HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1994

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

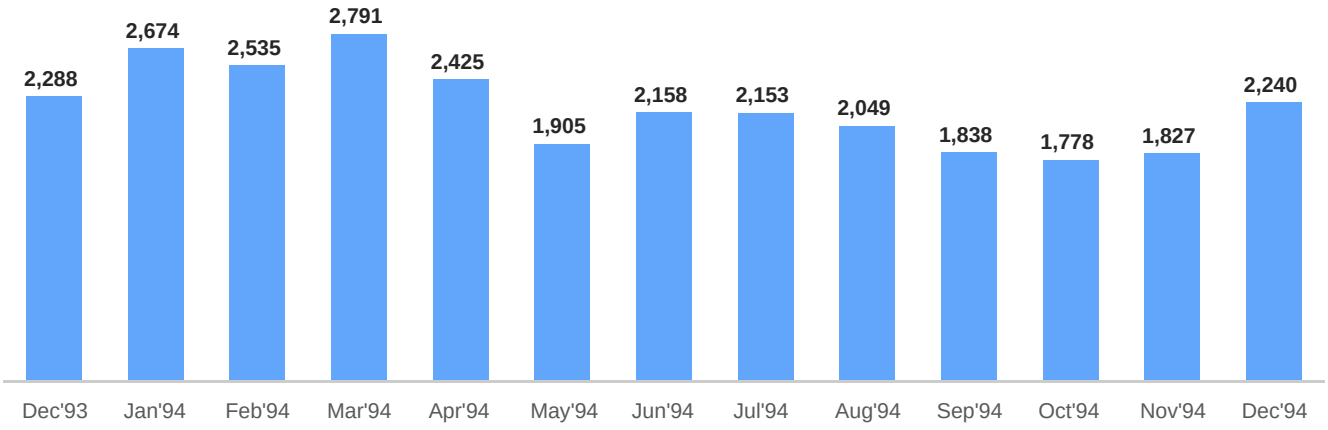
Flats sold: 2,240 Median price: $163,000 Median $psf: $164
Million-dollar flats: 0 (0.0%) Highest price: $550,000 (Bishan)

Against the month before: sales +22.6%, median price -3.0%. Against a year ago: sales -2.1%, median price +18.1%.

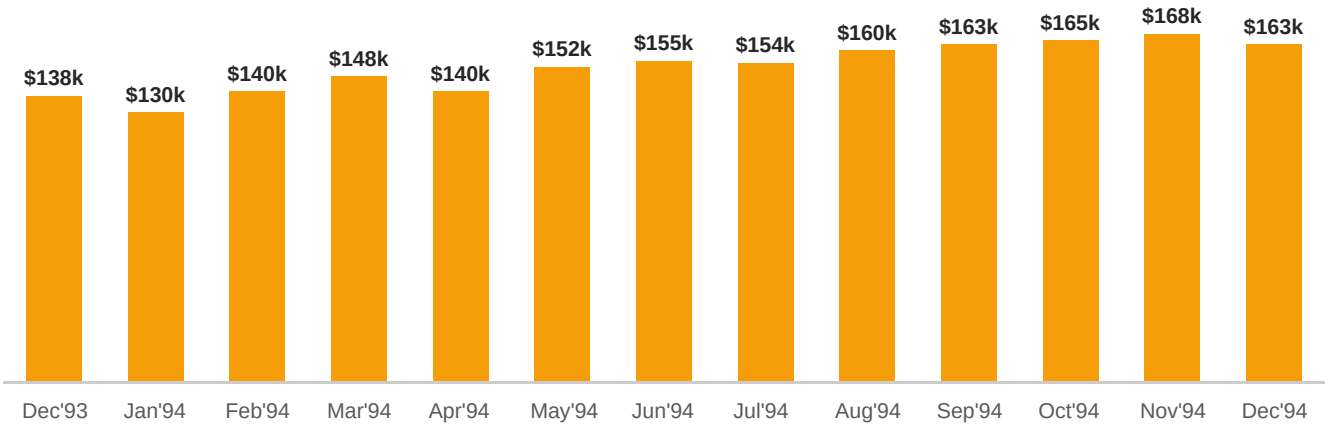
At a glance

- 2,240 HDB resale flats changed hands in December 1994, 22.6% more than the month before (1,827).
- Half of all flats sold for $163,000 or less (the median price), down 3.0% from the month before.
- A typical 4-room flat sold for $180,000 (767 sales), or about $173 per square foot.
- The highest price was $550,000 for a multi generation flat at Blk 148 Bishan St 11, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $136,000) and the dearest was Bukit Timah (median $280,000).
- The busiest town was Tampines with 277 sales.

