HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1992

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

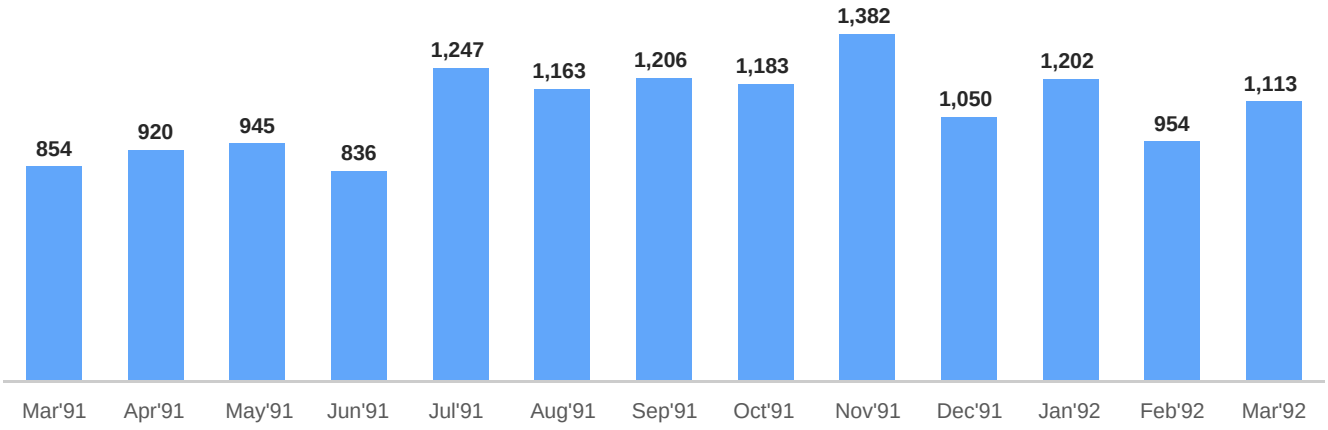
Flats sold: 1,113 Median price: $61,000 Median $psf: $72
Million-dollar flats: 0 (0.0%) Highest price: $280,000 (Geylang)

Against the month before: sales +16.7%, median price +5.2%. Against a year ago: sales +30.3%, median price +10.9%.

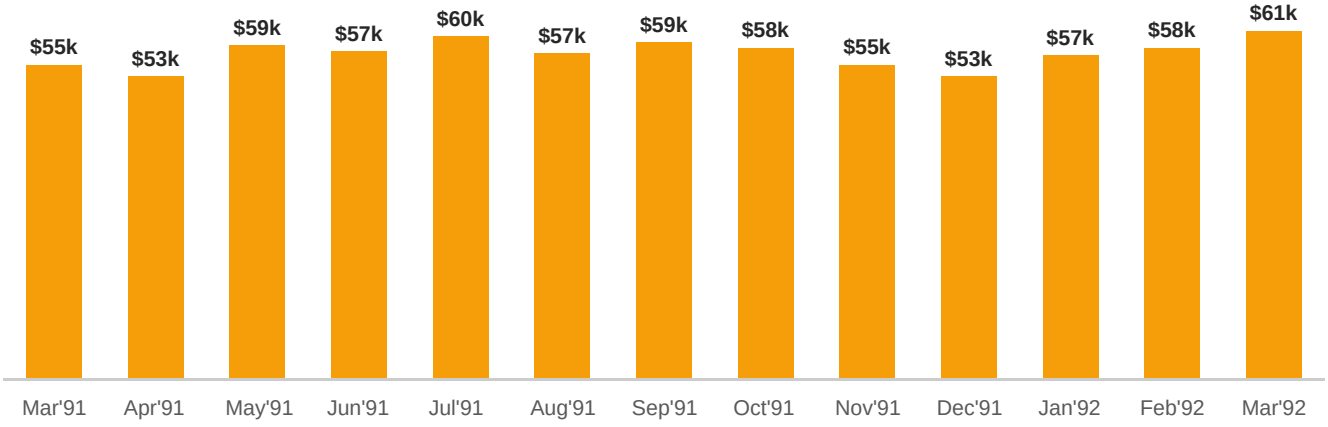
At a glance

- 1,113 HDB resale flats changed hands in March 1992, 16.7% more than the month before (954).
- Half of all flats sold for $61,000 or less (the median price), up 5.2% from the month before.
- A typical 4-room flat sold for $82,000 (297 sales), or about $80 per square foot.
- The highest price was $280,000 for an executive flat at Blk 846 Sims Ave, Geylang.
- For a 4-room flat, the most affordable town was Yishun (median $62,000) and the dearest was Central Area (median $126,500).
- The busiest town was Bedok with 141 sales.

