
Median price each month, last 13 months



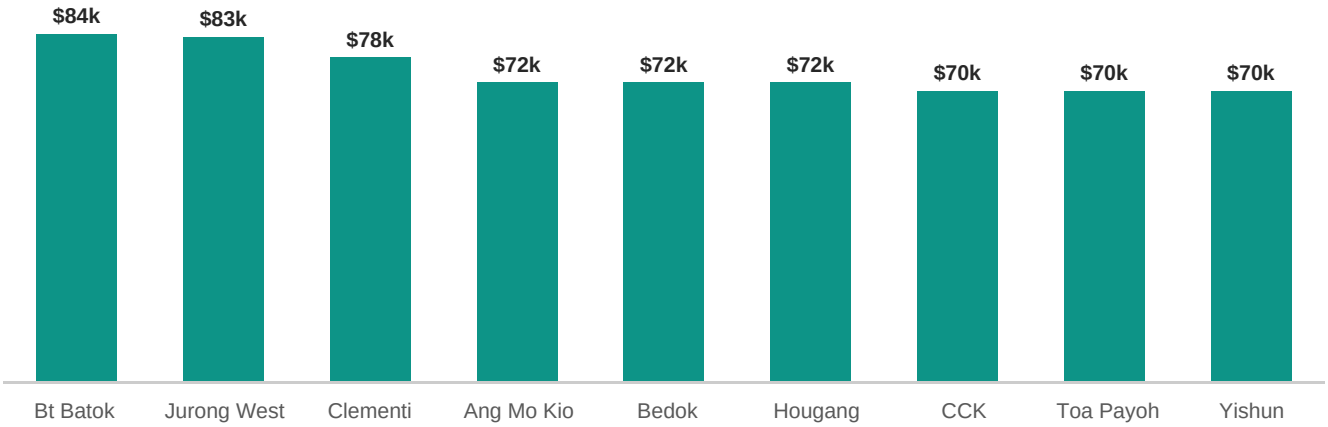
Median price by flat type (number sold), August 1991



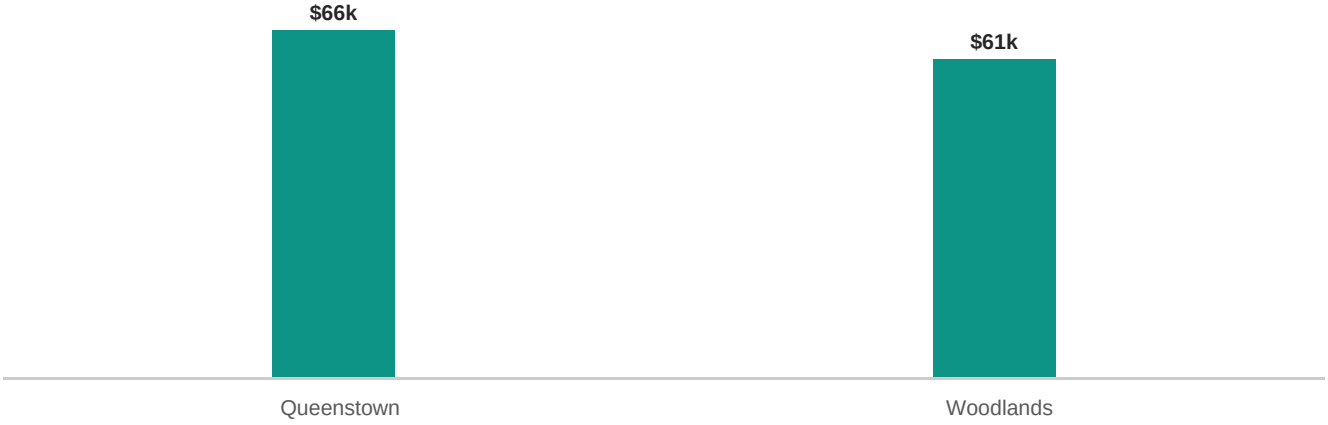
Median 4-room price by town, dearest first



