HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 1992

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

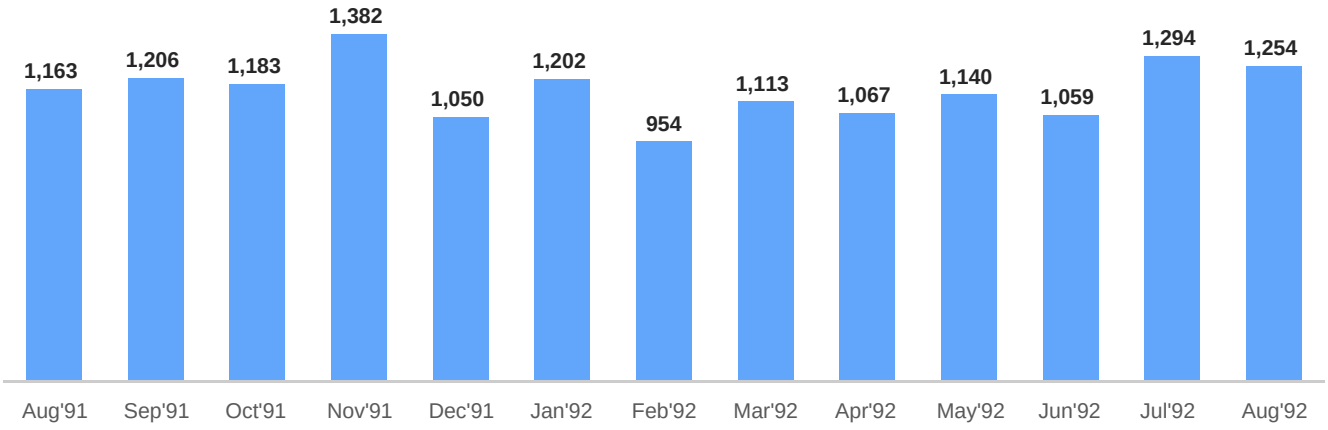
Flats sold: 1,254 **Median price: $68,000** **Median $psf: $79**
Million-dollar flats: 0 (0.0%) **Highest price: $327,000 (Bishan)**

Against the month before: sales -3.1%, median price +0.0%. Against a year ago: sales +7.8%, median price +19.3%.

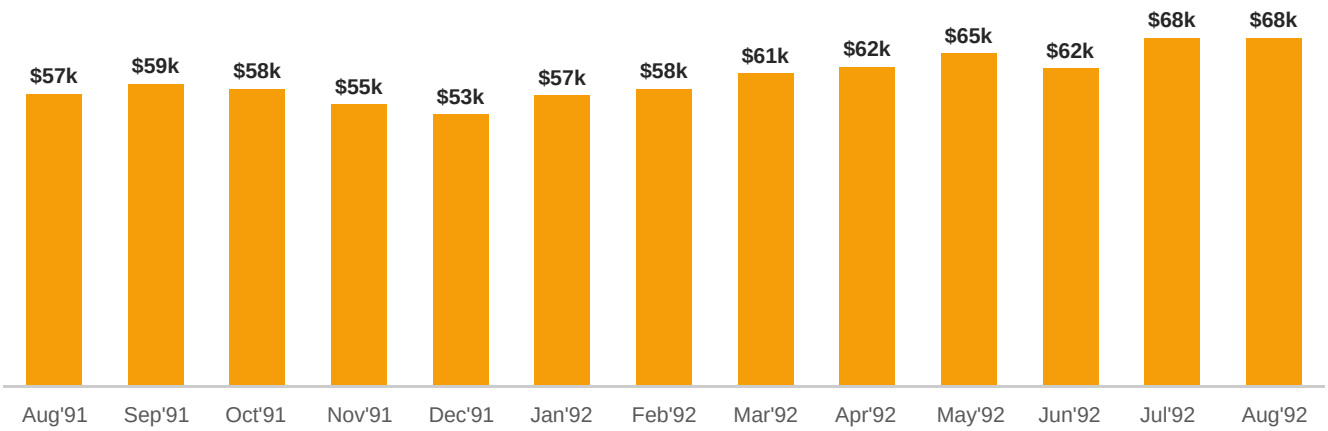
At a glance

- 1,254 HDB resale flats changed hands in August 1992, 3.1% fewer than the month before (1,294).
- Half of all flats sold for $68,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $89,500 (364 sales), or about $88 per square foot.
- The highest price was $327,000 for an executive flat at Blk 135 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $60,000) and the dearest was Kallang/Whampoa (median $128,000).
- The busiest town was Bedok with 181 sales.

