HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1994

Prepared by Samtastic Properties from HDB's published resale records. Generated 25 Nov 2026, 12:34 am.
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July 1994 in full

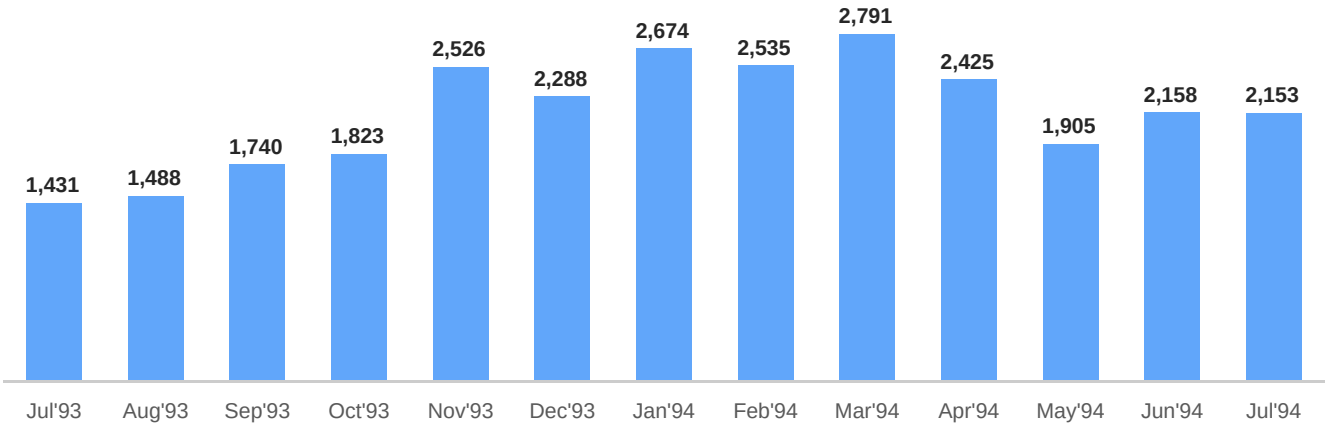
Flats sold: 2,153 Median price: $154,000 Median $psf: $157
Million-dollar flats: 0 (0.0%) Highest price: $485,000 (Bishan)

Against the month before: sales -0.2%, median price -0.6%. Against a year ago: sales +50.5%, median price +33.9%.

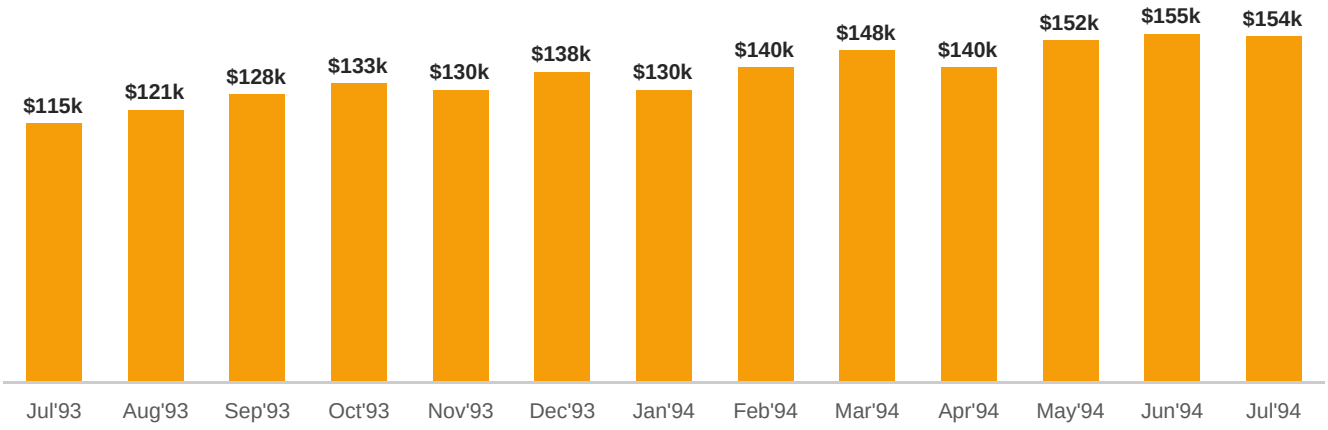
At a glance

- 2,153 HDB resale flats changed hands in July 1994, about the same as the month before (2,158).
- Half of all flats sold for $154,000 or less (the median price), down 0.6% from the month before.
- A typical 4-room flat sold for $175,000 (680 sales), or about $168 per square foot.
- The highest price was $485,000 for a multi generation flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $140,000) and the dearest was Bukit Timah (median $208,000).
- The busiest town was Tampines with 268 sales.

