HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1992

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

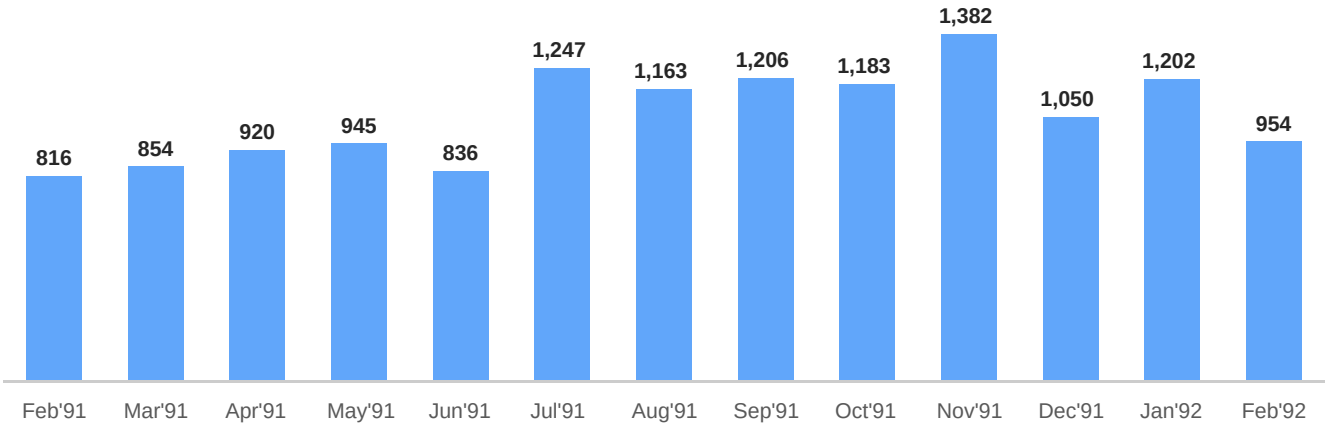
Flats sold: 954 Median price: $58,000 Median $psf: $70
Million-dollar flats: 0 (0.0%) Highest price: $270,000 (Bishan)

Against the month before: sales -20.6%, median price +2.2%. Against a year ago: sales +16.9%, median price +11.5%.

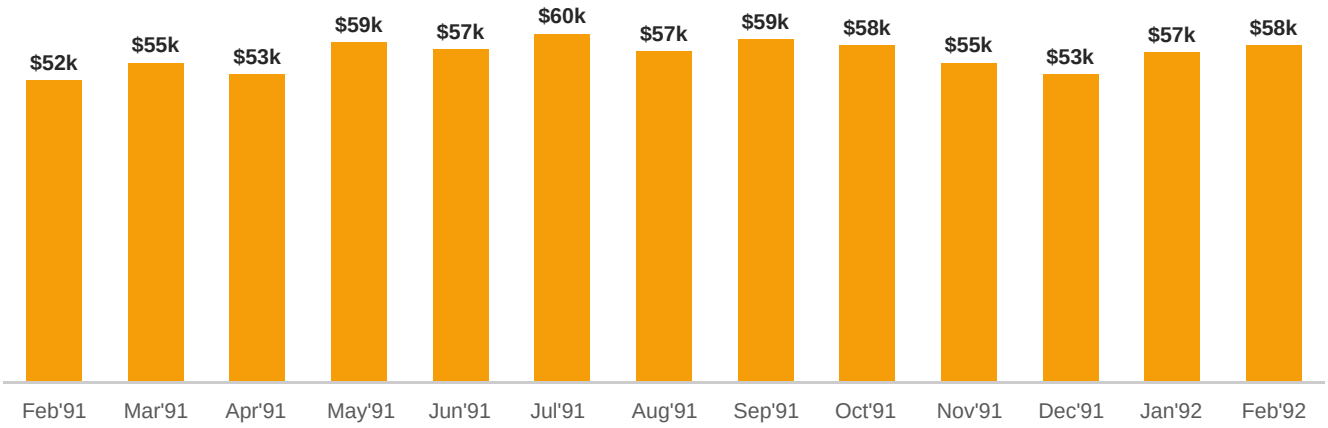
At a glance

- 954 HDB resale flats changed hands in February 1992, 20.6% fewer than the month before (1,202).
- Half of all flats sold for $58,000 or less (the median price), up 2.2% from the month before.
- A typical 4-room flat sold for $80,000 (264 sales), or about $78 per square foot.
- The highest price was $270,000 for an executive flat at Blk 301 Shunfu Rd, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $57,000) and the dearest was Kallang/Whampoa (median $120,000).
- The busiest town was Bedok with 104 sales.

