HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 1994

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

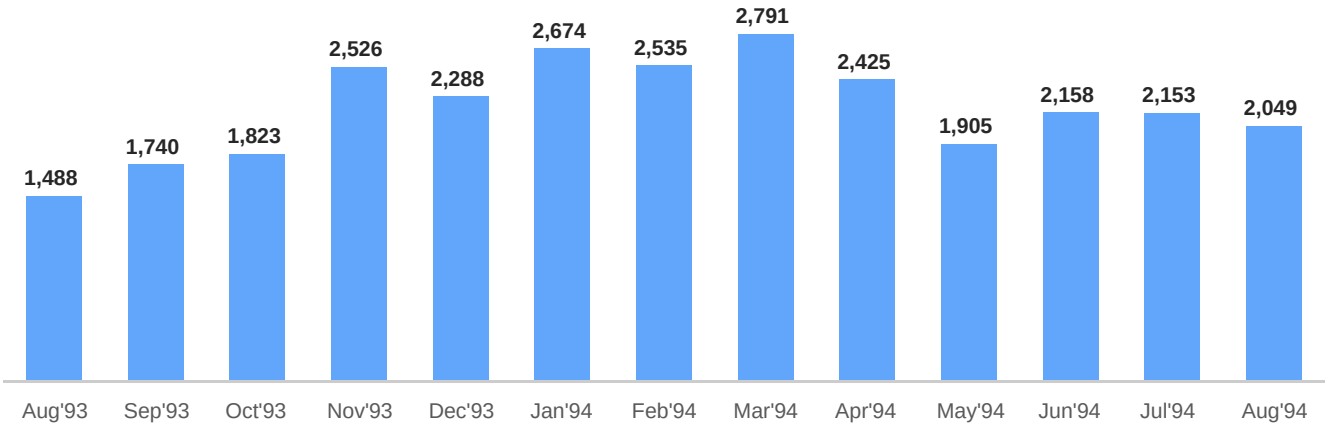
Flats sold: 2,049 Median price: $160,000 Median $psf: $161
Million-dollar flats: 0 (0.0%) Highest price: $510,000 (Bishan)

Against the month before: sales -4.8%, median price +3.9%. Against a year ago: sales +37.7%, median price +32.2%.

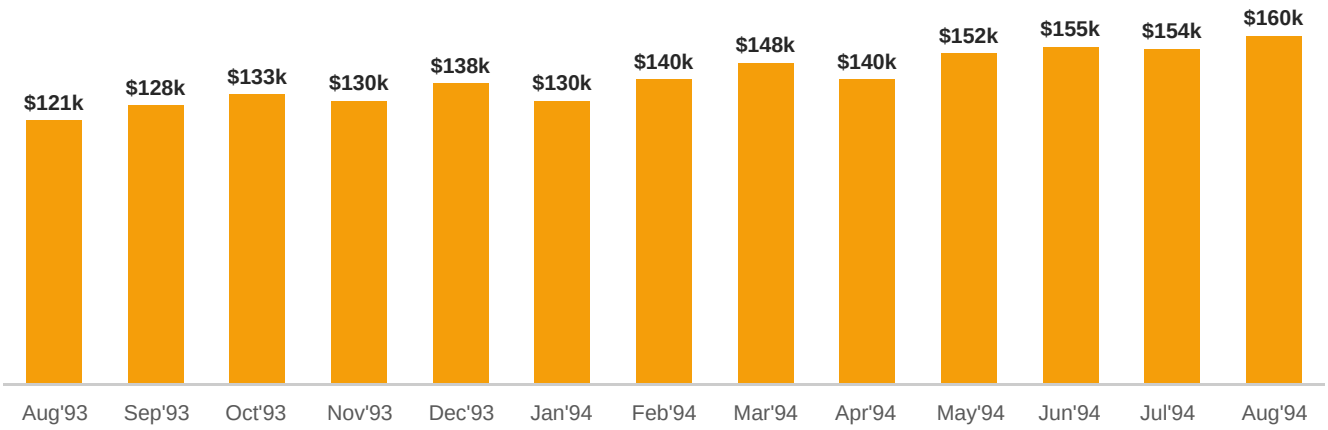
At a glance

- 2,049 HDB resale flats changed hands in August 1994, 4.8% fewer than the month before (2,153).
- Half of all flats sold for $160,000 or less (the median price), up 3.9% from the month before.
- A typical 4-room flat sold for $178,000 (654 sales), or about $171 per square foot.
- The highest price was $510,000 for an executive flat at Blk 453 Sin Ming Ave, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $130,000) and the dearest was Marine Parade (median $228,000).
- The busiest town was Tampines with 246 sales.

