HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1995

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

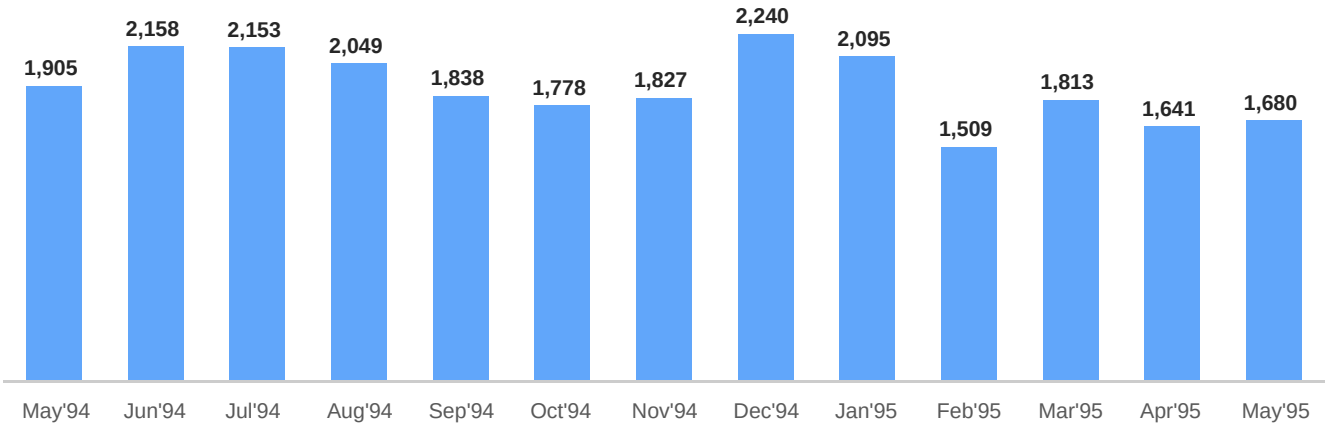
Flats sold: 1,680 Median price: $190,000 Median $psf: $189
Million-dollar flats: 0 (0.0%) Highest price: $570,000 (Bishan)

Against the month before: sales +2.4%, median price +9.2%. Against a year ago: sales -11.8%, median price +25.0%.

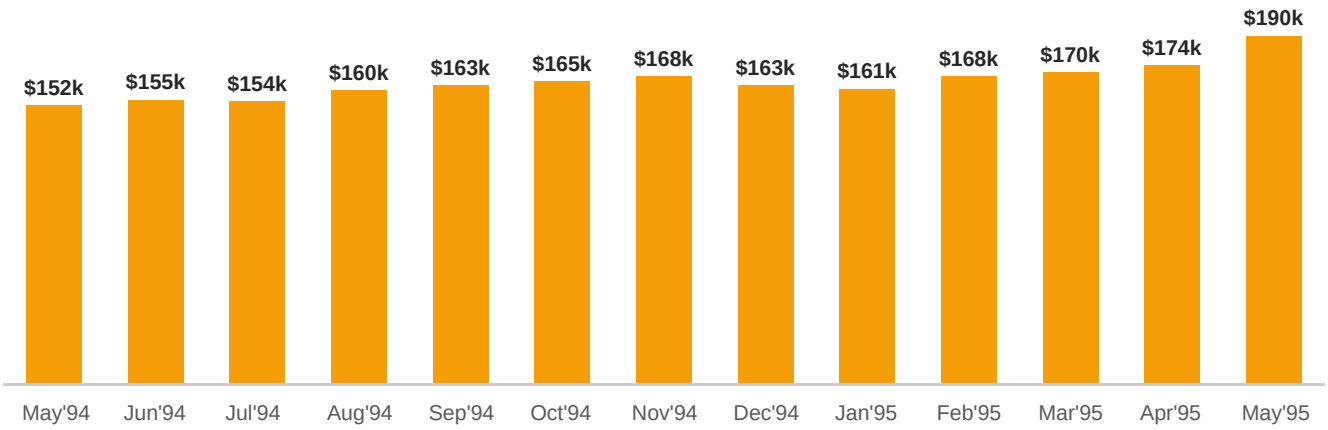
At a glance

- 1,680 HDB resale flats changed hands in May 1995, 2.4% more than the month before (1,641).
- Half of all flats sold for $190,000 or less (the median price), up 9.2% from the month before.
- A typical 4-room flat sold for $205,000 (598 sales), or about $198 per square foot.
- The highest price was $570,000 for an executive flat at Blk 162 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $160,000) and the dearest was Central Area (median $280,000).
- The busiest town was Yishun with 209 sales.

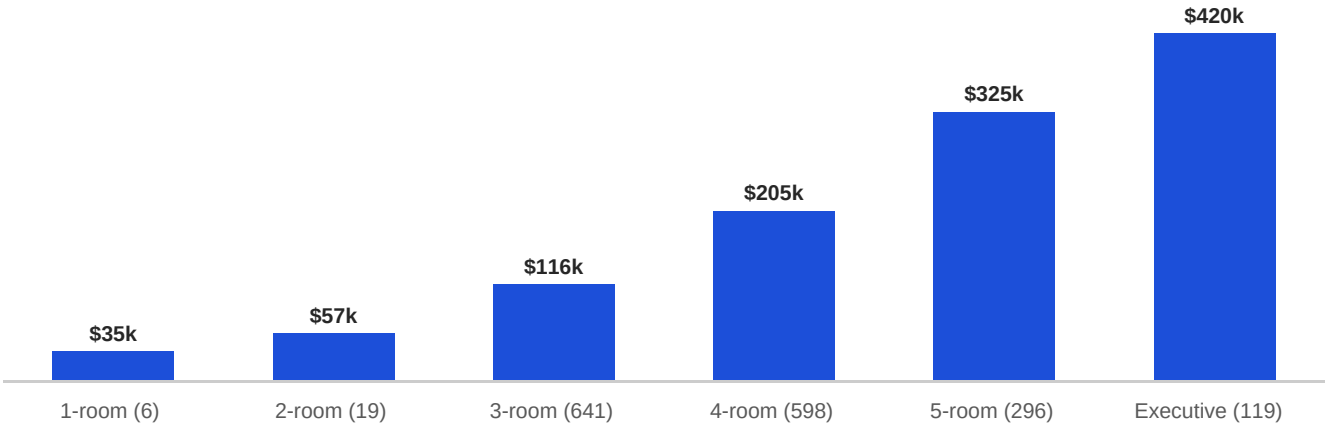
Flats sold each month, last 13 months



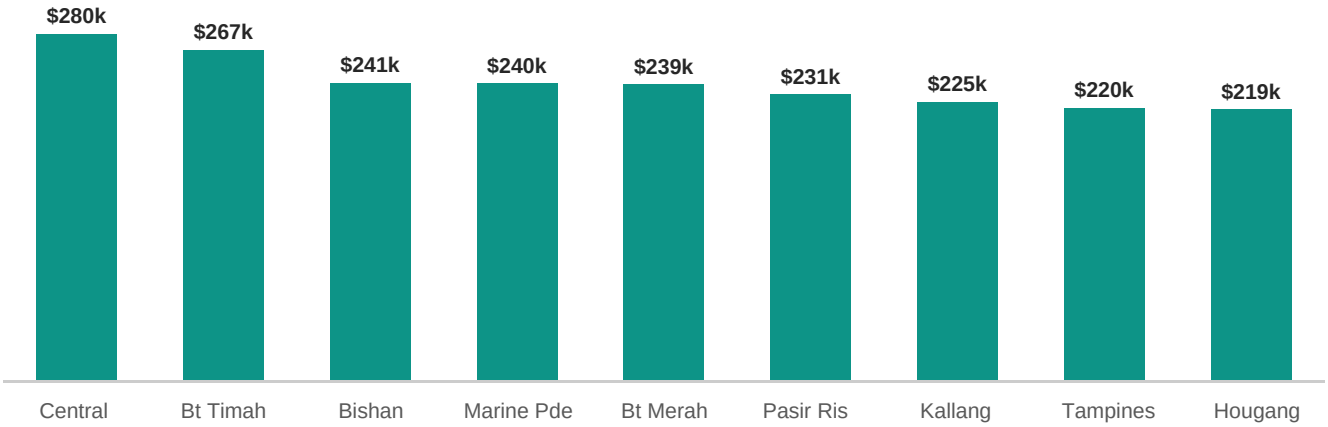
Median price each month, last 13 months



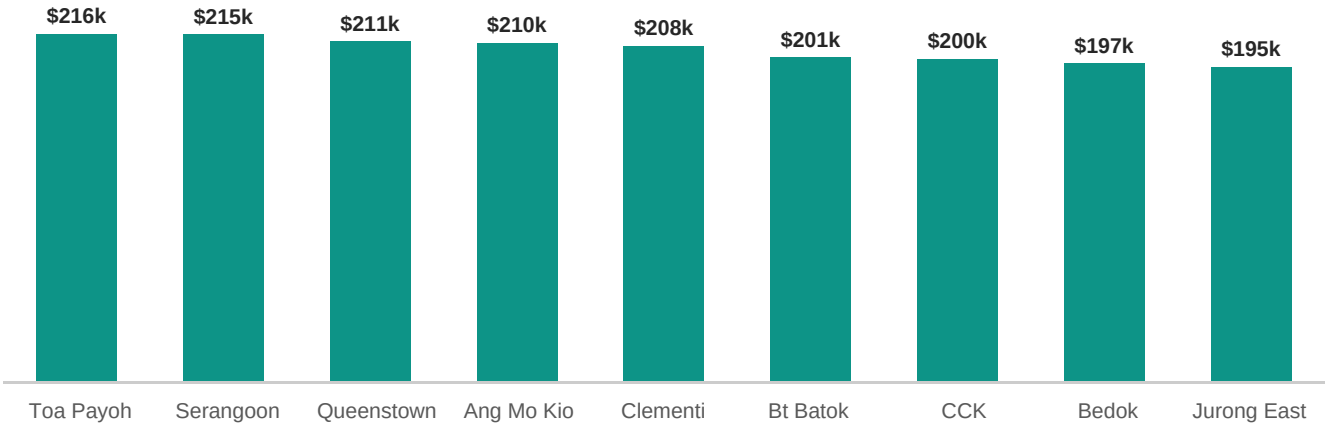
Median price by flat type (number sold), May 1995



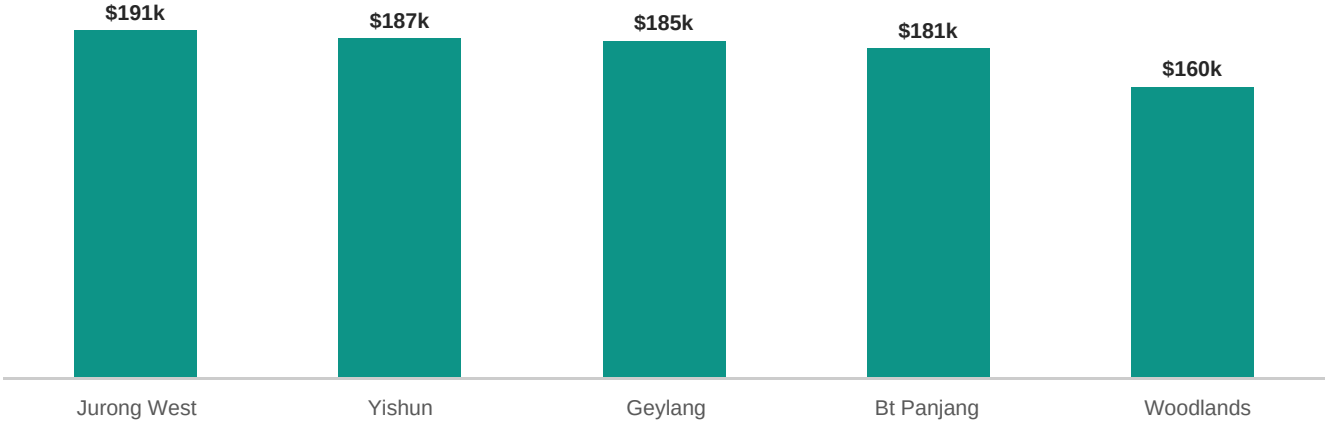
Median 4-room price by town, dearest first



