HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1995

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

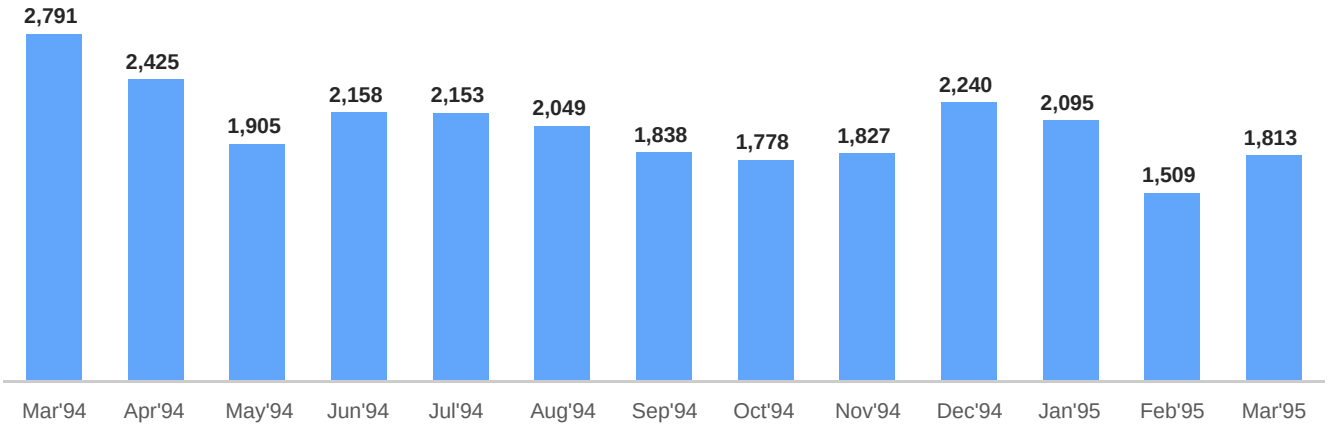
Flats sold: 1,813 Median price: $170,000 Median $psf: $171
Million-dollar flats: 0 (0.0%) Highest price: $586,000 (Bishan)

Against the month before: sales +20.1%, median price +1.2%. Against a year ago: sales -35.0%, median price +15.3%.

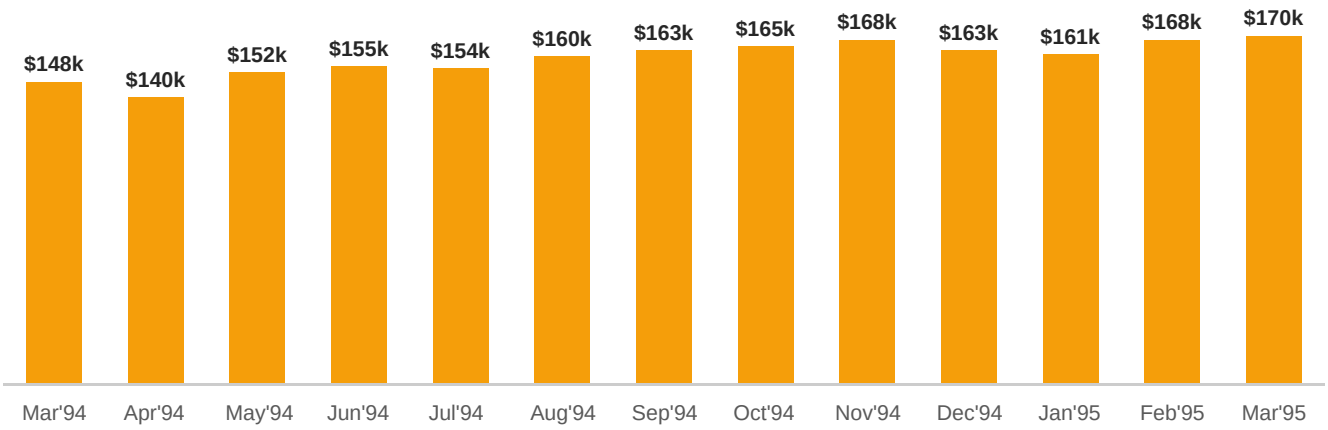
At a glance

- 1,813 HDB resale flats changed hands in March 1995, 20.1% more than the month before (1,509).
- Half of all flats sold for $170,000 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $186,000 (615 sales), or about $181 per square foot.
- The highest price was $586,000 for an executive flat at Blk 186 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $132,500) and the dearest was Bishan (median $233,000).
- The busiest town was Tampines with 232 sales.

