HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1994

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

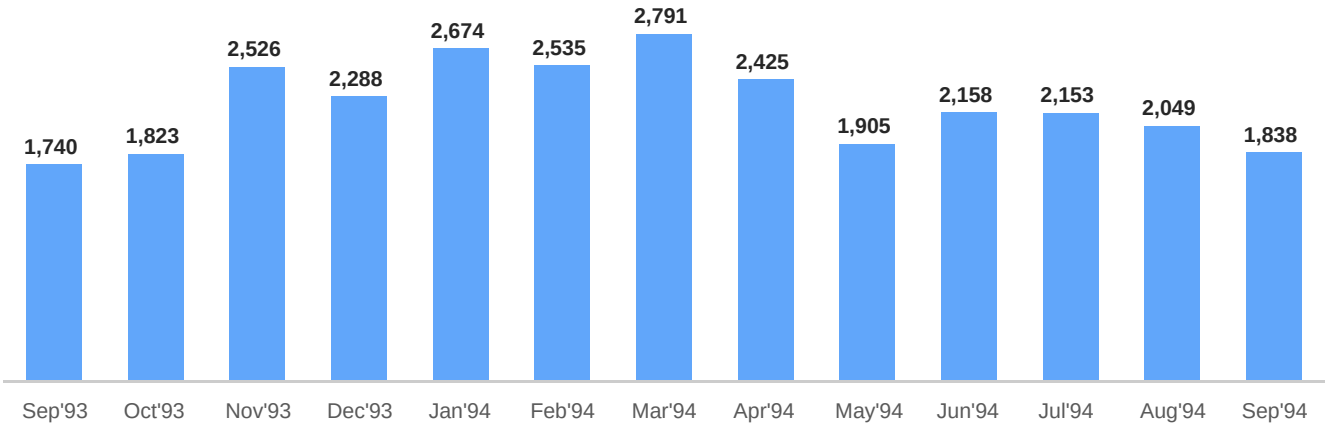
Flats sold: 1,838 Median price: $163,000 Median $psf: $163
Million-dollar flats: 0 (0.0%) Highest price: $532,000 (Queenstown)

Against the month before: sales -10.3%, median price +1.9%. Against a year ago: sales +5.6%, median price +27.3%.

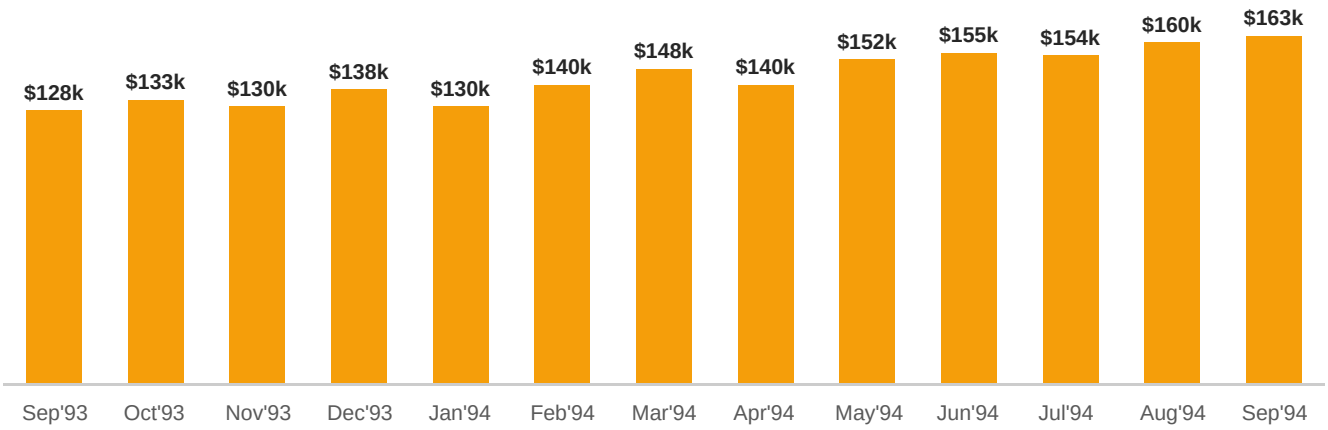
At a glance

- 1,838 HDB resale flats changed hands in September 1994, 10.3% fewer than the month before (2,049).
- Half of all flats sold for $163,000 or less (the median price), up 1.9% from the month before.
- A typical 4-room flat sold for $175,500 (642 sales), or about $170 per square foot.
- The highest price was $532,000 for an executive flat at Blk 150 Mei Ling St, Queenstown.
- For a 4-room flat, the most affordable town was Woodlands (median $129,000) and the dearest was Bishan (median $222,000).
- The busiest town was Yishun with 229 sales.

