HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1995

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

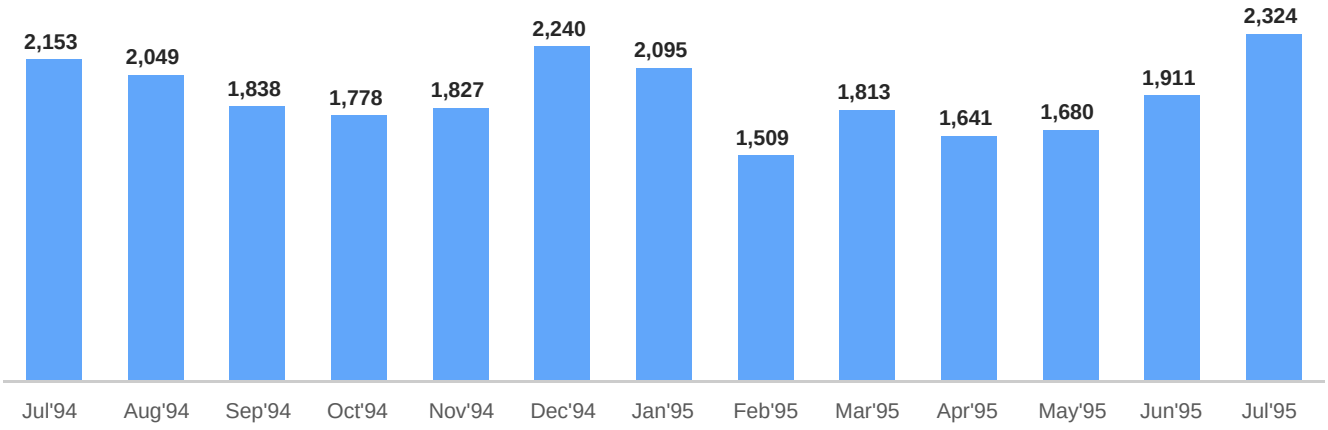
Flats sold: 2,324 Median price: $190,000 Median $psf: $196
Million-dollar flats: 0 (0.0%) Highest price: $645,000 (Bishan)

Against the month before: sales +21.6%, median price +3.3%. Against a year ago: sales +7.9%, median price +23.4%.

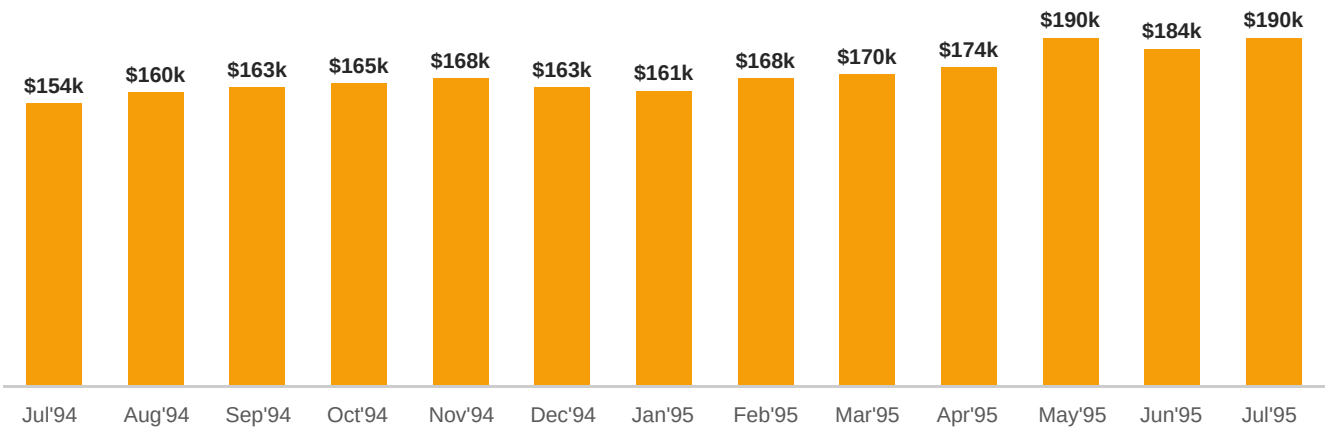
At a glance

- 2,324 HDB resale flats changed hands in July 1995, 21.6% more than the month before (1,911).
- Half of all flats sold for $190,000 or less (the median price), up 3.3% from the month before.
- A typical 4-room flat sold for $215,000 (774 sales), or about $205 per square foot.
- The highest price was $645,000 for an executive flat at Blk 192 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $153,500) and the dearest was Marine Parade (median $282,500).
- The busiest town was Tampines with 265 sales.

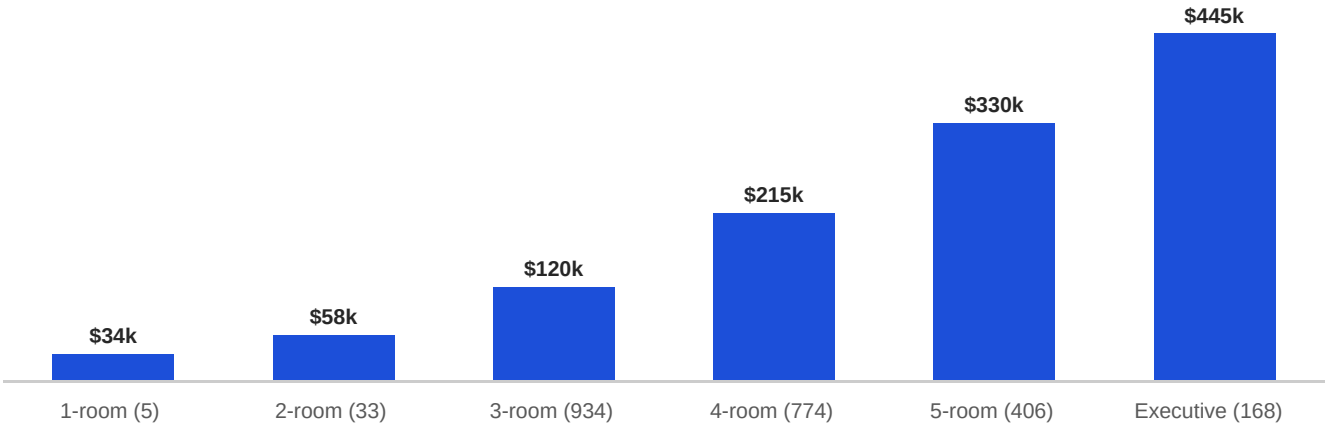
Flats sold each month, last 13 months



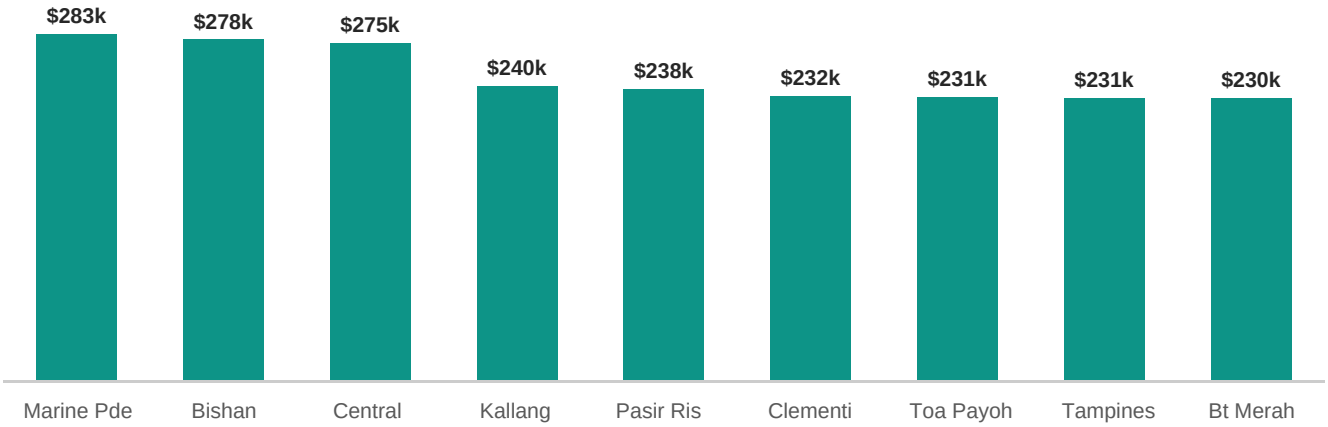
Median price each month, last 13 months



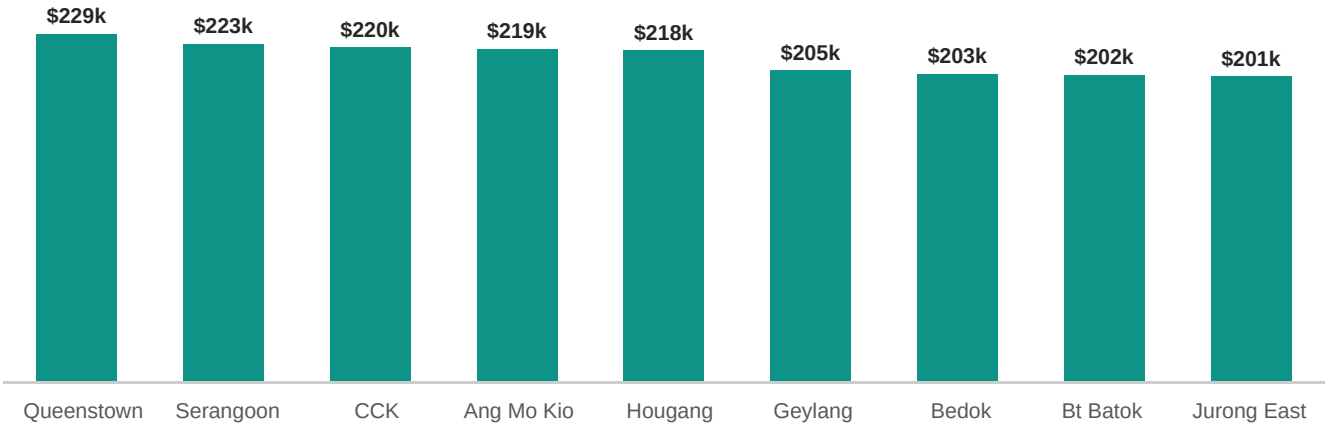
Median price by flat type (number sold), July 1995



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)



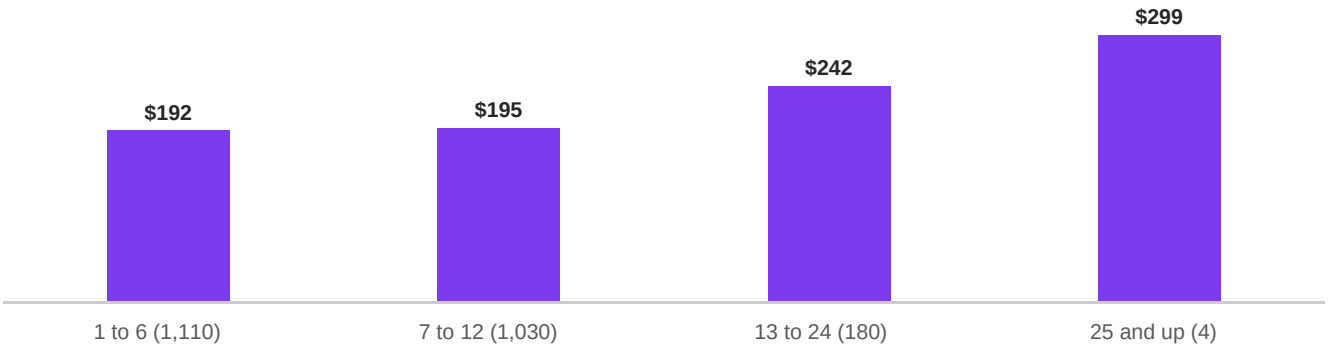
Town by town, July 1995

Ang Mo Kio: 144 sold - median $130,000 - 4-room median $219,000 - $176 psf
Bedok: 254 sold - median $180,500 - 4-room median $202,500 - $191 psf
Bishan: 58 sold - median $374,000 - 4-room median $278,000 - $295 psf
Bukit Batok: 141 sold - median $179,000 - 4-room median $202,000 - $190 psf
Bukit Merah: 111 sold - median $137,000 - 4-room median $230,000 - $182 psf
Bukit Panjang: 47 sold - median $193,000 - 4-room median $192,500 - $175 psf
Bukit Timah: 10 sold - median $355,000 - 4-room median n/a - $285 psf
Central Area: 29 sold - median $150,000 - 4-room median $275,000 - $219 psf
Choa Chu Kang: 41 sold - median $238,000 - 4-room median $220,000 - $201 psf
Clementi: 99 sold - median $133,000 - 4-room median $232,000 - $180 psf
Geylang: 67 sold - median $150,000 - 4-room median $205,000 - $197 psf
Hougang: 129 sold - median $230,000 - 4-room median $218,000 - $212 psf
Jurong East: 64 sold - median $201,000 - 4-room median $201,000 - $187 psf
Jurong West: 176 sold - median $202,750 - 4-room median $199,500 - $185 psf
Kallang/Whampoa: 68 sold - median $175,900 - 4-room median $240,000 - $210 psf
Lim Chu Kang: 1 sold - median $100,000 - 4-room median n/a - $112 psf
Marine Parade: 23 sold - median $238,000 - 4-room median $282,500 - $274 psf
Pasir Ris: 57 sold - median $253,500 - 4-room median $237,650 - $221 psf
Queenstown: 72 sold - median $112,000 - 4-room median $229,000 - $162 psf
Sengkang: 1 sold - median $82,000 - 4-room median n/a - $112 psf
Serangoon: 69 sold - median $215,000 - 4-room median $222,500 - $218 psf
Tampines: 265 sold - median $235,000 - 4-room median $230,500 - $214 psf
Toa Payoh: 99 sold - median $132,000 - 4-room median $231,000 - $180 psf
Woodlands: 47 sold - median $150,000 - 4-room median $153,500 - $152 psf
Yishun: 252 sold - median $197,750 - 4-room median $189,000 - $196 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1995

$645,000 Blk 192 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $402 psf - 91 yrs lease left