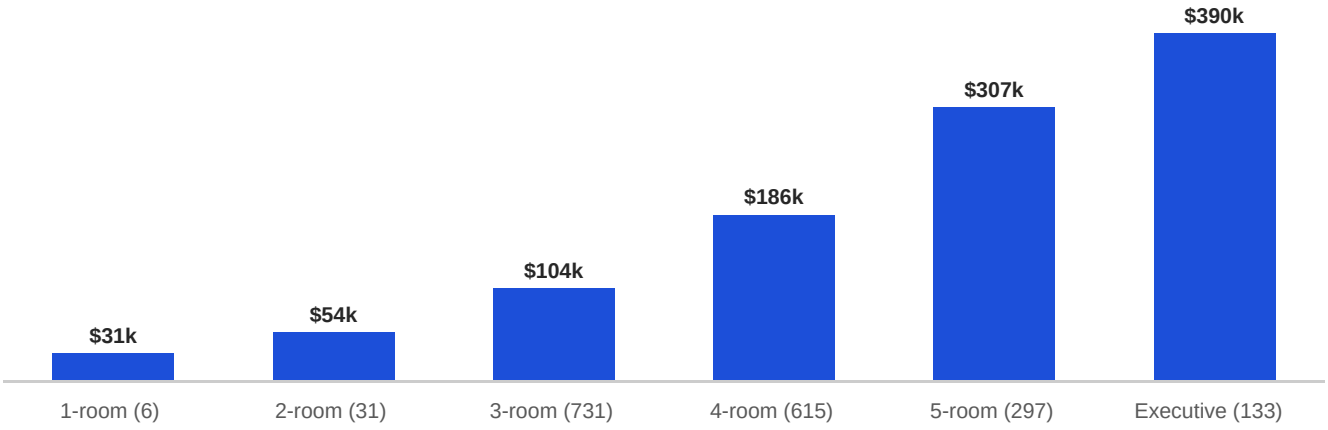
Flats sold each month, last 13 months



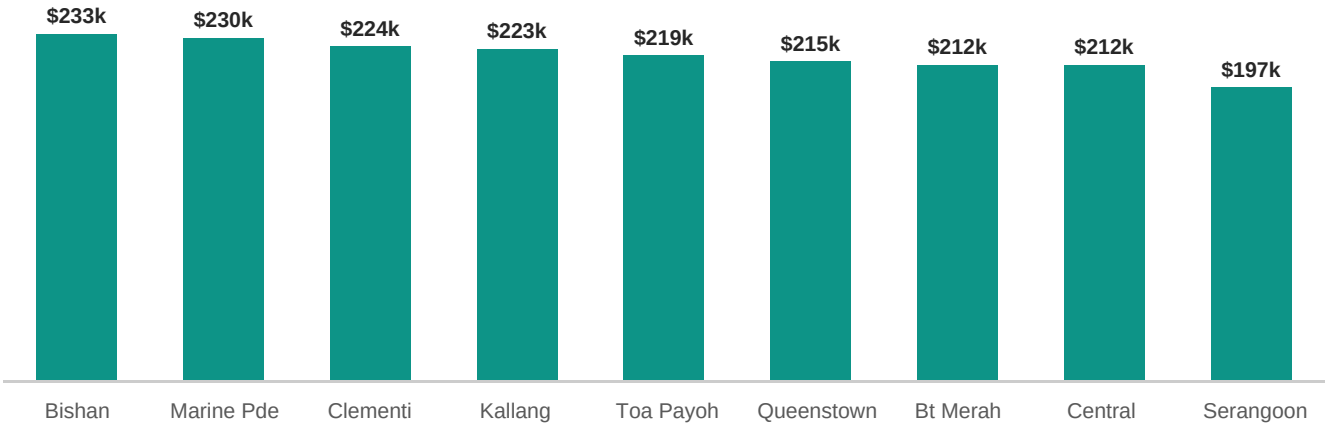
Median price each month, last 13 months



