HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1991

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

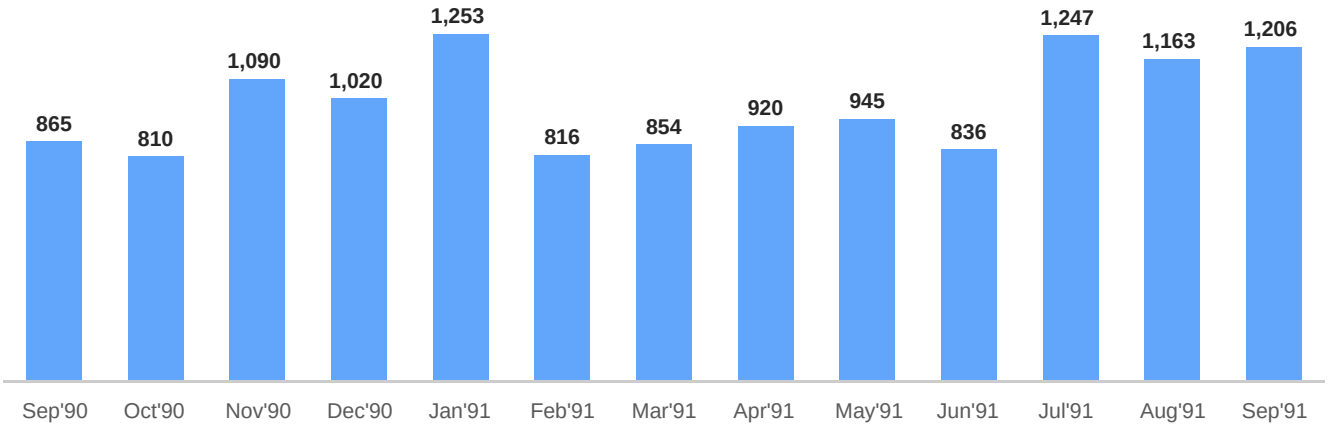
Flats sold: 1,206 **Median price: $59,000** **Median $psf: $69**
Million-dollar flats: 0 (0.0%) **Highest price: $300,000 (Bishan)**

Against the month before: sales +3.7%, median price +3.5%. Against a year ago: sales +39.4%, median price +4.1%.

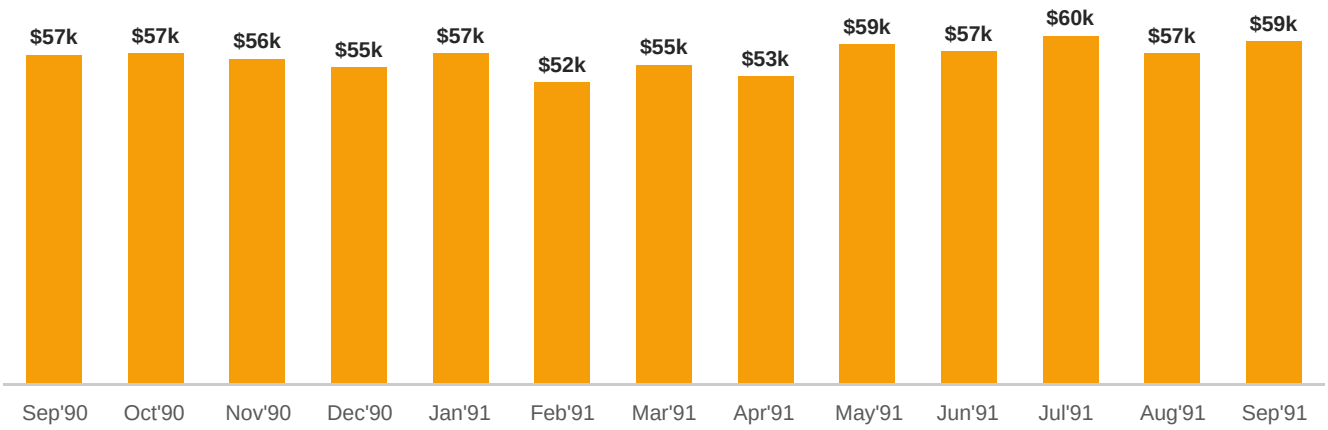
At a glance

- 1,206 HDB resale flats changed hands in September 1991, 3.7% more than the month before (1,163).
- Half of all flats sold for $59,000 or less (the median price), up 3.5% from the month before.
- A typical 4-room flat sold for $80,000 (322 sales), or about $79 per square foot.
- The highest price was $300,000 for an executive flat at Blk 102 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $47,000) and the dearest was Clementi (median $100,000).
- The busiest town was Ang Mo Kio with 136 sales.

