HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1992

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

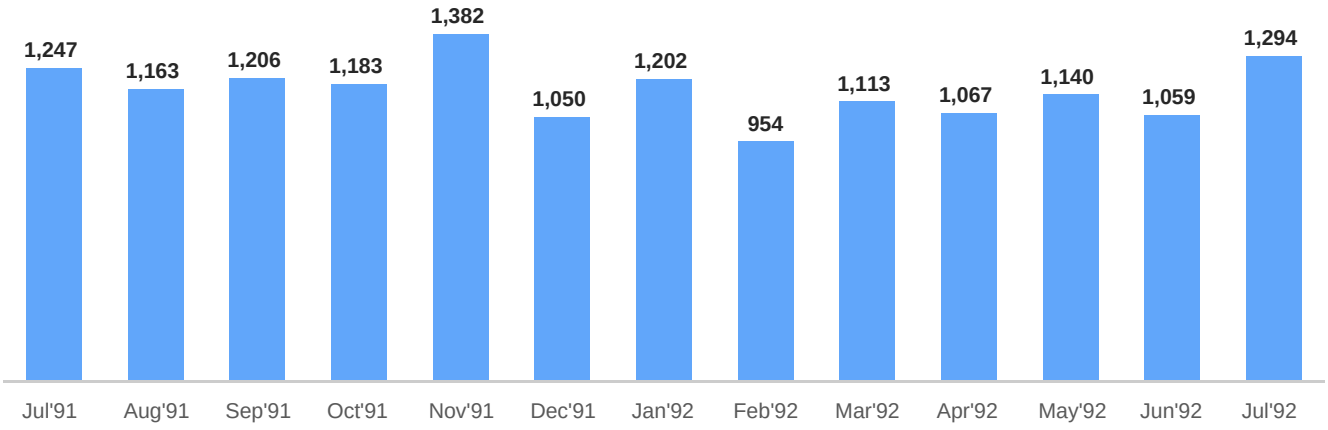
Flats sold: 1,294 Median price: $68,000 Median $psf: $77
Million-dollar flats: 0 (0.0%) Highest price: $295,000 (Kallang/Whampoa)

Against the month before: sales +22.2%, median price +9.7%. Against a year ago: sales +3.8%, median price +13.3%.

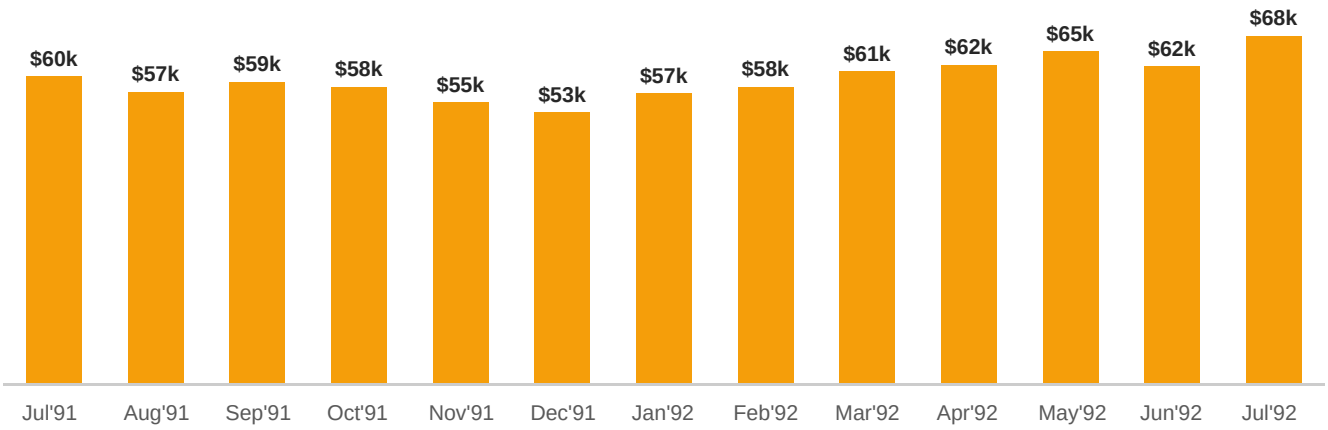
At a glance

- 1,294 HDB resale flats changed hands in July 1992, 22.2% more than the month before (1,059).
- Half of all flats sold for $68,000 or less (the median price), up 9.7% from the month before.
- A typical 4-room flat sold for $89,550 (398 sales), or about $88 per square foot.
- The highest price was $295,000 for an executive flat at Blk 105 Jln Rajah, Kallang/Whampoa.
- For a 4-room flat, the most affordable town was Choa Chu Kang (median $64,000) and the dearest was Marine Parade (median $120,000).
- The busiest town was Bedok with 188 sales.

