HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1995

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:05 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/1995-12/

December 1995 in full

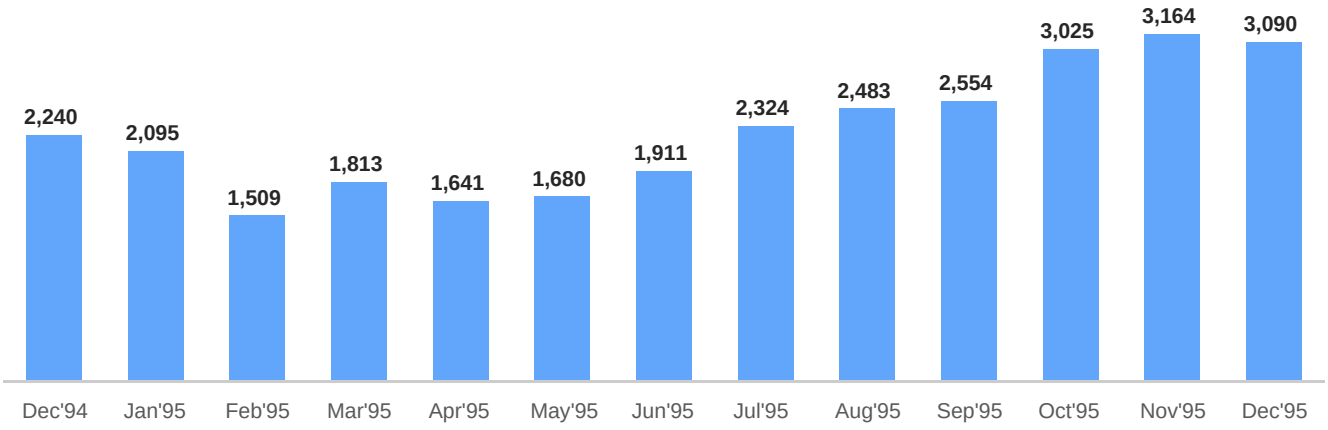
Flats sold: 3,090 Median price: $215,250 Median $psf: $217
Million-dollar flats: 0 (0.0%) Highest price: $680,000 (Bishan)

Against the month before: sales -2.3%, median price +2.5%. Against a year ago: sales +37.9%, median price +32.1%.

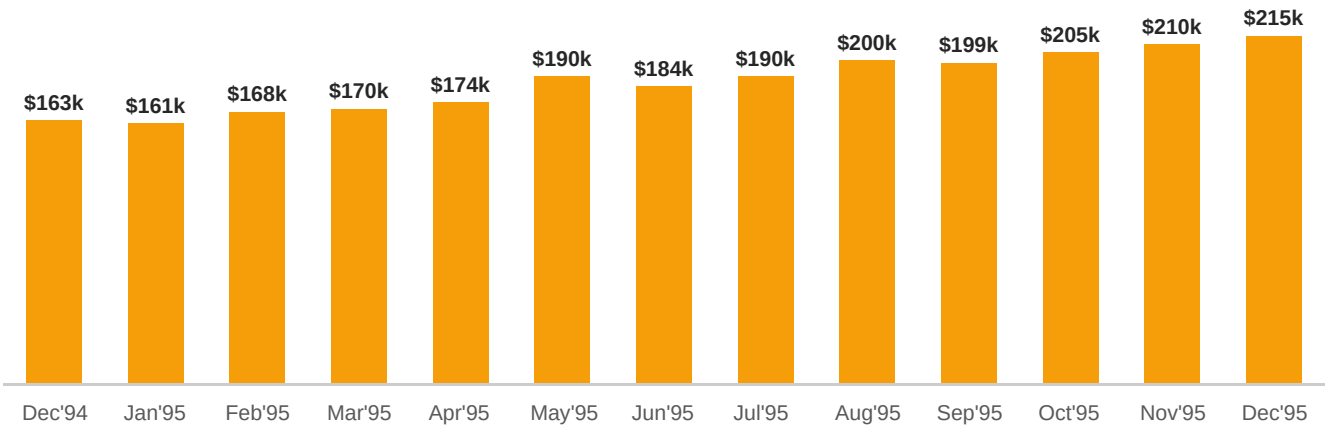
At a glance

- 3,090 HDB resale flats changed hands in December 1995, 2.3% fewer than the month before (3,164).
- Half of all flats sold for $215,250 or less (the median price), up 2.5% from the month before.
- A typical 4-room flat sold for $240,000 (1,108 sales), or about $230 per square foot.
- The highest price was $680,000 for an executive flat at Blk 231 Bishan St 23, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $183,000) and the dearest was Marine Parade (median $310,000).
- The busiest town was Bedok with 369 sales.

