HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 1995

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

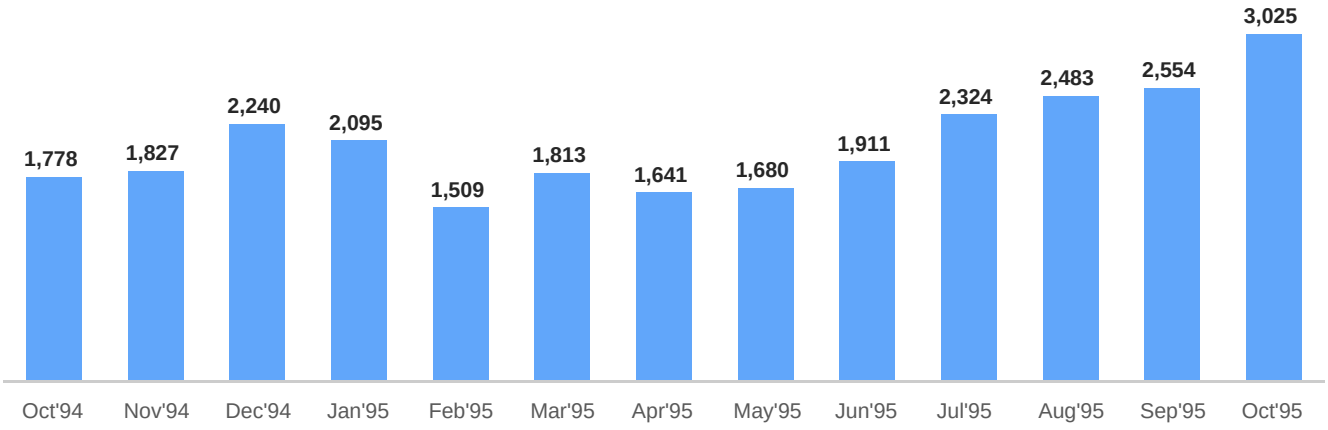
Flats sold: 3,025 Median price: $205,000 Median $psf: $206
Million-dollar flats: 0 (0.0%) Highest price: $650,000 (Bishan)

Against the month before: sales +18.4%, median price +3.3%. Against a year ago: sales +70.1%, median price +24.2%.

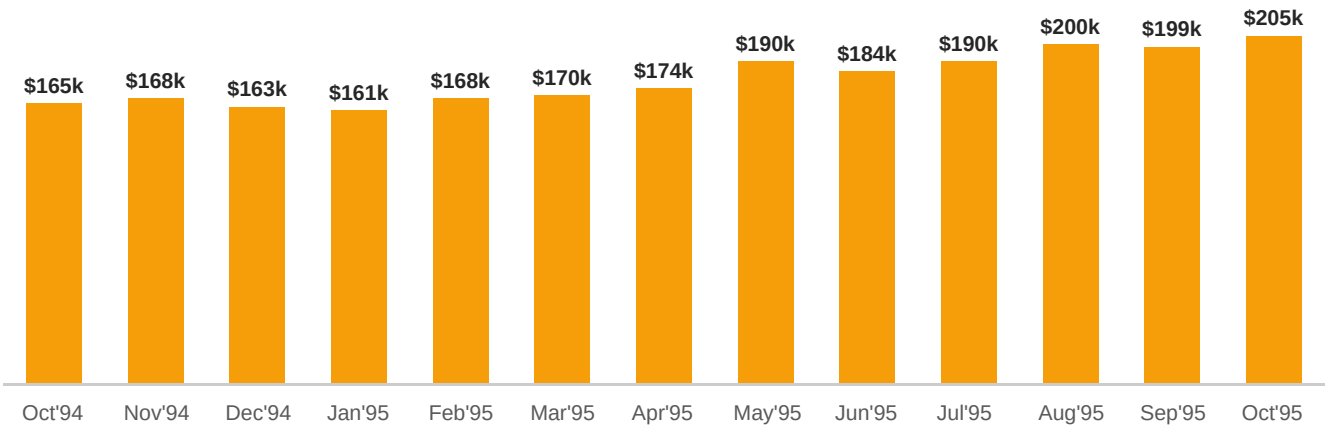
At a glance

- 3,025 HDB resale flats changed hands in October 1995, 18.4% more than the month before (2,554).
- Half of all flats sold for $205,000 or less (the median price), up 3.3% from the month before.
- A typical 4-room flat sold for $228,000 (1,094 sales), or about $218 per square foot.
- The highest price was $650,000 for an executive flat at Blk 190 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $180,500) and the dearest was Bishan (median $314,000).
- The busiest town was Tampines with 393 sales.

