HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 1992

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

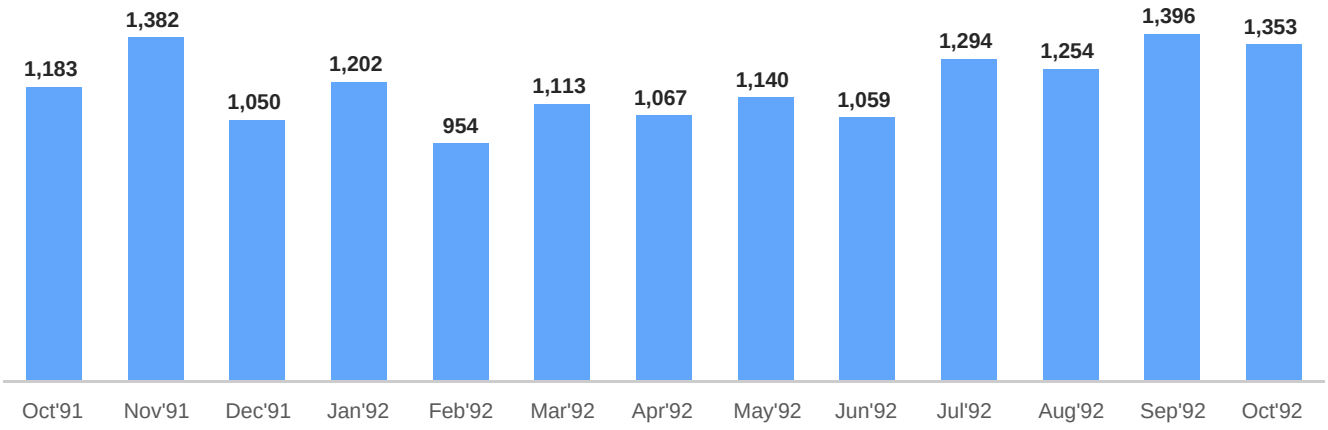
Flats sold: 1,353 Median price: $68,000 Median $psf: $79
Million-dollar flats: 0 (0.0%) Highest price: $300,000 (Bukit Timah)

Against the month before: sales -3.1%, median price +6.3%. Against a year ago: sales +14.4%, median price +17.2%.

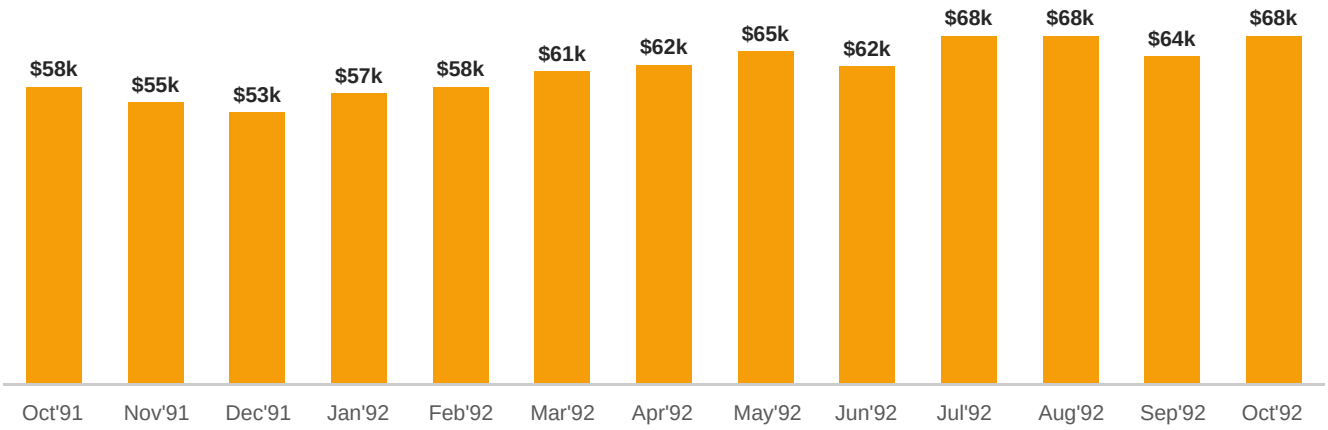
At a glance

- 1,353 HDB resale flats changed hands in October 1992, 3.1% fewer than the month before (1,396).
- Half of all flats sold for $68,000 or less (the median price), up 6.3% from the month before.
- A typical 4-room flat sold for $91,000 (394 sales), or about $92 per square foot.
- The highest price was $300,000 for an executive flat at Blk 7 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $62,750) and the dearest was Toa Payoh (median $151,500).
- The busiest town was Bedok with 212 sales.