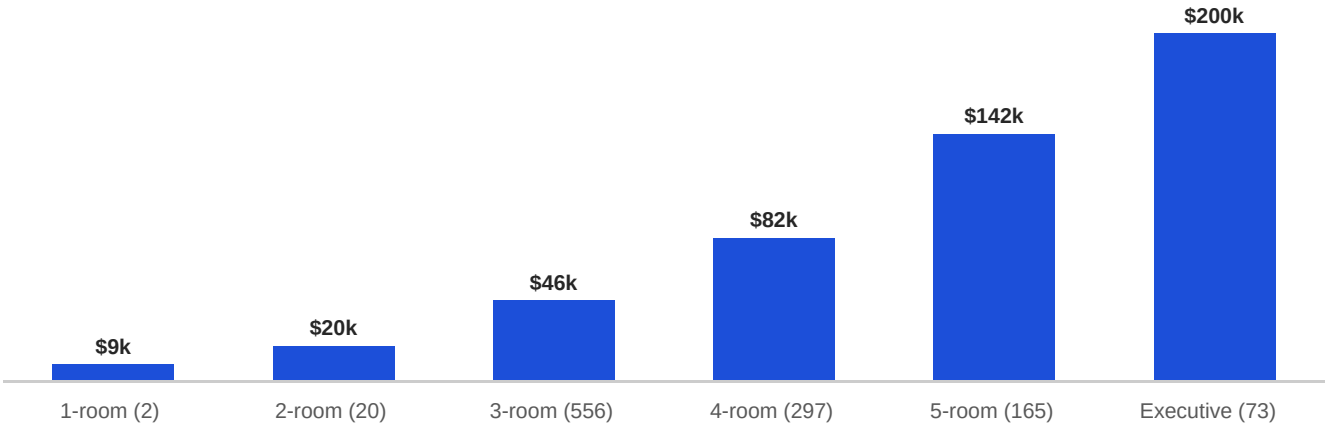
Flats sold each month, last 13 months



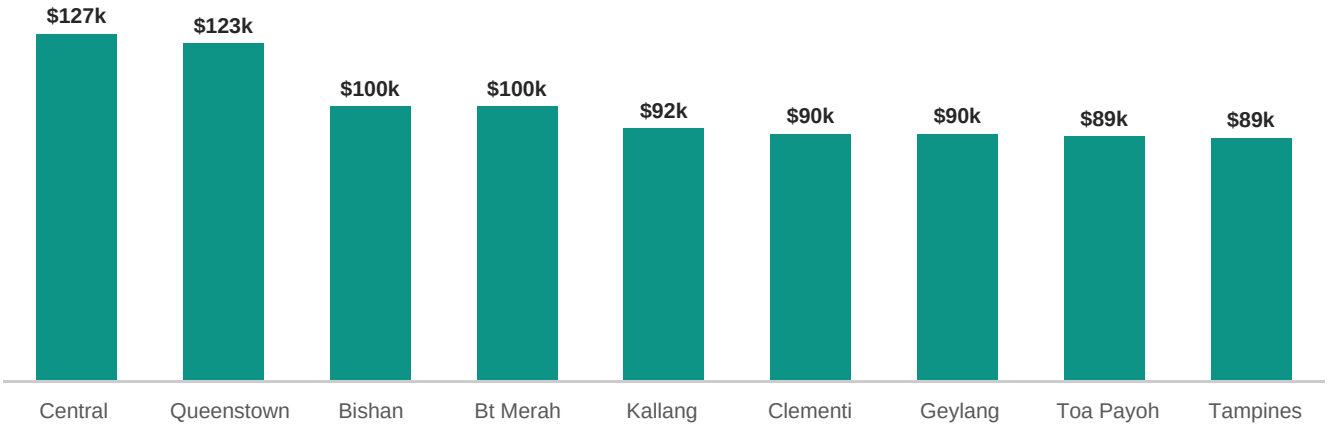
Median price each month, last 13 months



