HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1994

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:13 pm.
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November 1994 in full

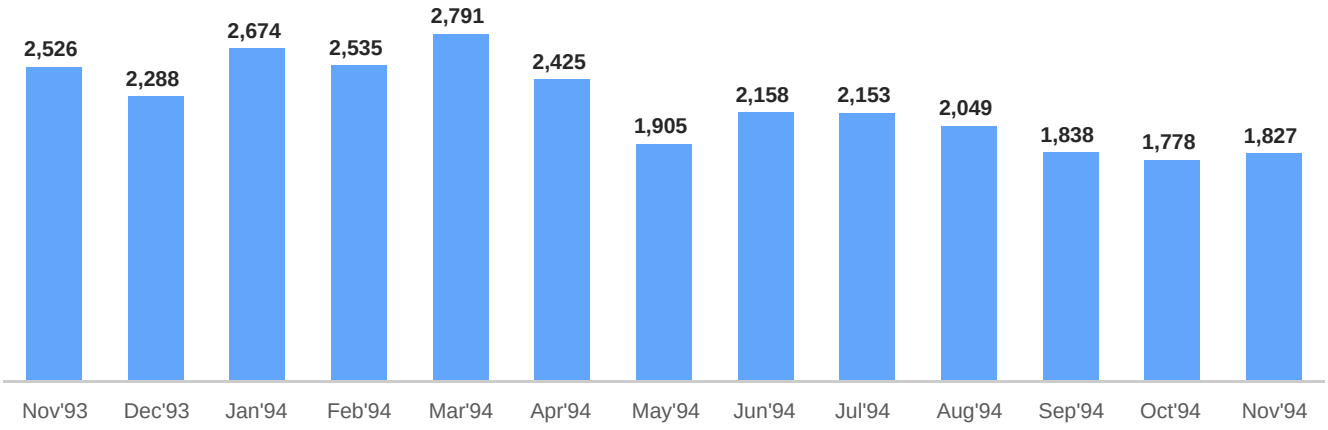
Flats sold: 1,827 Median price: $168,000 Median $psf: $165
Million-dollar flats: 0 (0.0%) Highest price: $505,000 (Bukit Timah)

Against the month before: sales +2.8%, median price +1.8%. Against a year ago: sales -27.7%, median price +29.2%.

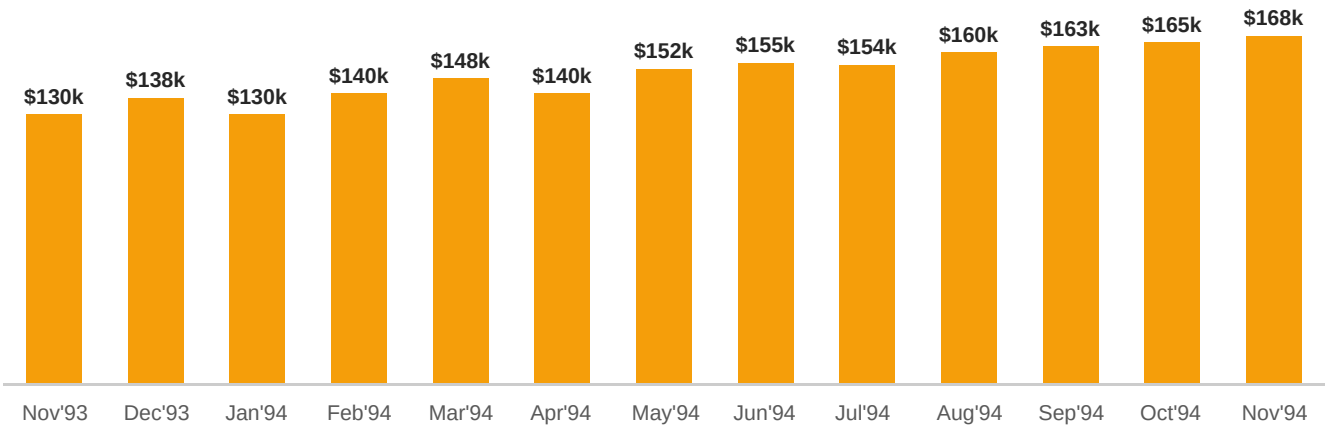
At a glance

- 1,827 HDB resale flats changed hands in November 1994, 2.8% more than the month before (1,778).
- Half of all flats sold for $168,000 or less (the median price), up 1.8% from the month before.
- A typical 4-room flat sold for $183,000 (611 sales), or about $173 per square foot.
- The highest price was $505,000 for an executive flat at Blk 7 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $128,000) and the dearest was Marine Parade (median $245,000).
- The busiest town was Tampines with 230 sales.

