HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: May 1993

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

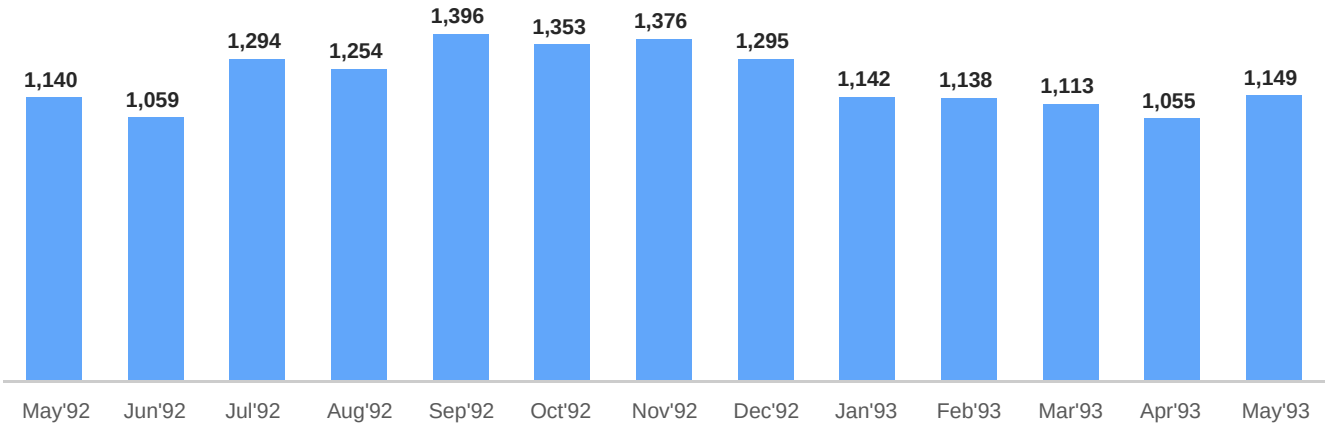
**Flats sold: 1,149  Median price: $100,000  Median $psf: $104**
**Million-dollar flats: 0 (0.0%)  Highest price: $360,000 (Bishan)**

Against the month before: sales +8.9%, median price +38.9%.  Against a year ago: sales +0.8%, median price +53.8%.

