HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1995

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:13 pm.
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January 1995 in full

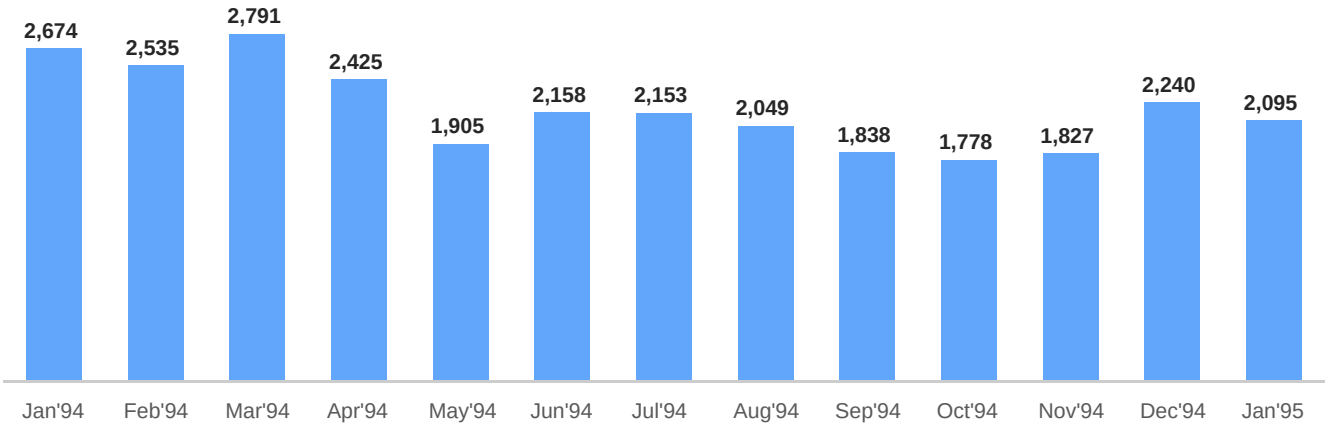
Flats sold: 2,095 Median price: $161,000 Median $psf: $164
Million-dollar flats: 0 (0.0%) Highest price: $545,000 (Bukit Timah)

Against the month before: sales -6.5%, median price -1.2%. Against a year ago: sales -21.7%, median price +23.8%.

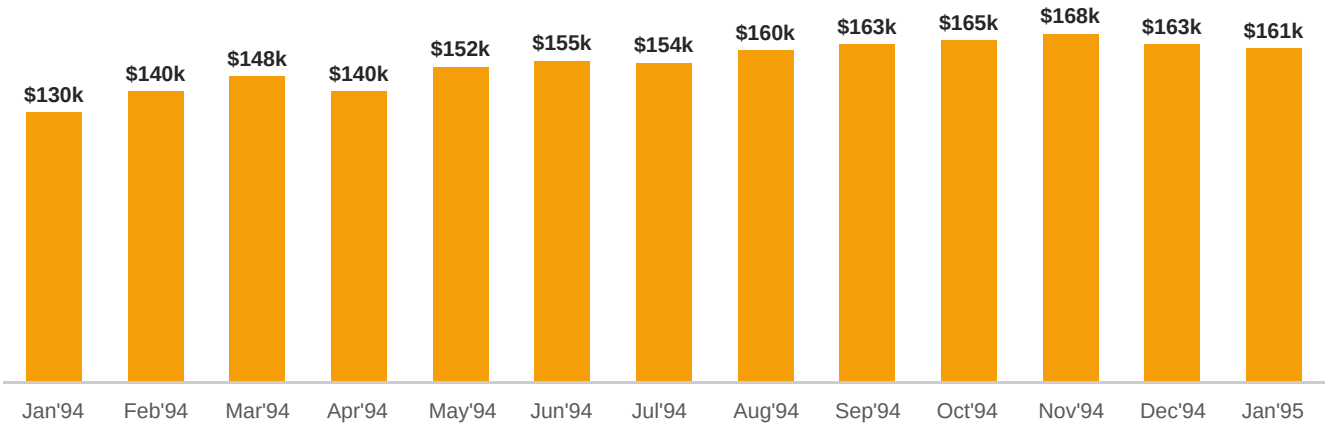
At a glance

- 2,095 HDB resale flats changed hands in January 1995, 6.5% fewer than the month before (2,240).
- Half of all flats sold for $161,000 or less (the median price), down 1.2% from the month before.
- A typical 4-room flat sold for $183,000 (706 sales), or about $177 per square foot.
- The highest price was $545,000 for an executive flat at Blk 6 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $135,000) and the dearest was Marine Parade (median $256,000).
- The busiest town was Tampines with 232 sales.

