HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1991

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

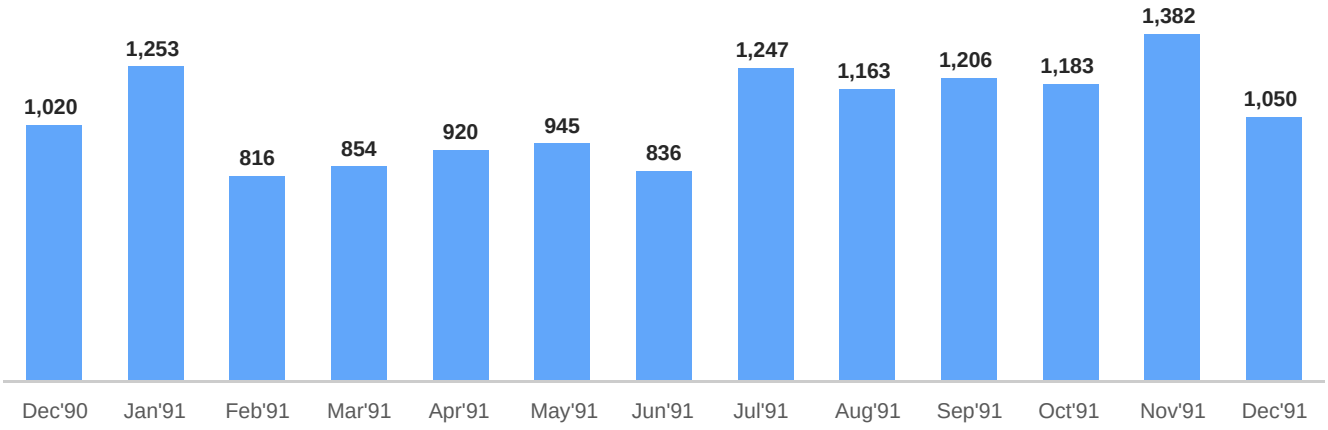
Flats sold: 1,050 **Median price: $53,000** **Median $psf: $65**
Million-dollar flats: 0 (0.0%) **Highest price: $272,000 (Geylang)**

Against the month before: sales -24.0%, median price -3.6%. Against a year ago: sales +2.9%, median price -2.8%.

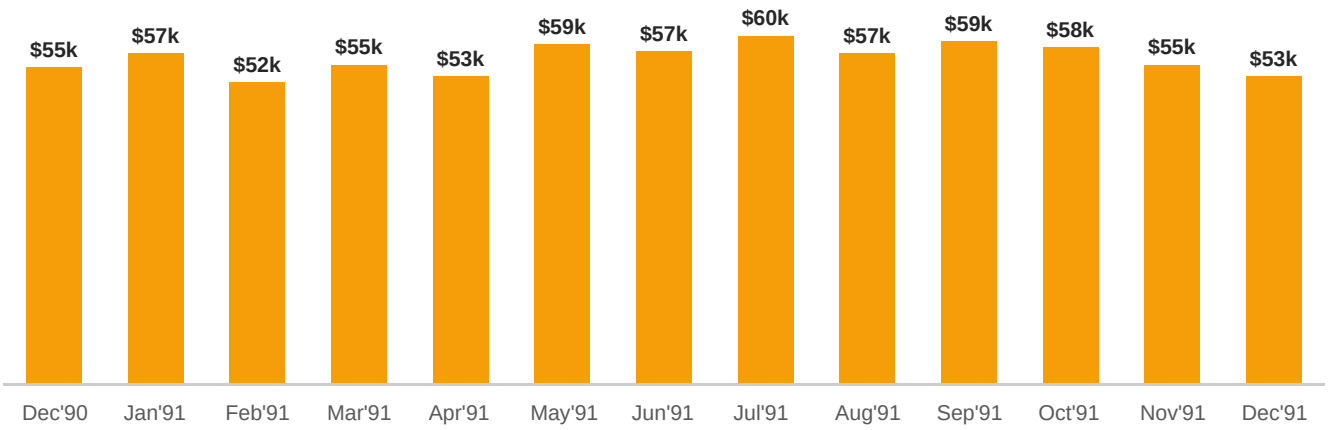
At a glance

- 1,050 HDB resale flats changed hands in December 1991, 24.0% fewer than the month before (1,382).
- Half of all flats sold for $53,000 or less (the median price), down 3.6% from the month before.
- A typical 4-room flat sold for $75,000 (265 sales), or about $75 per square foot.
- The highest price was $272,000 for an executive flat at Blk 846 Sims Ave, Geylang.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $60,000) and the dearest was Queenstown (median $109,000).
- The busiest town was Ang Mo Kio with 144 sales.

