HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1995

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

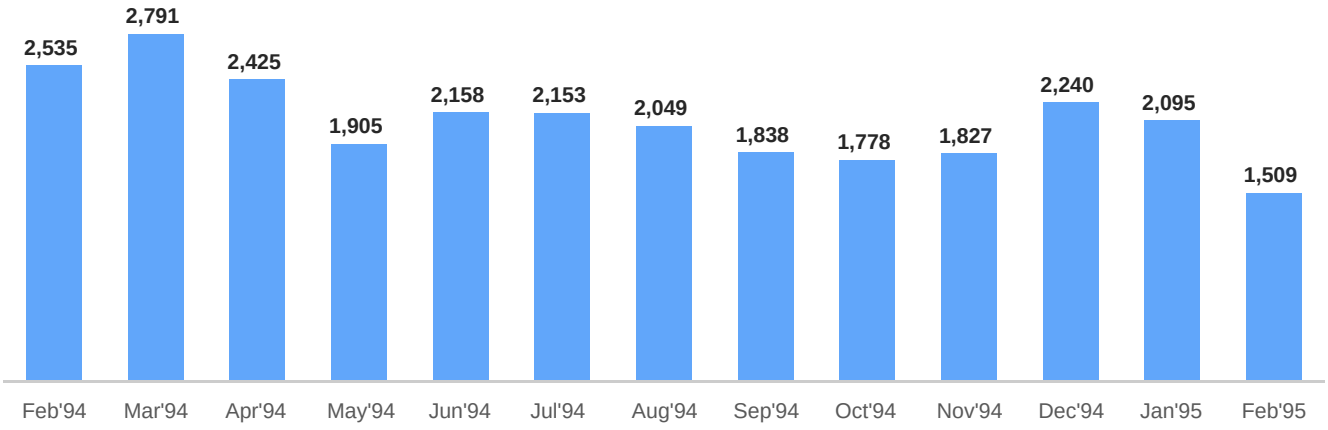
Flats sold: 1,509 Median price: $168,000 Median $psf: $167
Million-dollar flats: 0 (0.0%) Highest price: $510,000 (Bishan)

Against the month before: sales -28.0%, median price +4.3%. Against a year ago: sales -40.5%, median price +20.0%.

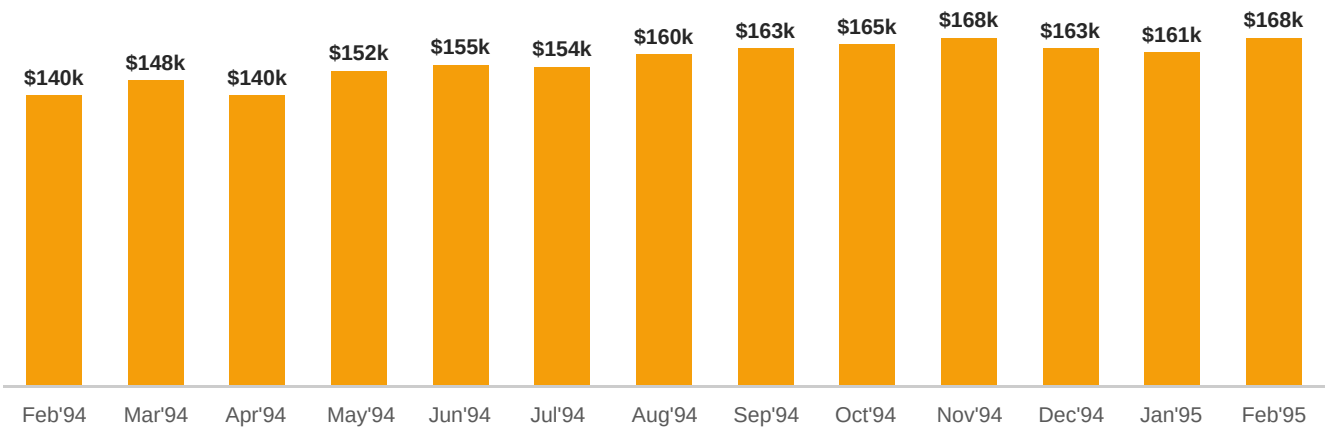
At a glance

- 1,509 HDB resale flats changed hands in February 1995, 28.0% fewer than the month before (2,095).
- Half of all flats sold for $168,000 or less (the median price), up 4.3% from the month before.
- A typical 4-room flat sold for $183,000 (532 sales), or about $176 per square foot.
- The highest price was $510,000 for an executive flat at Blk 404 Sin Ming Ave, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $145,000) and the dearest was Marine Parade (median $240,000).
- The busiest town was Tampines with 175 sales.

