HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1996

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

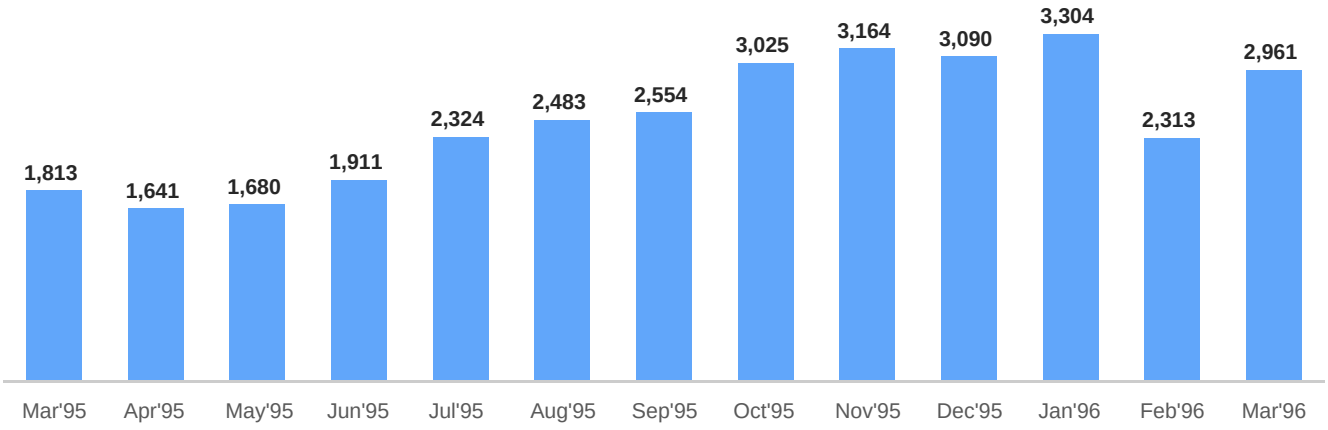
Flats sold: 2,961 Median price: $235,000 Median $psf: $235
Million-dollar flats: 0 (0.0%) Highest price: $750,000 (Bishan)

Against the month before: sales +28.0%, median price +4.4%. Against a year ago: sales +63.3%, median price +38.2%.

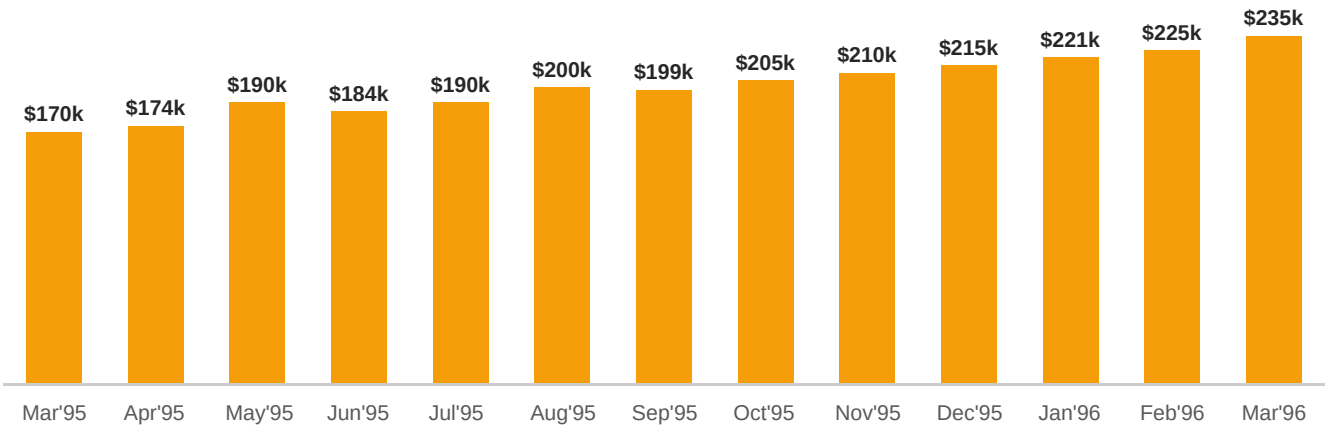
At a glance

- 2,961 HDB resale flats changed hands in March 1996, 28.0% more than the month before (2,313).
- Half of all flats sold for $235,000 or less (the median price), up 4.4% from the month before.
- A typical 4-room flat sold for $260,000 (1,073 sales), or about $250 per square foot.
- The highest price was $750,000 for an executive flat at Blk 450 Sin Ming Ave, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $205,000) and the dearest was Bishan (median $359,000).
- The busiest town was Bedok with 352 sales.

