HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1996

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

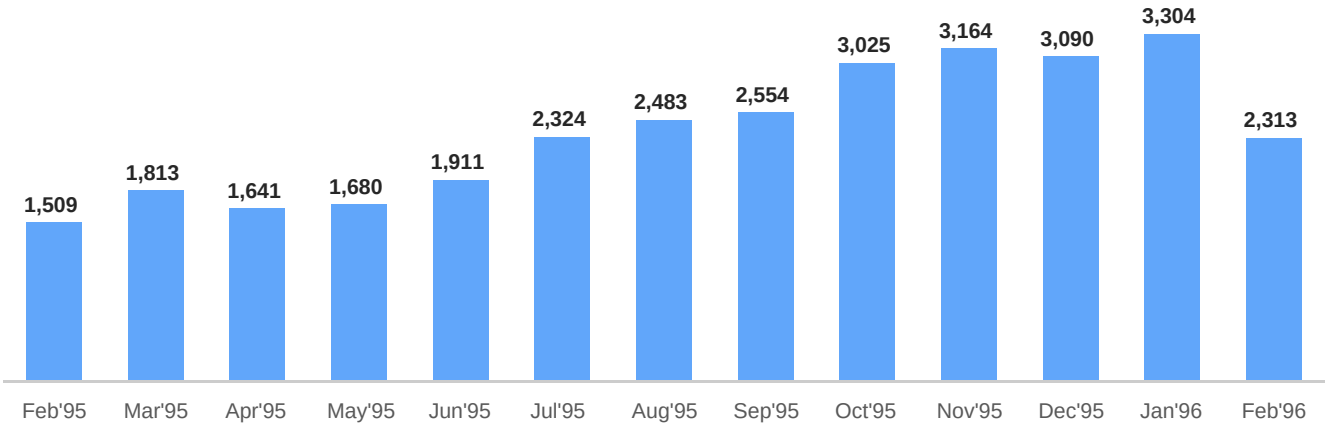
Flats sold: 2,313 Median price: $225,000 Median $psf: $230
Million-dollar flats: 0 (0.0%) Highest price: $770,000 (Bishan)

Against the month before: sales -30.0%, median price +2.0%. Against a year ago: sales +53.3%, median price +33.9%.

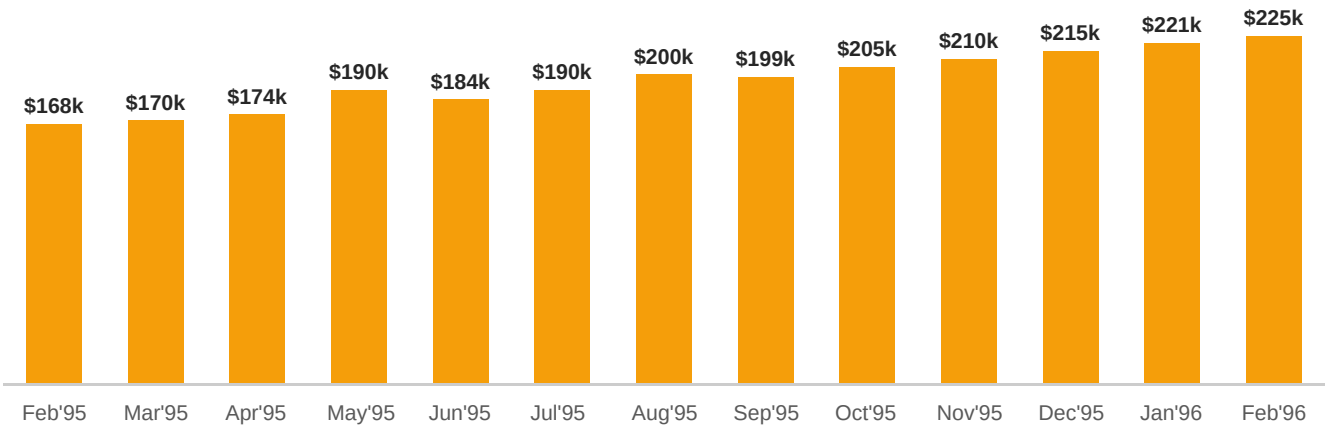
At a glance

- 2,313 HDB resale flats changed hands in February 1996, 30.0% fewer than the month before (3,304).
- Half of all flats sold for $225,000 or less (the median price), up 2.0% from the month before.
- A typical 4-room flat sold for $252,000 (829 sales), or about $243 per square foot.
- The highest price was $770,000 for an executive flat at Blk 179 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $181,000) and the dearest was Bishan (median $315,000).
- The busiest town was Bedok with 280 sales.