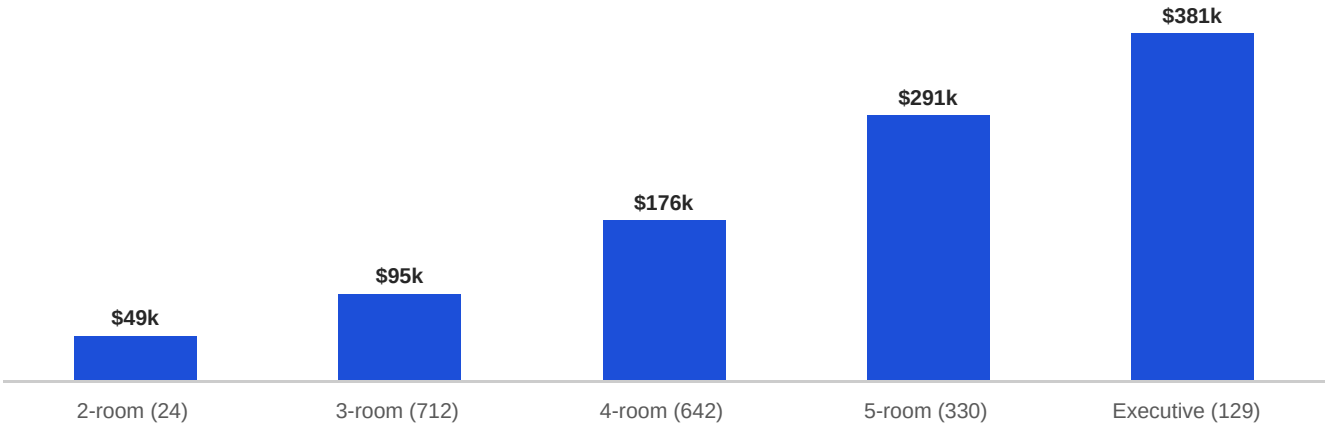
Flats sold each month, last 13 months



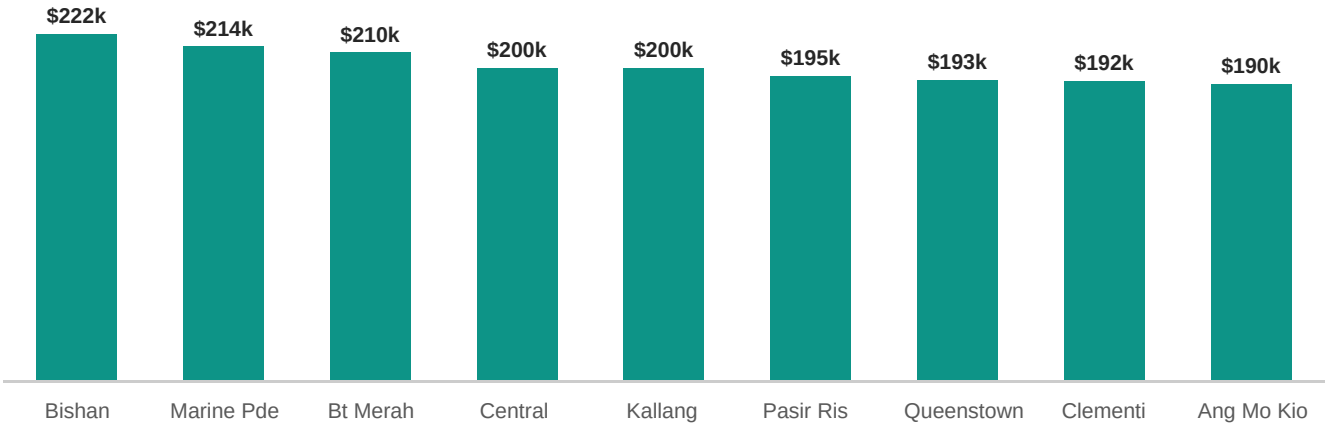
Median price each month, last 13 months



