HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: April 1994

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

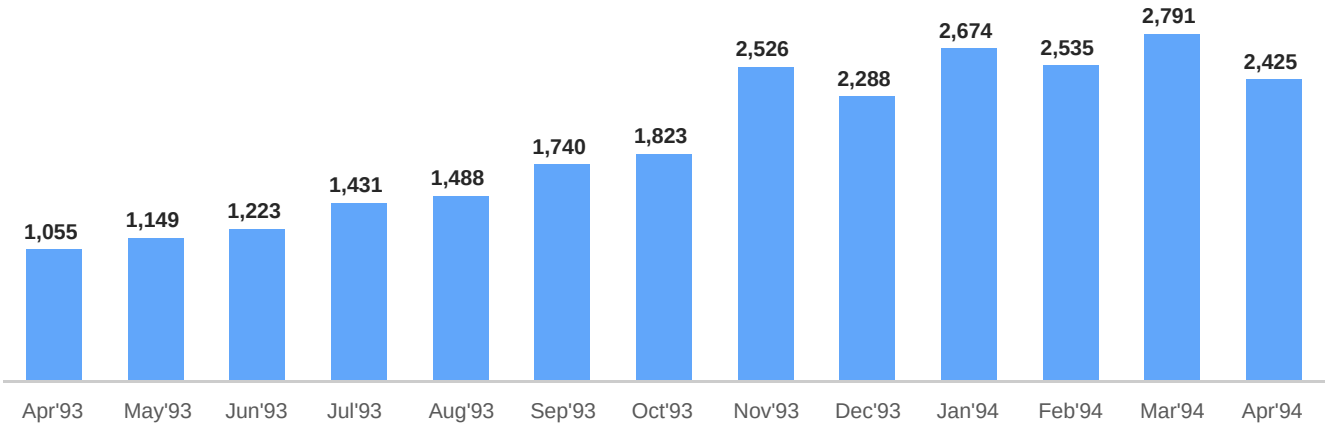
**Flats sold: 2,425  Median price: $140,000  Median $psf: $150**
**Million-dollar flats: 0 (0.0%)  Highest price: $463,000 (Bishan)**

Against the month before: sales -13.1%, median price -5.1%.  Against a year ago: sales +129.9%, median price +94.4%.