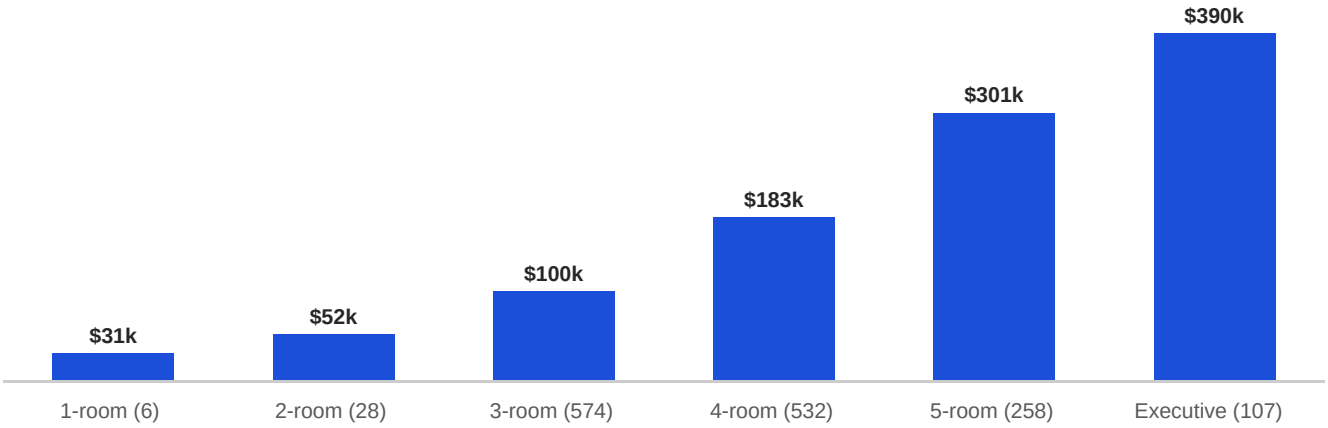
Flats sold each month, last 13 months



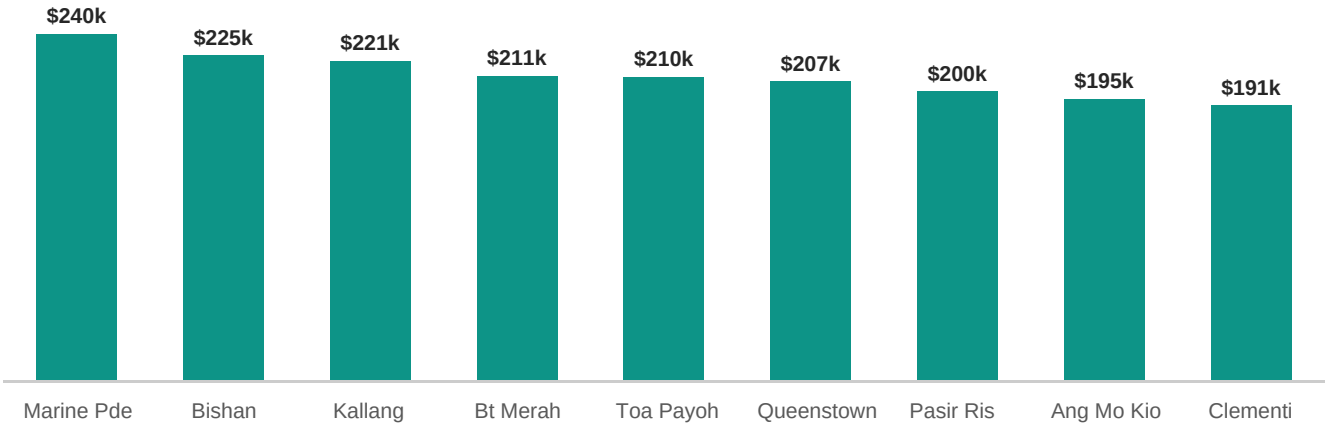
Median price each month, last 13 months



