HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1992

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

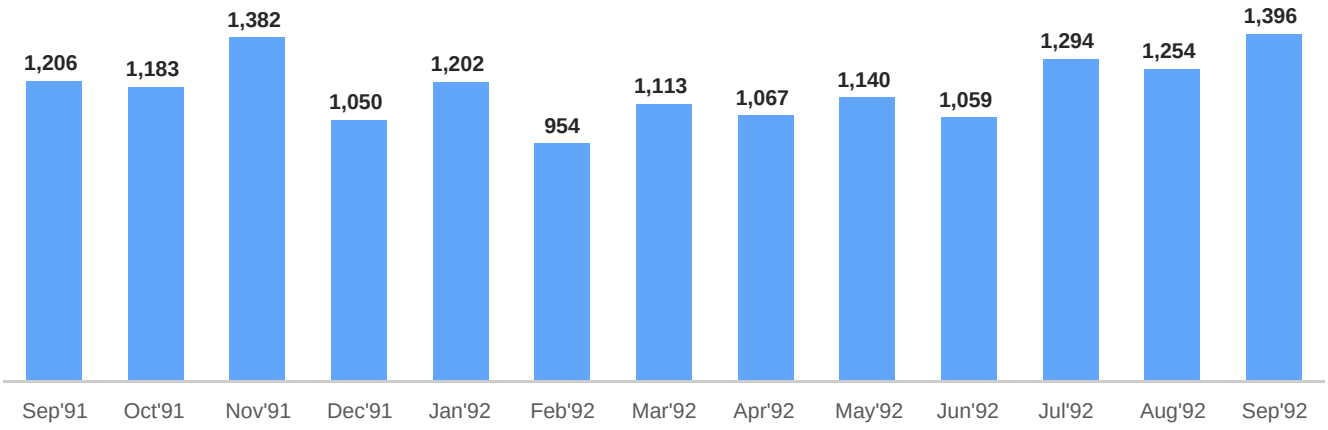
Flats sold: 1,396 **Median price: $64,000** **Median $psf: $77**
Million-dollar flats: 0 (0.0%) **Highest price: $298,000 (Toa Payoh)**

Against the month before: sales +11.3%, median price -5.9%. Against a year ago: sales +15.8%, median price +8.5%.

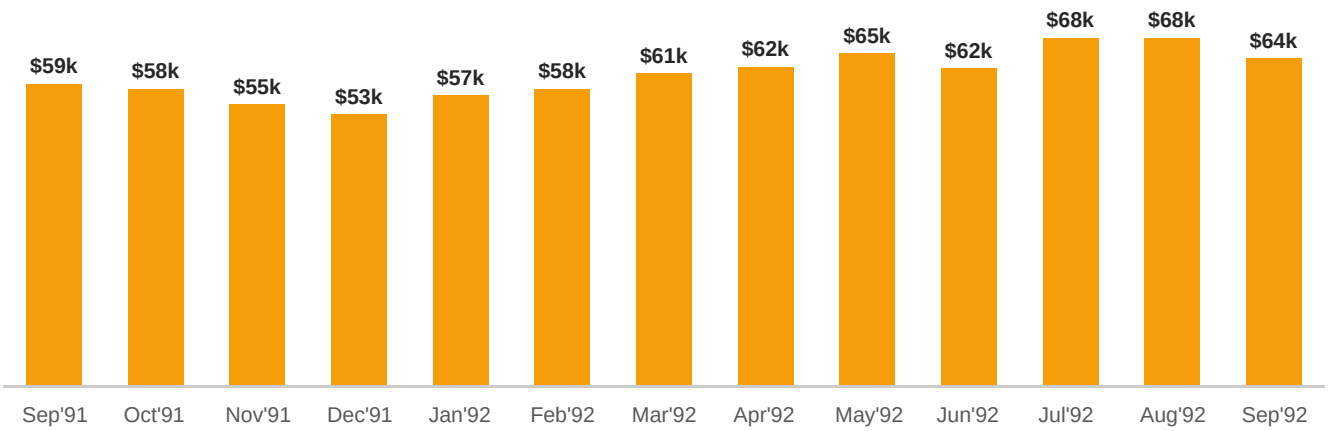
At a glance

- 1,396 HDB resale flats changed hands in September 1992, 11.3% more than the month before (1,254).
- Half of all flats sold for $64,000 or less (the median price), down 5.9% from the month before.
- A typical 4-room flat sold for $89,500 (370 sales), or about $88 per square foot.
- The highest price was $298,000 for an executive flat at Blk 257 Kim Keat Ave, Toa Payoh.
- For a 4-room flat, the most affordable town was Woodlands (median $60,000) and the dearest was Central Area (median $151,000).
- The busiest town was Bedok with 183 sales.