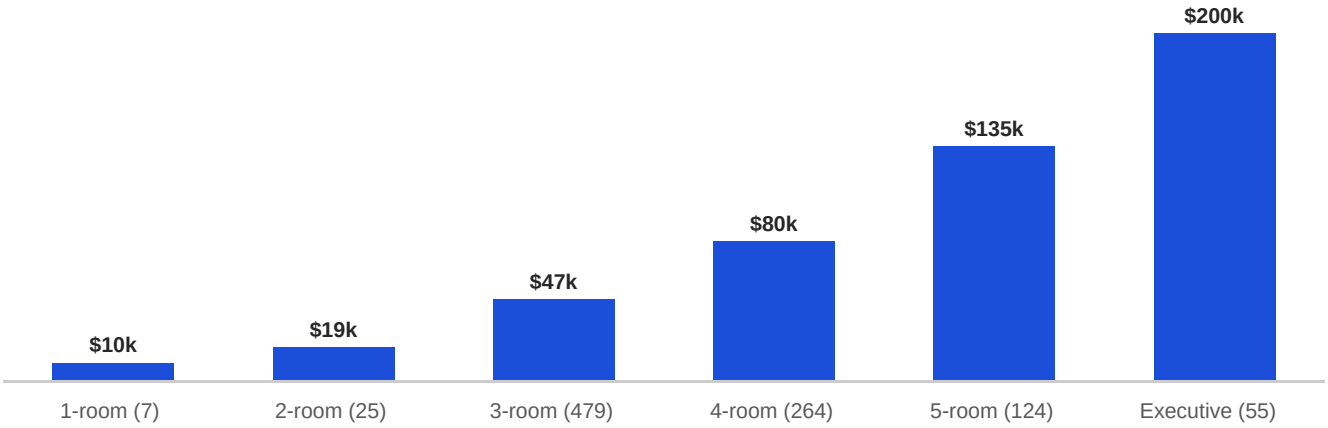
Flats sold each month, last 13 months



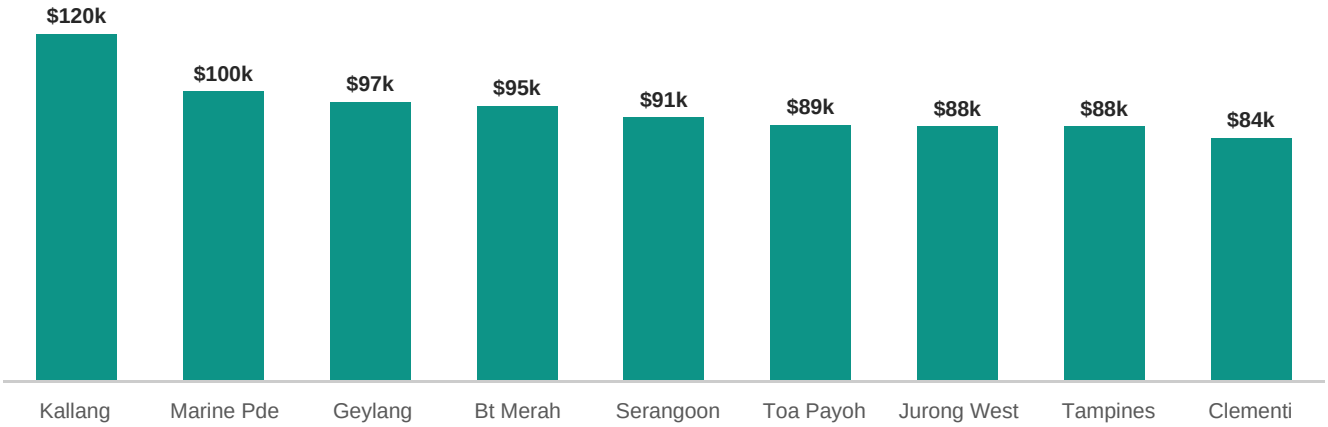
Median price each month, last 13 months



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



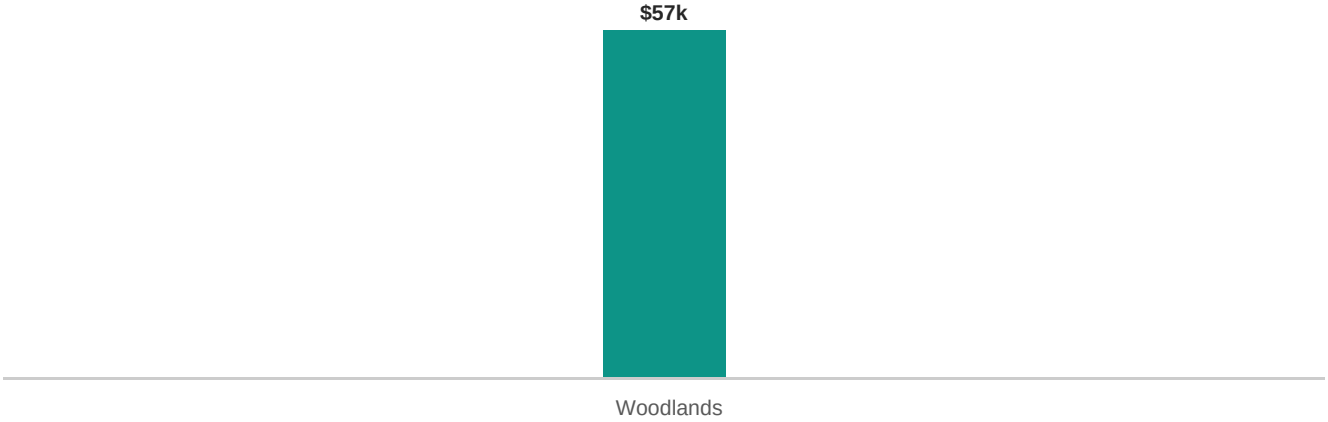
Median 4-room price by town, dearest first