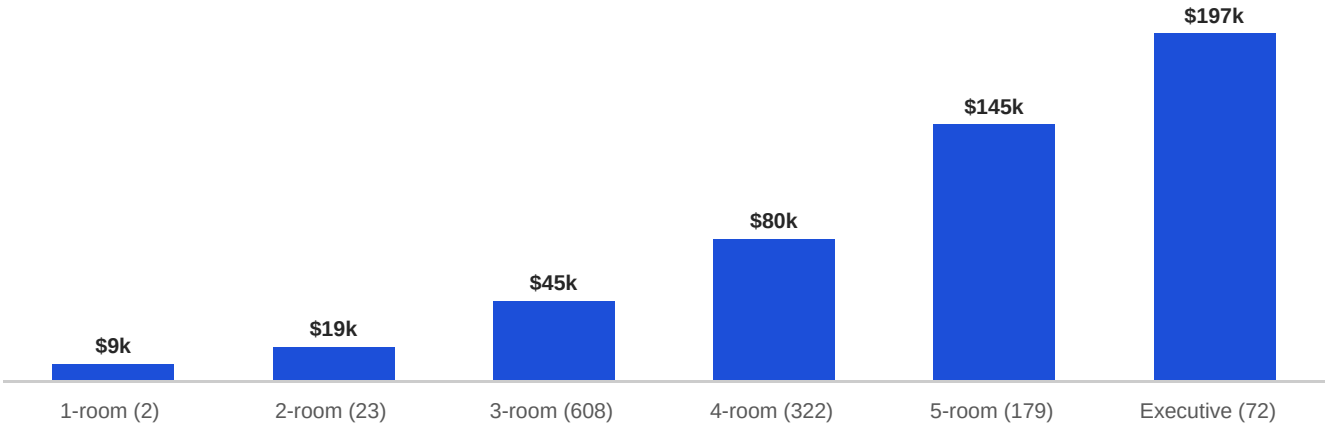
Flats sold each month, last 13 months



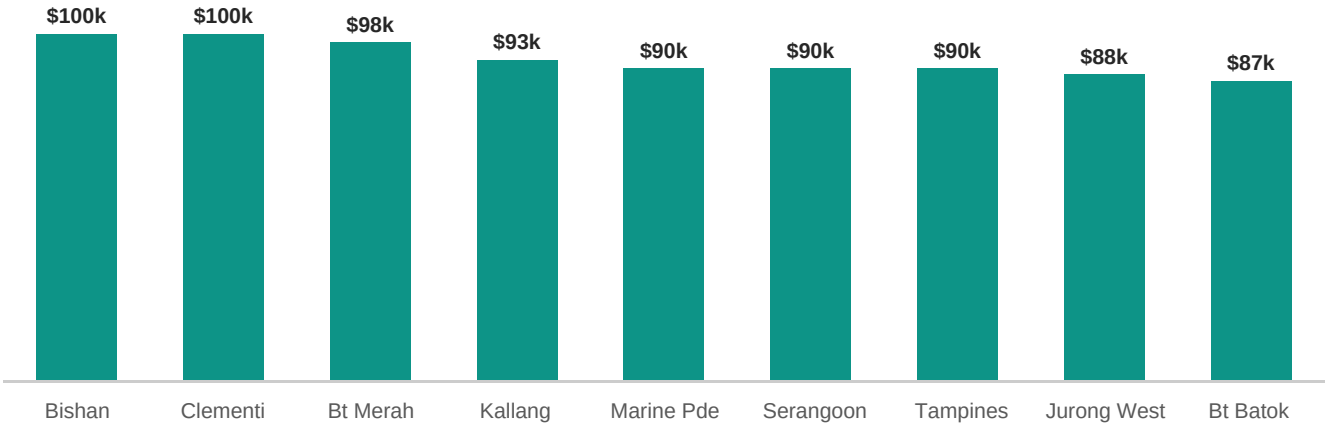
Median price each month, last 13 months



