HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 1994

Prepared by Samtastic Properties from HDB's published resale records. Generated 25 Nov 2026, 4:26 am.
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June 1994 in full

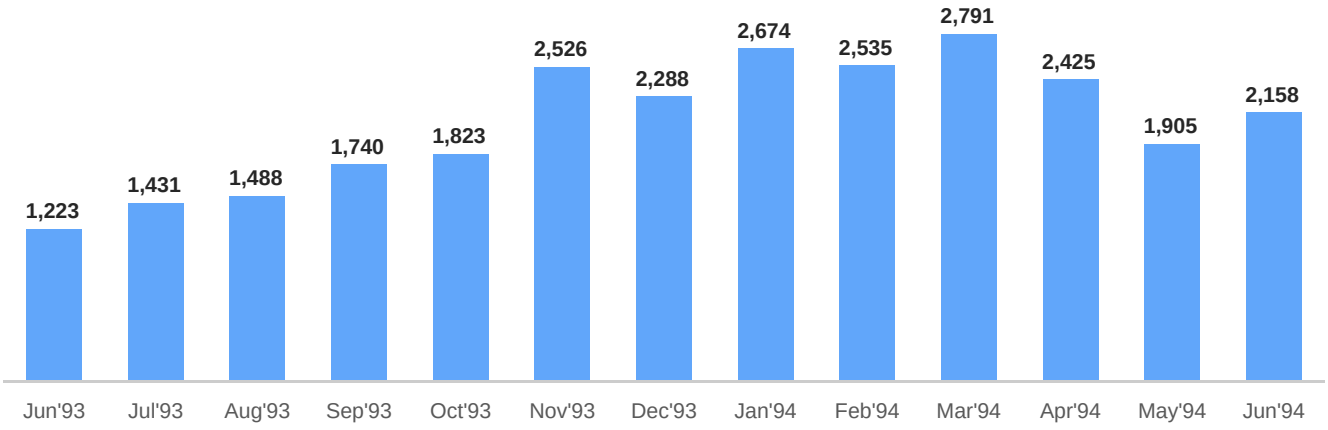
Flats sold: 2,158 Median price: $155,000 Median $psf: $157
Million-dollar flats: 0 (0.0%) Highest price: $534,600 (Bishan)

Against the month before: sales +13.3%, median price +2.0%. Against a year ago: sales +76.5%, median price +44.9%.

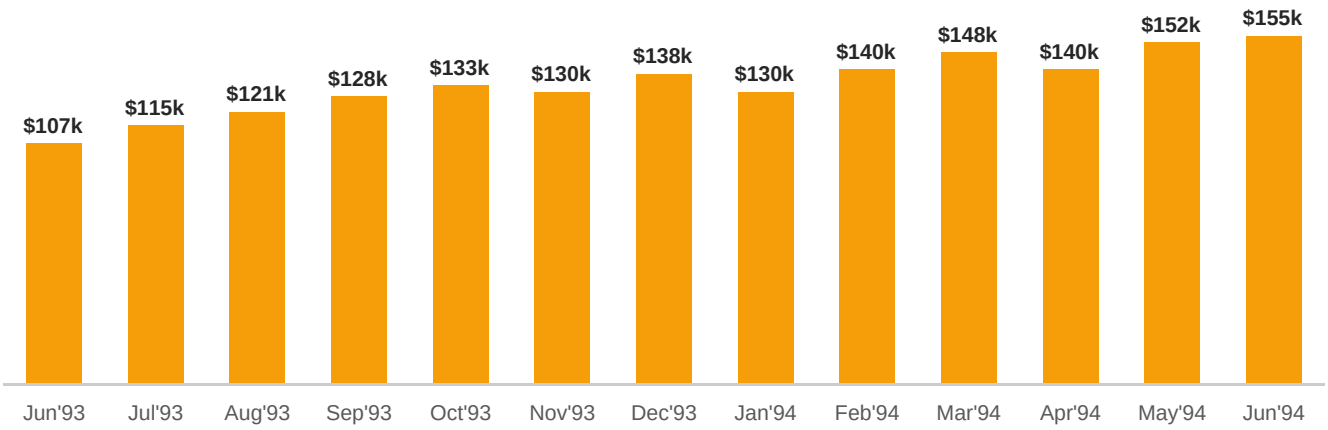
At a glance

- 2,158 HDB resale flats changed hands in June 1994, 13.3% more than the month before (1,905).
- Half of all flats sold for $155,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $175,000 (682 sales), or about $166 per square foot.
- The highest price was $534,600 for an executive flat at Blk 101 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $129,300) and the dearest was Bukit Timah (median $222,500).
- The busiest town was Tampines with 249 sales.

