HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1993

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

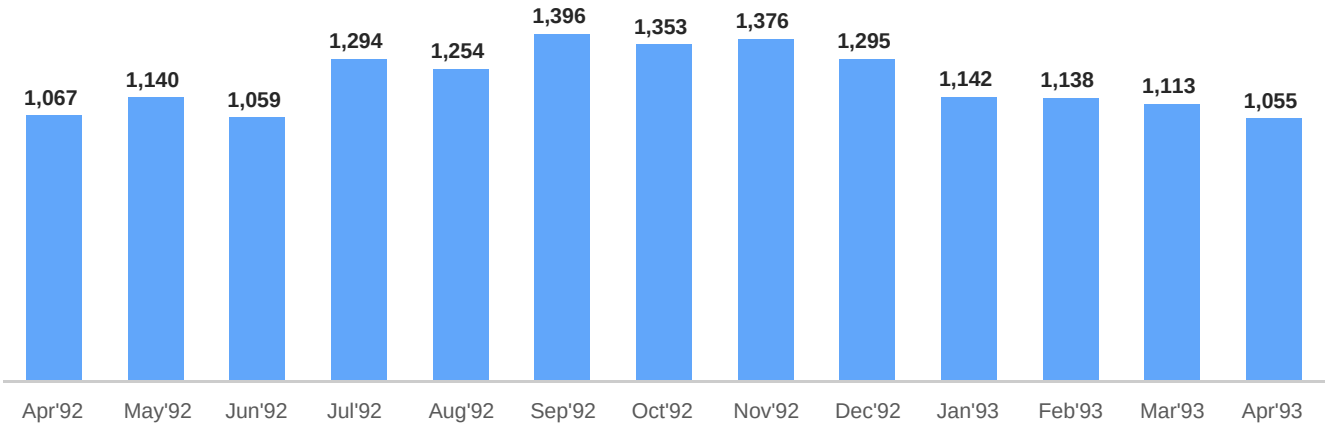
Flats sold: 1,055 Median price: $72,000 Median $psf: $84
Million-dollar flats: 0 (0.0%) Highest price: $362,000 (Bishan)

Against the month before: sales -5.2%, median price +0.0%. Against a year ago: sales -1.1%, median price +15.6%.

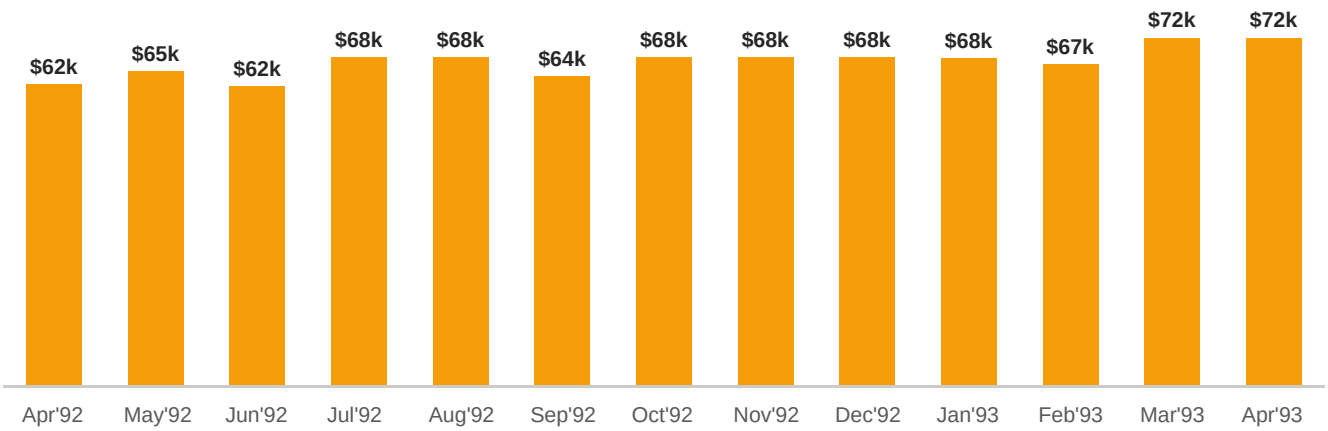
At a glance

- 1,055 HDB resale flats changed hands in April 1993, 5.2% fewer than the month before (1,113).
- Half of all flats sold for $72,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $100,000 (300 sales), or about $96 per square foot.
- The highest price was $362,000 for an executive flat at Blk 102 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Bukit Panjang (median $68,000) and the dearest was Bishan (median $146,000).
- The busiest town was Tampines with 128 sales.

