HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1996

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

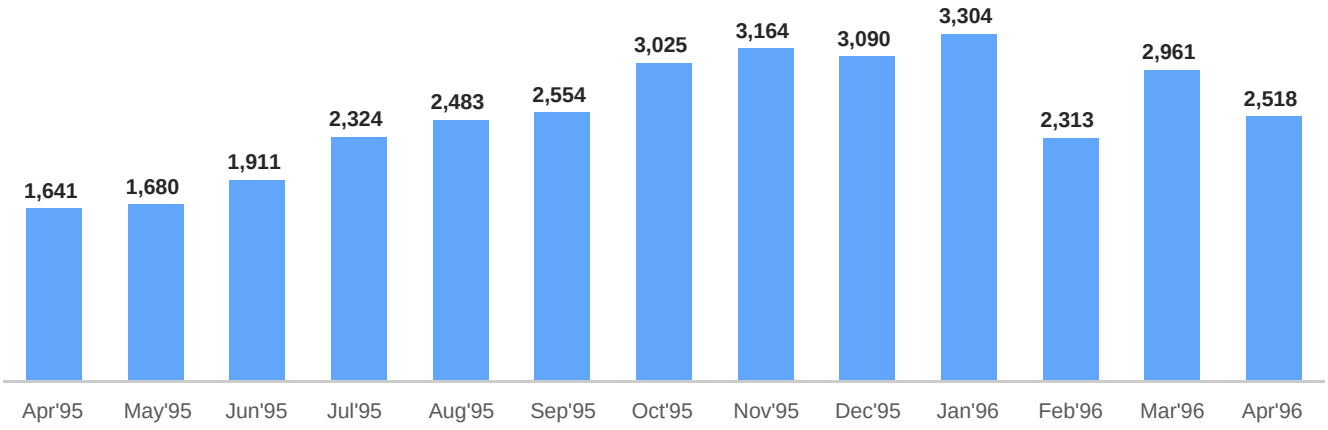
Flats sold: 2,518 Median price: $236,000 Median $psf: $244
Million-dollar flats: 0 (0.0%) Highest price: $726,800 (Yishun)

Against the month before: sales -15.0%, median price +0.4%. Against a year ago: sales +53.4%, median price +35.6%.

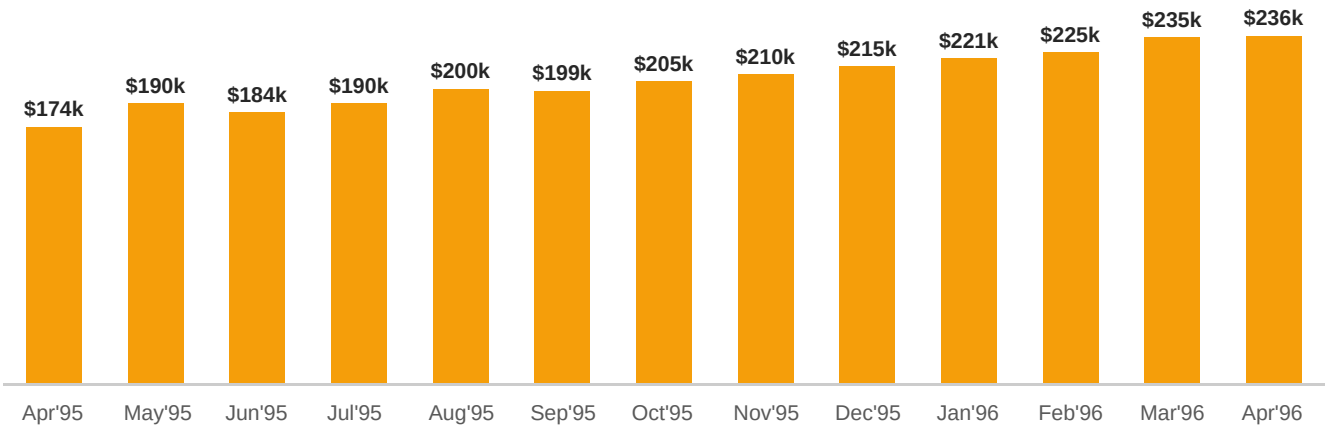
At a glance

- 2,518 HDB resale flats changed hands in April 1996, 15.0% fewer than the month before (2,961).
- Half of all flats sold for $236,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $270,000 (858 sales), or about $262 per square foot.
- The highest price was $726,800 for an executive flat at Blk 652 Yishun Ave 4, Yishun.
- For a 4-room flat, the most affordable town was Woodlands (median $205,000) and the dearest was Bishan (median $360,000).
- The busiest town was Tampines with 297 sales.