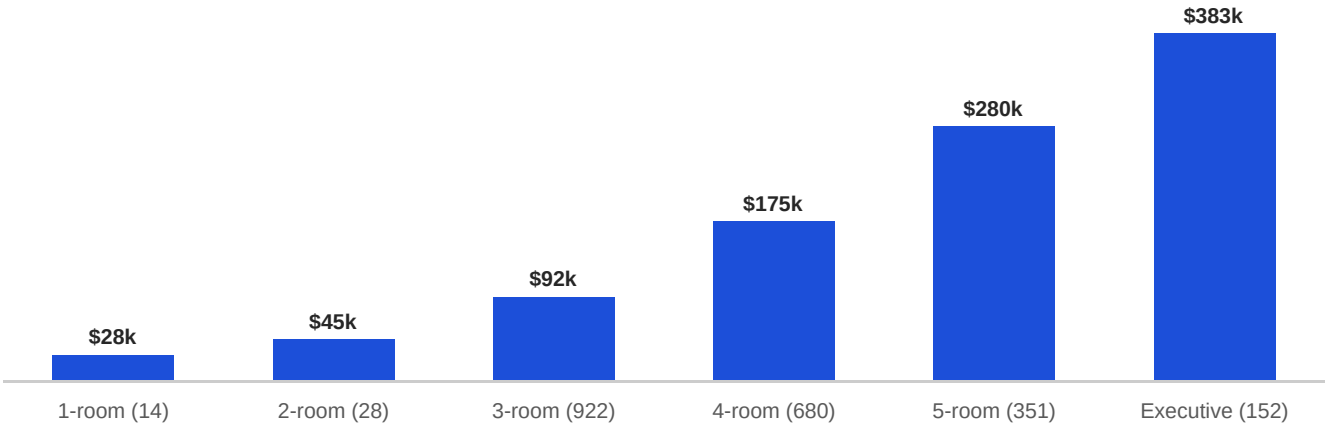
Flats sold each month, last 13 months



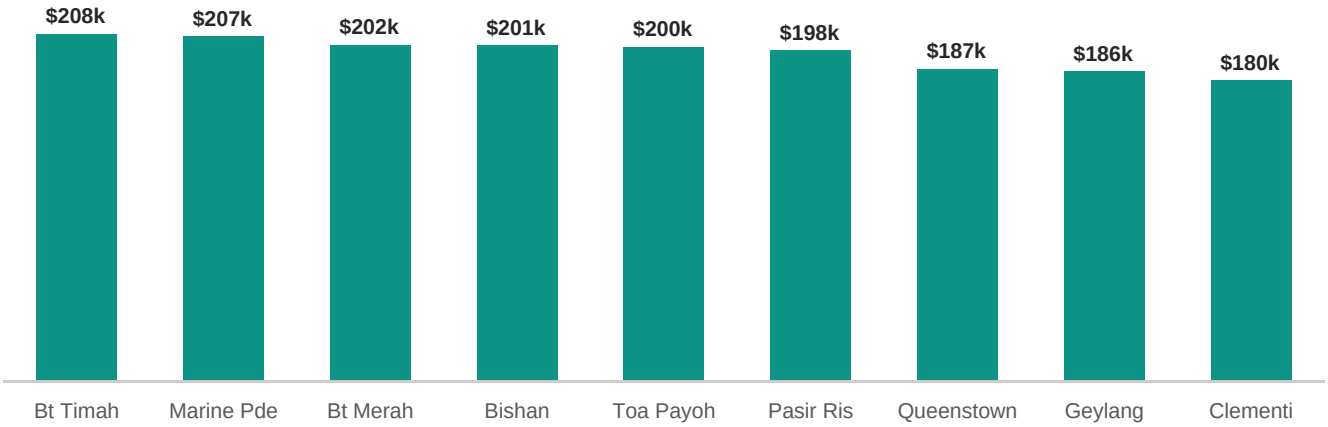
Median price each month, last 13 months