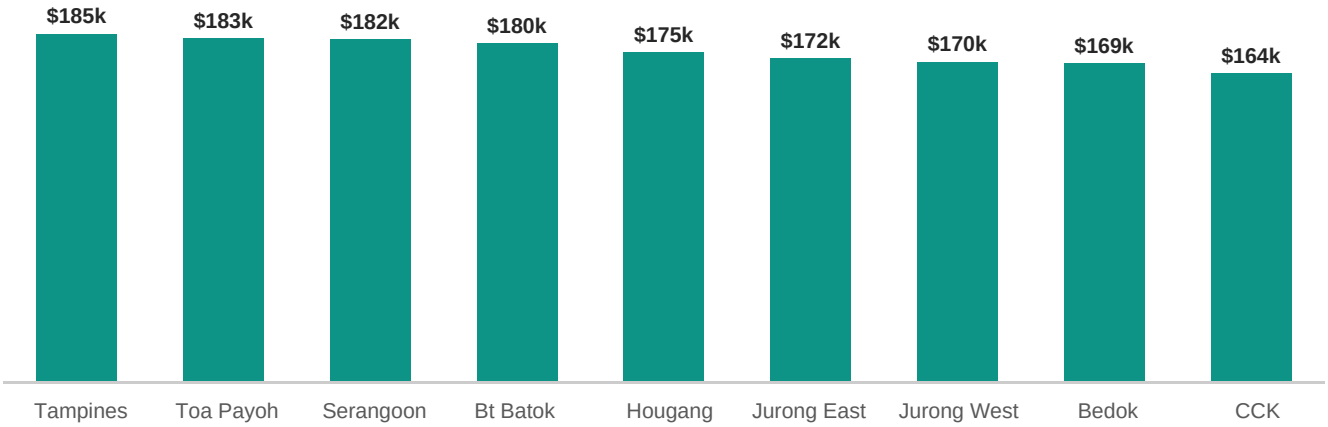
Median price by flat type (number sold), September 1994



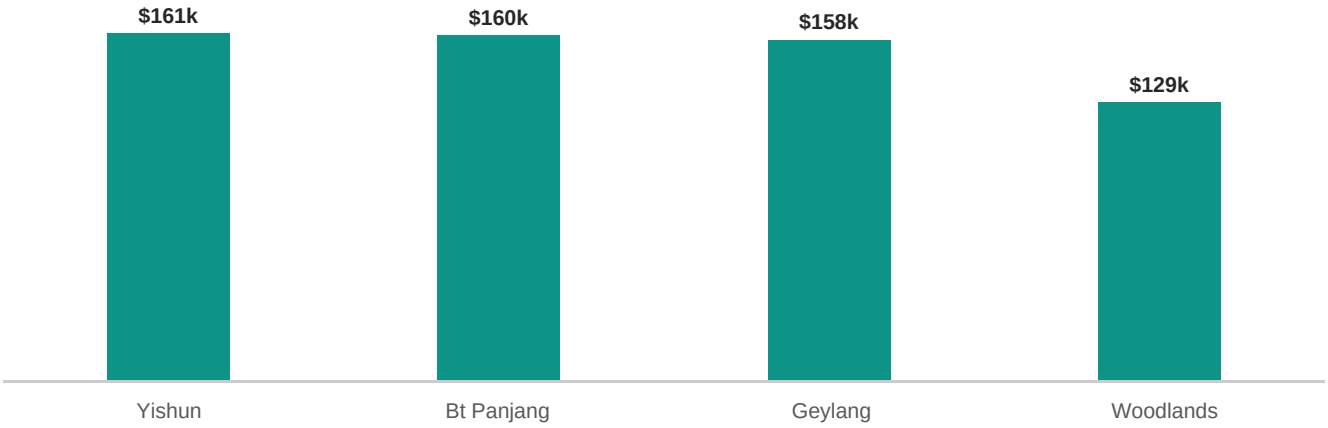
Median 4-room price by town, dearest first