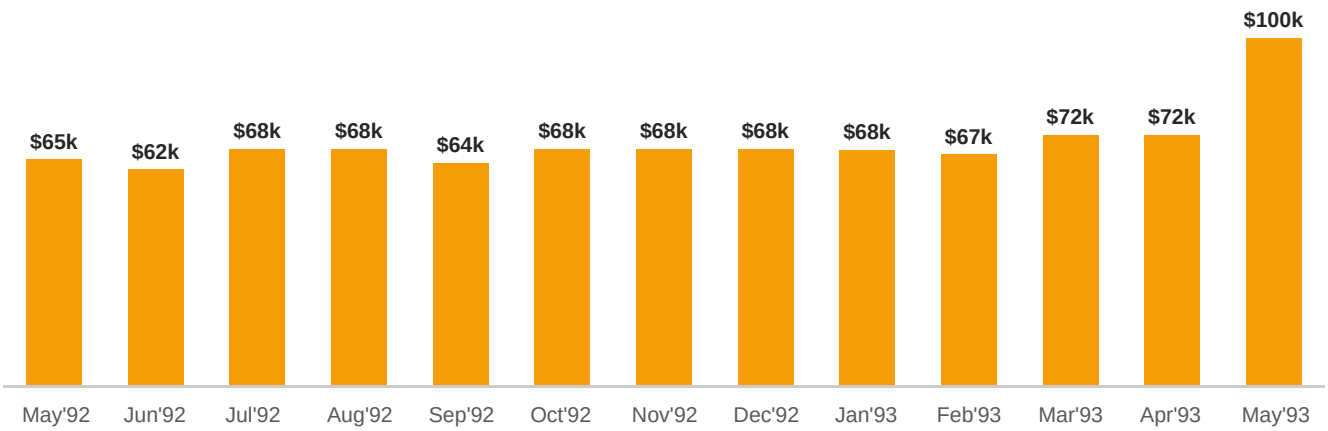
### At a glance

- 1,149 HDB resale flats changed hands in May 1993, 8.9% more than the month before (1,055).
- Half of all flats sold for $100,000 or less (the median price), up 38.9% from the month before.
- A typical 4-room flat sold for $115,000 (383 sales), or about $111 per square foot.
- The highest price was $360,000 for an executive flat at Blk 186 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $78,000) and the dearest was Central Area (median $185,000).
- The busiest town was Tampines with 170 sales.

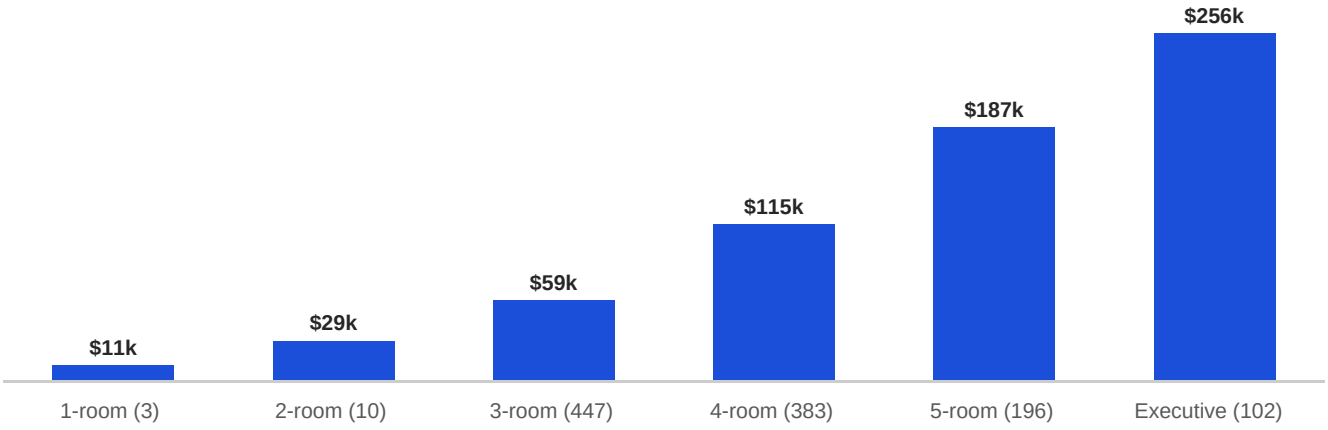
**Flats sold each month, last 13 months**



