HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1996

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 11:05 pm.
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January 1996 in full

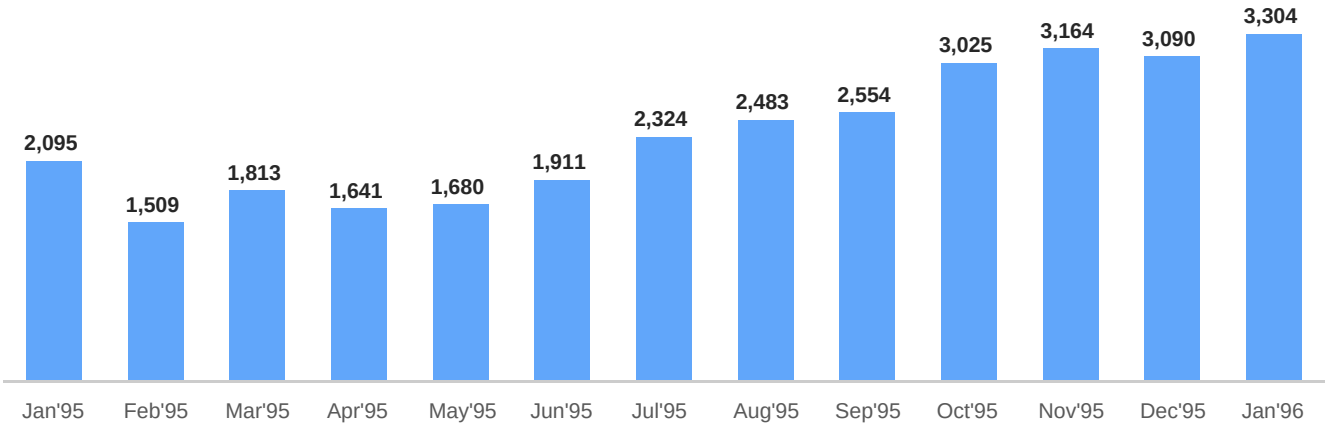
Flats sold: 3,304 Median price: $220,500 Median $psf: $223
Million-dollar flats: 0 (0.0%) Highest price: $680,000 (Bishan)

Against the month before: sales +6.9%, median price +2.4%. Against a year ago: sales +57.7%, median price +37.0%.

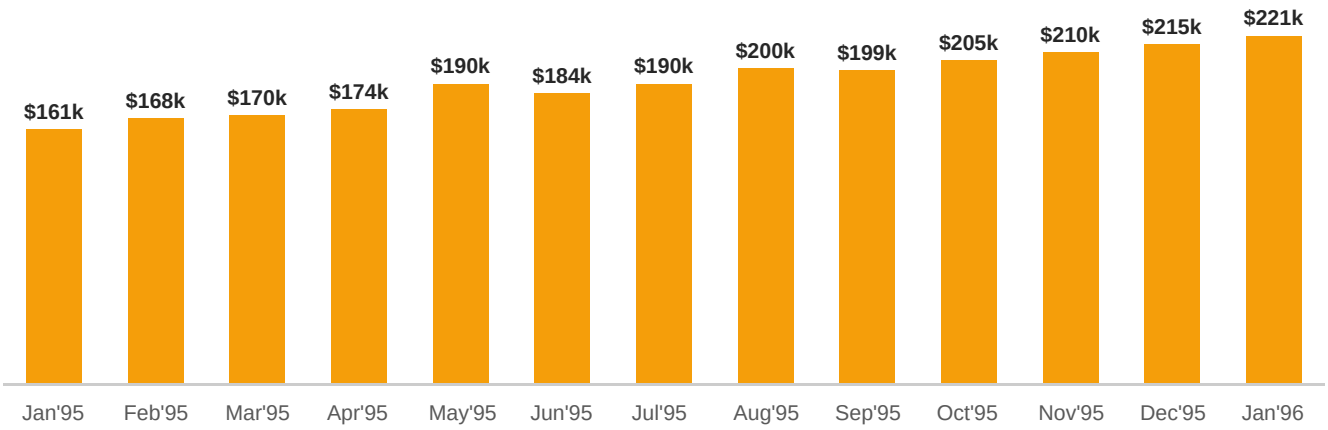
At a glance

- 3,304 HDB resale flats changed hands in January 1996, 6.9% more than the month before (3,090).
- Half of all flats sold for $220,500 or less (the median price), up 2.4% from the month before.
- A typical 4-room flat sold for $248,000 (1,195 sales), or about $237 per square foot.
- The highest price was $680,000 for a multi generation flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $190,000) and the dearest was Bishan (median $323,000).
- The busiest town was Tampines with 389 sales.

