HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1994

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:21 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/1994-02/

February 1994 in full

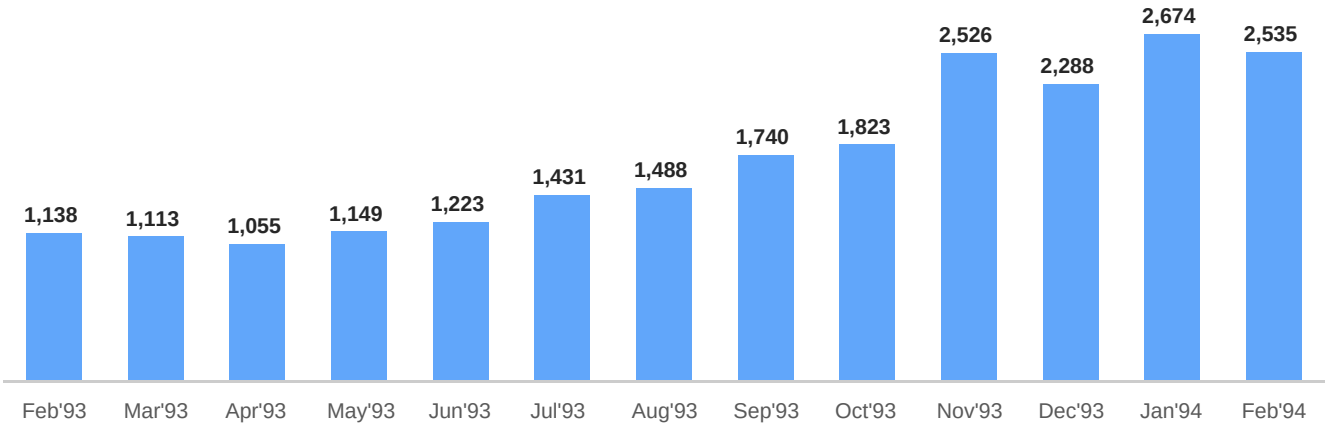
Flats sold: 2,535 Median price: $140,000 Median $psf: $146
Million-dollar flats: 0 (0.0%) Highest price: $535,000 (Bishan)

Against the month before: sales -5.2%, median price +7.7%. Against a year ago: sales +122.8%, median price +110.5%.

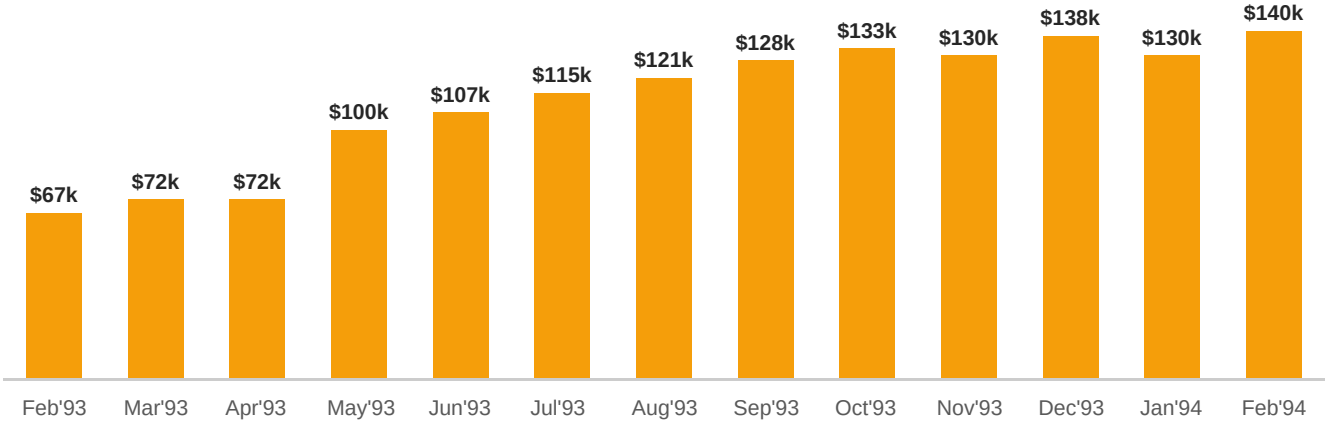
At a glance

- 2,535 HDB resale flats changed hands in February 1994, 5.2% fewer than the month before (2,674).
- Half of all flats sold for $140,000 or less (the median price), up 7.7% from the month before.
- A typical 4-room flat sold for $165,000 (773 sales), or about $158 per square foot.
- The highest price was $535,000 for an executive flat at Blk 183 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $122,500) and the dearest was Central Area (median $210,000).
- The busiest town was Yishun with 307 sales.