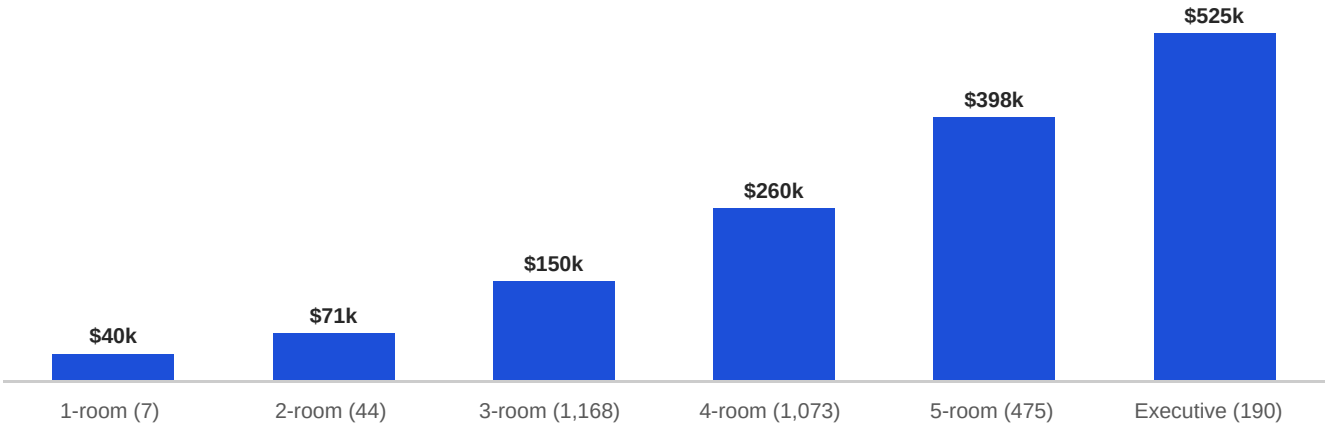
Flats sold each month, last 13 months



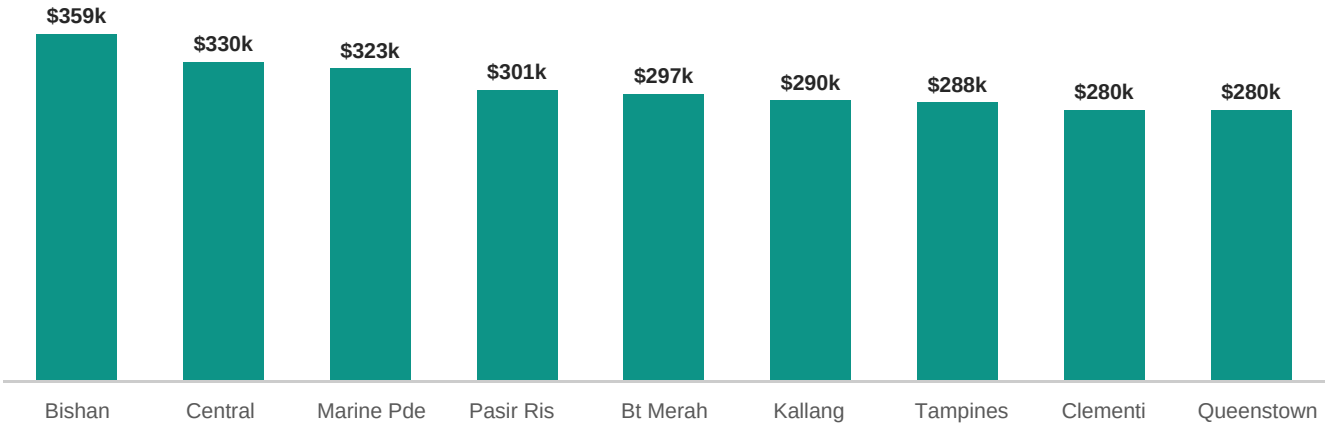
Median price each month, last 13 months