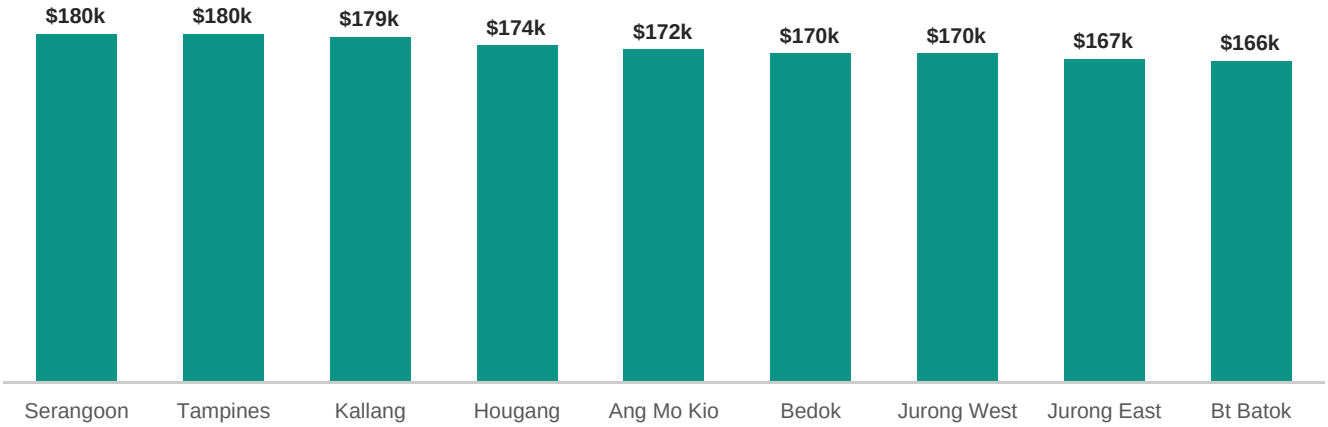
Median price by flat type (number sold), July 1994



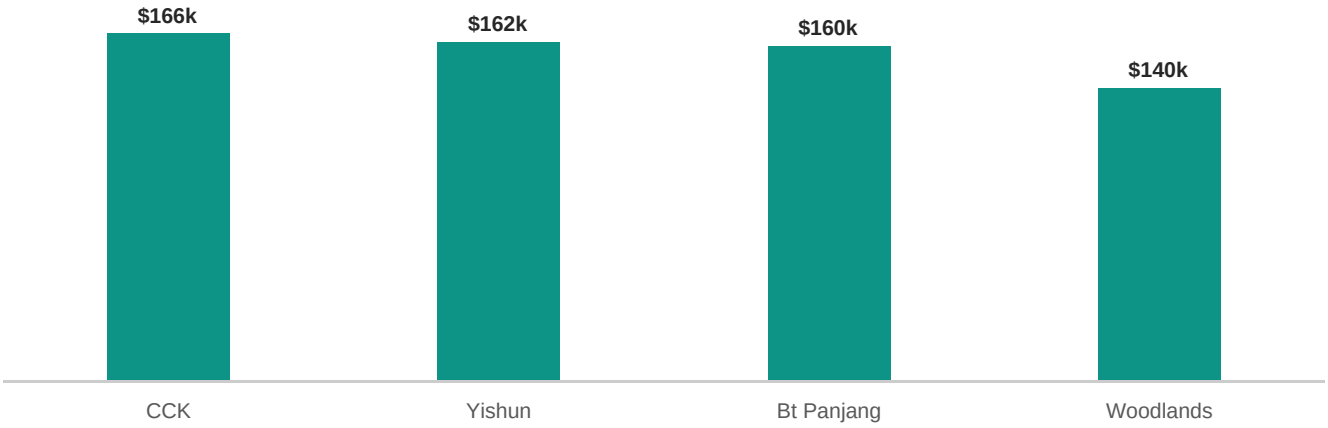
Median 4-room price by town, dearest first