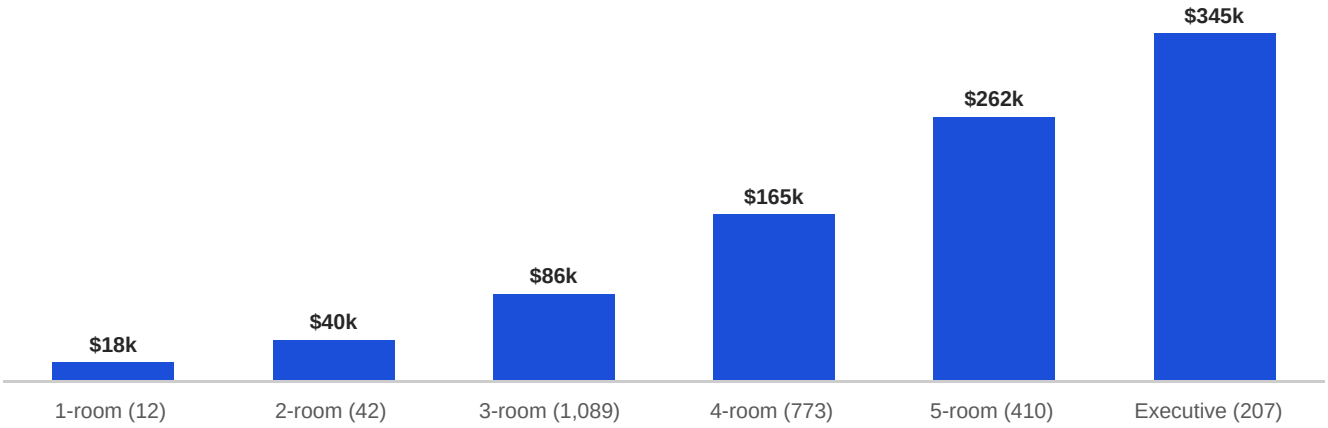
Flats sold each month, last 13 months



Median price each month, last 13 months



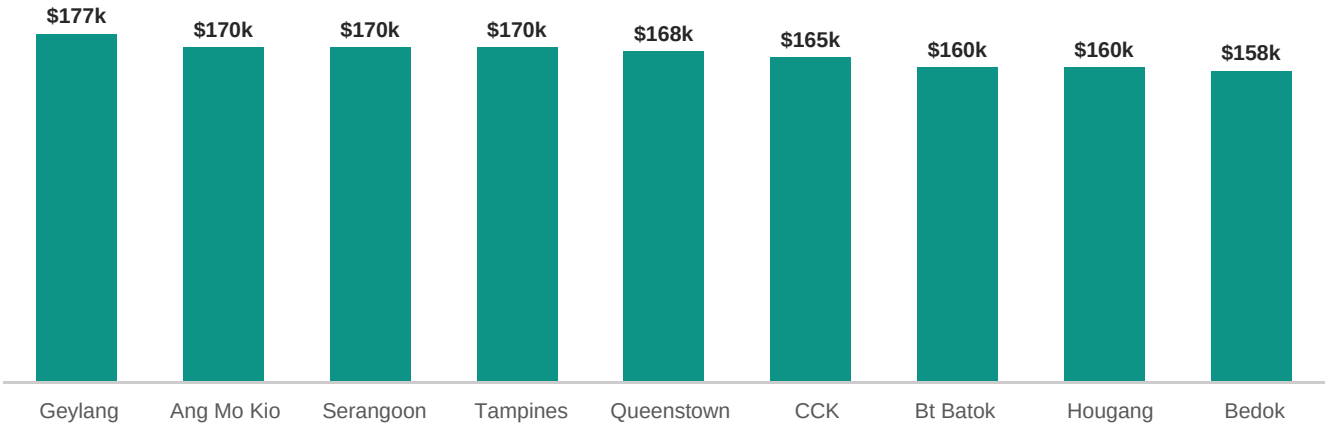
Median price by flat type (number sold), February 1994



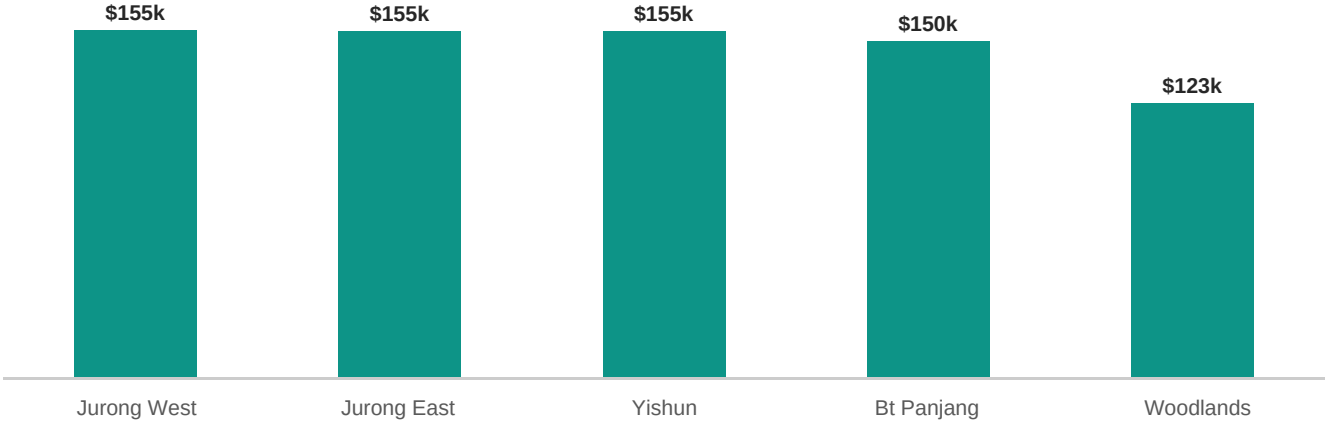
Median 4-room price by town, dearest first



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



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



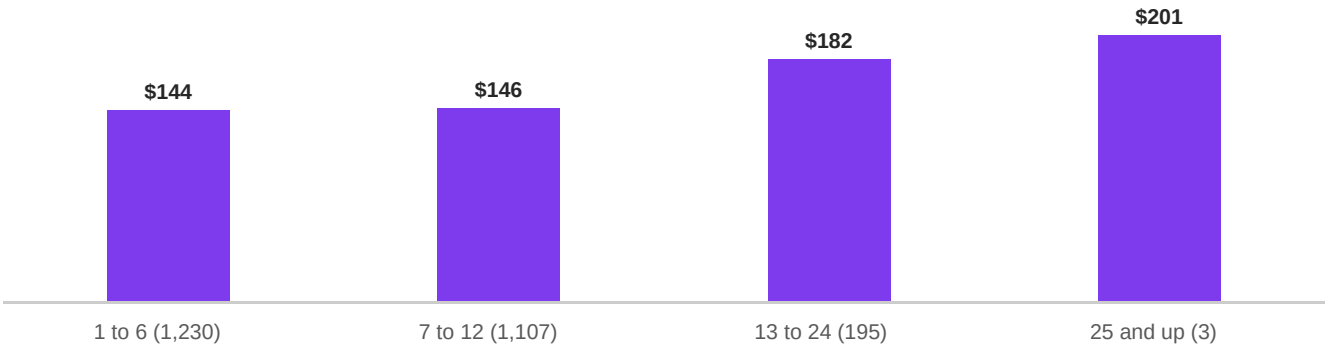
Town by town, February 1994

Ang Mo Kio: 197 sold - median $95,000 - 4-room median $170,000 - $125 psf
Bedok: 281 sold - median $138,000 - 4-room median $158,000 - $144 psf
Bishan: 75 sold - median $227,000 - 4-room median $193,500 - $207 psf
Bukit Batok: 154 sold - median $130,000 - 4-room median $160,000 - $136 psf
Bukit Merah: 96 sold - median $90,000 - 4-room median $181,000 - $133 psf
Bukit Panjang: 59 sold - median $168,000 - 4-room median $150,000 - $153 psf
Bukit Timah: 9 sold - median $225,000 - 4-room median $197,500 - $204 psf
Central Area: 26 sold - median $132,500 - 4-room median $210,000 - $181 psf
Choa Chu Kang: 35 sold - median $173,000 - 4-room median $165,000 - $155 psf
Clementi: 95 sold - median $100,000 - 4-room median $189,500 - $132 psf
Geylang: 85 sold - median $138,000 - 4-room median $177,000 - $153 psf
Hougang: 131 sold - median $165,000 - 4-room median $160,000 - $161 psf
Jurong East: 87 sold - median $138,000 - 4-room median $154,500 - $137 psf
Jurong West: 151 sold - median $145,000 - 4-room median $155,000 - $135 psf
Kallang/Whampoa: 68 sold - median $100,000 - 4-room median $183,000 - $151 psf
Marine Parade: 41 sold - median $180,000 - 4-room median $196,000 - $192 psf
Pasir Ris: 27 sold - median $258,000 - 4-room median $188,000 - $199 psf
Queenstown: 104 sold - median $82,500 - 4-room median $168,000 - $124 psf
Serangoon: 55 sold - median $170,000 - 4-room median $170,000 - $172 psf
Tampines: 299 sold - median $175,000 - 4-room median $170,000 - $162 psf
Toa Payoh: 102 sold - median $94,500 - 4-room median $185,500 - $134 psf
Woodlands: 51 sold - median $93,000 - 4-room median $122,500 - $104 psf
Yishun: 307 sold - median $154,500 - 4-room median $154,500 - $149 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1994

$535,000 Blk 183 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $305 psf - 92 yrs lease left

$465,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $286 psf - 92 yrs lease left

$435,000 Blk 406 Serangoon Ave 1, Serangoon
Executive - storey 01 to 03 - 1,572 sqft - $277 psf - 93 yrs lease left

$435,000 Blk 237 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,572 sqft - $277 psf - 91 yrs lease left

$425,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $270 psf - 94 yrs lease left

$425,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 04 to 06 - 1,615 sqft - $263 psf - 90 yrs lease left

$420,000 Blk 159 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,582 sqft - $265 psf - 93 yrs lease left

$420,000 Blk 114 Clementi St 13, Clementi
5-room - storey 04 to 06 - 1,528 sqft - $275 psf - 89 yrs lease left

$420,000 Blk 115 Clementi St 13, Clementi
Executive - storey 13 to 15 - 1,572 sqft - $267 psf - 90 yrs lease left

$418,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 07 to 09 - 1,701 sqft - $246 psf - 90 yrs lease left

The 5 most affordable 4-room flats, February 1994

$90,000 Blk 131 Simei St 1, Tampines

4-room - storey 01 to 03 - 1,119 sqft - $80 psf - 93 yrs lease left

$93,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $96 psf - 79 yrs lease left

$95,000 Blk 329 Yishun Ring Rd, Yishun

4-room - storey 04 to 06 - 904 sqft - $105 psf - 93 yrs lease left

$95,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $98 psf - 81 yrs lease left

$100,000 Blk 433 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $111 psf - 93 yrs lease left

The 10 busiest streets, February 1994

Yishun Ring Rd, Yishun: 77 sales
Bedok Reservoir Rd, Bedok: 70 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 48 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 45 sales
Tampines St 21, Tampines: 44 sales
Bedok Nth St 3, Bedok: 41 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 38 sales
Bedok Nth Rd, Bedok: 35 sales
Yishun St 81, Yishun: 35 sales
Jurong West St 42, Jurong West: 32 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