HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1991

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:49 pm.
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November 1991 in full

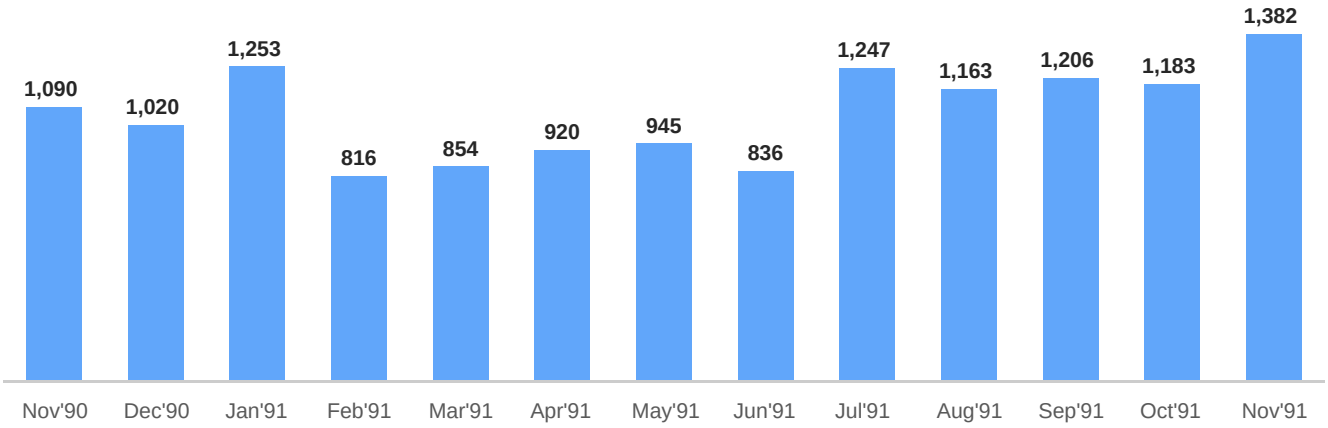
Flats sold: 1,382 Median price: $55,000 Median $psf: $66
Million-dollar flats: 0 (0.0%) Highest price: $293,000 (Bishan)

Against the month before: sales +16.8%, median price -5.2%. Against a year ago: sales +26.8%, median price -1.8%.

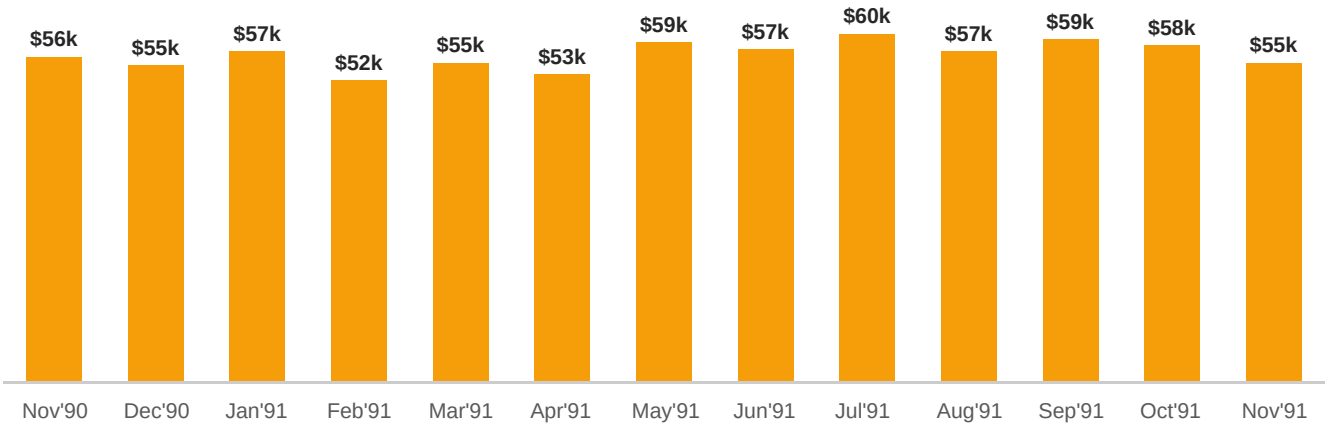
At a glance

- 1,382 HDB resale flats changed hands in November 1991, 16.8% more than the month before (1,183).
- Half of all flats sold for $55,000 or less (the median price), down 5.2% from the month before.
- A typical 4-room flat sold for $80,000 (338 sales), or about $77 per square foot.
- The highest price was $293,000 for an executive flat at Blk 103 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $60,000) and the dearest was Marine Parade (median $135,000).
- The busiest town was Ang Mo Kio with 187 sales.