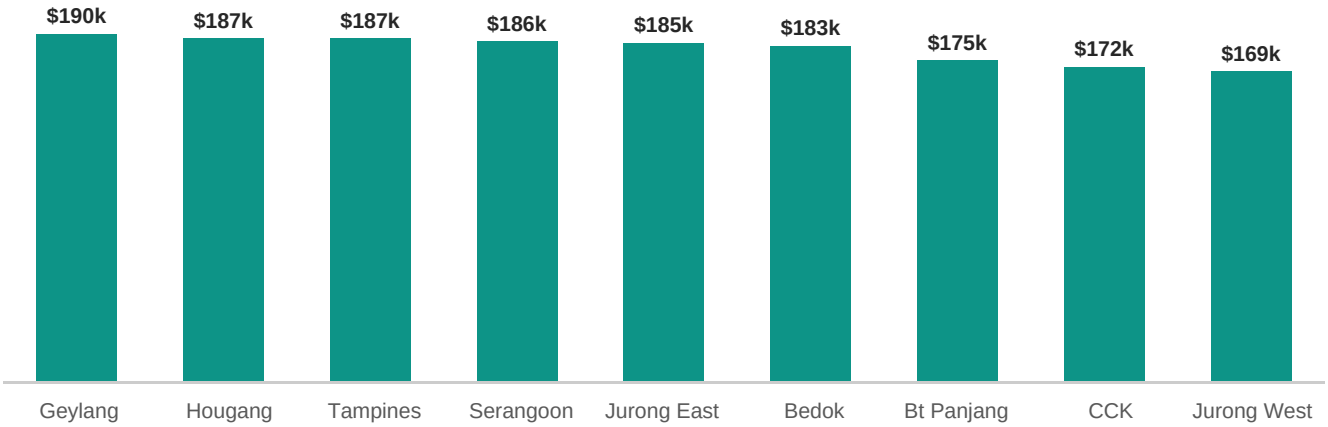
Median price by flat type (number sold), February 1995



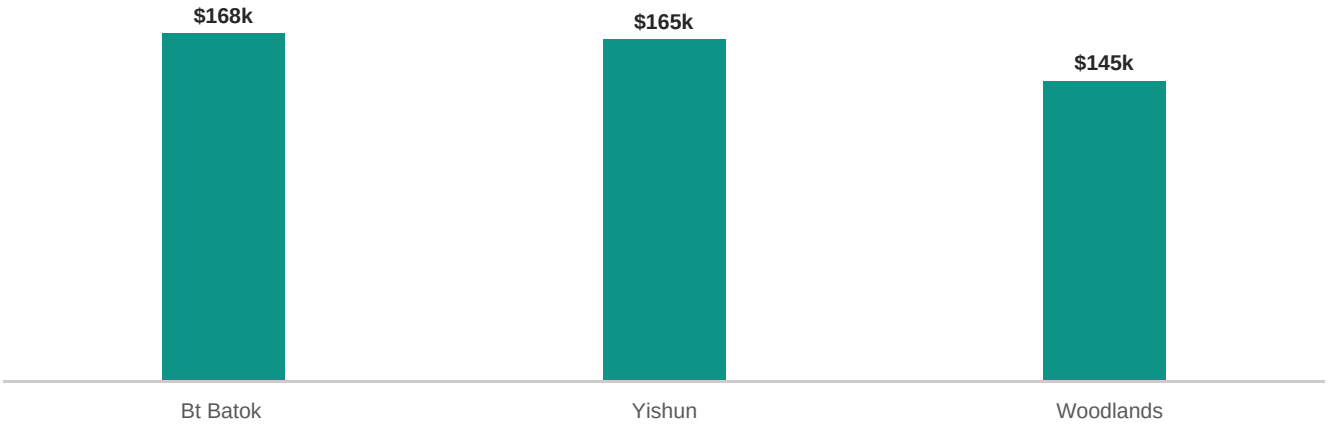
Median 4-room price by town, dearest first