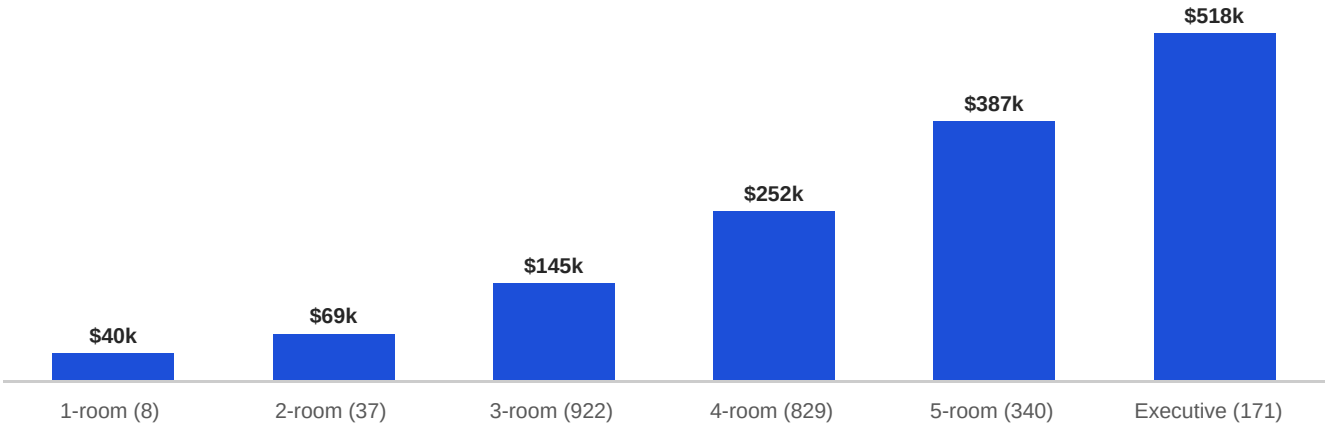
Flats sold each month, last 13 months



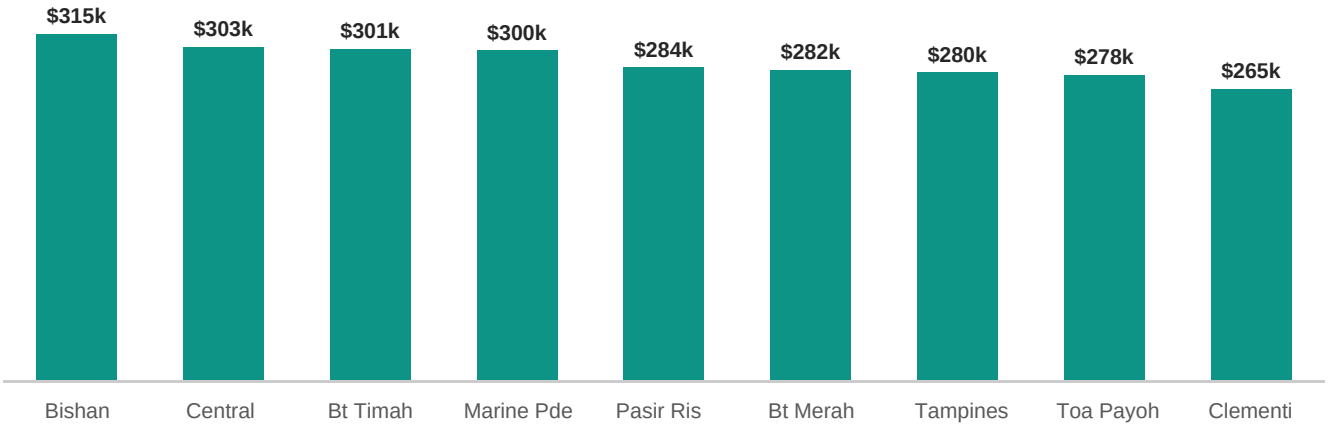
Median price each month, last 13 months