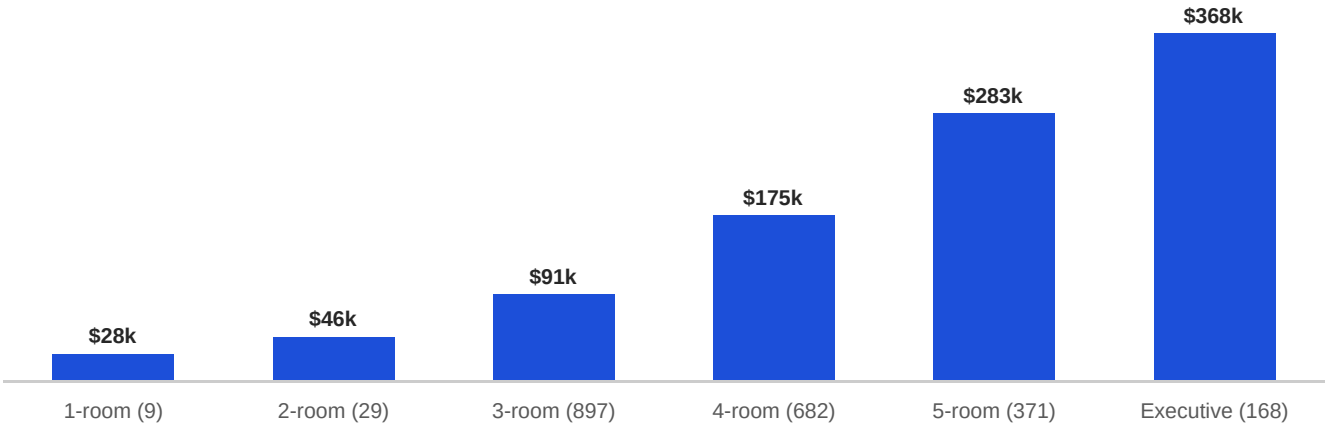
Flats sold each month, last 13 months



Median price each month, last 13 months



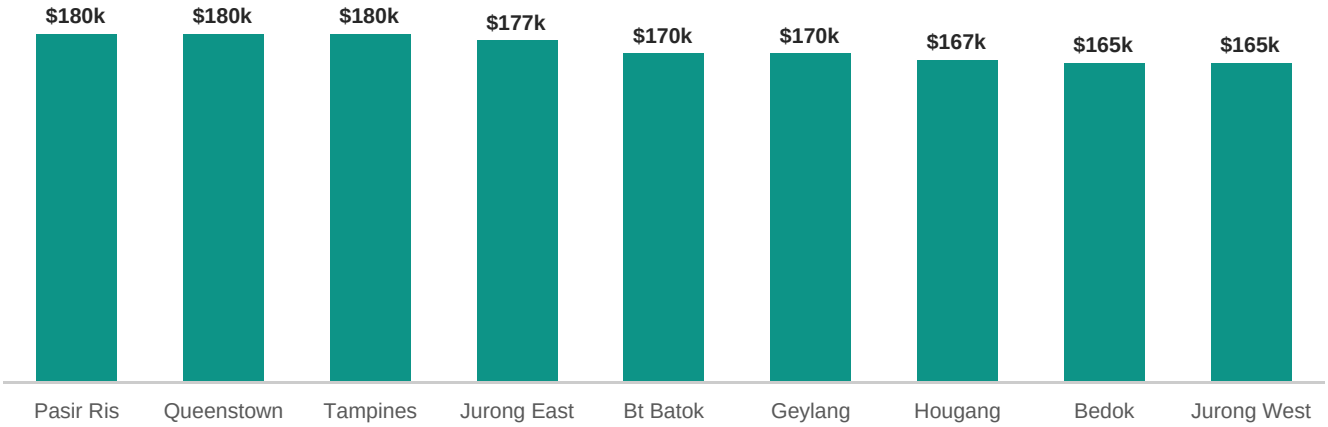
Median price by flat type (number sold), June 1994