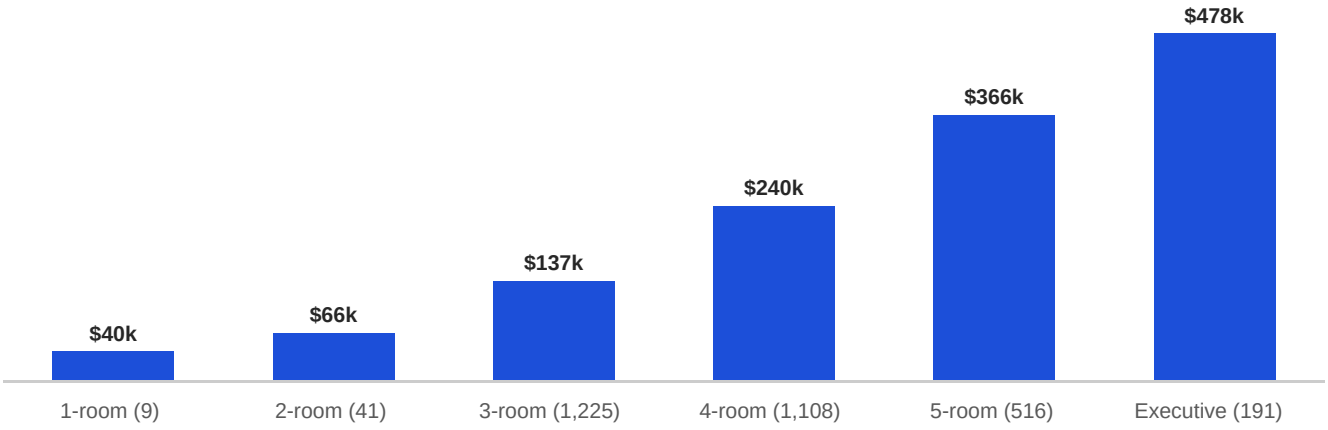
Flats sold each month, last 13 months



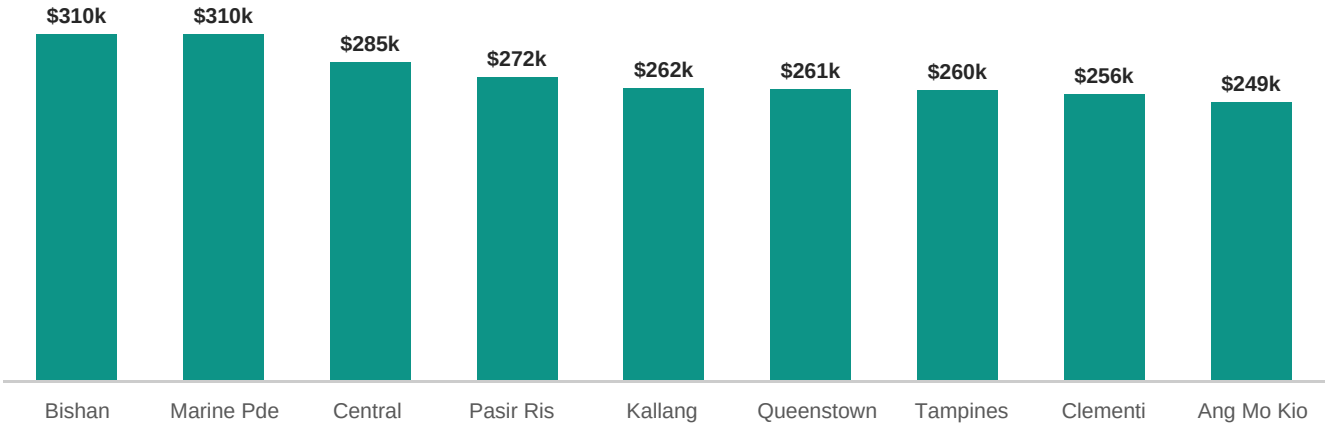
Median price each month, last 13 months