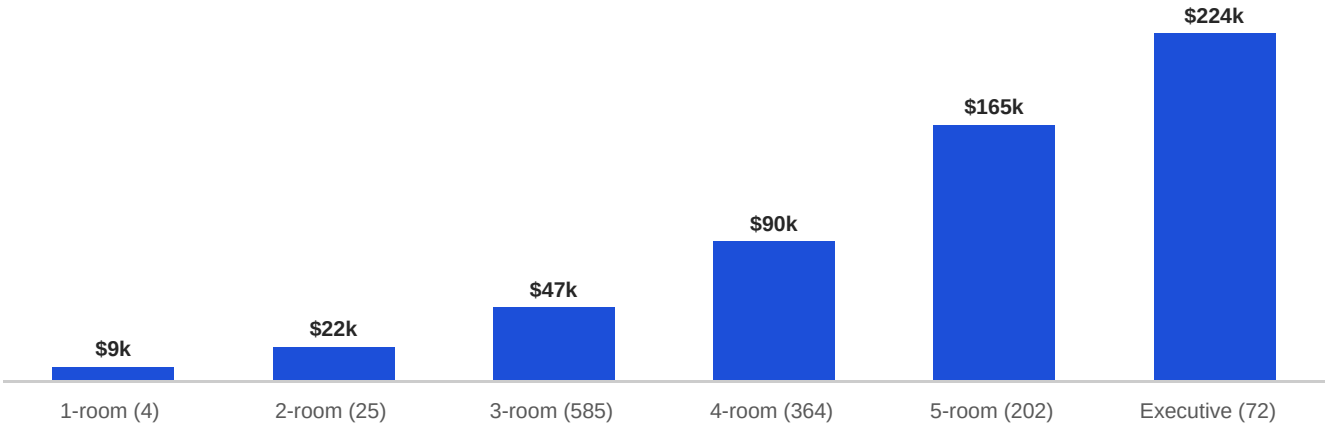
Flats sold each month, last 13 months



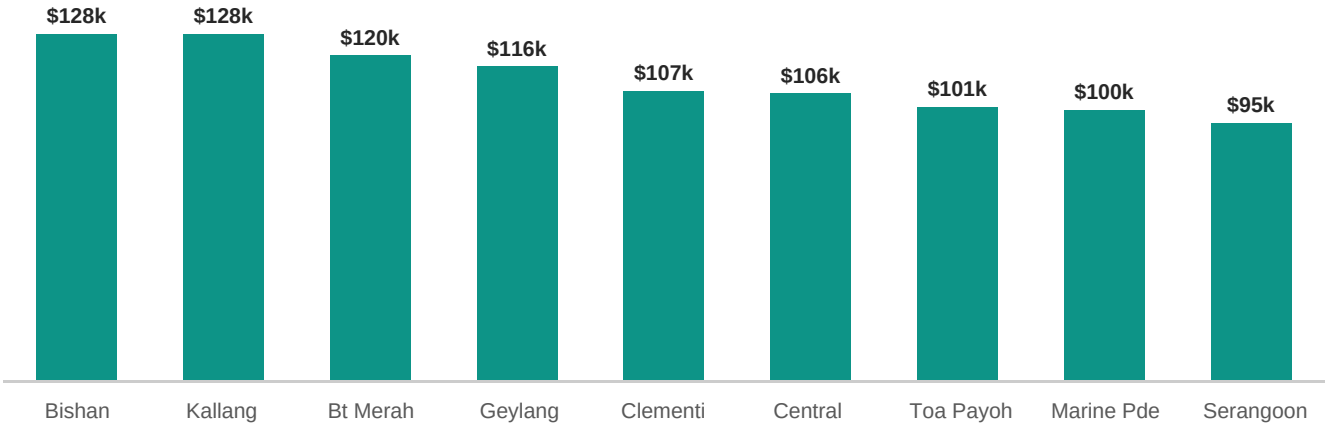
Median price each month, last 13 months



