HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1994

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

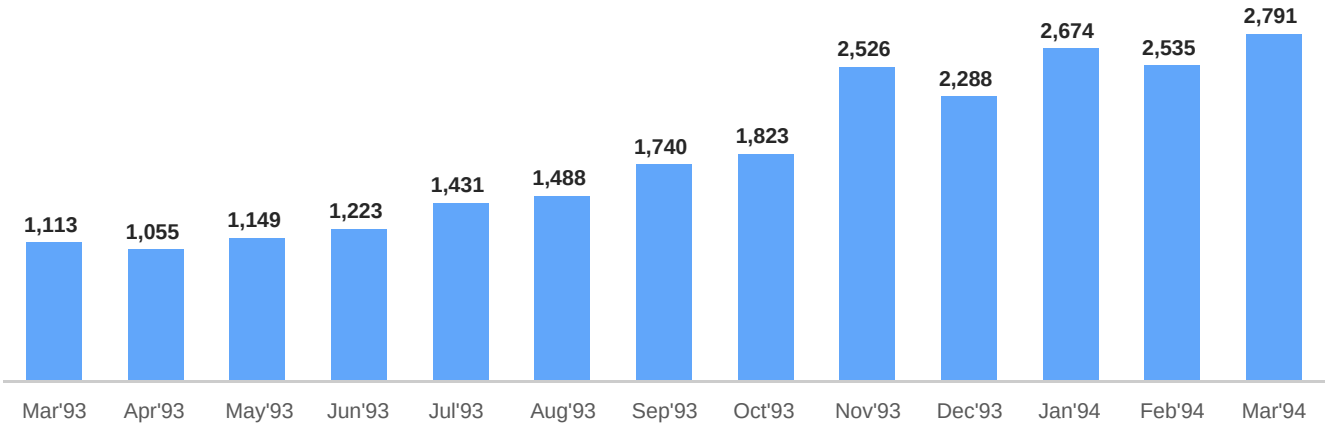
Flats sold: 2,791 Median price: $147,500 Median $psf: $150
Million-dollar flats: 0 (0.0%) Highest price: $500,000 (Tampines)

Against the month before: sales +10.1%, median price +5.4%. Against a year ago: sales +150.8%, median price +104.9%.

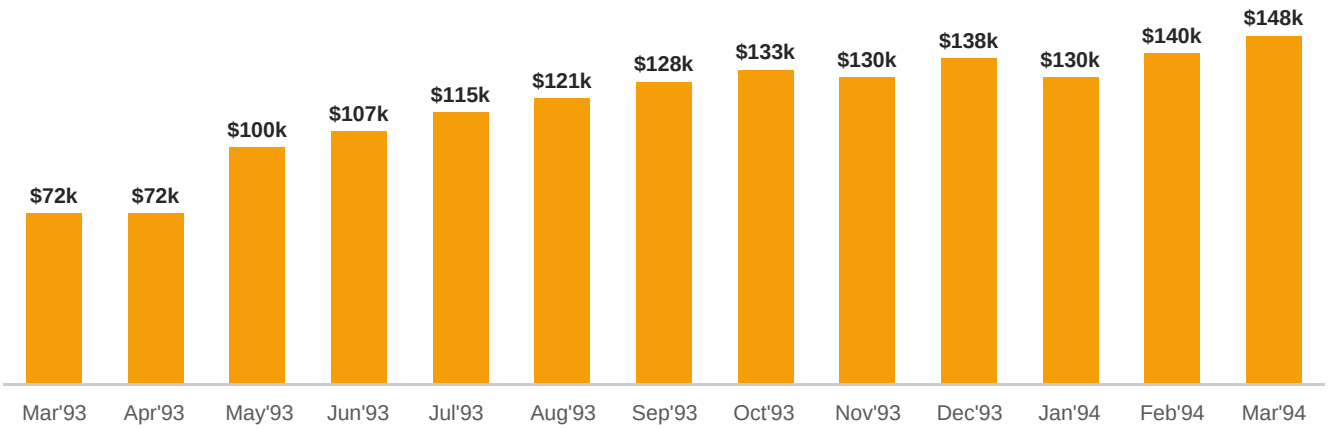
At a glance

- 2,791 HDB resale flats changed hands in March 1994, 10.1% more than the month before (2,535).
- Half of all flats sold for $147,500 or less (the median price), up 5.4% from the month before.
- A typical 4-room flat sold for $165,000 (845 sales), or about $159 per square foot.
- The highest price was $500,000 for a multi generation flat at Blk 460 Tampines St 42, Tampines.
- For a 4-room flat, the most affordable town was Woodlands (median $120,000) and the dearest was Marine Parade (median $220,000).
- The busiest town was Tampines with 360 sales.