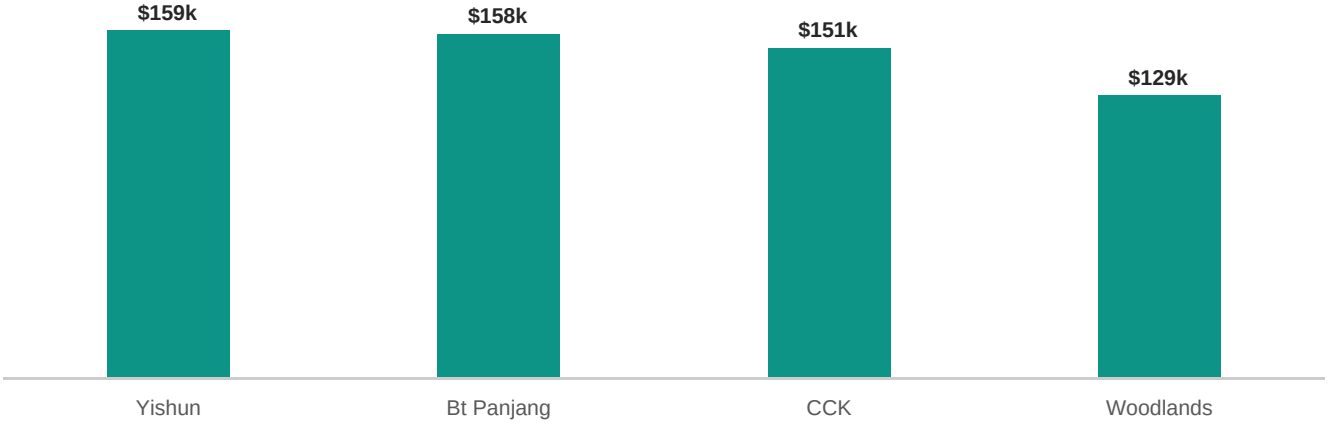
Median 4-room price by town, dearest first



