HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: July 1993

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

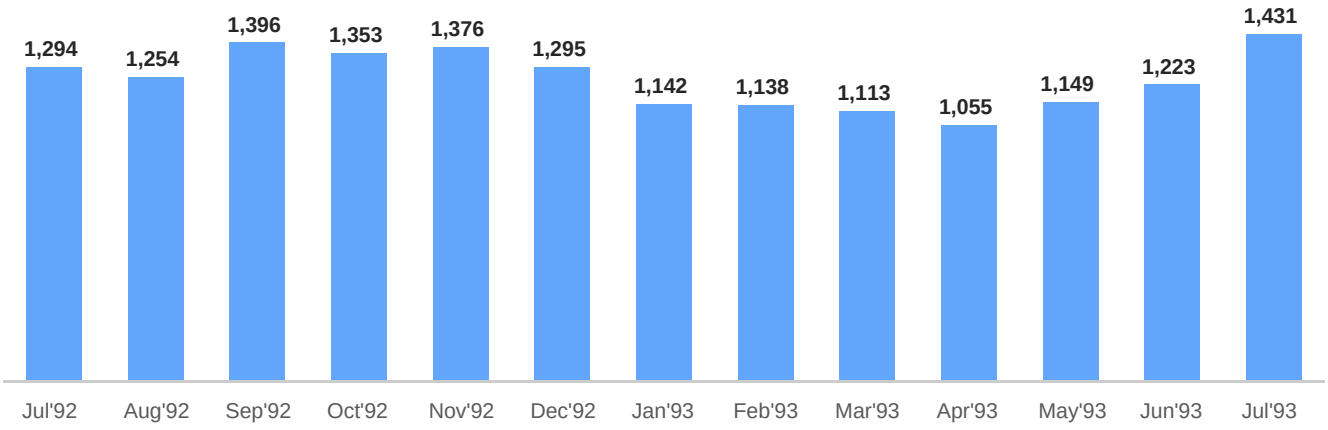
**Flats sold: 1,431  Median price: $115,000  Median $psf: $121**
**Million-dollar flats: 0 (0.0%)  Highest price: $395,000 (Bishan)**

Against the month before: sales +17.0%, median price +7.5%.  Against a year ago: sales +10.6%, median price +69.1%.