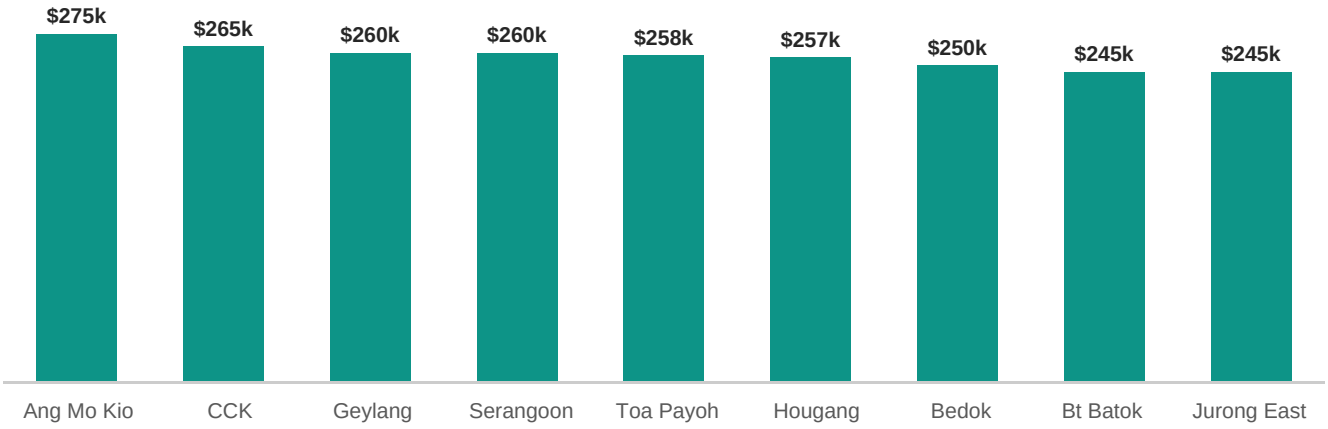
Median price by flat type (number sold), March 1996



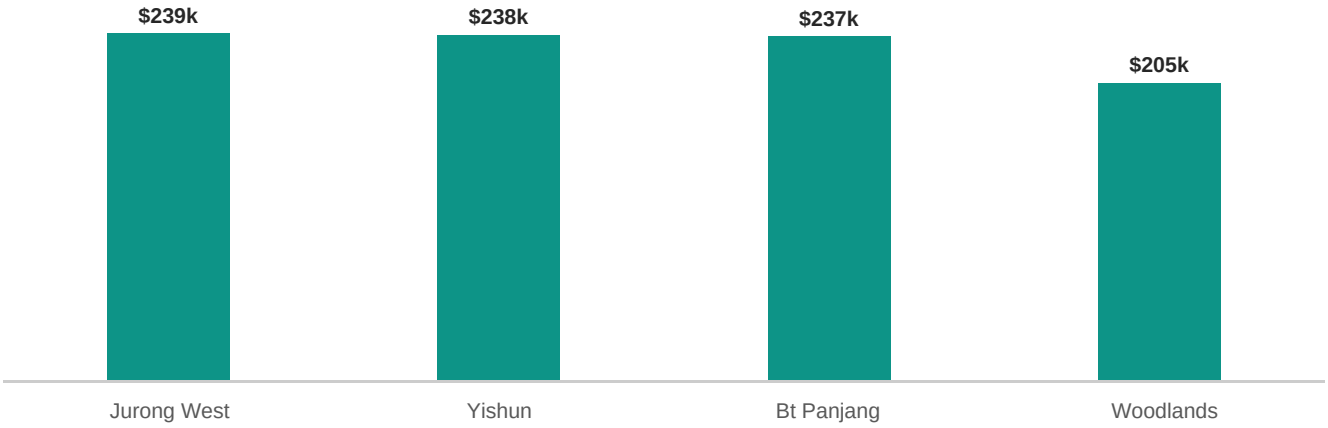
Median 4-room price by town, dearest first



