HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 1994

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:21 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/1994-10/

October 1994 in full

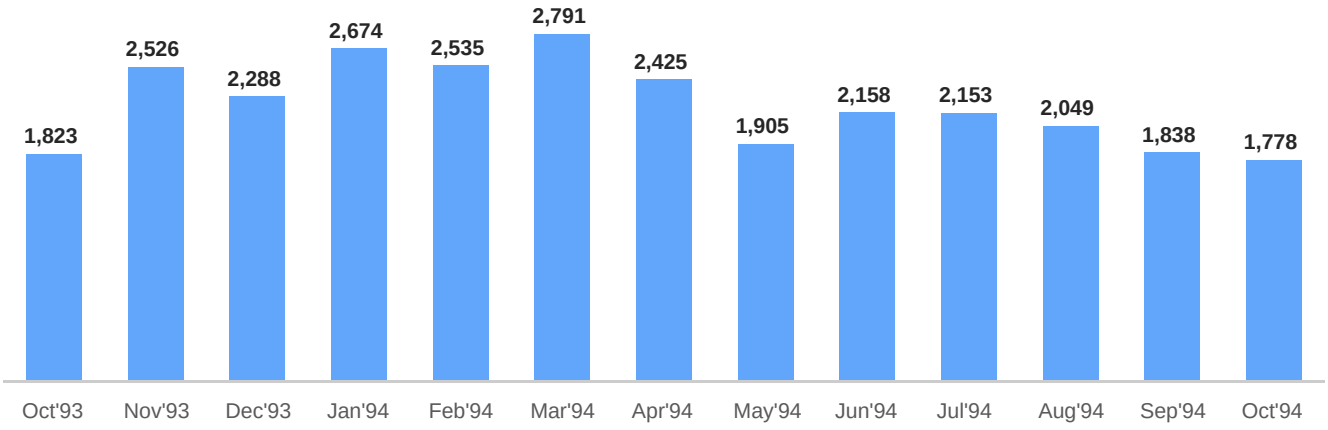
Flats sold: 1,778 Median price: $165,000 Median $psf: $166
Million-dollar flats: 0 (0.0%) Highest price: $525,000 (Bukit Timah)

Against the month before: sales -3.3%, median price +1.2%. Against a year ago: sales -2.5%, median price +24.1%.

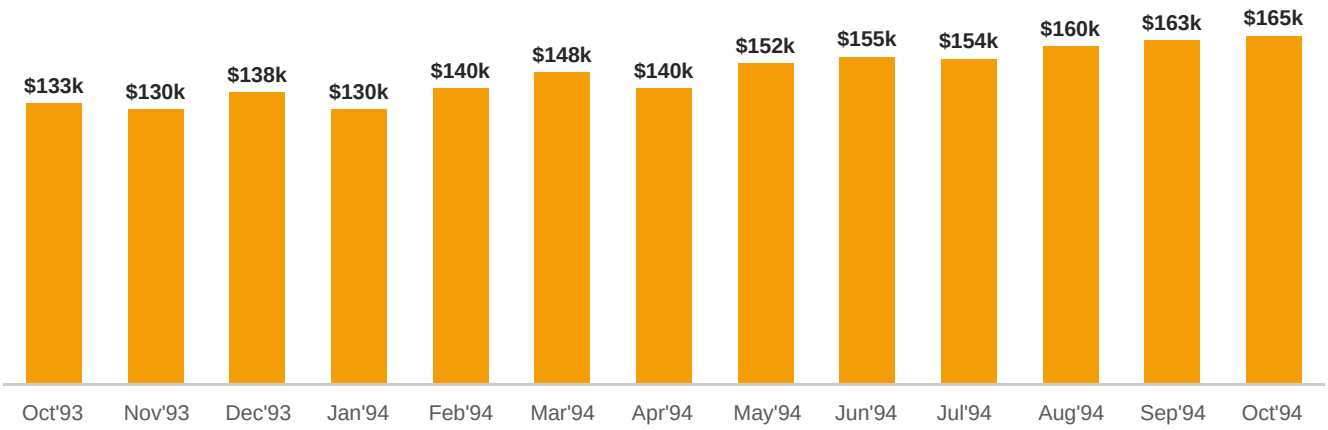
At a glance

- 1,778 HDB resale flats changed hands in October 1994, 3.3% fewer than the month before (1,838).
- Half of all flats sold for $165,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $180,000 (591 sales), or about $173 per square foot.
- The highest price was $525,000 for an executive flat at Blk 6 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $143,000) and the dearest was Bishan (median $223,000).
- The busiest town was Tampines with 210 sales.