$590,000 Blk 119 Bishan St 12, Bishan
Executive - storey 07 to 09 - 1,625 sqft - $363 psf - 91 yrs lease left

$590,000 Blk 231 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,658 sqft - $356 psf - 96 yrs lease left

$558,000 Blk 664 Yishun Ave 4, Yishun
Executive - storey 07 to 09 - 1,948 sqft - $286 psf - 96 yrs lease left

$555,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $409 psf - 81 yrs lease left

$552,000 Blk 201 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $349 psf - 96 yrs lease left

$545,000 Blk 257 Kim Keat Ave, Toa Payoh
Executive - storey 07 to 09 - 1,572 sqft - $347 psf - 92 yrs lease left

$545,000 Blk 652 Yishun Ave 4, Yishun
Executive - storey 04 to 06 - 1,948 sqft - $280 psf - 96 yrs lease left

$538,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $342 psf - 92 yrs lease left

$535,000 Blk 245 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,582 sqft - $338 psf - 96 yrs lease left

The 5 most affordable 4-room flats, July 1995

$100,000 Blk 4 Lim Chu Kang Rd, Lim Chu Kang
4-room - storey 04 to 06 - 893 sqft - $112 psf - 84 yrs lease left

$117,800 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $124 psf - 79 yrs lease left

$125,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 947 sqft - $132 psf - 80 yrs lease left

$130,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $139 psf - 79 yrs lease left

$134,000 Blk 334 Woodlands St 32, Woodlands
4-room - storey 04 to 06 - 893 sqft - $150 psf - 89 yrs lease left

The 10 busiest streets, July 1995

Yishun Ring Rd, Yishun: 77 sales
Bedok Reservoir Rd, Bedok: 70 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 34 sales
Bedok Nth St 3, Bedok: 32 sales
Bedok Nth Rd, Bedok: 31 sales
Simei St 1, Tampines: 31 sales
Pasir Ris Dr 6, Pasir Ris: 30 sales
Jurong West St 42, Jurong West: 29 sales
Tampines St 21, Tampines: 29 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 26 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