HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1992

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:33 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/1992-11/

November 1992 in full

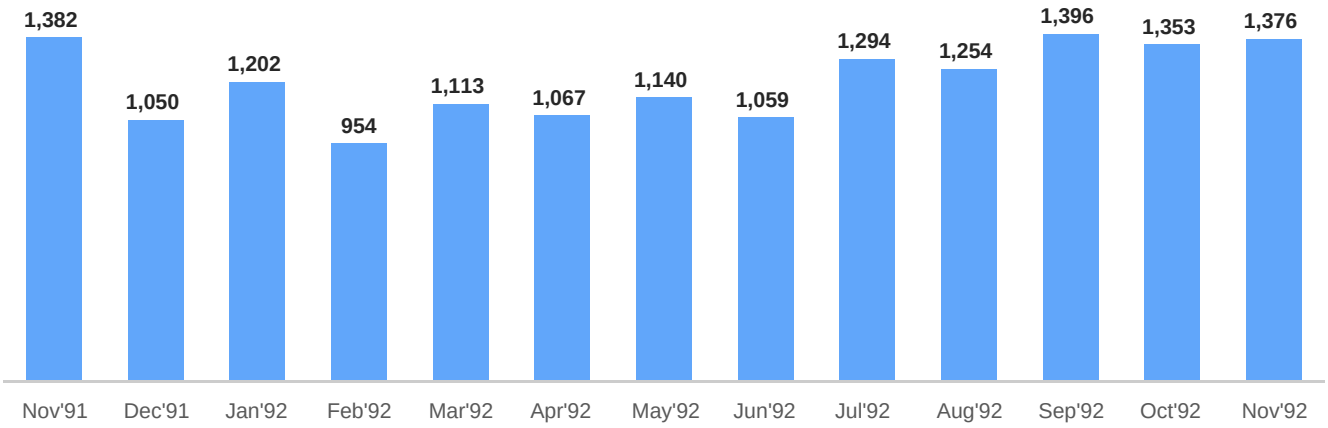
Flats sold: 1,376 **Median price: $68,000** **Median $psf: $80**
Million-dollar flats: 0 (0.0%) **Highest price: $335,000 (Geylang)**

Against the month before: sales +1.7%, median price +0.0%. Against a year ago: sales -0.4%, median price +23.6%.

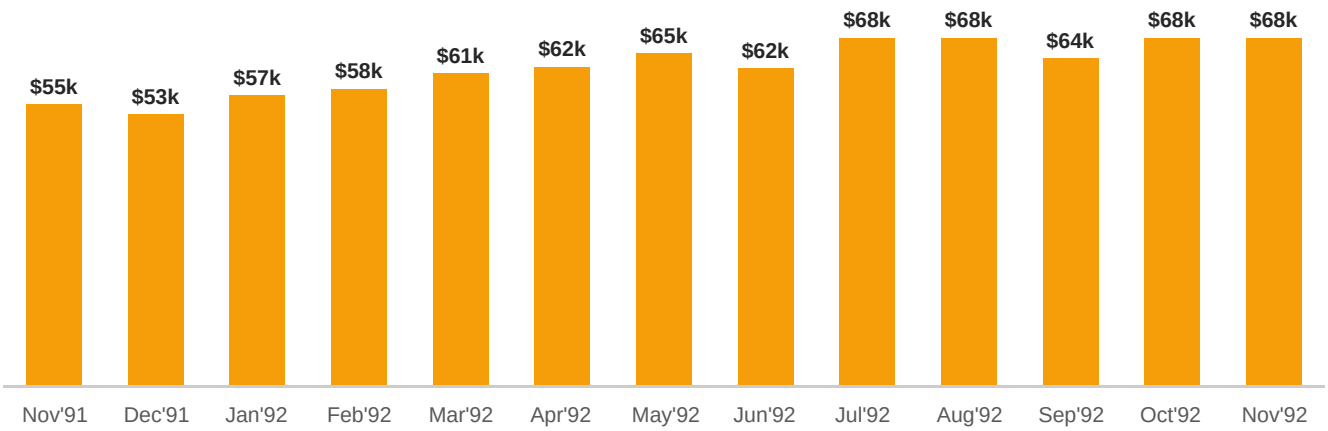
At a glance

- 1,376 HDB resale flats changed hands in November 1992, 1.7% more than the month before (1,353).
- 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 $93,000 (411 sales), or about $92 per square foot.
- The highest price was $335,000 for an executive flat at Blk 842 Sims Ave, Geylang.
- For a 4-room flat, the most affordable town was Woodlands (median $60,000) and the dearest was Bukit Merah (median $120,300).
- The busiest town was Tampines with 185 sales.

