HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1994

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:21 pm.
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January 1994 in full

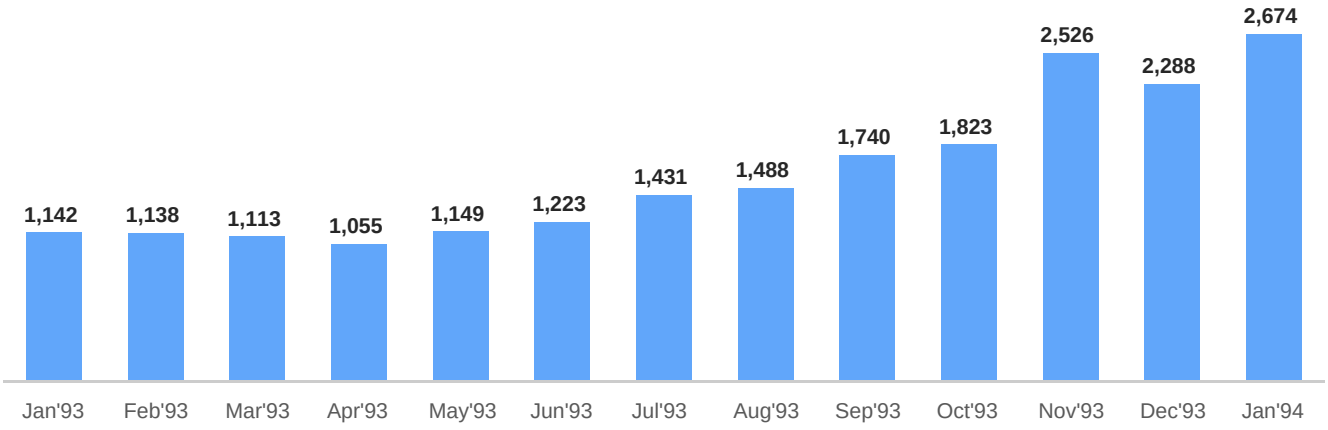
Flats sold: 2,674 Median price: $130,000 Median $psf: $143
Million-dollar flats: 0 (0.0%) Highest price: $427,000 (Bishan)

Against the month before: sales +16.9%, median price -5.8%. Against a year ago: sales +134.2%, median price +91.9%.

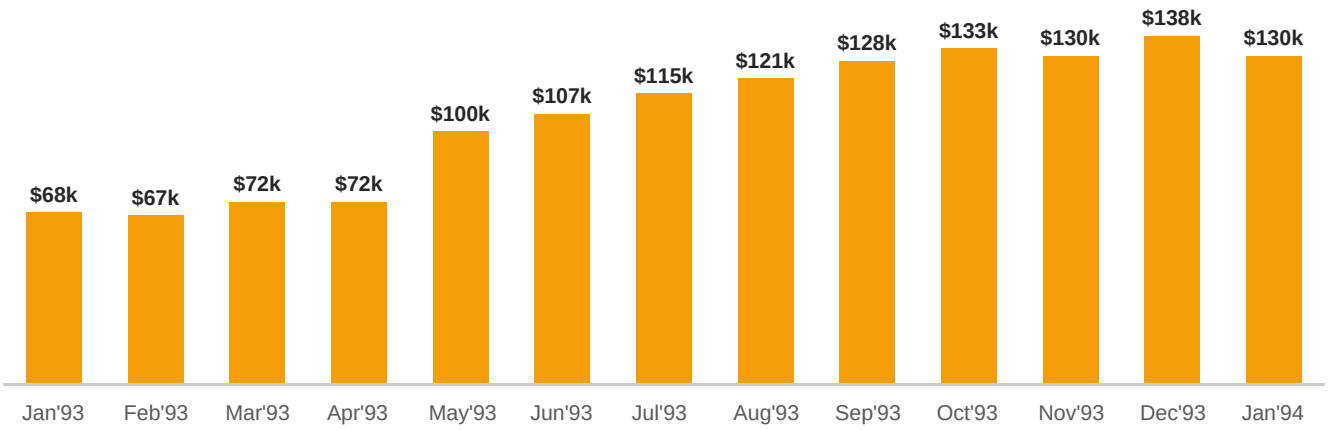
At a glance

- 2,674 HDB resale flats changed hands in January 1994, 16.9% more than the month before (2,288).
- Half of all flats sold for $130,000 or less (the median price), down 5.8% from the month before.
- A typical 4-room flat sold for $163,000 (765 sales), or about $156 per square foot.
- The highest price was $427,000 for a multi generation flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $120,000) and the dearest was Marine Parade (median $206,500).
- The busiest town was Yishun with 295 sales.