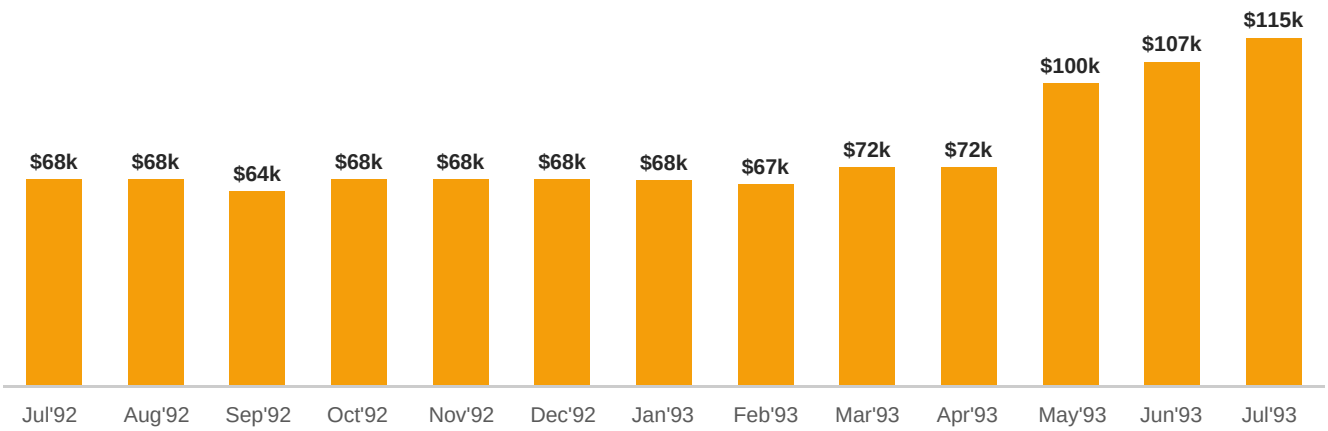
### At a glance

- 1,431 HDB resale flats changed hands in July 1993, 17.0% more than the month before (1,223).
- Half of all flats sold for $115,000 or less (the median price), up 7.5% from the month before.
- A typical 4-room flat sold for $130,000 (412 sales), or about $128 per square foot.
- The highest price was $395,000 for an executive flat at Blk 168 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $80,000) and the dearest was Central Area (median $208,000).
- The busiest town was Tampines with 181 sales.

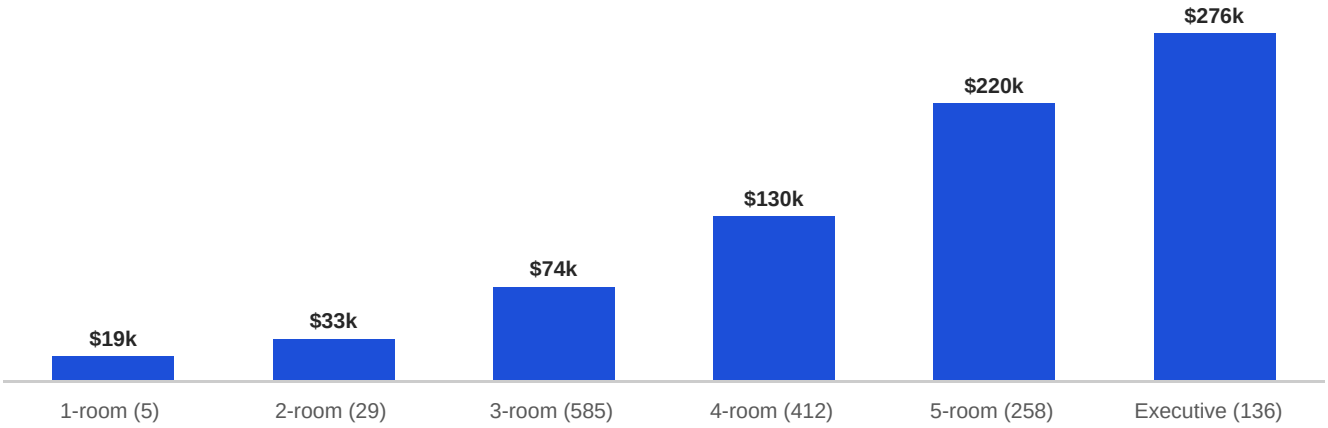
**Flats sold each month, last 13 months**



