HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1993

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:33 pm.
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January 1993 in full

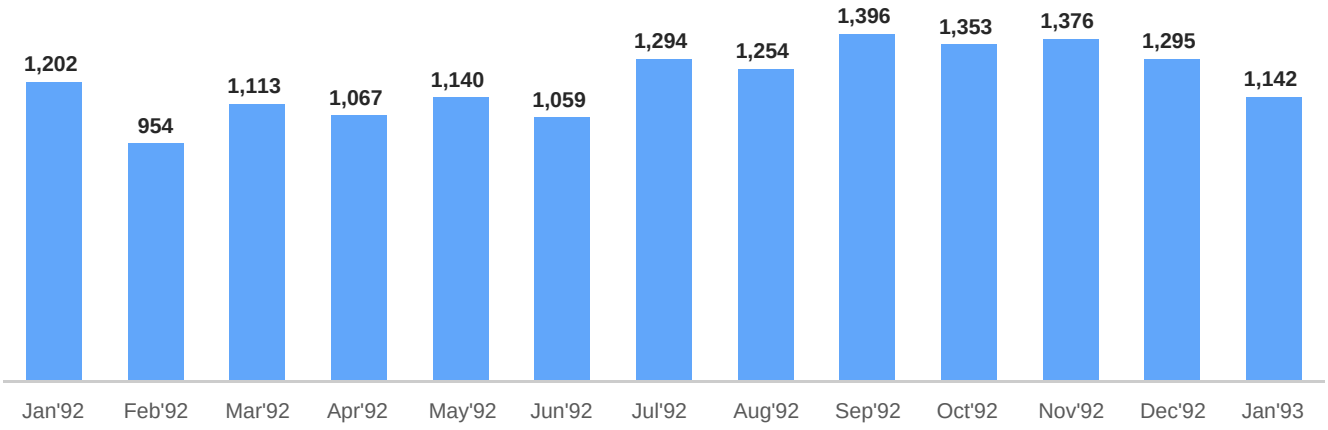
Flats sold: 1,142 Median price: $67,750 Median $psf: $81
Million-dollar flats: 0 (0.0%) Highest price: $325,000 (Bishan)

Against the month before: sales -11.8%, median price -0.4%. Against a year ago: sales -5.0%, median price +19.4%.

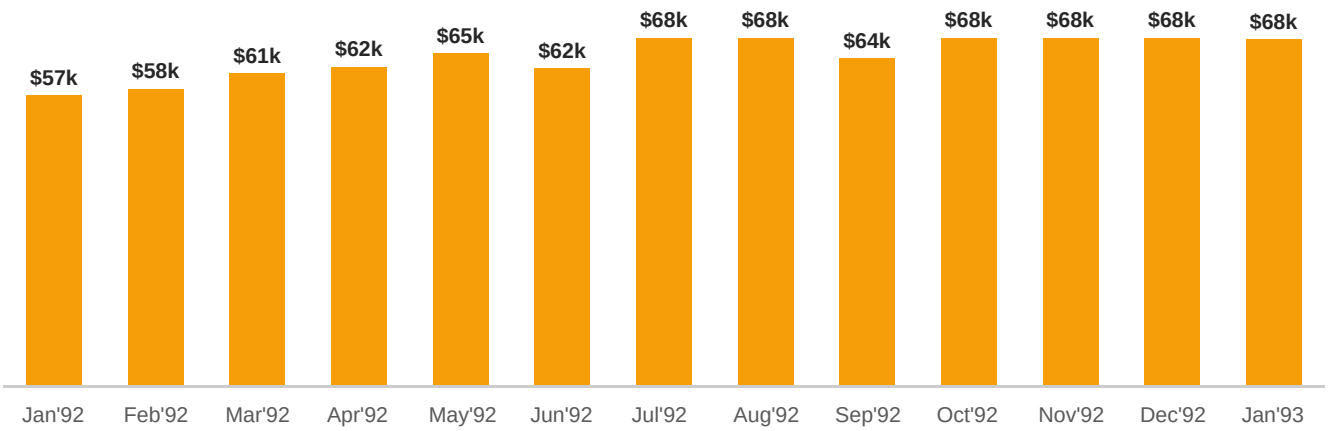
At a glance

- 1,142 HDB resale flats changed hands in January 1993, 11.8% fewer than the month before (1,295).
- Half of all flats sold for $67,750 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $93,000 (331 sales), or about $92 per square foot.
- The highest price was $325,000 for an executive flat at Blk 187 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $66,750) and the dearest was Queenstown (median $179,000).
- The busiest town was Bedok with 155 sales.