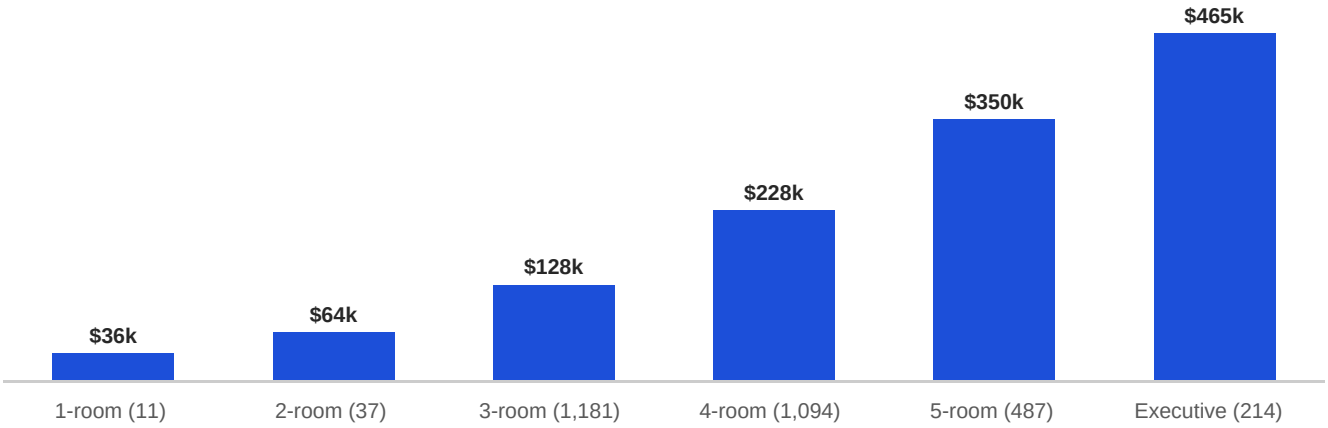
Flats sold each month, last 13 months



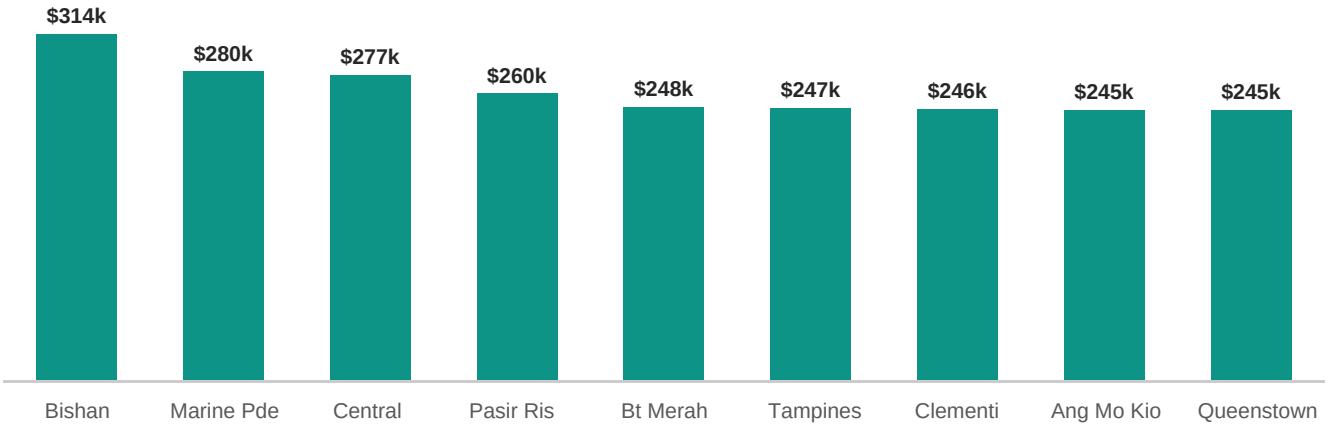
Median price each month, last 13 months



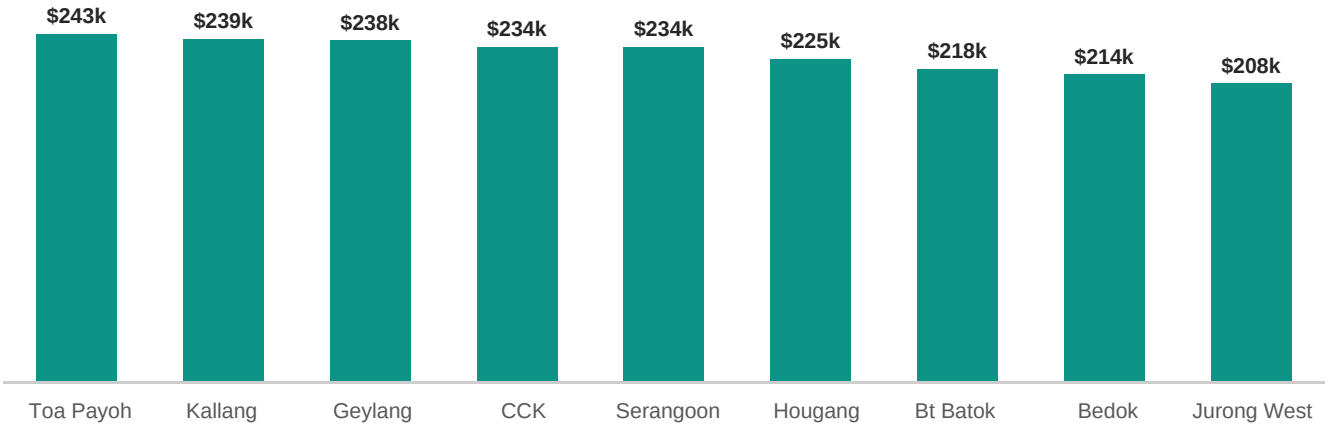
Median price by flat type (number sold), October 1995



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)



