HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 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/1992-12/

December 1992 in full

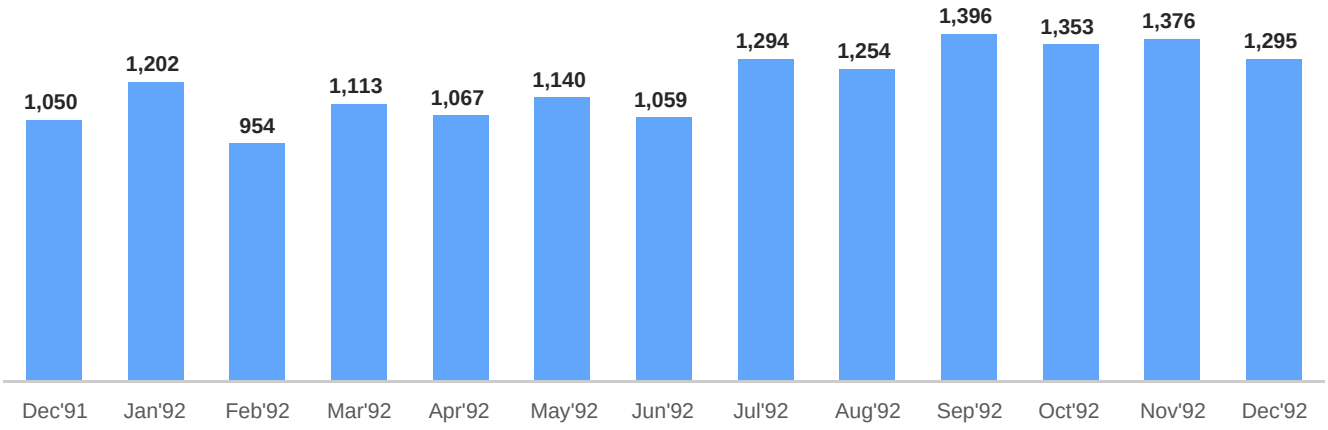
Flats sold: 1,295 **Median price: $68,000** **Median $psf: $79**
Million-dollar flats: 0 (0.0%) **Highest price: $335,000 (Bishan)**

Against the month before: sales -5.9%, median price +0.0%. Against a year ago: sales +23.3%, median price +28.3%.

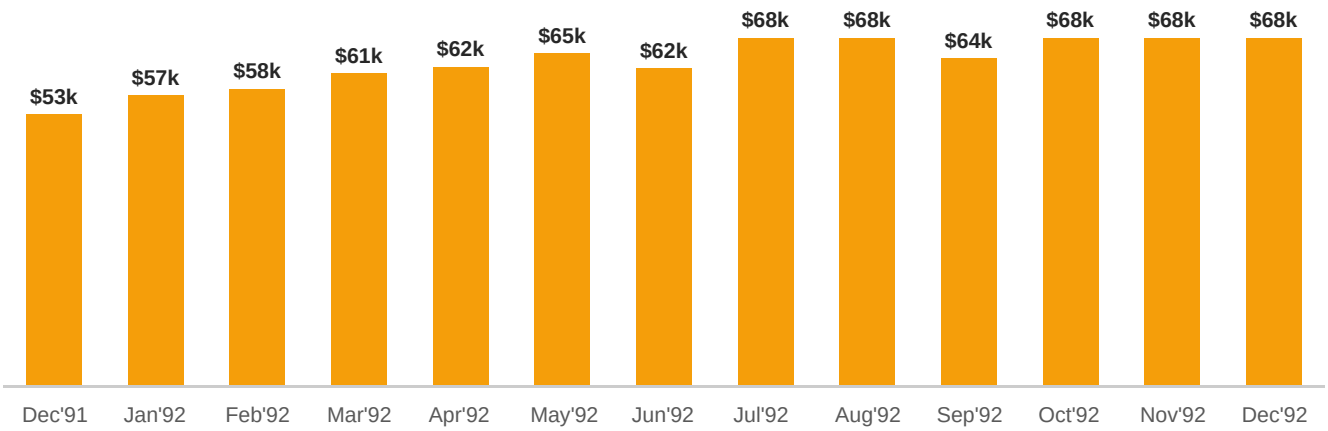
At a glance

- 1,295 HDB resale flats changed hands in December 1992, 5.9% fewer than the month before (1,376).
- 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 $90,500 (412 sales), or about $91 per square foot.
- The highest price was $335,000 for an executive flat at Blk 102 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $71,500) and the dearest was Marine Parade (median $153,000).
- The busiest town was Bedok with 186 sales.