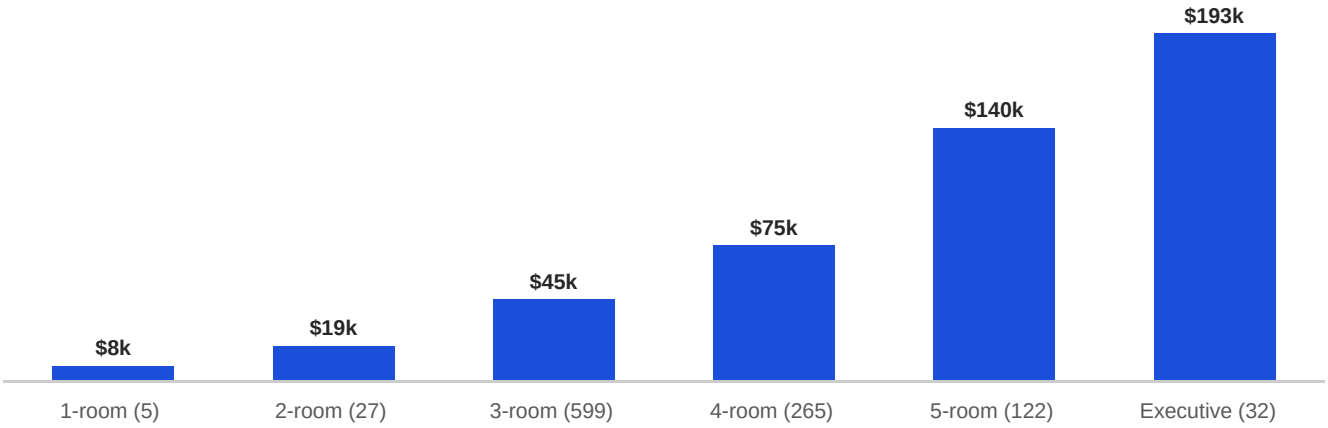
Flats sold each month, last 13 months



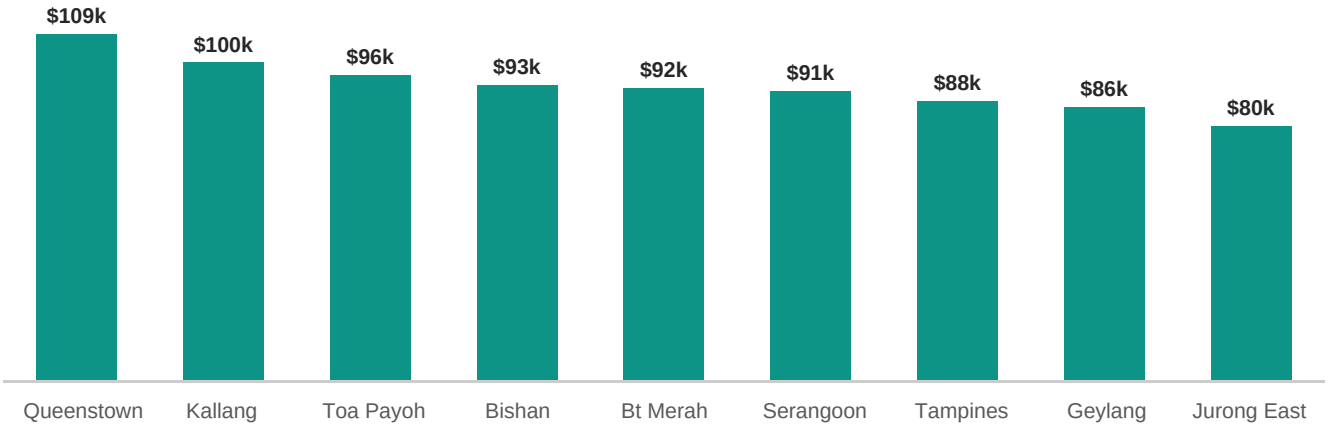
Median price each month, last 13 months



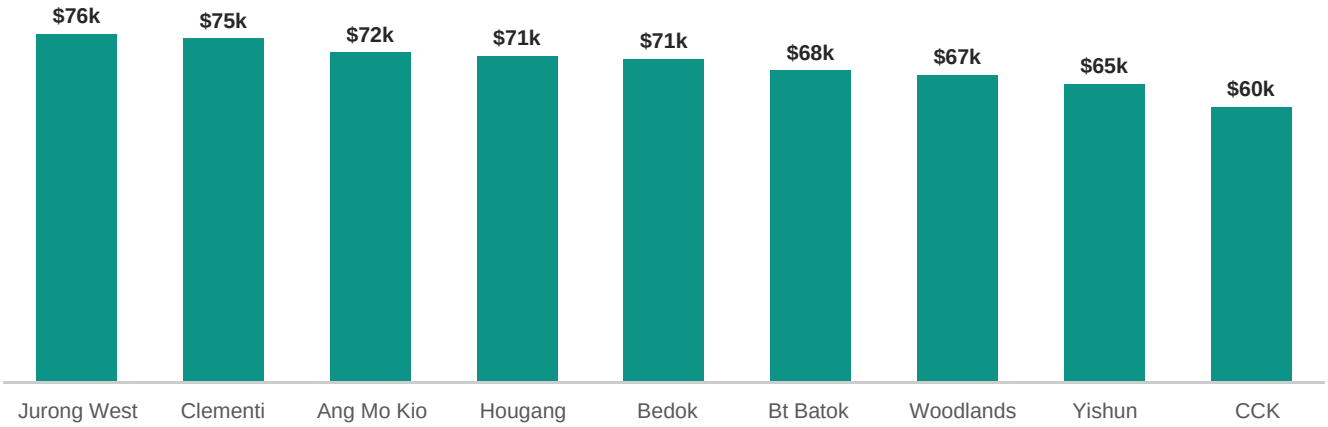
Median price by flat type (number sold), December 1991



Median 4-room price by town, dearest first



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



Town by town, December 1991