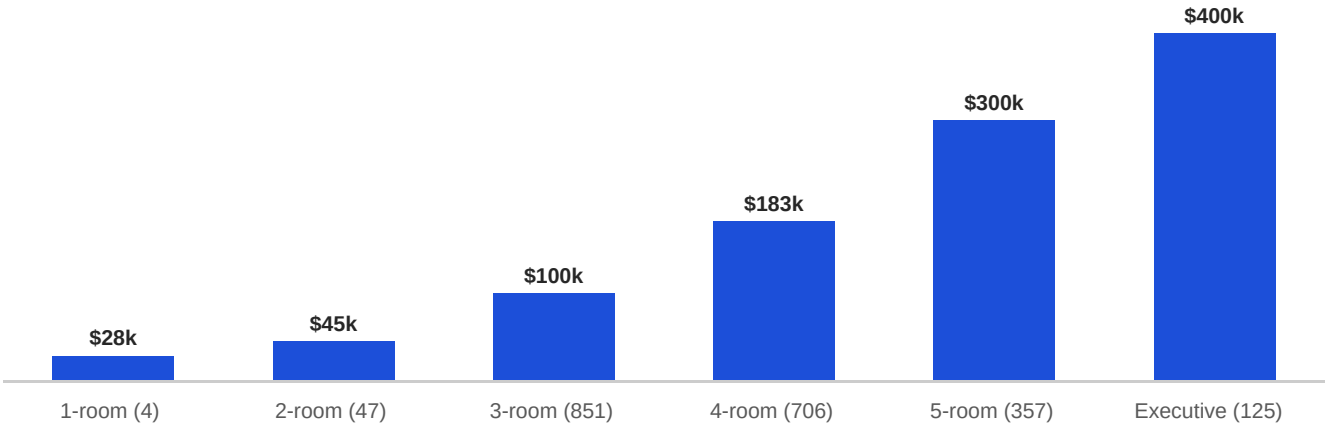
Flats sold each month, last 13 months



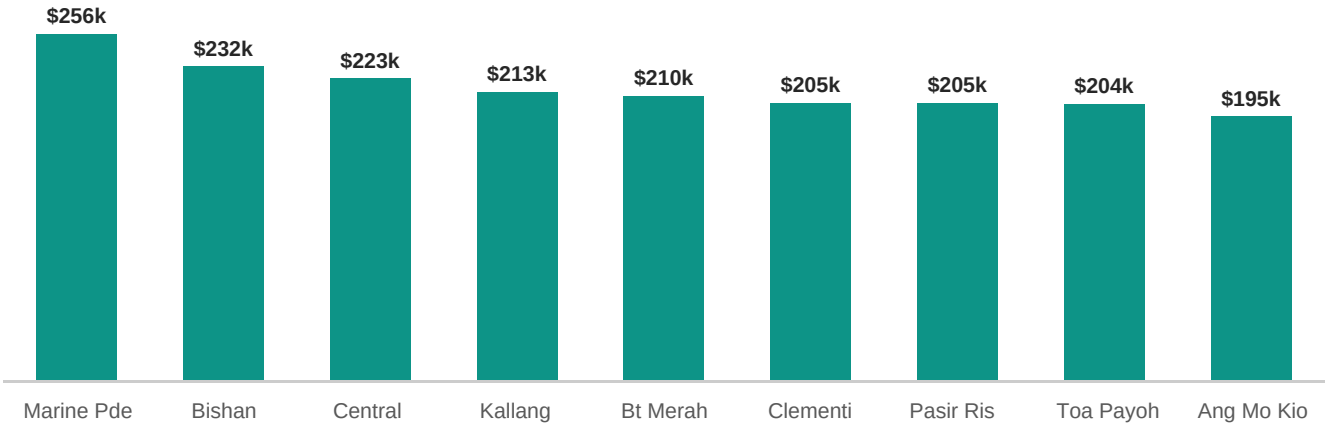
Median price each month, last 13 months



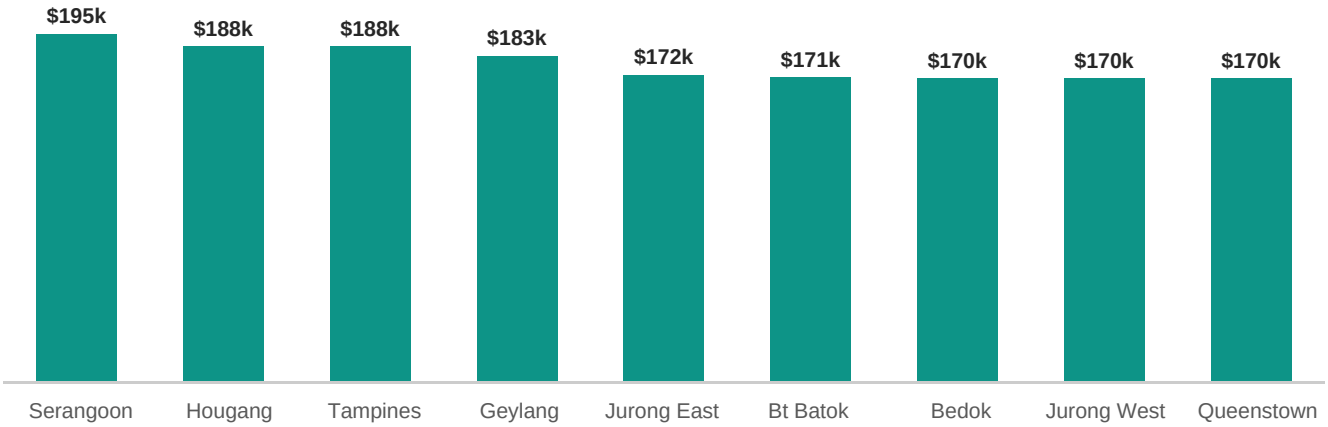
Median price by flat type (number sold), January 1995



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)