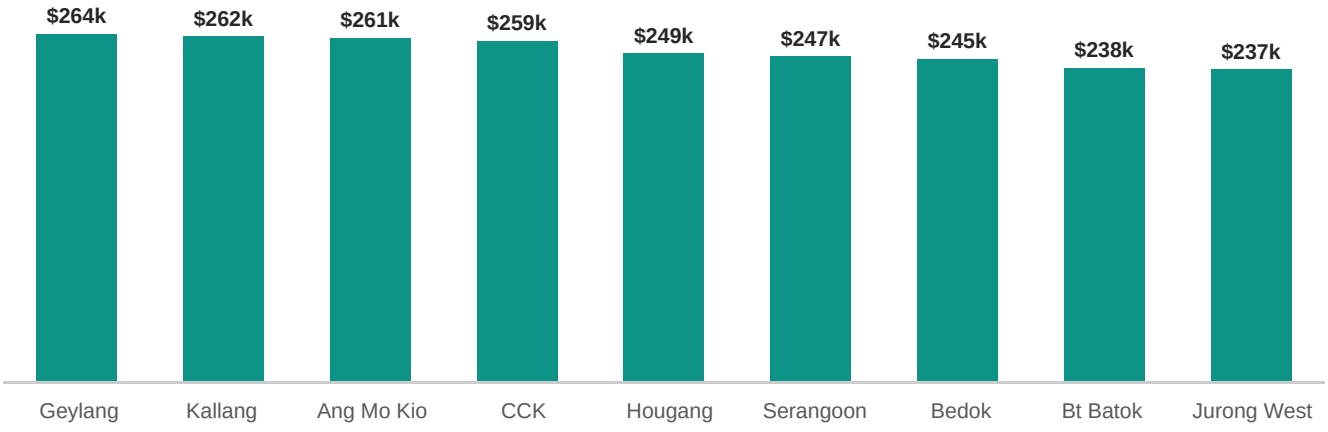
Median price by flat type (number sold), February 1996



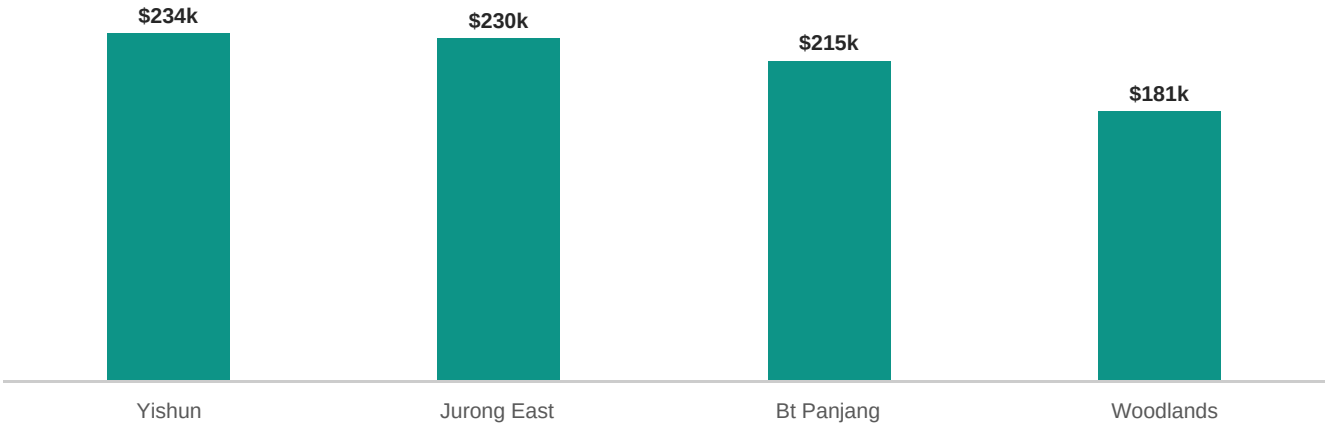
Median 4-room price by town, dearest first



