HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1993

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:21 pm.
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December 1993 in full

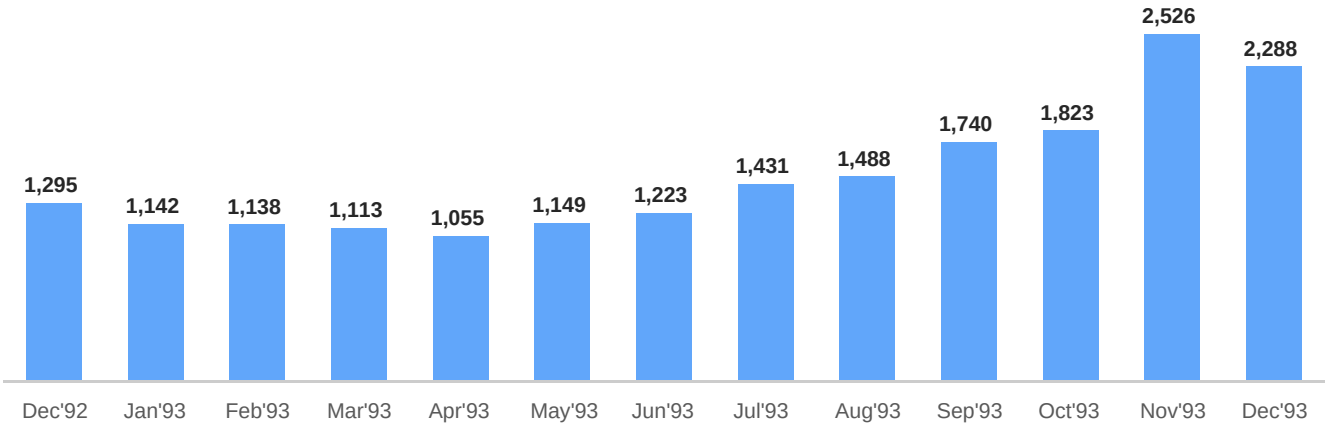
Flats sold: 2,288 **Median price: $138,000** **Median $psf: $144**
Million-dollar flats: 0 (0.0%) **Highest price: $445,000 (Bishan)**

Against the month before: sales -9.4%, median price +6.2%. Against a year ago: sales +76.7%, median price +102.9%.

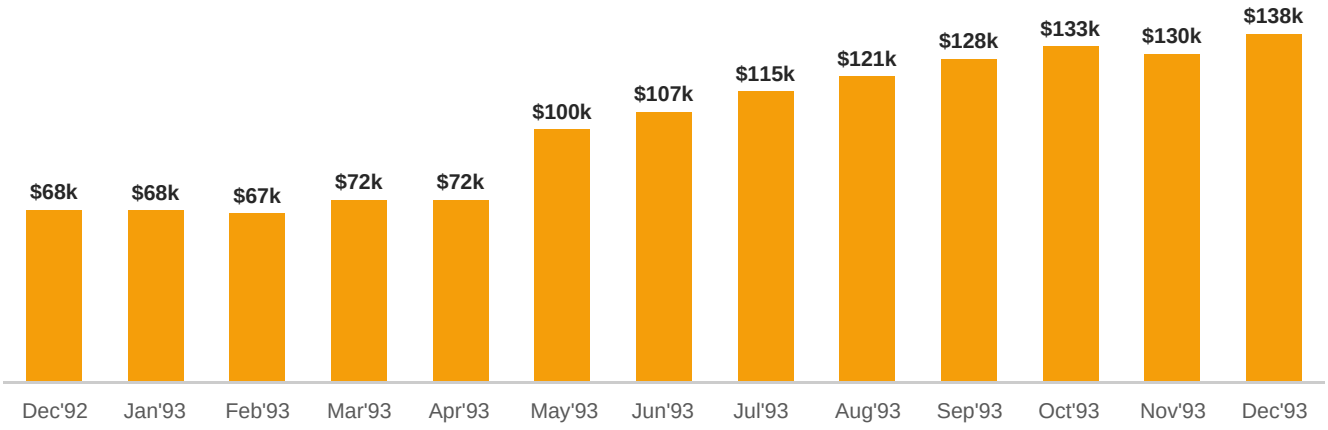
At a glance

- 2,288 HDB resale flats changed hands in December 1993, 9.4% fewer than the month before (2,526).
- Half of all flats sold for $138,000 or less (the median price), up 6.2% from the month before.
- A typical 4-room flat sold for $165,000 (686 sales), or about $155 per square foot.
- The highest price was $445,000 for an executive flat at Blk 119 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $125,000) and the dearest was Central Area (median $217,500).
- The busiest town was Bedok with 269 sales.