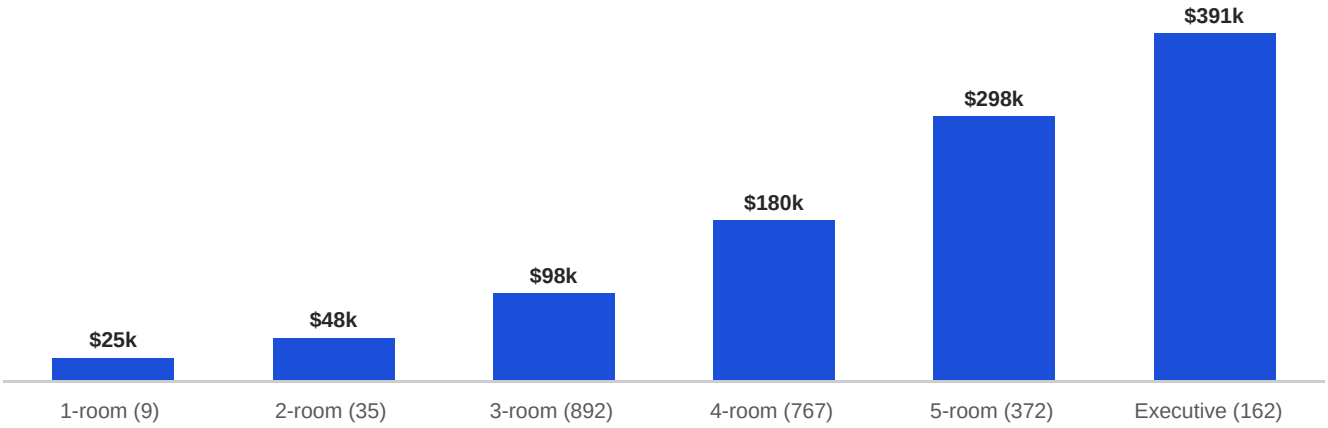
Flats sold each month, last 13 months



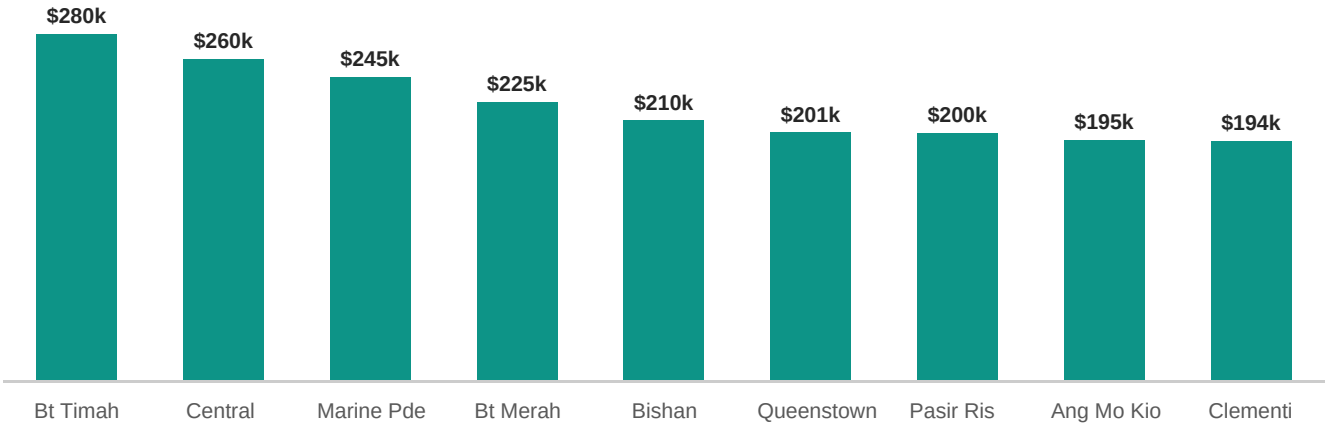
Median price each month, last 13 months