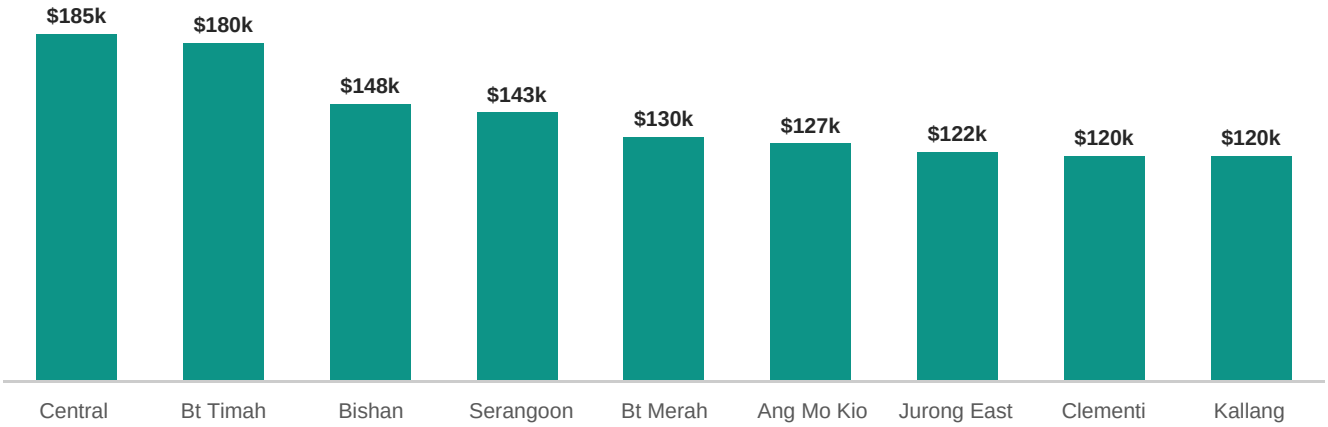

**Median price each month, last 13 months**



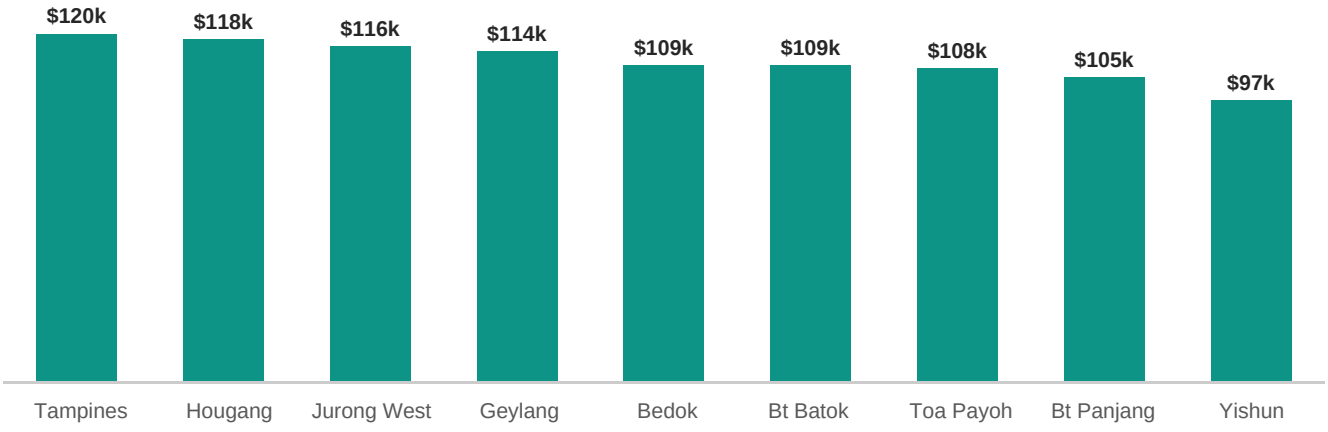

**Median price by flat type (number sold), May 1993**



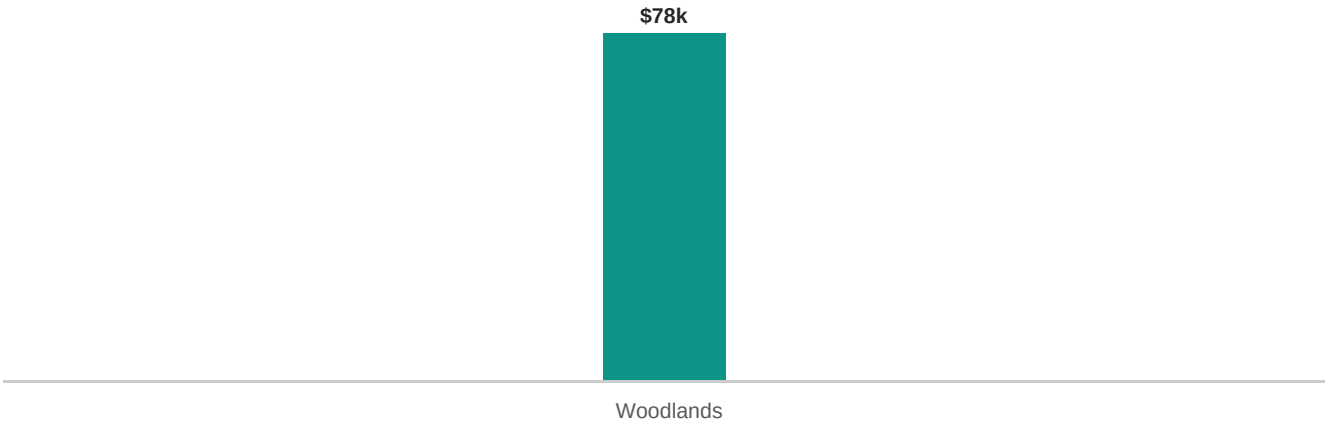

## Median 4-room price by town, dearest first




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




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



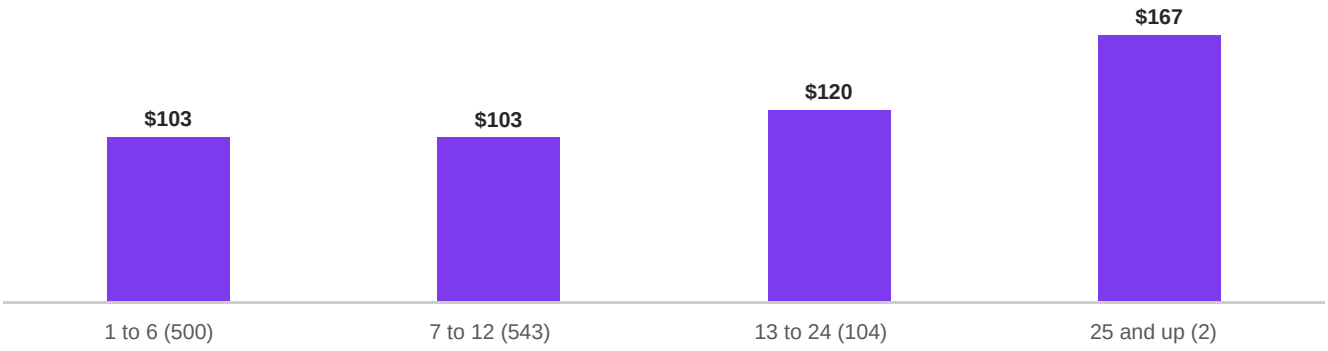

## Town by town, May 1993

Ang Mo Kio: 79 sold - median $72,000 - 4-room median $126,500 - $97 psf
Bedok: 127 sold - median $74,000 - 4-room median $109,000 - $94 psf
Bishan: 41 sold - median $210,000 - 4-room median $147,500 - $171 psf
Bukit Batok: 47 sold - median $107,000 - 4-room median $109,000 - $103 psf
Bukit Merah: 50 sold - median $99,000 - 4-room median $130,000 - $117 psf
Bukit Panjang: 17 sold - median $109,000 - 4-room median $105,000 - $108 psf
Bukit Timah: 5 sold - median $196,000 - 4-room median $180,000 - $175 psf
Central Area: 14 sold - median $83,000 - 4-room median $185,000 - $120 psf
