HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 1991

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

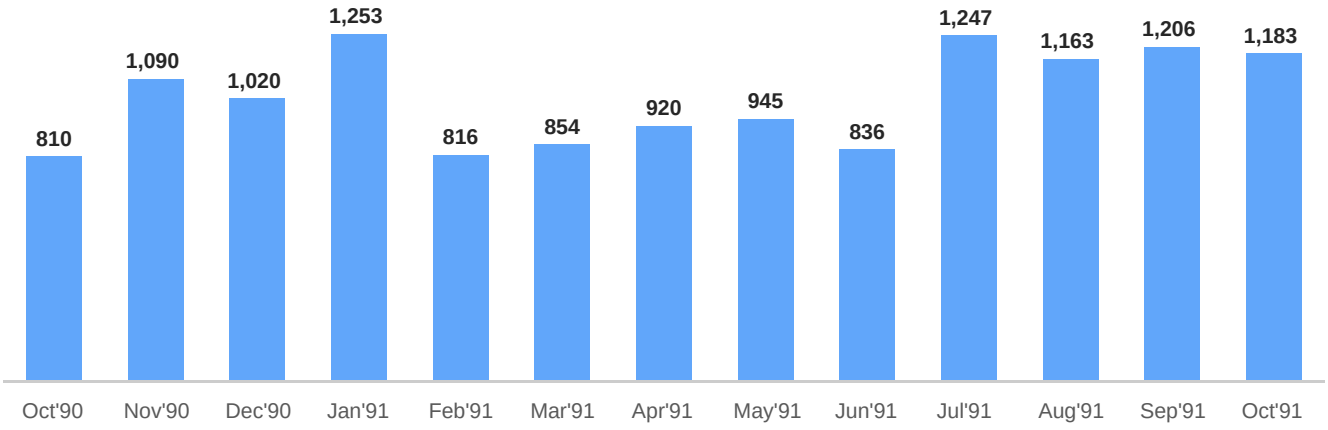
Flats sold: 1,183 Median price: $58,000 Median $psf: $69
Million-dollar flats: 0 (0.0%) Highest price: $288,000 (Bishan)

Against the month before: sales -1.9%, median price -1.7%. Against a year ago: sales +46.0%, median price +1.8%.

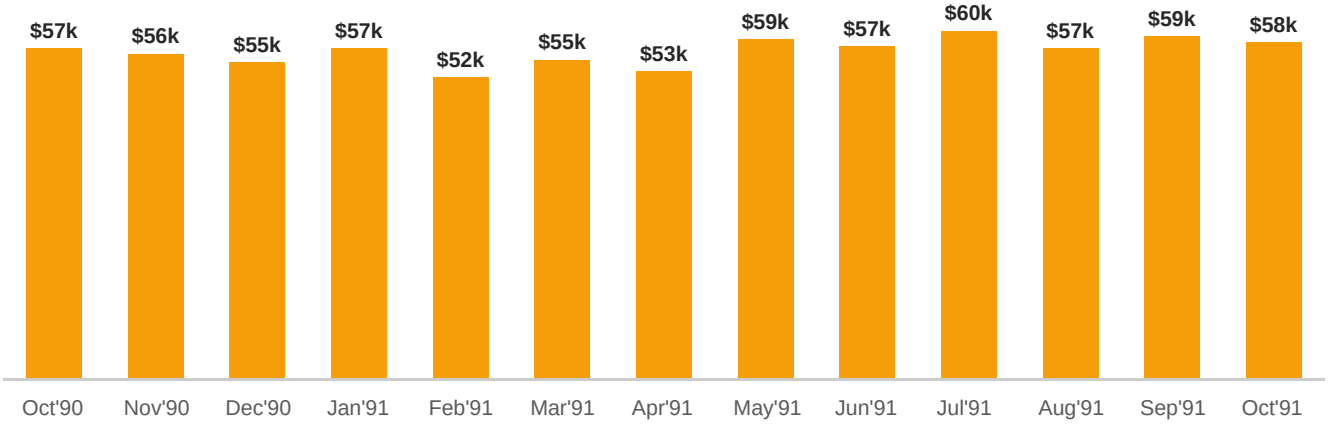
At a glance

- 1,183 HDB resale flats changed hands in October 1991, 1.9% fewer than the month before (1,206).
- Half of all flats sold for $58,000 or less (the median price), down 1.7% from the month before.
- A typical 4-room flat sold for $82,000 (318 sales), or about $80 per square foot.
- The highest price was $288,000 for an executive flat at Blk 174 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $50,000) and the dearest was Central Area (median $130,000).
- The busiest town was Ang Mo Kio with 158 sales.