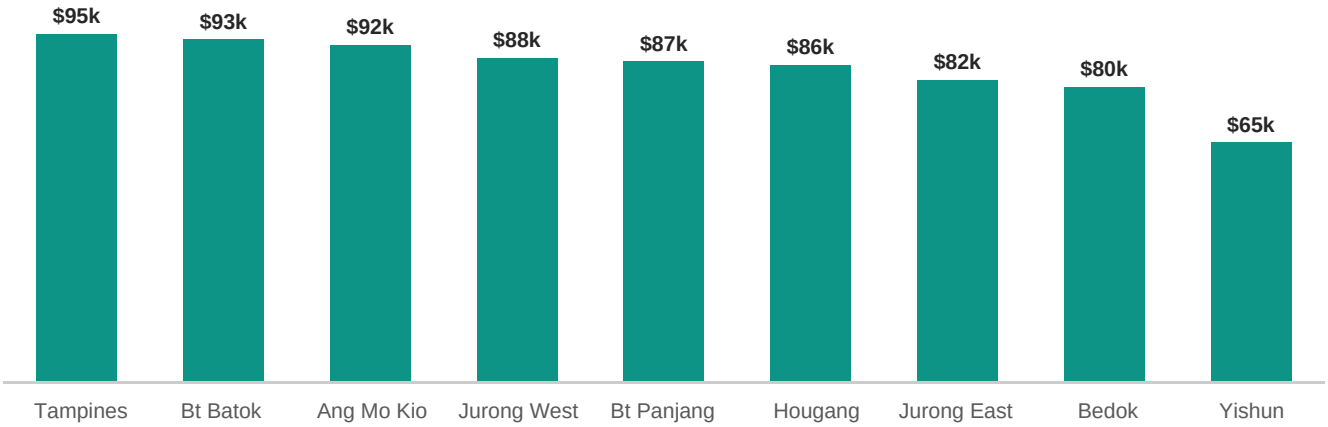
Median price by flat type (number sold), August 1992



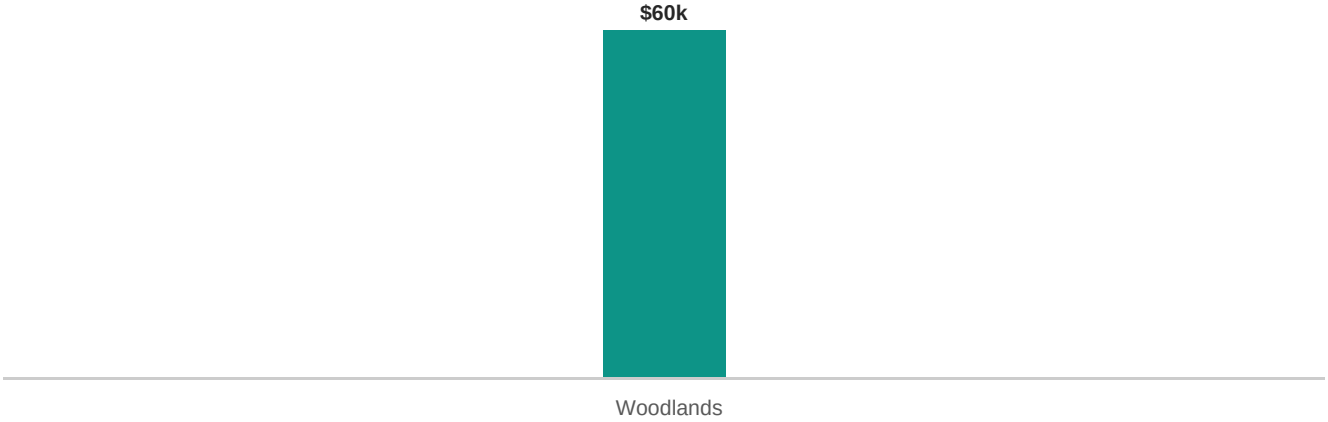
Median 4-room price by town, dearest first