Choa Chu Kang: 5 sold - median $68,000 - 4-room median n/a - $69 psf
Clementi: 50 sold - median $82,500 - 4-room median $120,000 - $104 psf
Geylang: 62 sold - median $90,500 - 4-room median $114,000 - $104 psf
Hougang: 54 sold - median $122,500 - 4-room median $118,000 - $117 psf
Jurong East: 34 sold - median $108,000 - 4-room median $122,000 - $104 psf
Jurong West: 53 sold - median $115,000 - 4-room median $115,750 - $93 psf
Kallang/Whampoa: 47 sold - median $120,000 - 4-room median $120,000 - $119 psf
Marine Parade: 17 sold - median $87,000 - 4-room median n/a - $115 psf
Pasir Ris: 3 sold - median $247,000 - 4-room median n/a - $154 psf
Queenstown: 48 sold - median $45,900 - 4-room median n/a - $75 psf
Serangoon: 31 sold - median $147,000 - 4-room median $143,000 - $148 psf
Tampines: 170 sold - median $110,000 - 4-room median $120,000 - $106 psf
Toa Payoh: 37 sold - median $70,000 - 4-room median $108,000 - $98 psf
Woodlands: 24 sold - median $60,000 - 4-room median $78,000 - $69 psf
Yishun: 134 sold - median $117,500 - 4-room median $97,000 - $111 psf