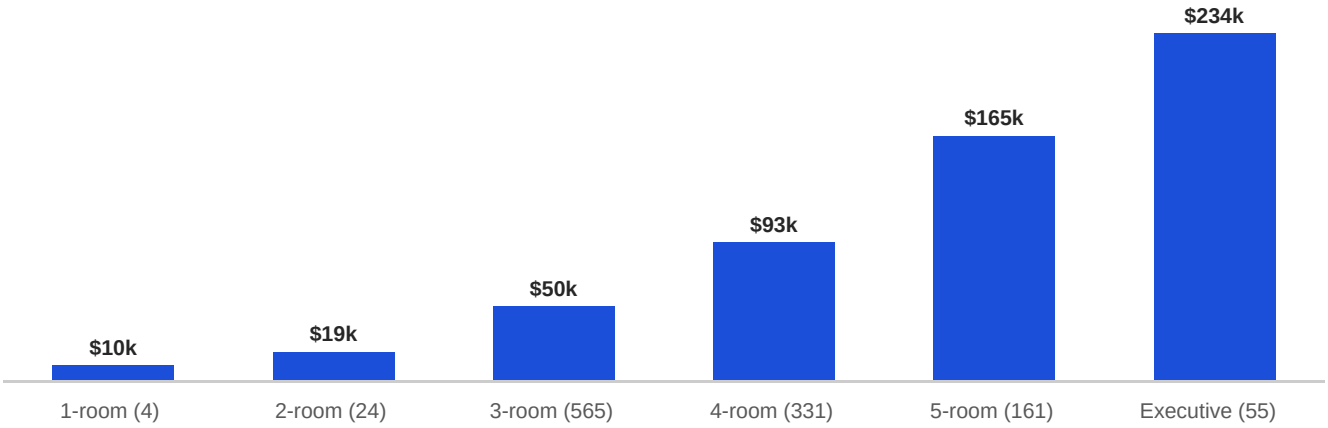
Flats sold each month, last 13 months



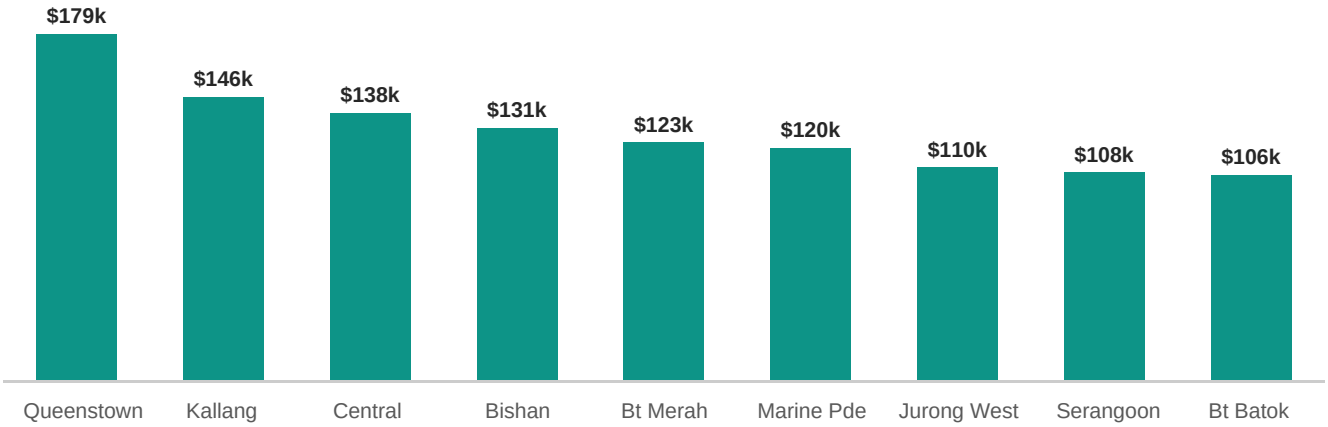
Median price each month, last 13 months