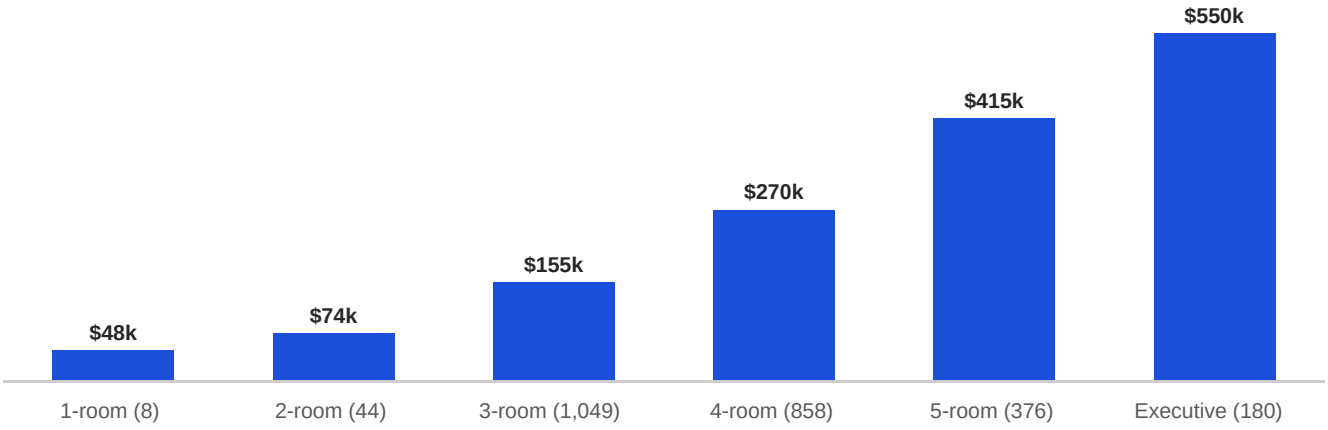
Flats sold each month, last 13 months



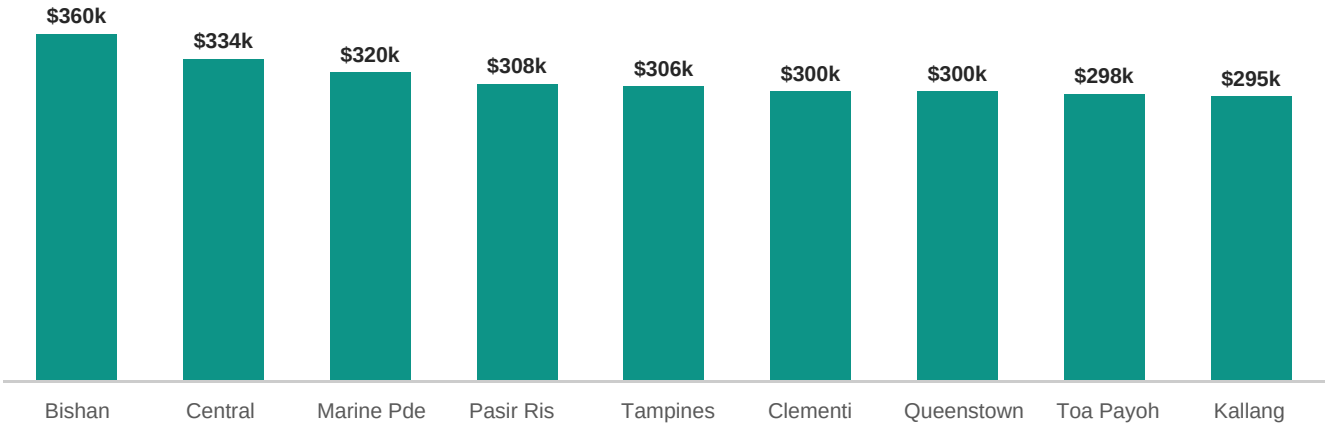
Median price each month, last 13 months



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



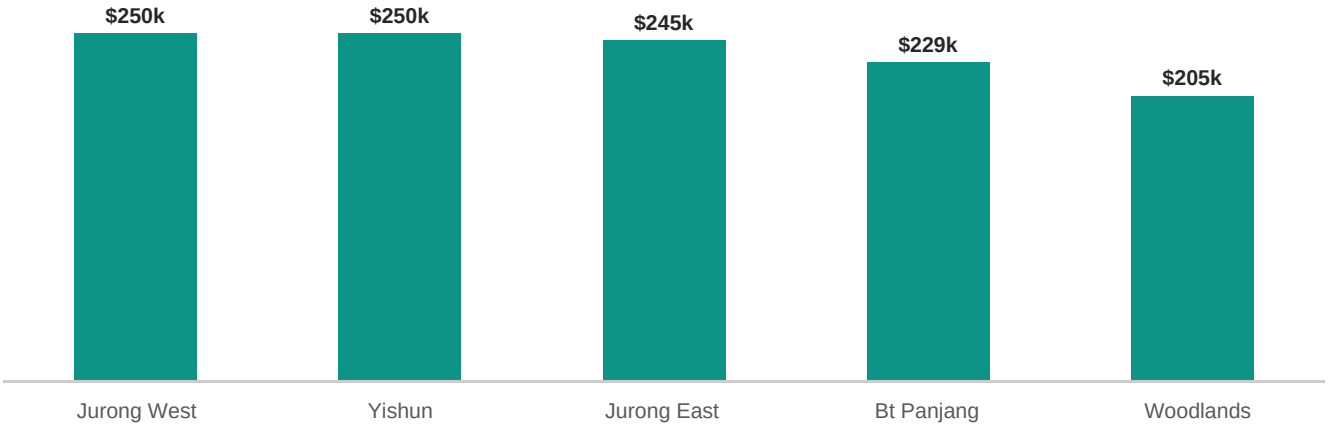
Median 4-room price by town, dearest first