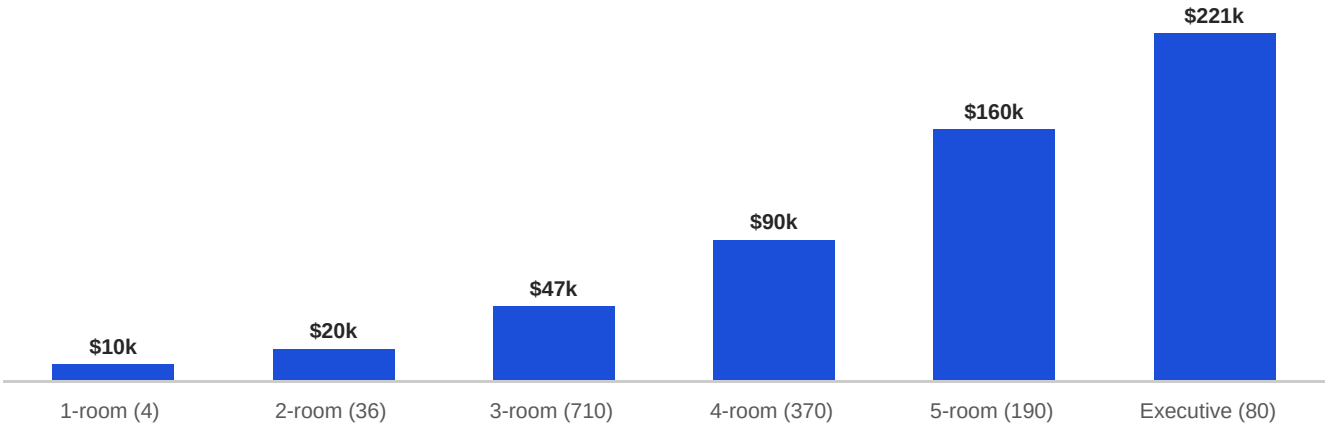
Flats sold each month, last 13 months



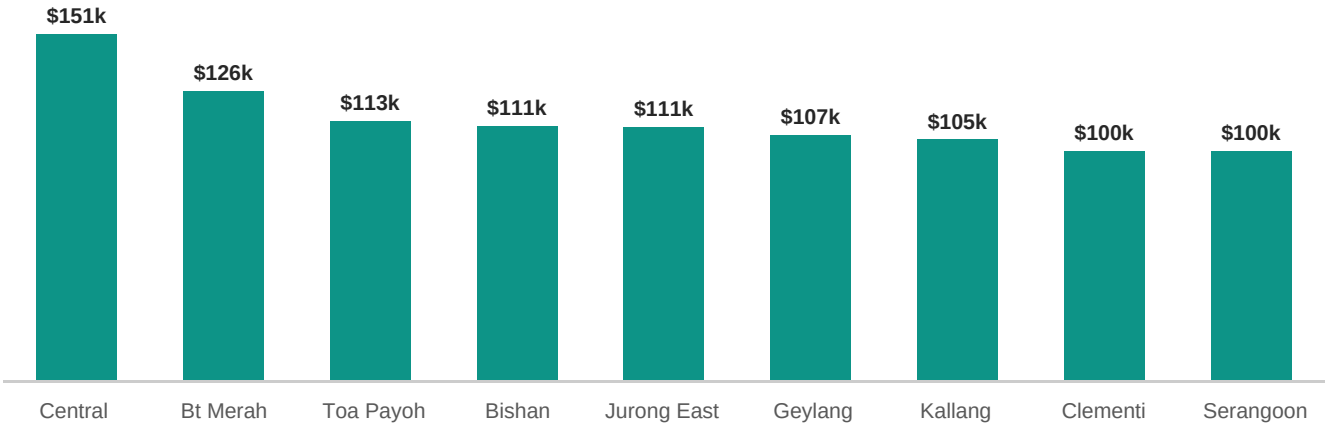
Median price each month, last 13 months