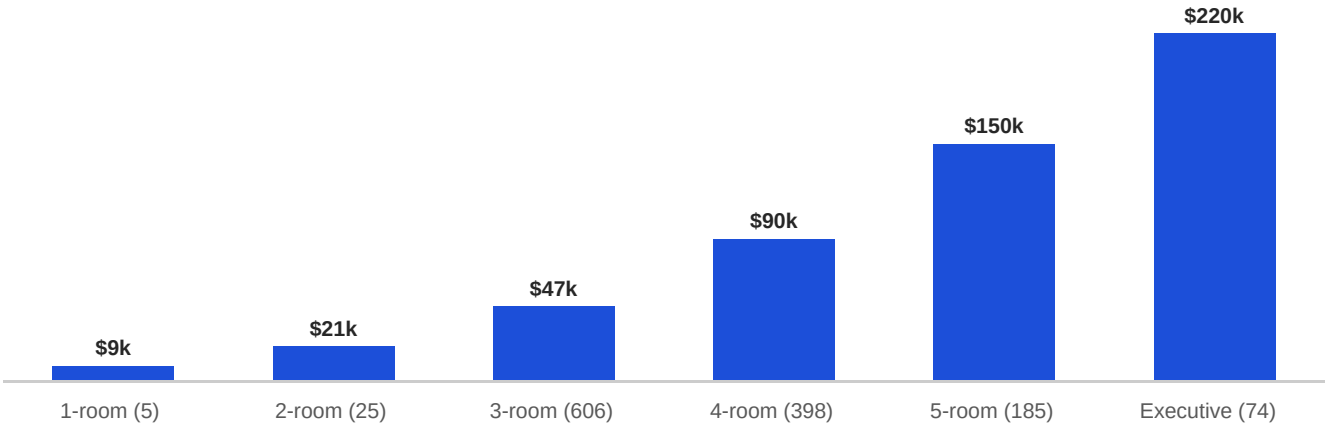
Flats sold each month, last 13 months



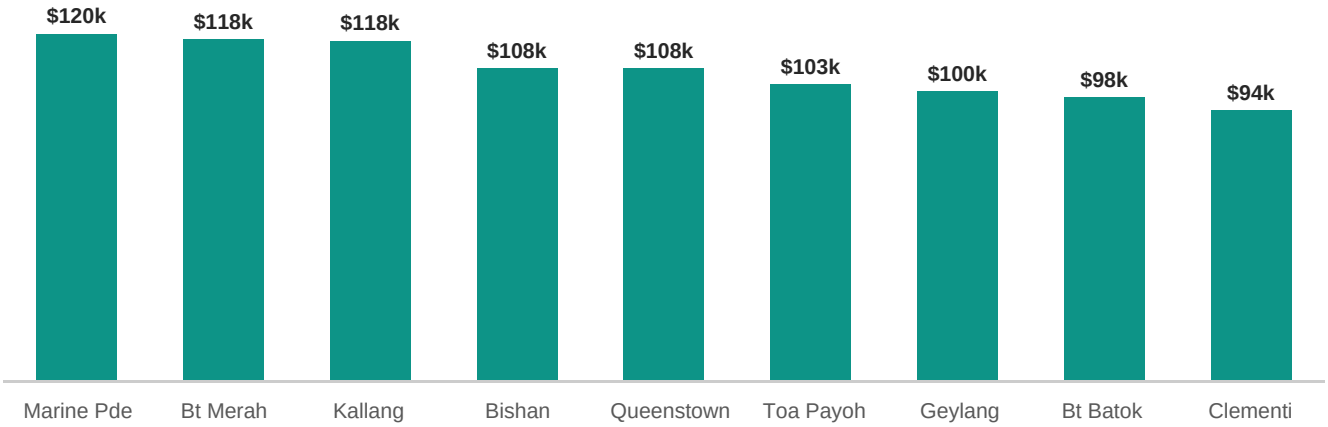
Median price each month, last 13 months



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



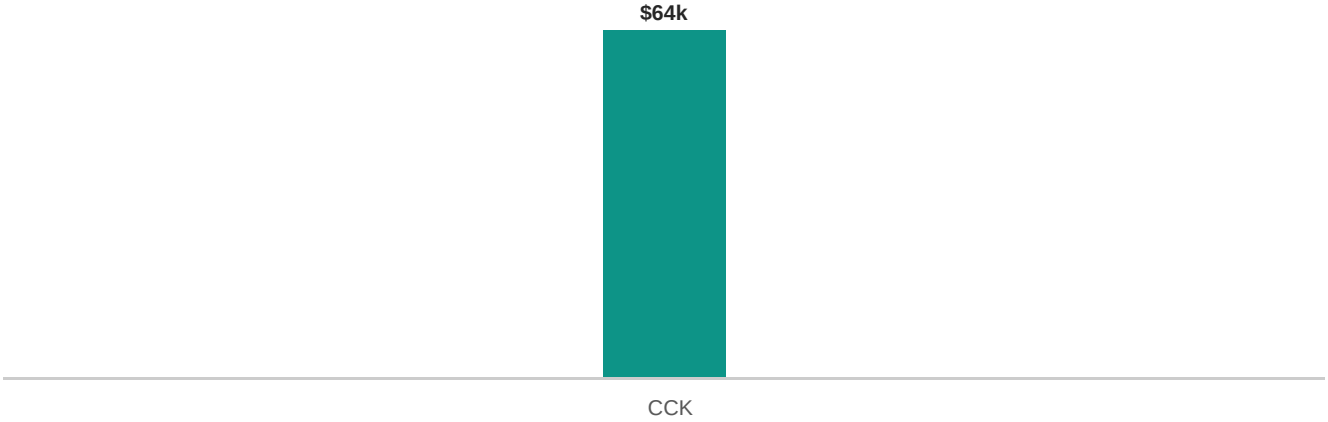
Median 4-room price by town, dearest first



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



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



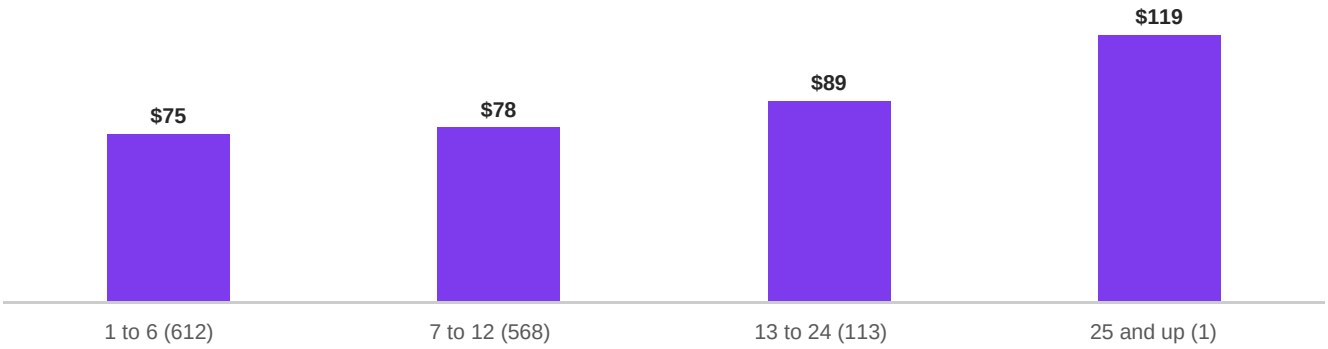
Town by town, July 1992

Ang Mo Kio: 119 sold - median $50,000 - 4-room median $80,000 - $66 psf
Bedok: 188 sold - median $62,500 - 4-room median $80,000 - $73 psf
Bishan: 39 sold - median $130,000 - 4-room median $108,000 - $129 psf
Bukit Batok: 80 sold - median $81,500 - 4-room median $98,000 - $85 psf
Bukit Merah: 59 sold - median $66,000 - 4-room median $118,000 - $87 psf
Bukit Panjang: 7 sold - median $70,000 - 4-room median n/a - $81 psf
Bukit Timah: 2 sold - median $65,750 - 4-room median n/a - $84 psf
Central Area: 8 sold - median $70,000 - 4-room median n/a - $94 psf
Choa Chu Kang: 12 sold - median $61,000 - 4-room median $64,000 - $72 psf
Clementi: 52 sold - median $65,000 - 4-room median $93,500 - $82 psf
Geylang: 61 sold - median $65,000 - 4-room median $100,000 - $92 psf
Hougang: 78 sold - median $98,500 - 4-room median $93,000 - $90 psf
Jurong East: 49 sold - median $61,000 - 4-room median $85,000 - $68 psf
Jurong West: 63 sold - median $71,000 - 4-room median $90,000 - $72 psf
Kallang/Whampoa: 60 sold - median $72,000 - 4-room median $117,500 - $83 psf
Marine Parade: 23 sold - median $90,000 - 4-room median $120,000 - $104 psf
Queenstown: 55 sold - median $40,000 - 4-room median $108,000 - $60 psf
Serangoon: 24 sold - median $85,000 - 4-room median $91,000 - $92 psf
Tampines: 134 sold - median $80,000 - 4-room median $88,000 - $78 psf
Toa Payoh: 68 sold - median $43,150 - 4-room median $102,500 - $65 psf
Woodlands: 26 sold - median $43,250 - 4-room median $80,000 - $52 psf
Yishun: 87 sold - median $70,000 - 4-room median $65,000 - $73 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1992

$295,000 Blk 105 Jln Rajah, Kallang/Whampoa
Executive - storey 07 to 09 - 1,636 sqft - $180 psf - 91 yrs lease left

$292,000 Blk 842 Sims Ave, Geylang
Executive - storey 10 to 12 - 1,582 sqft - $185 psf - 92 yrs lease left

$280,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 16 to 18 - 1,550 sqft - $181 psf - 94 yrs lease left

$270,000 Blk 53 Pipit Rd, Geylang
Executive - storey 04 to 06 - 1,572 sqft - $172 psf - 93 yrs lease left

$265,000 Blk 142 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,572 sqft - $169 psf - 93 yrs lease left

$256,000 Blk 535 Bt Batok St 52, Bukit Batok
Executive - storey 04 to 06 - 1,572 sqft - $163 psf - 94 yrs lease left

$255,000 Blk 719 Bedok Reservoir Rd, Bedok
Executive - storey 10 to 12 - 1,593 sqft - $160 psf - 91 yrs lease left

$255,000 Blk 62 Dakota Cres, Geylang
5-room - storey 07 to 09 - 1,475 sqft - $173 psf - 91 yrs lease left

$253,000 Blk 656 Hougang Ave 8, Hougang
Executive - storey 01 to 03 - 1,636 sqft - $155 psf - 94 yrs lease left

$253,000 Blk 125 Serangoon Nth Ave 1, Serangoon
Executive - storey 10 to 12 - 1,593 sqft - $159 psf - 93 yrs lease left

The 5 most affordable 4-room flats, July 1992

$41,100 Blk 43 Bedok Sth Rd, Bedok

4-room - storey 04 to 06 - 904 sqft - $45 psf - 84 yrs lease left

$43,000 Blk 35 Chai Chee Ave, Bedok

4-room - storey 04 to 06 - 883 sqft - $49 psf - 82 yrs lease left

$45,000 Blk 34 Bedok Sth Ave 2, Bedok

4-room - storey 13 to 15 - 969 sqft - $46 psf - 84 yrs lease left

$48,000 Blk 607 Yishun St 61, Yishun

4-room - storey 07 to 09 - 893 sqft - $54 psf - 94 yrs lease left

$48,000 Blk 765 Yishun St 72, Yishun

4-room - storey 10 to 12 - 904 sqft - $53 psf - 92 yrs lease left

The 10 busiest streets, July 1992

Bedok Reservoir Rd, Bedok: 48 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Bedok Nth St 3, Bedok: 20 sales
Jurong West St 42, Jurong West: 20 sales
Tampines St 21, Tampines: 20 sales
Tampines St 22, Tampines: 20 sales
Yishun Ring Rd, Yishun: 18 sales
Bishan St 13, Bishan: 17 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 16 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