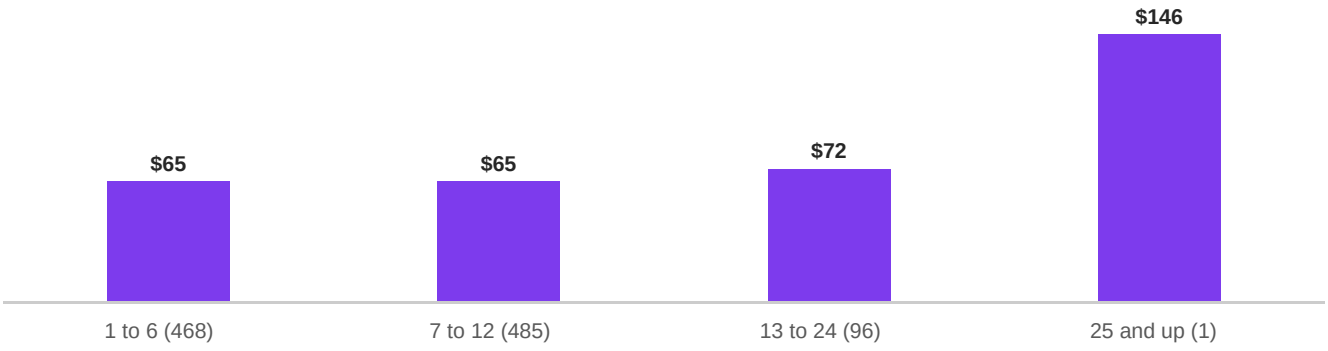
Ang Mo Kio: 144 sold - median $47,000 - 4-room median $72,000 - $64 psf
Bedok: 102 sold - median $58,000 - 4-room median $70,500 - $70 psf
Bishan: 18 sold - median $143,300 - 4-room median $93,000 - $133 psf
Bukit Batok: 72 sold - median $55,000 - 4-room median $68,000 - $65 psf
Bukit Merah: 49 sold - median $59,000 - 4-room median $92,000 - $84 psf

