HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1996

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

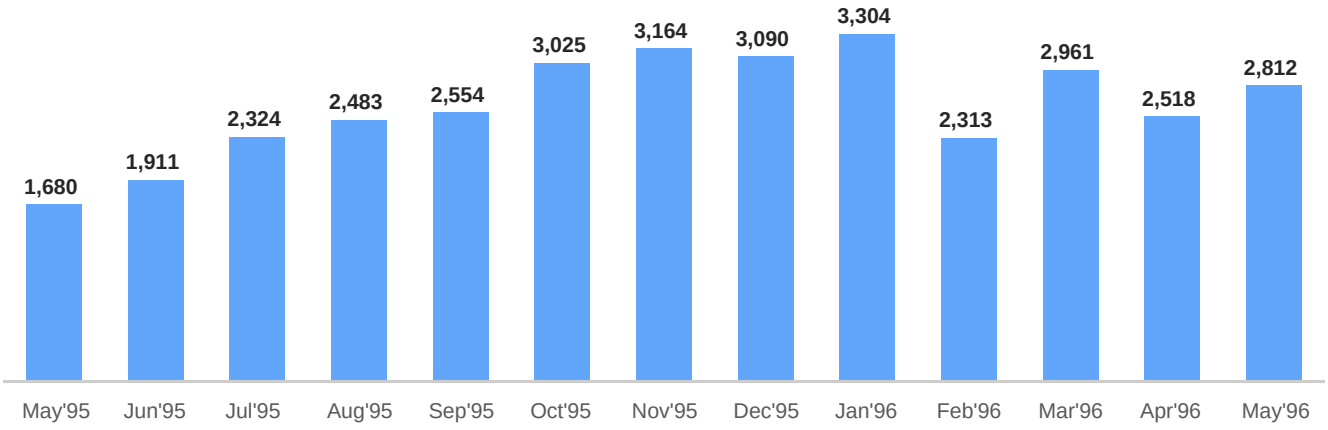
Flats sold: 2,812 **Median price: $240,000** **Median $psf: $252**
Million-dollar flats: 0 (0.0%) **Highest price: $780,000 (Tampines)**

Against the month before: sales +11.7%, median price +1.7%. Against a year ago: sales +67.4%, median price +26.3%.

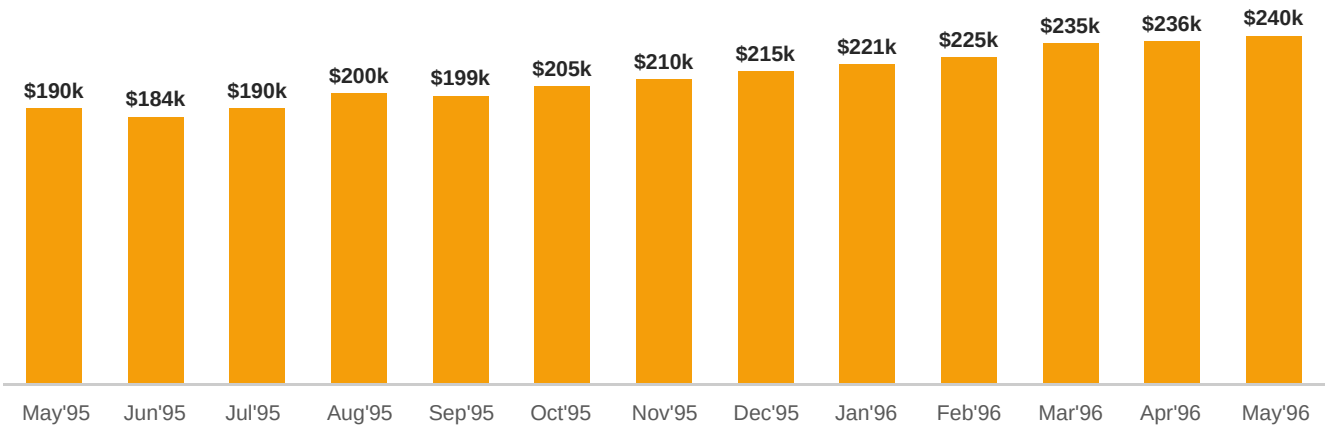
At a glance

- 2,812 HDB resale flats changed hands in May 1996, 11.7% more than the month before (2,518).
- Half of all flats sold for $240,000 or less (the median price), up 1.7% from the month before.
- A typical 4-room flat sold for $280,000 (972 sales), or about $271 per square foot.
- The highest price was $780,000 for an executive flat at Blk 497D Tampines St 45, Tampines.
- For a 4-room flat, the most affordable town was Woodlands (median $210,000) and the dearest was Bishan (median $402,750).
- The busiest town was Bedok with 305 sales.