### Median $psf by remaining lease (number sold)




**Median $psf by storey (number sold)**




## The 10 highest prices, May 1993

**$360,000 Blk 186 Bishan St 13, Bishan**
Executive - storey 07 to 09 - 1,572 sqft - $229 psf - 93 yrs lease left

**$333,000 Blk 112 Clementi St 13, Clementi**
Executive - storey 01 to 03 - 1,658 sqft - $201 psf - 90 yrs lease left

**$330,000 Blk 186 Bishan St 13, Bishan**
Executive - storey 10 to 12 - 1,582 sqft - $209 psf - 93 yrs lease left

**$325,000 Blk 187 Bishan St 13, Bishan**
Executive - storey 01 to 03 - 1,528 sqft - $213 psf - 93 yrs lease left

**$324,000 Blk 148 Bishan St 11, Bishan**
MULTI GENERATION - storey 07 to 09 - 1,722 sqft - $188 psf - 93 yrs lease left

**$323,000 Blk 842 Sims Ave, Geylang**
Executive - storey 04 to 06 - 1,604 sqft - $201 psf - 91 yrs lease left

**$320,000 Blk 633 Yishun St 61, Yishun**
MULTI GENERATION - storey 10 to 12 - 1,841 sqft - $174 psf - 93 yrs lease left

**$312,000 Blk 245 Tampines St 21, Tampines**
Executive - storey 07 to 09 - 1,615 sqft - $193 psf - 90 yrs lease left

**$310,000 Blk 112 Clementi St 13, Clementi**
Executive - storey 01 to 03 - 1,701 sqft - $182 psf - 90 yrs lease left

**$310,000 Blk 110 Mcnair Rd, Kallang/Whampoa**
Executive - storey 10 to 12 - 1,550 sqft - $200 psf - 93 yrs lease left

## The 5 most affordable 4-room flats, May 1993

**$45,000 Blk 388 Yishun Ring Rd, Yishun**

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

**$46,000 Blk 278 Yishun St 22, Yishun**

4-room - storey 07 to 09 - 904 sqft - $51 psf - 91 yrs lease left

**$46,000 Blk 528 Jurong West St 52, Jurong West**

4-room - storey 07 to 09 - 1,012 sqft - $45 psf - 89 yrs lease left

**$50,000 Blk 800 Yishun Ring Rd, Yishun**

4-room - storey 01 to 03 - 904 sqft - $55 psf - 93 yrs lease left

**$50,000 Blk 31 Marsiling Dr, Woodlands**

4-room - storey 01 to 03 - 1,044 sqft - $48 psf - 83 yrs lease left

## The 10 busiest streets, May 1993

Bedok Reservoir Rd, Bedok: 39 sales
Yishun Ring Rd, Yishun: 37 sales
Tampines St 21, Tampines: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 23 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 23 sales
Tampines St 22, Tampines: 22 sales
Bishan St 13, Bishan: 21 sales
Ubi Ave 1, Geylang: 17 sales
Bedok Nth St 3, Bedok: 16 sales
Jurong West St 42, Jurong West: 15 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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