HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1992

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

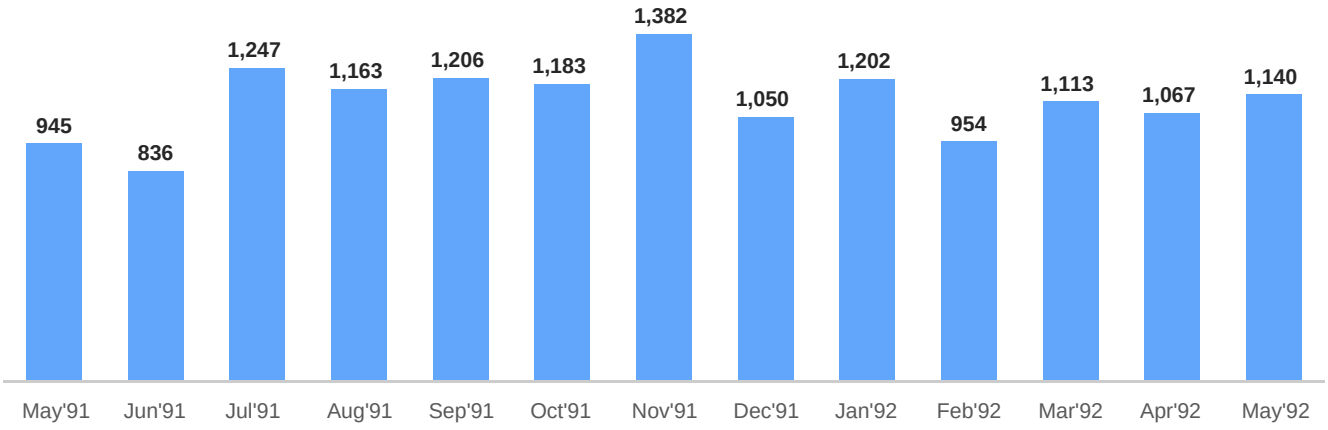
Flats sold: 1,140 Median price: $65,000 Median $psf: $73
Million-dollar flats: 0 (0.0%) Highest price: $300,000 (Bishan)

Against the month before: sales +6.8%, median price +4.3%. Against a year ago: sales +20.6%, median price +11.1%.

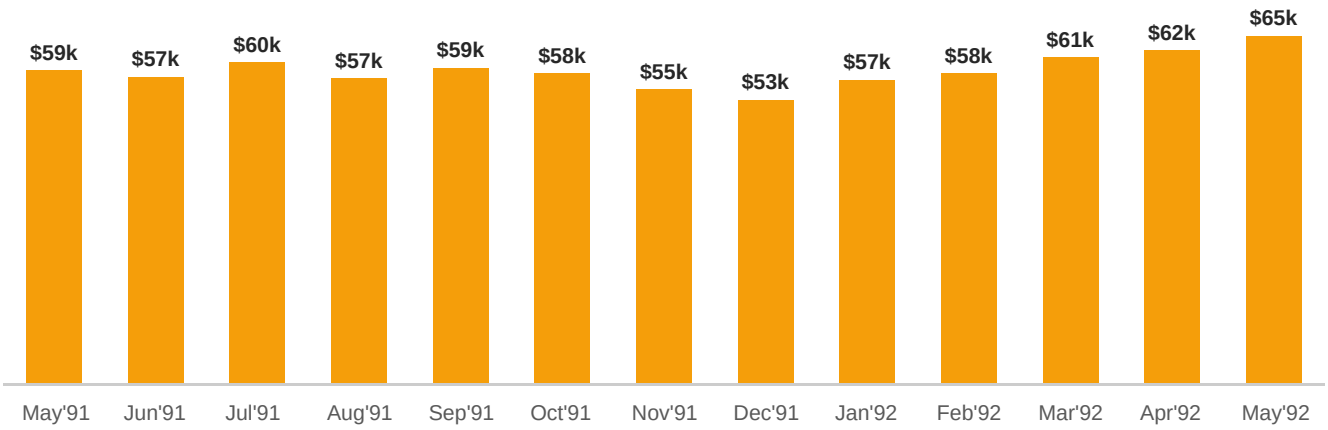
At a glance

- 1,140 HDB resale flats changed hands in May 1992, 6.8% more than the month before (1,067).
- Half of all flats sold for $65,000 or less (the median price), up 4.3% from the month before.
- A typical 4-room flat sold for $88,000 (336 sales), or about $82 per square foot.
- The highest price was $300,000 for an executive flat at Blk 173 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $63,500) and the dearest was Central Area (median $131,000).
- The busiest town was Bedok with 132 sales.

