HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1992

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:49 pm.
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January 1992 in full

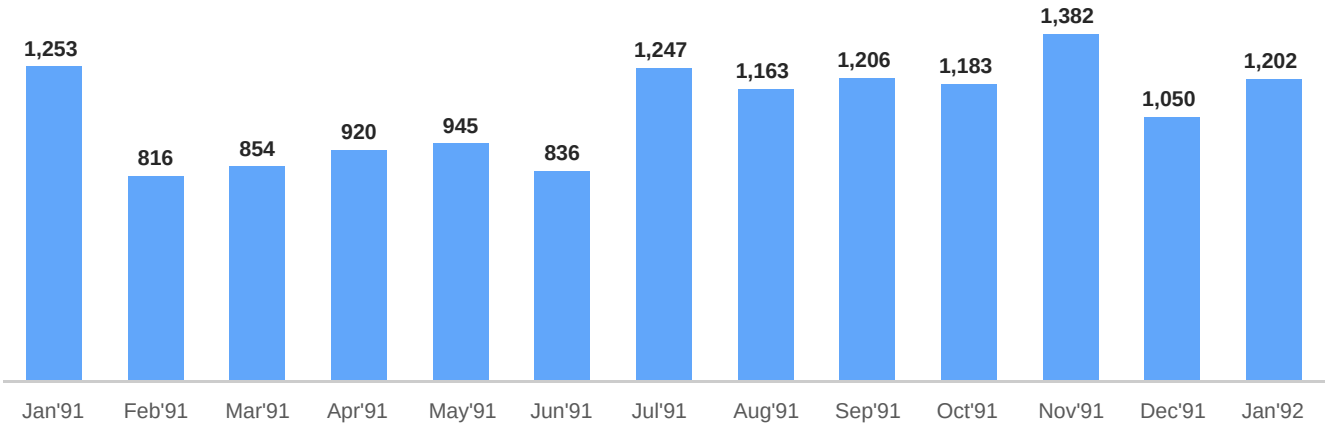
Flats sold: 1,202 Median price: $56,750 Median $psf: $69
Million-dollar flats: 0 (0.0%) Highest price: $275,000 (Geylang)

Against the month before: sales +14.5%, median price +7.1%. Against a year ago: sales -4.1%, median price -0.4%.

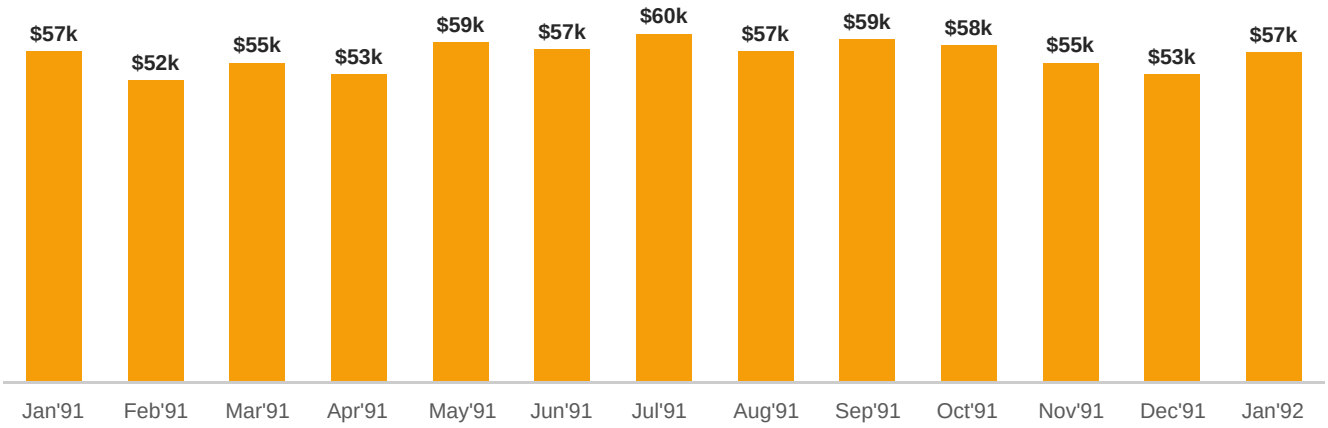
At a glance

- 1,202 HDB resale flats changed hands in January 1992, 14.5% more than the month before (1,050).
- Half of all flats sold for $56,750 or less (the median price), up 7.1% from the month before.
- A typical 4-room flat sold for $80,000 (317 sales), or about $79 per square foot.
- The highest price was $275,000 for an executive flat at Blk 132 Geylang East Ave 1, Geylang.
- For a 4-room flat, the most affordable town was Woodlands (median $55,000) and the dearest was Kallang/Whampoa (median $120,250).
- The busiest town was Bedok with 139 sales.

