HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1994

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

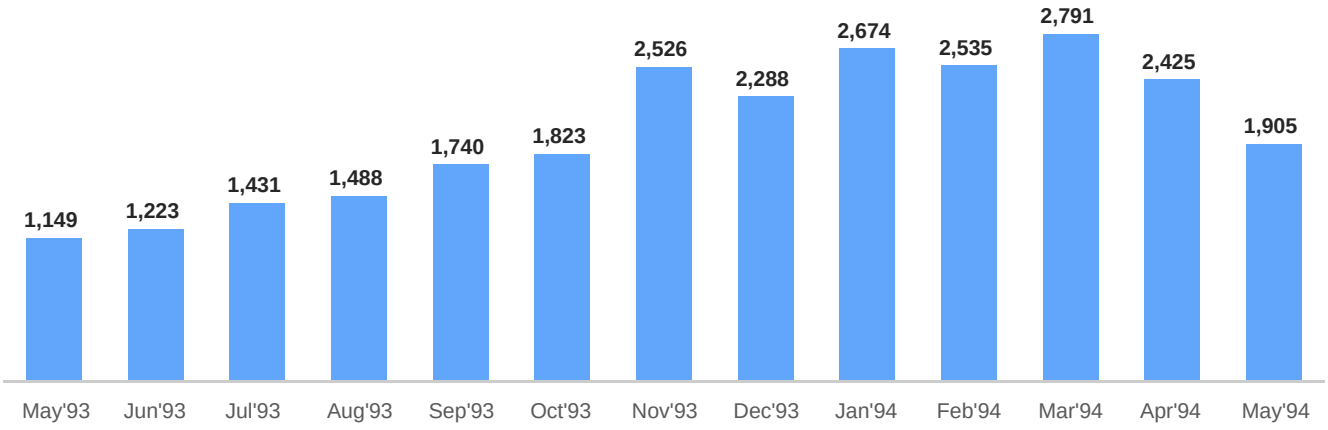
Flats sold: 1,905 Median price: $152,000 Median $psf: $155
Million-dollar flats: 0 (0.0%) Highest price: $465,000 (Bukit Timah)

Against the month before: sales -21.4%, median price +8.6%. Against a year ago: sales +65.8%, median price +52.0%.

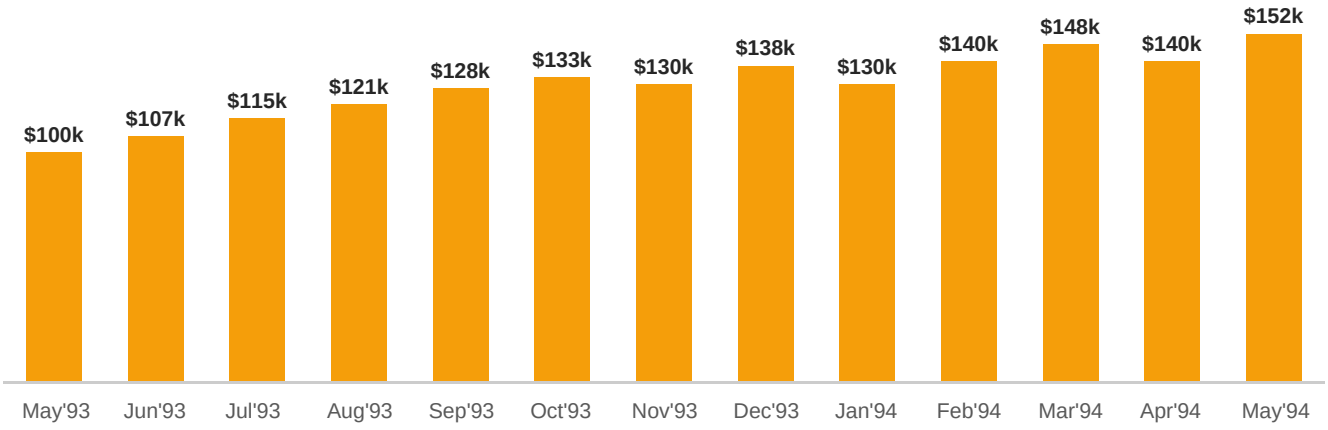
At a glance

- 1,905 HDB resale flats changed hands in May 1994, 21.4% fewer than the month before (2,425).
- Half of all flats sold for $152,000 or less (the median price), up 8.6% from the month before.
- A typical 4-room flat sold for $172,000 (600 sales), or about $165 per square foot.
- The highest price was $465,000 for an executive flat at Blk 7 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $130,000) and the dearest was Bishan (median $225,000).
- The busiest town was Tampines with 250 sales.