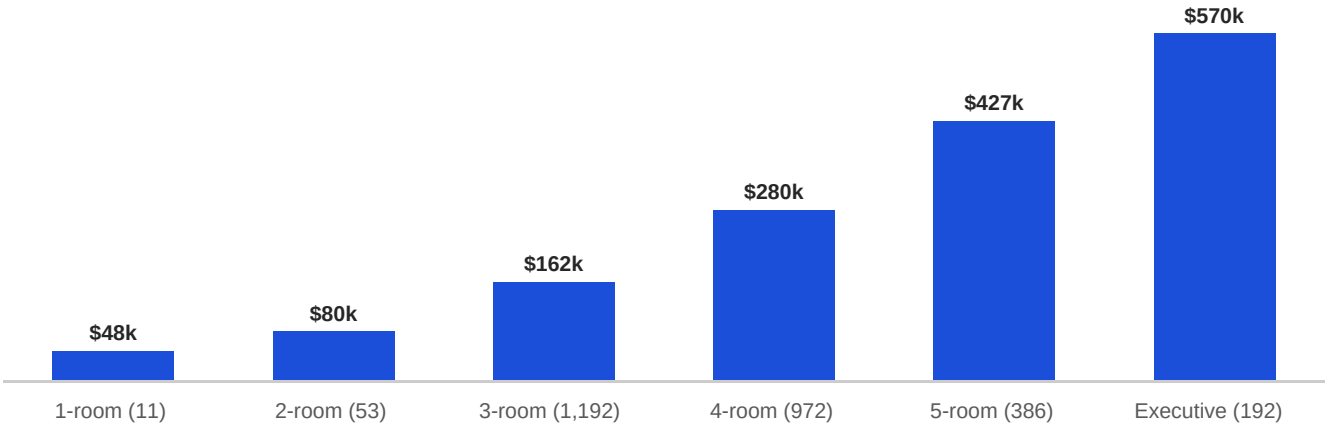
Flats sold each month, last 13 months



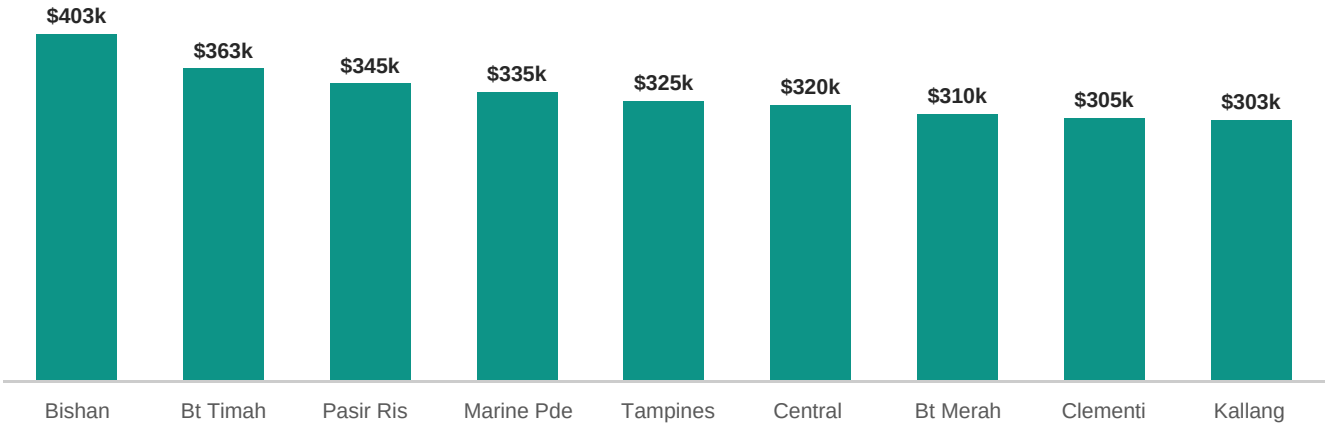
Median price each month, last 13 months