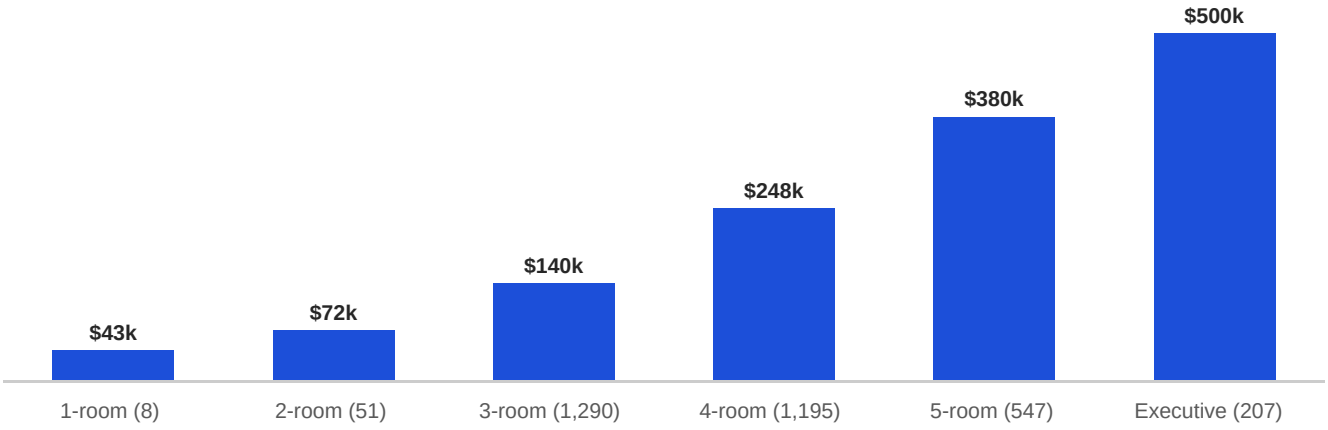
Flats sold each month, last 13 months



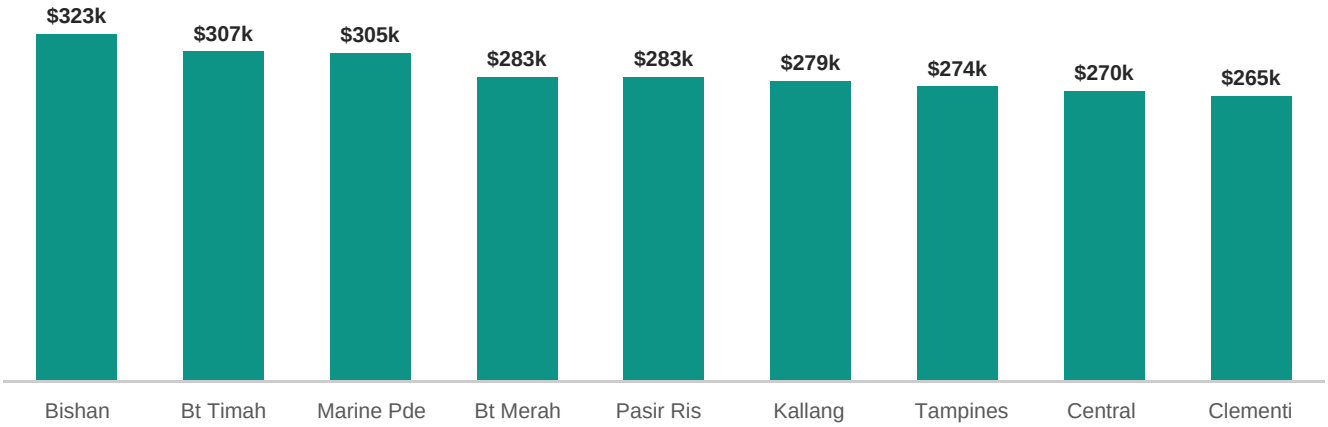
Median price each month, last 13 months