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



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



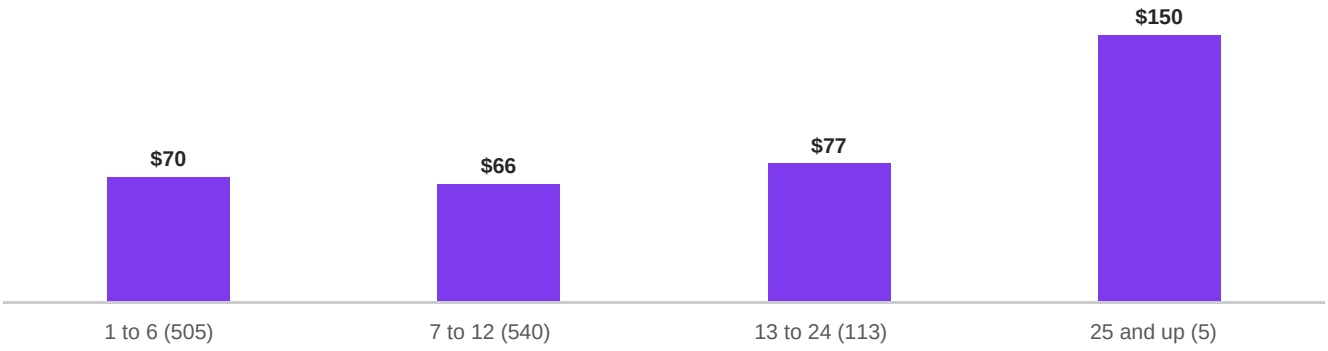
Town by town, August 1991

Ang Mo Kio: 171 sold - median $47,000 - 4-room median $72,000 - $64 psf
Bedok: 112 sold - median $57,500 - 4-room median $72,000 - $67 psf
Bishan: 25 sold - median $118,000 - 4-room median $117,460 - $107 psf
Bukit Batok: 55 sold - median $78,000 - 4-room median $83,750 - $76 psf
Bukit Merah: 58 sold - median $53,500 - 4-room median $108,000 - $72 psf
Bukit Timah: 5 sold - median $97,000 - 4-room median n/a - $99 psf
Central Area: 22 sold - median $77,000 - 4-room median $125,000 - $96 psf
Choa Chu Kang: 8 sold - median $57,050 - 4-room median $70,000 - $69 psf
Clementi: 65 sold - median $47,500 - 4-room median $78,000 - $65 psf
Geylang: 70 sold - median $77,370 - 4-room median $86,000 - $82 psf
Hougang: 52 sold - median $62,000 - 4-room median $72,000 - $69 psf
Jurong East: 44 sold - median $68,000 - 4-room median $84,000 - $72 psf
Jurong West: 54 sold - median $82,500 - 4-room median $83,000 - $74 psf
Kallang/Whampoa: 47 sold - median $50,000 - 4-room median $113,000 - $77 psf
Lim Chu Kang: 1 sold - median $29,000 - 4-room median n/a - $38 psf
Marine Parade: 17 sold - median $63,000 - 4-room median $96,500 - $77 psf
Pasir Ris: 1 sold - median $100,000 - 4-room median n/a - $76 psf
Queenstown: 60 sold - median $37,000 - 4-room median $66,000 - $54 psf
Serangoon: 36 sold - median $90,000 - 4-room median $91,000 - $89 psf
Tampines: 77 sold - median $76,000 - 4-room median $88,000 - $77 psf
Toa Payoh: 65 sold - median $46,000 - 4-room median $70,000 - $63 psf
Woodlands: 29 sold - median $52,000 - 4-room median $60,500 - $53 psf
Yishun: 89 sold - median $63,000 - 4-room median $70,000 - $67 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 1991

$279,000 Blk 842 Sims Ave, Geylang
Executive - storey 10 to 12 - 1,604 sqft - $174 psf - 93 yrs lease left

$270,000 Blk 53 Pipit Rd, Geylang
Executive - storey 10 to 12 - 1,572 sqft - $172 psf - 94 yrs lease left

$267,000 Blk 318 Serangoon Ave 2, Serangoon
Executive - storey 10 to 12 - 1,604 sqft - $166 psf - 93 yrs lease left

$258,800 Blk 237 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,572 sqft - $165 psf - 94 yrs lease left

$248,000 Blk 119 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,647 sqft - $151 psf - 92 yrs lease left

$246,000 Blk 161 Bedok Sth Ave 3, Bedok
Executive - storey 01 to 03 - 1,572 sqft - $157 psf - 93 yrs lease left

$246,000 Blk 62 Dakota Cres, Geylang
5-room - storey 04 to 06 - 1,475 sqft - $167 psf - 92 yrs lease left

$245,000 Blk 331 Ubi Ave 1, Geylang
Executive - storey 01 to 03 - 1,636 sqft - $150 psf - 94 yrs lease left

$243,000 Blk 112 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,582 sqft - $154 psf - 92 yrs lease left

$243,000 Blk 334 Ubi Ave 1, Geylang
Executive - storey 10 to 12 - 1,572 sqft - $155 psf - 94 yrs lease left

The 5 most affordable 4-room flats, August 1991

$45,000 Blk 754 Yishun St 72, Yishun

4-room - storey 10 to 12 - 904 sqft - $50 psf - 93 yrs lease left

$47,000 Blk 7 Marsiling Dr, Woodlands

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

$47,500 Blk 325 Clementi Ave 5, Clementi

4-room - storey 01 to 03 - 893 sqft - $53 psf - 86 yrs lease left

$48,000 Blk 754 Yishun St 72, Yishun

4-room - storey 10 to 12 - 904 sqft - $53 psf - 93 yrs lease left

$49,000 Blk 310 Bt Batok St 32, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $54 psf - 95 yrs lease left

The 10 busiest streets, August 1991

Ang Mo Kio Ave 3, Ang Mo Kio: 47 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 45 sales
Yishun Ring Rd, Yishun: 30 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 25 sales
Bedok Reservoir Rd, Bedok: 25 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 20 sales
Ubi Ave 1, Geylang: 19 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 17 sales
Jurong West St 42, Jurong West: 17 sales
Tampines St 21, Tampines: 17 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