HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1992

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

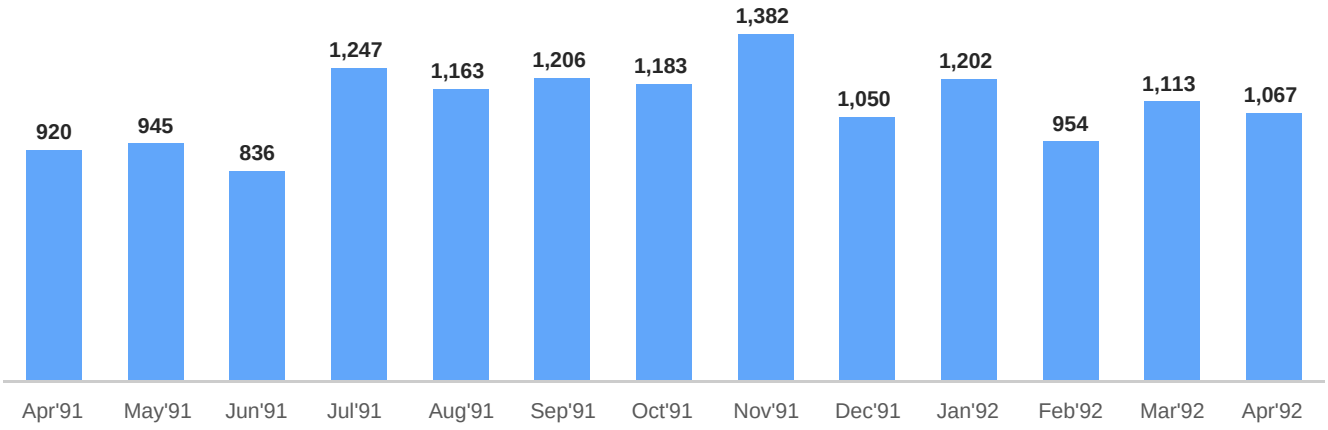
Flats sold: 1,067 Median price: $62,300 Median $psf: $72
Million-dollar flats: 0 (0.0%) Highest price: $295,000 (Bishan)

Against the month before: sales -4.1%, median price +2.1%. Against a year ago: sales +16.0%, median price +17.7%.

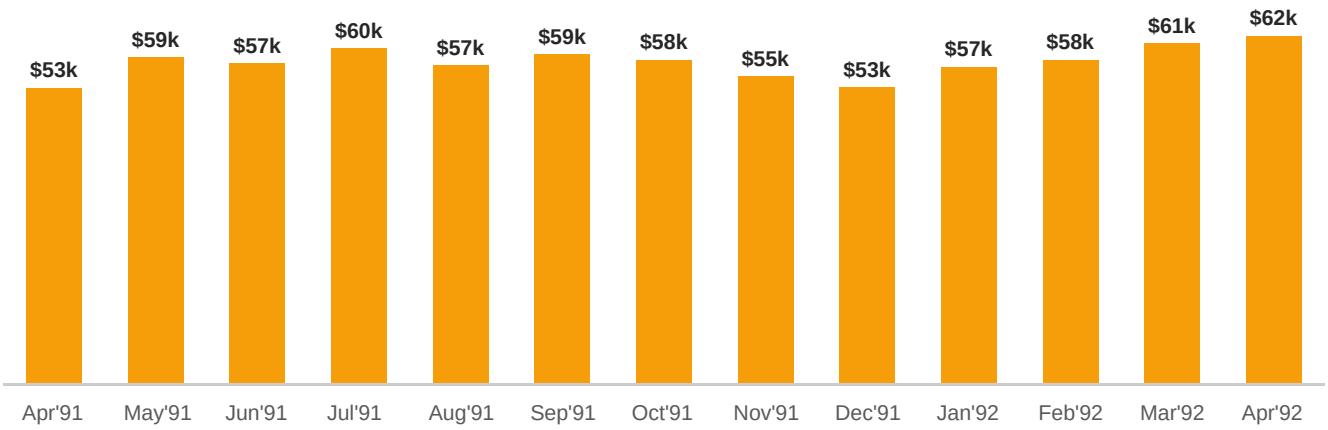
At a glance

- 1,067 HDB resale flats changed hands in April 1992, 4.1% fewer than the month before (1,113).
- Half of all flats sold for $62,300 or less (the median price), up 2.1% from the month before.
- A typical 4-room flat sold for $86,000 (293 sales), or about $82 per square foot.
- The highest price was $295,000 for an executive flat at Blk 119 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $65,000) and the dearest was Bishan (median $122,000).
- The busiest town was Bedok with 139 sales.