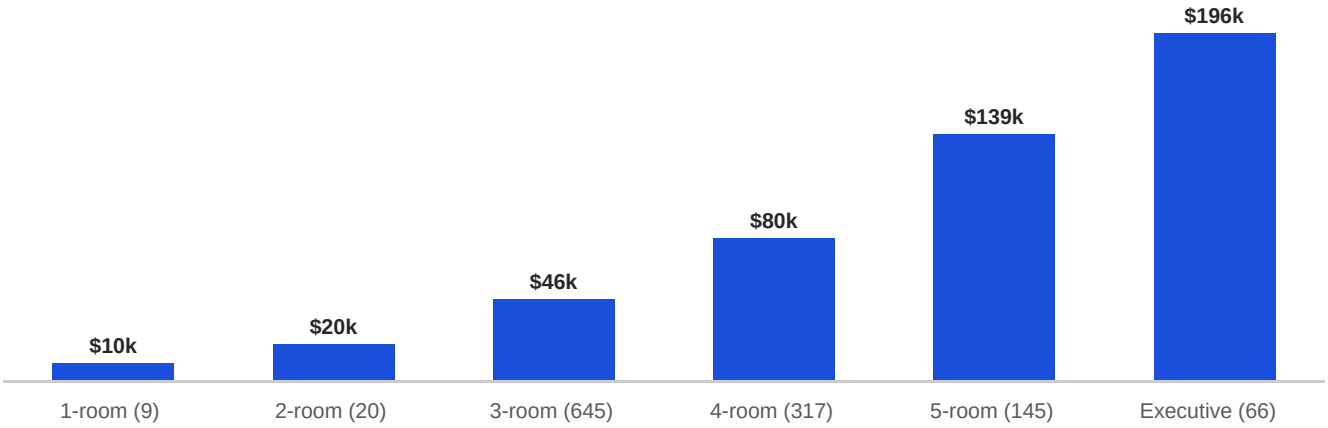
Flats sold each month, last 13 months



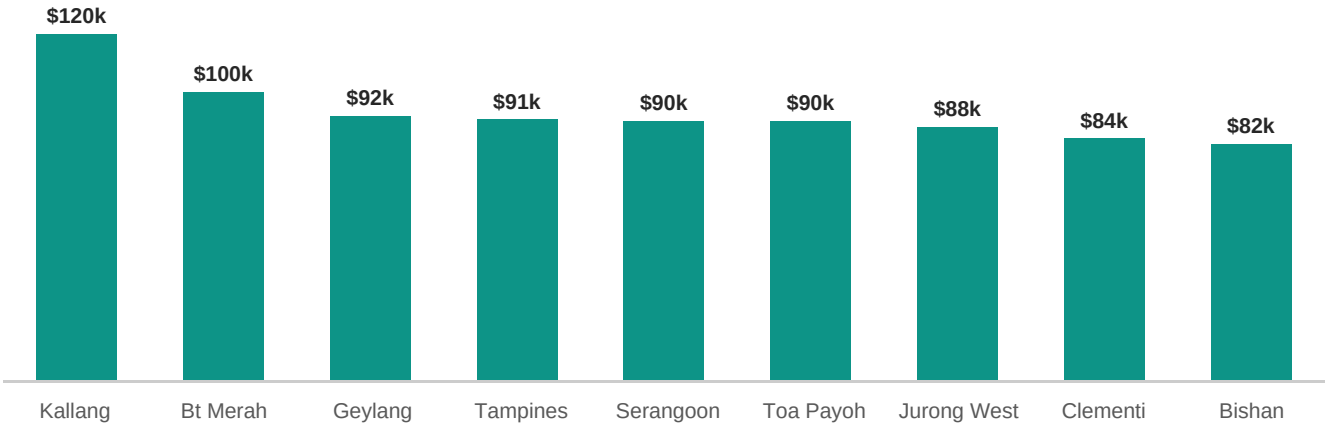
Median price each month, last 13 months



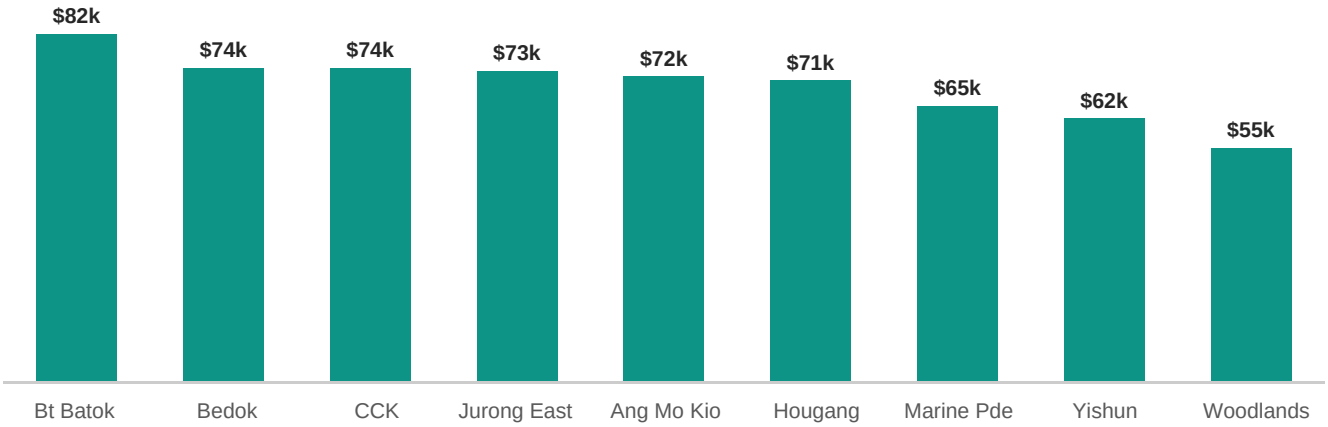
Median price by flat type (number sold), January 1992



Median 4-room price by town, dearest first



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



Town by town, January 1992