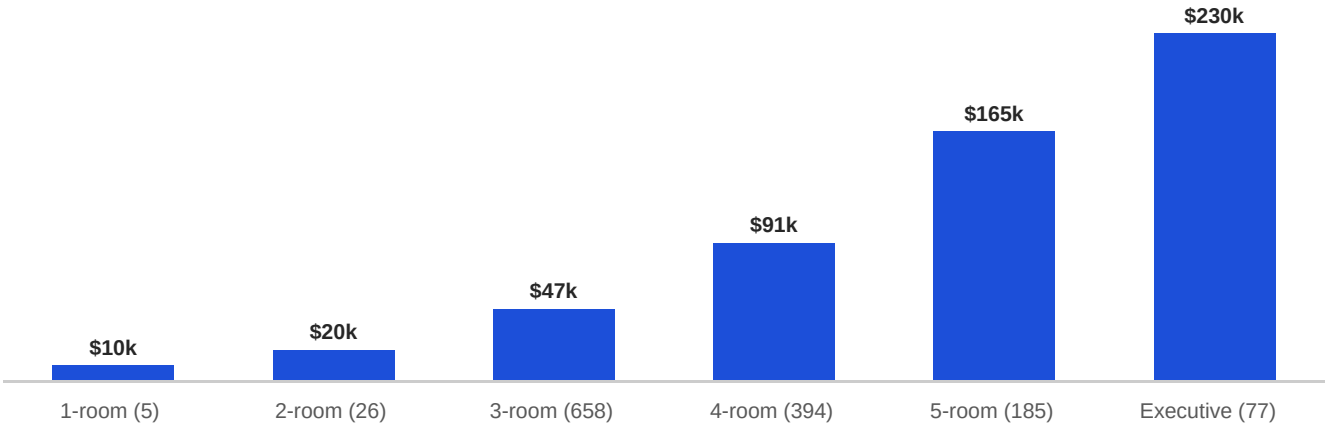
Flats sold each month, last 13 months



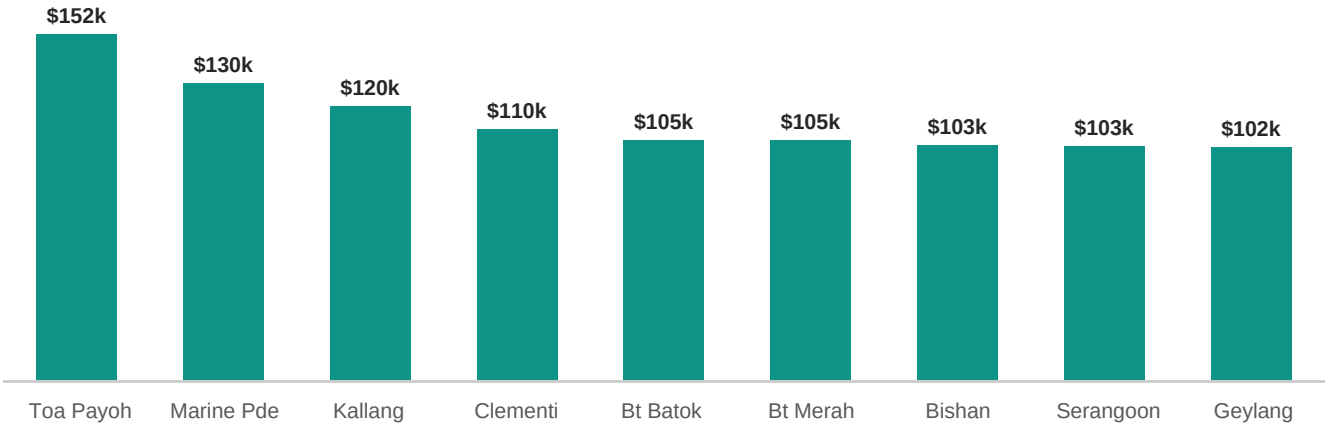
Median price each month, last 13 months