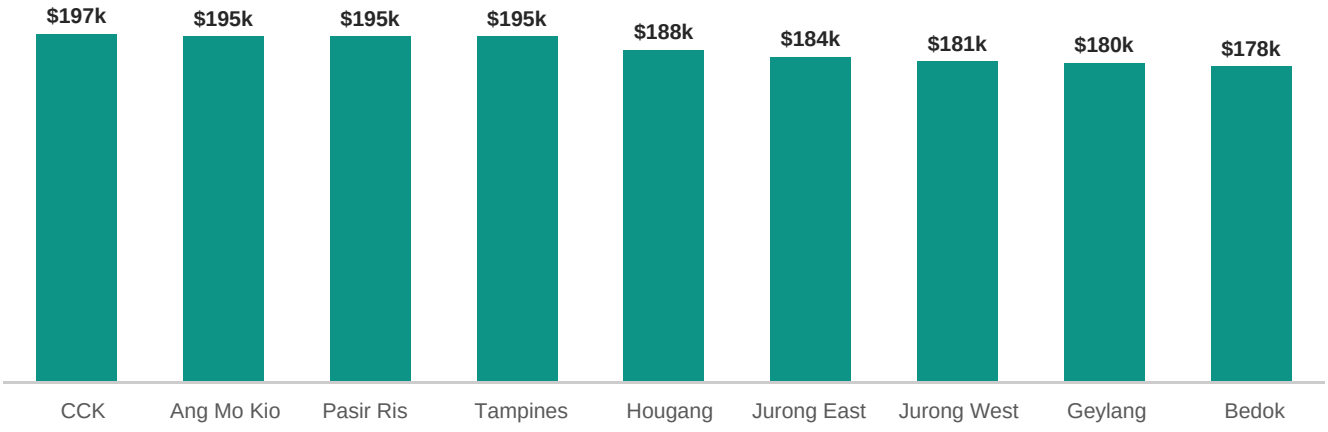
Median price by flat type (number sold), March 1995



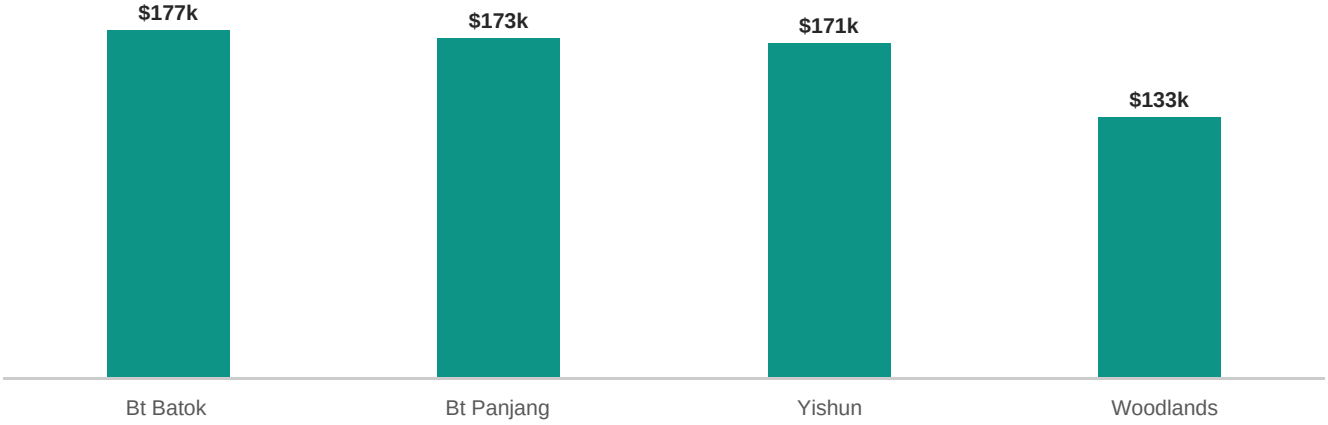
Median 4-room price by town, dearest first