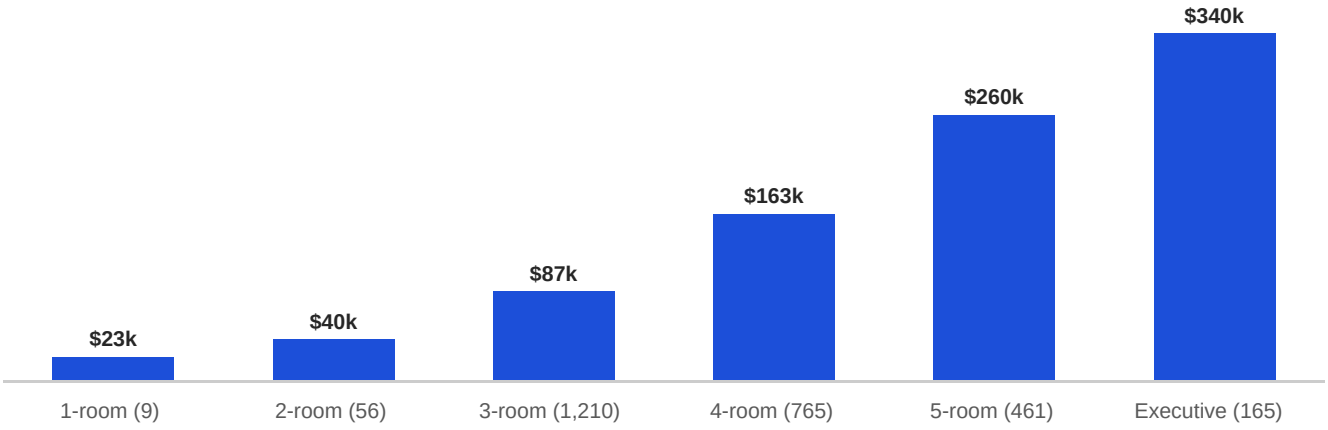
Flats sold each month, last 13 months



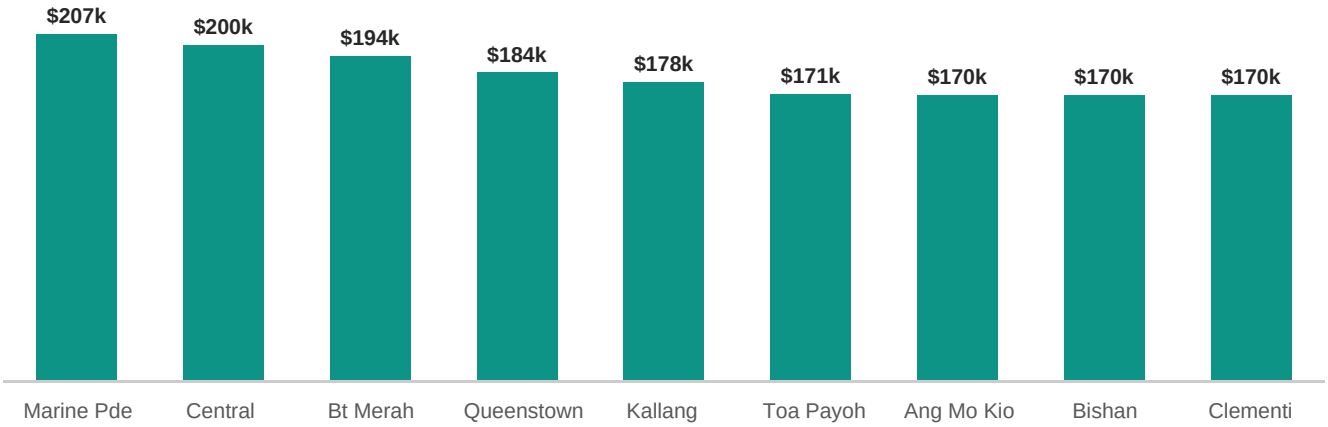
Median price each month, last 13 months



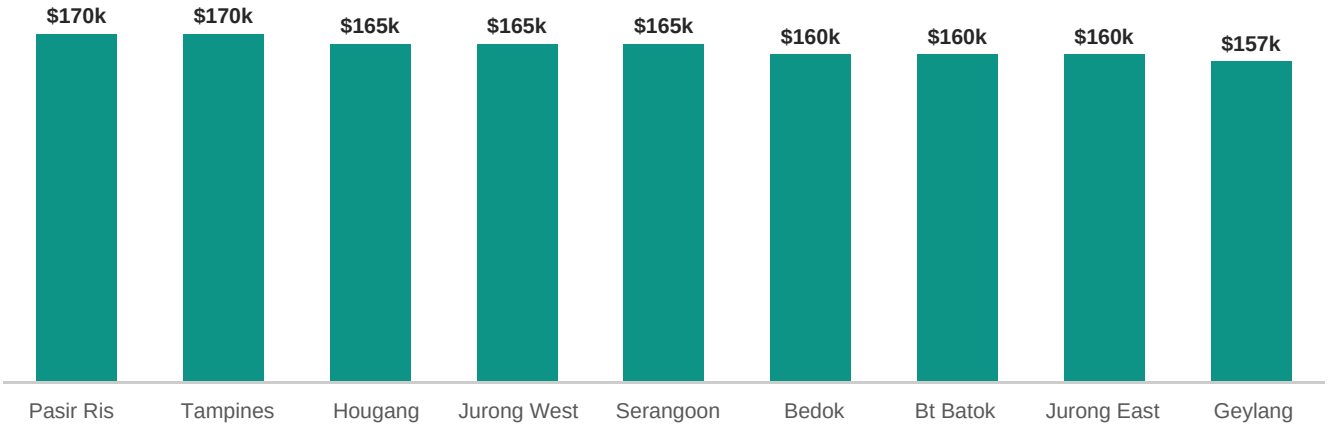
Median price by flat type (number sold), January 1994



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)