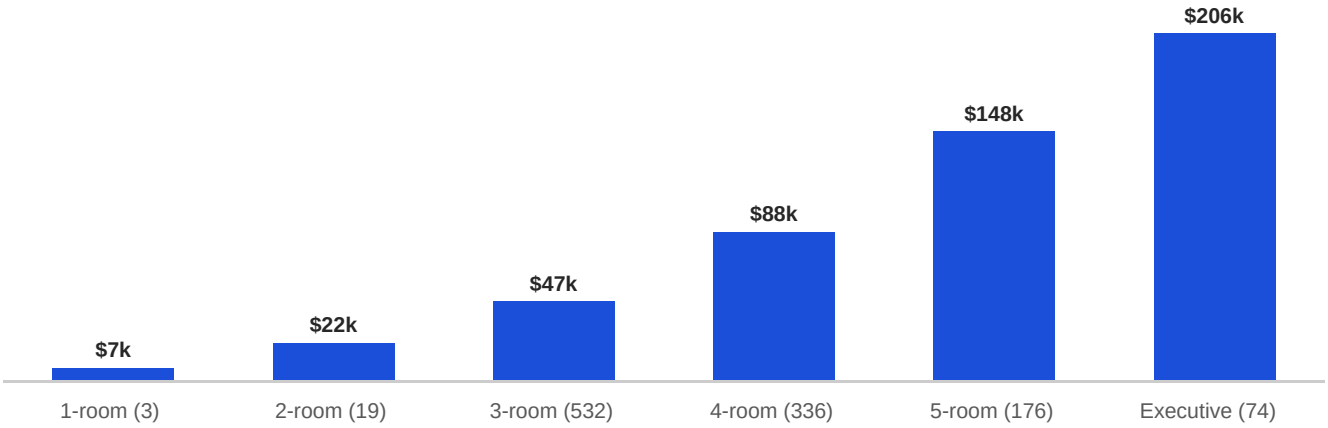
Flats sold each month, last 13 months



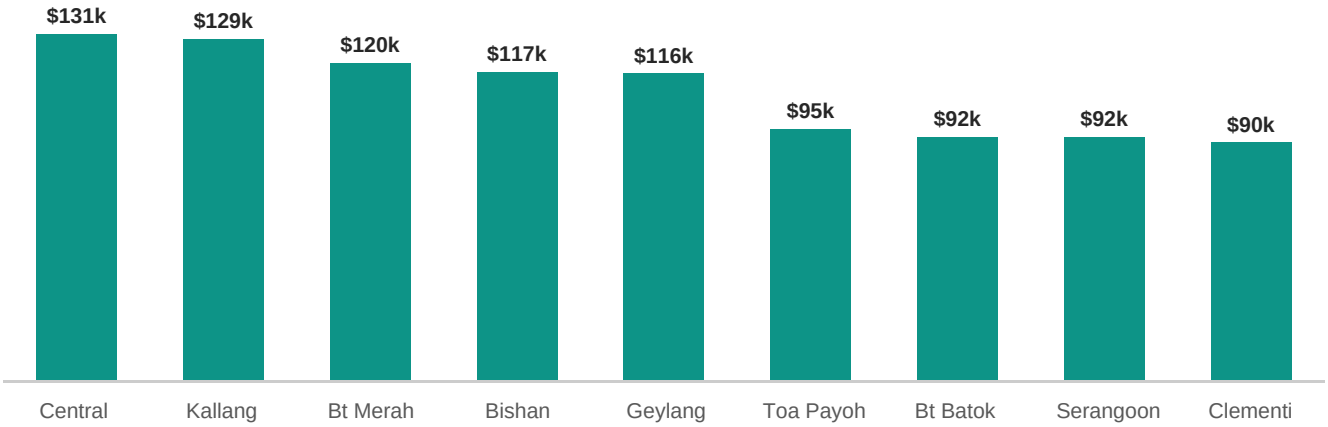
Median price each month, last 13 months



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



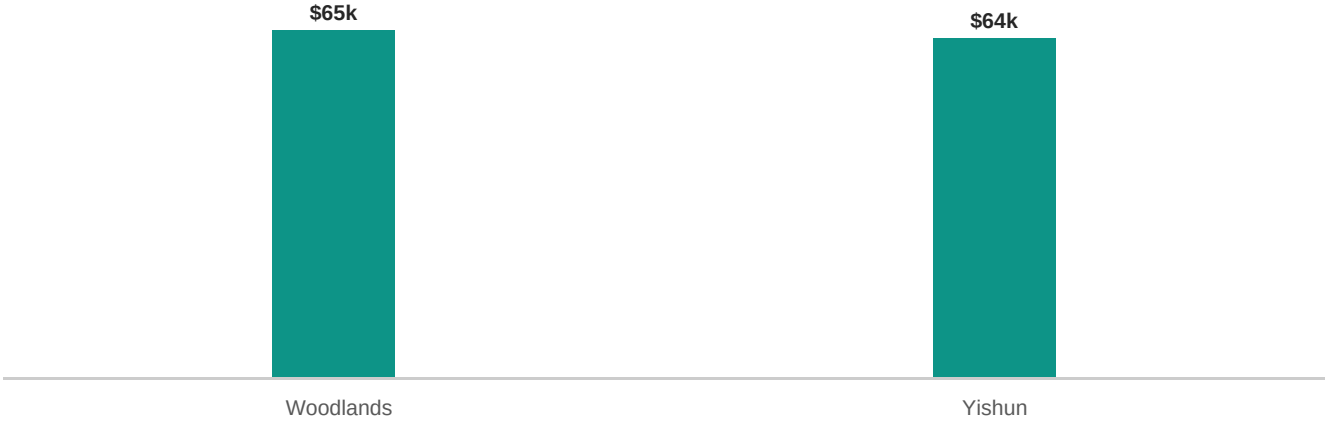
Median 4-room price by town, dearest first