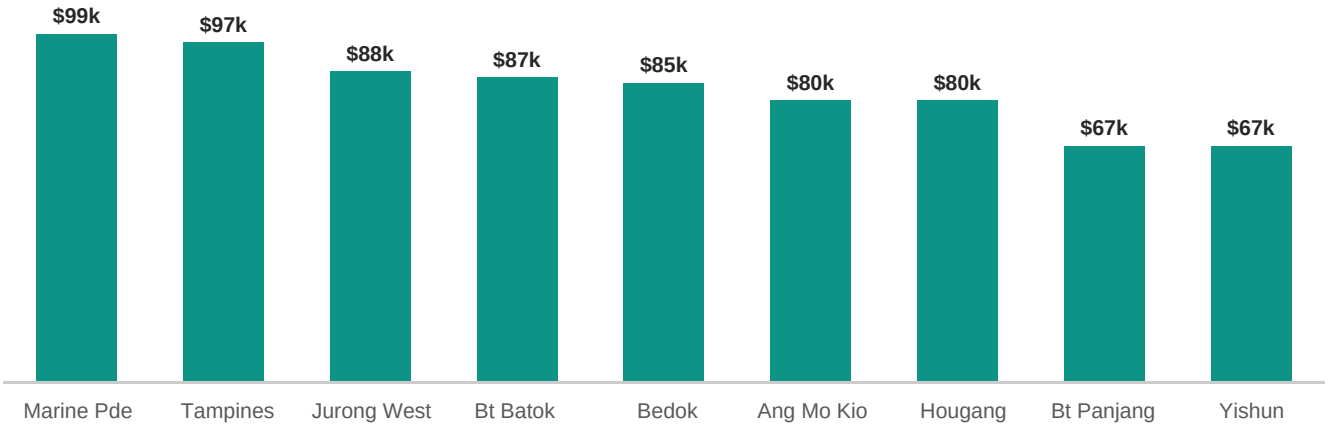
Median price by flat type (number sold), September 1992



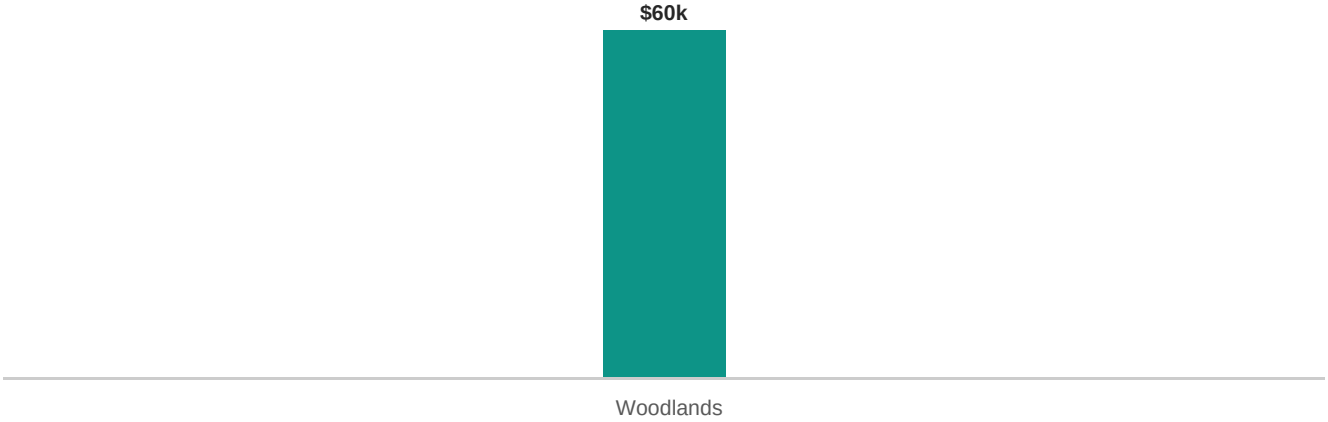
Median 4-room price by town, dearest first