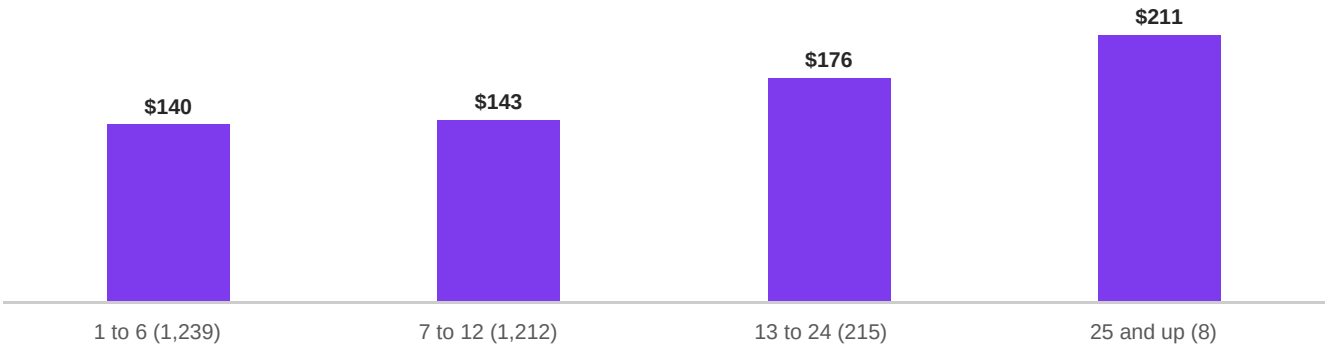
Town by town, January 1994

Ang Mo Kio: 230 sold - median $95,000 - 4-room median $170,000 - $126 psf
Bedok: 290 sold - median $105,000 - 4-room median $160,000 - $135 psf
Bishan: 63 sold - median $215,000 - 4-room median $170,000 - $207 psf
Bukit Batok: 174 sold - median $116,750 - 4-room median $160,000 - $135 psf
Bukit Merah: 112 sold - median $103,167 - 4-room median $193,500 - $143 psf
Bukit Panjang: 62 sold - median $160,000 - 4-room median $150,000 - $143 psf
Bukit Timah: 11 sold - median $300,000 - 4-room median n/a - $219 psf
Central Area: 37 sold - median $110,000 - 4-room median $200,000 - $158 psf
Choa Chu Kang: 39 sold - median $167,000 - 4-room median $148,000 - $148 psf
Clementi: 121 sold - median $100,000 - 4-room median $170,000 - $135 psf
Geylang: 96 sold - median $106,000 - 4-room median $156,500 - $136 psf
Hougang: 125 sold - median $160,000 - 4-room median $165,000 - $150 psf
Jurong East: 86 sold - median $127,500 - 4-room median $160,000 - $133 psf
Jurong West: 153 sold - median $152,000 - 4-room median $165,000 - $137 psf
Kallang/Whampoa: 93 sold - median $120,000 - 4-room median $178,000 - $155 psf
Marine Parade: 37 sold - median $180,000 - 4-room median $206,500 - $193 psf
Pasir Ris: 32 sold - median $247,500 - 4-room median $170,000 - $185 psf
Queenstown: 112 sold - median $80,000 - 4-room median $183,500 - $122 psf
Sengkang: 1 sold - median $51,000 - 4-room median n/a - $70 psf
Serangoon: 68 sold - median $160,000 - 4-room median $165,000 - $158 psf
Tampines: 260 sold - median $175,000 - 4-room median $170,000 - $159 psf
Toa Payoh: 126 sold - median $96,000 - 4-room median $170,500 - $131 psf
Woodlands: 51 sold - median $110,000 - 4-room median $120,000 - $106 psf
Yishun: 295 sold - median $155,000 - 4-room median $148,000 - $146 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1994

$427,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 13 to 15 - 1,776 sqft - $240 psf - 92 yrs lease left