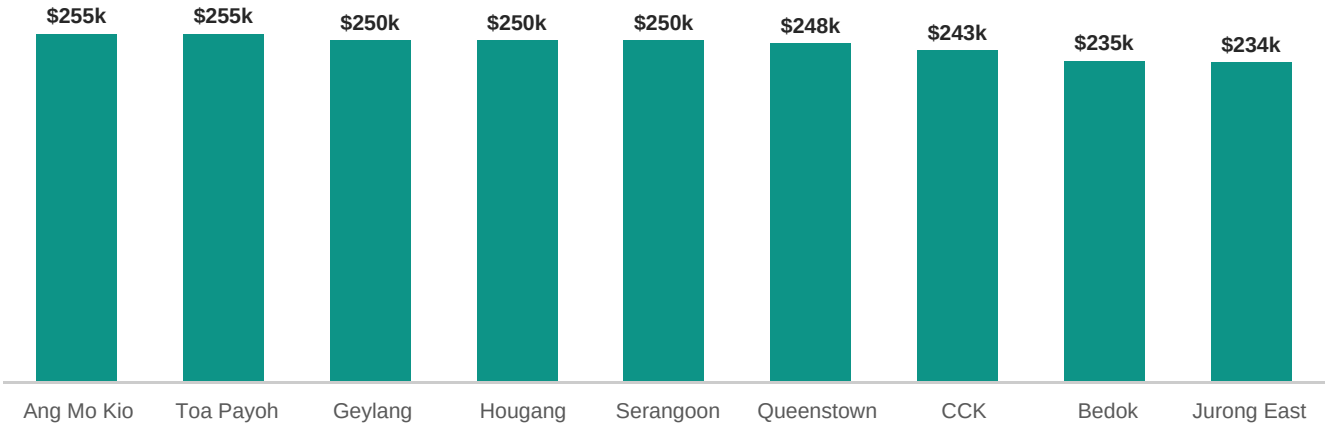
Median price by flat type (number sold), January 1996



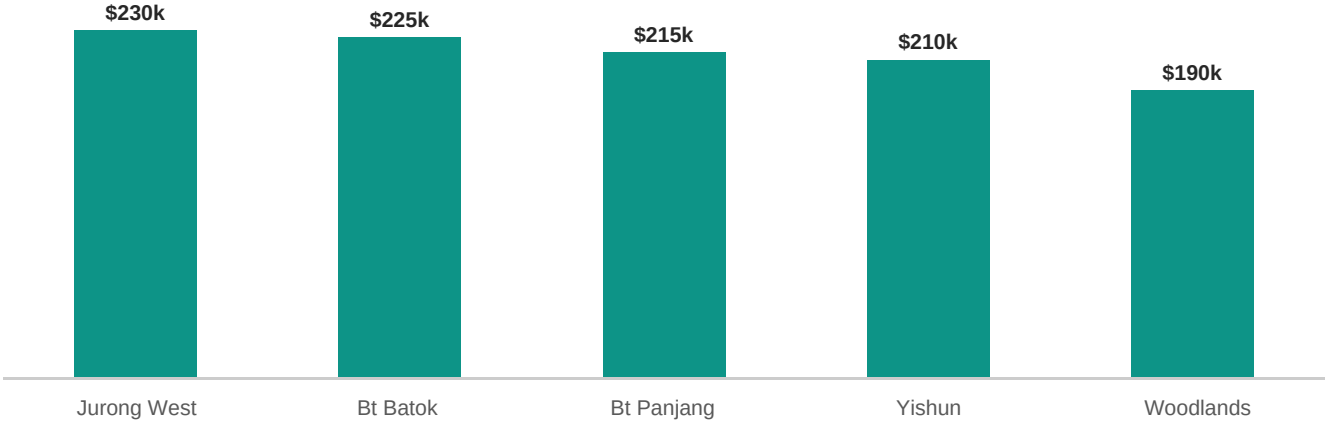
Median 4-room price by town, dearest first