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



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



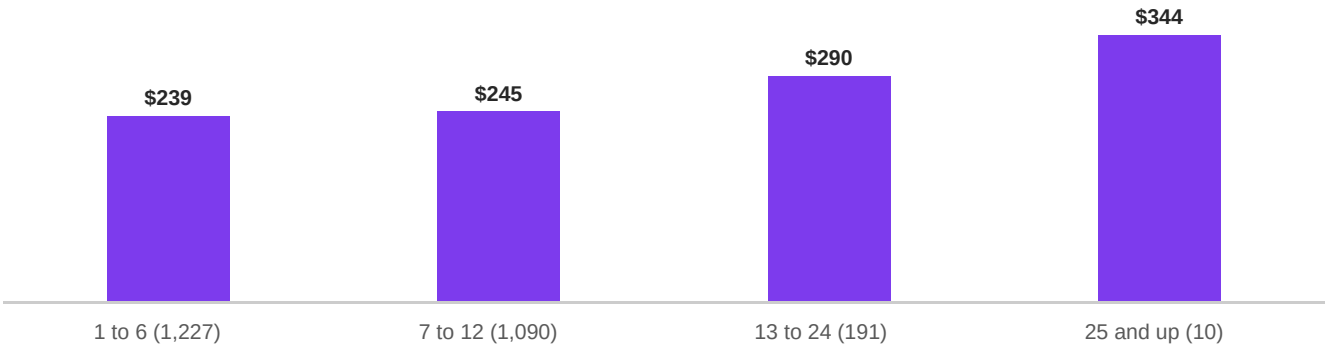
Town by town, April 1996

Ang Mo Kio: 154 sold - median $168,500 - 4-room median $274,000 - $226 psf
Bedok: 282 sold - median $199,000 - 4-room median $255,000 - $240 psf
Bishan: 102 sold - median $406,500 - 4-room median $360,000 - $357 psf
Bukit Batok: 125 sold - median $150,000 - 4-room median $260,000 - $202 psf
Bukit Merah: 101 sold - median $193,000 - 4-room median $286,250 - $252 psf
Bukit Panjang: 79 sold - median $236,000 - 4-room median $229,000 - $216 psf
Bukit Timah: 9 sold - median $469,000 - 4-room median $275,000 - $357 psf
Central Area: 30 sold - median $186,750 - 4-room median $334,000 - $271 psf
Choa Chu Kang: 60 sold - median $272,500 - 4-room median $268,000 - $239 psf
Clementi: 95 sold - median $173,000 - 4-room median $300,000 - $236 psf
Geylang: 92 sold - median $208,000 - 4-room median $255,000 - $244 psf
Hougang: 135 sold - median $280,000 - 4-room median $272,500 - $262 psf
Jurong East: 64 sold - median $245,000 - 4-room median $245,000 - $230 psf
Jurong West: 131 sold - median $248,000 - 4-room median $250,000 - $223 psf
Kallang/Whampoa: 84 sold - median $183,000 - 4-room median $295,000 - $254 psf
Marine Parade: 44 sold - median $307,000 - 4-room median $320,000 - $338 psf
Pasir Ris: 58 sold - median $322,500 - 4-room median $308,000 - $285 psf
Queenstown: 78 sold - median $144,850 - 4-room median $300,000 - $217 psf
Serangoon: 80 sold - median $263,000 - 4-room median $267,500 - $268 psf
Tampines: 297 sold - median $297,000 - 4-room median $305,500 - $273 psf
Toa Payoh: 81 sold - median $168,000 - 4-room median $297,500 - $226 psf
Woodlands: 82 sold - median $182,500 - 4-room median $205,000 - $193 psf
Yishun: 255 sold - median $233,000 - 4-room median $250,000 - $237 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1996

$726,800 Blk 652 Yishun Ave 4, Yishun
Executive - storey 10 to 12 - 1,765 sqft - $412 psf - 95 yrs lease left