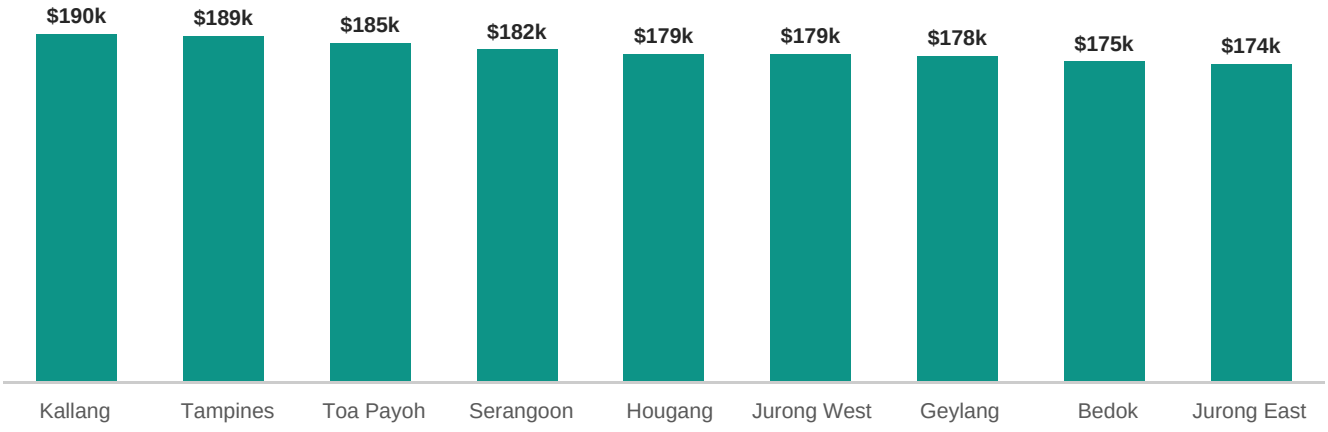
Median price by flat type (number sold), December 1994



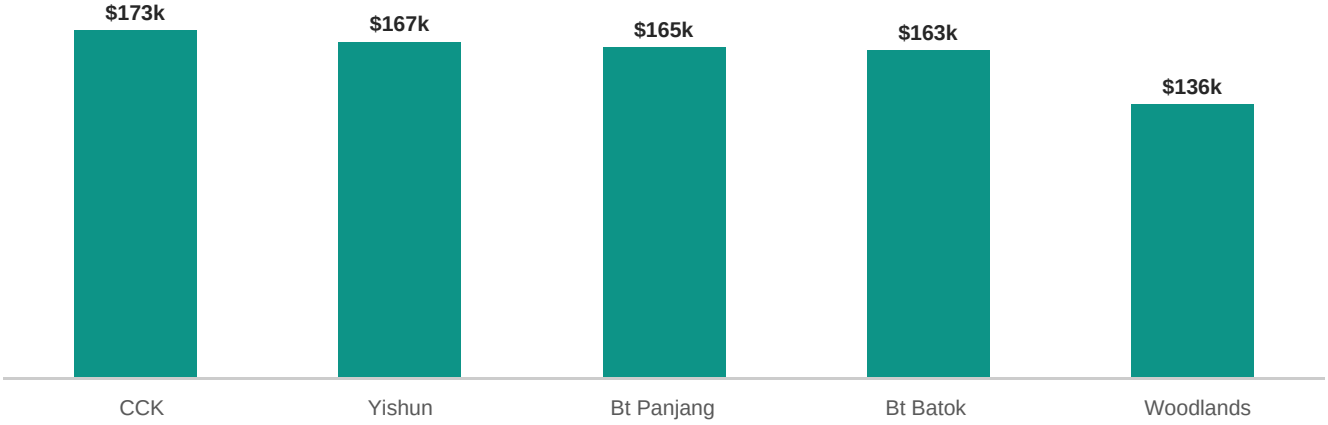
Median 4-room price by town, dearest first