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



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



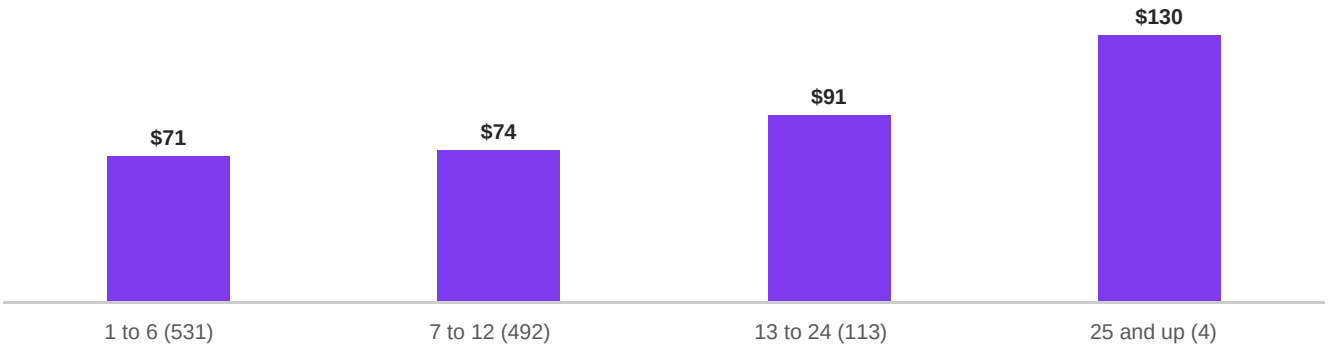
Town by town, May 1992

Ang Mo Kio: 109 sold - median $49,000 - 4-room median $80,000 - $65 psf
Bedok: 132 sold - median $70,500 - 4-room median $72,000 - $72 psf
Bishan: 34 sold - median $170,000 - 4-room median $116,500 - $137 psf
Bukit Batok: 77 sold - median $63,000 - 4-room median $92,000 - $72 psf
Bukit Merah: 55 sold - median $63,500 - 4-room median $120,000 - $79 psf
Bukit Panjang: 8 sold - median $112,500 - 4-room median n/a - $89 psf
Bukit Timah: 3 sold - median $74,000 - 4-room median n/a - $90 psf
Central Area: 15 sold - median $65,000 - 4-room median $131,000 - $101 psf
Choa Chu Kang: 11 sold - median $64,000 - 4-room median $70,000 - $70 psf
Clementi: 48 sold - median $62,000 - 4-room median $90,000 - $72 psf
Geylang: 51 sold - median $86,000 - 4-room median $116,000 - $83 psf
Hougang: 57 sold - median $98,000 - 4-room median $88,000 - $83 psf
Jurong East: 40 sold - median $77,000 - 4-room median $89,500 - $69 psf
Jurong West: 61 sold - median $67,000 - 4-room median $88,000 - $75 psf
Kallang/Whampoa: 52 sold - median $62,000 - 4-room median $129,000 - $83 psf
Marine Parade: 18 sold - median $100,450 - 4-room median $80,500 - $89 psf
Pasir Ris: 1 sold - median $160,000 - 4-room median n/a - $102 psf
Queenstown: 47 sold - median $40,000 - 4-room median $65,000 - $57 psf
Sengkang: 1 sold - median $42,000 - 4-room median n/a - $57 psf
Serangoon: 32 sold - median $92,900 - 4-room median $92,000 - $103 psf
Tampines: 122 sold - median $74,000 - 4-room median $88,170 - $78 psf
Toa Payoh: 61 sold - median $54,000 - 4-room median $95,000 - $74 psf
Woodlands: 19 sold - median $40,000 - 4-room median $65,000 - $55 psf
Yishun: 86 sold - median $62,500 - 4-room median $63,500 - $69 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1992

$300,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $186 psf - 94 yrs lease left

$275,000 Blk 131 Geylang East Ave 1, Geylang