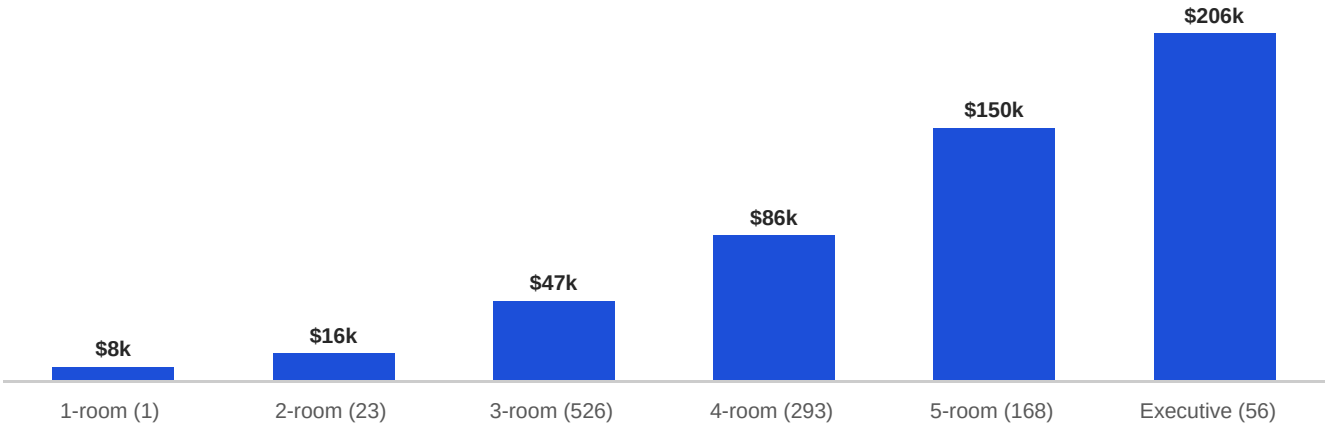
Flats sold each month, last 13 months



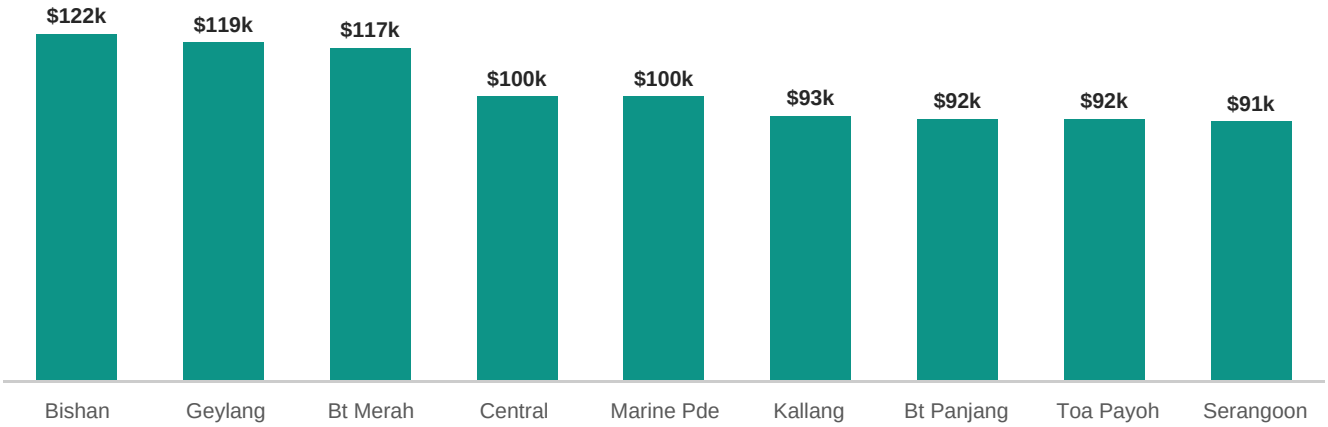
Median price each month, last 13 months