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



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



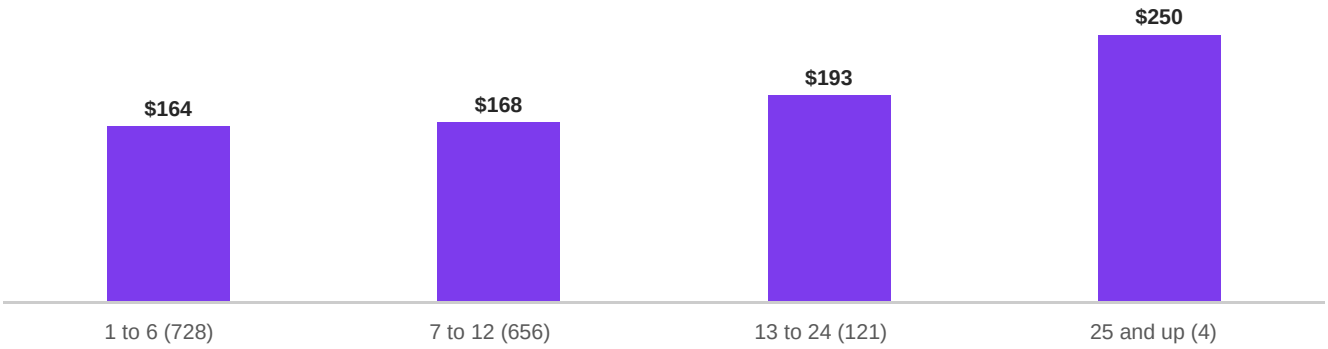
Town by town, February 1995

Ang Mo Kio: 111 sold - median $115,000 - 4-room median $195,000 - $147 psf
Bedok: 159 sold - median $155,000 - 4-room median $183,000 - $159 psf
Bishan: 35 sold - median $231,000 - 4-room median $225,000 - $243 psf
Bukit Batok: 103 sold - median $153,000 - 4-room median $168,000 - $154 psf
Bukit Merah: 57 sold - median $119,200 - 4-room median $211,000 - $167 psf
Bukit Panjang: 39 sold - median $197,000 - 4-room median $175,000 - $174 psf
Bukit Timah: 1 sold - median $110,000 - 4-room median n/a - $140 psf
Central Area: 10 sold - median $117,500 - 4-room median n/a - $182 psf
Choa Chu Kang: 27 sold - median $195,000 - 4-room median $171,500 - $169 psf
Clementi: 61 sold - median $120,000 - 4-room median $190,500 - $166 psf
Geylang: 58 sold - median $113,400 - 4-room median $189,500 - $157 psf
Hougang: 64 sold - median $192,500 - 4-room median $187,000 - $189 psf
Jurong East: 64 sold - median $184,500 - 4-room median $184,500 - $168 psf
Jurong West: 116 sold - median $168,000 - 4-room median $169,000 - $153 psf
Kallang/Whampoa: 46 sold - median $190,000 - 4-room median $221,000 - $198 psf
Marine Parade: 18 sold - median $243,500 - 4-room median $240,000 - $246 psf
Pasir Ris: 45 sold - median $270,000 - 4-room median $200,000 - $211 psf
Queenstown: 52 sold - median $107,500 - 4-room median $207,000 - $155 psf
Serangoon: 32 sold - median $183,000 - 4-room median $185,500 - $180 psf
Tampines: 175 sold - median $200,000 - 4-room median $187,000 - $188 psf
Toa Payoh: 53 sold - median $120,000 - 4-room median $210,000 - $164 psf
Woodlands: 32 sold - median $146,500 - 4-room median $145,000 - $141 psf
Yishun: 151 sold - median $164,000 - 4-room median $165,000 - $165 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1995

$510,000 Blk 404 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $318 psf - 90 yrs lease left

$510,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $325 psf - 93 yrs lease left

$510,000 Blk 442 Sin Ming Ave, Bishan
Executive - storey 19 to 21 - 1,873 sqft - $272 psf - 94 yrs lease left

$487,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 13 to 15 - 1,615 sqft - $302 psf - 89 yrs lease left

$480,000 Blk 3 Marine Ter, Marine Parade
5-room - storey 10 to 12 - 1,292 sqft - $372 psf - 79 yrs lease left

$475,000 Blk 132 Geylang East Ave 1, Geylang
Executive - storey 10 to 12 - 1,572 sqft - $302 psf - 91 yrs lease left

$475,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $350 psf - 81 yrs lease left

$473,000 Blk 218 Pasir Ris St 21, Pasir Ris
Executive - storey 01 to 03 - 1,582 sqft - $299 psf - 97 yrs lease left

$465,000 Blk 105 Lengkong Tiga, Bedok
Executive - storey 01 to 03 - 1,561 sqft - $298 psf - 93 yrs lease left

$465,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $343 psf - 81 yrs lease left

The 5 most affordable 4-room flats, February 1995

$108,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $114 psf - 79 yrs lease left

$110,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 13 to 15 - 947 sqft - $116 psf - 80 yrs lease left

$113,000 Blk 802 Woodlands St 81, Woodlands
4-room - storey 07 to 09 - 904 sqft - $125 psf - 93 yrs lease left

$115,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $123 psf - 79 yrs lease left

$116,000 Blk 335 Woodlands St 32, Woodlands
4-room - storey 04 to 06 - 893 sqft - $130 psf - 89 yrs lease left

The 10 busiest streets, February 1995

Bedok Reservoir Rd, Bedok: 39 sales
Yishun Ring Rd, Yishun: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Pasir Ris Dr 6, Pasir Ris: 22 sales
Jurong West St 42, Jurong West: 21 sales
Tampines St 41, Tampines: 20 sales
Tampines St 21, Tampines: 20 sales
Bedok Nth St 3, Bedok: 19 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