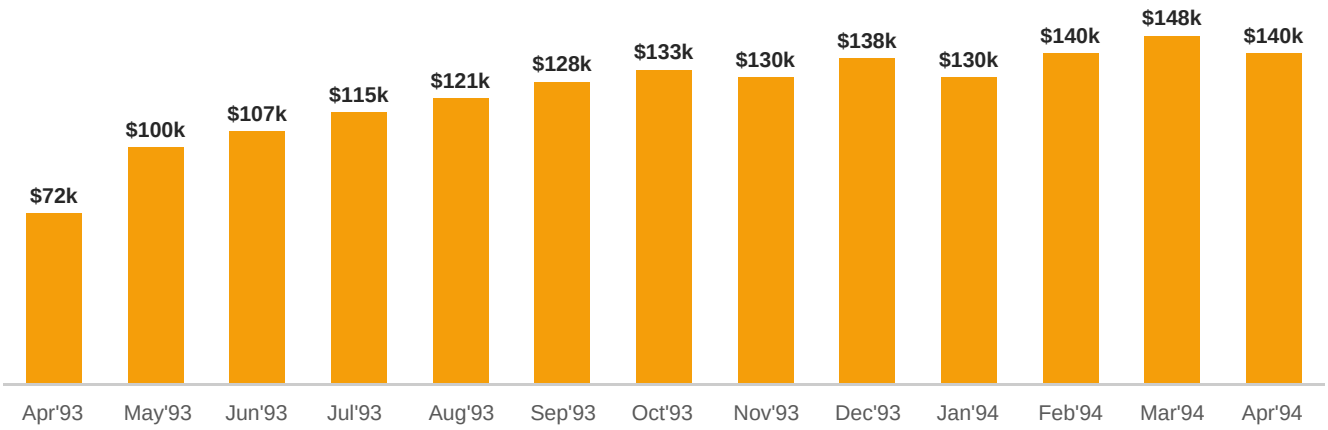
### At a glance

- 2,425 HDB resale flats changed hands in April 1994, 13.1% fewer than the month before (2,791).
- Half of all flats sold for $140,000 or less (the median price), down 5.1% from the month before.
- A typical 4-room flat sold for $170,000 (708 sales), or about $162 per square foot.
- The highest price was $463,000 for an executive flat at Blk 186 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $125,000) and the dearest was Bukit Timah (median $245,000).
- The busiest town was Tampines with 292 sales.

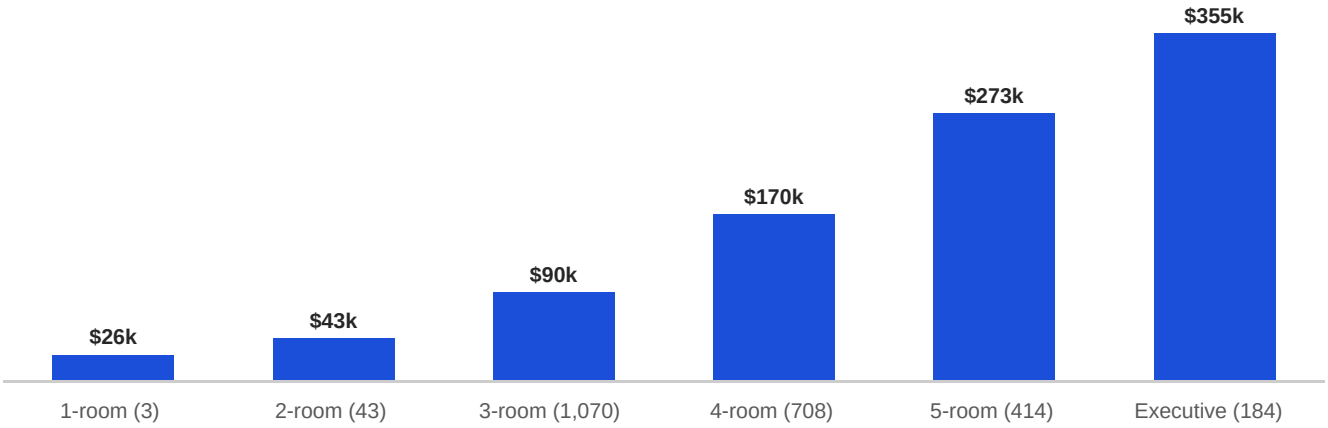
**Flats sold each month, last 13 months**