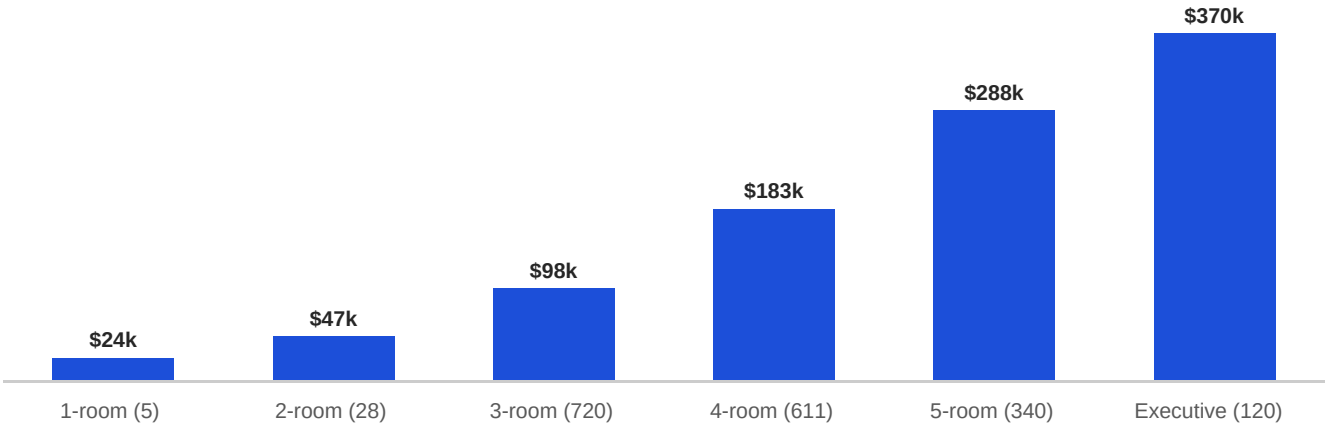
Flats sold each month, last 13 months



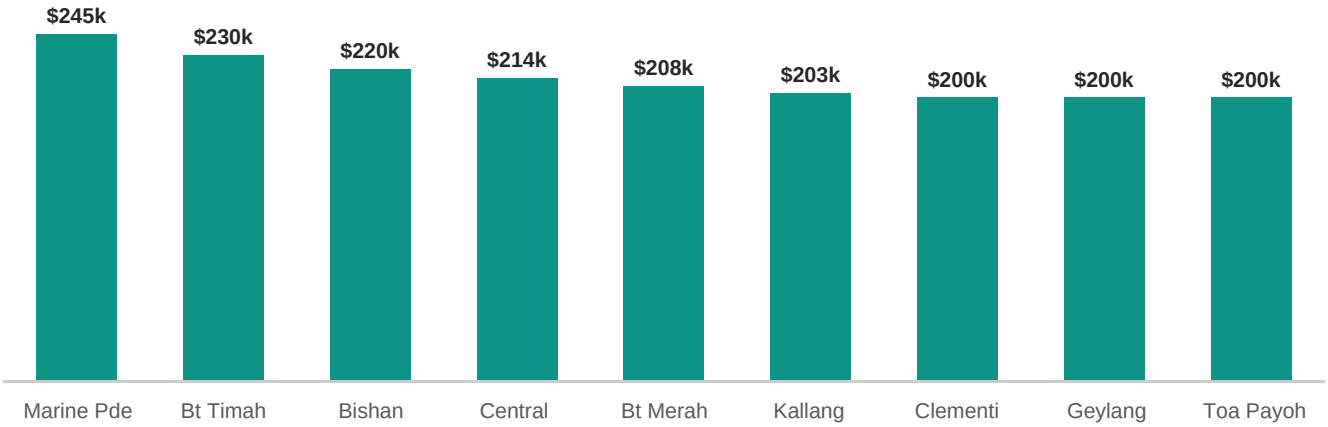
Median price each month, last 13 months