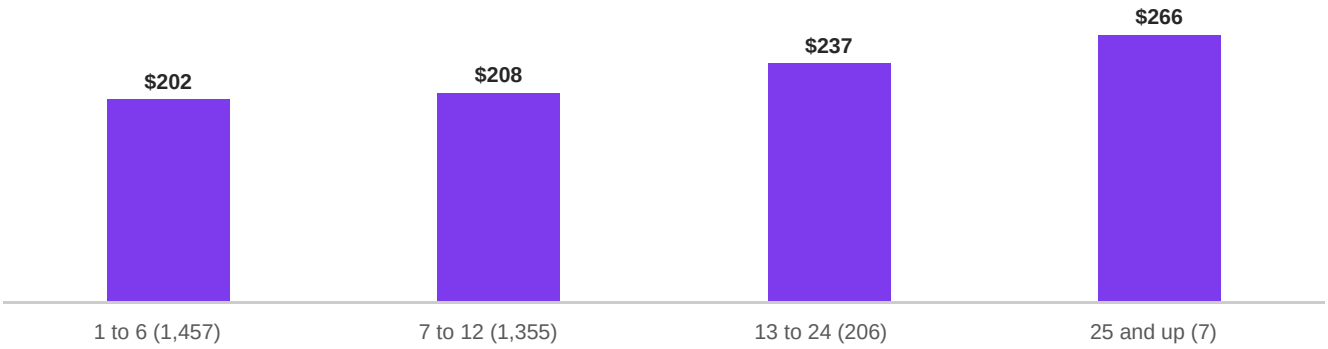
Town by town, October 1995

Ang Mo Kio: 220 sold - median $142,290 - 4-room median $245,000 - $190 psf
Bedok: 293 sold - median $195,000 - 4-room median $214,000 - $203 psf
Bishan: 90 sold - median $365,000 - 4-room median $314,000 - $314 psf
Bukit Batok: 153 sold - median $179,000 - 4-room median $218,000 - $188 psf
Bukit Merah: 105 sold - median $145,000 - 4-room median $247,500 - $201 psf
Bukit Panjang: 67 sold - median $200,000 - 4-room median $203,000 - $180 psf
Bukit Timah: 14 sold - median $487,500 - 4-room median n/a - $338 psf
Central Area: 26 sold - median $169,000 - 4-room median $277,000 - $241 psf
Choa Chu Kang: 49 sold - median $275,000 - 4-room median $233,500 - $219 psf
Clementi: 111 sold - median $163,000 - 4-room median $246,000 - $202 psf
Geylang: 104 sold - median $220,000 - 4-room median $238,000 - $215 psf
Hougang: 159 sold - median $227,500 - 4-room median $225,000 - $219 psf
Jurong East: 100 sold - median $197,500 - 4-room median $205,000 - $193 psf
Jurong West: 227 sold - median $207,500 - 4-room median $208,000 - $188 psf
Kallang/Whampoa: 77 sold - median $143,000 - 4-room median $239,000 - $197 psf
Lim Chu Kang: 1 sold - median $66,000 - 4-room median n/a - $104 psf
Marine Parade: 36 sold - median $248,500 - 4-room median $280,000 - $279 psf
Pasir Ris: 69 sold - median $270,000 - 4-room median $260,000 - $238 psf
Queenstown: 98 sold - median $125,000 - 4-room median $245,000 - $182 psf
Sembawang: 1 sold - median $84,000 - 4-room median n/a - $122 psf
Sengkang: 4 sold - median $130,000 - 4-room median n/a - $148 psf
Serangoon: 77 sold - median $232,000 - 4-room median $233,500 - $234 psf
Tampines: 393 sold - median $246,000 - 4-room median $247,000 - $225 psf
Toa Payoh: 117 sold - median $155,000 - 4-room median $242,500 - $212 psf
Woodlands: 63 sold - median $168,000 - 4-room median $180,500 - $168 psf
Yishun: 371 sold - median $190,000 - 4-room median $199,800 - $199 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 1995

$650,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $403 psf - 91 yrs lease left

$650,000 Blk 453 Sin Ming Ave, Bishan
Executive - storey 16 to 18 - 1,819 sqft - $357 psf - 94 yrs lease left

$650,000 Blk 231 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,593 sqft - $408 psf - 96 yrs lease left

$635,000 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $404 psf - 96 yrs lease left

$610,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,658 sqft - $368 psf - 93 yrs lease left

$608,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 04 to 06 - 1,819 sqft - $334 psf - 91 yrs lease left

$600,000 Blk 134 Bishan St 12, Bishan
Executive - storey 07 to 09 - 1,625 sqft - $369 psf - 90 yrs lease left

$598,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $381 psf - 91 yrs lease left

$585,000 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $372 psf - 96 yrs lease left

$580,000 Blk 119 Bishan St 12, Bishan
Executive - storey 10 to 12 - 1,550 sqft - $374 psf - 91 yrs lease left

The 5 most affordable 4-room flats, October 1995

$140,000 Blk 435 Yishun Ave 6, Yishun
4-room - storey 07 to 09 - 904 sqft - $155 psf - 92 yrs lease left

$146,500 Blk 105 Woodlands St 13, Woodlands
4-room - storey 01 to 03 - 990 sqft - $148 psf - 89 yrs lease left

$150,000 Blk 16 Teck Whye Lane, Choa Chu Kang
4-room - storey 07 to 09 - 990 sqft - $151 psf - 83 yrs lease left

$150,000 Blk 435 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 01 to 03 - 904 sqft - $166 psf - 92 yrs lease left

$150,000 Blk 218 Petir Rd, Bukit Panjang
4-room - storey 10 to 12 - 904 sqft - $166 psf - 91 yrs lease left

The 10 busiest streets, October 1995

Yishun Ring Rd, Yishun: 93 sales
Bedok Reservoir Rd, Bedok: 82 sales
Tampines St 21, Tampines: 57 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 52 sales
Hougang Ave 8, Hougang: 49 sales
Bedok Nth Rd, Bedok: 42 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 41 sales
Yishun St 21, Yishun: 39 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 37 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 36 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