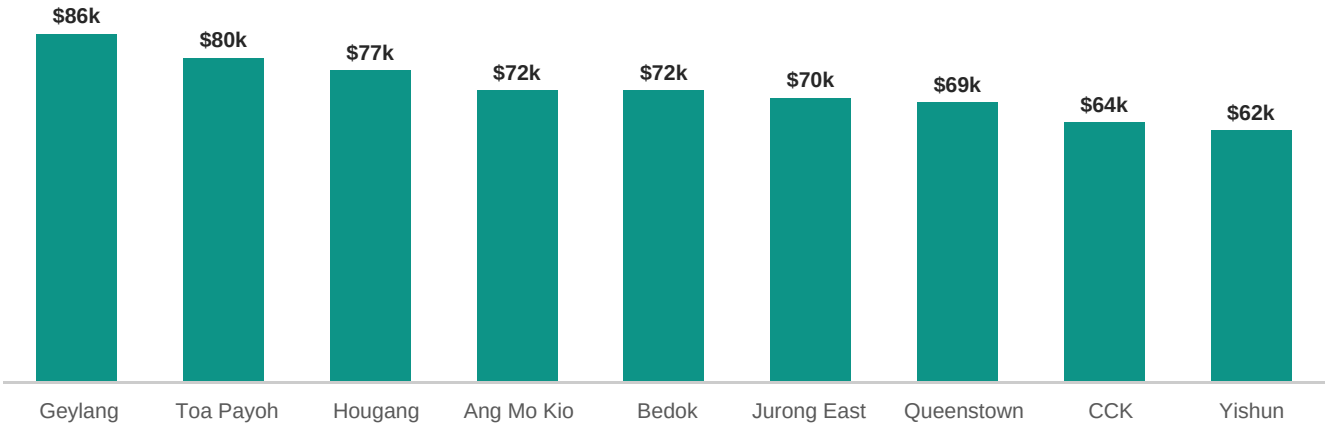
Median price by flat type (number sold), September 1991



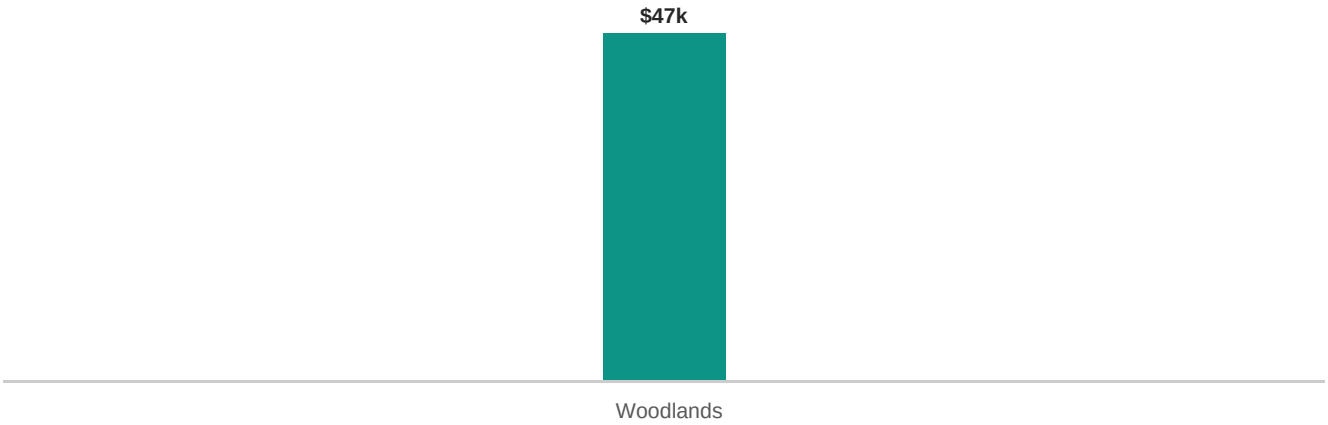
Median 4-room price by town, dearest first