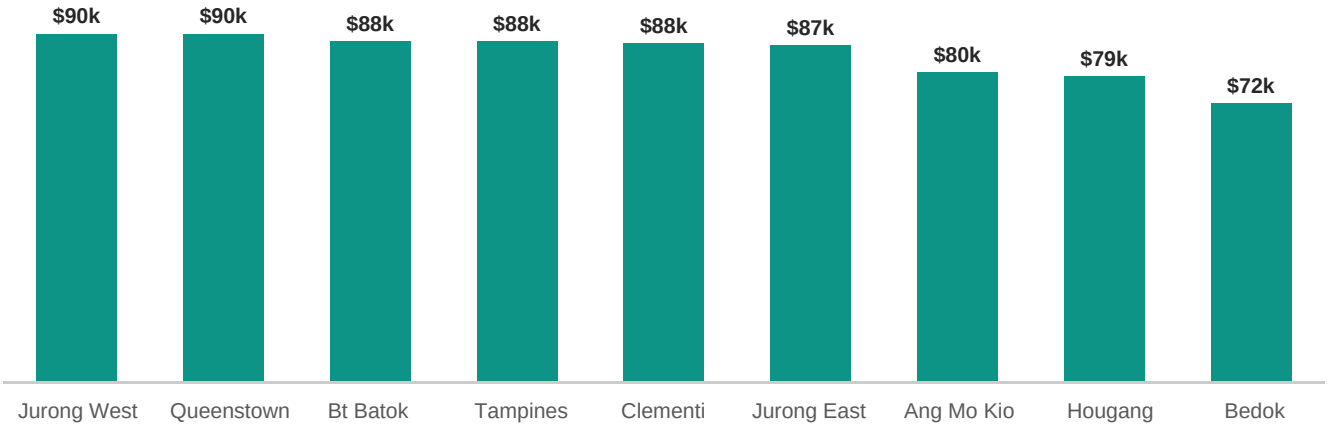
Median price by flat type (number sold), April 1992



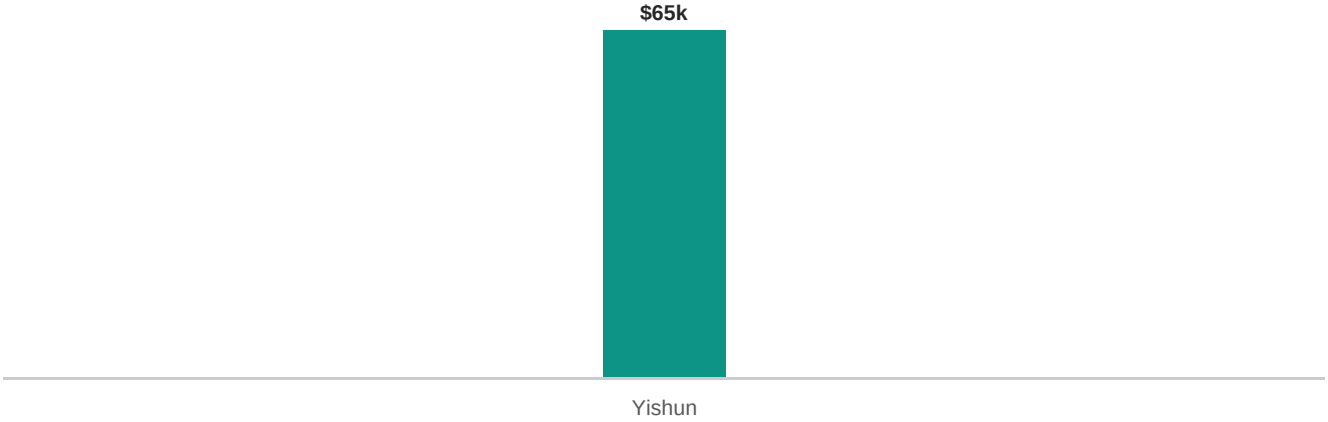
Median 4-room price by town, dearest first