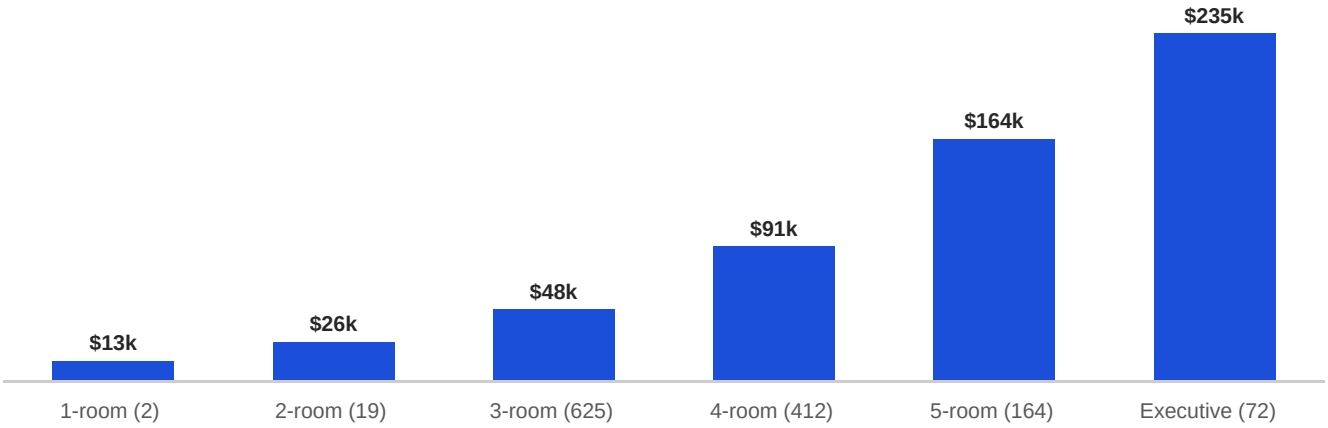
Flats sold each month, last 13 months



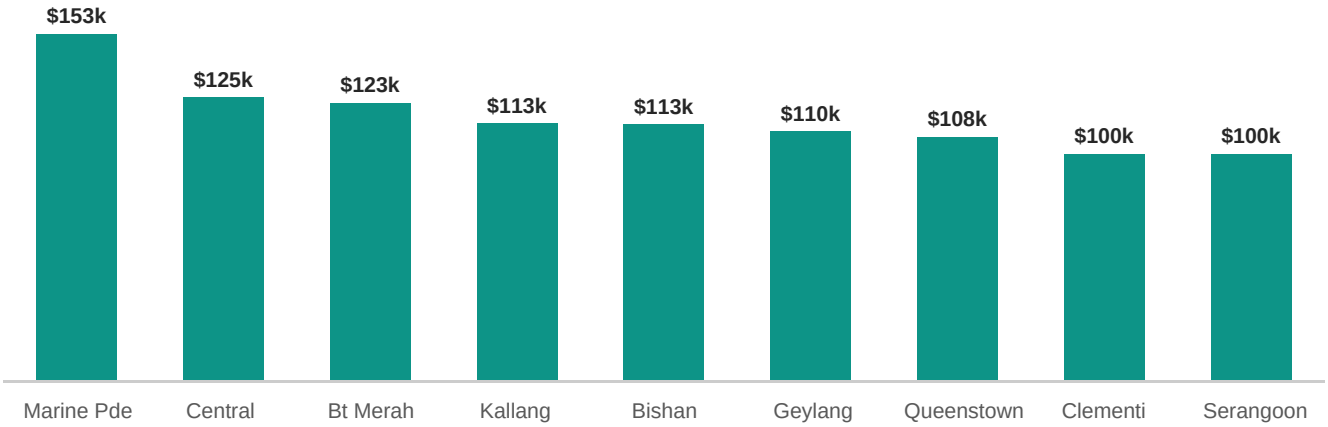
Median price each month, last 13 months