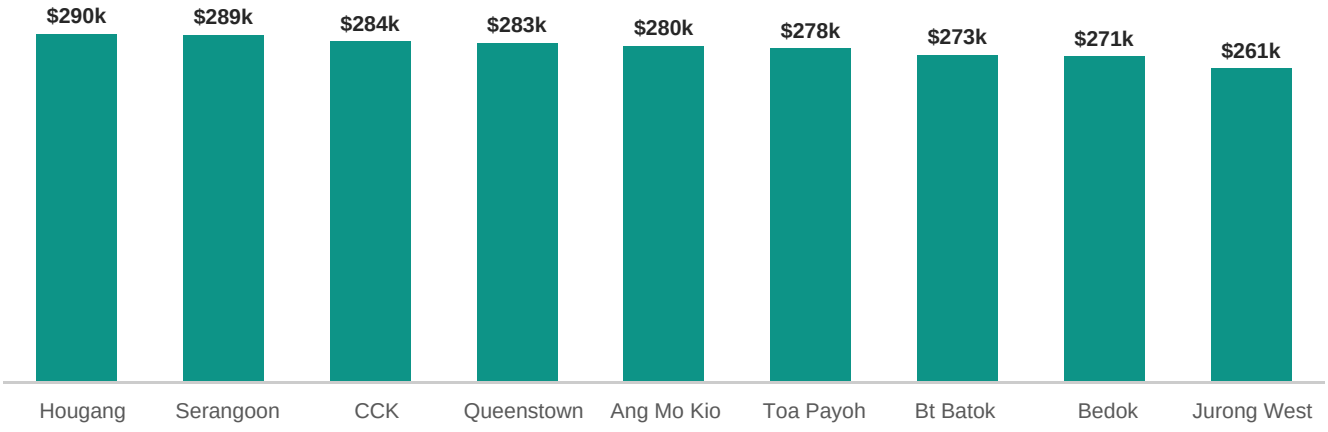
Median price by flat type (number sold), May 1996



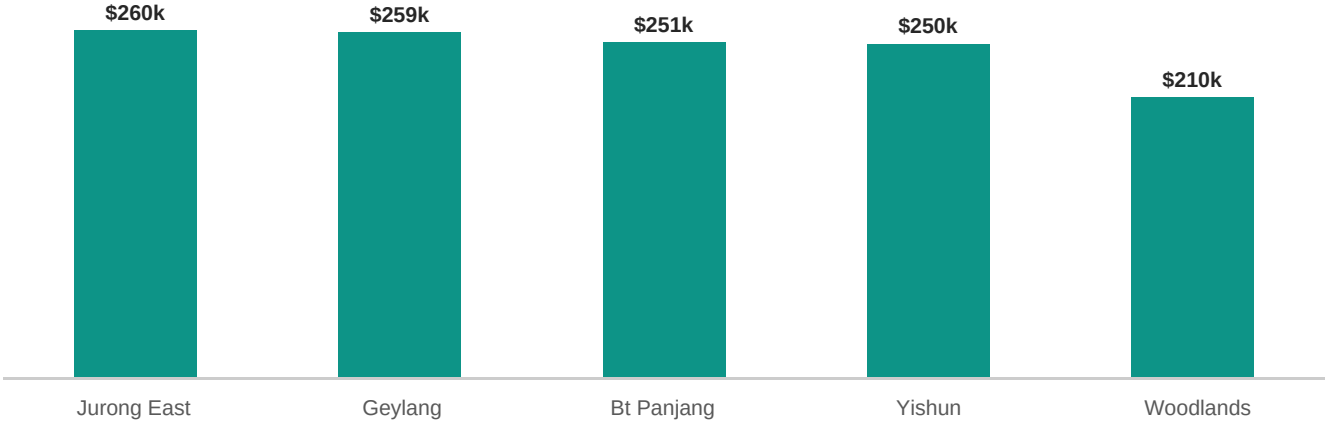
Median 4-room price by town, dearest first