$425,000 Blk 169 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,636 sqft - $260 psf - 91 yrs lease left

$416,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $251 psf - 93 yrs lease left

$410,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 01 to 03 - 1,572 sqft - $261 psf - 94 yrs lease left

$409,000 Blk 133 Geylang East Ave 1, Geylang
Executive - storey 04 to 06 - 1,572 sqft - $260 psf - 92 yrs lease left

$405,000 Blk 334 Ubi Ave 1, Geylang
Executive - storey 04 to 06 - 1,636 sqft - $248 psf - 91 yrs lease left

$400,000 Blk 106 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $255 psf - 94 yrs lease left

$400,000 Blk 134 Bishan St 12, Bishan
Executive - storey 01 to 03 - 1,550 sqft - $258 psf - 91 yrs lease left

$395,000 Blk 129 Potong Pasir Ave 1, Toa Payoh
Executive - storey 01 to 03 - 1,733 sqft - $228 psf - 89 yrs lease left

$393,000 Blk 205 Bishan St 23, Bishan
5-room - storey 10 to 12 - 1,453 sqft - $270 psf - 97 yrs lease left

The 5 most affordable 4-room flats, January 1994

$90,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 947 sqft - $95 psf - 80 yrs lease left

$95,000 Blk 801 Woodlands St 81, Woodlands

4-room - storey 07 to 09 - 904 sqft - $105 psf - 94 yrs lease left

$95,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $101 psf - 80 yrs lease left

$98,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 07 to 09 - 904 sqft - $108 psf - 93 yrs lease left

$100,000 Blk 423 Yishun Ave 11, Yishun

4-room - storey 01 to 03 - 904 sqft - $111 psf - 93 yrs lease left

The 10 busiest streets, January 1994

Yishun Ring Rd, Yishun: 70 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 68 sales
Bedok Reservoir Rd, Bedok: 63 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 55 sales
Bedok Nth St 3, Bedok: 35 sales
Tampines St 21, Tampines: 34 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 31 sales
Bedok Nth Rd, Bedok: 31 sales
Clementi Ave 4, Clementi: 31 sales
Bt Batok West Ave 6, Bukit Batok: 30 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