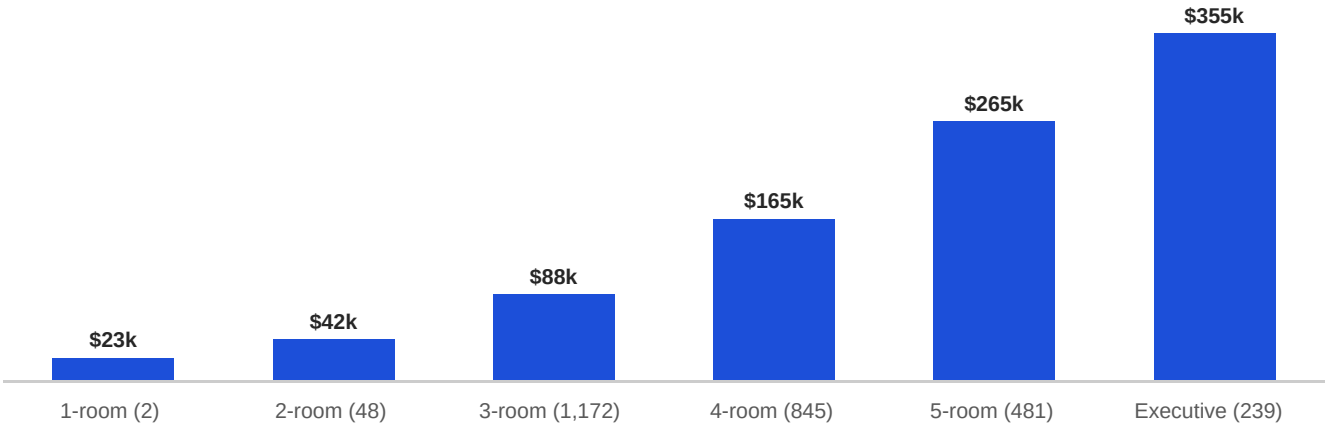
Flats sold each month, last 13 months



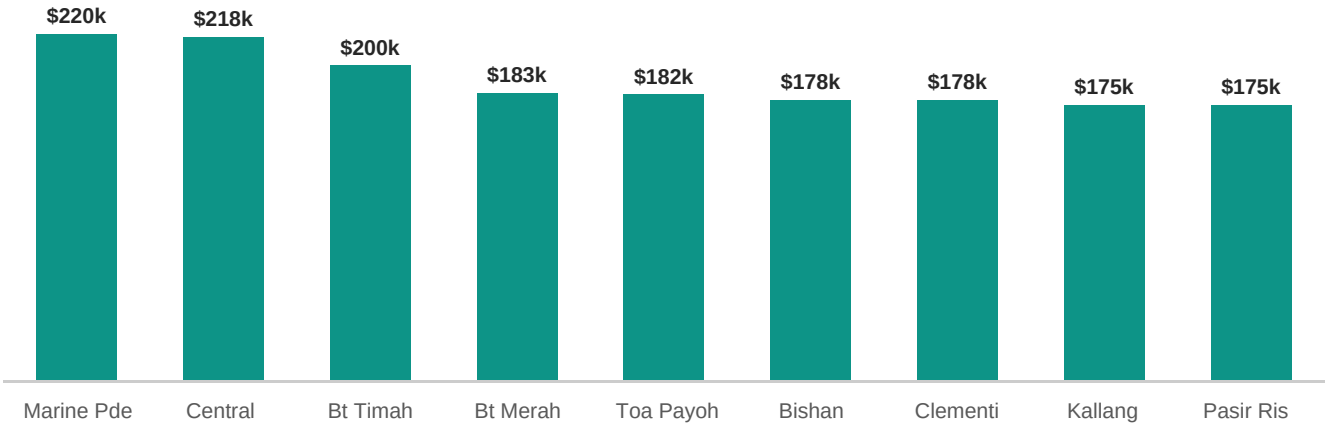
Median price each month, last 13 months



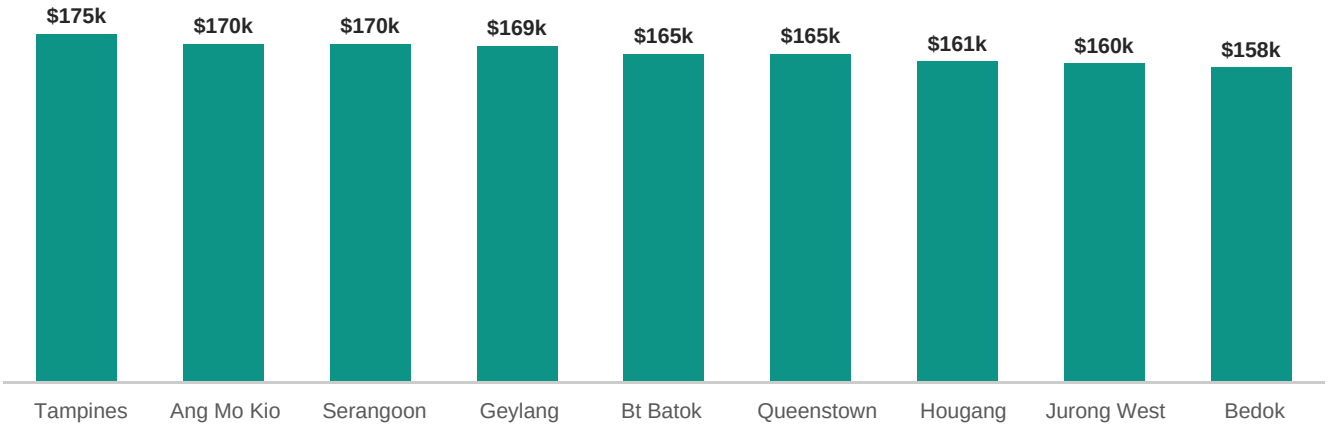
Median price by flat type (number sold), March 1994



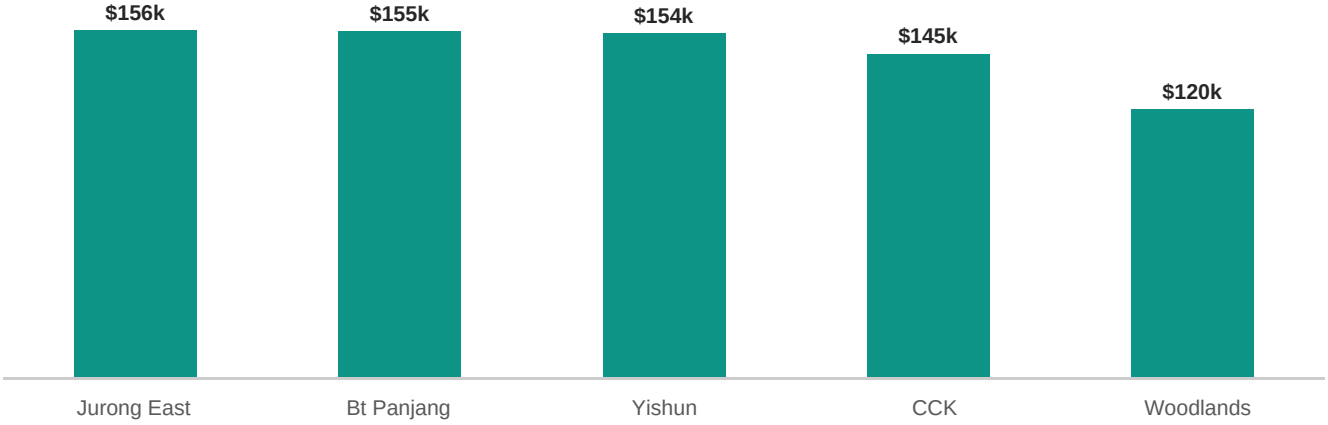
Median 4-room price by town, dearest first