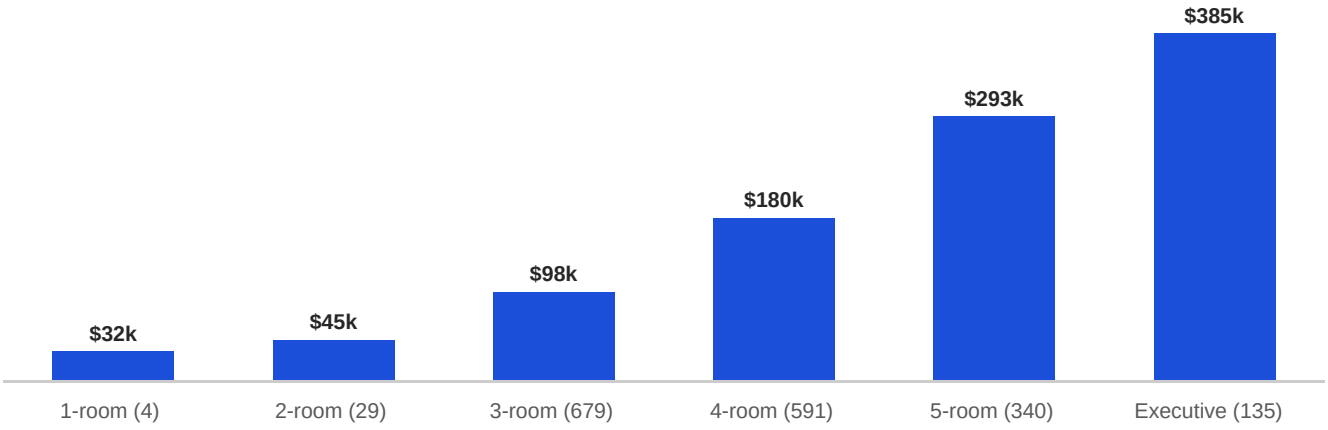
Flats sold each month, last 13 months



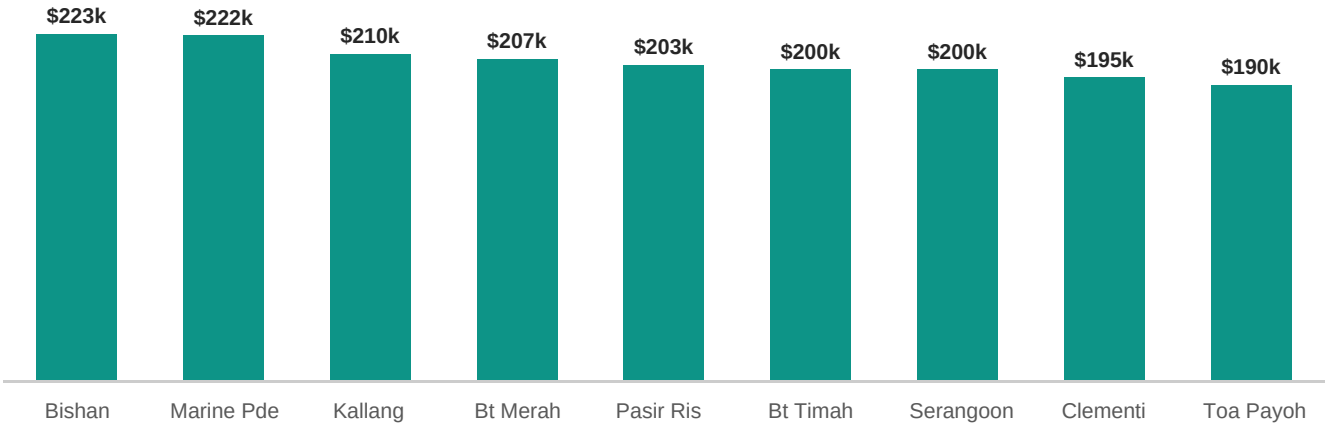
Median price each month, last 13 months