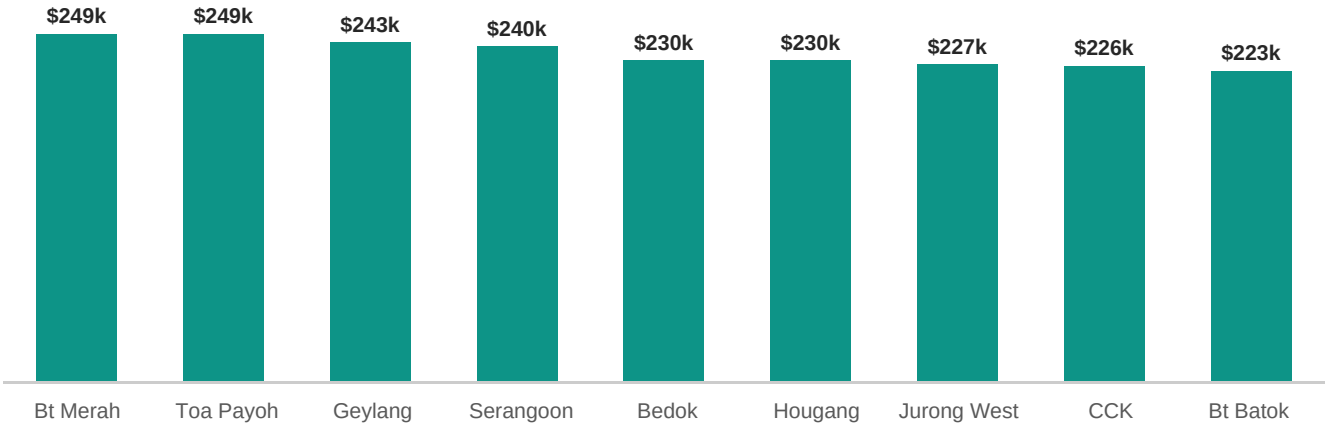
Median price by flat type (number sold), December 1995



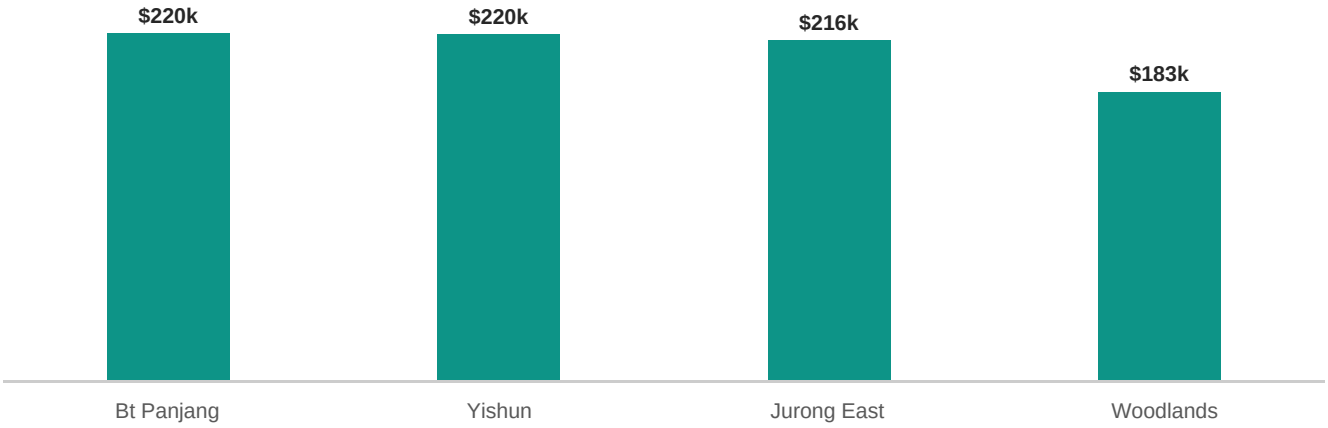
Median 4-room price by town, dearest first