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



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



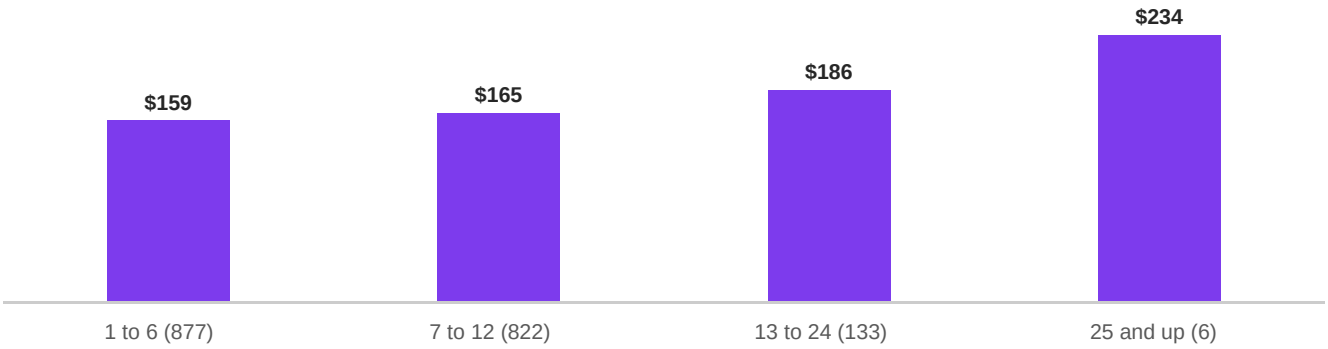
Town by town, September 1994

Ang Mo Kio: 125 sold - median $113,000 - 4-room median $190,000 - $148 psf
Bedok: 182 sold - median $155,500 - 4-room median $169,250 - $163 psf
Bishan: 52 sold - median $265,000 - 4-room median $222,000 - $251 psf
Bukit Batok: 117 sold - median $152,000 - 4-room median $180,000 - $151 psf
Bukit Merah: 68 sold - median $118,500 - 4-room median $210,000 - $165 psf
Bukit Panjang: 39 sold - median $171,000 - 4-room median $160,000 - $152 psf
Bukit Timah: 6 sold - median $360,000 - 4-room median n/a - $273 psf
Central Area: 18 sold - median $133,000 - 4-room median $200,000 - $183 psf
Choa Chu Kang: 33 sold - median $220,000 - 4-room median $164,000 - $172 psf
Clementi: 74 sold - median $113,500 - 4-room median $192,000 - $148 psf
Geylang: 56 sold - median $145,000 - 4-room median $158,000 - $158 psf
Hougang: 96 sold - median $178,500 - 4-room median $175,000 - $172 psf
Jurong East: 68 sold - median $132,500 - 4-room median $172,000 - $149 psf
Jurong West: 129 sold - median $165,000 - 4-room median $170,000 - $149 psf
Kallang/Whampoa: 49 sold - median $163,000 - 4-room median $200,000 - $169 psf
Lim Chu Kang: 1 sold - median $58,000 - 4-room median n/a - $77 psf
Marine Parade: 21 sold - median $195,000 - 4-room median $214,000 - $220 psf
Pasir Ris: 41 sold - median $218,000 - 4-room median $195,000 - $186 psf
Queenstown: 59 sold - median $95,000 - 4-room median $192,500 - $143 psf
Serangoon: 53 sold - median $184,000 - 4-room median $182,000 - $188 psf
Tampines: 219 sold - median $200,000 - 4-room median $185,000 - $180 psf
Toa Payoh: 65 sold - median $120,000 - 4-room median $182,500 - $162 psf
Woodlands: 38 sold - median $115,500 - 4-room median $129,000 - $123 psf
Yishun: 229 sold - median $161,000 - 4-room median $161,000 - $162 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1994

$532,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 10 to 12 - 1,528 sqft - $348 psf - 100 yrs lease left

$500,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,561 sqft - $320 psf - 94 yrs lease left

$473,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,658 sqft - $285 psf - 93 yrs lease left

$470,000 Blk 130 Geylang East Ave 1, Geylang
Executive - storey 04 to 06 - 1,636 sqft - $287 psf - 92 yrs lease left

$470,000 Blk 527 Serangoon Nth Ave 4, Serangoon
Executive - storey 10 to 12 - 1,572 sqft - $299 psf - 97 yrs lease left

$460,000 Blk 160 Bedok Sth Ave 3, Bedok
Executive - storey 10 to 12 - 1,572 sqft - $293 psf - 91 yrs lease left

$460,000 Blk 428 Tampines St 41, Tampines
Executive - storey 07 to 09 - 1,636 sqft - $281 psf - 91 yrs lease left

$450,000 Blk 444 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,722 sqft - $261 psf - 95 yrs lease left

$445,000 Blk 110 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,711 sqft - $260 psf - 89 yrs lease left

$443,000 Blk 877 Yishun St 81, Yishun
Executive - storey 07 to 09 - 1,528 sqft - $290 psf - 92 yrs lease left

The 5 most affordable 4-room flats, September 1994

$100,000 Blk 825 Woodlands St 81, Woodlands

4-room - storey 01 to 03 - 904 sqft - $111 psf - 95 yrs lease left

$105,000 Blk 219 Boon Lay Ave, Jurong West

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

$110,000 Blk 802 Woodlands St 81, Woodlands

4-room - storey 01 to 03 - 958 sqft - $115 psf - 94 yrs lease left

$113,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $119 psf - 81 yrs lease left

$118,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $125 psf - 81 yrs lease left

The 10 busiest streets, September 1994

Yishun Ring Rd, Yishun: 47 sales
Bedok Reservoir Rd, Bedok: 44 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 36 sales
Yishun St 61, Yishun: 28 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 24 sales
Simei St 1, Tampines: 24 sales
Hougang Ave 8, Hougang: 23 sales
Jurong West St 42, Jurong West: 23 sales
Tampines St 21, Tampines: 23 sales
Bedok Nth Rd, Bedok: 22 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