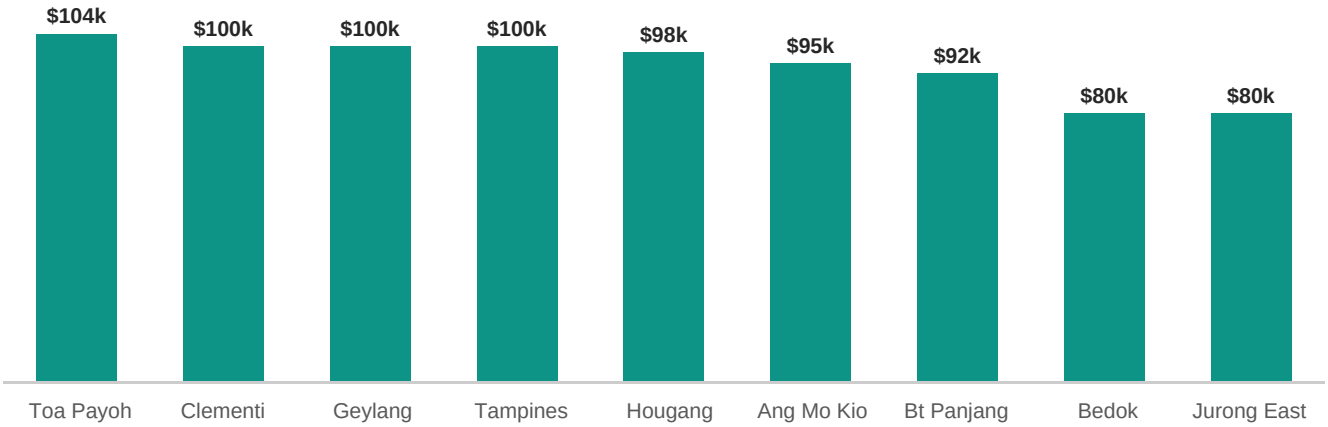
Median price by flat type (number sold), January 1993



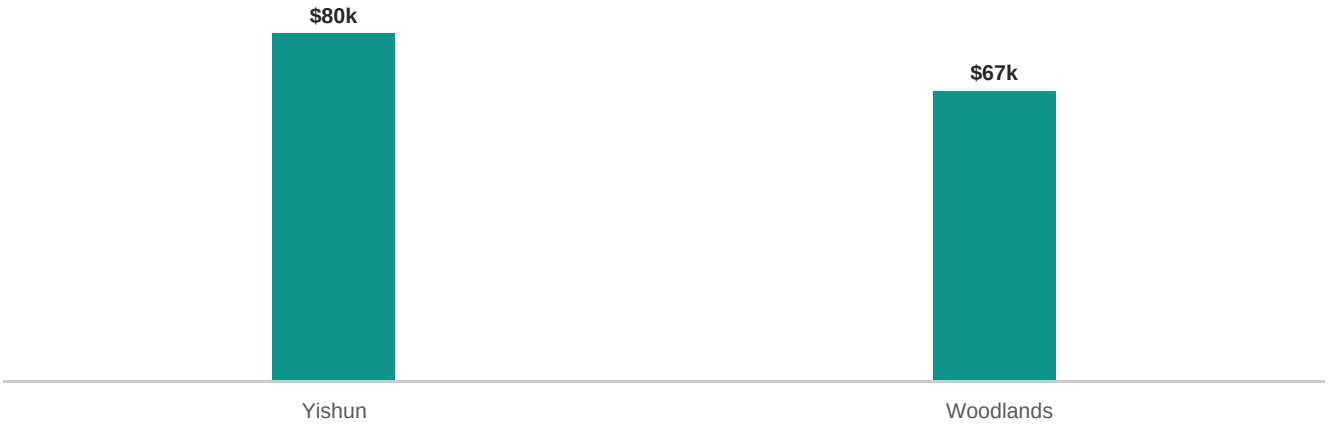
Median 4-room price by town, dearest first