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



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



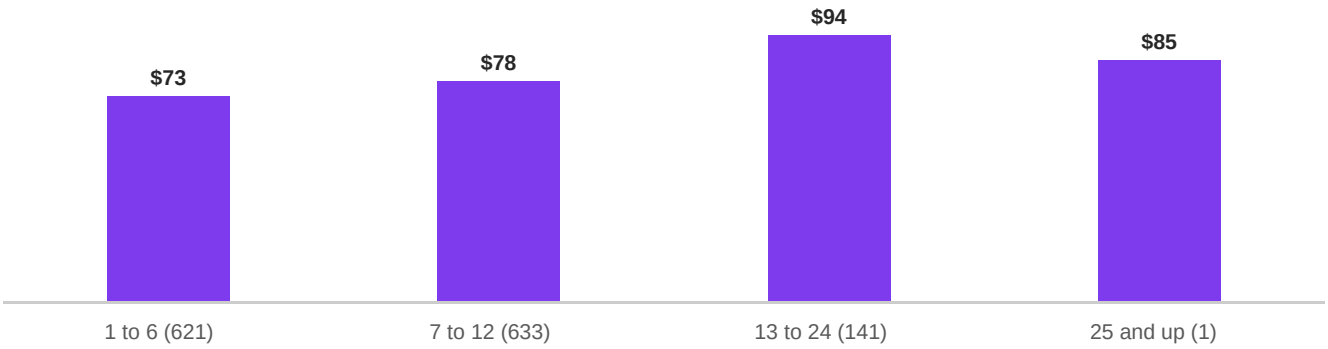
Town by town, September 1992

Ang Mo Kio: 112 sold - median $57,250 - 4-room median $80,000 - $68 psf
Bedok: 183 sold - median $67,500 - 4-room median $85,000 - $73 psf
Bishan: 34 sold - median $126,000 - 4-room median $111,000 - $133 psf
Bukit Batok: 87 sold - median $72,000 - 4-room median $86,500 - $78 psf
Bukit Merah: 60 sold - median $59,000 - 4-room median $126,250 - $79 psf
Bukit Panjang: 8 sold - median $65,000 - 4-room median $67,000 - $73 psf
Bukit Timah: 2 sold - median $191,500 - 4-room median n/a - $145 psf
Central Area: 21 sold - median $70,000 - 4-room median $151,000 - $93 psf
Choa Chu Kang: 5 sold - median $60,000 - 4-room median n/a - $72 psf
Clementi: 85 sold - median $57,000 - 4-room median $100,000 - $68 psf
Geylang: 74 sold - median $46,500 - 4-room median $106,900 - $70 psf
Hougang: 62 sold - median $78,190 - 4-room median $80,000 - $80 psf
Jurong East: 32 sold - median $65,000 - 4-room median $110,500 - $72 psf
Jurong West: 76 sold - median $61,900 - 4-room median $88,300 - $69 psf
Kallang/Whampoa: 59 sold - median $55,900 - 4-room median $105,000 - $80 psf
Marine Parade: 26 sold - median $78,000 - 4-room median $99,000 - $93 psf
Pasir Ris: 2 sold - median $139,000 - 4-room median n/a - $112 psf
Queenstown: 65 sold - median $40,000 - 4-room median n/a - $64 psf
Serangoon: 37 sold - median $91,000 - 4-room median $100,000 - $94 psf
Tampines: 162 sold - median $92,000 - 4-room median $96,500 - $84 psf
Toa Payoh: 80 sold - median $45,850 - 4-room median $113,000 - $63 psf
Woodlands: 16 sold - median $48,000 - 4-room median $60,000 - $55 psf
Yishun: 108 sold - median $82,500 - 4-room median $67,000 - $77 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1992

$298,000 Blk 257 Kim Keat Ave, Toa Payoh
Executive - storey 04 to 06 - 1,572 sqft - $190 psf - 95 yrs lease left

$285,000 Blk 108 Jln Rajah, Kallang/Whampoa
Executive - storey 04 to 06 - 1,647 sqft - $173 psf - 91 yrs lease left

$283,000 Blk 130 Geylang East Ave 1, Geylang
Executive - storey 07 to 09 - 1,572 sqft - $180 psf - 94 yrs lease left

$279,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 04 to 06 - 1,572 sqft - $178 psf - 94 yrs lease left

$279,000 Blk 133 Geylang East Ave 1, Geylang
Executive - storey 07 to 09 - 1,572 sqft - $178 psf - 94 yrs lease left

$278,000 Blk 666 Yishun Ave 4, Yishun
MULTI GENERATION - storey 07 to 09 - 1,927 sqft - $144 psf - 94 yrs lease left

$267,000 Blk 116 Clementi St 13, Clementi
Executive - storey 13 to 15 - 1,582 sqft - $169 psf - 91 yrs lease left

$267,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 10 to 12 - 1,615 sqft - $165 psf - 92 yrs lease left

$259,000 Blk 133 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $149 psf - 91 yrs lease left

$258,000 Blk 53 Pipit Rd, Geylang
Executive - storey 01 to 03 - 1,604 sqft - $161 psf - 93 yrs lease left

The 5 most affordable 4-room flats, September 1992

$45,000 Blk 653 Yishun Ave 4, Yishun

4-room - storey 04 to 06 - 904 sqft - $50 psf - 94 yrs lease left

$48,000 Blk 107 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 1,130 sqft - $42 psf - 89 yrs lease left

$50,000 Blk 262 Yishun St 22, Yishun

4-room - storey 04 to 06 - 904 sqft - $55 psf - 92 yrs lease left

$50,000 Blk 102 Woodlands St 13, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $48 psf - 92 yrs lease left

$50,000 Blk 604 Hougang Ave 4, Hougang

4-room - storey 04 to 06 - 904 sqft - $55 psf - 92 yrs lease left

The 10 busiest streets, September 1992

Bedok Reservoir Rd, Bedok: 38 sales
Tampines St 21, Tampines: 34 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Bedok Nth St 3, Bedok: 27 sales
Yishun Ring Rd, Yishun: 25 sales
Tampines St 22, Tampines: 23 sales
Bedok Nth Rd, Bedok: 22 sales
Bishan St 12, Bishan: 16 sales
Clementi West St 2, Clementi: 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