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



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



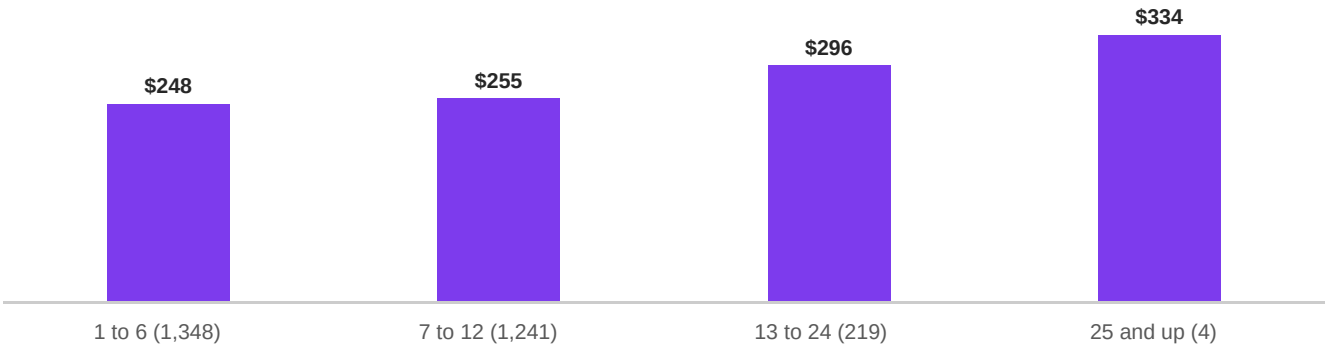
Town by town, May 1996

Ang Mo Kio: 191 sold - median $177,000 - 4-room median $280,000 - $237 psf
Bedok: 305 sold - median $231,000 - 4-room median $271,000 - $255 psf
Bishan: 97 sold - median $428,000 - 4-room median $402,750 - $371 psf
Bukit Batok: 167 sold - median $185,000 - 4-room median $272,500 - $228 psf
Bukit Merah: 117 sold - median $173,000 - 4-room median $310,000 - $245 psf
Bukit Panjang: 77 sold - median $248,000 - 4-room median $251,000 - $224 psf
Bukit Timah: 15 sold - median $418,000 - 4-room median $362,500 - $366 psf
Central Area: 29 sold - median $188,000 - 4-room median $320,000 - $257 psf
Choa Chu Kang: 68 sold - median $291,500 - 4-room median $283,500 - $256 psf
Clementi: 105 sold - median $189,000 - 4-room median $305,000 - $250 psf
Geylang: 106 sold - median $165,500 - 4-room median $258,500 - $238 psf
Hougang: 174 sold - median $299,000 - 4-room median $290,000 - $272 psf
Jurong East: 91 sold - median $250,000 - 4-room median $260,000 - $241 psf
Jurong West: 156 sold - median $245,000 - 4-room median $261,000 - $227 psf
Kallang/Whampoa: 94 sold - median $178,000 - 4-room median $302,500 - $246 psf
Marine Parade: 36 sold - median $286,500 - 4-room median $335,000 - $346 psf
Pasir Ris: 39 sold - median $360,000 - 4-room median $345,000 - $321 psf
Queenstown: 101 sold - median $153,000 - 4-room median $282,500 - $225 psf
Sengkang: 1 sold - median $178,000 - 4-room median n/a - $180 psf
Serangoon: 88 sold - median $298,000 - 4-room median $289,000 - $298 psf
Tampines: 277 sold - median $320,000 - 4-room median $325,000 - $288 psf
Toa Payoh: 99 sold - median $180,000 - 4-room median $277,750 - $243 psf
Woodlands: 82 sold - median $176,500 - 4-room median $210,000 - $196 psf
Yishun: 297 sold - median $230,000 - 4-room median $250,000 - $245 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1996

$780,000 Blk 497D Tampines St 45, Tampines
Executive - storey 01 to 03 - 1,550 sqft - $503 psf - 99 yrs lease left

$745,000 Blk 497F Tampines St 45, Tampines
Executive - storey 04 to 06 - 1,550 sqft - $481 psf - 99 yrs lease left

$736,000 Blk 454 Tampines St 42, Tampines
MULTI GENERATION - storey 04 to 06 - 1,787 sqft - $412 psf - 90 yrs lease left

$725,000 Blk 314 Tampines St 33, Tampines
Executive - storey 10 to 12 - 1,647 sqft - $440 psf - 96 yrs lease left

$715,000 Blk 629 Bedok Reservoir Rd, Bedok
Executive - storey 10 to 12 - 1,851 sqft - $386 psf - 96 yrs lease left

$700,000 Blk 179 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $399 psf - 90 yrs lease left

$700,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $445 psf - 92 yrs lease left

$700,000 Blk 419 Woodlands St 41, Woodlands
Executive - storey 10 to 12 - 1,905 sqft - $367 psf - 98 yrs lease left

$698,000 Blk 240 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,679 sqft - $416 psf - 95 yrs lease left

$690,000 Blk 254 Kim Keat Ave, Toa Payoh
Executive - storey 10 to 12 - 1,647 sqft - $419 psf - 92 yrs lease left

The 5 most affordable 4-room flats, May 1996

$140,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $145 psf - 79 yrs lease left

$158,500 Blk 8 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $167 psf - 79 yrs lease left

$167,000 Blk 255 Yishun Ring Rd, Yishun

4-room - storey 01 to 03 - 904 sqft - $185 psf - 88 yrs lease left

$168,000 Blk 310 Bt Batok St 32, Bukit Batok

4-room - storey 01 to 03 - 904 sqft - $186 psf - 90 yrs lease left

$170,000 Blk 240 Bt Panjang Ring Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $188 psf - 91 yrs lease left

The 10 busiest streets, May 1996

Yishun Ring Rd, Yishun: 85 sales
Bedok Reservoir Rd, Bedok: 76 sales
Bedok Nth Rd, Bedok: 46 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 45 sales
Hougang Ave 8, Hougang: 42 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 39 sales
Simei St 1, Tampines: 37 sales
Marsiling Dr, Woodlands: 34 sales
Yishun St 61, Yishun: 34 sales
Bedok Nth St 3, Bedok: 33 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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