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



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



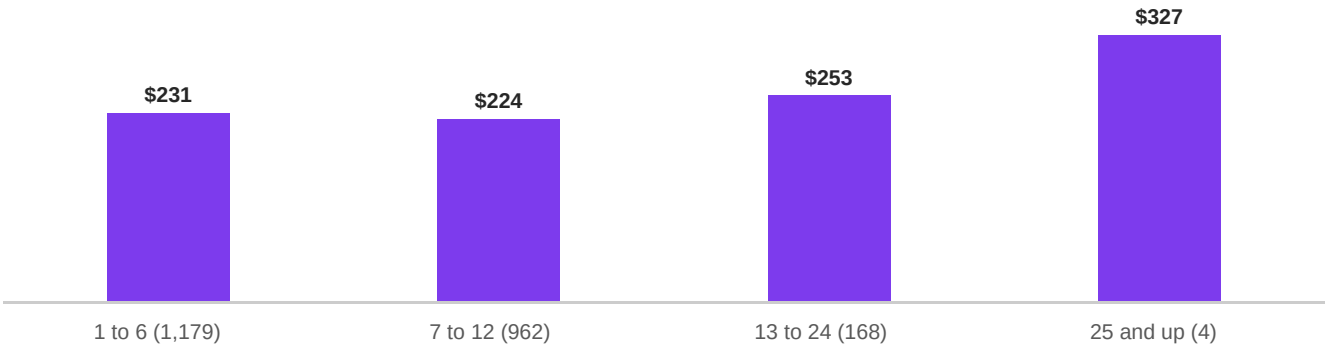
Town by town, February 1996

Ang Mo Kio: 137 sold - median $162,000 - 4-room median $261,000 - $215 psf
Bedok: 280 sold - median $211,000 - 4-room median $245,000 - $225 psf
Bishan: 88 sold - median $400,000 - 4-room median $315,000 - $329 psf
Bukit Batok: 146 sold - median $196,000 - 4-room median $238,000 - $210 psf
Bukit Merah: 85 sold - median $168,000 - 4-room median $282,000 - $229 psf
Bukit Panjang: 56 sold - median $215,000 - 4-room median $215,000 - $197 psf
Bukit Timah: 11 sold - median $438,000 - 4-room median $301,000 - $334 psf
Central Area: 23 sold - median $173,000 - 4-room median $303,000 - $242 psf
Choa Chu Kang: 42 sold - median $261,000 - 4-room median $258,500 - $234 psf
Clementi: 76 sold - median $176,500 - 4-room median $265,000 - $229 psf
Geylang: 102 sold - median $164,500 - 4-room median $264,000 - $229 psf
Hougang: 137 sold - median $251,500 - 4-room median $249,000 - $237 psf
Jurong East: 56 sold - median $229,000 - 4-room median $230,000 - $219 psf
Jurong West: 125 sold - median $228,000 - 4-room median $237,000 - $207 psf
Kallang/Whampoa: 74 sold - median $167,000 - 4-room median $262,000 - $220 psf
Lim Chu Kang: 1 sold - median $72,000 - 4-room median n/a - $101 psf
Marine Parade: 23 sold - median $350,000 - 4-room median $300,000 - $345 psf
Pasir Ris: 67 sold - median $310,000 - 4-room median $284,450 - $273 psf
Queenstown: 74 sold - median $130,000 - 4-room median n/a - $198 psf
Sengkang: 1 sold - median $180,000 - 4-room median n/a - $182 psf
Serangoon: 66 sold - median $245,000 - 4-room median $247,000 - $251 psf
Tampines: 255 sold - median $278,000 - 4-room median $280,000 - $253 psf
Toa Payoh: 94 sold - median $160,000 - 4-room median $277,500 - $222 psf
Woodlands: 44 sold - median $175,500 - 4-room median $181,000 - $184 psf
Yishun: 250 sold - median $220,000 - 4-room median $233,500 - $217 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1996

$770,000 Blk 179 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $439 psf - 90 yrs lease left

$680,000 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,668 sqft - $408 psf - 95 yrs lease left

$680,000 Blk 150 Mei Ling St, Queenstown
Executive - storey 13 to 15 - 1,528 sqft - $445 psf - 98 yrs lease left

$678,500 Blk 128 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $420 psf - 90 yrs lease left

$662,000 Blk 201 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $413 psf - 95 yrs lease left

$660,000 Blk 128 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $409 psf - 90 yrs lease left

$650,000 Blk 444 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,819 sqft - $357 psf - 93 yrs lease left

$650,000 Blk 324 Tampines St 32, Tampines
Executive - storey 01 to 03 - 1,615 sqft - $403 psf - 98 yrs lease left

$645,000 Blk 222 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,658 sqft - $389 psf - 95 yrs lease left

$633,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,593 sqft - $397 psf - 95 yrs lease left

The 5 most affordable 4-room flats, February 1996

$110,000 Blk 318 Ubi Ave 1, Geylang

4-room - storey 04 to 06 - 1,119 sqft - $98 psf - 88 yrs lease left

$115,000 Blk 807 Tampines Ave 4, Tampines

4-room - storey 01 to 03 - 1,119 sqft - $103 psf - 87 yrs lease left

$132,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $141 psf - 78 yrs lease left

$145,000 Blk 329 Woodlands St 32, Woodlands

4-room - storey 04 to 06 - 904 sqft - $160 psf - 92 yrs lease left

$154,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $163 psf - 79 yrs lease left

The 10 busiest streets, February 1996

Bedok Reservoir Rd, Bedok: 72 sales
Yishun Ring Rd, Yishun: 58 sales
Bedok Nth Rd, Bedok: 43 sales
Tampines St 21, Tampines: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 39 sales
Hougang Ave 8, Hougang: 39 sales
Bedok Nth St 3, Bedok: 36 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 32 sales
Pasir Ris Dr 6, Pasir Ris: 30 sales
Jurong West St 42, Jurong West: 25 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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