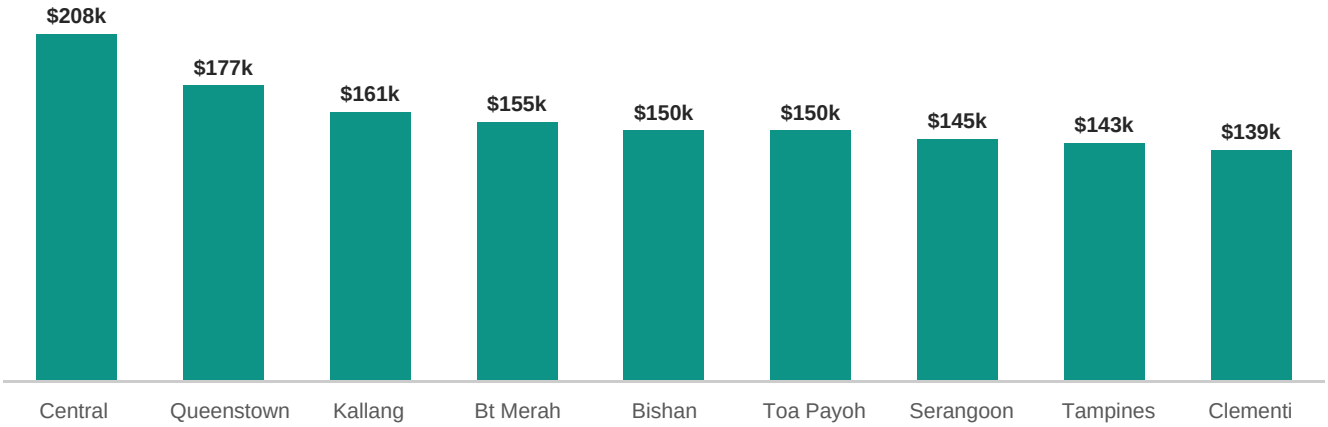

**Median price each month, last 13 months**



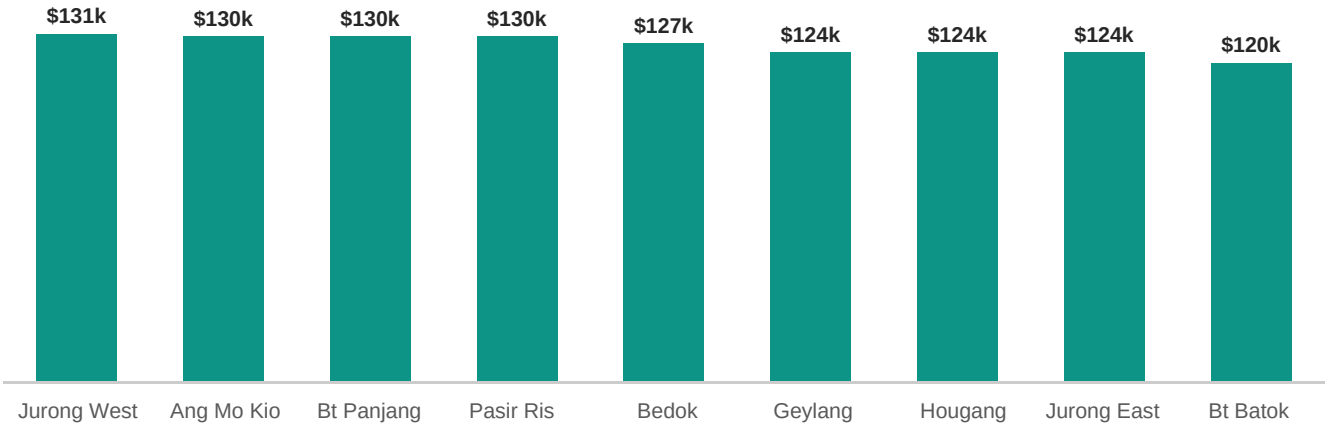

**Median price by flat type (number sold), July 1993**



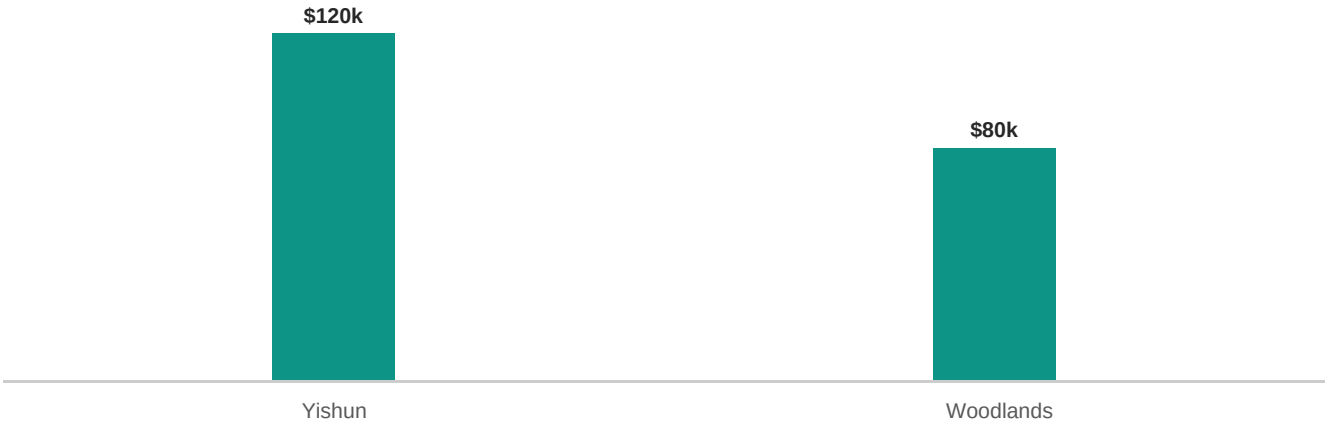

## Median 4-room price by town, dearest first




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




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



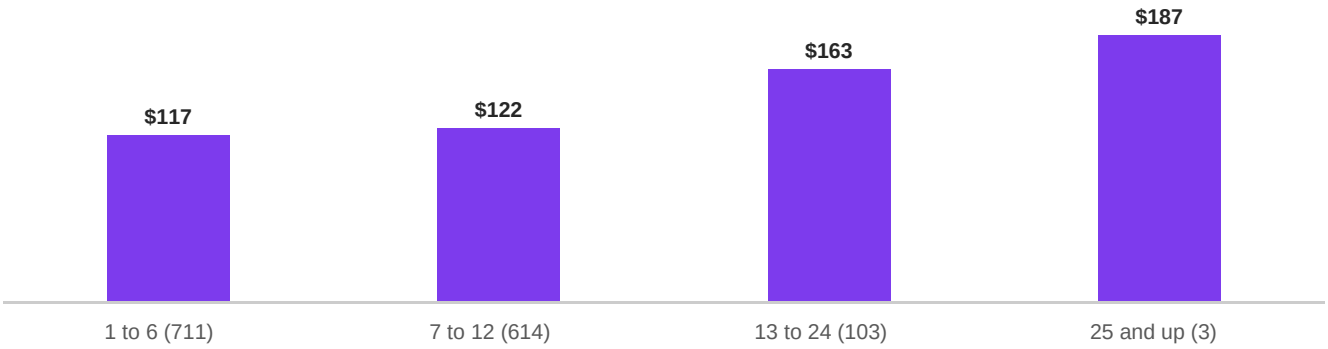

## Town by town, July 1993

Ang Mo Kio: 110 sold - median $79,500 - 4-room median $130,000 - $104 psf
Bedok: 164 sold - median $89,000 - 4-room median $127,350 - $111 psf
Bishan: 38 sold - median $252,500 - 4-room median $150,000 - $195 psf
Bukit Batok: 90 sold - median $124,000 - 4-room median $120,000 - $121 psf
Bukit Merah: 70 sold - median $92,000 - 4-room median $155,000 - $124 psf
Bukit Panjang: 22 sold - median $177,500 - 4-room median $130,000 - $135 psf
Bukit Timah: 9 sold - median $250,000 - 4-room median n/a - $186 psf
Central Area: 17 sold - median $86,000 - 4-room median $208,000 - $118 psf
Choa Chu Kang: 2 sold - median $155,500 - 4-room median n/a - $129 psf