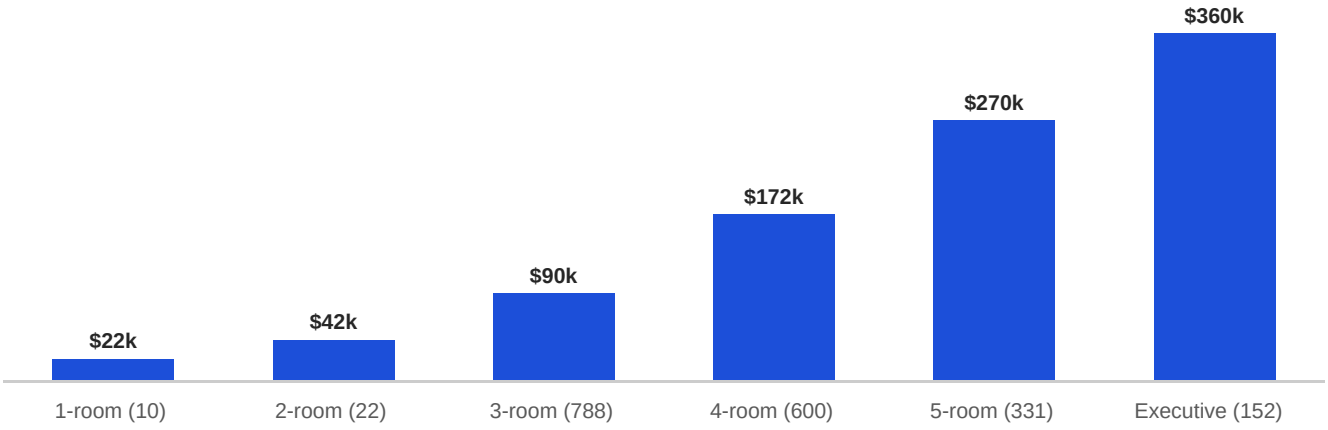
Flats sold each month, last 13 months



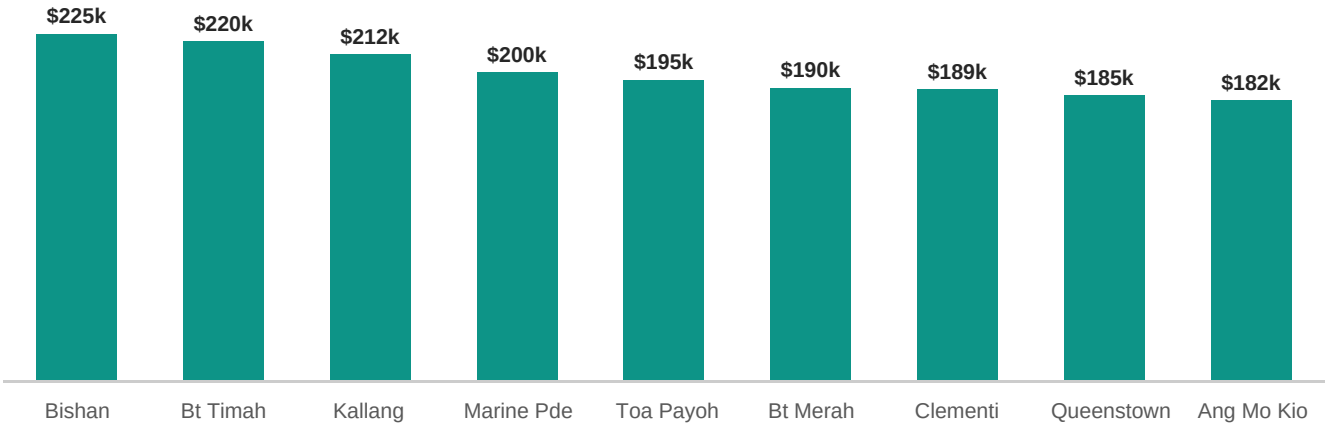
Median price each month, last 13 months



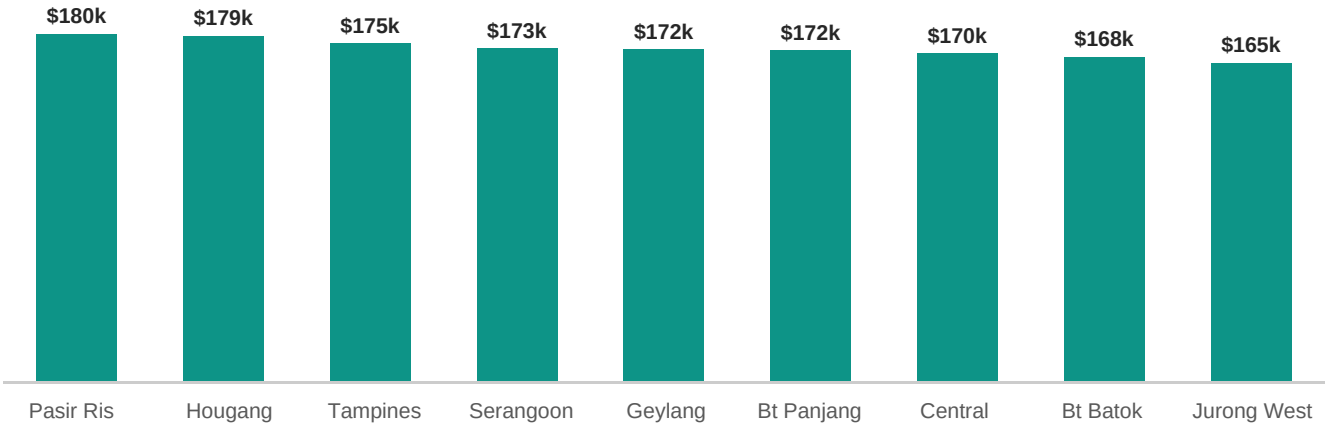
Median price by flat type (number sold), May 1994



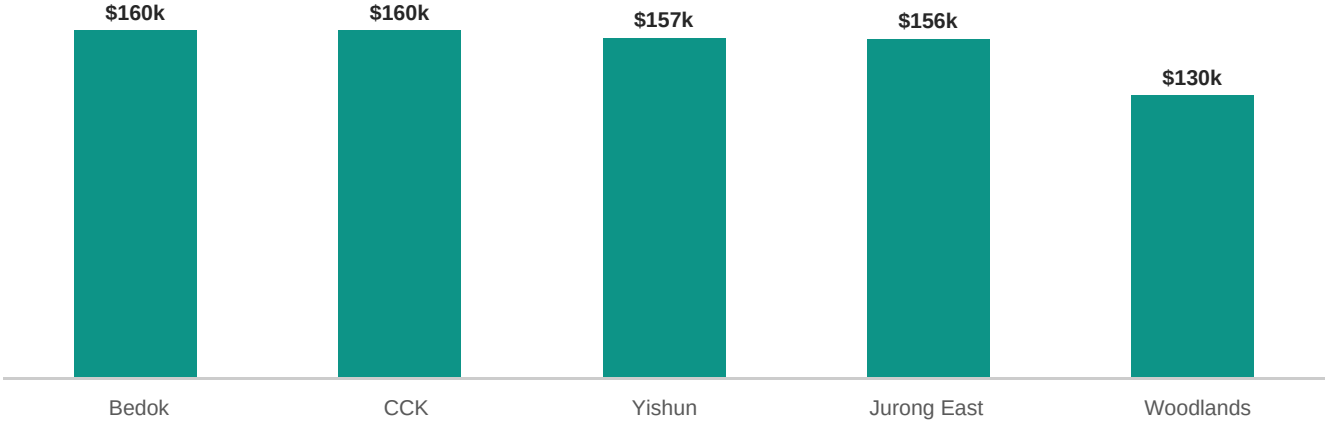
Median 4-room price by town, dearest first