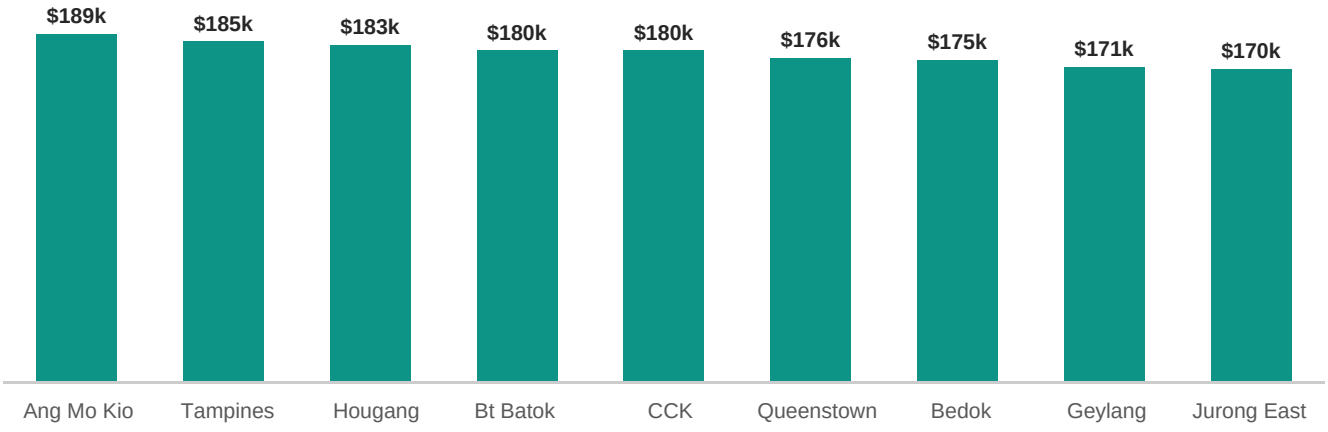
Median price by flat type (number sold), October 1994



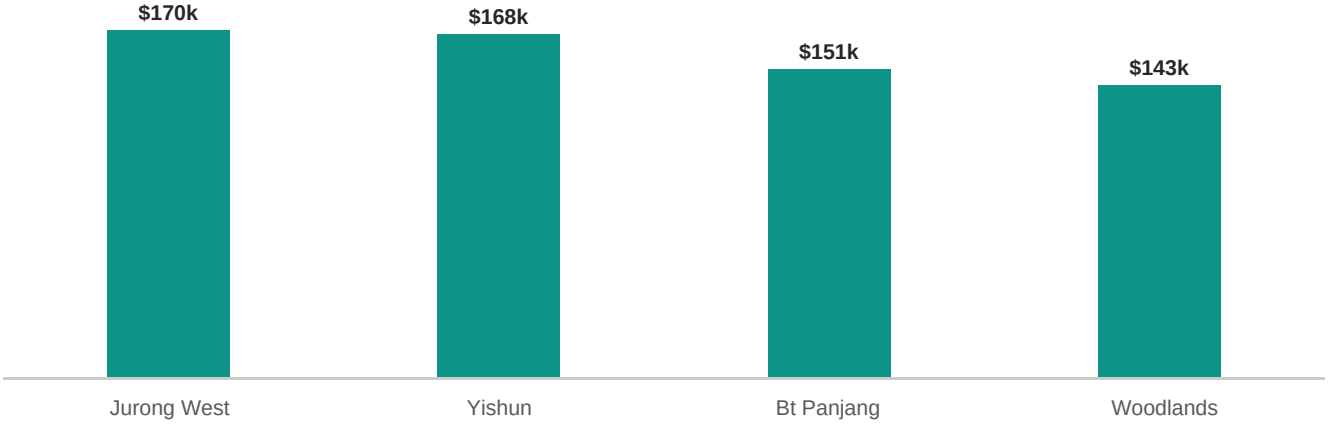
Median 4-room price by town, dearest first