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



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



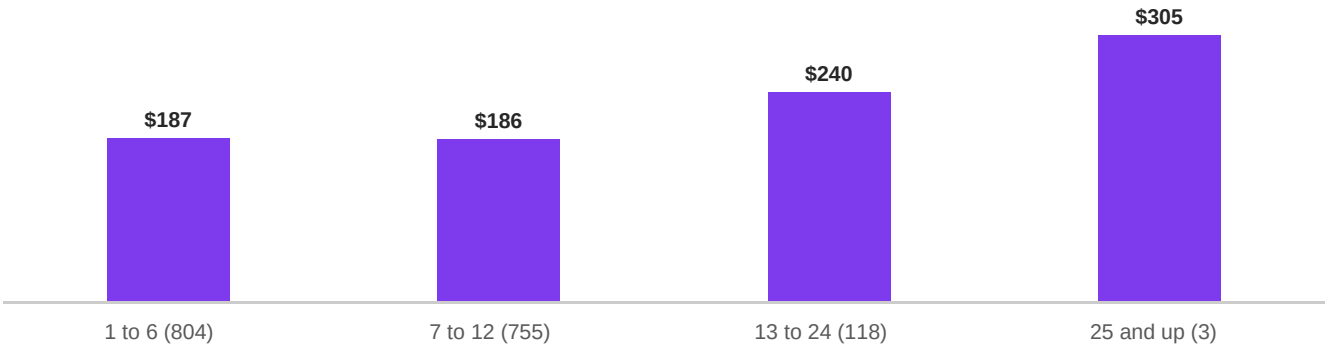
Town by town, May 1995

Ang Mo Kio: 107 sold - median $130,800 - 4-room median $210,000 - $171 psf
Bedok: 189 sold - median $170,000 - 4-room median $197,000 - $182 psf
Bishan: 52 sold - median $360,000 - 4-room median $240,500 - $288 psf
Bukit Batok: 85 sold - median $181,500 - 4-room median $200,750 - $178 psf
Bukit Merah: 71 sold - median $136,000 - 4-room median $239,000 - $186 psf
Bukit Panjang: 31 sold - median $182,000 - 4-room median $181,000 - $167 psf
Bukit Timah: 8 sold - median $370,000 - 4-room median $267,000 - $302 psf
Central Area: 12 sold - median $140,000 - 4-room median $280,000 - $189 psf
Choa Chu Kang: 33 sold - median $208,000 - 4-room median $200,000 - $182 psf
Clementi: 57 sold - median $145,000 - 4-room median $208,000 - $177 psf
Geylang: 73 sold - median $164,000 - 4-room median $185,250 - $186 psf
Hougang: 74 sold - median $220,000 - 4-room median $219,000 - $203 psf
Jurong East: 54 sold - median $171,500 - 4-room median $195,000 - $175 psf
Jurong West: 117 sold - median $188,000 - 4-room median $191,000 - $172 psf
Kallang/Whampoa: 36 sold - median $124,500 - 4-room median $225,000 - $171 psf
Marine Parade: 31 sold - median $166,000 - 4-room median $240,000 - $218 psf
Pasir Ris: 46 sold - median $250,000 - 4-room median $231,000 - $215 psf
Queenstown: 49 sold - median $111,000 - 4-room median $211,000 - $159 psf
Serangoon: 48 sold - median $215,500 - 4-room median $215,000 - $214 psf
Tampines: 195 sold - median $220,000 - 4-room median $220,000 - $201 psf
Toa Payoh: 70 sold - median $148,250 - 4-room median $215,500 - $188 psf
Woodlands: 33 sold - median $198,000 - 4-room median $160,000 - $170 psf
Yishun: 209 sold - median $195,000 - 4-room median $186,500 - $189 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1995

$570,000 Blk 162 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,550 sqft - $368 psf - 92 yrs lease left

$565,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $360 psf - 93 yrs lease left

$552,500 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $352 psf - 92 yrs lease left

$539,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $343 psf - 93 yrs lease left

$510,000 Blk 401 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,668 sqft - $306 psf - 89 yrs lease left

$505,000 Blk 641 Yishun St 61, Yishun
Executive - storey 04 to 06 - 1,765 sqft - $286 psf - 96 yrs lease left

$500,000 Blk 192 Bishan St 13, Bishan
5-room - storey 16 to 18 - 1,292 sqft - $387 psf - 91 yrs lease left

$500,000 Blk 208 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $318 psf - 96 yrs lease left

$500,000 Blk 547 Pasir Ris St 51, Pasir Ris
Executive - storey 07 to 09 - 1,593 sqft - $314 psf - 96 yrs lease left

$500,000 Blk 666 Yishun Ave 4, Yishun
MULTI GENERATION - storey 07 to 09 - 1,927 sqft - $260 psf - 91 yrs lease left

The 5 most affordable 4-room flats, May 1995

$125,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $132 psf - 79 yrs lease left

$132,000 Blk 338 Woodlands Ave 1, Woodlands
4-room - storey 01 to 03 - 958 sqft - $138 psf - 93 yrs lease left

$135,000 Blk 25 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 980 sqft - $138 psf - 81 yrs lease left

$135,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 16 to 18 - 936 sqft - $144 psf - 79 yrs lease left

$137,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $146 psf - 79 yrs lease left

The 10 busiest streets, May 1995

Bedok Reservoir Rd, Bedok: 62 sales
Yishun Ring Rd, Yishun: 41 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 28 sales
Pasir Ris Dr 6, Pasir Ris: 27 sales
Simei St 1, Tampines: 24 sales
Yishun St 61, Yishun: 22 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 21 sales
Bedok Nth St 3, Bedok: 21 sales
Yishun St 11, Yishun: 20 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 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