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



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



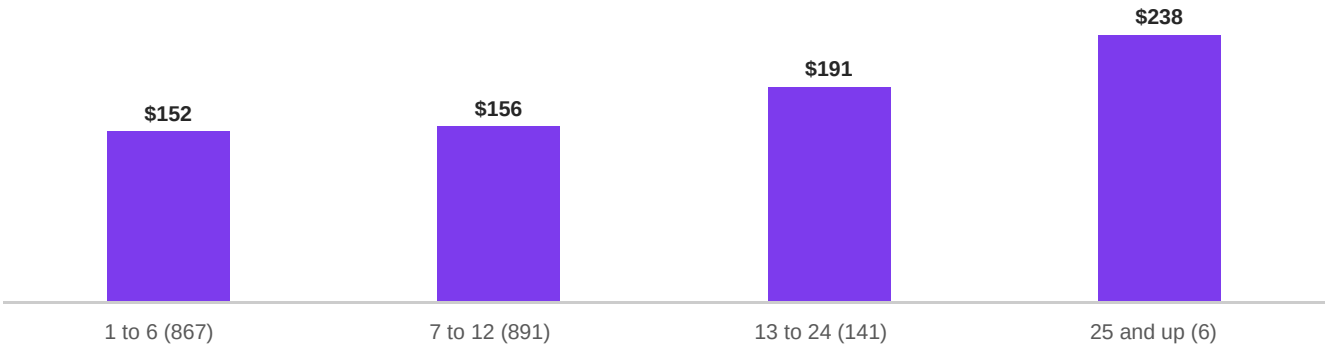
Town by town, May 1994

Ang Mo Kio: 147 sold - median $110,000 - 4-room median $181,800 - $139 psf
Bedok: 167 sold - median $143,000 - 4-room median $160,000 - $154 psf
Bishan: 35 sold - median $200,000 - 4-room median $225,000 - $207 psf
Bukit Batok: 112 sold - median $146,500 - 4-room median $168,000 - $146 psf
Bukit Merah: 75 sold - median $97,000 - 4-room median $190,000 - $141 psf
Bukit Panjang: 43 sold - median $207,000 - 4-room median $171,500 - $171 psf
Bukit Timah: 16 sold - median $375,000 - 4-room median $220,000 - $264 psf
Central Area: 11 sold - median $110,000 - 4-room median $170,000 - $167 psf
Choa Chu Kang: 25 sold - median $225,000 - 4-room median $160,000 - $171 psf
Clementi: 103 sold - median $117,000 - 4-room median $189,000 - $154 psf
Geylang: 68 sold - median $97,500 - 4-room median $172,000 - $138 psf
Hougang: 101 sold - median $180,000 - 4-room median $179,000 - $179 psf
Jurong East: 70 sold - median $123,000 - 4-room median $156,000 - $135 psf
Jurong West: 140 sold - median $162,500 - 4-room median $165,000 - $147 psf
Kallang/Whampoa: 56 sold - median $135,000 - 4-room median $211,500 - $168 psf
Lim Chu Kang: 1 sold - median $55,000 - 4-room median n/a - $73 psf
Marine Parade: 26 sold - median $157,250 - 4-room median $200,000 - $203 psf
Pasir Ris: 26 sold - median $255,000 - 4-room median $180,000 - $187 psf
Queenstown: 70 sold - median $85,500 - 4-room median $185,000 - $130 psf
Serangoon: 50 sold - median $194,000 - 4-room median $172,500 - $194 psf
Tampines: 250 sold - median $185,000 - 4-room median $175,000 - $172 psf
Toa Payoh: 74 sold - median $101,000 - 4-room median $195,000 - $141 psf
Woodlands: 35 sold - median $117,000 - 4-room median $130,000 - $114 psf
Yishun: 204 sold - median $147,000 - 4-room median $156,500 - $154 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1994

$465,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,528 sqft - $304 psf - 94 yrs lease left

$465,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $296 psf - 94 yrs lease left

$460,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $293 psf - 94 yrs lease left

$454,500 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $289 psf - 94 yrs lease left

$453,000 Blk 104 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,668 sqft - $272 psf - 89 yrs lease left

$440,000 Blk 245 Tampines St 21, Tampines
Executive - storey 04 to 06 - 1,615 sqft - $273 psf - 89 yrs lease left

$430,000 Blk 115 Clementi St 13, Clementi
Executive - storey 13 to 15 - 1,572 sqft - $274 psf - 90 yrs lease left

$428,000 Blk 889 Tampines St 81, Tampines
Executive - storey 10 to 12 - 1,658 sqft - $258 psf - 94 yrs lease left

$425,000 Blk 105 Lengkong Tiga, Bedok
Executive - storey 01 to 03 - 1,658 sqft - $256 psf - 94 yrs lease left

$425,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,561 sqft - $272 psf - 94 yrs lease left

The 5 most affordable 4-room flats, May 1994

$100,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $106 psf - 80 yrs lease left

$100,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $106 psf - 80 yrs lease left

$100,000 Blk 662 Hougang Ave 4, Hougang
4-room - storey 10 to 12 - 1,119 sqft - $89 psf - 92 yrs lease left

$103,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $110 psf - 80 yrs lease left

$110,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 969 sqft - $114 psf - 81 yrs lease left

The 10 busiest streets, May 1994

Yishun Ring Rd, Yishun: 55 sales
Bedok Reservoir Rd, Bedok: 45 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Jurong West St 42, Jurong West: 30 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 28 sales
Tampines St 21, Tampines: 28 sales
Tampines St 81, Tampines: 26 sales
Simei St 1, Tampines: 23 sales
Yishun St 11, Yishun: 23 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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