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



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



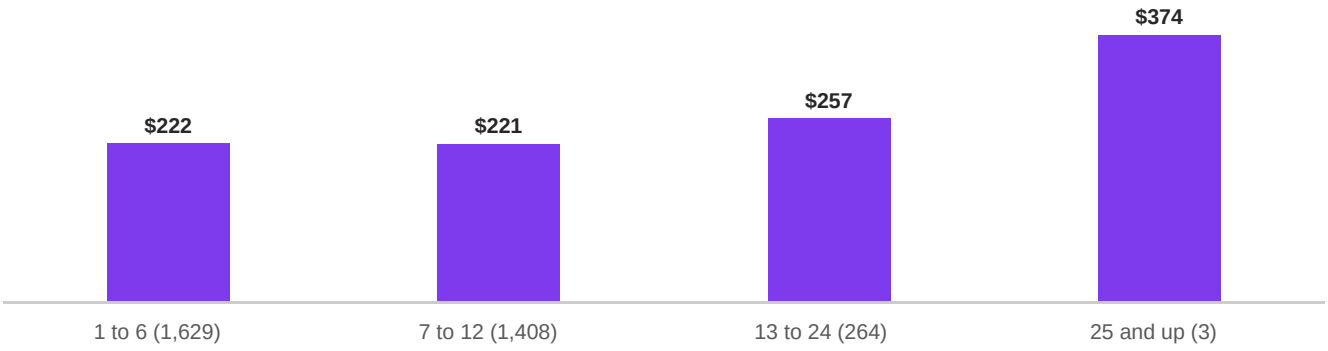
Town by town, January 1996

Ang Mo Kio: 213 sold - median $152,000 - 4-room median $255,000 - $205 psf
Bedok: 369 sold - median $194,000 - 4-room median $235,000 - $214 psf
Bishan: 157 sold - median $385,000 - 4-room median $323,000 - $321 psf
Bukit Batok: 165 sold - median $184,500 - 4-room median $225,000 - $201 psf
Bukit Merah: 118 sold - median $161,900 - 4-room median $283,000 - $219 psf
Bukit Panjang: 73 sold - median $215,000 - 4-room median $215,000 - $195 psf
Bukit Timah: 6 sold - median $302,250 - 4-room median $306,500 - $287 psf
Central Area: 30 sold - median $173,000 - 4-room median $270,000 - $252 psf
Choa Chu Kang: 51 sold - median $265,000 - 4-room median $243,000 - $232 psf
Clementi: 134 sold - median $160,000 - 4-room median $265,000 - $216 psf
Geylang: 138 sold - median $200,000 - 4-room median $250,000 - $225 psf
Hougang: 214 sold - median $263,000 - 4-room median $250,000 - $237 psf
Jurong East: 82 sold - median $215,000 - 4-room median $234,000 - $203 psf
Jurong West: 195 sold - median $230,000 - 4-room median $229,500 - $206 psf
Kallang/Whampoa: 112 sold - median $153,500 - 4-room median $279,000 - $219 psf
Marine Parade: 35 sold - median $296,000 - 4-room median $305,000 - $326 psf
Pasir Ris: 89 sold - median $300,000 - 4-room median $283,000 - $260 psf
Queenstown: 88 sold - median $130,500 - 4-room median $248,000 - $198 psf
Sengkang: 2 sold - median $135,000 - 4-room median n/a - $155 psf
Serangoon: 93 sold - median $250,000 - 4-room median $250,000 - $248 psf
Tampines: 389 sold - median $265,000 - 4-room median $274,000 - $244 psf
Toa Payoh: 130 sold - median $150,000 - 4-room median $255,000 - $209 psf
Woodlands: 69 sold - median $183,500 - 4-room median $190,000 - $185 psf
Yishun: 352 sold - median $203,490 - 4-room median $210,000 - $213 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1996

$680,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 04 to 06 - 1,776 sqft - $383 psf - 90 yrs lease left

$658,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $419 psf - 95 yrs lease left

$640,000 Blk 237 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,518 sqft - $422 psf - 95 yrs lease left

$630,000 Blk 212 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,625 sqft - $388 psf - 95 yrs lease left

$628,000 Blk 231 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $400 psf - 95 yrs lease left

$627,600 Blk 201 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $391 psf - 95 yrs lease left

$620,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $395 psf - 90 yrs lease left

$612,000 Blk 186 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $389 psf - 90 yrs lease left

$610,000 Blk 212 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,615 sqft - $378 psf - 95 yrs lease left

$610,000 Blk 816 Woodlands St 82, Woodlands
Executive - storey 04 to 06 - 1,905 sqft - $320 psf - 97 yrs lease left

The 5 most affordable 4-room flats, January 1996

$116,000 Blk 104 Tampines St 11, Tampines

4-room - storey 10 to 12 - 1,130 sqft - $103 psf - 85 yrs lease left

$125,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $133 psf - 78 yrs lease left

$140,000 Blk 335 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 893 sqft - $157 psf - 88 yrs lease left

$140,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $145 psf - 79 yrs lease left

$143,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $151 psf - 79 yrs lease left

The 10 busiest streets, January 1996

Bedok Reservoir Rd, Bedok: 97 sales
Yishun Ring Rd, Yishun: 80 sales
Hougang Ave 8, Hougang: 74 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 65 sales
Tampines St 21, Tampines: 54 sales
Bedok Nth Rd, Bedok: 48 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 45 sales
Bedok Nth St 3, Bedok: 43 sales
Pasir Ris Dr 6, Pasir Ris: 43 sales
Ubi Ave 1, Geylang: 38 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.

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