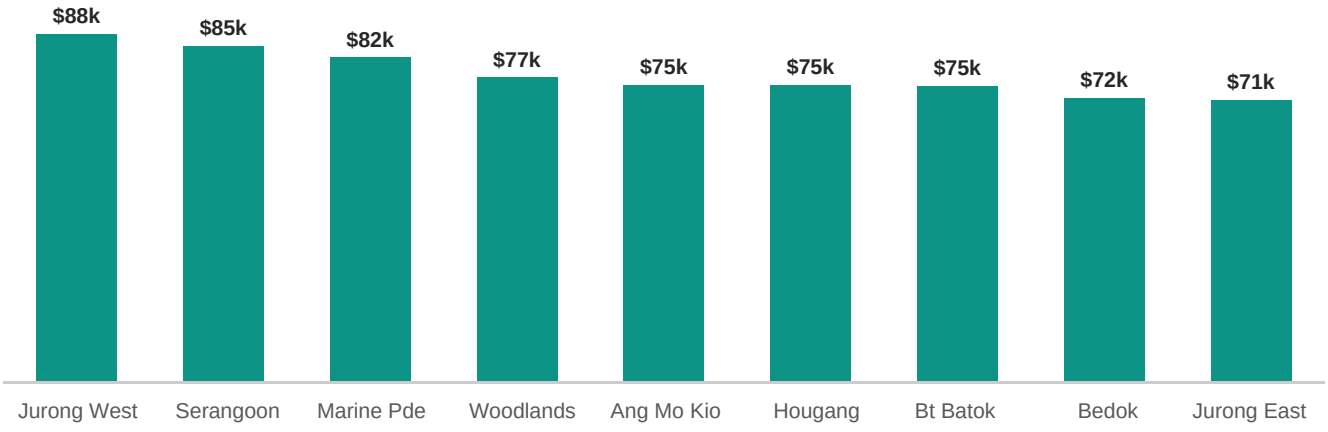
Median price by flat type (number sold), March 1992



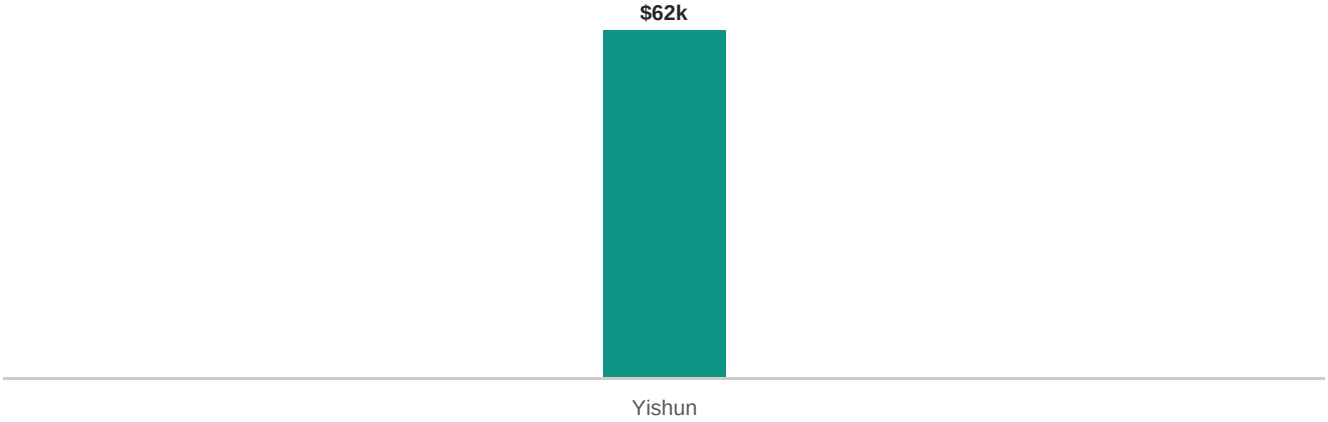
Median 4-room price by town, dearest first