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



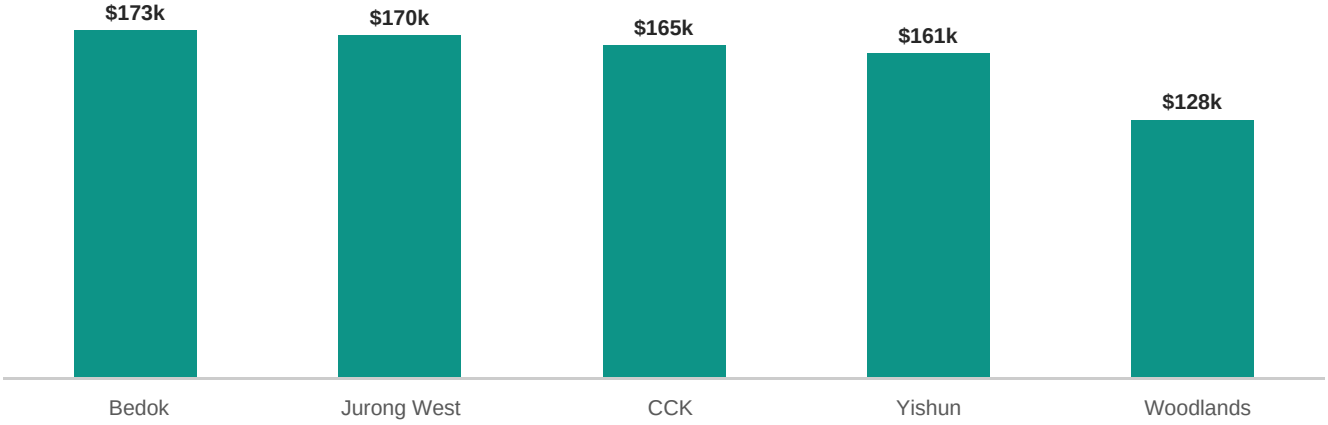
Median 4-room price by town, dearest first