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



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



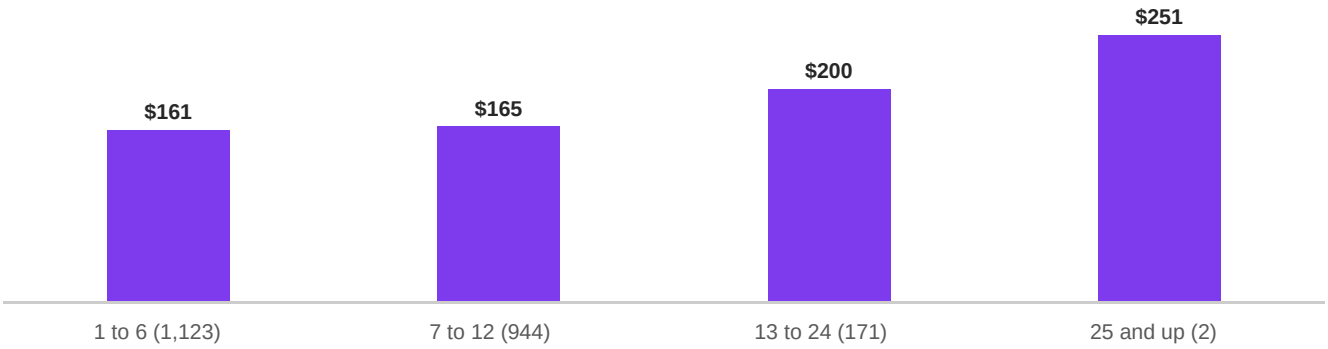
Town by town, December 1994

Ang Mo Kio: 170 sold - median $115,000 - 4-room median $194,500 - $150 psf
Bedok: 237 sold - median $130,500 - 4-room median $175,000 - $157 psf
Bishan: 71 sold - median $340,000 - 4-room median $210,000 - $249 psf
Bukit Batok: 145 sold - median $135,000 - 4-room median $163,000 - $148 psf
Bukit Merah: 92 sold - median $118,500 - 4-room median $225,000 - $161 psf
Bukit Panjang: 60 sold - median $168,000 - 4-room median $164,500 - $152 psf
Bukit Timah: 10 sold - median $286,000 - 4-room median $280,000 - $253 psf
Central Area: 21 sold - median $130,000 - 4-room median $259,500 - $198 psf
Choa Chu Kang: 46 sold - median $229,500 - 4-room median $173,000 - $182 psf
Clementi: 78 sold - median $115,000 - 4-room median $193,550 - $153 psf
Geylang: 73 sold - median $150,000 - 4-room median $178,000 - $166 psf
Hougang: 116 sold - median $184,000 - 4-room median $179,000 - $172 psf
Jurong East: 73 sold - median $166,000 - 4-room median $173,500 - $154 psf
Jurong West: 113 sold - median $185,000 - 4-room median $179,000 - $167 psf
Kallang/Whampoa: 83 sold - median $107,000 - 4-room median $190,000 - $153 psf
Marine Parade: 22 sold - median $216,000 - 4-room median $245,000 - $235 psf
Pasir Ris: 54 sold - median $230,000 - 4-room median $200,000 - $201 psf
Queenstown: 58 sold - median $95,500 - 4-room median $200,500 - $138 psf
Serangoon: 60 sold - median $180,000 - 4-room median $181,500 - $182 psf
Tampines: 277 sold - median $198,000 - 4-room median $188,900 - $186 psf
Toa Payoh: 97 sold - median $115,000 - 4-room median $185,000 - $160 psf
Woodlands: 39 sold - median $125,000 - 4-room median $136,000 - $126 psf
Yishun: 245 sold - median $160,000 - 4-room median $167,250 - $160 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1994

$550,000 Blk 148 Bishan St 11, Bishan
MULTI GENERATION - storey 07 to 09 - 1,776 sqft - $310 psf - 92 yrs lease left

$540,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 10 to 12 - 1,776 sqft - $304 psf - 92 yrs lease left

$530,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $337 psf - 94 yrs lease left

$525,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 13 to 15 - 1,615 sqft - $325 psf - 93 yrs lease left

$520,000 Blk 119 Bishan St 12, Bishan
Executive - storey 04 to 06 - 1,550 sqft - $335 psf - 92 yrs lease left

$520,000 Blk 451 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 1,830 sqft - $284 psf - 95 yrs lease left

$515,000 Blk 186 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $328 psf - 92 yrs lease left

$510,000 Blk 134 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $314 psf - 91 yrs lease left

$496,000 Blk 441 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 2,616 sqft - $190 psf - 95 yrs lease left

$485,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 04 to 06 - 1,561 sqft - $311 psf - 92 yrs lease left

The 5 most affordable 4-room flats, December 1994

$100,000 Blk 335 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 893 sqft - $112 psf - 90 yrs lease left

$107,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $113 psf - 80 yrs lease left

$110,000 Blk 825 Woodlands St 81, Woodlands

4-room - storey 10 to 12 - 904 sqft - $122 psf - 95 yrs lease left

$110,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $117 psf - 80 yrs lease left

$120,000 Blk 15 Upp Boon Keng Rd, Kallang/Whampoa

4-room - storey 16 to 18 - 947 sqft - $127 psf - 80 yrs lease left

The 10 busiest streets, December 1994

Bedok Reservoir Rd, Bedok: 62 sales
Yishun Ring Rd, Yishun: 55 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 52 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Bedok Nth Rd, Bedok: 37 sales
Tampines St 21, Tampines: 35 sales
Pasir Ris Dr 6, Pasir Ris: 32 sales
Tampines St 41, Tampines: 24 sales
Simei St 1, Tampines: 24 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 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