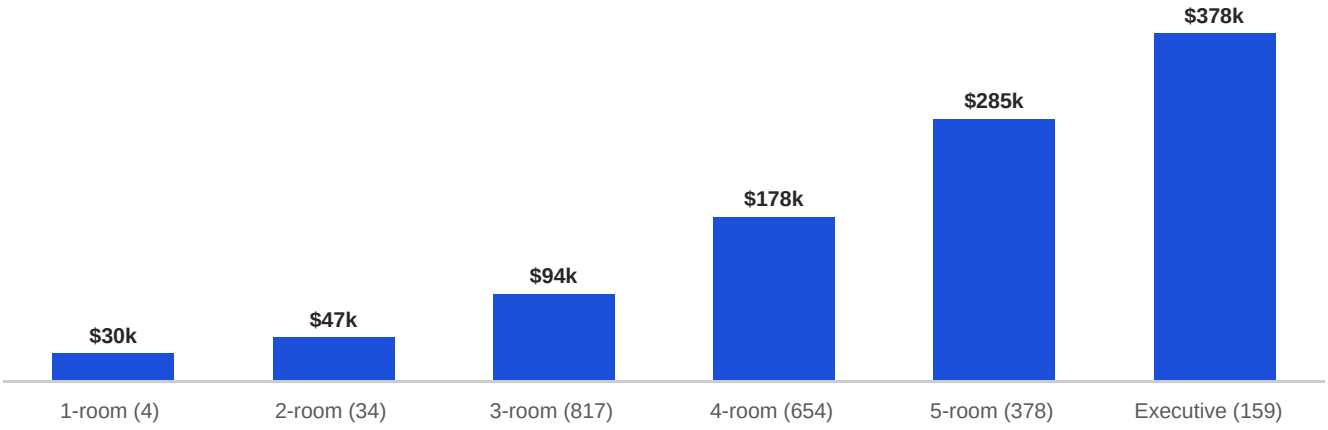
Flats sold each month, last 13 months



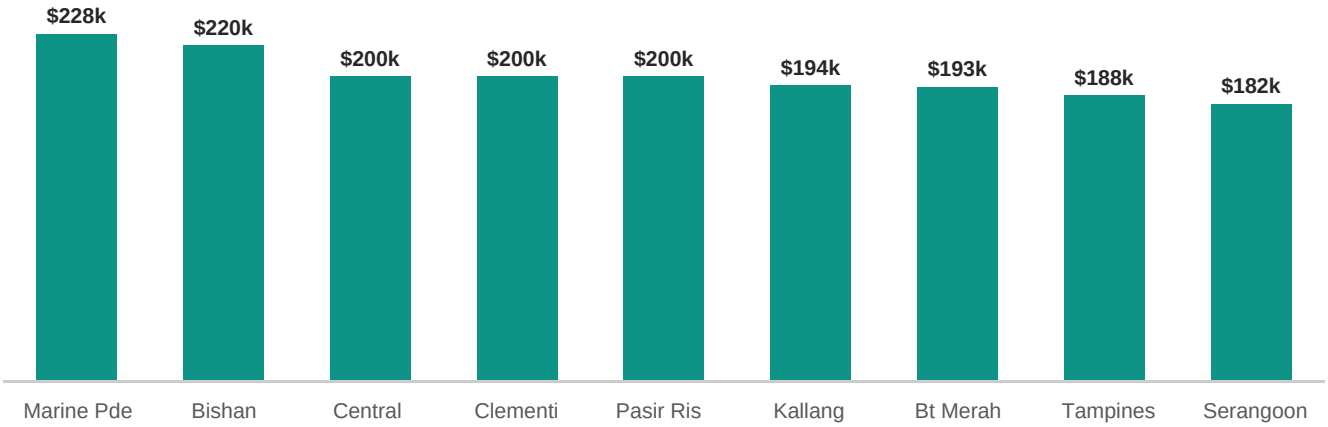
Median price each month, last 13 months



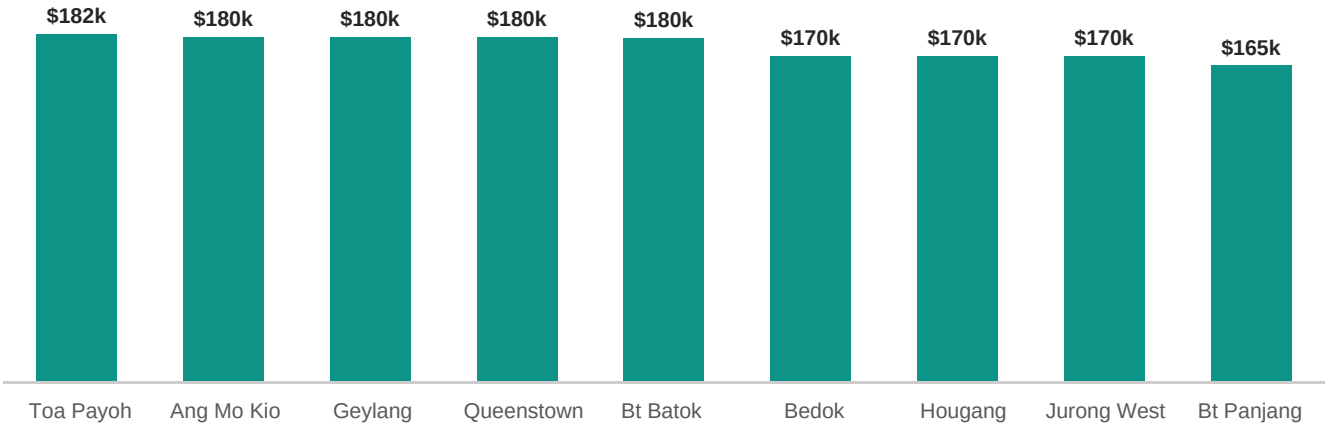
Median price by flat type (number sold), August 1994



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)