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



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



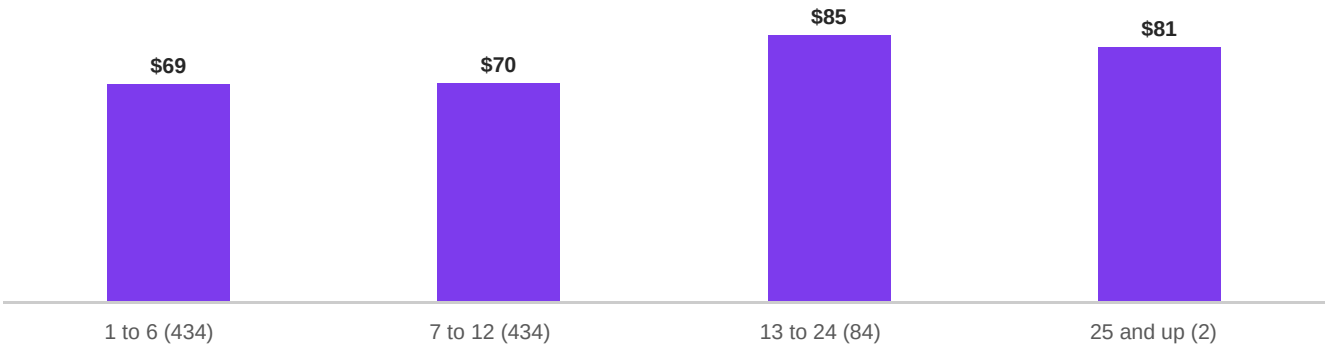
Town by town, February 1992

Ang Mo Kio: 98 sold - median $49,000 - 4-room median $70,000 - $65 psf
Bedok: 104 sold - median $64,800 - 4-room median $72,000 - $71 psf
Bishan: 22 sold - median $103,500 - 4-room median $83,500 - $102 psf
Bukit Batok: 66 sold - median $63,500 - 4-room median $70,500 - $71 psf
Bukit Merah: 48 sold - median $55,000 - 4-room median $95,000 - $75 psf
Bukit Panjang: 3 sold - median $60,000 - 4-room median n/a - $76 psf
Bukit Timah: 1 sold - median $109,000 - 4-room median n/a - $114 psf
Central Area: 10 sold - median $71,750 - 4-room median n/a - $100 psf
Choa Chu Kang: 17 sold - median $74,700 - 4-room median $70,000 - $75 psf
Clementi: 58 sold - median $47,000 - 4-room median $84,000 - $65 psf
Geylang: 37 sold - median $48,000 - 4-room median $96,500 - $71 psf
Hougang: 50 sold - median $74,250 - 4-room median $80,000 - $74 psf
Jurong East: 38 sold - median $48,000 - 4-room median $62,000 - $60 psf
Jurong West: 49 sold - median $60,000 - 4-room median $88,000 - $72 psf
Kallang/Whampoa: 40 sold - median $59,000 - 4-room median $120,000 - $79 psf
Lim Chu Kang: 1 sold - median $31,900 - 4-room median n/a - $50 psf
Marine Parade: 16 sold - median $82,500 - 4-room median $100,000 - $102 psf
Queenstown: 43 sold - median $30,000 - 4-room median $66,000 - $45 psf
Sembawang: 2 sold - median $31,500 - 4-room median n/a - $46 psf
Serangoon: 23 sold - median $91,000 - 4-room median $91,000 - $94 psf
Tampines: 87 sold - median $85,000 - 4-room median $88,000 - $78 psf
Toa Payoh: 49 sold - median $47,000 - 4-room median $88,500 - $65 psf
Woodlands: 17 sold - median $36,800 - 4-room median $57,000 - $48 psf
Yishun: 75 sold - median $58,300 - 4-room median $62,000 - $66 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1992

$270,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 04 to 06 - 1,593 sqft - $169 psf - 92 yrs lease left