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



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



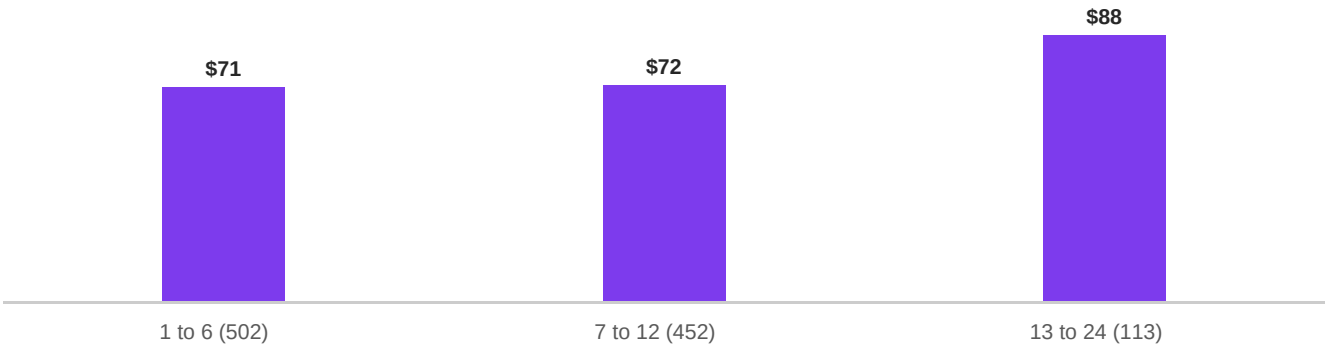
Town by town, April 1992

Ang Mo Kio: 88 sold - median $47,000 - 4-room median $80,000 - $65 psf
Bedok: 139 sold - median $57,000 - 4-room median $72,000 - $69 psf
Bishan: 23 sold - median $198,000 - 4-room median $122,000 - $152 psf
Bukit Batok: 68 sold - median $71,400 - 4-room median $88,000 - $75 psf
Bukit Merah: 44 sold - median $56,500 - 4-room median $117,000 - $78 psf
Bukit Panjang: 8 sold - median $92,000 - 4-room median $92,000 - $81 psf
Central Area: 16 sold - median $65,000 - 4-room median $100,000 - $87 psf
Choa Chu Kang: 11 sold - median $57,000 - 4-room median n/a - $65 psf
Clementi: 80 sold - median $55,500 - 4-room median $87,500 - $69 psf
Geylang: 47 sold - median $50,000 - 4-room median $119,000 - $71 psf
Hougang: 58 sold - median $75,500 - 4-room median $79,000 - $80 psf
Jurong East: 56 sold - median $75,500 - 4-room median $87,000 - $72 psf
Jurong West: 44 sold - median $88,500 - 4-room median $90,000 - $80 psf
Kallang/Whampoa: 41 sold - median $75,000 - 4-room median $93,000 - $79 psf
Marine Parade: 18 sold - median $83,500 - 4-room median $100,000 - $96 psf
Pasir Ris: 1 sold - median $90,000 - 4-room median n/a - $81 psf
Queenstown: 49 sold - median $37,000 - 4-room median $90,000 - $52 psf
Sengkang: 3 sold - median $50,000 - 4-room median n/a - $68 psf
Serangoon: 34 sold - median $90,500 - 4-room median $91,140 - $96 psf
Tampines: 80 sold - median $81,000 - 4-room median $88,000 - $80 psf
Toa Payoh: 47 sold - median $40,000 - 4-room median $92,000 - $57 psf
Woodlands: 20 sold - median $36,500 - 4-room median n/a - $46 psf
Yishun: 92 sold - median $65,000 - 4-room median $65,000 - $70 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1992

$295,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $181 psf - 94 yrs lease left

$290,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 04 to 06 - 1,550 sqft - $187 psf - 94 yrs lease left

$282,000 Blk 119 Bishan St 12, Bishan
Executive - storey 04 to 06 - 1,625 sqft - $174 psf - 94 yrs lease left

$280,000 Blk 237 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,572 sqft - $178 psf - 93 yrs lease left

$275,000 Blk 105 Jln Rajah, Kallang/Whampoa
Executive - storey 04 to 06 - 1,615 sqft - $170 psf - 91 yrs lease left

$255,000 Blk 167 Bedok Sth Ave 3, Bedok
Executive - storey 07 to 09 - 1,636 sqft - $156 psf - 93 yrs lease left

$255,000 Blk 116 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,733 sqft - $147 psf - 91 yrs lease left

$255,000 Blk 411 Eunos Rd 5, Geylang
5-room - storey 10 to 12 - 1,528 sqft - $167 psf - 91 yrs lease left

$253,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $161 psf - 92 yrs lease left

$250,000 Blk 237 Hougang St 21, Hougang
Executive - storey 07 to 09 - 1,518 sqft - $165 psf - 91 yrs lease left

The 5 most affordable 4-room flats, April 1992

$45,000 Blk 660 Yishun Ave 4, Yishun

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

$45,900 Blk 408 Pandan Gdns, Jurong East

4-room - storey 01 to 03 - 1,044 sqft - $44 psf - 85 yrs lease left

$46,000 Blk 120 Marsiling Rise, Woodlands

4-room - storey 07 to 09 - 1,066 sqft - $43 psf - 92 yrs lease left

$50,000 Blk 725 Yishun St 71, Yishun

4-room - storey 04 to 06 - 958 sqft - $52 psf - 94 yrs lease left

$52,000 Blk 653 Yishun Ave 4, Yishun

4-room - storey 10 to 12 - 904 sqft - $58 psf - 94 yrs lease left

The 10 busiest streets, April 1992

Bedok Reservoir Rd, Bedok: 30 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Bedok Nth Rd, Bedok: 23 sales
Tampines St 21, Tampines: 22 sales
Yishun Ring Rd, Yishun: 22 sales
Lor 1 Toa Payoh, Toa Payoh: 16 sales
Yishun St 61, Yishun: 16 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 14 sales
Hougang Ave 8, Hougang: 14 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.

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