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



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



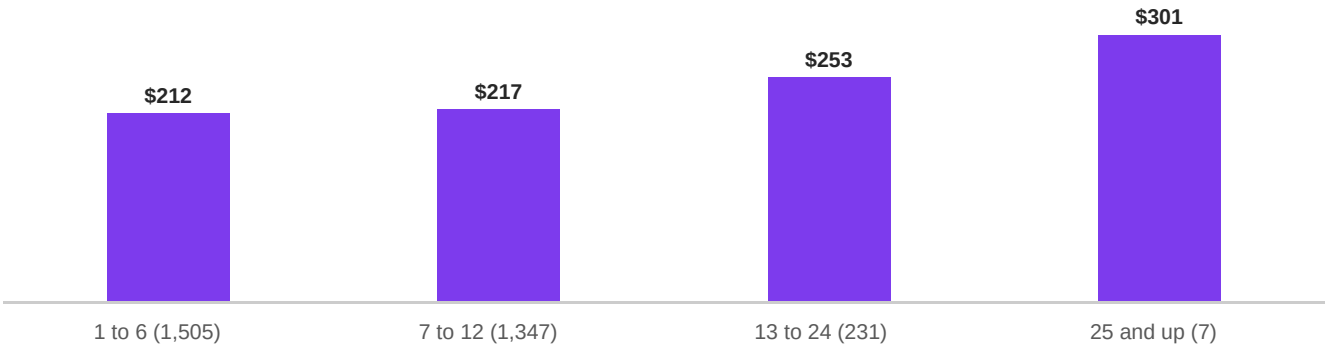
Town by town, December 1995

Ang Mo Kio: 202 sold - median $148,500 - 4-room median $249,000 - $199 psf
Bedok: 369 sold - median $203,000 - 4-room median $230,000 - $214 psf
Bishan: 96 sold - median $344,000 - 4-room median $310,000 - $310 psf
Bukit Batok: 165 sold - median $149,000 - 4-room median $222,500 - $185 psf
Bukit Merah: 114 sold - median $154,500 - 4-room median $249,000 - $211 psf
Bukit Panjang: 43 sold - median $223,000 - 4-room median $220,000 - $201 psf
Bukit Timah: 5 sold - median $466,000 - 4-room median n/a - $335 psf
Central Area: 22 sold - median $167,000 - 4-room median $285,000 - $240 psf
Choa Chu Kang: 61 sold - median $260,000 - 4-room median $226,000 - $223 psf
Clementi: 113 sold - median $168,000 - 4-room median $256,000 - $208 psf
Geylang: 113 sold - median $202,000 - 4-room median $243,000 - $219 psf
Hougang: 165 sold - median $235,000 - 4-room median $230,000 - $223 psf
Jurong East: 93 sold - median $210,000 - 4-room median $215,500 - $204 psf
Jurong West: 222 sold - median $223,500 - 4-room median $227,000 - $200 psf
Kallang/Whampoa: 109 sold - median $165,000 - 4-room median $261,500 - $215 psf
Marine Parade: 41 sold - median $235,000 - 4-room median $310,000 - $291 psf
Pasir Ris: 85 sold - median $282,000 - 4-room median $271,500 - $248 psf
Queenstown: 84 sold - median $128,000 - 4-room median $261,000 - $194 psf
Sengkang: 1 sold - median $155,000 - 4-room median n/a - $157 psf
Serangoon: 89 sold - median $240,000 - 4-room median $240,000 - $236 psf
Tampines: 356 sold - median $264,500 - 4-room median $260,000 - $239 psf
Toa Payoh: 117 sold - median $150,000 - 4-room median $249,000 - $206 psf
Woodlands: 79 sold - median $162,500 - 4-room median $183,000 - $166 psf
Yishun: 346 sold - median $216,500 - 4-room median $219,500 - $212 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1995

$680,000 Blk 231 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,593 sqft - $427 psf - 96 yrs lease left

$670,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $382 psf - 91 yrs lease left

$640,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $396 psf - 91 yrs lease left

$620,000 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $395 psf - 96 yrs lease left

$620,000 Blk 231 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,572 sqft - $395 psf - 96 yrs lease left

$615,000 Blk 10 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $391 psf - 93 yrs lease left

$605,000 Blk 856E Tampines St 82, Tampines
Executive - storey 04 to 06 - 1,625 sqft - $372 psf - 99 yrs lease left

$600,000 Blk 636 Bedok Reservoir Rd, Bedok
Executive - storey 07 to 09 - 1,572 sqft - $382 psf - 97 yrs lease left

$600,000 Blk 219 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $382 psf - 96 yrs lease left

$600,000 Blk 115 Clementi St 13, Clementi
Executive - storey 13 to 15 - 1,755 sqft - $342 psf - 89 yrs lease left

The 5 most affordable 4-room flats, December 1995

$138,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 969 sqft - $142 psf - 80 yrs lease left

$138,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $142 psf - 80 yrs lease left

$141,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $151 psf - 79 yrs lease left

$147,000 Blk 347 Woodlands Ave 3, Woodlands
4-room - storey 10 to 12 - 904 sqft - $163 psf - 92 yrs lease left

$148,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 947 sqft - $156 psf - 80 yrs lease left

The 10 busiest streets, December 1995

Bedok Reservoir Rd, Bedok: 102 sales
Yishun Ring Rd, Yishun: 96 sales
Bedok Nth Rd, Bedok: 53 sales
Tampines St 21, Tampines: 52 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 51 sales
Hougang Ave 8, Hougang: 49 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 43 sales
Jurong West St 42, Jurong West: 36 sales
Ang Mo Kio Ave 5, Ang Mo Kio: 35 sales
Simei St 1, Tampines: 35 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