Clementi: 55 sold - median $96,000 - 4-room median $138,500 - $125 psf
Geylang: 59 sold - median $84,000 - 4-room median $124,000 - $118 psf
Hougang: 64 sold - median $127,500 - 4-room median $124,000 - $133 psf
Jurong East: 42 sold - median $131,500 - 4-room median $124,000 - $129 psf
Jurong West: 75 sold - median $130,000 - 4-room median $131,000 - $120 psf
Kallang/Whampoa: 48 sold - median $157,500 - 4-room median $161,000 - $147 psf
Marine Parade: 17 sold - median $120,000 - 4-room median n/a - $141 psf
Pasir Ris: 6 sold - median $180,000 - 4-room median $130,000 - $153 psf
Queenstown: 52 sold - median $66,000 - 4-room median $177,000 - $98 psf
Sengkang: 1 sold - median $40,000 - 4-room median n/a - $55 psf
Serangoon: 42 sold - median $142,000 - 4-room median $145,000 - $142 psf
Tampines: 181 sold - median $140,000 - 4-room median $142,500 - $128 psf
Toa Payoh: 75 sold - median $79,000 - 4-room median $150,000 - $108 psf
Woodlands: 23 sold - median $60,000 - 4-room median $80,000 - $70 psf
Yishun: 169 sold - median $138,000 - 4-room median $119,500 - $127 psf