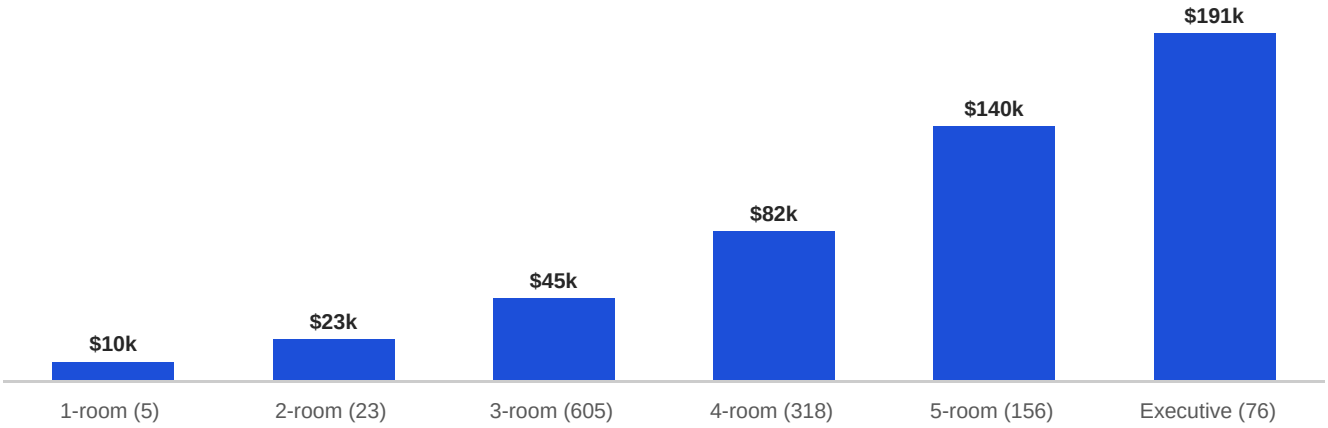
Flats sold each month, last 13 months



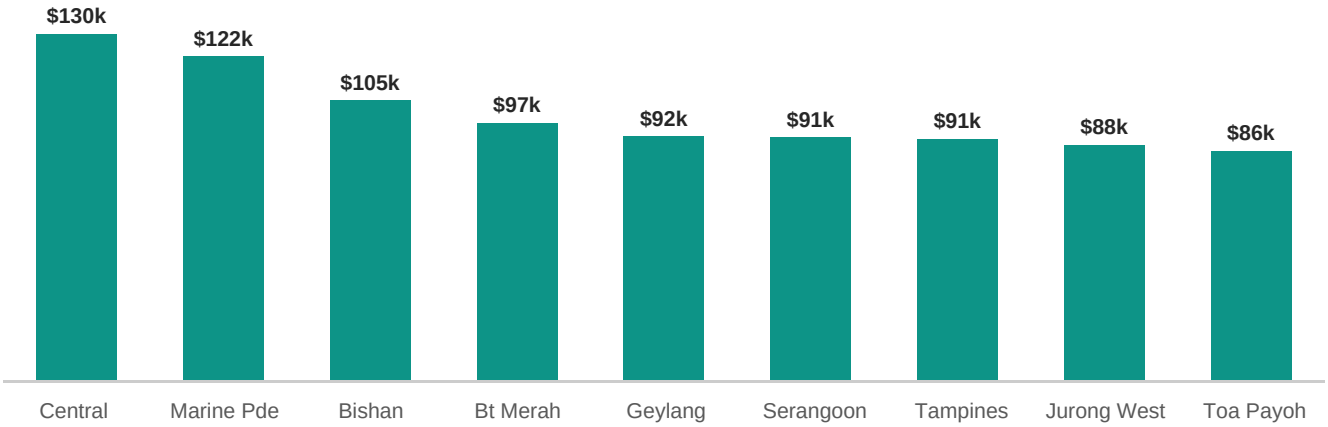
Median price each month, last 13 months