$255,000 Blk 321 Serangoon Ave 2, Serangoon
Executive - storey 07 to 09 - 1,582 sqft - $161 psf - 93 yrs lease left

$250,000 Blk 110 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,647 sqft - $152 psf - 91 yrs lease left

$250,000 Blk 133 Geylang East Ave 1, Geylang
Executive - storey 04 to 06 - 1,550 sqft - $161 psf - 94 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

$240,000 Blk 317 Serangoon Ave 2, Serangoon
Executive - storey 07 to 09 - 1,625 sqft - $148 psf - 92 yrs lease left

$240,000 Blk 151 Tampines St 12, Tampines
Executive - storey 04 to 06 - 1,615 sqft - $149 psf - 91 yrs lease left

$238,000 Blk 110 Mcnair Rd, Kallang/Whampoa
Executive - storey 04 to 06 - 1,507 sqft - $158 psf - 94 yrs lease left

$237,000 Blk 20 Joo Seng Rd, Toa Payoh
Executive - storey 01 to 03 - 1,625 sqft - $146 psf - 95 yrs lease left

$233,168 Blk 141 Lor Ah Soo, Hougang
Executive - storey 04 to 06 - 1,615 sqft - $144 psf - 92 yrs lease left

The 5 most affordable 4-room flats, February 1992

$45,000 Blk 713 Yishun St 71, Yishun

4-room - storey 07 to 09 - 904 sqft - $50 psf - 94 yrs lease left

$45,000 Blk 31 Teban Gdns Rd, Jurong East

4-room - storey 10 to 12 - 1,066 sqft - $42 psf - 88 yrs lease left

$46,400 Blk 113 Woodlands St 13, Woodlands

4-room - storey 07 to 09 - 980 sqft - $47 psf - 94 yrs lease left

$48,000 Blk 507 West Coast Dr, Clementi

4-room - storey 07 to 09 - 893 sqft - $54 psf - 85 yrs lease left

$50,000 Blk 526 Hougang Ave 6, Hougang

4-room - storey 10 to 12 - 904 sqft - $55 psf - 95 yrs lease left

The 10 busiest streets, February 1992

Bedok Reservoir Rd, Bedok: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Yishun Ring Rd, Yishun: 21 sales
Bedok Nth Rd, Bedok: 20 sales
Tampines St 21, Tampines: 18 sales
Tampines St 41, Tampines: 16 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 15 sales
Clementi Ave 4, Clementi: 14 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 12 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