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



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



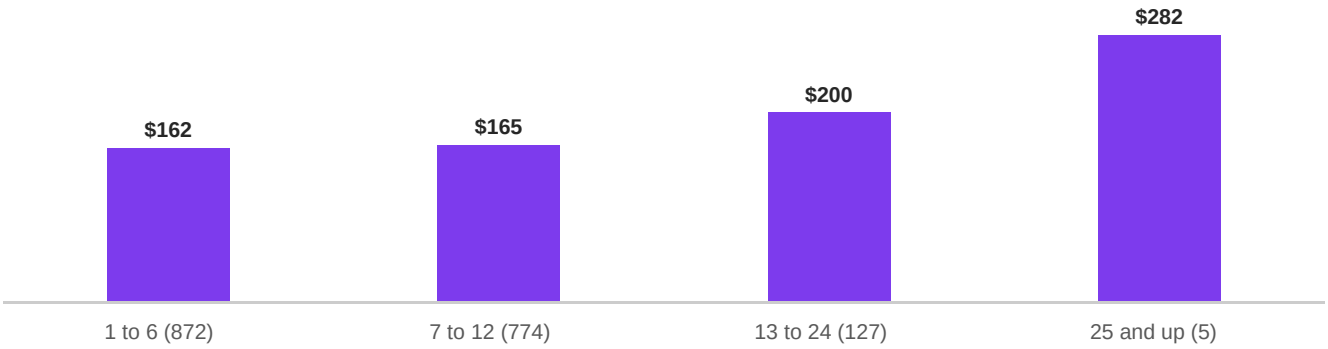
Town by town, October 1994

Ang Mo Kio: 121 sold - median $110,000 - 4-room median $189,000 - $139 psf
Bedok: 197 sold - median $150,000 - 4-room median $174,750 - $158 psf
Bishan: 45 sold - median $300,000 - 4-room median $223,000 - $250 psf
Bukit Batok: 114 sold - median $168,000 - 4-room median $180,000 - $160 psf
Bukit Merah: 57 sold - median $128,000 - 4-room median $207,000 - $169 psf
Bukit Panjang: 39 sold - median $170,000 - 4-room median $151,000 - $161 psf
Bukit Timah: 8 sold - median $232,500 - 4-room median $200,000 - $220 psf
Central Area: 10 sold - median $137,000 - 4-room median n/a - $174 psf
Choa Chu Kang: 31 sold - median $227,000 - 4-room median $180,000 - $176 psf
Clementi: 70 sold - median $131,500 - 4-room median $195,000 - $165 psf
Geylang: 73 sold - median $138,000 - 4-room median $171,000 - $158 psf
Hougang: 92 sold - median $200,000 - 4-room median $183,000 - $182 psf
Jurong East: 67 sold - median $179,000 - 4-room median $170,000 - $168 psf
Jurong West: 107 sold - median $175,000 - 4-room median $170,000 - $163 psf
Kallang/Whampoa: 51 sold - median $125,000 - 4-room median $210,000 - $162 psf
Marine Parade: 36 sold - median $198,000 - 4-room median $222,000 - $215 psf
Pasir Ris: 44 sold - median $225,000 - 4-room median $203,000 - $197 psf
Queenstown: 53 sold - median $88,000 - 4-room median $176,000 - $135 psf
Serangoon: 40 sold - median $190,000 - 4-room median $200,000 - $181 psf
Tampines: 210 sold - median $200,200 - 4-room median $185,000 - $183 psf
Toa Payoh: 74 sold - median $120,000 - 4-room median $190,000 - $168 psf
Woodlands: 37 sold - median $140,000 - 4-room median $143,000 - $132 psf
Yishun: 202 sold - median $165,000 - 4-room median $168,000 - $159 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 1994

$525,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,615 sqft - $325 psf - 94 yrs lease left

$495,000 Blk 134 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $305 psf - 91 yrs lease left

$495,000 Blk 186 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $315 psf - 92 yrs lease left

$485,000 Blk 187 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $309 psf - 92 yrs lease left

$480,000 Blk 119 Bishan St 12, Bishan
Executive - storey 04 to 06 - 1,550 sqft - $310 psf - 92 yrs lease left

$475,000 Blk 846 Sims Ave, Geylang
Executive - storey 01 to 03 - 1,625 sqft - $292 psf - 90 yrs lease left

$475,000 Blk 133 Geylang East Ave 1, Geylang
Executive - storey 16 to 18 - 1,561 sqft - $304 psf - 92 yrs lease left

$475,000 Blk 229 Simei St 4, Tampines
Executive - storey 07 to 09 - 1,528 sqft - $311 psf - 93 yrs lease left

$468,000 Blk 240 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,572 sqft - $298 psf - 91 yrs lease left

$463,000 Blk 508 Pasir Ris St 52, Pasir Ris
Executive - storey 04 to 06 - 1,572 sqft - $295 psf - 98 yrs lease left

The 5 most affordable 4-room flats, October 1994

$100,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 947 sqft - $106 psf - 80 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 217 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $117 psf - 80 yrs lease left

$122,000 Blk 31 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 1,044 sqft - $117 psf - 82 yrs lease left

$122,000 Blk 337 Bt Batok St 34, Bukit Batok
4-room - storey 01 to 03 - 904 sqft - $135 psf - 91 yrs lease left

The 10 busiest streets, October 1994

Yishun Ring Rd, Yishun: 51 sales
Bedok Reservoir Rd, Bedok: 46 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 37 sales
Jurong West St 42, Jurong West: 29 sales
Pasir Ris Dr 6, Pasir Ris: 28 sales
Tampines St 21, Tampines: 26 sales
Yishun St 61, Yishun: 26 sales
Bedok Nth Rd, Bedok: 25 sales
Hougang Ave 8, Hougang: 23 sales
Simei St 1, Tampines: 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