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



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



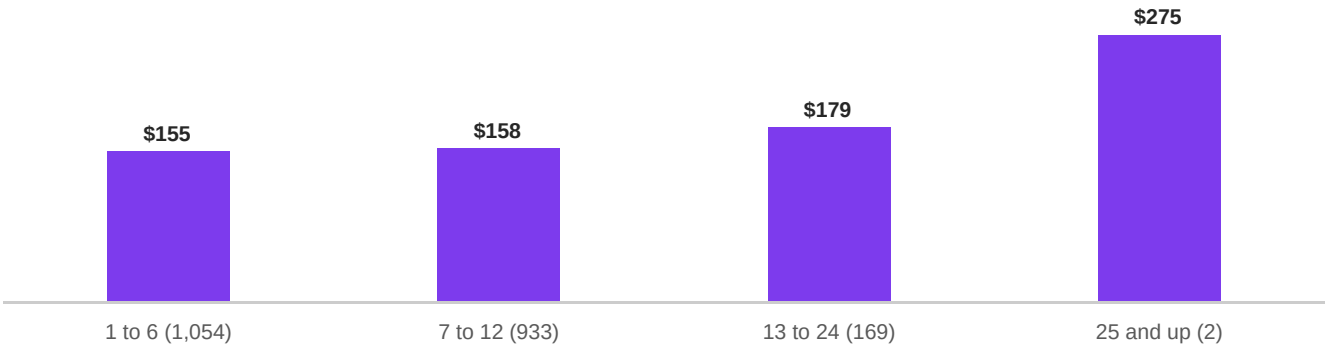
Town by town, June 1994

Ang Mo Kio: 159 sold - median $108,000 - 4-room median $190,000 - $140 psf
Bedok: 221 sold - median $128,000 - 4-room median $165,000 - $152 psf
Bishan: 61 sold - median $280,000 - 4-room median $200,000 - $242 psf
Bukit Batok: 135 sold - median $155,000 - 4-room median $170,000 - $151 psf
Bukit Merah: 71 sold - median $108,000 - 4-room median $205,000 - $150 psf
Bukit Panjang: 40 sold - median $186,500 - 4-room median $157,500 - $168 psf
Bukit Timah: 11 sold - median $235,000 - 4-room median $222,500 - $205 psf
Central Area: 17 sold - median $115,000 - 4-room median n/a - $157 psf
Choa Chu Kang: 31 sold - median $230,000 - 4-room median $151,000 - $177 psf
Clementi: 109 sold - median $107,000 - 4-room median $190,000 - $142 psf
Geylang: 85 sold - median $128,800 - 4-room median $170,000 - $159 psf
Hougang: 112 sold - median $171,000 - 4-room median $166,500 - $164 psf
Jurong East: 89 sold - median $167,000 - 4-room median $176,500 - $152 psf
Jurong West: 152 sold - median $130,000 - 4-room median $165,000 - $138 psf
Kallang/Whampoa: 60 sold - median $106,000 - 4-room median $190,000 - $155 psf
Marine Parade: 31 sold - median $215,000 - 4-room median $216,500 - $227 psf
Pasir Ris: 44 sold - median $260,000 - 4-room median $180,000 - $197 psf
Queenstown: 85 sold - median $86,000 - 4-room median $180,000 - $129 psf
Sengkang: 1 sold - median $125,000 - 4-room median n/a - $126 psf
Serangoon: 50 sold - median $188,000 - 4-room median $188,000 - $184 psf
Tampines: 249 sold - median $188,000 - 4-room median $180,000 - $174 psf
Toa Payoh: 90 sold - median $116,500 - 4-room median $184,000 - $154 psf
Woodlands: 27 sold - median $129,300 - 4-room median $129,300 - $128 psf
Yishun: 228 sold - median $163,500 - 4-room median $159,000 - $155 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 1994

$534,600 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $305 psf - 92 yrs lease left

$465,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $296 psf - 92 yrs lease left

$460,000 Blk 219 Pasir Ris St 21, Pasir Ris
Executive - storey 04 to 06 - 1,593 sqft - $289 psf - 98 yrs lease left

$445,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,615 sqft - $276 psf - 93 yrs lease left

$440,000 Blk 162 Bedok Sth Rd, Bedok
Executive - storey 01 to 03 - 1,625 sqft - $271 psf - 90 yrs lease left

$440,000 Blk 319 Serangoon Ave 2, Serangoon
Executive - storey 04 to 06 - 1,582 sqft - $278 psf - 90 yrs lease left

$433,000 Blk 846 Sims Ave, Geylang
Executive - storey 01 to 03 - 1,604 sqft - $270 psf - 90 yrs lease left

$431,000 Blk 14 Marine Ter, Marine Parade
5-room - storey 19 to 21 - 1,313 sqft - $328 psf - 80 yrs lease left

$430,000 Blk 110 Mcnair Rd, Kallang/Whampoa
Executive - storey 07 to 09 - 1,550 sqft - $277 psf - 92 yrs lease left

$430,000 Blk 77 Marine Dr, Marine Parade
5-room - storey 13 to 15 - 1,292 sqft - $333 psf - 82 yrs lease left

The 5 most affordable 4-room flats, June 1994

$96,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $101 psf - 80 yrs lease left

$100,000 Blk 167 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $111 psf - 92 yrs lease left

$100,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $107 psf - 80 yrs lease left

$102,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $108 psf - 81 yrs lease left

$103,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 947 sqft - $109 psf - 81 yrs lease left

The 10 busiest streets, June 1994

Bedok Reservoir Rd, Bedok: 60 sales
Yishun Ring Rd, Yishun: 57 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 48 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 35 sales
Jurong West St 42, Jurong West: 33 sales
Hougang Ave 8, Hougang: 31 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 28 sales
Tampines St 21, Tampines: 28 sales
Bedok Nth Rd, Bedok: 26 sales
Bishan St 13, Bishan: 25 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