HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1995

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

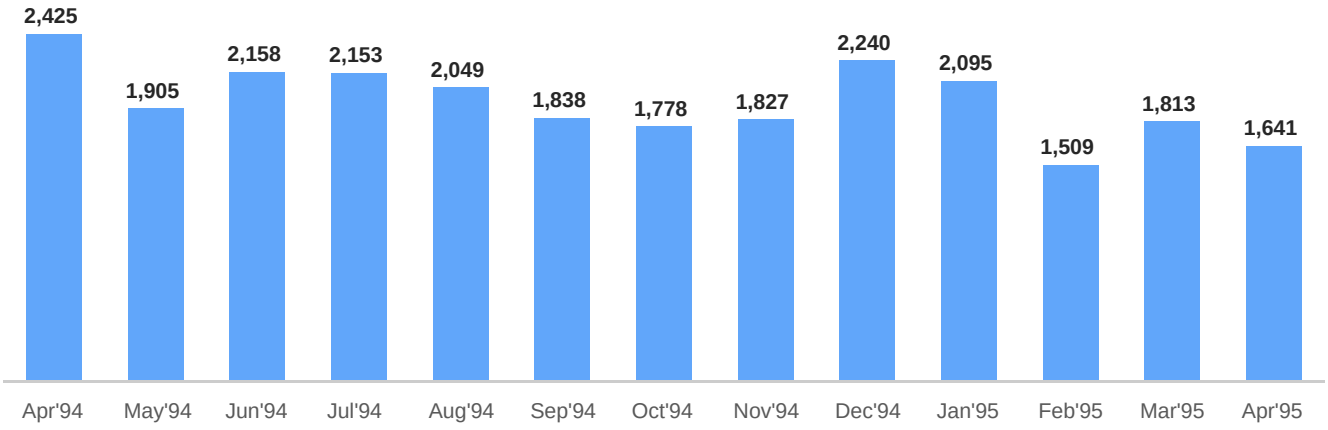
Flats sold: 1,641 Median price: $174,000 Median $psf: $178
Million-dollar flats: 0 (0.0%) Highest price: $570,000 (Bishan)

Against the month before: sales -9.5%, median price +2.4%. Against a year ago: sales -32.3%, median price +24.3%.

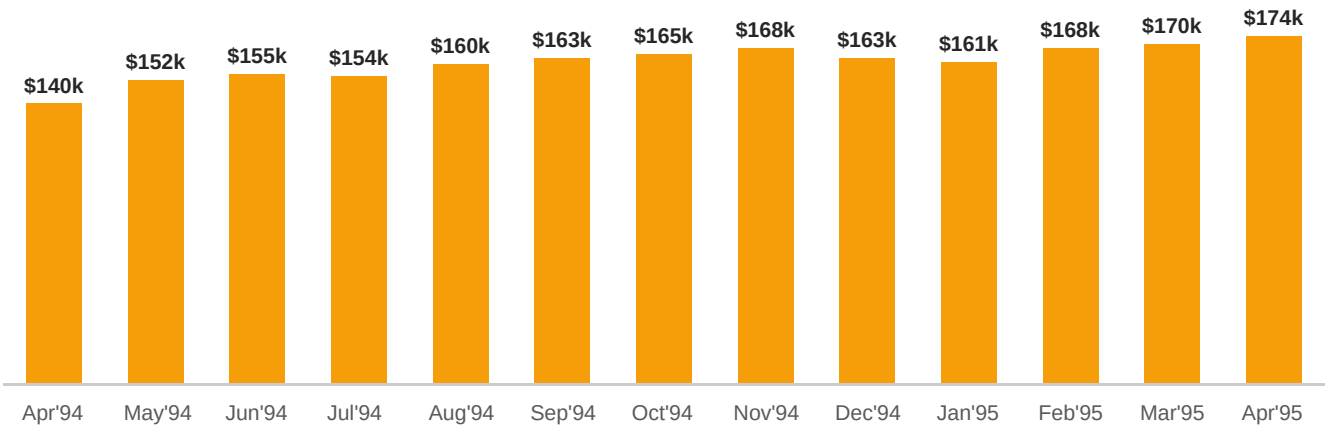
At a glance

- 1,641 HDB resale flats changed hands in April 1995, 9.5% fewer than the month before (1,813).
- Half of all flats sold for $174,000 or less (the median price), up 2.4% from the month before.
- A typical 4-room flat sold for $198,000 (579 sales), or about $190 per square foot.
- The highest price was $570,000 for an executive flat at Blk 231 Bishan St 23, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $148,500) and the dearest was Bukit Timah (median $272,000).
- The busiest town was Tampines with 196 sales.

