HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: August 1995

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

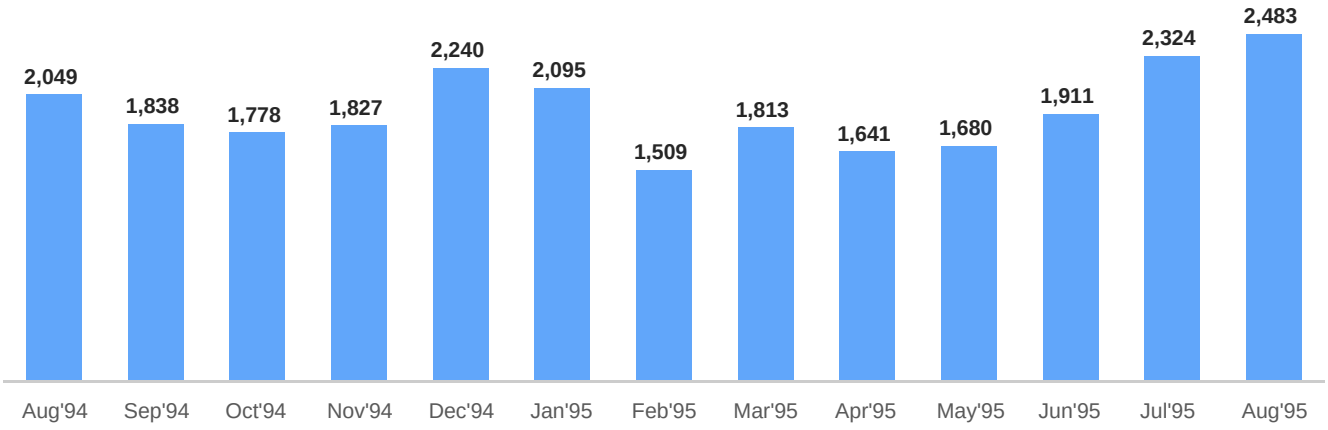
Flats sold: 2,483 Median price: $200,000 Median $psf: $201
Million-dollar flats: 0 (0.0%) Highest price: $620,000 (Bishan)

Against the month before: sales +6.8%, median price +5.3%. Against a year ago: sales +21.2%, median price +25.0%.

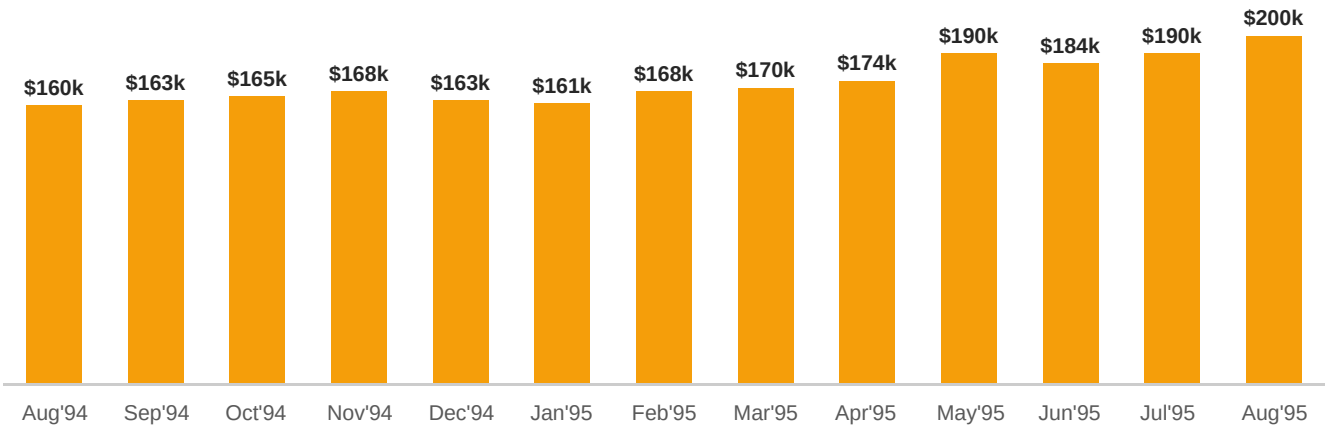
At a glance

- 2,483 HDB resale flats changed hands in August 1995, 6.8% more than the month before (2,324).
- Half of all flats sold for $200,000 or less (the median price), up 5.3% from the month before.
- A typical 4-room flat sold for $222,000 (871 sales), or about $212 per square foot.
- The highest price was $620,000 for an executive flat at Blk 179 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $162,000) and the dearest was Bishan (median $305,000).
- The busiest town was Tampines with 340 sales.

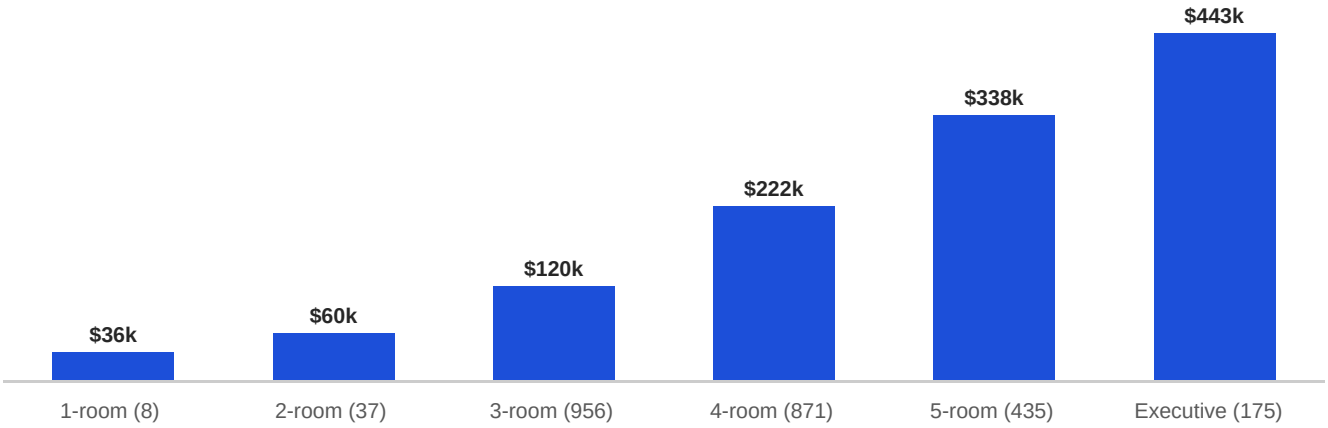
Flats sold each month, last 13 months



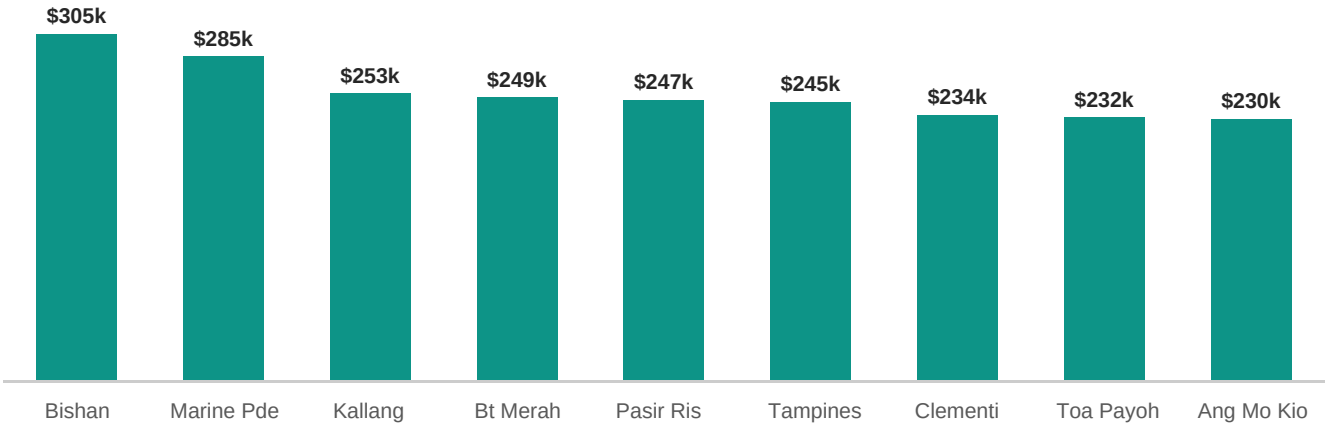
Median price each month, last 13 months



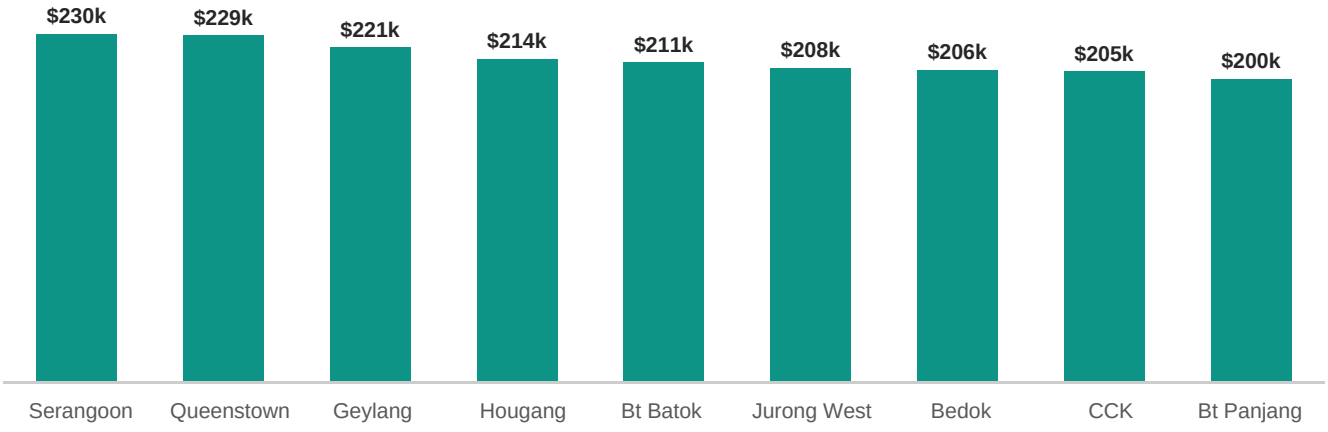
Median price by flat type (number sold), August 1995



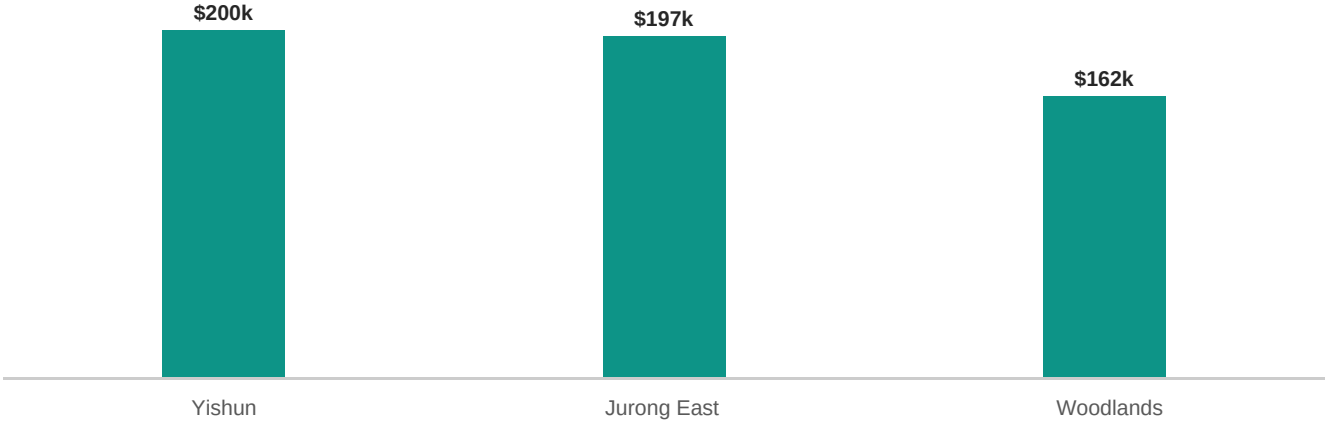
Median 4-room price by town, dearest first



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



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



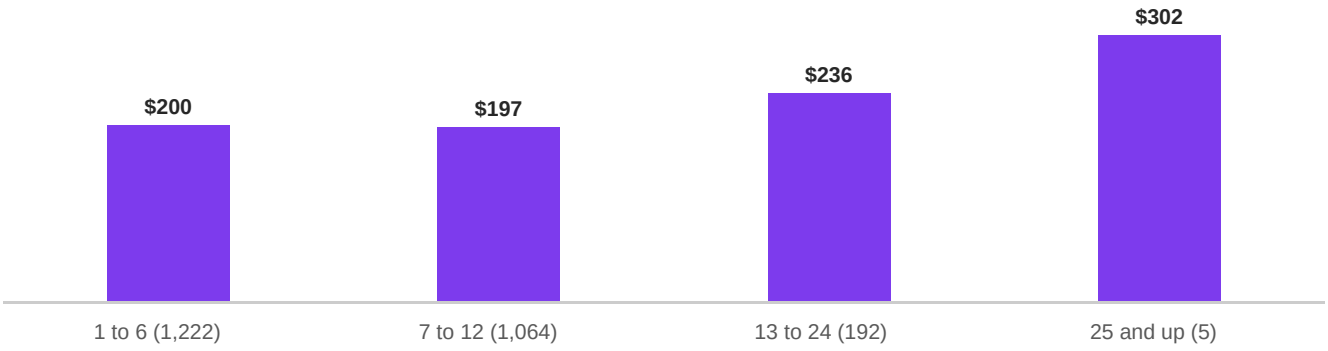
Town by town, August 1995

Ang Mo Kio: 179 sold - median $130,000 - 4-room median $230,000 - $178 psf
Bedok: 269 sold - median $175,000 - 4-room median $206,000 - $190 psf
Bishan: 76 sold - median $333,000 - 4-room median $305,000 - $295 psf
Bukit Batok: 120 sold - median $169,500 - 4-room median $211,000 - $181 psf
Bukit Merah: 106 sold - median $138,000 - 4-room median $249,000 - $190 psf
Bukit Panjang: 51 sold - median $203,000 - 4-room median $200,000 - $186 psf
Bukit Timah: 6 sold - median $362,500 - 4-room median n/a - $295 psf
Central Area: 21 sold - median $147,000 - 4-room median n/a - $206 psf
Choa Chu Kang: 52 sold - median $276,500 - 4-room median $205,000 - $210 psf
Clementi: 104 sold - median $180,250 - 4-room median $233,500 - $203 psf
Geylang: 103 sold - median $170,000 - 4-room median $221,000 - $198 psf
Hougang: 110 sold - median $220,000 - 4-room median $213,500 - $208 psf
Jurong East: 69 sold - median $175,000 - 4-room median $196,500 - $175 psf
Jurong West: 161 sold - median $202,000 - 4-room median $207,500 - $178 psf
Kallang/Whampoa: 59 sold - median $150,000 - 4-room median $252,500 - $189 psf
Marine Parade: 33 sold - median $250,000 - 4-room median $285,000 - $267 psf
Pasir Ris: 72 sold - median $263,500 - 4-room median $247,000 - $231 psf
Queenstown: 79 sold - median $110,000 - 4-room median $229,000 - $169 psf
Sengkang: 1 sold - median $170,000 - 4-room median n/a - $172 psf
Serangoon: 57 sold - median $230,000 - 4-room median $230,000 - $227 psf
Tampines: 340 sold - median $248,000 - 4-room median $245,000 - $222 psf
Toa Payoh: 80 sold - median $135,500 - 4-room median $231,500 - $185 psf
Woodlands: 51 sold - median $172,000 - 4-room median $162,000 - $167 psf
Yishun: 284 sold - median $200,000 - 4-room median $200,000 - $194 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, August 1995

$620,000 Blk 179 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $384 psf - 91 yrs lease left

$585,000 Blk 231 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,593 sqft - $367 psf - 96 yrs lease left

$565,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,593 sqft - $355 psf - 96 yrs lease left

$555,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,561 sqft - $356 psf - 93 yrs lease left

$550,000 Blk 134 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,539 sqft - $357 psf - 90 yrs lease left

$548,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 07 to 09 - 1,572 sqft - $349 psf - 93 yrs lease left

$545,000 Blk 187 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $347 psf - 91 yrs lease left

$543,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $346 psf - 93 yrs lease left

$541,500 Blk 254 Kim Keat Ave, Toa Payoh
Executive - storey 07 to 09 - 1,528 sqft - $354 psf - 93 yrs lease left

$540,000 Blk 187 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $344 psf - 91 yrs lease left

The 5 most affordable 4-room flats, August 1995

$125,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 13 to 15 - 969 sqft - $129 psf - 78 yrs lease left

$128,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $135 psf - 80 yrs lease left

$132,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $139 psf - 80 yrs lease left

$145,000 Blk 338 Woodlands Ave 1, Woodlands

4-room - storey 01 to 03 - 958 sqft - $151 psf - 93 yrs lease left

$150,000 Blk 338 Woodlands Ave 1, Woodlands

4-room - storey 01 to 03 - 904 sqft - $166 psf - 93 yrs lease left

The 10 busiest streets, August 1995

Yishun Ring Rd, Yishun: 80 sales
Bedok Reservoir Rd, Bedok: 69 sales
Tampines St 21, Tampines: 53 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 50 sales
Bedok Nth Rd, Bedok: 37 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 36 sales
Bedok Nth St 3, Bedok: 35 sales
Pasir Ris Dr 6, Pasir Ris: 31 sales
Tampines St 83, Tampines: 30 sales
Jurong West St 42, Jurong West: 28 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