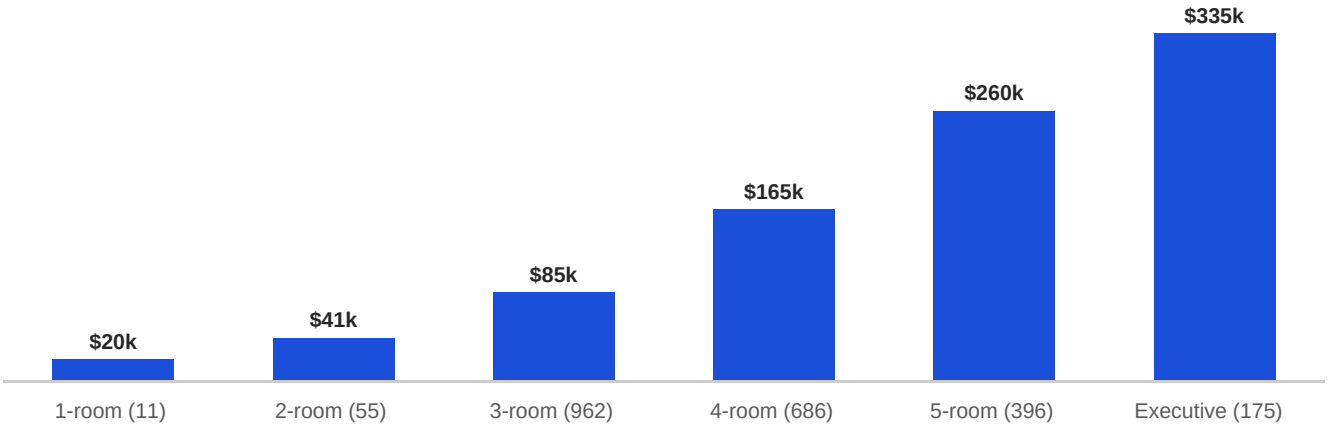
Flats sold each month, last 13 months



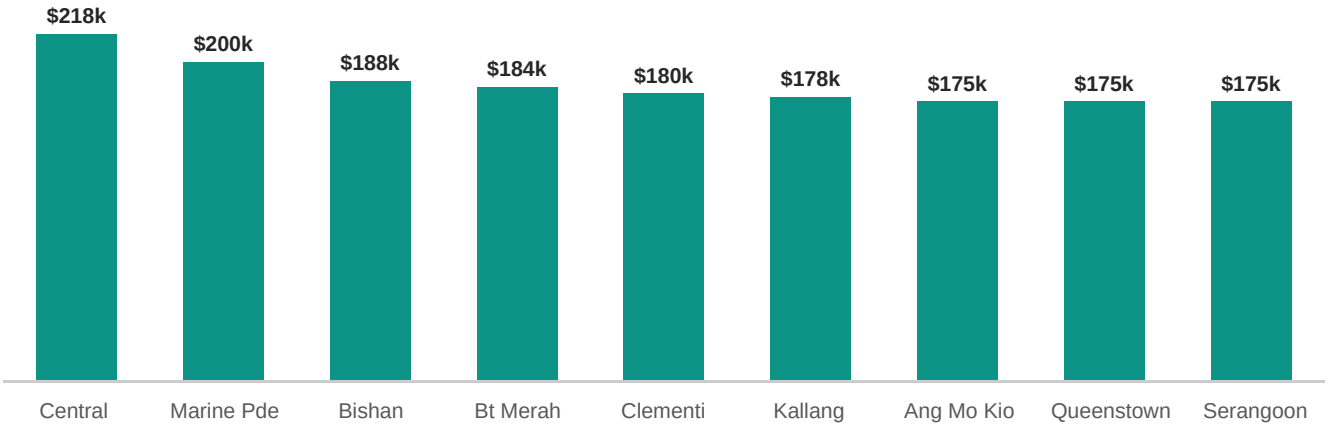
Median price each month, last 13 months



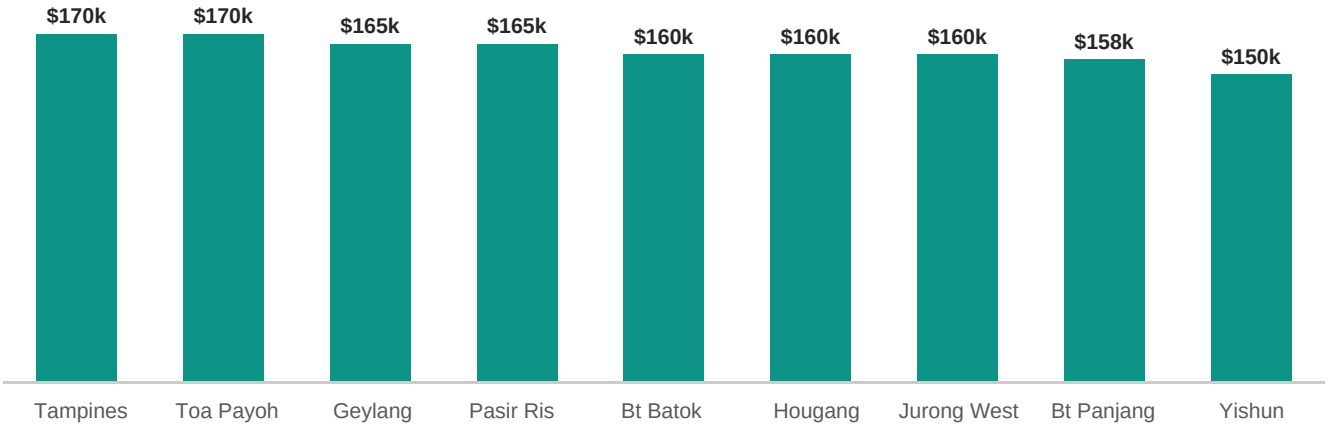
Median price by flat type (number sold), December 1993



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)