$710,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $440 psf - 90 yrs lease left

$700,000 Blk 497J Tampines St 45, Tampines
Executive - storey 04 to 06 - 1,485 sqft - $471 psf - 99 yrs lease left

$698,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 04 to 06 - 1,776 sqft - $393 psf - 90 yrs lease left

$695,000 Blk 629 Bedok Reservoir Rd, Bedok
Executive - storey 10 to 12 - 1,862 sqft - $373 psf - 96 yrs lease left

$695,000 Blk 245 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,582 sqft - $439 psf - 95 yrs lease left

$690,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,561 sqft - $442 psf - 92 yrs lease left

$690,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 01 to 03 - 1,776 sqft - $389 psf - 90 yrs lease left

$688,000 Blk 238 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,539 sqft - $447 psf - 95 yrs lease left

$678,000 Blk 131 Pasir Ris St 11, Pasir Ris
Executive - storey 04 to 06 - 1,625 sqft - $417 psf - 97 yrs lease left

The 5 most affordable 4-room flats, April 1996

$158,000 Blk 208 Petir Rd, Bukit Panjang

4-room - storey 07 to 09 - 904 sqft - $175 psf - 91 yrs lease left

$159,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $164 psf - 79 yrs lease left

$165,000 Blk 336 Woodlands Ave 1, Woodlands

4-room - storey 04 to 06 - 893 sqft - $185 psf - 88 yrs lease left

$175,000 Blk 824 Woodlands St 81, Woodlands

4-room - storey 07 to 09 - 904 sqft - $194 psf - 92 yrs lease left

$176,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 10 to 12 - 904 sqft - $195 psf - 91 yrs lease left

The 10 busiest streets, April 1996

Yishun Ring Rd, Yishun: 70 sales
Bedok Reservoir Rd, Bedok: 69 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 38 sales
Tampines St 21, Tampines: 34 sales
Marsiling Dr, Woodlands: 32 sales
Tampines St 22, Tampines: 31 sales
Pasir Ris Dr 6, Pasir Ris: 30 sales
Bedok Nth Rd, Bedok: 28 sales
Simei St 1, Tampines: 28 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