Bukit Panjang: 1 sold - median $115,000 - 4-room median n/a - $73 psf
Bukit Timah: 1 sold - median $176,000 - 4-room median n/a - $131 psf
Central Area: 15 sold - median $45,000 - 4-room median n/a - $79 psf
Choa Chu Kang: 7 sold - median $70,000 - 4-room median $60,000 - $70 psf
Clementi: 47 sold - median $52,000 - 4-room median $75,000 - $65 psf
Geylang: 42 sold - median $60,000 - 4-room median $86,000 - $74 psf
Hougang: 82 sold - median $64,000 - 4-room median $71,200 - $69 psf
Jurong East: 36 sold - median $47,000 - 4-room median $80,000 - $64 psf
Jurong West: 59 sold - median $42,000 - 4-room median $76,000 - $55 psf
Kallang/Whampoa: 40 sold - median $55,000 - 4-room median $100,000 - $72 psf
Marine Parade: 11 sold - median $50,000 - 4-room median n/a - $69 psf
Queenstown: 48 sold - median $40,000 - 4-room median $109,000 - $56 psf
Serangoon: 32 sold - median $62,500 - 4-room median $91,000 - $83 psf
Tampines: 60 sold - median $80,000 - 4-room median $88,000 - $78 psf
Toa Payoh: 63 sold - median $40,500 - 4-room median $96,000 - $58 psf
Woodlands: 38 sold - median $36,250 - 4-room median $67,000 - $48 psf
Yishun: 83 sold - median $62,000 - 4-room median $65,000 - $68 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1991

$272,000 Blk 846 Sims Ave, Geylang

Executive - storey 10 to 12 - 1,604 sqft - $170 psf - 93 yrs lease left

$252,500 Blk 53 Pipit Rd, Geylang

Executive - storey 07 to 09 - 1,572 sqft - $161 psf - 94 yrs lease left

$250,000 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 04 to 06 - 1,593 sqft - $157 psf - 94 yrs lease left

$245,000 Blk 131 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,625 sqft - $151 psf - 92 yrs lease left

$240,000 Blk 141 Lor Ah Soo, Hougang
Executive - storey 07 to 09 - 1,668 sqft - $144 psf - 93 yrs lease left

$233,000 Blk 168 Bishan St 13, Bishan
5-room - storey 16 to 18 - 1,302 sqft - $179 psf - 94 yrs lease left

$232,000 Blk 107 Jln Rajah, Kallang/Whampoa
5-room - storey 07 to 09 - 1,496 sqft - $155 psf - 92 yrs lease left

$230,000 Blk 716 Bedok Reservoir Rd, Bedok
Executive - storey 13 to 15 - 1,539 sqft - $149 psf - 92 yrs lease left

$228,000 Blk 45 Teban Gdns Rd, Jurong East
Executive - storey 01 to 03 - 1,636 sqft - $139 psf - 94 yrs lease left

$225,000 Blk 122 Potong Pasir Ave 1, Toa Payoh
5-room - storey 16 to 18 - 1,453 sqft - $155 psf - 92 yrs lease left

The 5 most affordable 4-room flats, December 1991

$45,000 Blk 771 Yishun Ave 3, Yishun
4-room - storey 04 to 06 - 904 sqft - $50 psf - 93 yrs lease left

$46,500 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $50 psf - 83 yrs lease left

$48,000 Blk 174 Yishun Ave 7, Yishun
4-room - storey 01 to 03 - 947 sqft - $51 psf - 95 yrs lease left

$50,000 Blk 639 Yishun St 61, Yishun
4-room - storey 04 to 06 - 904 sqft - $55 psf - 95 yrs lease left

$50,000 Blk 765 Yishun St 72, Yishun
4-room - storey 10 to 12 - 904 sqft - $55 psf - 93 yrs lease left

The 10 busiest streets, December 1991

Ang Mo Kio Ave 10, Ang Mo Kio: 41 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 34 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 21 sales
Bedok Reservoir Rd, Bedok: 21 sales
Marsiling Dr, Woodlands: 20 sales
Yishun Ring Rd, Yishun: 20 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 18 sales
Bedok Nth St 3, Bedok: 18 sales
Hougang Ave 8, Hougang: 16 sales
Yishun St 11, Yishun: 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