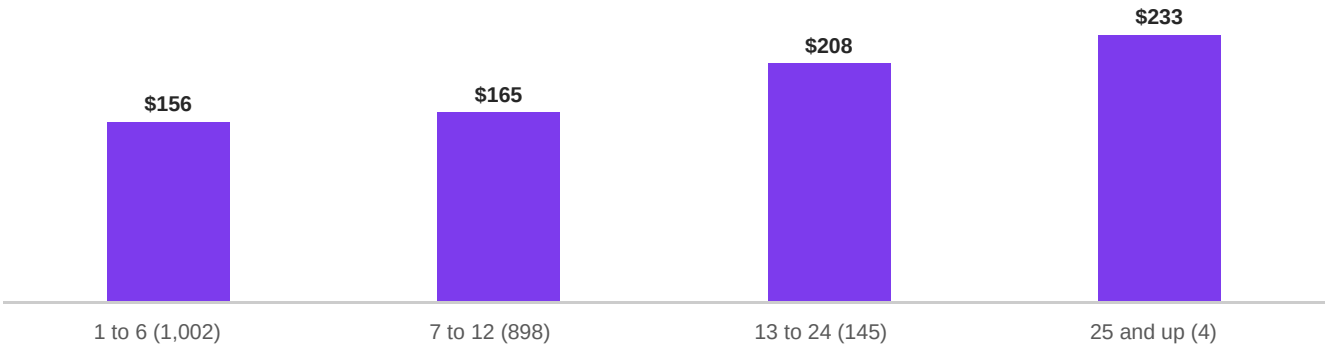
Town by town, August 1994

Ang Mo Kio: 143 sold - median $113,000 - 4-room median $180,000 - $146 psf
Bedok: 198 sold - median $151,000 - 4-room median $170,000 - $159 psf
Bishan: 47 sold - median $280,000 - 4-room median $220,250 - $250 psf
Bukit Batok: 133 sold - median $179,000 - 4-room median $179,500 - $170 psf
Bukit Merah: 69 sold - median $120,000 - 4-room median $193,000 - $157 psf
Bukit Panjang: 41 sold - median $170,000 - 4-room median $165,000 - $152 psf
Bukit Timah: 6 sold - median $390,500 - 4-room median n/a - $297 psf
Central Area: 17 sold - median $130,000 - 4-room median $200,000 - $178 psf
Choa Chu Kang: 28 sold - median $213,500 - 4-room median $157,500 - $174 psf
Clementi: 95 sold - median $115,000 - 4-room median $200,000 - $152 psf
Geylang: 80 sold - median $110,000 - 4-room median $180,000 - $148 psf
Hougang: 89 sold - median $171,000 - 4-room median $170,000 - $164 psf
Jurong East: 73 sold - median $160,000 - 4-room median $165,000 - $147 psf
Jurong West: 144 sold - median $156,500 - 4-room median $170,000 - $147 psf
Kallang/Whampoa: 60 sold - median $110,500 - 4-room median $194,000 - $158 psf
Lim Chu Kang: 1 sold - median $55,000 - 4-room median n/a - $73 psf
Marine Parade: 24 sold - median $143,000 - 4-room median $228,000 - $204 psf
Pasir Ris: 49 sold - median $245,000 - 4-room median $200,000 - $194 psf
Queenstown: 72 sold - median $91,500 - 4-room median $180,000 - $136 psf
Sengkang: 1 sold - median $79,000 - 4-room median n/a - $108 psf
Serangoon: 59 sold - median $190,000 - 4-room median $182,000 - $190 psf
Tampines: 246 sold - median $203,500 - 4-room median $187,500 - $185 psf
Toa Payoh: 84 sold - median $109,500 - 4-room median $181,500 - $153 psf
Woodlands: 48 sold - median $122,000 - 4-room median $130,000 - $129 psf
Yishun: 242 sold - median $160,000 - 4-room median $160,000 - $163 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 1994

$510,000 Blk 453 Sin Ming Ave, Bishan