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



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



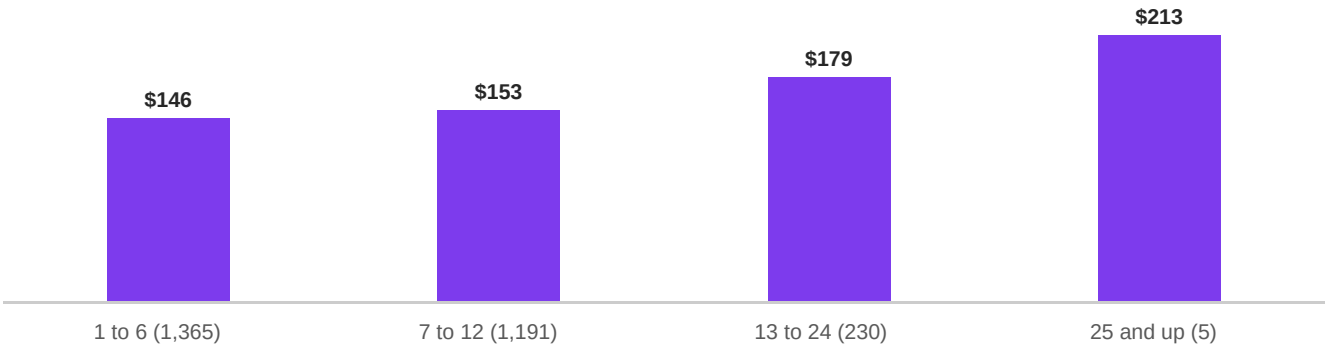
Town by town, March 1994

Ang Mo Kio: 189 sold - median $98,000 - 4-room median $170,000 - $129 psf
Bedok: 334 sold - median $127,500 - 4-room median $158,000 - $146 psf
Bishan: 62 sold - median $194,500 - 4-room median $178,000 - $209 psf
Bukit Batok: 169 sold - median $150,000 - 4-room median $165,000 - $145 psf
Bukit Merah: 83 sold - median $100,000 - 4-room median $182,500 - $147 psf
Bukit Panjang: 65 sold - median $165,000 - 4-room median $155,000 - $153 psf
Bukit Timah: 17 sold - median $225,000 - 4-room median $200,000 - $195 psf
Central Area: 20 sold - median $110,000 - 4-room median $218,000 - $154 psf
Choa Chu Kang: 31 sold - median $150,000 - 4-room median $145,000 - $146 psf
Clementi: 124 sold - median $105,000 - 4-room median $178,000 - $140 psf
Geylang: 103 sold - median $107,000 - 4-room median $169,000 - $134 psf
Hougang: 154 sold - median $169,000 - 4-room median $161,000 - $159 psf
Jurong East: 91 sold - median $147,000 - 4-room median $155,500 - $144 psf
Jurong West: 164 sold - median $114,000 - 4-room median $160,000 - $131 psf
Kallang/Whampoa: 94 sold - median $100,000 - 4-room median $175,000 - $142 psf
Lim Chu Kang: 1 sold - median $24,000 - 4-room median n/a - $32 psf
Marine Parade: 44 sold - median $172,500 - 4-room median $220,000 - $195 psf
Pasir Ris: 43 sold - median $248,000 - 4-room median $175,000 - $194 psf
Queenstown: 104 sold - median $83,000 - 4-room median $165,000 - $123 psf
Sengkang: 1 sold - median $70,000 - 4-room median n/a - $96 psf
Serangoon: 71 sold - median $175,000 - 4-room median $170,000 - $175 psf
Tampines: 360 sold - median $180,000 - 4-room median $175,000 - $169 psf
Toa Payoh: 114 sold - median $92,500 - 4-room median $181,500 - $129 psf
Woodlands: 53 sold - median $120,000 - 4-room median $120,000 - $122 psf
Yishun: 300 sold - median $159,500 - 4-room median $154,250 - $155 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1994

$500,000 Blk 460 Tampines St 42, Tampines
MULTI GENERATION - storey 10 to 12 - 1,787 sqft - $280 psf - 92 yrs lease left

$445,000 Blk 119 Bishan St 12, Bishan
Executive - storey 04 to 06 - 1,539 sqft - $289 psf - 92 yrs lease left

$445,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $283 psf - 93 yrs lease left

$445,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $283 psf - 94 yrs lease left

$435,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $248 psf - 92 yrs lease left

$425,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $270 psf - 93 yrs lease left

$421,000 Blk 406 Serangoon Ave 1, Serangoon
Executive - storey 01 to 03 - 1,572 sqft - $268 psf - 93 yrs lease left

$421,000 Blk 254 Kim Keat Ave, Toa Payoh
Executive - storey 01 to 03 - 1,647 sqft - $256 psf - 94 yrs lease left

$420,000 Blk 130 Geylang East Ave 1, Geylang
Executive - storey 04 to 06 - 1,593 sqft - $264 psf - 92 yrs lease left

$418,000 Blk 358 Hougang Ave 5, Hougang
Executive - storey 16 to 18 - 1,572 sqft - $266 psf - 97 yrs lease left

The 5 most affordable 4-room flats, March 1994

$95,000 Blk 334 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 893 sqft - $106 psf - 90 yrs lease left

$95,000 Blk 217 Boon Lay Ave, Jurong West

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

$100,000 Blk 602 Yishun St 61, Yishun

4-room - storey 07 to 09 - 893 sqft - $112 psf - 92 yrs lease left

$100,000 Blk 730 Yishun St 71, Yishun

4-room - storey 04 to 06 - 1,109 sqft - $90 psf - 92 yrs lease left

$100,000 Blk 26 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $102 psf - 82 yrs lease left

The 10 busiest streets, March 1994

Yishun Ring Rd, Yishun: 79 sales
Bedok Reservoir Rd, Bedok: 77 sales
Bedok Nth Rd, Bedok: 54 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 53 sales
Tampines St 21, Tampines: 47 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 46 sales
Jurong West St 42, Jurong West: 32 sales
Tampines St 83, Tampines: 31 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 29 sales
Bedok Nth St 3, Bedok: 28 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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