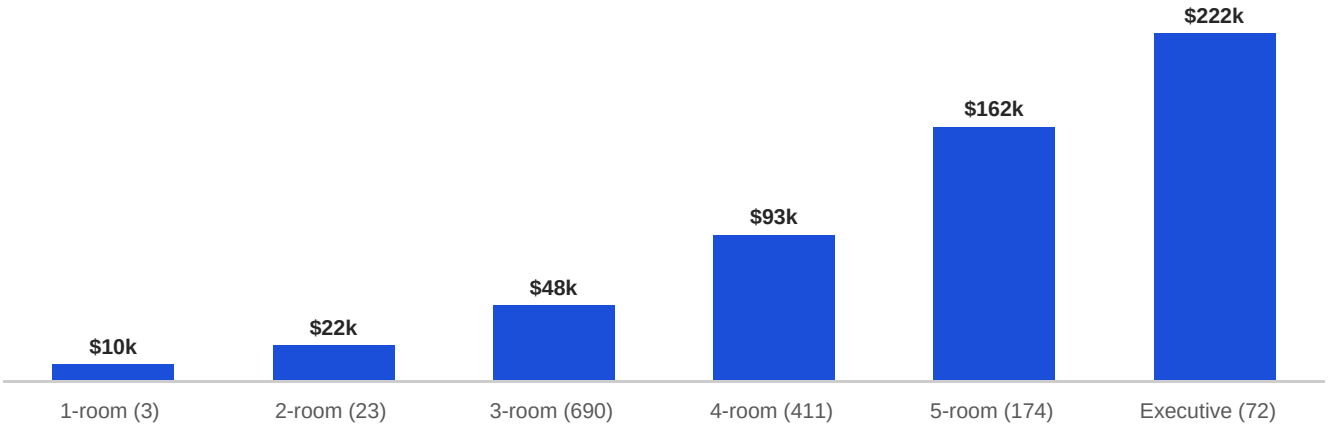
Flats sold each month, last 13 months



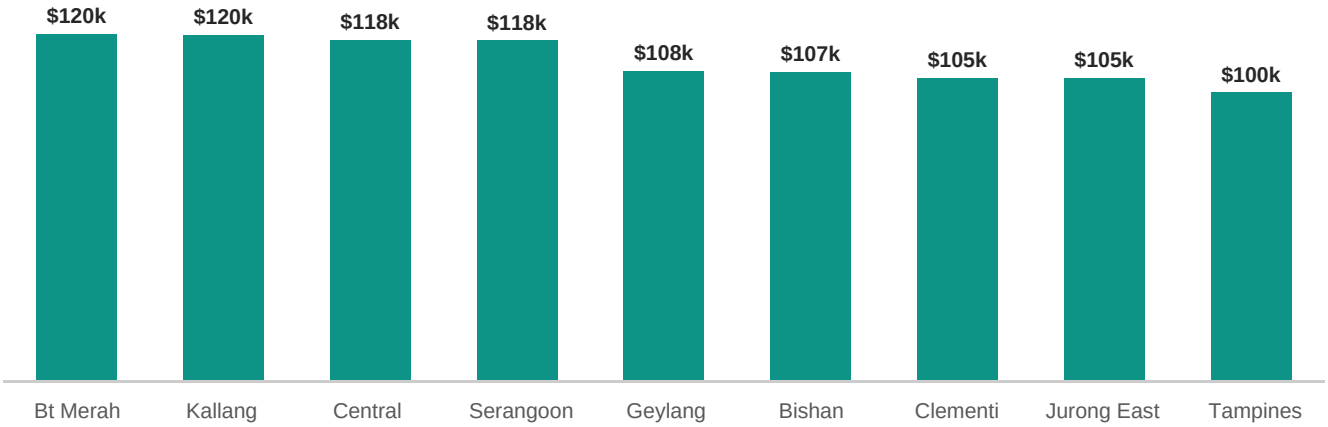
Median price each month, last 13 months