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



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



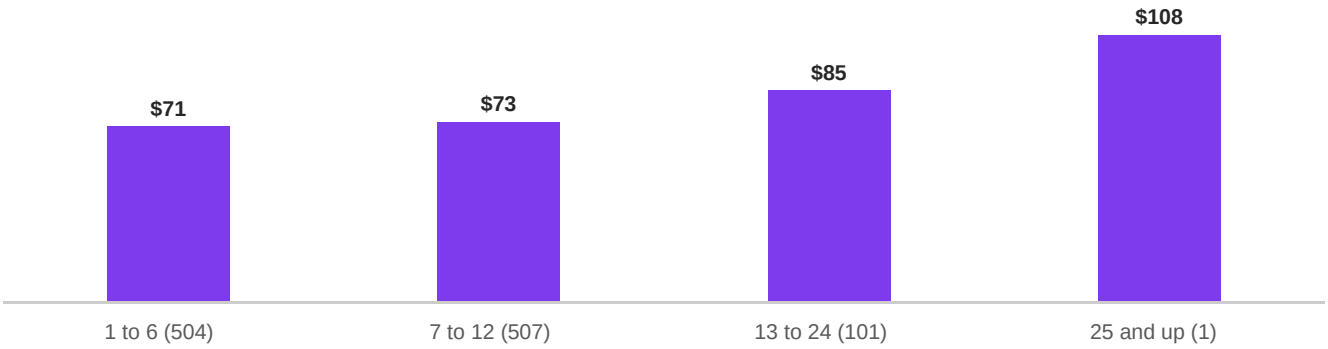
Town by town, March 1992

Ang Mo Kio: 97 sold - median $47,000 - 4-room median $75,000 - $64 psf
Bedok: 141 sold - median $57,000 - 4-room median $71,800 - $69 psf
Bishan: 28 sold - median $156,000 - 4-room median $100,000 - $137 psf
Bukit Batok: 93 sold - median $60,000 - 4-room median $74,750 - $73 psf
Bukit Merah: 44 sold - median $65,000 - 4-room median $100,000 - $83 psf
Bukit Panjang: 4 sold - median $65,000 - 4-room median n/a - $77 psf
Bukit Timah: 1 sold - median $47,000 - 4-room median n/a - $69 psf
Central Area: 15 sold - median $64,000 - 4-room median $126,500 - $87 psf
Choa Chu Kang: 14 sold - median $52,500 - 4-room median n/a - $61 psf
Clementi: 59 sold - median $59,000 - 4-room median $90,000 - $69 psf
Geylang: 55 sold - median $63,000 - 4-room median $90,000 - $80 psf
Hougang: 68 sold - median $88,000 - 4-room median $75,000 - $81 psf
Jurong East: 44 sold - median $66,000 - 4-room median $71,250 - $68 psf
Jurong West: 52 sold - median $71,450 - 4-room median $88,000 - $73 psf
Kallang/Whampoa: 47 sold - median $65,000 - 4-room median $92,000 - $84 psf
Lim Chu Kang: 2 sold - median $28,500 - 4-room median n/a - $37 psf
Marine Parade: 23 sold - median $60,000 - 4-room median $82,000 - $84 psf
Pasir Ris: 2 sold - median $125,000 - 4-room median n/a - $92 psf
Queenstown: 52 sold - median $40,000 - 4-room median $123,000 - $59 psf
Serangoon: 24 sold - median $83,500 - 4-room median $85,000 - $93 psf
Tampines: 92 sold - median $88,000 - 4-room median $88,500 - $80 psf
Toa Payoh: 49 sold - median $44,000 - 4-room median $89,000 - $62 psf
Woodlands: 23 sold - median $35,000 - 4-room median $77,000 - $41 psf
Yishun: 84 sold - median $62,150 - 4-room median $62,000 - $69 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1992

$280,000 Blk 846 Sims Ave, Geylang
Executive - storey 10 to 12 - 1,604 sqft - $175 psf - 92 yrs lease left

$275,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 07 to 09 - 1,593 sqft - $173 psf - 92 yrs lease left

$273,000 Blk 318 Serangoon Ave 2, Serangoon
Executive - storey 01 to 03 - 1,625 sqft - $168 psf - 92 yrs lease left

$272,000 Blk 237 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,572 sqft - $173 psf - 93 yrs lease left

$265,000 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 10 to 12 - 1,593 sqft - $166 psf - 93 yrs lease left

$263,000 Blk 116 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,604 sqft - $164 psf - 91 yrs lease left

$260,000 Blk 7 Kim Tian Pl, Bukit Merah
5-room - storey 16 to 18 - 1,410 sqft - $184 psf - 91 yrs lease left

$258,000 Blk 44 Lengkok Bahru, Bukit Merah
5-room - storey 01 to 03 - 1,496 sqft - $172 psf - 91 yrs lease left

$251,300 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 07 to 09 - 1,593 sqft - $158 psf - 93 yrs lease left

$250,000 Blk 124 Geylang East Ave 1, Geylang
5-room - storey 16 to 18 - 1,421 sqft - $176 psf - 90 yrs lease left

The 5 most affordable 4-room flats, March 1992

$35,000 Blk 4 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 01 to 03 - 893 sqft - $39 psf - 87 yrs lease left

$43,000 Blk 8 Bedok Sth Ave 2, Bedok

4-room - storey 07 to 09 - 883 sqft - $49 psf - 83 yrs lease left

$47,000 Blk 422 Jurong West St 42, Jurong West

4-room - storey 04 to 06 - 904 sqft - $52 psf - 92 yrs lease left

$49,000 Blk 416 Tampines St 41, Tampines

4-room - storey 07 to 09 - 904 sqft - $54 psf - 94 yrs lease left

$50,000 Blk 620 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 915 sqft - $55 psf - 94 yrs lease left

The 10 busiest streets, March 1992

Bedok Reservoir Rd, Bedok: 40 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Yishun Ring Rd, Yishun: 20 sales
Bedok Nth St 3, Bedok: 19 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 18 sales
Jurong West St 42, Jurong West: 17 sales
Tampines St 21, Tampines: 17 sales
Bedok Nth Rd, Bedok: 16 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 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