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



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



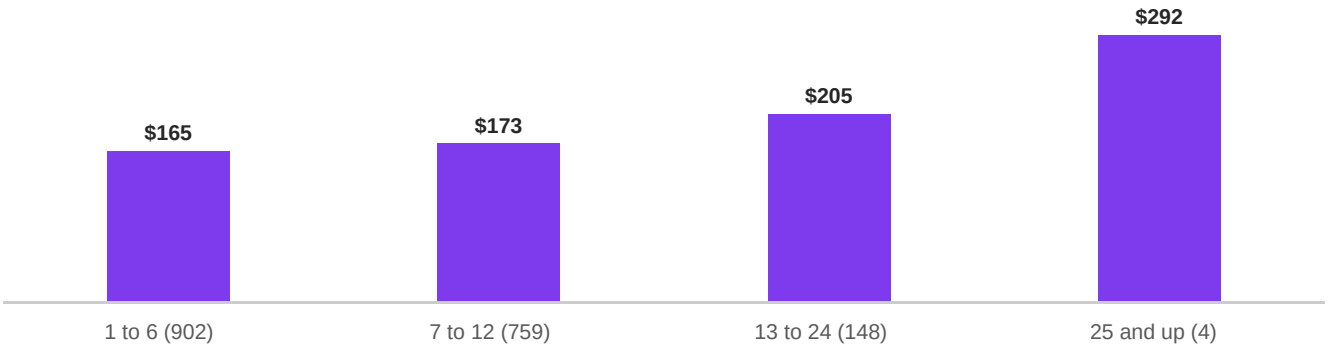
Town by town, March 1995

Ang Mo Kio: 123 sold - median $122,000 - 4-room median $195,000 - $164 psf
Bedok: 182 sold - median $150,000 - 4-room median $178,000 - $164 psf
Bishan: 53 sold - median $300,000 - 4-room median $233,000 - $259 psf
Bukit Batok: 95 sold - median $167,000 - 4-room median $177,000 - $157 psf
Bukit Merah: 60 sold - median $112,500 - 4-room median $212,000 - $156 psf
Bukit Panjang: 45 sold - median $195,000 - 4-room median $173,000 - $176 psf
Bukit Timah: 2 sold - median $262,750 - 4-room median n/a - $232 psf
Central Area: 18 sold - median $133,944 - 4-room median $212,000 - $202 psf
Choa Chu Kang: 40 sold - median $210,500 - 4-room median $196,500 - $180 psf
Clementi: 57 sold - median $122,000 - 4-room median $224,400 - $166 psf
Geylang: 60 sold - median $125,500 - 4-room median $180,000 - $169 psf
Hougang: 98 sold - median $191,500 - 4-room median $187,500 - $185 psf
Jurong East: 56 sold - median $179,500 - 4-room median $183,500 - $173 psf
Jurong West: 107 sold - median $163,000 - 4-room median $181,000 - $152 psf
Kallang/Whampoa: 58 sold - median $116,500 - 4-room median $223,000 - $157 psf
Lim Chu Kang: 1 sold - median $95,000 - 4-room median n/a - $106 psf
Marine Parade: 30 sold - median $210,000 - 4-room median $230,250 - $231 psf
Pasir Ris: 66 sold - median $234,000 - 4-room median $195,000 - $196 psf
Queenstown: 65 sold - median $103,000 - 4-room median $214,500 - $152 psf
Serangoon: 43 sold - median $197,000 - 4-room median $197,000 - $200 psf
Tampines: 232 sold - median $200,000 - 4-room median $195,000 - $188 psf
Toa Payoh: 74 sold - median $117,500 - 4-room median $218,500 - $163 psf
Woodlands: 38 sold - median $129,000 - 4-room median $132,500 - $132 psf
Yishun: 210 sold - median $166,000 - 4-room median $170,500 - $166 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1995

$586,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $373 psf - 91 yrs lease left

$570,000 Blk 187 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $363 psf - 91 yrs lease left

$508,000 Blk 206 Clementi Ave 6, Clementi
Executive - storey 04 to 06 - 1,615 sqft - $315 psf - 89 yrs lease left

$500,000 Blk 422 Pasir Ris Dr 6, Pasir Ris
Executive - storey 10 to 12 - 1,625 sqft - $308 psf - 93 yrs lease left

$480,000 Blk 63 Jln Ma'mor, Kallang/Whampoa
3-room - storey 01 to 03 - 2,142 sqft - $224 psf - 76 yrs lease left

$480,000 Blk 79 Marine Dr, Marine Parade
5-room - storey 19 to 21 - 1,292 sqft - $372 psf - 81 yrs lease left

$470,000 Blk 937 Tampines Ave 5, Tampines
Executive - storey 04 to 06 - 1,572 sqft - $299 psf - 92 yrs lease left

$467,000 Blk 516 Serangoon Nth Ave 4, Serangoon
Executive - storey 13 to 15 - 1,572 sqft - $297 psf - 96 yrs lease left

$465,000 Blk 50 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 1,873 sqft - $248 psf - 76 yrs lease left

$465,000 Blk 895A Tampines St 81, Tampines
Executive - storey 07 to 09 - 1,528 sqft - $304 psf - 92 yrs lease left

The 5 most affordable 4-room flats, March 1995

$95,000 Blk 4 Lim Chu Kang Rd, Lim Chu Kang

4-room - storey 01 to 03 - 893 sqft - $106 psf - 84 yrs lease left

$110,000 Blk 825 Woodlands St 81, Woodlands

4-room - storey 10 to 12 - 904 sqft - $122 psf - 94 yrs lease left

$112,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $120 psf - 79 yrs lease left

$118,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $122 psf - 78 yrs lease left

$125,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $133 psf - 79 yrs lease left

The 10 busiest streets, March 1995

Yishun Ring Rd, Yishun: 45 sales
Bedok Reservoir Rd, Bedok: 39 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 37 sales
Pasir Ris Dr 6, Pasir Ris: 36 sales
Tampines St 21, Tampines: 31 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Bedok Nth Rd, Bedok: 26 sales
Hougang Ave 8, Hougang: 22 sales
Simei St 1, Tampines: 22 sales
Bedok Nth St 3, Bedok: 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