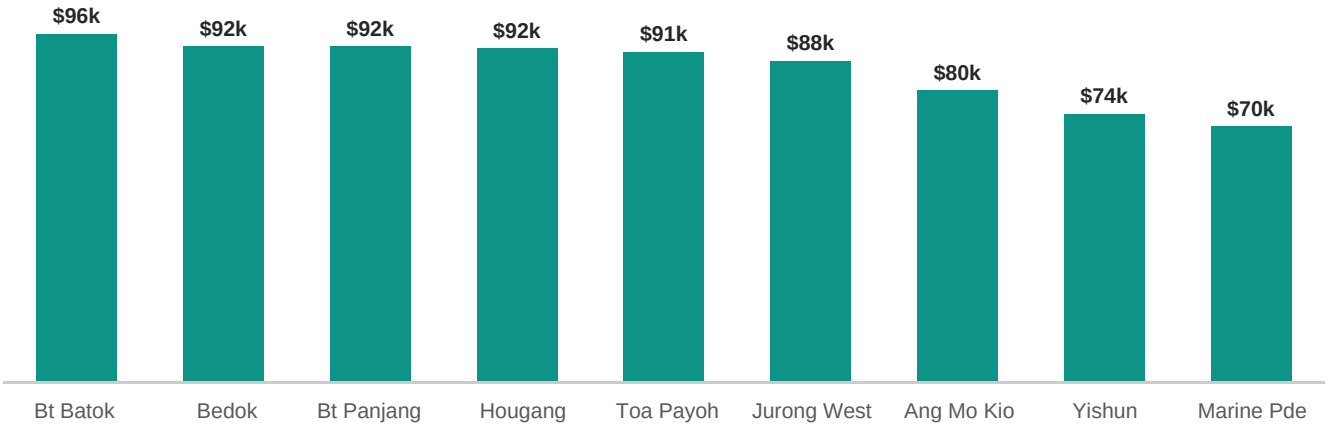
Median price by flat type (number sold), November 1992



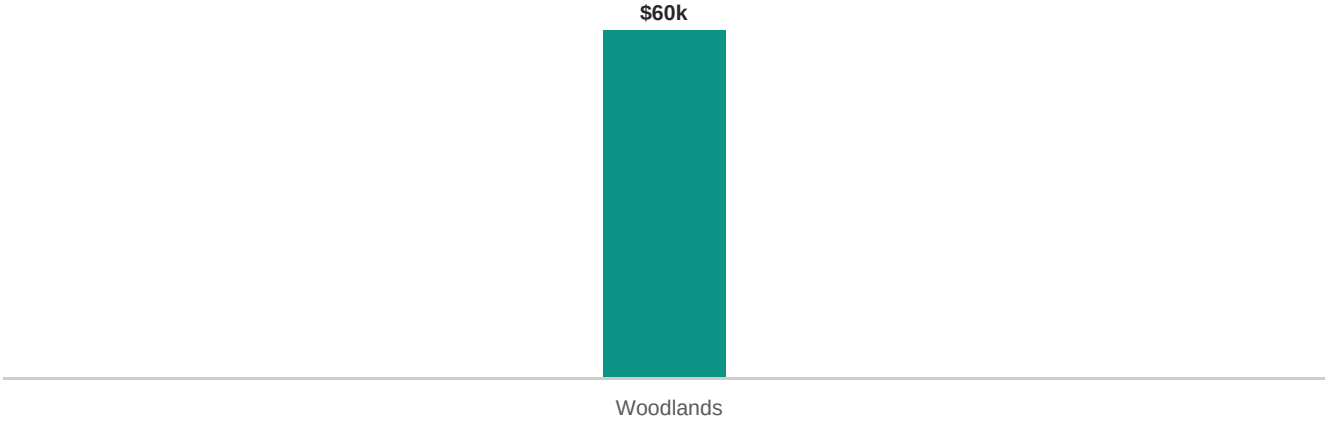
Median 4-room price by town, dearest first