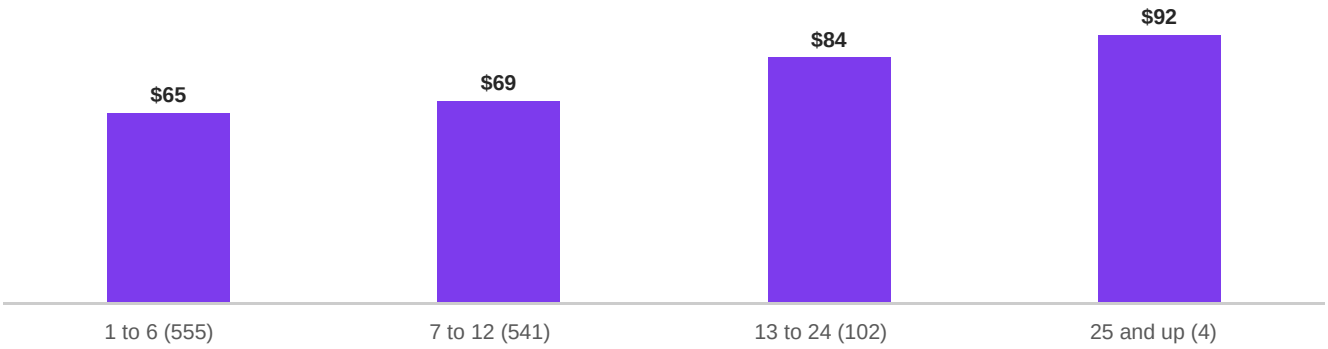
Ang Mo Kio: 125 sold - median $47,000 - 4-room median $72,000 - $64 psf
Bedok: 139 sold - median $57,000 - 4-room median $74,000 - $71 psf
Bishan: 25 sold - median $100,000 - 4-room median $82,000 - $96 psf
Bukit Batok: 87 sold - median $70,000 - 4-room median $82,000 - $73 psf
Bukit Merah: 57 sold - median $48,000 - 4-room median $100,000 - $71 psf