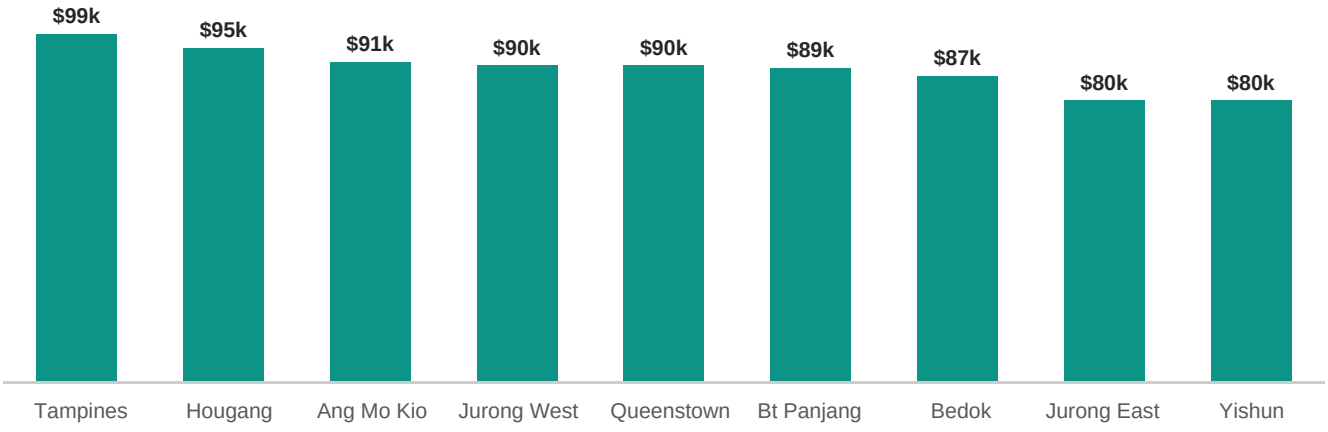
Median price by flat type (number sold), October 1992



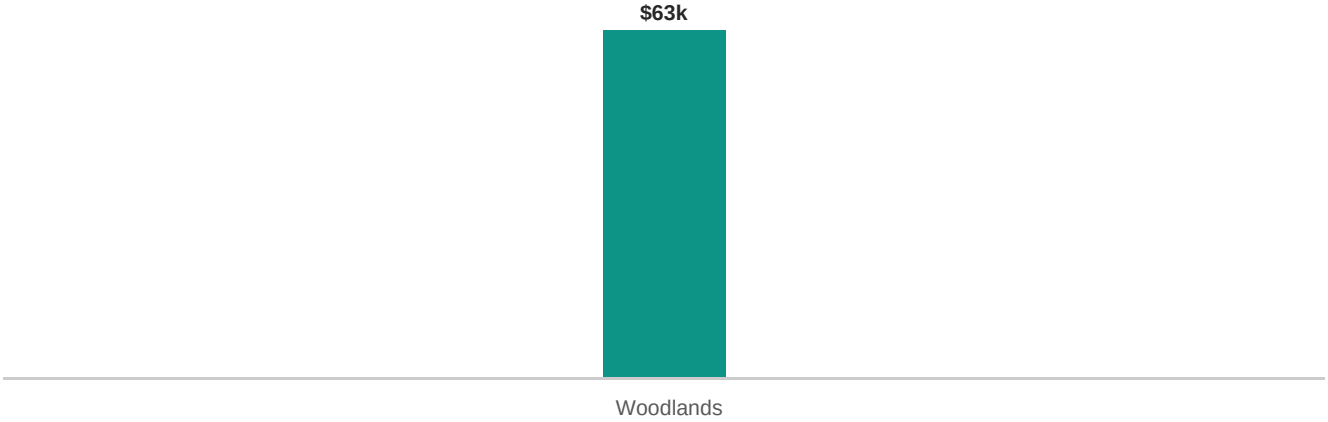
Median 4-room price by town, dearest first