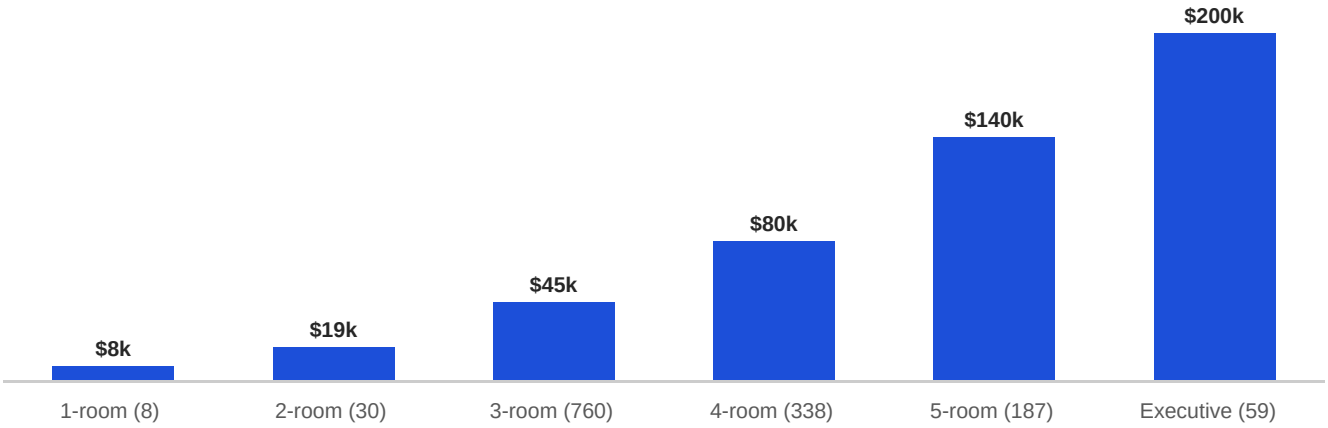
Flats sold each month, last 13 months



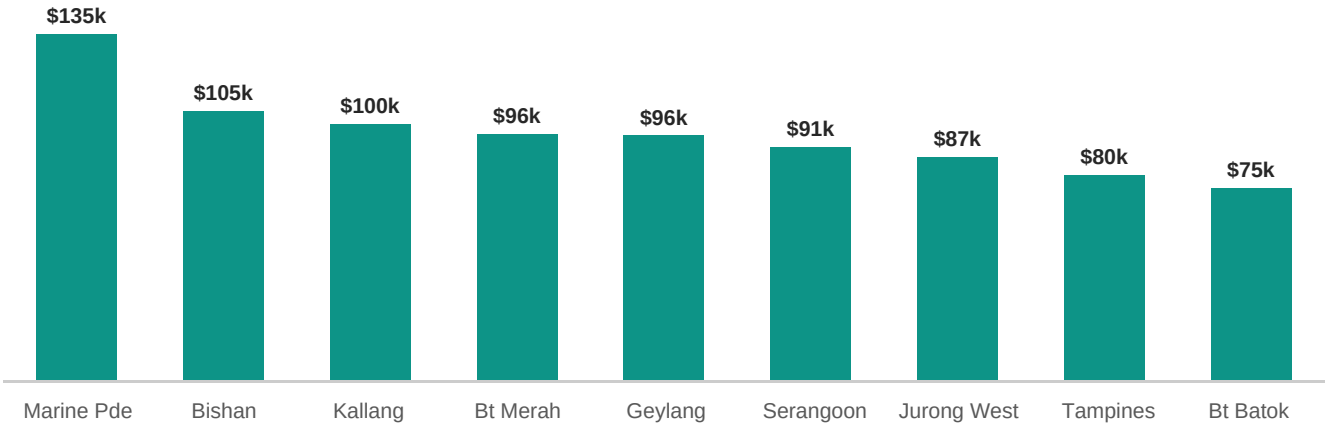
Median price each month, last 13 months



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



Median 4-room price by town, dearest first



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



Town by town, November 1991

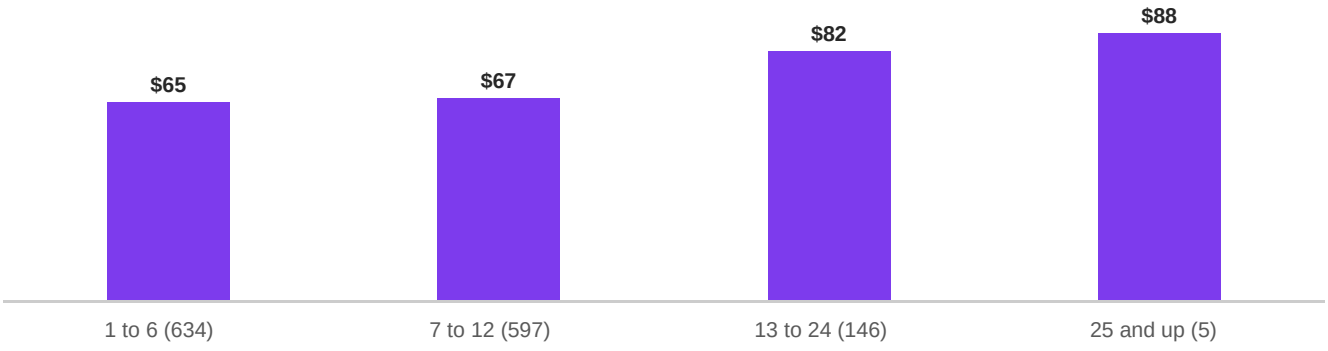
Ang Mo Kio: 187 sold - median $47,000 - 4-room median $71,000 - $64 psf
Bedok: 149 sold - median $55,000 - 4-room median $72,000 - $65 psf
Bishan: 35 sold - median $150,000 - 4-room median $105,000 - $135 psf
Bukit Batok: 90 sold - median $57,000 - 4-room median $75,000 - $69 psf
Bukit Merah: 47 sold - median $75,000 - 4-room median $96,000 - $94 psf