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



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



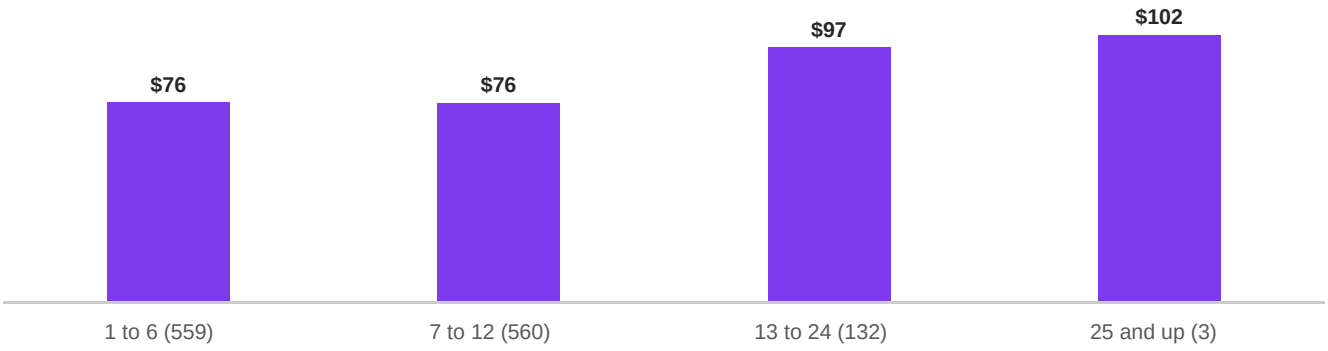
Town by town, August 1992

Ang Mo Kio: 108 sold - median $55,000 - 4-room median $91,500 - $66 psf
Bedok: 181 sold - median $63,000 - 4-room median $80,000 - $74 psf
Bishan: 42 sold - median $176,500 - 4-room median $128,000 - $144 psf
Bukit Batok: 63 sold - median $88,000 - 4-room median $93,000 - $87 psf
Bukit Merah: 48 sold - median $58,850 - 4-room median $120,000 - $79 psf
Bukit Panjang: 8 sold - median $89,500 - 4-room median $87,000 - $90 psf
Bukit Timah: 1 sold - median $73,000 - 4-room median n/a - $104 psf
Central Area: 23 sold - median $70,000 - 4-room median $106,000 - $93 psf
Choa Chu Kang: 6 sold - median $49,500 - 4-room median n/a - $64 psf
Clementi: 59 sold - median $75,000 - 4-room median $107,000 - $89 psf
Geylang: 63 sold - median $73,000 - 4-room median $116,000 - $89 psf
Hougang: 70 sold - median $91,500 - 4-room median $86,000 - $85 psf
Jurong East: 50 sold - median $95,000 - 4-room median $82,000 - $81 psf
Jurong West: 66 sold - median $63,630 - 4-room median $88,000 - $67 psf
Kallang/Whampoa: 64 sold - median $69,000 - 4-room median $128,000 - $92 psf
Marine Parade: 19 sold - median $73,000 - 4-room median $100,000 - $104 psf
Pasir Ris: 4 sold - median $231,500 - 4-room median n/a - $144 psf
Queenstown: 42 sold - median $40,000 - 4-room median n/a - $58 psf
Sengkang: 1 sold - median $38,200 - 4-room median n/a - $53 psf
Serangoon: 29 sold - median $70,000 - 4-room median $95,000 - $89 psf
Tampines: 123 sold - median $93,000 - 4-room median $94,500 - $84 psf
Toa Payoh: 58 sold - median $50,000 - 4-room median $101,000 - $67 psf
Woodlands: 17 sold - median $42,300 - 4-room median $60,000 - $57 psf
Yishun: 109 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, August 1992

$327,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $186 psf - 94 yrs lease left

$323,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $200 psf - 94 yrs lease left

$320,000 Blk 408 Pasir Ris Dr 6, Pasir Ris
Executive - storey 04 to 06 - 1,582 sqft - $202 psf - 97 yrs lease left

$313,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $199 psf - 94 yrs lease left

$302,000 Blk 128 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $187 psf - 94 yrs lease left

$290,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,550 sqft - $187 psf - 94 yrs lease left

$290,000 Blk 460 Tampines St 42, Tampines
MULTI GENERATION - storey 07 to 09 - 1,787 sqft - $162 psf - 94 yrs lease left

$280,000 Blk 106 Jln Rajah, Kallang/Whampoa
Executive - storey 07 to 09 - 1,615 sqft - $173 psf - 91 yrs lease left

$273,000 Blk 104 Towner Rd, Kallang/Whampoa
5-room - storey 04 to 06 - 1,475 sqft - $185 psf - 90 yrs lease left

$270,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,668 sqft - $162 psf - 92 yrs lease left

The 5 most affordable 4-room flats, August 1992

$40,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $43 psf - 82 yrs lease left

$44,000 Blk 166 Yishun Ring Rd, Yishun
4-room - storey 07 to 09 - 904 sqft - $49 psf - 94 yrs lease left

$45,000 Blk 776 Yishun Ave 2, Yishun
4-room - storey 10 to 12 - 893 sqft - $50 psf - 93 yrs lease left

$48,000 Blk 35 Bedok Sth Ave 2, Bedok
4-room - storey 04 to 06 - 969 sqft - $50 psf - 84 yrs lease left

$49,000 Blk 42 Bedok Sth Rd, Bedok
4-room - storey 07 to 09 - 904 sqft - $54 psf - 84 yrs lease left

The 10 busiest streets, August 1992

Bedok Reservoir Rd, Bedok: 43 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Yishun Ring Rd, Yishun: 32 sales
Bedok Nth Rd, Bedok: 25 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 24 sales
Bedok Nth St 3, Bedok: 23 sales
Tampines St 22, Tampines: 22 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 19 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 17 sales
Bishan St 12, Bishan: 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.

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