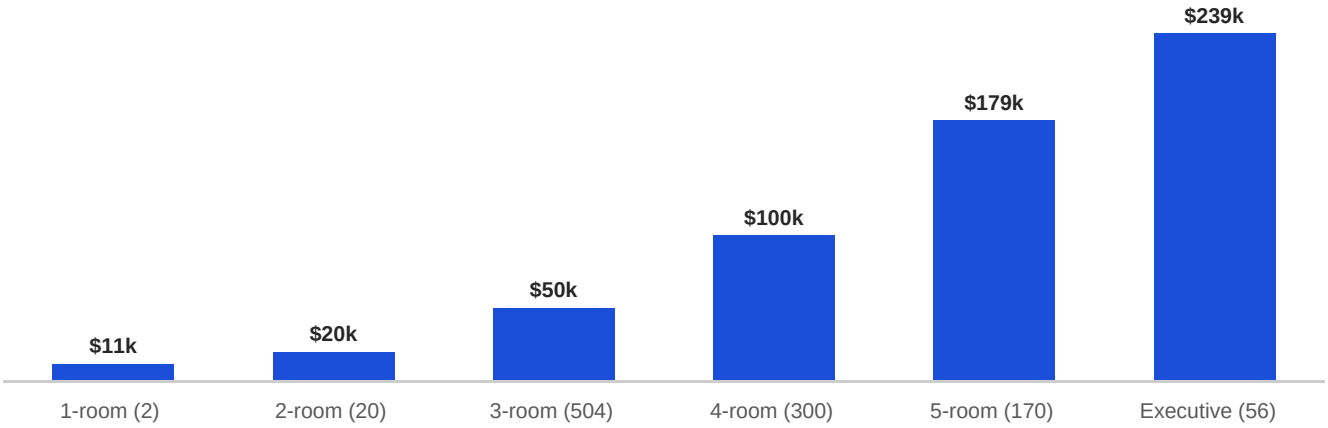
Flats sold each month, last 13 months



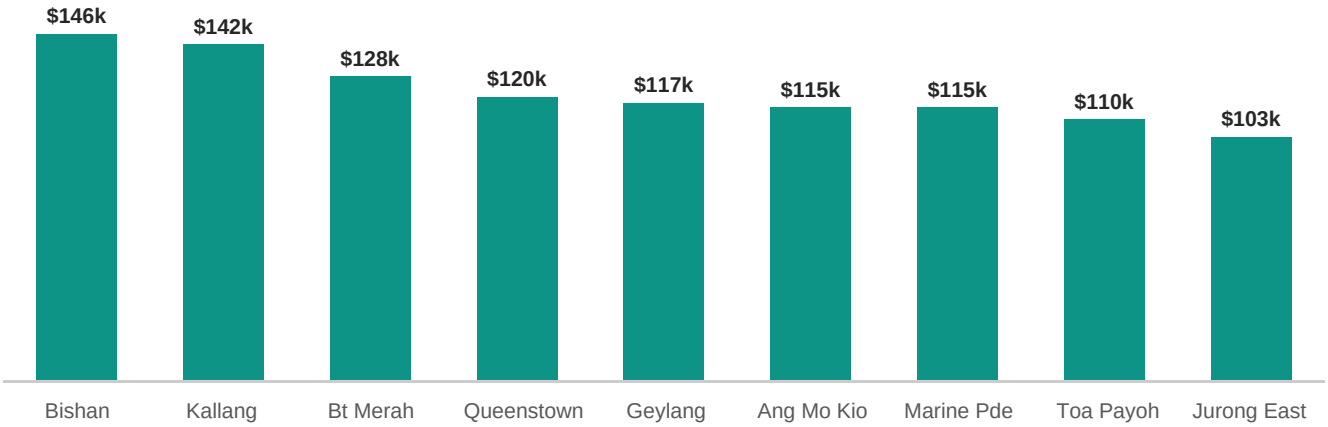
Median price each month, last 13 months