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



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



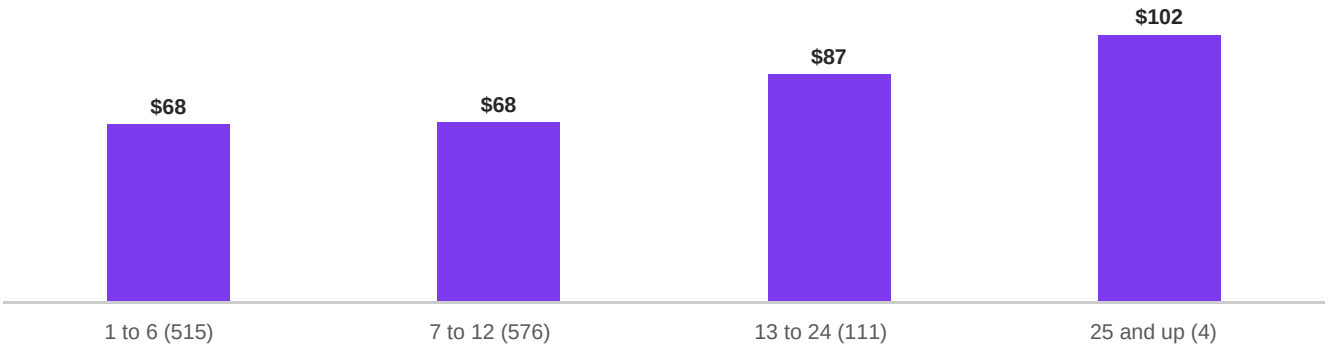
Town by town, September 1991

Ang Mo Kio: 136 sold - median $47,100 - 4-room median $72,000 - $64 psf
Bedok: 131 sold - median $55,000 - 4-room median $72,000 - $65 psf
Bishan: 20 sold - median $100,000 - 4-room median $100,000 - $111 psf
Bukit Batok: 84 sold - median $83,500 - 4-room median $86,500 - $76 psf
Bukit Merah: 74 sold - median $59,500 - 4-room median $97,500 - $76 psf
Bukit Panjang: 3 sold - median $68,000 - 4-room median n/a - $76 psf
Bukit Timah: 1 sold - median $104,000 - 4-room median n/a - $109 psf
Central Area: 16 sold - median $52,500 - 4-room median n/a - $75 psf
Choa Chu Kang: 8 sold - median $60,750 - 4-room median $64,000 - $65 psf
Clementi: 67 sold - median $52,000 - 4-room median $100,000 - $65 psf
Geylang: 74 sold - median $73,500 - 4-room median $86,000 - $86 psf
Hougang: 84 sold - median $62,550 - 4-room median $77,000 - $68 psf
Jurong East: 39 sold - median $65,800 - 4-room median $70,100 - $66 psf
Jurong West: 50 sold - median $88,250 - 4-room median $88,250 - $78 psf
Kallang/Whampoa: 46 sold - median $60,000 - 4-room median $92,500 - $81 psf
Marine Parade: 14 sold - median $70,000 - 4-room median $90,000 - $86 psf
Queenstown: 51 sold - median $40,000 - 4-room median $69,000 - $57 psf
Sengkang: 1 sold - median $38,000 - 4-room median n/a - $53 psf
Serangoon: 31 sold - median $90,000 - 4-room median $90,000 - $92 psf
Tampines: 81 sold - median $100,000 - 4-room median $90,000 - $84 psf
Toa Payoh: 57 sold - median $40,000 - 4-room median $80,000 - $56 psf
Woodlands: 27 sold - median $38,000 - 4-room median $47,000 - $49 psf
Yishun: 111 sold - median $60,000 - 4-room median $62,100 - $64 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1991

$300,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $171 psf - 95 yrs lease left

$250,000 Blk 133 Geylang East Ave 1, Geylang
Executive - storey 16 to 18 - 1,572 sqft - $159 psf - 95 yrs lease left

$250,000 Blk 322 Serangoon Ave 3, Serangoon
Executive - storey 10 to 12 - 1,572 sqft - $159 psf - 94 yrs lease left

$248,000 Blk 333 Ubi Ave 1, Geylang
Executive - storey 04 to 06 - 1,572 sqft - $158 psf - 94 yrs lease left

$245,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 07 to 09 - 1,410 sqft - $174 psf - 92 yrs lease left

$240,000 Blk 842 Sims Ave, Geylang
Executive - storey 16 to 18 - 1,604 sqft - $150 psf - 93 yrs lease left

$240,000 Blk 133 Geylang East Ave 1, Geylang
Executive - storey 04 to 06 - 1,572 sqft - $153 psf - 95 yrs lease left

$235,000 Blk 141 Lor Ah Soo, Hougang
Executive - storey 07 to 09 - 1,593 sqft - $148 psf - 93 yrs lease left

$230,000 Blk 512 Bt Batok St 52, Bukit Batok
Executive - storey 10 to 12 - 1,582 sqft - $145 psf - 95 yrs lease left

$230,000 Blk 237 Hougang St 21, Hougang
Executive - storey 07 to 09 - 1,593 sqft - $144 psf - 92 yrs lease left

The 5 most affordable 4-room flats, September 1991

$45,000 Blk 717 Yishun St 71, Yishun

4-room - storey 10 to 12 - 904 sqft - $50 psf - 95 yrs lease left

$45,400 Blk 162 Woodlands St 13, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $43 psf - 93 yrs lease left

$47,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $49 psf - 82 yrs lease left

$47,000 Blk 843 Tampines St 83, Tampines

4-room - storey 04 to 06 - 904 sqft - $52 psf - 96 yrs lease left

$48,000 Blk 171 Woodlands St 11, Woodlands

4-room - storey 07 to 09 - 980 sqft - $49 psf - 93 yrs lease left

The 10 busiest streets, September 1991

Ang Mo Kio Ave 3, Ang Mo Kio: 35 sales
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Bedok Reservoir Rd, Bedok: 31 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 25 sales
Yishun Ring Rd, Yishun: 23 sales
Clementi Ave 4, Clementi: 20 sales
Bedok Nth Rd, Bedok: 19 sales
Tampines St 21, Tampines: 18 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 17 sales
Bedok Nth St 3, Bedok: 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.

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