Executive - storey 13 to 15 - 1,722 sqft - $296 psf - 95 yrs lease left

$498,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $311 psf - 94 yrs lease left

$490,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $312 psf - 94 yrs lease left

$480,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $305 psf - 94 yrs lease left

$480,000 Blk 406 Serangoon Ave 1, Serangoon
Executive - storey 01 to 03 - 1,561 sqft - $308 psf - 93 yrs lease left

$470,000 Blk 104 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,647 sqft - $285 psf - 89 yrs lease left

$470,000 Blk 842 Sims Ave, Geylang
Executive - storey 04 to 06 - 1,722 sqft - $273 psf - 90 yrs lease left

$470,000 Blk 131 Geylang East Ave 1, Geylang
Executive - storey 01 to 03 - 1,572 sqft - $299 psf - 92 yrs lease left

$468,000 Blk 130 Geylang East Ave 1, Geylang
Executive - storey 13 to 15 - 1,668 sqft - $281 psf - 92 yrs lease left

$463,000 Blk 406 Serangoon Ave 1, Serangoon
Executive - storey 01 to 03 - 1,658 sqft - $279 psf - 93 yrs lease left

The 5 most affordable 4-room flats, August 1994

$102,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $108 psf - 81 yrs lease left

$105,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $112 psf - 80 yrs lease left

$107,000 Blk 831 Woodlands St 83, Woodlands

4-room - storey 10 to 12 - 893 sqft - $120 psf - 95 yrs lease left

$109,000 Blk 336 Woodlands Ave 1, Woodlands

4-room - storey 04 to 06 - 893 sqft - $122 psf - 90 yrs lease left

$110,000 Blk 824 Woodlands St 81, Woodlands

4-room - storey 04 to 06 - 904 sqft - $122 psf - 94 yrs lease left

The 10 busiest streets, August 1994

Yishun Ring Rd, Yishun: 61 sales
Bedok Reservoir Rd, Bedok: 50 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 43 sales
Bedok Nth Rd, Bedok: 28 sales
Jurong West St 42, Jurong West: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Bedok Nth St 3, Bedok: 24 sales
Yishun St 81, Yishun: 24 sales
Yishun St 21, Yishun: 24 sales
Hougang Ave 8, Hougang: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg