HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1995

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:05 pm.
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November 1995 in full

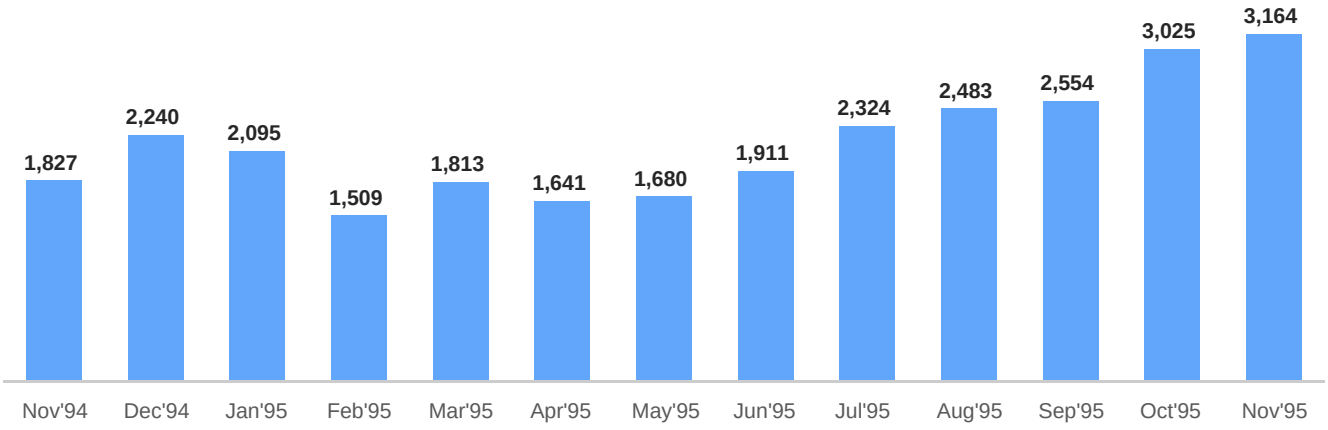
Flats sold: 3,164 **Median price: $210,000** **Median $psf: $211**
Million-dollar flats: 0 (0.0%) **Highest price: $650,000 (Bishan)**

Against the month before: sales +4.6%, median price +2.4%. Against a year ago: sales +73.2%, median price +25.0%.

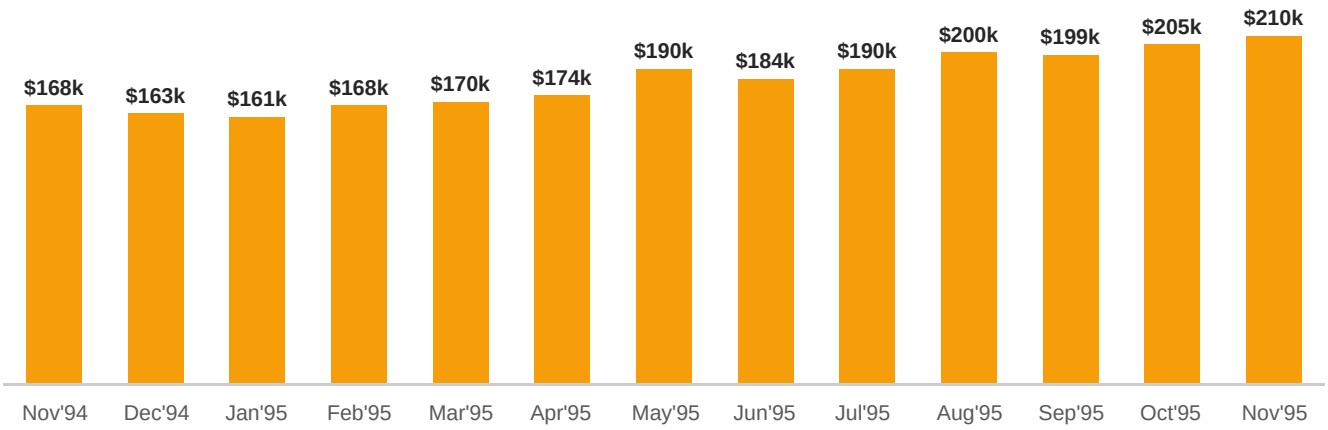
At a glance

- 3,164 HDB resale flats changed hands in November 1995, 4.6% more than the month before (3,025).
- Half of all flats sold for $210,000 or less (the median price), up 2.4% from the month before.
- A typical 4-room flat sold for $235,000 (1,143 sales), or about $223 per square foot.
- The highest price was $650,000 for an executive flat at Blk 101 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $170,000) and the dearest was Marine Parade (median $300,000).
- The busiest town was Tampines with 378 sales.

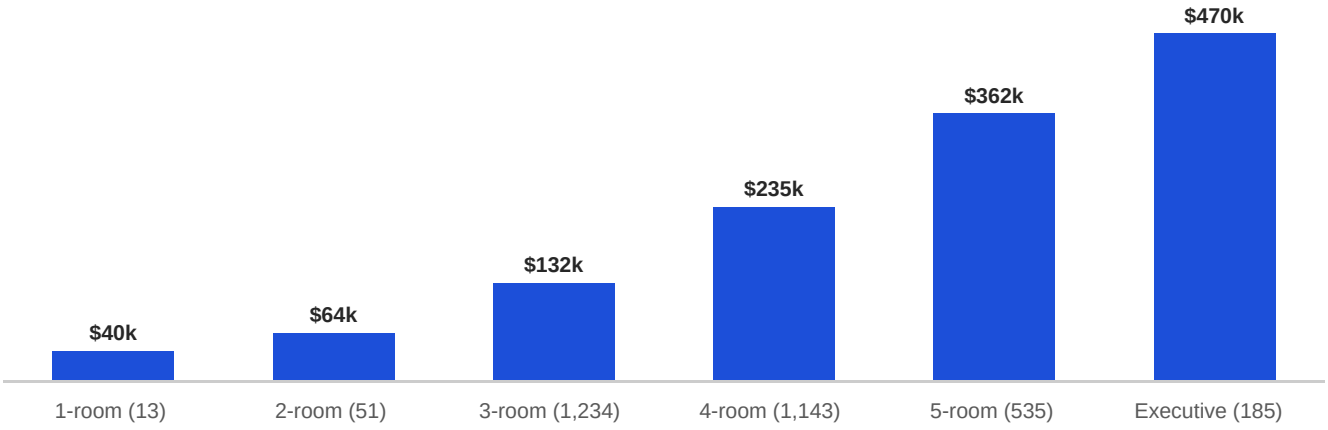
Flats sold each month, last 13 months



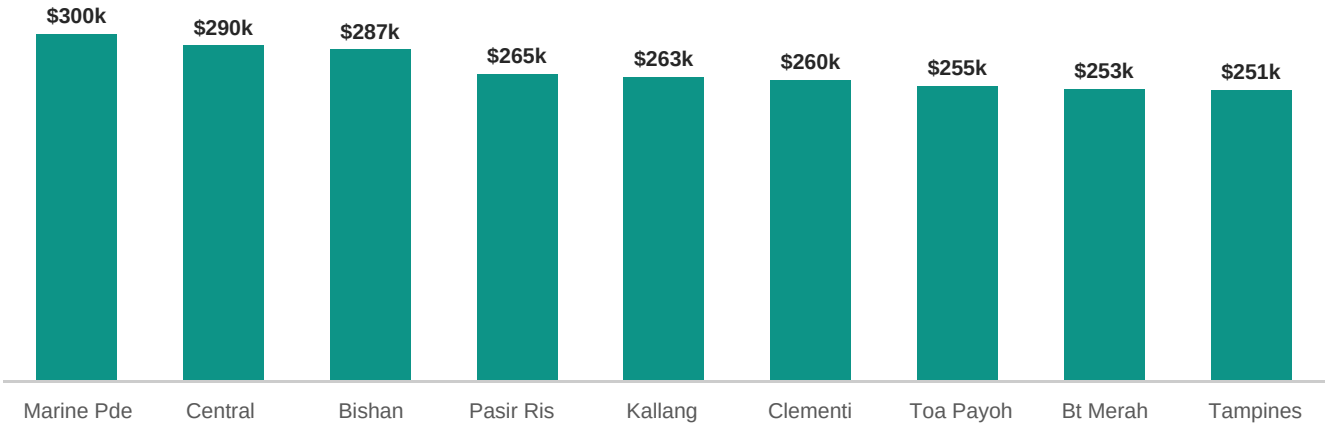
Median price each month, last 13 months



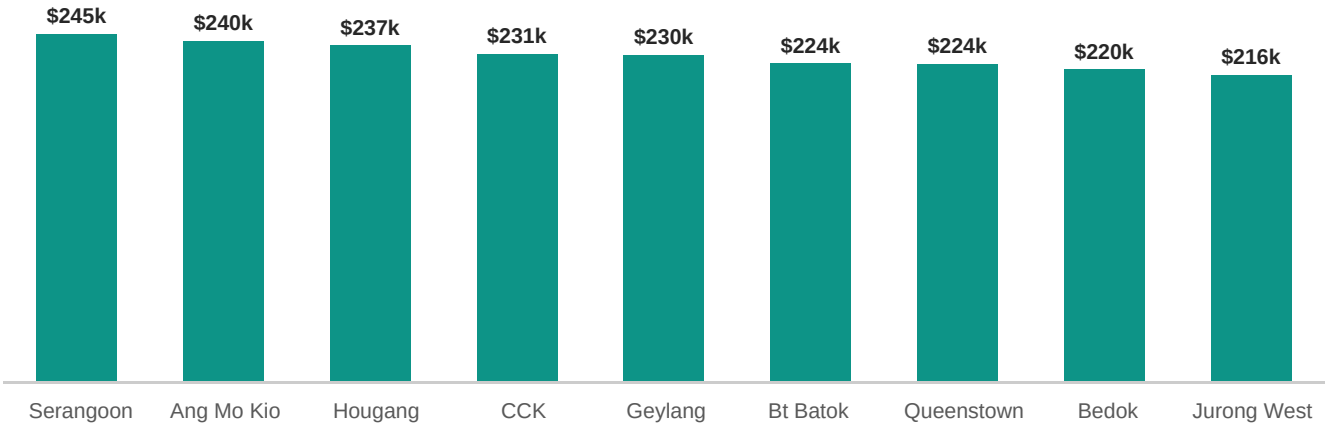
Median price by flat type (number sold), November 1995



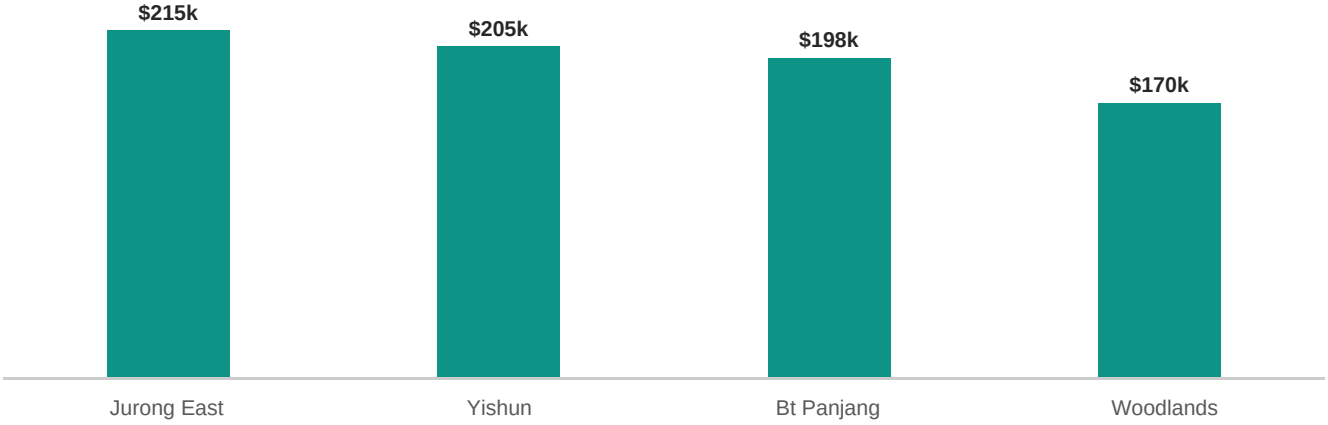
Median 4-room price by town, dearest first



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



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



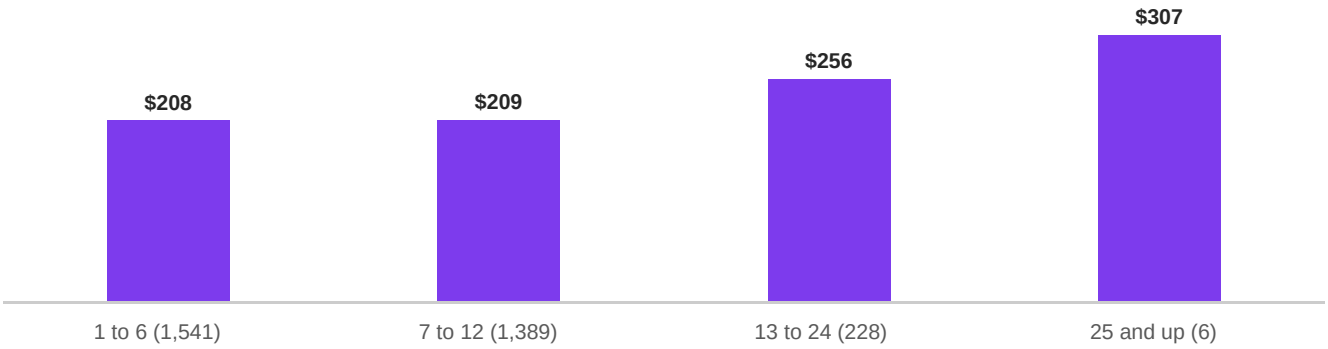
Town by town, November 1995

Ang Mo Kio: 234 sold - median $146,000 - 4-room median $240,000 - $194 psf
Bedok: 343 sold - median $204,000 - 4-room median $220,000 - $212 psf
Bishan: 118 sold - median $355,500 - 4-room median $286,500 - $312 psf
Bukit Batok: 168 sold - median $176,000 - 4-room median $224,000 - $185 psf
Bukit Merah: 115 sold - median $148,000 - 4-room median $252,500 - $209 psf
Bukit Panjang: 61 sold - median $195,000 - 4-room median $198,000 - $181 psf
Bukit Timah: 9 sold - median $422,000 - 4-room median n/a - $321 psf
Central Area: 37 sold - median $170,000 - 4-room median $290,000 - $250 psf
Choa Chu Kang: 66 sold - median $245,000 - 4-room median $231,000 - $213 psf
Clementi: 112 sold - median $152,944 - 4-room median $260,000 - $208 psf
Geylang: 125 sold - median $175,000 - 4-room median $230,000 - $210 psf
Hougang: 172 sold - median $241,250 - 4-room median $237,000 - $224 psf
Jurong East: 89 sold - median $198,000 - 4-room median $215,000 - $191 psf
Jurong West: 196 sold - median $210,000 - 4-room median $216,000 - $189 psf
Kallang/Whampoa: 114 sold - median $182,500 - 4-room median $262,500 - $223 psf
Marine Parade: 36 sold - median $188,000 - 4-room median $300,000 - $257 psf
Pasir Ris: 61 sold - median $273,000 - 4-room median $265,000 - $237 psf
Queenstown: 91 sold - median $129,000 - 4-room median $223,750 - $186 psf
Sembawang: 1 sold - median $88,000 - 4-room median n/a - $128 psf
Serangoon: 82 sold - median $241,000 - 4-room median $245,000 - $241 psf
Tampines: 378 sold - median $250,000 - 4-room median $251,400 - $229 psf
Toa Payoh: 117 sold - median $140,000 - 4-room median $255,000 - $196 psf
Woodlands: 77 sold - median $168,000 - 4-room median $170,000 - $169 psf
Yishun: 362 sold - median $213,000 - 4-room median $205,000 - $205 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1995

$650,000 Blk 101 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $370 psf - 91 yrs lease left

$625,000 Blk 201 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,604 sqft - $390 psf - 96 yrs lease left

$616,000 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $392 psf - 96 yrs lease left

$592,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 01 to 03 - 1,572 sqft - $377 psf - 93 yrs lease left

$587,000 Blk 106 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $374 psf - 93 yrs lease left

$583,000 Blk 148 Bishan St 11, Bishan
MULTI GENERATION - storey 10 to 12 - 1,722 sqft - $339 psf - 91 yrs lease left

$580,000 Blk 134 Bishan St 12, Bishan
Executive - storey 07 to 09 - 1,550 sqft - $374 psf - 90 yrs lease left

$580,000 Blk 201 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,615 sqft - $359 psf - 96 yrs lease left

$580,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $369 psf - 92 yrs lease left

$580,000 Blk 856B Tampines St 82, Tampines
Executive - storey 07 to 09 - 1,561 sqft - $372 psf - 99 yrs lease left

The 5 most affordable 4-room flats, November 1995

$125,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $133 psf - 79 yrs lease left

$126,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 969 sqft - $130 psf - 80 yrs lease left

$138,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 947 sqft - $146 psf - 80 yrs lease left

$142,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 947 sqft - $150 psf - 80 yrs lease left

$142,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $152 psf - 79 yrs lease left

The 10 busiest streets, November 1995

Yishun Ring Rd, Yishun: 98 sales
Bedok Reservoir Rd, Bedok: 84 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 64 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 59 sales
Hougang Ave 8, Hougang: 53 sales
Tampines St 21, Tampines: 51 sales
Bedok Nth Rd, Bedok: 47 sales
Bedok Nth St 3, Bedok: 43 sales
Simei St 1, Tampines: 35 sales
Jurong West St 42, Jurong West: 33 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