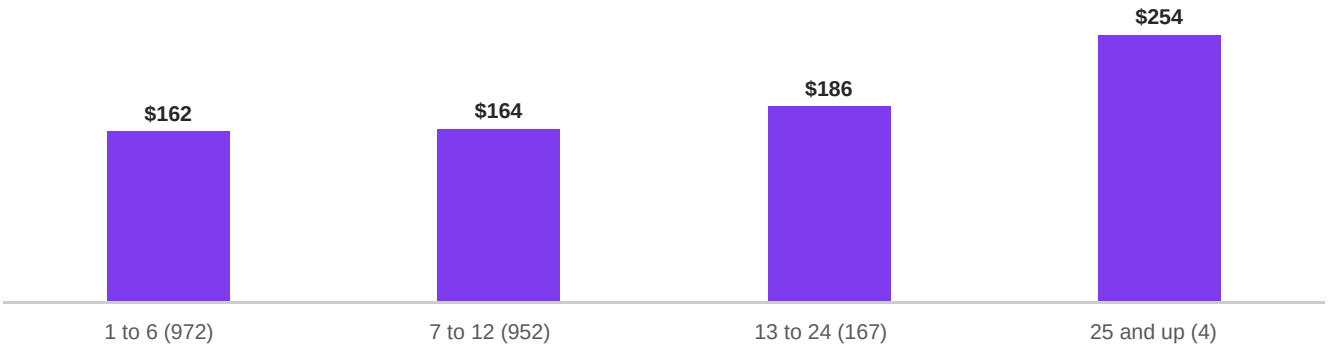
Town by town, January 1995

Ang Mo Kio: 147 sold - median $115,000 - 4-room median $195,000 - $152 psf
Bedok: 229 sold - median $125,000 - 4-room median $170,000 - $159 psf
Bishan: 54 sold - median $295,500 - 4-room median $231,900 - $252 psf
Bukit Batok: 127 sold - median $128,000 - 4-room median $170,500 - $149 psf
Bukit Merah: 94 sold - median $110,000 - 4-room median $210,000 - $156 psf
Bukit Panjang: 62 sold - median $197,250 - 4-room median $168,500 - $169 psf
Bukit Timah: 6 sold - median $325,000 - 4-room median n/a - $238 psf
Central Area: 16 sold - median $139,000 - 4-room median $223,000 - $194 psf
Choa Chu Kang: 29 sold - median $223,000 - 4-room median $168,000 - $181 psf
Clementi: 89 sold - median $123,000 - 4-room median $205,000 - $163 psf
Geylang: 64 sold - median $140,000 - 4-room median $182,500 - $163 psf
Hougang: 104 sold - median $200,000 - 4-room median $188,000 - $180 psf
Jurong East: 72 sold - median $168,000 - 4-room median $172,000 - $159 psf
Jurong West: 140 sold - median $162,000 - 4-room median $170,000 - $147 psf
Kallang/Whampoa: 64 sold - median $135,000 - 4-room median $213,000 - $167 psf
Lim Chu Kang: 1 sold - median $52,000 - 4-room median n/a - $82 psf
Marine Parade: 32 sold - median $250,000 - 4-room median $256,000 - $249 psf
Pasir Ris: 65 sold - median $231,500 - 4-room median $205,000 - $195 psf
Queenstown: 75 sold - median $95,000 - 4-room median $170,000 - $136 psf
Serangoon: 54 sold - median $195,000 - 4-room median $195,000 - $200 psf
Tampines: 232 sold - median $188,000 - 4-room median $188,000 - $181 psf
Toa Payoh: 69 sold - median $115,000 - 4-room median $204,000 - $154 psf
Woodlands: 47 sold - median $135,000 - 4-room median $135,000 - $128 psf
Yishun: 223 sold - median $168,000 - 4-room median $168,000 - $166 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1995

$545,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,658 sqft - $329 psf - 93 yrs lease left