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



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



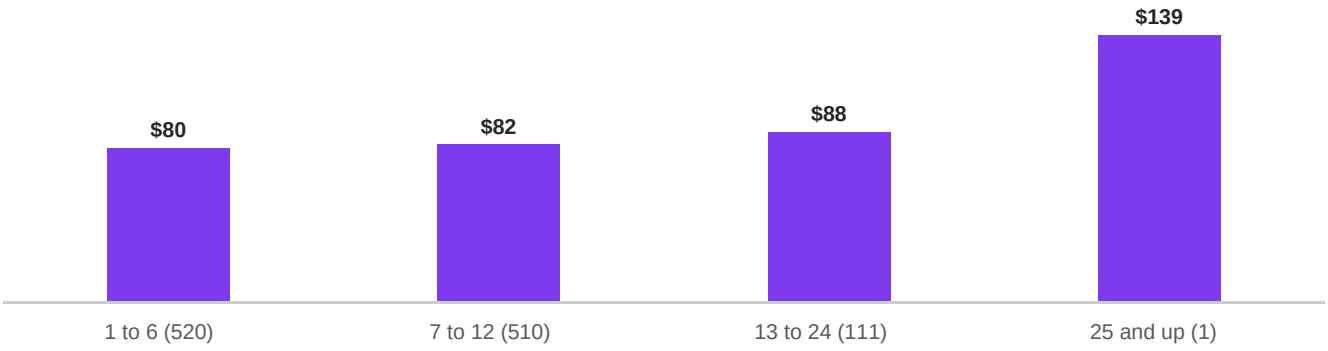
Town by town, January 1993

Ang Mo Kio: 74 sold - median $54,500 - 4-room median $95,000 - $69 psf
Bedok: 155 sold - median $70,000 - 4-room median $80,000 - $77 psf
Bishan: 28 sold - median $170,000 - 4-room median $130,500 - $157 psf
Bukit Batok: 54 sold - median $63,000 - 4-room median $106,000 - $78 psf
Bukit Merah: 50 sold - median $60,250 - 4-room median $123,000 - $82 psf
Bukit Panjang: 14 sold - median $92,000 - 4-room median $92,000 - $83 psf
Bukit Timah: 3 sold - median $80,000 - 4-room median n/a - $88 psf
Central Area: 16 sold - median $62,000 - 4-room median $138,000 - $98 psf
Choa Chu Kang: 4 sold - median $69,500 - 4-room median n/a - $72 psf
Clementi: 59 sold - median $59,700 - 4-room median $100,000 - $79 psf
Geylang: 51 sold - median $61,000 - 4-room median $100,000 - $83 psf
Hougang: 45 sold - median $90,000 - 4-room median $98,350 - $90 psf
Jurong East: 49 sold - median $64,000 - 4-room median $80,000 - $75 psf
Jurong West: 70 sold - median $64,000 - 4-room median $110,000 - $73 psf
Kallang/Whampoa: 44 sold - median $62,500 - 4-room median $146,250 - $80 psf
Marine Parade: 21 sold - median $77,000 - 4-room median $120,000 - $100 psf
Pasir Ris: 1 sold - median $180,000 - 4-room median n/a - $137 psf
Queenstown: 43 sold - median $40,000 - 4-room median $179,000 - $62 psf
Serangoon: 26 sold - median $112,350 - 4-room median $107,500 - $119 psf
Tampines: 119 sold - median $98,000 - 4-room median $100,000 - $90 psf
Toa Payoh: 78 sold - median $54,500 - 4-room median $103,825 - $75 psf
Woodlands: 24 sold - median $42,250 - 4-room median $66,750 - $58 psf
Yishun: 114 sold - median $81,000 - 4-room median $80,000 - $87 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1993

$325,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,647 sqft - $197 psf - 93 yrs lease left

$310,000 Blk 236 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,572 sqft - $197 psf - 92 yrs lease left

$305,000 Blk 148 Bishan St 11, Bishan
MULTI GENERATION - storey 10 to 12 - 1,722 sqft - $177 psf - 93 yrs lease left

$300,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $191 psf - 95 yrs lease left

$295,000 Blk 636 Bedok Reservoir Rd, Bedok
Executive - storey 13 to 15 - 1,550 sqft - $190 psf - 99 yrs lease left

$290,000 Blk 326 Ubi Ave 1, Geylang
Executive - storey 01 to 03 - 1,572 sqft - $185 psf - 92 yrs lease left

$275,000 Blk 201 Clementi Ave 6, Clementi
Executive - storey 10 to 12 - 1,582 sqft - $174 psf - 91 yrs lease left

$275,000 Blk 115 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,572 sqft - $175 psf - 91 yrs lease left

$275,000 Blk 321 Serangoon Ave 2, Serangoon
Executive - storey 10 to 12 - 1,572 sqft - $175 psf - 92 yrs lease left

$270,000 Blk 401 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $168 psf - 91 yrs lease left

The 5 most affordable 4-room flats, January 1993

$48,000 Blk 841 Tampines St 83, Tampines
4-room - storey 04 to 06 - 904 sqft - $53 psf - 92 yrs lease left

$50,000 Blk 113 Jurong East St 13, Jurong East
4-room - storey 07 to 09 - 990 sqft - $50 psf - 87 yrs lease left

$50,000 Blk 229 Jurong East St 21, Jurong East
4-room - storey 01 to 03 - 980 sqft - $51 psf - 87 yrs lease left

$50,000 Blk 370 Bt Batok St 31, Bukit Batok
4-room - storey 01 to 03 - 969 sqft - $52 psf - 91 yrs lease left

$55,000 Blk 462 Tampines St 44, Tampines
4-room - storey 04 to 06 - 958 sqft - $57 psf - 93 yrs lease left

The 10 busiest streets, January 1993

Bedok Reservoir Rd, Bedok: 29 sales
Bedok Nth Rd, Bedok: 28 sales
Tampines St 21, Tampines: 28 sales
Yishun Ring Rd, Yishun: 26 sales
Yishun St 81, Yishun: 23 sales
Tampines St 22, Tampines: 22 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 20 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 19 sales
Bedok Nth St 3, Bedok: 18 sales
Jurong West St 42, Jurong West: 14 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