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



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



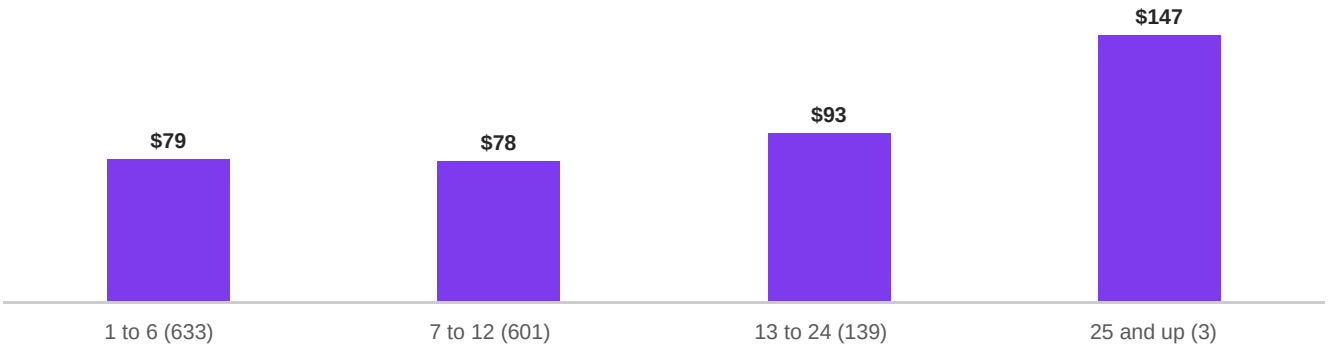
Town by town, November 1992

Ang Mo Kio: 106 sold - median $50,000 - 4-room median $80,000 - $65 psf
Bedok: 160 sold - median $69,000 - 4-room median $92,000 - $75 psf
Bishan: 41 sold - median $167,000 - 4-room median $107,000 - $135 psf
Bukit Batok: 73 sold - median $80,000 - 4-room median $95,500 - $84 psf
Bukit Merah: 58 sold - median $60,000 - 4-room median $120,300 - $84 psf
Bukit Panjang: 15 sold - median $77,000 - 4-room median $92,000 - $83 psf
Bukit Timah: 1 sold - median $46,000 - 4-room median n/a - $58 psf
Central Area: 21 sold - median $81,000 - 4-room median $118,250 - $103 psf
Choa Chu Kang: 5 sold - median $80,000 - 4-room median n/a - $79 psf
Clementi: 48 sold - median $69,500 - 4-room median $105,000 - $91 psf
Geylang: 73 sold - median $50,000 - 4-room median $107,500 - $75 psf
Hougang: 82 sold - median $90,000 - 4-room median $91,500 - $88 psf
Jurong East: 61 sold - median $90,000 - 4-room median $105,000 - $91 psf
Jurong West: 75 sold - median $52,000 - 4-room median $88,000 - $62 psf
Kallang/Whampoa: 59 sold - median $63,500 - 4-room median $120,000 - $87 psf
Marine Parade: 19 sold - median $70,000 - 4-room median $70,000 - $96 psf
Pasir Ris: 1 sold - median $215,000 - 4-room median n/a - $137 psf
Queenstown: 56 sold - median $44,500 - 4-room median n/a - $63 psf
Serangoon: 32 sold - median $93,000 - 4-room median $118,000 - $102 psf
Tampines: 185 sold - median $90,000 - 4-room median $100,000 - $88 psf
Toa Payoh: 75 sold - median $50,000 - 4-room median $90,500 - $69 psf
Woodlands: 26 sold - median $42,500 - 4-room median $60,000 - $55 psf
Yishun: 104 sold - median $65,500 - 4-room median $73,500 - $74 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1992

$335,000 Blk 842 Sims Ave, Geylang
Executive - storey 01 to 03 - 1,582 sqft - $212 psf - 92 yrs lease left

$328,000 Blk 135 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $203 psf - 94 yrs lease left

$325,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 13 to 15 - 1,572 sqft - $207 psf - 94 yrs lease left

$307,000 Blk 104 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,690 sqft - $182 psf - 91 yrs lease left

$297,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,528 sqft - $194 psf - 94 yrs lease left

$297,000 Blk 160 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,550 sqft - $192 psf - 94 yrs lease left

$291,000 Blk 8 Kim Tian Pl, Bukit Merah
5-room - storey 16 to 18 - 1,410 sqft - $206 psf - 91 yrs lease left

$287,000 Blk 319 Serangoon Ave 2, Serangoon
Executive - storey 01 to 03 - 1,615 sqft - $178 psf - 92 yrs lease left

$285,000 Blk 318 Serangoon Ave 2, Serangoon
Executive - storey 04 to 06 - 1,625 sqft - $175 psf - 92 yrs lease left

$280,000 Blk 404 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,668 sqft - $168 psf - 93 yrs lease left

The 5 most affordable 4-room flats, November 1992

$41,700 Blk 760 Yishun St 72, Yishun

4-room - storey 01 to 03 - 904 sqft - $46 psf - 94 yrs lease left

$45,000 Blk 726 Yishun St 71, Yishun

4-room - storey 01 to 03 - 904 sqft - $50 psf - 92 yrs lease left

$46,000 Blk 774 Yishun Ave 3, Yishun

4-room - storey 04 to 06 - 904 sqft - $51 psf - 94 yrs lease left

$47,000 Blk 513 Bt Batok St 52, Bukit Batok

4-room - storey 01 to 03 - 904 sqft - $52 psf - 94 yrs lease left

$48,000 Blk 655 Yishun Ave 4, Yishun

4-room - storey 01 to 03 - 904 sqft - $53 psf - 94 yrs lease left

The 10 busiest streets, November 1992

Bedok Reservoir Rd, Bedok: 33 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Tampines St 21, Tampines: 25 sales
Bedok Nth St 3, Bedok: 21 sales
Bishan St 12, Bishan: 21 sales
Yishun Ring Rd, Yishun: 21 sales
Bedok Nth Rd, Bedok: 20 sales
Tampines St 22, Tampines: 20 sales
Lor 1 Toa Payoh, Toa Payoh: 18 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 17 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