Executive - storey 01 to 03 - 1,572 sqft - $175 psf - 94 yrs lease left

$270,000 Blk 126 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $156 psf - 91 yrs lease left

$260,000 Blk 895 Tampines St 81, Tampines
Executive - storey 01 to 03 - 1,572 sqft - $165 psf - 95 yrs lease left

$255,000 Blk 167 Bedok Sth Ave 3, Bedok
Executive - storey 10 to 12 - 1,572 sqft - $162 psf - 93 yrs lease left

$255,000 Blk 160 Bedok Sth Ave 3, Bedok
Executive - storey 10 to 12 - 1,572 sqft - $162 psf - 93 yrs lease left

$250,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 07 to 09 - 1,701 sqft - $147 psf - 92 yrs lease left

$248,000 Blk 105 Jln Rajah, Kallang/Whampoa
Executive - storey 07 to 09 - 1,615 sqft - $154 psf - 91 yrs lease left

$247,000 Blk 141 Lor Ah Soo, Hougang
Executive - storey 10 to 12 - 1,593 sqft - $155 psf - 92 yrs lease left

$246,500 Blk 237 Hougang St 21, Hougang
Executive - storey 04 to 06 - 1,615 sqft - $153 psf - 91 yrs lease left

The 5 most affordable 4-room flats, May 1992

$44,400 Blk 759 Yishun St 72, Yishun

4-room - storey 01 to 03 - 904 sqft - $49 psf - 92 yrs lease left

$47,000 Blk 278 Yishun St 22, Yishun

4-room - storey 01 to 03 - 969 sqft - $49 psf - 92 yrs lease left

$50,000 Blk 459 Tampines St 42, Tampines

4-room - storey 04 to 06 - 947 sqft - $53 psf - 94 yrs lease left

$50,000 Blk 23B Queen's Cl, Queenstown

4-room - storey 04 to 06 - 958 sqft - $52 psf - 80 yrs lease left

$50,000 Blk 358 Bt Batok St 31, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $55 psf - 93 yrs lease left

The 10 busiest streets, May 1992

Ang Mo Kio Ave 10, Ang Mo Kio: 31 sales
Bedok Reservoir Rd, Bedok: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Tampines St 21, Tampines: 23 sales
Yishun Ring Rd, Yishun: 21 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 20 sales
Bedok Nth St 3, Bedok: 16 sales
Jurong West St 42, Jurong West: 15 sales
Tampines St 22, Tampines: 15 sales
Bt Batok West Ave 6, Bukit Batok: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg