HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1995

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

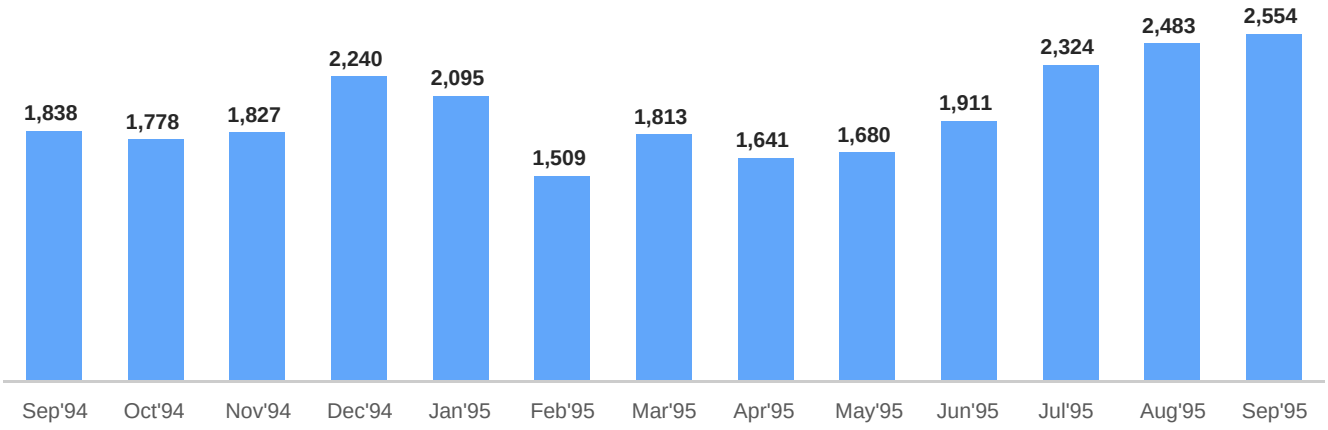
Flats sold: 2,554 Median price: $198,500 Median $psf: $201
Million-dollar flats: 0 (0.0%) Highest price: $600,000 (Bishan)

Against the month before: sales +2.9%, median price -0.8%. Against a year ago: sales +39.0%, median price +21.8%.

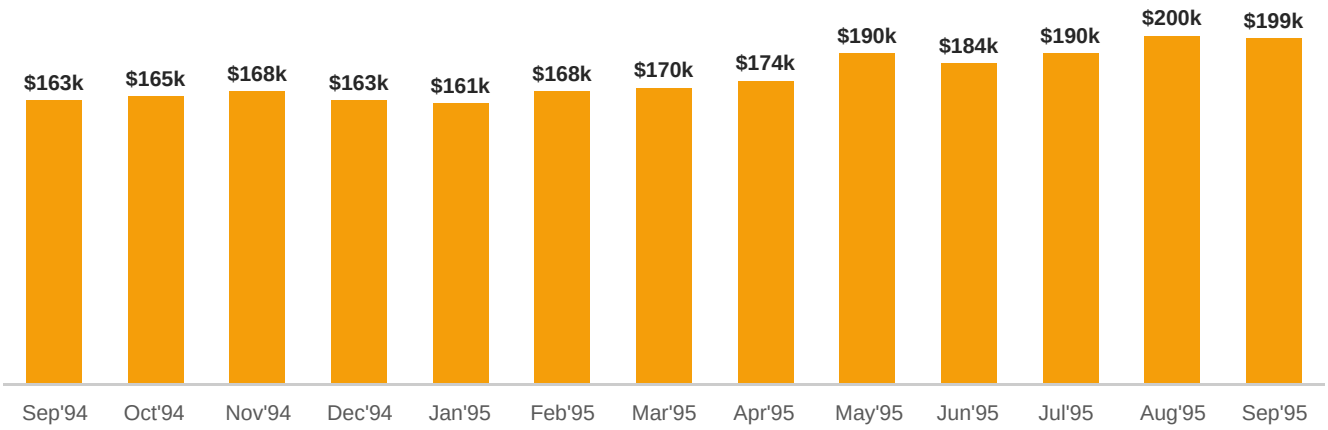
At a glance

- 2,554 HDB resale flats changed hands in September 1995, 2.9% more than the month before (2,483).
- Half of all flats sold for $198,500 or less (the median price), down 0.8% from the month before.
- A typical 4-room flat sold for $220,000 (900 sales), or about $213 per square foot.
- The highest price was $600,000 for an executive flat at Blk 219 Bishan St 23, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $168,000) and the dearest was Marine Parade (median $305,000).
- The busiest town was Tampines with 308 sales.

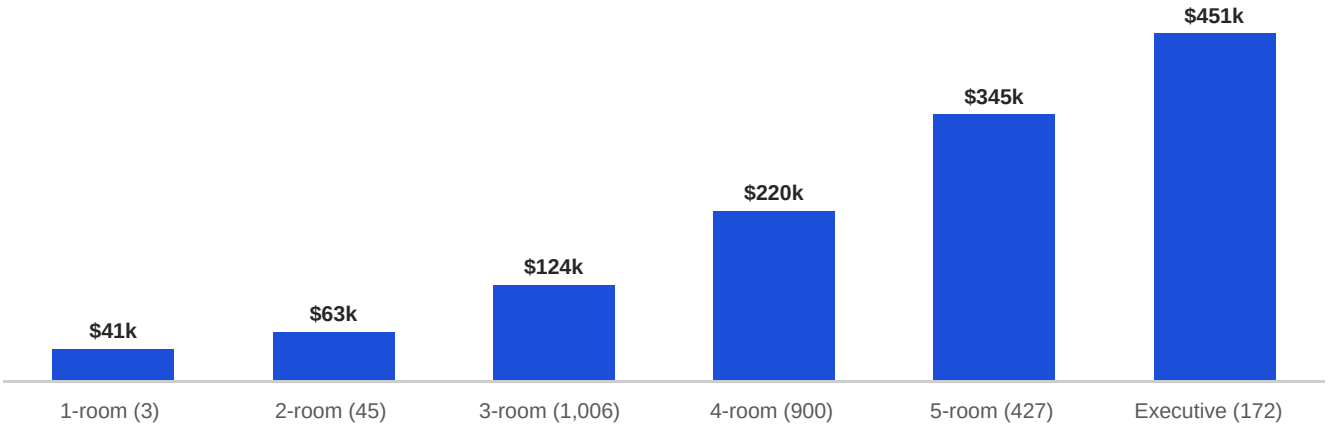
Flats sold each month, last 13 months



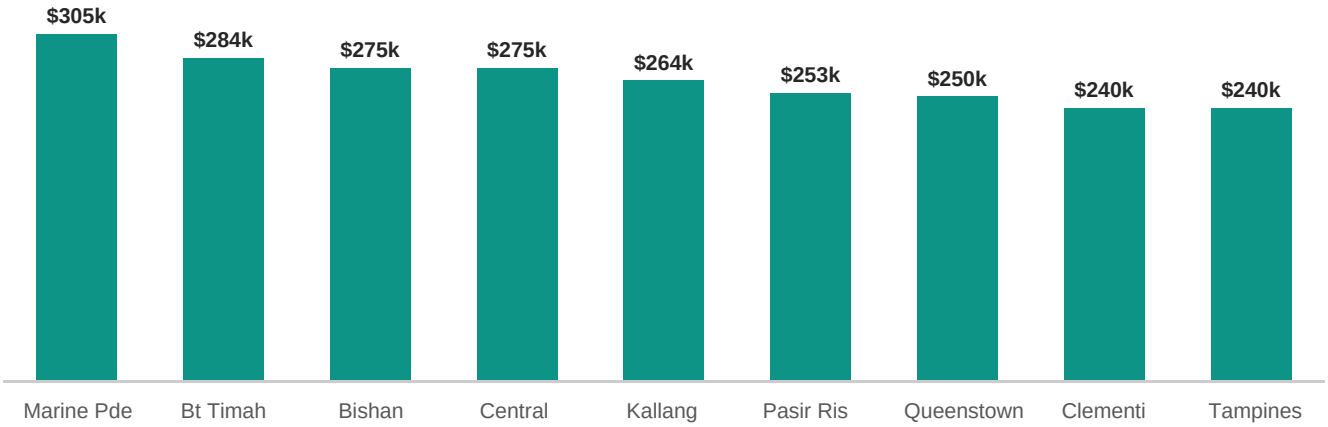
Median price each month, last 13 months



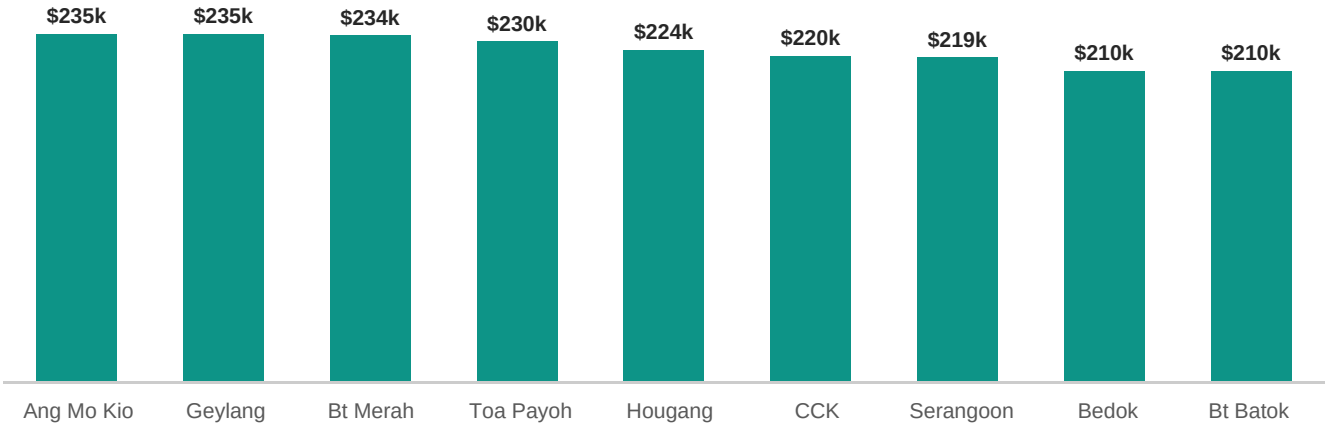
Median price by flat type (number sold), September 1995



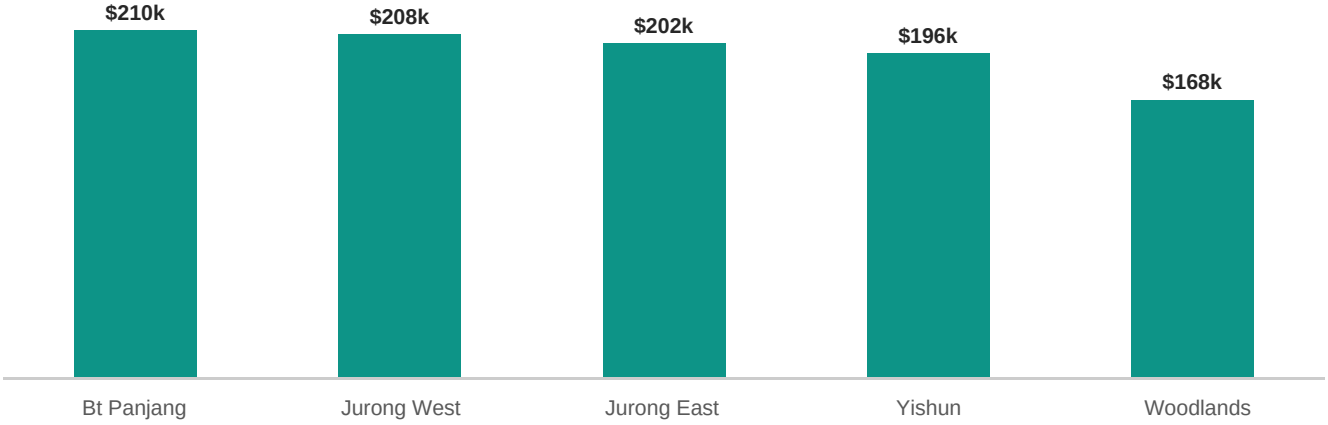
Median 4-room price by town, dearest first