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



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



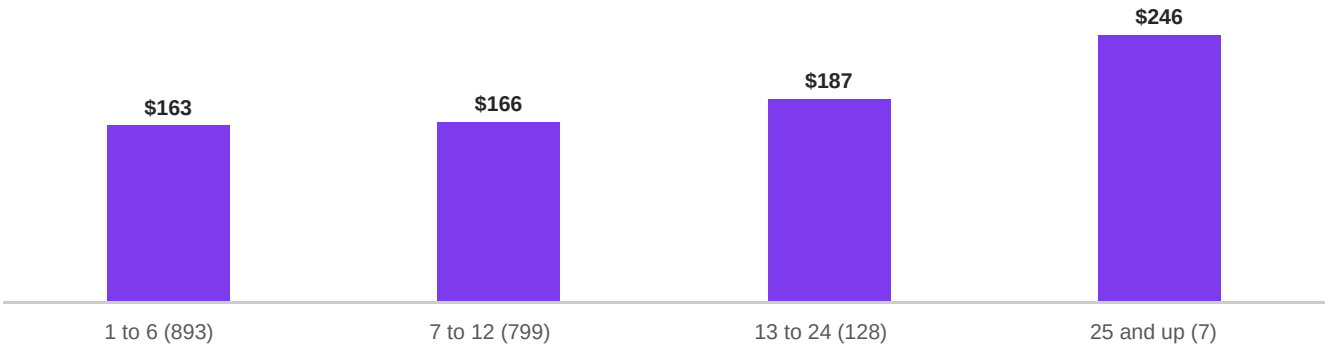
Town by town, November 1994

Ang Mo Kio: 141 sold - median $111,000 - 4-room median $185,000 - $146 psf
Bedok: 173 sold - median $146,000 - 4-room median $172,500 - $160 psf
Bishan: 50 sold - median $342,500 - 4-room median $220,000 - $259 psf
Bukit Batok: 108 sold - median $146,500 - 4-room median $181,000 - $152 psf
Bukit Merah: 75 sold - median $110,000 - 4-room median $208,000 - $157 psf
Bukit Panjang: 50 sold - median $218,750 - 4-room median $180,000 - $174 psf
Bukit Timah: 9 sold - median $370,000 - 4-room median $230,000 - $233 psf
Central Area: 17 sold - median $152,000 - 4-room median $214,000 - $207 psf
Choa Chu Kang: 35 sold - median $225,000 - 4-room median $165,000 - $175 psf
Clementi: 75 sold - median $117,000 - 4-room median $200,000 - $154 psf
Geylang: 58 sold - median $144,500 - 4-room median $200,000 - $167 psf
Hougang: 74 sold - median $180,000 - 4-room median $180,000 - $168 psf
Jurong East: 56 sold - median $144,000 - 4-room median $180,000 - $158 psf
Jurong West: 142 sold - median $162,500 - 4-room median $170,000 - $145 psf
Kallang/Whampoa: 60 sold - median $136,500 - 4-room median $203,000 - $172 psf
Lim Chu Kang: 1 sold - median $63,500 - 4-room median n/a - $100 psf
Marine Parade: 23 sold - median $132,000 - 4-room median $245,000 - $189 psf
Pasir Ris: 52 sold - median $200,500 - 4-room median $190,000 - $181 psf
Queenstown: 48 sold - median $95,000 - 4-room median $174,000 - $142 psf
Serangoon: 43 sold - median $187,000 - 4-room median $190,150 - $192 psf
Tampines: 230 sold - median $201,000 - 4-room median $191,500 - $186 psf
Toa Payoh: 65 sold - median $115,000 - 4-room median $200,000 - $160 psf
Woodlands: 43 sold - median $155,000 - 4-room median $128,000 - $146 psf
Yishun: 199 sold - median $170,000 - 4-room median $161,000 - $169 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1994

$505,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $321 psf - 94 yrs lease left

$503,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $320 psf - 94 yrs lease left

$502,500 Blk 119 Bishan St 12, Bishan
Executive - storey 01 to 03 - 1,550 sqft - $324 psf - 92 yrs lease left

$485,000 Blk 257 Kim Keat Ave, Toa Payoh
Executive - storey 04 to 06 - 1,647 sqft - $294 psf - 93 yrs lease left

$480,000 Blk 106 Lengkong Tiga, Bedok
Executive - storey 01 to 03 - 1,615 sqft - $297 psf - 94 yrs lease left

$480,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,615 sqft - $297 psf - 94 yrs lease left

$470,000 Blk 455 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 2,616 sqft - $180 psf - 95 yrs lease left

$463,000 Blk 257 Kim Keat Ave, Toa Payoh
Executive - storey 10 to 12 - 1,572 sqft - $295 psf - 93 yrs lease left

$458,000 Blk 454 Tampines St 42, Tampines
MULTI GENERATION - storey 01 to 03 - 1,787 sqft - $256 psf - 92 yrs lease left

$455,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,690 sqft - $269 psf - 94 yrs lease left

The 5 most affordable 4-room flats, November 1994

$104,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $110 psf - 81 yrs lease left

$105,000 Blk 335 Woodlands St 32, Woodlands

4-room - storey 04 to 06 - 893 sqft - $118 psf - 90 yrs lease left

$110,000 Blk 825 Woodlands St 81, Woodlands

4-room - storey 07 to 09 - 904 sqft - $122 psf - 95 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

$118,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $125 psf - 80 yrs lease left

The 10 busiest streets, November 1994

Yishun Ring Rd, Yishun: 69 sales
Bedok Reservoir Rd, Bedok: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 35 sales
Tampines St 21, Tampines: 33 sales
Jurong West St 42, Jurong West: 29 sales
Pasir Ris Dr 6, Pasir Ris: 29 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 24 sales
Bedok Nth St 3, Bedok: 23 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 21 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