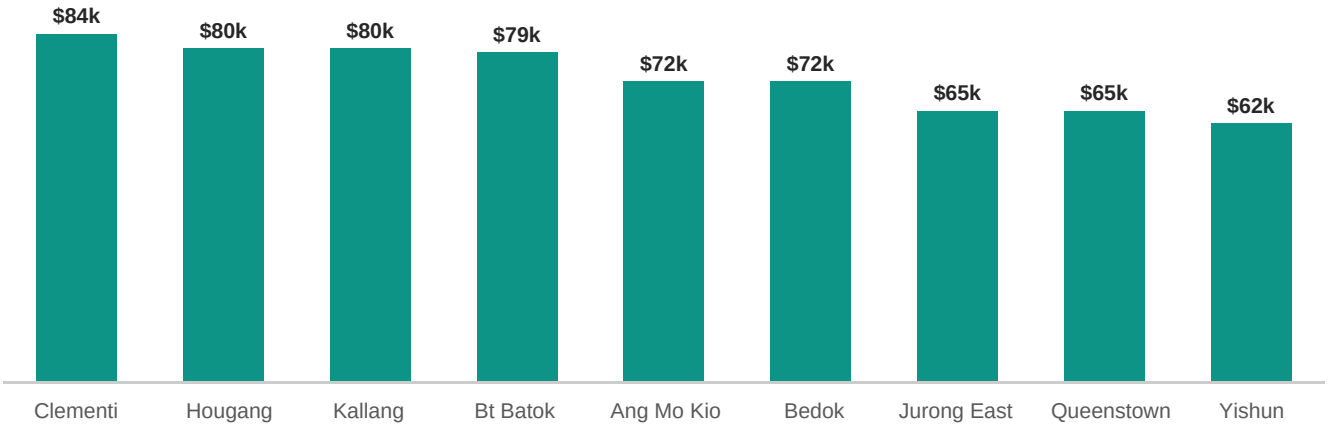
Median price by flat type (number sold), October 1991



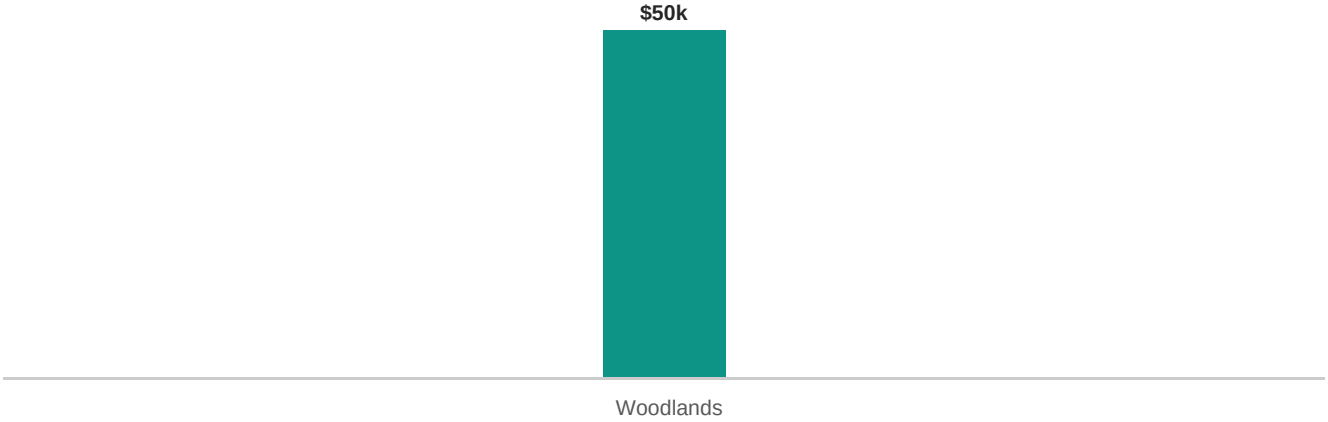
Median 4-room price by town, dearest first