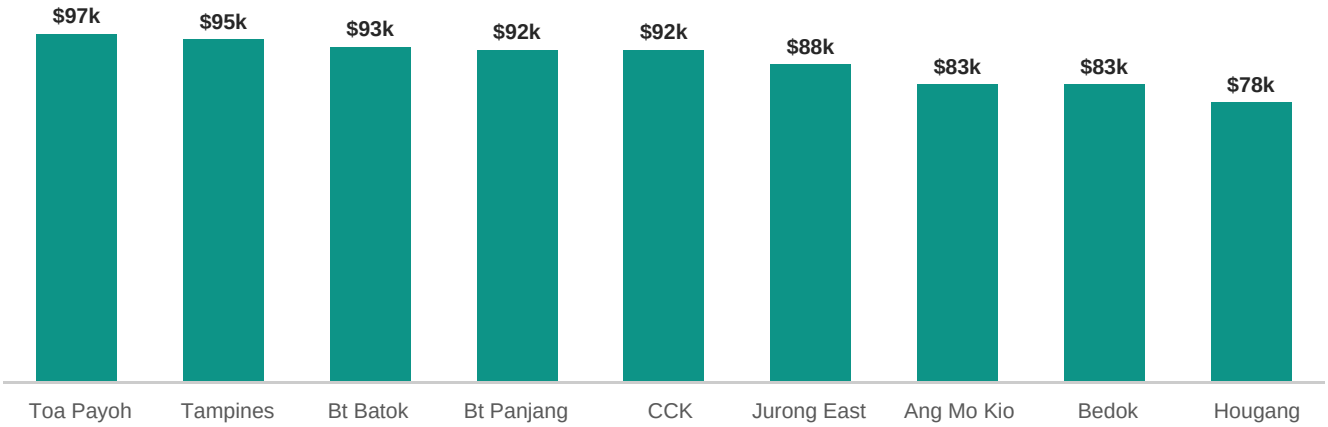
Median price by flat type (number sold), December 1992



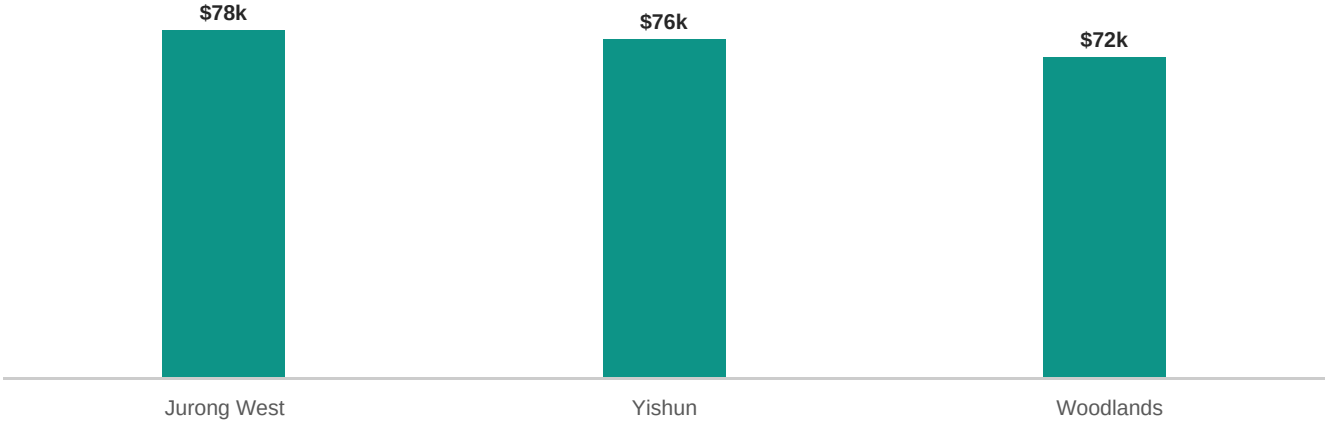
Median 4-room price by town, dearest first