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



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



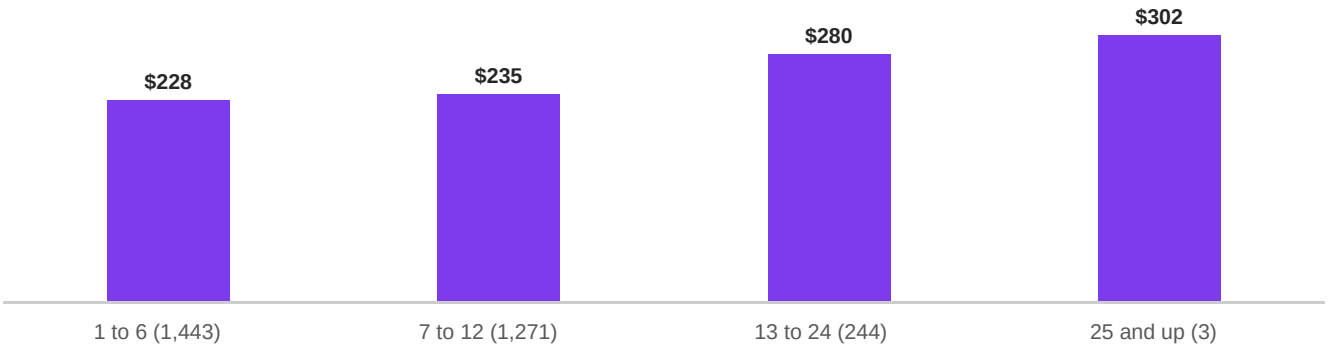
Town by town, March 1996

Ang Mo Kio: 181 sold - median $162,000 - 4-room median $275,000 - $216 psf
Bedok: 352 sold - median $212,500 - 4-room median $250,000 - $232 psf
Bishan: 129 sold - median $390,000 - 4-room median $359,000 - $332 psf
Bukit Batok: 143 sold - median $200,000 - 4-room median $245,000 - $215 psf
Bukit Merah: 105 sold - median $168,000 - 4-room median $297,000 - $226 psf
Bukit Panjang: 95 sold - median $233,000 - 4-room median $237,000 - $211 psf
Bukit Timah: 6 sold - median $412,000 - 4-room median n/a - $337 psf
Central Area: 25 sold - median $195,000 - 4-room median $330,000 - $283 psf
Choa Chu Kang: 64 sold - median $271,500 - 4-room median $265,000 - $240 psf
Clementi: 100 sold - median $171,500 - 4-room median $280,000 - $232 psf
Geylang: 103 sold - median $216,000 - 4-room median $260,000 - $232 psf
Hougang: 181 sold - median $267,000 - 4-room median $256,500 - $241 psf
Jurong East: 77 sold - median $170,000 - 4-room median $245,000 - $212 psf
Jurong West: 188 sold - median $235,000 - 4-room median $239,000 - $211 psf
Kallang/Whampoa: 85 sold - median $180,000 - 4-room median $290,000 - $226 psf
Marine Parade: 27 sold - median $308,000 - 4-room median $323,000 - $340 psf
Pasir Ris: 88 sold - median $321,400 - 4-room median $301,000 - $279 psf
Queenstown: 95 sold - median $145,000 - 4-room median $280,000 - $210 psf
Sembawang: 1 sold - median $86,000 - 4-room median n/a - $125 psf
Sengkang: 1 sold - median $115,000 - 4-room median n/a - $157 psf
Serangoon: 88 sold - median $260,000 - 4-room median $260,000 - $262 psf
Tampines: 338 sold - median $286,500 - 4-room median $288,000 - $263 psf
Toa Payoh: 93 sold - median $164,000 - 4-room median $257,900 - $222 psf
Woodlands: 76 sold - median $185,000 - 4-room median $205,000 - $191 psf
Yishun: 320 sold - median $217,400 - 4-room median $238,000 - $226 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1996

$750,000 Blk 450 Sin Ming Ave, Bishan
Executive - storey 22 to 24 - 1,819 sqft - $412 psf - 92 yrs lease left

$710,000 Blk 119 Bishan St 12, Bishan
Executive - storey 13 to 15 - 1,625 sqft - $437 psf - 90 yrs lease left

$665,000 Blk 187 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,528 sqft - $435 psf - 90 yrs lease left

$665,000 Blk 241 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,518 sqft - $438 psf - 95 yrs lease left

$655,000 Blk 231 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $417 psf - 95 yrs lease left

$650,000 Blk 241 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,518 sqft - $428 psf - 95 yrs lease left

$650,000 Blk 497D Tampines St 45, Tampines
Executive - storey 01 to 03 - 1,496 sqft - $434 psf - 99 yrs lease left

$647,500 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $412 psf - 95 yrs lease left

$645,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $408 psf - 95 yrs lease left

$640,000 Blk 643 Bedok Reservoir Rd, Bedok
Executive - storey 13 to 15 - 1,561 sqft - $410 psf - 96 yrs lease left

The 5 most affordable 4-room flats, March 1996

$80,000 Blk 421 Bedok Nth Rd, Bedok

4-room - storey 13 to 15 - 990 sqft - $81 psf - 82 yrs lease left

$159,000 Blk 52 Teban Gdns Rd, Jurong East

4-room - storey 04 to 06 - 893 sqft - $178 psf - 90 yrs lease left

$160,000 Blk 831 Woodlands St 83, Woodlands

4-room - storey 01 to 03 - 893 sqft - $179 psf - 93 yrs lease left

$162,000 Blk 332 Woodlands Ave 1, Woodlands

4-room - storey 04 to 06 - 904 sqft - $179 psf - 92 yrs lease left

$163,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $168 psf - 77 yrs lease left

The 10 busiest streets, March 1996

Bedok Reservoir Rd, Bedok: 98 sales
Yishun Ring Rd, Yishun: 68 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 52 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 52 sales
Hougang Ave 8, Hougang: 52 sales
Bedok Nth St 3, Bedok: 47 sales
Pasir Ris Dr 6, Pasir Ris: 43 sales
Bedok Nth Rd, Bedok: 41 sales
Tampines St 21, Tampines: 38 sales
Yishun St 61, Yishun: 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.

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