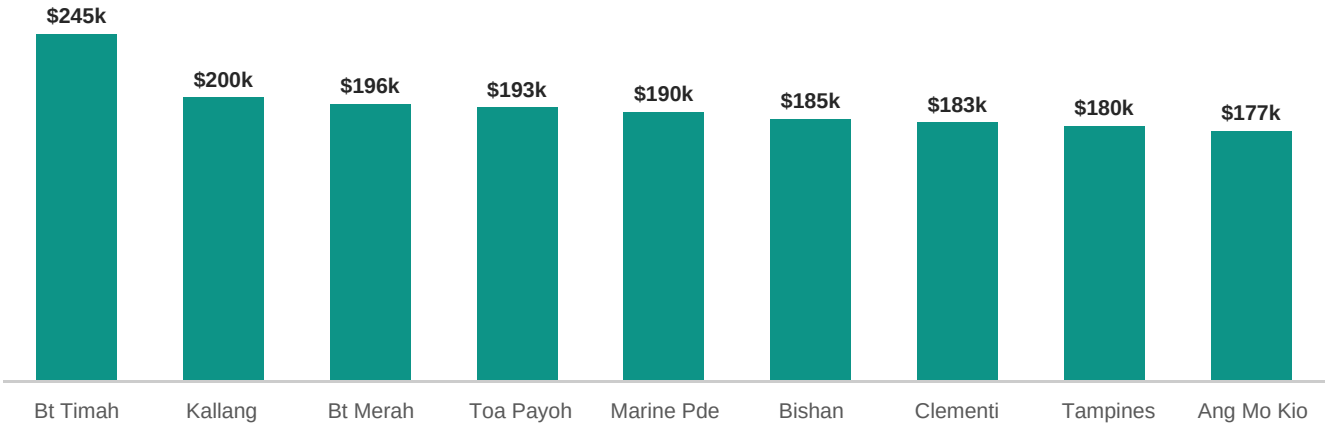

**Median price each month, last 13 months**




**Median price by flat type (number sold), April 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)



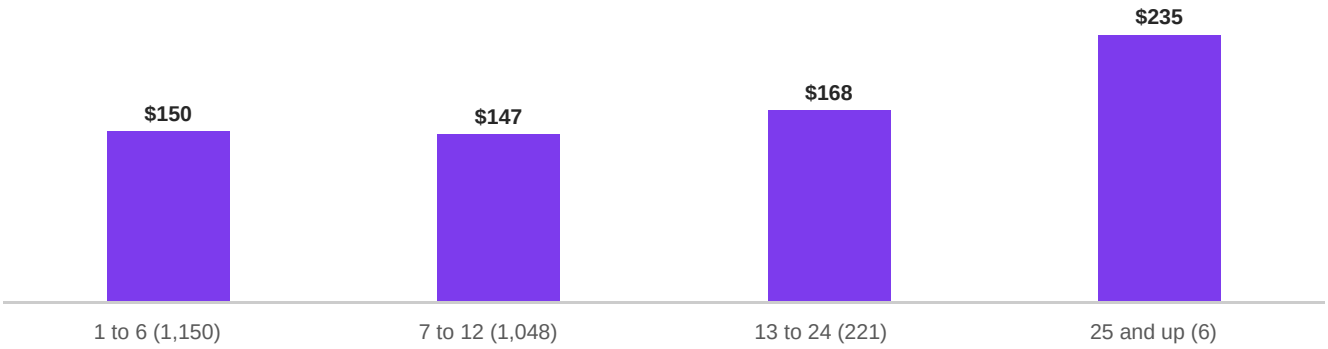

## Town by town, April 1994

Ang Mo Kio: 162 sold - median $101,000 - 4-room median $176,500 - $131 psf
Bedok: 250 sold - median $144,500 - 4-room median $169,000 - $151 psf
Bishan: 62 sold - median $295,000 - 4-room median $185,000 - $228 psf
Bukit Batok: 169 sold - median $107,000 - 4-room median $165,000 - $135 psf
Bukit Merah: 102 sold - median $109,000 - 4-room median $195,500 - $154 psf
Bukit Panjang: 58 sold - median $175,250 - 4-room median $160,000 - $156 psf
Bukit Timah: 17 sold - median $280,000 - 4-room median $245,000 - $228 psf
Central Area: 18 sold - median $88,500 - 4-room median n/a - $147 psf
Choa Chu Kang: 35 sold - median $180,000 - 4-room median $164,000 - $161 psf
Clementi: 102 sold - median $104,000 - 4-room median $182,500 - $142 psf
Geylang: 98 sold - median $90,750 - 4-room median $160,500 - $134 psf
Hougang: 101 sold - median $172,000 - 4-room median $170,000 - $166 psf
Jurong East: 93 sold - median $177,000 - 4-room median $168,500 - $163 psf
Jurong West: 175 sold - median $100,000 - 4-room median $163,000 - $122 psf
Kallang/Whampoa: 76 sold - median $95,250 - 4-room median $200,000 - $134 psf
Lim Chu Kang: 1 sold - median $69,000 - 4-room median n/a - $92 psf
Marine Parade: 31 sold - median $182,000 - 4-room median $190,000 - $210 psf
Pasir Ris: 29 sold - median $265,000 - 4-room median $170,000 - $202 psf
Queenstown: 101 sold - median $85,000 - 4-room median $163,000 - $129 psf
Sengkang: 2 sold - median $57,000 - 4-room median n/a - $78 psf
Serangoon: 60 sold - median $168,000 - 4-room median $170,000 - $169 psf
Tampines: 292 sold - median $186,000 - 4-room median $180,000 - $172 psf
Toa Payoh: 77 sold - median $100,000 - 4-room median $193,000 - $141 psf
Woodlands: 50 sold - median $125,000 - 4-room median $125,000 - $124 psf
Yishun: 264 sold - median $150,000 - 4-room median $152,000 - $152 psf