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



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



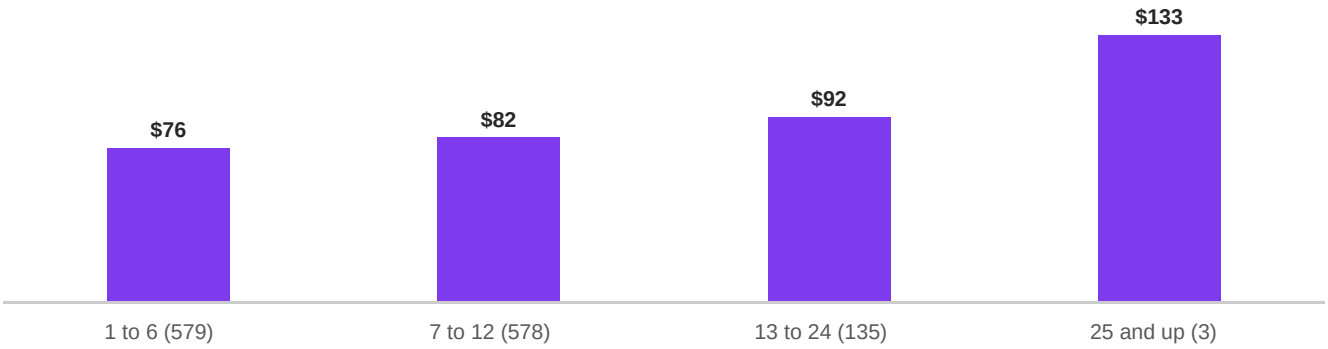
Town by town, December 1992

Ang Mo Kio: 85 sold - median $60,000 - 4-room median $82,500 - $69 psf
Bedok: 186 sold - median $60,500 - 4-room median $82,500 - $72 psf
Bishan: 32 sold - median $142,500 - 4-room median $113,000 - $123 psf
Bukit Batok: 77 sold - median $88,000 - 4-room median $92,900 - $84 psf
Bukit Merah: 57 sold - median $54,000 - 4-room median $122,500 - $81 psf
Bukit Panjang: 16 sold - median $92,000 - 4-room median $92,000 - $81 psf
Bukit Timah: 2 sold - median $87,000 - 4-room median n/a - $102 psf
Central Area: 15 sold - median $70,000 - 4-room median $125,000 - $99 psf
Choa Chu Kang: 11 sold - median $92,000 - 4-room median $92,000 - $84 psf
Clementi: 57 sold - median $69,000 - 4-room median $100,000 - $90 psf
Geylang: 72 sold - median $61,000 - 4-room median $110,000 - $85 psf
Hougang: 60 sold - median $97,500 - 4-room median $77,500 - $85 psf
Jurong East: 46 sold - median $85,900 - 4-room median $88,000 - $74 psf
Jurong West: 85 sold - median $50,000 - 4-room median $77,500 - $58 psf
Kallang/Whampoa: 52 sold - median $71,950 - 4-room median $113,450 - $91 psf
Lim Chu Kang: 1 sold - median $23,000 - 4-room median n/a - $36 psf
Marine Parade: 21 sold - median $75,000 - 4-room median $153,000 - $104 psf
Queenstown: 47 sold - median $42,000 - 4-room median $107,500 - $63 psf
Sengkang: 1 sold - median $60,000 - 4-room median n/a - $61 psf
Serangoon: 29 sold - median $90,000 - 4-room median $100,000 - $102 psf
Tampines: 144 sold - median $90,000 - 4-room median $95,000 - $87 psf
Toa Payoh: 66 sold - median $59,750 - 4-room median $96,500 - $84 psf
Woodlands: 17 sold - median $49,000 - 4-room median $71,500 - $59 psf
Yishun: 116 sold - median $77,000 - 4-room median $75,500 - $78 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1992

$335,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $207 psf - 94 yrs lease left

$323,000 Blk 240 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,572 sqft - $206 psf - 93 yrs lease left

$315,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $199 psf - 92 yrs lease left

$315,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $195 psf - 94 yrs lease left

$310,000 Blk 236 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,572 sqft - $197 psf - 93 yrs lease left

$309,000 Blk 187 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $197 psf - 94 yrs lease left

$305,000 Blk 187 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,647 sqft - $185 psf - 94 yrs lease left

$282,000 Blk 53 Pipit Rd, Geylang
Executive - storey 07 to 09 - 1,572 sqft - $179 psf - 93 yrs lease left

$270,000 Blk 192 Bishan St 13, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $209 psf - 94 yrs lease left

$268,000 Blk 130 Bedok Reservoir Rd, Bedok
Executive - storey 04 to 06 - 1,539 sqft - $174 psf - 94 yrs lease left

The 5 most affordable 4-room flats, December 1992

$45,000 Blk 714 Yishun St 71, Yishun

4-room - storey 04 to 06 - 893 sqft - $50 psf - 95 yrs lease left

$46,500 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $49 psf - 83 yrs lease left

$46,500 Blk 843 Tampines St 83, Tampines

4-room - storey 01 to 03 - 980 sqft - $47 psf - 95 yrs lease left

$47,000 Blk 329 Bt Batok St 33, Bukit Batok

4-room - storey 13 to 15 - 904 sqft - $52 psf - 93 yrs lease left

$48,000 Blk 609 Yishun St 61, Yishun

4-room - storey 04 to 06 - 904 sqft - $53 psf - 93 yrs lease left

The 10 busiest streets, December 1992

Bedok Reservoir Rd, Bedok: 34 sales
Yishun Ring Rd, Yishun: 27 sales
Bedok Nth Rd, Bedok: 24 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Tampines St 21, Tampines: 23 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 21 sales
Yishun St 81, Yishun: 21 sales
Bedok Nth St 3, Bedok: 20 sales
Lor 1 Toa Payoh, Toa Payoh: 19 sales
Circuit Rd, Geylang: 18 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