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



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



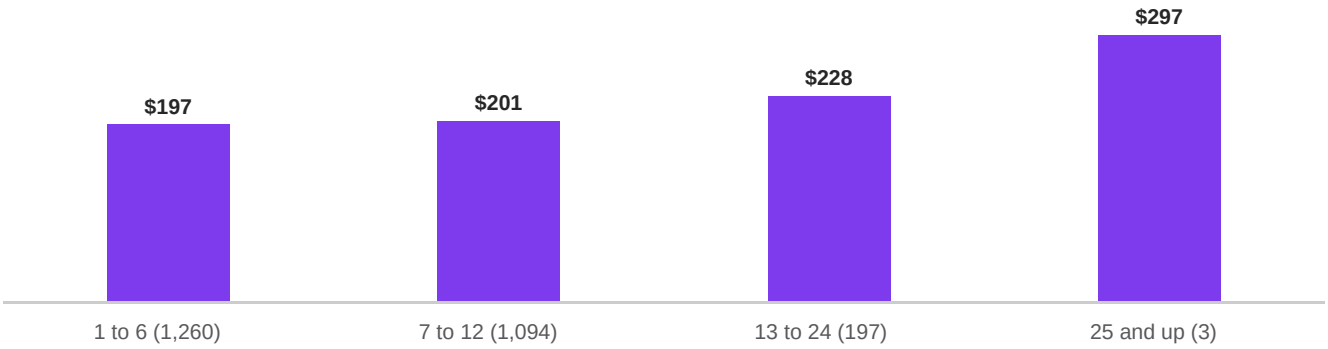
Town by town, September 1995

Ang Mo Kio: 197 sold - median $140,000 - 4-room median $235,000 - $183 psf
Bedok: 289 sold - median $175,000 - 4-room median $210,000 - $191 psf
Bishan: 87 sold - median $337,000 - 4-room median $275,000 - $299 psf
Bukit Batok: 134 sold - median $184,000 - 4-room median $210,000 - $181 psf
Bukit Merah: 87 sold - median $132,000 - 4-room median $234,000 - $191 psf
Bukit Panjang: 52 sold - median $212,500 - 4-room median $210,000 - $189 psf
Bukit Timah: 10 sold - median $301,500 - 4-room median $284,000 - $269 psf
Central Area: 26 sold - median $141,500 - 4-room median $275,000 - $197 psf
Choa Chu Kang: 40 sold - median $225,000 - 4-room median $220,000 - $201 psf
Clementi: 83 sold - median $151,000 - 4-room median $240,000 - $191 psf
Geylang: 93 sold - median $194,000 - 4-room median $235,000 - $208 psf
Hougang: 126 sold - median $234,400 - 4-room median $224,000 - $219 psf
Jurong East: 64 sold - median $204,500 - 4-room median $202,000 - $202 psf
Jurong West: 209 sold - median $206,000 - 4-room median $207,500 - $187 psf
Kallang/Whampoa: 75 sold - median $140,000 - 4-room median $264,000 - $200 psf
Marine Parade: 36 sold - median $248,500 - 4-room median $305,000 - $274 psf
Pasir Ris: 55 sold - median $310,000 - 4-room median $253,000 - $239 psf
Queenstown: 68 sold - median $118,000 - 4-room median $250,000 - $173 psf
Sengkang: 1 sold - median $70,000 - 4-room median n/a - $97 psf
Serangoon: 73 sold - median $230,000 - 4-room median $219,000 - $235 psf
Tampines: 308 sold - median $241,000 - 4-room median $240,000 - $219 psf
Toa Payoh: 90 sold - median $138,500 - 4-room median $230,000 - $186 psf
Woodlands: 65 sold - median $161,000 - 4-room median $168,000 - $162 psf
Yishun: 286 sold - median $185,000 - 4-room median $196,000 - $197 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1995

$600,000 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $382 psf - 96 yrs lease left

$600,000 Blk 148 Bishan St 11, Bishan
MULTI GENERATION - storey 10 to 12 - 1,722 sqft - $348 psf - 91 yrs lease left

$590,000 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $375 psf - 96 yrs lease left

$590,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,528 sqft - $386 psf - 93 yrs lease left

$590,000 Blk 104 Clementi St 14, Clementi
Executive - storey 01 to 03 - 1,690 sqft - $349 psf - 88 yrs lease left

$570,000 Blk 187 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $363 psf - 91 yrs lease left

$565,000 Blk 159 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,550 sqft - $365 psf - 92 yrs lease left

$557,500 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,658 sqft - $336 psf - 92 yrs lease left

$543,000 Blk 654 Yishun Ave 4, Yishun
Executive - storey 04 to 06 - 1,765 sqft - $308 psf - 96 yrs lease left

$540,000 Blk 107 Lengkong Tiga, Bedok
Executive - storey 01 to 03 - 1,593 sqft - $339 psf - 93 yrs lease left

The 5 most affordable 4-room flats, September 1995

$134,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 936 sqft - $143 psf - 79 yrs lease left

$140,000 Blk 32 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 1,066 sqft - $131 psf - 85 yrs lease left

$150,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 947 sqft - $158 psf - 80 yrs lease left

$150,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $160 psf - 79 yrs lease left

$150,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $160 psf - 79 yrs lease left

The 10 busiest streets, September 1995

Bedok Reservoir Rd, Bedok: 80 sales
Yishun Ring Rd, Yishun: 69 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 49 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Simei St 1, Tampines: 39 sales
Tampines St 21, Tampines: 37 sales
Bedok Nth St 3, Bedok: 36 sales
Hougang Ave 8, Hougang: 34 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 33 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 32 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