Bukit Panjang: 7 sold - median $59,000 - 4-room median n/a - $75 psf
Bukit Timah: 3 sold - median $57,000 - 4-room median n/a - $84 psf
Central Area: 9 sold - median $65,000 - 4-room median n/a - $85 psf
Choa Chu Kang: 22 sold - median $57,000 - 4-room median $74,000 - $71 psf
Clementi: 76 sold - median $48,750 - 4-room median $84,000 - $65 psf
Geylang: 50 sold - median $84,750 - 4-room median $91,750 - $86 psf
Hougang: 66 sold - median $60,000 - 4-room median $71,000 - $71 psf
Jurong East: 38 sold - median $55,000 - 4-room median $73,200 - $65 psf
Jurong West: 79 sold - median $57,000 - 4-room median $88,000 - $66 psf
Kallang/Whampoa: 54 sold - median $55,950 - 4-room median $120,250 - $74 psf
Lim Chu Kang: 2 sold - median $22,000 - 4-room median n/a - $35 psf
Marine Parade: 17 sold - median $65,000 - 4-room median $65,000 - $70 psf
Queenstown: 48 sold - median $33,500 - 4-room median n/a - $51 psf
Sengkang: 1 sold - median $35,000 - 4-room median n/a - $48 psf
Serangoon: 28 sold - median $88,000 - 4-room median $90,000 - $92 psf
Tampines: 78 sold - median $90,850 - 4-room median $90,500 - $80 psf
Toa Payoh: 64 sold - median $40,000 - 4-room median $90,000 - $57 psf
Woodlands: 38 sold - median $38,000 - 4-room median $55,000 - $50 psf
Yishun: 89 sold - median $63,000 - 4-room median $62,000 - $70 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1992

$275,000 Blk 132 Geylang East Ave 1, Geylang

Executive - storey 16 to 18 - 1,572 sqft - $175 psf - 94 yrs lease left

$255,000 Blk 134 Bishan St 12, Bishan

Executive - storey 10 to 12 - 1,625 sqft - $157 psf - 93 yrs lease left

$251,000 Blk 116 Clementi St 13, Clementi

Executive - storey 04 to 06 - 1,604 sqft - $157 psf - 91 yrs lease left

$240,000 Blk 719 Bedok Reservoir Rd, Bedok

Executive - storey 07 to 09 - 1,593 sqft - $151 psf - 91 yrs lease left

$240,000 Blk 131 Geylang East Ave 1, Geylang

Executive - storey 01 to 03 - 1,615 sqft - $149 psf - 94 yrs lease left

$237,500 Blk 334 Ubi Ave 1, Geylang

Executive - storey 10 to 12 - 1,572 sqft - $151 psf - 93 yrs lease left

$235,000 Blk 319 Serangoon Ave 2, Serangoon

Executive - storey 07 to 09 - 1,582 sqft - $149 psf - 92 yrs lease left

$232,000 Blk 132 Geylang East Ave 1, Geylang

Executive - storey 07 to 09 - 1,561 sqft - $149 psf - 94 yrs lease left

$230,000 Blk 145 Bedok Reservoir Rd, Bedok

Executive - storey 01 to 03 - 1,539 sqft - $149 psf - 94 yrs lease left

$230,000 Blk 186 Bishan St 13, Bishan

Executive - storey 04 to 06 - 1,572 sqft - $146 psf - 94 yrs lease left

The 5 most affordable 4-room flats, January 1992

$35,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $37 psf - 83 yrs lease left

$43,000 Blk 728 Yishun St 71, Yishun

4-room - storey 04 to 06 - 904 sqft - $48 psf - 94 yrs lease left

$45,000 Blk 609 Yishun St 61, Yishun

4-room - storey 01 to 03 - 904 sqft - $50 psf - 93 yrs lease left

$45,000 Blk 635 Yishun St 61, Yishun

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

$47,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $49 psf - 81 yrs lease left

The 10 busiest streets, January 1992

Bedok Reservoir Rd, Bedok: 34 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Bedok Nth St 3, Bedok: 25 sales
Yishun Ring Rd, Yishun: 23 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 22 sales
Marsiling Dr, Woodlands: 20 sales
Jurong West St 42, Jurong West: 19 sales
Bedok Nth Rd, Bedok: 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