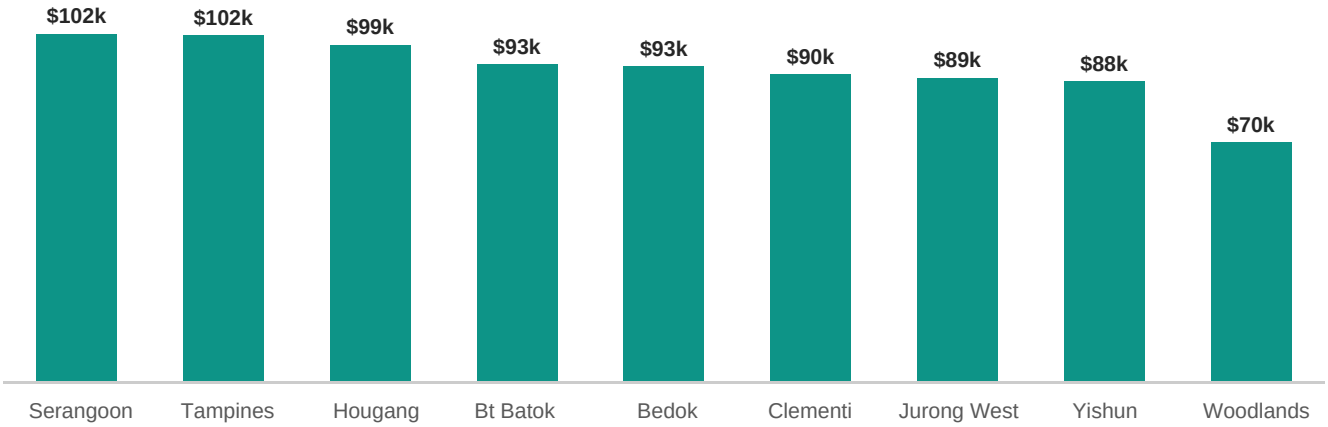
Median price by flat type (number sold), April 1993



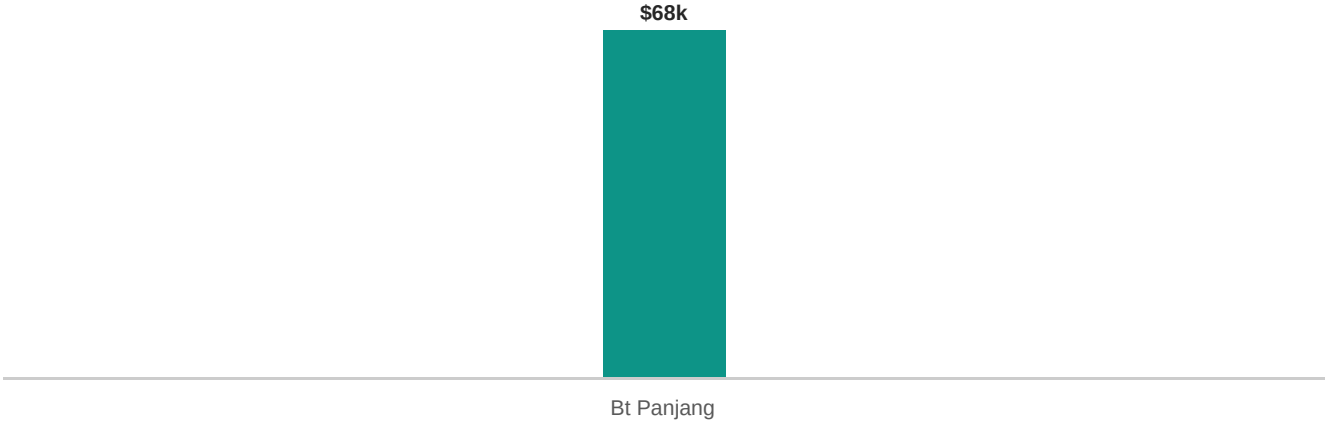
Median 4-room price by town, dearest first