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




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




## The 10 highest prices, July 1993

**$395,000 Blk 168 Bishan St 13, Bishan**
Executive - storey 19 to 21 - 1,615 sqft - $245 psf - 92 yrs lease left

**$375,000 Blk 160 Bishan St 13, Bishan**
Executive - storey 01 to 03 - 1,604 sqft - $234 psf - 93 yrs lease left

**$375,000 Blk 133 Geylang East Ave 1, Geylang**
Executive - storey 07 to 09 - 1,572 sqft - $239 psf - 93 yrs lease left

**$375,000 Blk 237 Lor 1 Toa Payoh, Toa Payoh**
Executive - storey 04 to 06 - 1,572 sqft - $239 psf - 92 yrs lease left

**$370,000 Blk 137 Bishan St 12, Bishan**
MULTI GENERATION - storey 01 to 03 - 1,776 sqft - $208 psf - 93 yrs lease left

**$370,000 Blk 111 Clementi St 13, Clementi**
Executive - storey 01 to 03 - 1,572 sqft - $235 psf - 91 yrs lease left

**$365,000 Blk 115 Clementi St 13, Clementi**
Executive - storey 04 to 06 - 1,733 sqft - $211 psf - 91 yrs lease left

**$364,800 Blk 229 Simei St 4, Tampines**
Executive - storey 10 to 12 - 1,572 sqft - $232 psf - 94 yrs lease left

**$364,000 Blk 119 Bishan St 12, Bishan**
Executive - storey 13 to 15 - 1,550 sqft - $235 psf - 93 yrs lease left

**$363,000 Blk 45 Lengkok Bahru, Bukit Merah**
5-room - storey 01 to 03 - 1,518 sqft - $239 psf - 90 yrs lease left

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

**$44,000 Blk 272 Yishun St 22, Yishun**

4-room - storey 07 to 09 - 904 sqft - $49 psf - 93 yrs lease left

**$45,000 Blk 395 Yishun Ring Rd, Yishun**

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

**$46,000 Blk 34 Marsiling Dr, Woodlands**

4-room - storey 07 to 09 - 1,055 sqft - $44 psf - 84 yrs lease left

**$55,000 Blk 217 Boon Lay Ave, Jurong West**

4-room - storey 01 to 03 - 936 sqft - $59 psf - 81 yrs lease left

**$62,000 Blk 404 Yishun Ave 6, Yishun**

4-room - storey 01 to 03 - 904 sqft - $69 psf - 94 yrs lease left

## The 10 busiest streets, July 1993

Bedok Reservoir Rd, Bedok: 50 sales
Yishun Ring Rd, Yishun: 48 sales
Tampines St 21, Tampines: 32 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 29 sales
Jurong West St 42, Jurong West: 24 sales
Lor 1 Toa Payoh, Toa Payoh: 24 sales
Bedok Nth St 3, Bedok: 21 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 19 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 19 sales
Bedok Nth Rd, Bedok: 19 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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