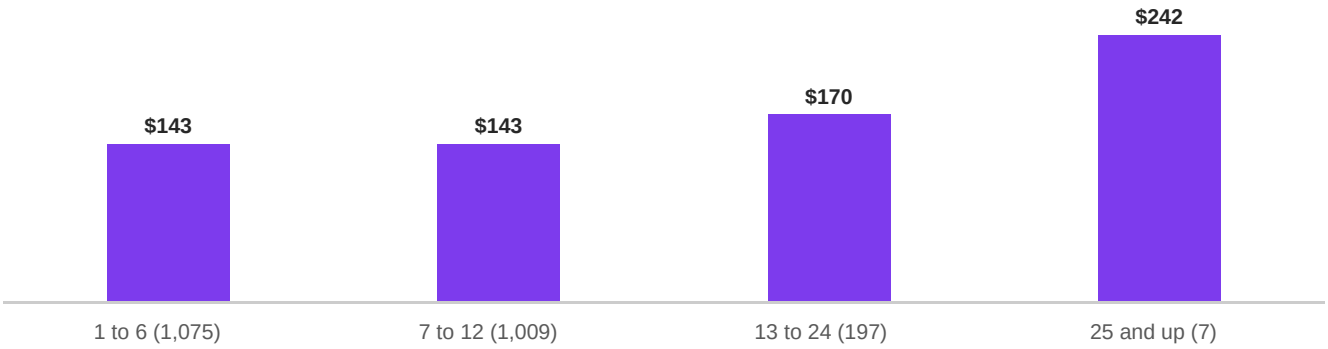
Town by town, December 1993

Ang Mo Kio: 170 sold - median $99,000 - 4-room median $175,000 - $131 psf
Bedok: 269 sold - median $114,000 - 4-room median $150,000 - $136 psf
Bishan: 66 sold - median $245,000 - 4-room median $188,000 - $221 psf
Bukit Batok: 137 sold - median $147,000 - 4-room median $160,000 - $143 psf
Bukit Merah: 94 sold - median $101,000 - 4-room median $184,000 - $142 psf
Bukit Panjang: 55 sold - median $165,000 - 4-room median $157,500 - $143 psf
Bukit Timah: 6 sold - median $137,500 - 4-room median n/a - $165 psf
Central Area: 20 sold - median $72,500 - 4-room median $217,500 - $124 psf
Choa Chu Kang: 20 sold - median $152,500 - 4-room median $147,000 - $141 psf
Clementi: 96 sold - median $106,000 - 4-room median $180,000 - $139 psf
Geylang: 91 sold - median $115,000 - 4-room median $165,000 - $139 psf
Hougang: 109 sold - median $155,000 - 4-room median $160,000 - $151 psf
Jurong East: 60 sold - median $157,500 - 4-room median $145,000 - $152 psf
Jurong West: 136 sold - median $138,500 - 4-room median $160,000 - $130 psf
Kallang/Whampoa: 88 sold - median $92,500 - 4-room median $178,000 - $137 psf
Marine Parade: 26 sold - median $146,500 - 4-room median $200,000 - $176 psf
Pasir Ris: 33 sold - median $244,000 - 4-room median $165,000 - $176 psf
Queenstown: 104 sold - median $81,500 - 4-room median $175,000 - $121 psf
Serangoon: 49 sold - median $160,000 - 4-room median $175,000 - $155 psf
Tampines: 248 sold - median $182,500 - 4-room median $170,000 - $166 psf
Toa Payoh: 103 sold - median $100,000 - 4-room median $170,000 - $136 psf
Woodlands: 50 sold - median $107,500 - 4-room median $125,000 - $109 psf
Yishun: 258 sold - median $160,000 - 4-room median $150,250 - $151 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1993

$445,000 Blk 119 Bishan St 12, Bishan
Executive - storey 04 to 06 - 1,539 sqft - $289 psf - 93 yrs lease left

$420,000 Blk 186 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,528 sqft - $275 psf - 93 yrs lease left