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



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



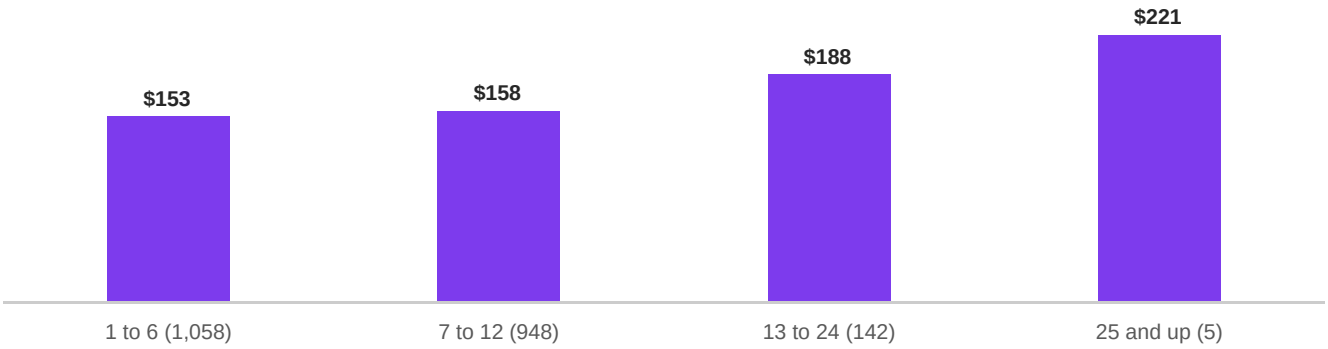
Town by town, July 1994

Ang Mo Kio: 143 sold - median $100,000 - 4-room median $172,000 - $132 psf
Bedok: 228 sold - median $146,000 - 4-room median $170,000 - $158 psf
Bishan: 47 sold - median $288,000 - 4-room median $201,000 - $246 psf
Bukit Batok: 128 sold - median $152,000 - 4-room median $166,000 - $151 psf
Bukit Merah: 74 sold - median $105,500 - 4-room median $201,500 - $147 psf
Bukit Panjang: 40 sold - median $170,000 - 4-room median $160,000 - $152 psf
Bukit Timah: 11 sold - median $300,000 - 4-room median $208,000 - $227 psf
Central Area: 14 sold - median $103,500 - 4-room median n/a - $153 psf
Choa Chu Kang: 39 sold - median $220,000 - 4-room median $166,000 - $171 psf
Clementi: 102 sold - median $113,000 - 4-room median $180,000 - $147 psf
Geylang: 73 sold - median $153,000 - 4-room median $185,500 - $163 psf
Hougang: 108 sold - median $180,000 - 4-room median $174,000 - $178 psf
Jurong East: 68 sold - median $157,500 - 4-room median $167,000 - $149 psf
Jurong West: 166 sold - median $158,000 - 4-room median $170,000 - $145 psf
Kallang/Whampoa: 72 sold - median $132,900 - 4-room median $178,500 - $170 psf
Lim Chu Kang: 2 sold - median $52,500 - 4-room median n/a - $78 psf
Marine Parade: 28 sold - median $155,000 - 4-room median $206,500 - $196 psf
Pasir Ris: 57 sold - median $250,000 - 4-room median $198,000 - $194 psf
Queenstown: 81 sold - median $92,000 - 4-room median $187,000 - $137 psf
Sengkang: 1 sold - median $72,000 - 4-room median n/a - $100 psf
Serangoon: 56 sold - median $182,500 - 4-room median $180,000 - $191 psf
Tampines: 268 sold - median $178,000 - 4-room median $180,000 - $167 psf
Toa Payoh: 76 sold - median $102,000 - 4-room median $200,000 - $143 psf
Woodlands: 36 sold - median $85,000 - 4-room median $140,000 - $110 psf
Yishun: 235 sold - median $153,000 - 4-room median $162,000 - $155 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1994

$485,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 01 to 03 - 1,776 sqft - $273 psf - 92 yrs lease left

$480,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,528 sqft - $314 psf - 94 yrs lease left

$475,000 Blk 406 Serangoon Ave 1, Serangoon
Executive - storey 01 to 03 - 1,561 sqft - $304 psf - 93 yrs lease left

$470,000 Blk 159 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,550 sqft - $303 psf - 93 yrs lease left

$465,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,615 sqft - $288 psf - 94 yrs lease left

$460,000 Blk 156 Tampines St 12, Tampines
Executive - storey 07 to 09 - 1,615 sqft - $285 psf - 89 yrs lease left

$457,500 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $289 psf - 92 yrs lease left

$452,000 Blk 116 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,572 sqft - $288 psf - 89 yrs lease left

$450,000 Blk 422 Pasir Ris Dr 6, Pasir Ris
Executive - storey 10 to 12 - 1,625 sqft - $277 psf - 94 yrs lease left

$448,000 Blk 224 Pasir Ris St 21, Pasir Ris
Executive - storey 01 to 03 - 1,604 sqft - $279 psf - 98 yrs lease left

The 5 most affordable 4-room flats, July 1994

$90,000 Blk 312 Woodlands St 31, Woodlands

4-room - storey 01 to 03 - 904 sqft - $100 psf - 94 yrs lease left

$100,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 969 sqft - $103 psf - 81 yrs lease left

$105,000 Blk 336 Woodlands Ave 1, Woodlands

4-room - storey 01 to 03 - 893 sqft - $118 psf - 90 yrs lease left

$115,000 Blk 508 Bt Batok St 52, Bukit Batok

4-room - storey 01 to 03 - 958 sqft - $120 psf - 92 yrs lease left

$120,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 980 sqft - $123 psf - 82 yrs lease left

The 10 busiest streets, July 1994

Yishun Ring Rd, Yishun: 61 sales
Bedok Reservoir Rd, Bedok: 50 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 41 sales
Tampines St 21, Tampines: 40 sales
Jurong West St 42, Jurong West: 36 sales
Bedok Nth St 3, Bedok: 30 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 29 sales
Tampines St 22, Tampines: 29 sales
Lor 1 Toa Payoh, Toa Payoh: 29 sales
Bedok Nth Rd, 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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