$515,000 Blk 666 Yishun Ave 4, Yishun
MULTI GENERATION - storey 04 to 06 - 1,927 sqft - $267 psf - 91 yrs lease left

$510,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $325 psf - 93 yrs lease left

$508,000 Blk 633 Yishun St 61, Yishun
MULTI GENERATION - storey 04 to 06 - 1,841 sqft - $276 psf - 91 yrs lease left

$495,000 Blk 522 Hougang Ave 6, Hougang
Executive - storey 10 to 12 - 1,561 sqft - $317 psf - 91 yrs lease left

$485,000 Blk 942 Tampines Ave 5, Tampines
Executive - storey 04 to 06 - 1,572 sqft - $309 psf - 92 yrs lease left

$478,000 Blk 418 Pasir Ris Dr 6, Pasir Ris
Executive - storey 10 to 12 - 1,604 sqft - $298 psf - 93 yrs lease left

$470,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 10 to 12 - 1,550 sqft - $303 psf - 91 yrs lease left

$470,000 Blk 942 Tampines Ave 5, Tampines
Executive - storey 10 to 12 - 1,658 sqft - $284 psf - 92 yrs lease left

$470,000 Blk 460 Tampines St 42, Tampines
MULTI GENERATION - storey 07 to 09 - 1,787 sqft - $263 psf - 91 yrs lease left

The 5 most affordable 4-room flats, January 1995

$105,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $111 psf - 80 yrs lease left

$108,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $114 psf - 80 yrs lease left

$112,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 947 sqft - $118 psf - 79 yrs lease left

$115,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $123 psf - 79 yrs lease left

$117,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $125 psf - 79 yrs lease left

The 10 busiest streets, January 1995

Bedok Reservoir Rd, Bedok: 57 sales
Yishun Ring Rd, Yishun: 55 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 42 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 37 sales
Bedok Nth Rd, Bedok: 34 sales
Pasir Ris Dr 6, Pasir Ris: 34 sales
Tampines St 21, Tampines: 28 sales
Bedok Nth St 3, Bedok: 25 sales
Bishan St 13, Bishan: 22 sales
Tampines St 41, Tampines: 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