Bukit Panjang: 3 sold - median $80,000 - 4-room median n/a - $72 psf
Bukit Timah: 2 sold - median $64,000 - 4-room median n/a - $75 psf
Central Area: 12 sold - median $61,000 - 4-room median n/a - $87 psf
Choa Chu Kang: 9 sold - median $57,000 - 4-room median n/a - $70 psf
Clementi: 67 sold - median $50,000 - 4-room median $75,000 - $65 psf
Geylang: 65 sold - median $61,000 - 4-room median $95,500 - $75 psf
Hougang: 90 sold - median $64,000 - 4-room median $73,500 - $72 psf
Jurong East: 54 sold - median $67,000 - 4-room median $72,000 - $65 psf
Jurong West: 76 sold - median $43,000 - 4-room median $87,000 - $55 psf
Kallang/Whampoa: 47 sold - median $55,000 - 4-room median $100,000 - $79 psf
Lim Chu Kang: 1 sold - median $28,700 - 4-room median n/a - $45 psf
Marine Parade: 17 sold - median $58,000 - 4-room median $135,000 - $69 psf
Pasir Ris: 1 sold - median $85,000 - 4-room median n/a - $76 psf
Queenstown: 66 sold - median $28,000 - 4-room median n/a - $45 psf
Sengkang: 3 sold - median $40,000 - 4-room median n/a - $55 psf
Serangoon: 51 sold - median $80,000 - 4-room median $91,000 - $89 psf
Tampines: 80 sold - median $76,000 - 4-room median $80,000 - $74 psf
Toa Payoh: 77 sold - median $44,000 - 4-room median $66,000 - $63 psf
Woodlands: 34 sold - median $48,500 - 4-room median $60,000 - $53 psf
Yishun: 119 sold - median $62,000 - 4-room median $63,750 - $67 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1991

$293,000 Blk 103 Bishan St 12, Bishan

Executive - storey 22 to 24 - 1,755 sqft - $167 psf - 94 yrs lease left

$280,000 Blk 187 Bishan St 13, Bishan

Executive - storey 04 to 06 - 1,572 sqft - $178 psf - 95 yrs lease left

$262,000 Blk 301 Shunfu Rd, Bishan

Executive - storey 04 to 06 - 1,593 sqft - $164 psf - 93 yrs lease left

$250,000 Blk 133 Geylang East Ave 1, Geylang

Executive - storey 10 to 12 - 1,561 sqft - $160 psf - 95 yrs lease left

$247,000 Blk 119 Bishan St 12, Bishan

Executive - storey 01 to 03 - 1,550 sqft - $159 psf - 95 yrs lease left

$245,000 Blk 60 Dakota Cres, Geylang

5-room - storey 07 to 09 - 1,507 sqft - $163 psf - 91 yrs lease left

$240,000 Blk 186 Bishan St 13, Bishan

Executive - storey 10 to 12 - 1,572 sqft - $153 psf - 95 yrs lease left

$237,000 Blk 333 Ubi Ave 1, Geylang

Executive - storey 07 to 09 - 1,572 sqft - $151 psf - 94 yrs lease left

$236,500 Blk 148 Serangoon Nth Ave 1, Serangoon

Executive - storey 01 to 03 - 1,625 sqft - $146 psf - 95 yrs lease left

$235,000 Blk 151 Tampines St 12, Tampines

Executive - storey 10 to 12 - 1,582 sqft - $149 psf - 92 yrs lease left

The 5 most affordable 4-room flats, November 1991

$43,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $45 psf - 84 yrs lease left

$43,000 Blk 5 Bedok Sth Ave 2, Bedok

4-room - storey 10 to 12 - 883 sqft - $49 psf - 84 yrs lease left

$43,000 Blk 7 Bedok Sth Ave 2, Bedok

4-room - storey 07 to 09 - 883 sqft - $49 psf - 84 yrs lease left

$44,600 Blk 727 Yishun St 71, Yishun

4-room - storey 04 to 06 - 904 sqft - $49 psf - 93 yrs lease left

$47,000 Blk 720 Yishun St 71, Yishun

4-room - storey 10 to 12 - 904 sqft - $52 psf - 93 yrs lease left

The 10 busiest streets, November 1991

Ang Mo Kio Ave 3, Ang Mo Kio: 50 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 42 sales
Bedok Reservoir Rd, Bedok: 35 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 29 sales
Yishun Ring Rd, Yishun: 28 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 23 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 23 sales
Marsiling Dr, Woodlands: 21 sales
Tampines St 21, Tampines: 20 sales
Bedok Nth St 3, Bedok: 18 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