$415,000 Blk 119 Bishan St 12, Bishan
Executive - storey 01 to 03 - 1,625 sqft - $255 psf - 93 yrs lease left

$405,000 Blk 106 Lengkong Tiga, Bedok
Executive - storey 01 to 03 - 1,615 sqft - $251 psf - 95 yrs lease left

$402,000 Blk 254 Kim Keat Ave, Toa Payoh
Executive - storey 04 to 06 - 1,528 sqft - $263 psf - 95 yrs lease left

$400,000 Blk 116 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,582 sqft - $253 psf - 90 yrs lease left

$395,000 Blk 115 Clementi St 13, Clementi
Executive - storey 10 to 12 - 1,572 sqft - $251 psf - 91 yrs lease left

$390,000 Blk 111 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,582 sqft - $246 psf - 91 yrs lease left

$390,000 Blk 116 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,733 sqft - $225 psf - 90 yrs lease left

$390,000 Blk 846 Sims Ave, Geylang
Executive - storey 01 to 03 - 1,722 sqft - $226 psf - 91 yrs lease left

The 5 most affordable 4-room flats, December 1993

$70,000 Blk 189 Bishan St 13, Bishan

4-room - storey 10 to 12 - 904 sqft - $77 psf - 94 yrs lease left

$84,500 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $90 psf - 81 yrs lease left

$85,000 Blk 35 Circuit Rd, Geylang

4-room - storey 04 to 06 - 894 sqft - $95 psf - 77 yrs lease left

$87,000 Blk 931 Jurong West St 92, Jurong West

4-room - storey 10 to 12 - 1,119 sqft - $78 psf - 94 yrs lease left

$90,000 Blk 874 Tampines St 84, Tampines

4-room - storey 04 to 06 - 1,119 sqft - $80 psf - 95 yrs lease left

The 10 busiest streets, December 1993

Yishun Ring Rd, Yishun: 71 sales
Bedok Reservoir Rd, Bedok: 65 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 47 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 35 sales
Tampines St 21, Tampines: 35 sales
Bedok Nth St 3, Bedok: 34 sales
Jurong West St 42, Jurong West: 29 sales
Bedok Nth Rd, Bedok: 27 sales
Yishun St 81, Yishun: 27 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 26 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