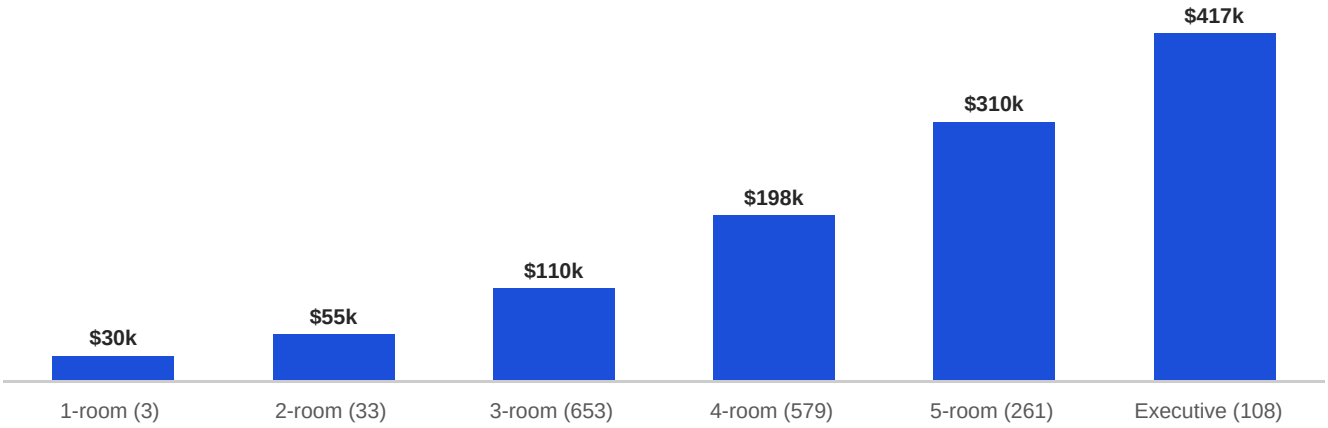
Flats sold each month, last 13 months



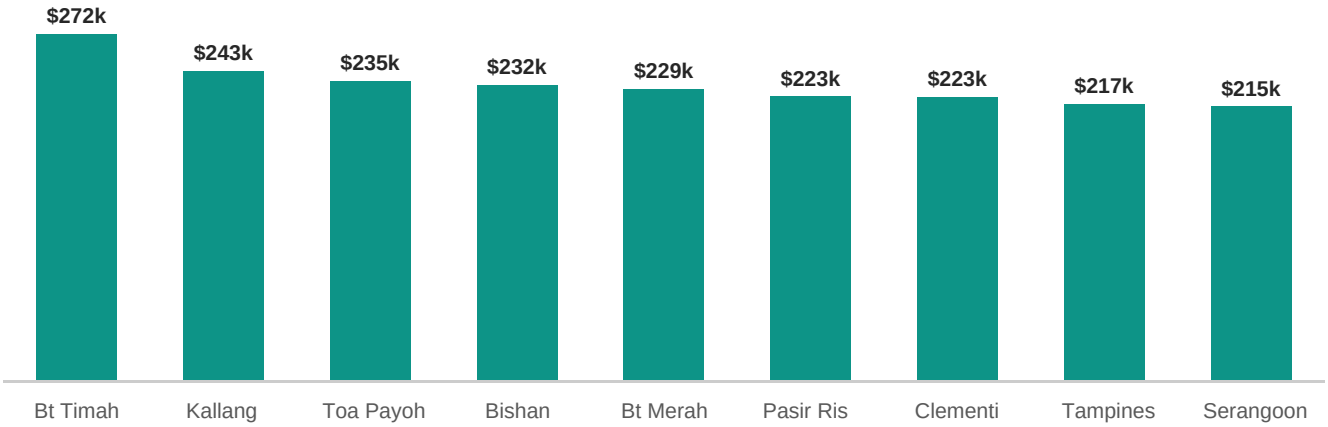
Median price each month, last 13 months



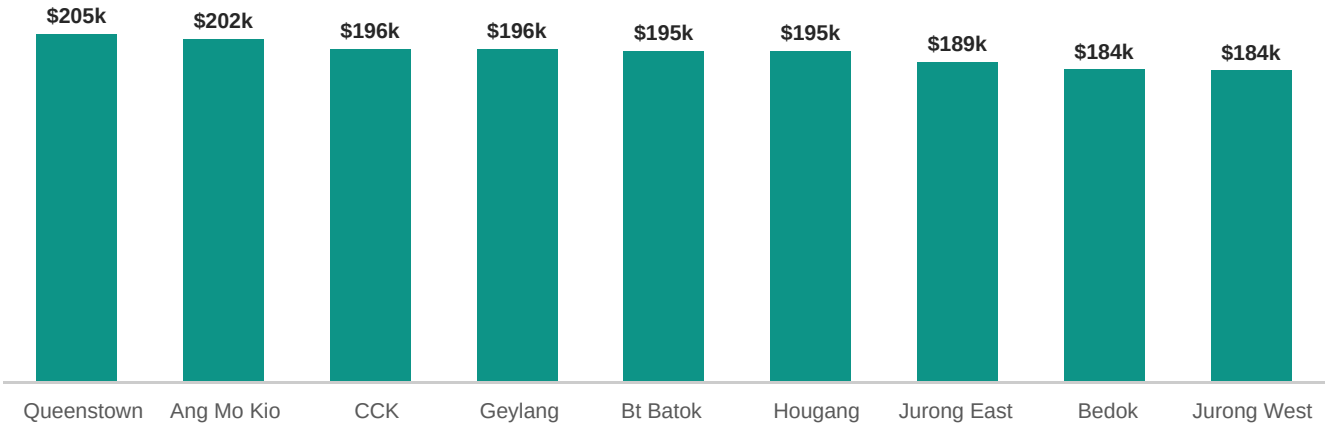
Median price by flat type (number sold), April 1995



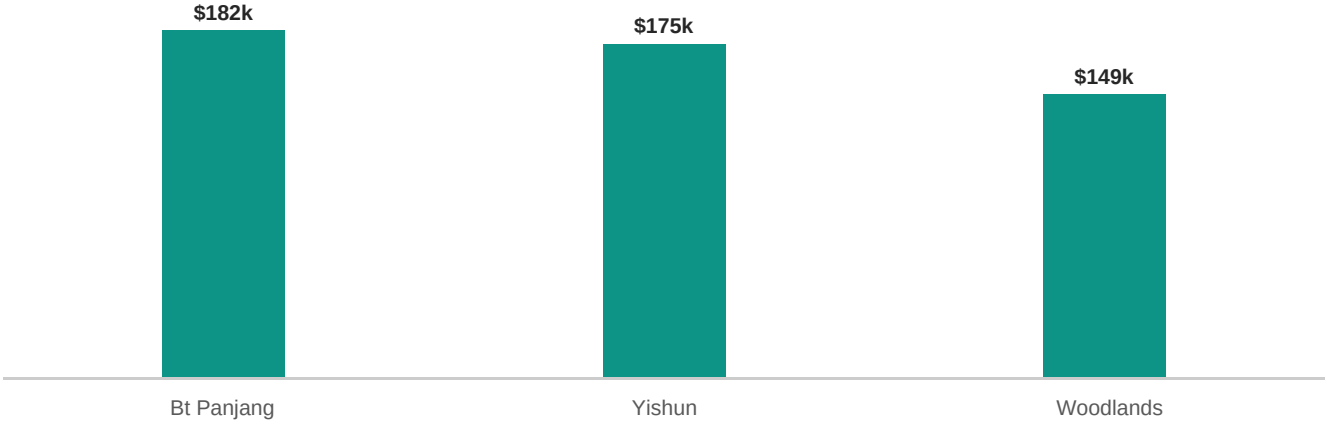
Median 4-room price by town, dearest first