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



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



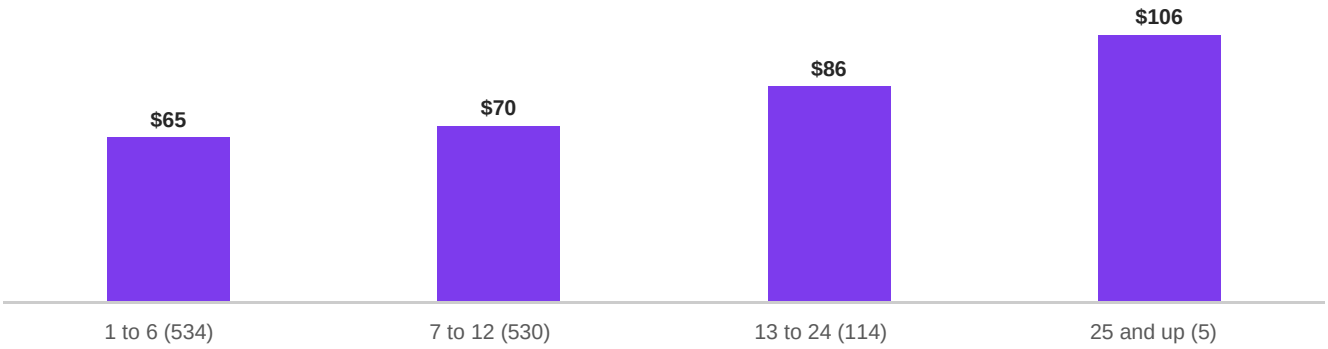
Town by town, October 1991

Ang Mo Kio: 158 sold - median $47,000 - 4-room median $72,000 - $64 psf
Bedok: 123 sold - median $68,000 - 4-room median $72,000 - $71 psf
Bishan: 36 sold - median $109,500 - 4-room median $105,000 - $107 psf
Bukit Batok: 72 sold - median $70,500 - 4-room median $79,000 - $72 psf
Bukit Merah: 63 sold - median $64,000 - 4-room median $96,650 - $82 psf
Bukit Panjang: 1 sold - median $93,000 - 4-room median n/a - $84 psf
Bukit Timah: 1 sold - median $100,000 - 4-room median n/a - $102 psf
Central Area: 26 sold - median $52,500 - 4-room median $130,000 - $75 psf
Choa Chu Kang: 4 sold - median $53,450 - 4-room median n/a - $61 psf
Clementi: 59 sold - median $57,000 - 4-room median $83,500 - $69 psf
Geylang: 56 sold - median $64,000 - 4-room median $91,500 - $79 psf
Hougang: 64 sold - median $65,000 - 4-room median $80,000 - $70 psf
Jurong East: 37 sold - median $57,000 - 4-room median $65,000 - $65 psf
Jurong West: 55 sold - median $88,000 - 4-room median $88,250 - $77 psf
Kallang/Whampoa: 73 sold - median $55,000 - 4-room median $80,000 - $72 psf
Lim Chu Kang: 1 sold - median $45,000 - 4-room median n/a - $50 psf
Marine Parade: 21 sold - median $90,000 - 4-room median $121,500 - $95 psf
Pasir Ris: 1 sold - median $126,000 - 4-room median n/a - $101 psf
Queenstown: 39 sold - median $40,000 - 4-room median $65,000 - $57 psf
Sengkang: 3 sold - median $38,400 - 4-room median n/a - $53 psf
Serangoon: 36 sold - median $85,000 - 4-room median $91,150 - $90 psf
Tampines: 66 sold - median $96,500 - 4-room median $90,500 - $84 psf
Toa Payoh: 64 sold - median $40,000 - 4-room median $86,000 - $57 psf
Woodlands: 24 sold - median $42,500 - 4-room median $50,000 - $52 psf
Yishun: 100 sold - median $59,500 - 4-room median $62,000 - $66 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 1991

$288,000 Blk 174 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,636 sqft - $176 psf - 94 yrs lease left

$270,000 Blk 208 Serangoon Ctrl, Serangoon
5-room - storey 01 to 03 - 1,313 sqft - $206 psf - 93 yrs lease left

$263,800 Blk 111 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,582 sqft - $167 psf - 93 yrs lease left

$255,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $162 psf - 93 yrs lease left

$245,000 Blk 201 Clementi Ave 6, Clementi
Executive - storey 13 to 15 - 1,518 sqft - $161 psf - 93 yrs lease left

$243,000 Blk 104 Jln Rajah, Kallang/Whampoa
5-room - storey 16 to 18 - 1,485 sqft - $164 psf - 92 yrs lease left

$243,000 Blk 147 Tampines Ave 5, Tampines
Executive - storey 04 to 06 - 1,528 sqft - $159 psf - 93 yrs lease left

$240,000 Blk 161 Bedok Sth Ave 3, Bedok
Executive - storey 01 to 03 - 1,625 sqft - $148 psf - 93 yrs lease left

$240,000 Blk 842 Sims Ave, Geylang
Executive - storey 07 to 09 - 1,582 sqft - $152 psf - 93 yrs lease left

$240,000 Blk 133 Geylang East Ave 1, Geylang
Executive - storey 16 to 18 - 1,572 sqft - $153 psf - 95 yrs lease left

The 5 most affordable 4-room flats, October 1991

$43,000 Blk 34 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 1,055 sqft - $41 psf - 86 yrs lease left

$44,500 Blk 722 Yishun St 71, Yishun

4-room - storey 04 to 06 - 904 sqft - $49 psf - 95 yrs lease left

$45,000 Blk 755 Yishun St 72, Yishun

4-room - storey 04 to 06 - 904 sqft - $50 psf - 94 yrs lease left

$45,000 Blk 3 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 01 to 03 - 893 sqft - $50 psf - 88 yrs lease left

$46,000 Blk 642 Yishun St 61, Yishun

4-room - storey 10 to 12 - 904 sqft - $51 psf - 94 yrs lease left

The 10 busiest streets, October 1991

Ang Mo Kio Ave 10, Ang Mo Kio: 56 sales
Bedok Reservoir Rd, Bedok: 43 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 24 sales
Yishun Ring Rd, Yishun: 24 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 19 sales
Bedok Nth St 3, Bedok: 16 sales
Clementi Ave 4, Clementi: 16 sales
Yishun St 11, Yishun: 15 sales
Marsiling Dr, Woodlands: 14 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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