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




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




## The 10 highest prices, April 1994

**$463,000 Blk 186 Bishan St 13, Bishan**
Executive - storey 04 to 06 - 1,572 sqft - $295 psf - 92 yrs lease left

**$462,000 Blk 137 Bishan St 12, Bishan**
MULTI GENERATION - storey 04 to 06 - 1,722 sqft - $268 psf - 92 yrs lease left

**$445,000 Blk 3 Toh Yi Dr, Bukit Timah**
Executive - storey 10 to 12 - 1,572 sqft - $283 psf - 93 yrs lease left

**$440,000 Blk 10 Toh Yi Dr, Bukit Timah**
Executive - storey 04 to 06 - 1,572 sqft - $280 psf - 94 yrs lease left

**$435,000 Blk 224 Bishan St 23, Bishan**
5-room - storey 13 to 15 - 1,464 sqft - $297 psf - 97 yrs lease left

**$435,000 Blk 495E Tampines St 43, Tampines**
Executive - storey 07 to 09 - 1,593 sqft - $273 psf - 99 yrs lease left

**$433,000 Blk 846 Sims Ave, Geylang**
Executive - storey 13 to 15 - 1,582 sqft - $274 psf - 90 yrs lease left

**$430,000 Blk 404 Sin Ming Ave, Bishan**
Executive - storey 01 to 03 - 1,668 sqft - $258 psf - 91 yrs lease left

**$428,000 Blk 309 Tampines St 32, Tampines**
Executive - storey 04 to 06 - 1,561 sqft - $274 psf - 98 yrs lease left

**$425,000 Blk 110 Mcnair Rd, Kallang/Whampoa**
Executive - storey 10 to 12 - 1,550 sqft - $274 psf - 92 yrs lease left

## The 5 most affordable 4-room flats, April 1994

**$85,000 Blk 771 Yishun Ave 3, Yishun**

4-room - storey 10 to 12 - 904 sqft - $94 psf - 90 yrs lease left

**$95,000 Blk 8 Marsiling Dr, Woodlands**

4-room - storey 07 to 09 - 947 sqft - $100 psf - 81 yrs lease left

**$99,000 Blk 219 Boon Lay Ave, Jurong West**

4-room - storey 01 to 03 - 936 sqft - $106 psf - 80 yrs lease left

**$100,000 Blk 350 Woodlands Ave 3, Woodlands**

4-room - storey 04 to 06 - 904 sqft - $111 psf - 93 yrs lease left

**$100,000 Blk 611 Clementi West St 1, Clementi**

4-room - storey 07 to 09 - 1,195 sqft - $84 psf - 88 yrs lease left

## The 10 busiest streets, April 1994

Yishun Ring Rd, Yishun: 63 sales
Bedok Reservoir Rd, Bedok: 54 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 46 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 37 sales
Tampines St 21, Tampines: 36 sales
Bedok Nth Rd, Bedok: 31 sales
Boon Lay Pl, Jurong West: 31 sales
Hougang Ave 8, Hougang: 28 sales
Bedok Nth St 3, Bedok: 27 sales
Tampines St 83, Tampines: 27 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**