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



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



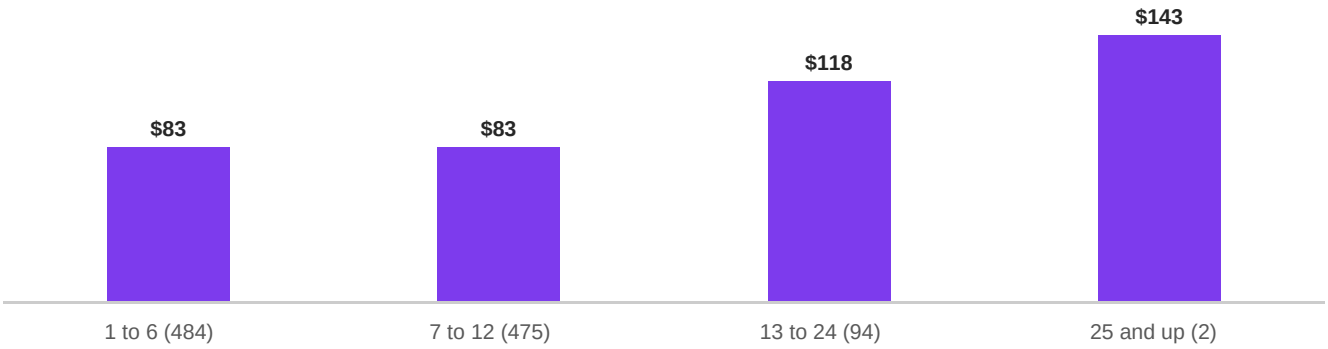
Town by town, April 1993

Ang Mo Kio: 72 sold - median $58,500 - 4-room median $115,000 - $75 psf
Bedok: 121 sold - median $60,000 - 4-room median $92,500 - $71 psf
Bishan: 19 sold - median $168,000 - 4-room median $146,000 - $142 psf
Bukit Batok: 52 sold - median $92,500 - 4-room median $93,000 - $92 psf
Bukit Merah: 49 sold - median $74,000 - 4-room median $128,000 - $98 psf
Bukit Panjang: 10 sold - median $74,000 - 4-room median $68,000 - $75 psf
Bukit Timah: 3 sold - median $110,000 - 4-room median n/a - $115 psf
Central Area: 9 sold - median $79,000 - 4-room median n/a - $120 psf
Choa Chu Kang: 5 sold - median $65,000 - 4-room median n/a - $66 psf
Clementi: 61 sold - median $70,000 - 4-room median $90,000 - $81 psf
Geylang: 58 sold - median $77,000 - 4-room median $117,000 - $86 psf
Hougang: 55 sold - median $95,000 - 4-room median $98,700 - $88 psf
Jurong East: 39 sold - median $80,000 - 4-room median $102,500 - $83 psf
Jurong West: 63 sold - median $59,000 - 4-room median $89,000 - $72 psf
Kallang/Whampoa: 40 sold - median $69,000 - 4-room median $141,500 - $94 psf
Marine Parade: 24 sold - median $82,000 - 4-room median $115,000 - $110 psf
Queenstown: 51 sold - median $40,000 - 4-room median $119,500 - $64 psf
Sengkang: 2 sold - median $41,500 - 4-room median n/a - $57 psf
Serangoon: 28 sold - median $100,000 - 4-room median $102,000 - $97 psf
Tampines: 128 sold - median $99,750 - 4-room median $101,500 - $91 psf
Toa Payoh: 56 sold - median $58,500 - 4-room median $110,000 - $76 psf
Woodlands: 24 sold - median $59,200 - 4-room median $70,000 - $57 psf
Yishun: 86 sold - median $98,850 - 4-room median $88,000 - $90 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1993

$362,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $206 psf - 93 yrs lease left

$323,000 Blk 110 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,636 sqft - $197 psf - 90 yrs lease left

$295,000 Blk 116 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,572 sqft - $188 psf - 90 yrs lease left

$295,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 10 to 12 - 1,572 sqft - $188 psf - 93 yrs lease left

$294,000 Blk 128 Bishan St 12, Bishan
5-room - storey 19 to 21 - 1,302 sqft - $226 psf - 93 yrs lease left

$287,000 Blk 43 Marine Cres, Marine Parade
5-room - storey 22 to 24 - 1,292 sqft - $222 psf - 81 yrs lease left

$280,170 Blk 71 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $207 psf - 83 yrs lease left

$280,000 Blk 362 Bt Batok St 31, Bukit Batok
Executive - storey 01 to 03 - 1,604 sqft - $175 psf - 91 yrs lease left

$280,000 Blk 130 Geylang East Ave 1, Geylang
Executive - storey 07 to 09 - 1,668 sqft - $168 psf - 93 yrs lease left

$279,000 Blk 460 Tampines St 42, Tampines
MULTI GENERATION - storey 07 to 09 - 1,787 sqft - $156 psf - 93 yrs lease left

The 5 most affordable 4-room flats, April 1993

$40,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $42 psf - 82 yrs lease left

$40,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 947 sqft - $42 psf - 81 yrs lease left

$50,000 Blk 440 Tampines St 43, Tampines

4-room - storey 01 to 03 - 904 sqft - $55 psf - 92 yrs lease left

$50,000 Blk 208 Petir Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $55 psf - 94 yrs lease left

$51,300 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $55 psf - 81 yrs lease left

The 10 busiest streets, April 1993

Bedok Reservoir Rd, Bedok: 28 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 20 sales
Tampines St 21, Tampines: 18 sales
Yishun Ring Rd, Yishun: 18 sales
Tampines St 22, Tampines: 17 sales
Marsiling Dr, Woodlands: 16 sales
Clementi Ave 4, Clementi: 15 sales
Ubi Ave 1, Geylang: 15 sales
Jurong West St 42, Jurong West: 15 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 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.

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