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



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



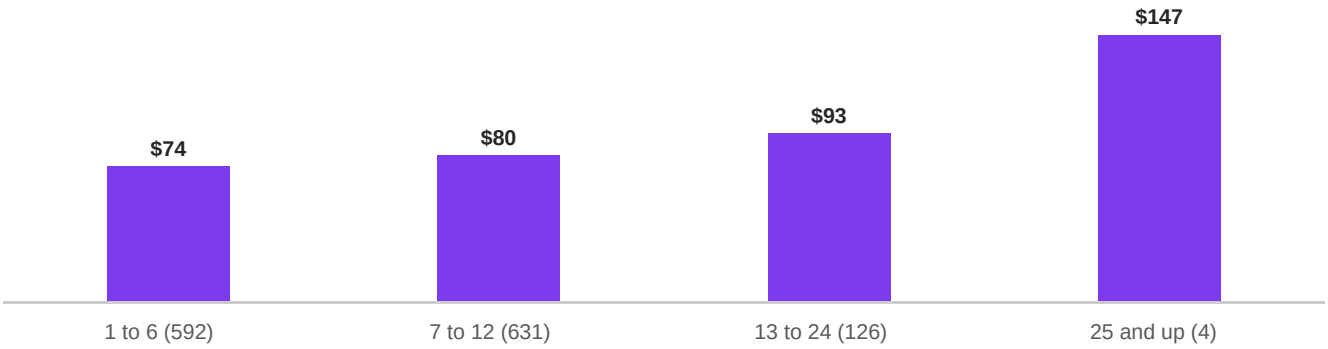
Town by town, October 1992

Ang Mo Kio: 121 sold - median $60,000 - 4-room median $91,000 - $71 psf
Bedok: 212 sold - median $68,750 - 4-room median $87,000 - $76 psf
Bishan: 25 sold - median $138,000 - 4-room median $102,900 - $146 psf
Bukit Batok: 68 sold - median $82,500 - 4-room median $105,000 - $91 psf
Bukit Merah: 71 sold - median $60,000 - 4-room median $105,000 - $80 psf
Bukit Panjang: 8 sold - median $77,000 - 4-room median $89,250 - $77 psf
Bukit Timah: 4 sold - median $80,000 - 4-room median n/a - $103 psf
Central Area: 17 sold - median $75,000 - 4-room median n/a - $102 psf
Choa Chu Kang: 5 sold - median $53,000 - 4-room median n/a - $63 psf
Clementi: 63 sold - median $67,000 - 4-room median $110,000 - $80 psf
Geylang: 76 sold - median $70,250 - 4-room median $102,000 - $90 psf
Hougang: 70 sold - median $102,500 - 4-room median $95,000 - $101 psf
Jurong East: 48 sold - median $68,500 - 4-room median $80,000 - $72 psf
Jurong West: 72 sold - median $51,000 - 4-room median $90,000 - $64 psf
Kallang/Whampoa: 53 sold - median $61,000 - 4-room median $120,000 - $87 psf
Marine Parade: 27 sold - median $71,000 - 4-room median $130,000 - $99 psf
Pasir Ris: 1 sold - median $79,660 - 4-room median n/a - $72 psf
Queenstown: 40 sold - median $40,000 - 4-room median $90,000 - $58 psf
Sengkang: 1 sold - median $60,000 - 4-room median n/a - $61 psf
Serangoon: 44 sold - median $115,000 - 4-room median $102,500 - $110 psf
Tampines: 129 sold - median $72,000 - 4-room median $99,000 - $78 psf
Toa Payoh: 58 sold - median $50,000 - 4-room median $151,500 - $66 psf
Woodlands: 30 sold - median $44,500 - 4-room median $62,750 - $54 psf
Yishun: 110 sold - median $77,500 - 4-room median $80,000 - $75 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 1992

$300,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,528 sqft - $196 psf - 96 yrs lease left

$298,000 Blk 148 Bishan St 11, Bishan
MULTI GENERATION - storey 07 to 09 - 1,776 sqft - $168 psf - 94 yrs lease left

$295,000 Blk 846 Sims Ave, Geylang
Executive - storey 10 to 12 - 1,604 sqft - $184 psf - 92 yrs lease left

$293,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $186 psf - 94 yrs lease left

$288,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 04 to 06 - 1,776 sqft - $162 psf - 94 yrs lease left

$280,000 Blk 725 Bedok Reservoir Rd, Bedok
Executive - storey 13 to 15 - 1,528 sqft - $183 psf - 91 yrs lease left

$280,000 Blk 842 Sims Ave, Geylang
Executive - storey 10 to 12 - 1,582 sqft - $177 psf - 92 yrs lease left

$280,000 Blk 123 Serangoon Nth Ave 1, Serangoon
Executive - storey 04 to 06 - 1,615 sqft - $173 psf - 92 yrs lease left

$277,000 Blk 132 Lor Ah Soo, Hougang
Executive - storey 10 to 12 - 1,582 sqft - $175 psf - 91 yrs lease left

$275,000 Blk 142 Serangoon Nth Ave 1, Serangoon
Executive - storey 01 to 03 - 1,572 sqft - $175 psf - 93 yrs lease left

The 5 most affordable 4-room flats, October 1992

$43,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $44 psf - 84 yrs lease left

$45,000 Blk 311 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $50 psf - 94 yrs lease left

$45,000 Blk 625 Yishun St 61, Yishun

4-room - storey 01 to 03 - 893 sqft - $50 psf - 94 yrs lease left

$48,000 Blk 31 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 1,066 sqft - $45 psf - 88 yrs lease left

$50,000 Blk 804 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $55 psf - 94 yrs lease left

The 10 busiest streets, October 1992

Bedok Reservoir Rd, Bedok: 48 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 37 sales
Yishun Ring Rd, Yishun: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Tampines St 21, Tampines: 28 sales
Bedok Nth Rd, Bedok: 27 sales
Bedok Nth St 3, Bedok: 22 sales
New Upp Changi Rd, Bedok: 20 sales
Jurong West St 42, Jurong West: 18 sales
Ang Mo Kio Ave 1, 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