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



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



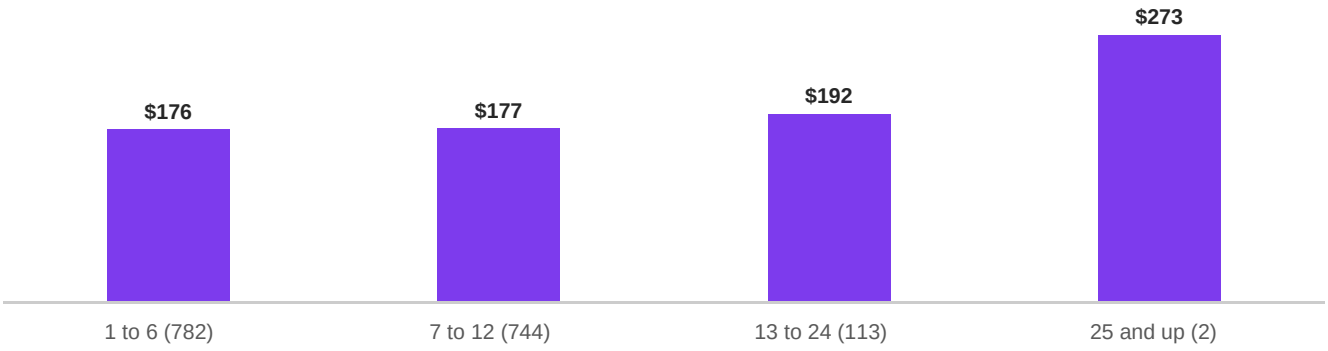
Town by town, April 1995

Ang Mo Kio: 99 sold - median $120,000 - 4-room median $202,000 - $157 psf
Bedok: 172 sold - median $130,000 - 4-room median $184,000 - $167 psf
Bishan: 43 sold - median $385,000 - 4-room median $232,000 - $281 psf
Bukit Batok: 91 sold - median $161,000 - 4-room median $195,000 - $167 psf
Bukit Merah: 73 sold - median $127,000 - 4-room median $229,000 - $171 psf
Bukit Panjang: 26 sold - median $171,500 - 4-room median $182,000 - $161 psf
Bukit Timah: 9 sold - median $280,000 - 4-room median $272,000 - $250 psf
Central Area: 15 sold - median $135,000 - 4-room median n/a - $185 psf
Choa Chu Kang: 26 sold - median $238,000 - 4-room median $196,000 - $194 psf
Clementi: 60 sold - median $126,500 - 4-room median $222,500 - $170 psf
Geylang: 45 sold - median $145,000 - 4-room median $196,000 - $186 psf
Hougang: 84 sold - median $204,500 - 4-room median $195,000 - $198 psf
Jurong East: 55 sold - median $156,500 - 4-room median $188,500 - $167 psf
Jurong West: 122 sold - median $178,500 - 4-room median $183,500 - $160 psf
Kallang/Whampoa: 49 sold - median $132,350 - 4-room median $243,000 - $180 psf
Lim Chu Kang: 1 sold - median $60,000 - 4-room median n/a - $94 psf
Marine Parade: 12 sold - median $166,000 - 4-room median n/a - $220 psf
Pasir Ris: 57 sold - median $240,000 - 4-room median $223,000 - $212 psf
Queenstown: 56 sold - median $105,000 - 4-room median $205,000 - $152 psf
Sengkang: 1 sold - median $88,000 - 4-room median n/a - $120 psf
Serangoon: 67 sold - median $210,000 - 4-room median $215,000 - $204 psf
Tampines: 196 sold - median $214,500 - 4-room median $217,000 - $193 psf
Toa Payoh: 56 sold - median $118,500 - 4-room median $235,000 - $166 psf
Woodlands: 40 sold - median $145,000 - 4-room median $148,500 - $140 psf
Yishun: 186 sold - median $179,000 - 4-room median $175,000 - $182 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1995

$570,000 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,593 sqft - $358 psf - 96 yrs lease left

$540,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,528 sqft - $353 psf - 91 yrs lease left

$535,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $340 psf - 91 yrs lease left

$525,000 Blk 454 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 2,002 sqft - $262 psf - 93 yrs lease left

$515,000 Blk 664 Yishun Ave 4, Yishun
Executive - storey 04 to 06 - 1,948 sqft - $264 psf - 96 yrs lease left

$510,000 Blk 666 Yishun Ave 4, Yishun
MULTI GENERATION - storey 07 to 09 - 1,927 sqft - $265 psf - 91 yrs lease left

$502,000 Blk 159 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $313 psf - 92 yrs lease left

$500,000 Blk 46 Lor 5 Toa Payoh, Toa Payoh
5-room - storey 04 to 06 - 1,442 sqft - $347 psf - 97 yrs lease left

$490,000 Blk 151 Tampines St 12, Tampines
Executive - storey 07 to 09 - 1,615 sqft - $303 psf - 88 yrs lease left

$483,000 Blk 192 Bishan St 13, Bishan
5-room - storey 19 to 21 - 1,292 sqft - $374 psf - 91 yrs lease left

The 5 most affordable 4-room flats, April 1995

$112,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $118 psf - 79 yrs lease left

$116,000 Blk 329 Woodlands St 32, Woodlands
4-room - storey 01 to 03 - 958 sqft - $121 psf - 93 yrs lease left

$121,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $129 psf - 79 yrs lease left

$125,000 Blk 27 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 980 sqft - $128 psf - 81 yrs lease left

$130,000 Blk 167 Yishun Ring Rd, Yishun
4-room - storey 04 to 06 - 904 sqft - $144 psf - 91 yrs lease left

The 10 busiest streets, April 1995

Bedok Reservoir Rd, Bedok: 50 sales
Yishun Ring Rd, Yishun: 44 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 30 sales
Pasir Ris Dr 6, Pasir Ris: 29 sales
Hougang Ave 8, Hougang: 25 sales
Tampines St 21, Tampines: 24 sales
Yishun St 61, Yishun: 21 sales
Jurong West St 42, Jurong West: 20 sales
Pasir Ris St 11, Pasir Ris: 19 sales
Simei St 1, Tampines: 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.

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