HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 1996

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

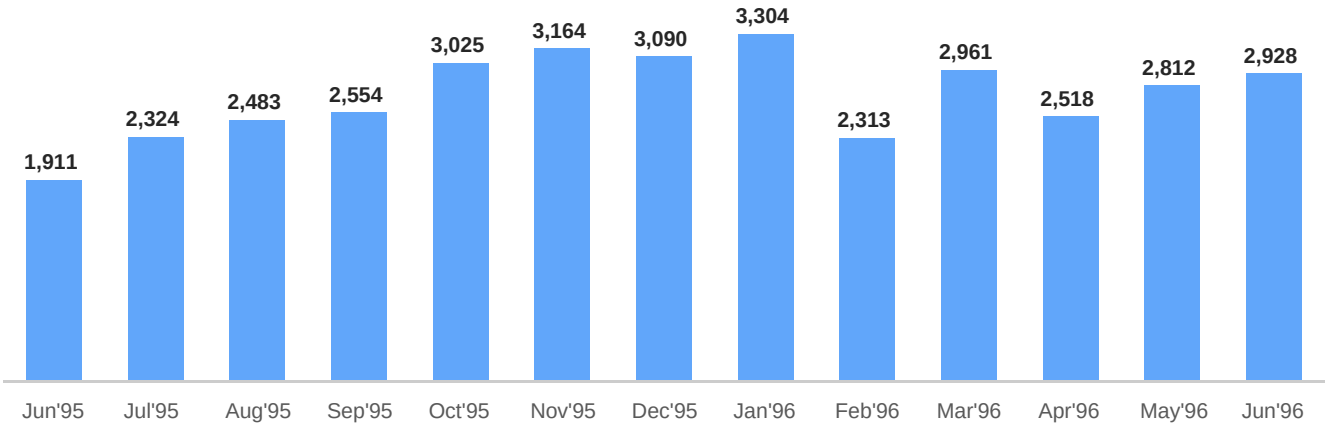
Flats sold: 2,928 Median price: $250,000 Median $psf: $265
Million-dollar flats: 0 (0.0%) Highest price: $883,000 (Yishun)

Against the month before: sales +4.1%, median price +4.2%. Against a year ago: sales +53.2%, median price +35.9%.

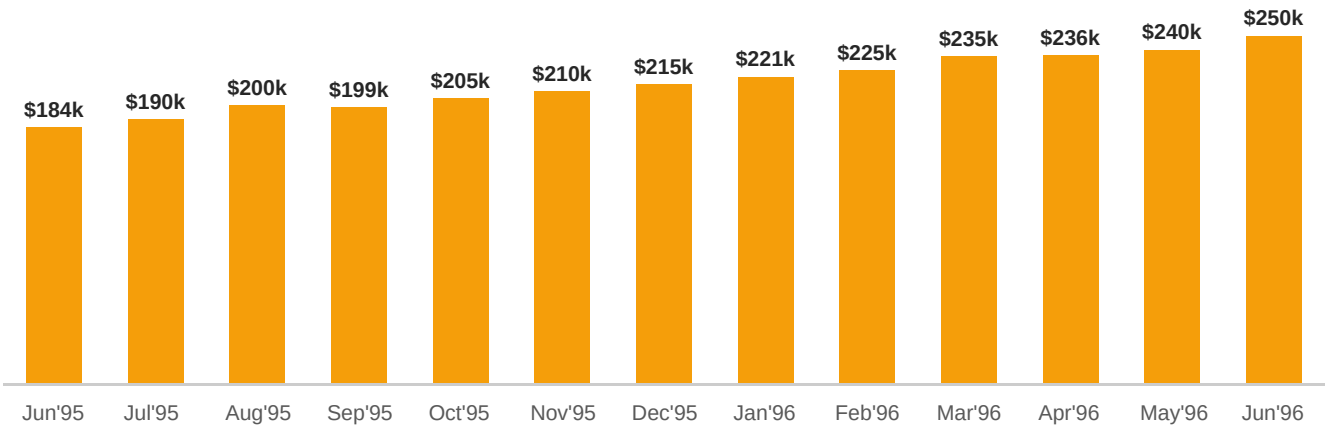
At a glance

- 2,928 HDB resale flats changed hands in June 1996, 4.1% more than the month before (2,812).
- Half of all flats sold for $250,000 or less (the median price), up 4.2% from the month before.
- A typical 4-room flat sold for $298,000 (1,009 sales), or about $288 per square foot.
- The highest price was $883,000 for an executive flat at Blk 652 Yishun Ave 4, Yishun.
- For a 4-room flat, the most affordable town was Woodlands (median $224,000) and the dearest was Bishan (median $411,500).
- The busiest town was Bedok with 328 sales.

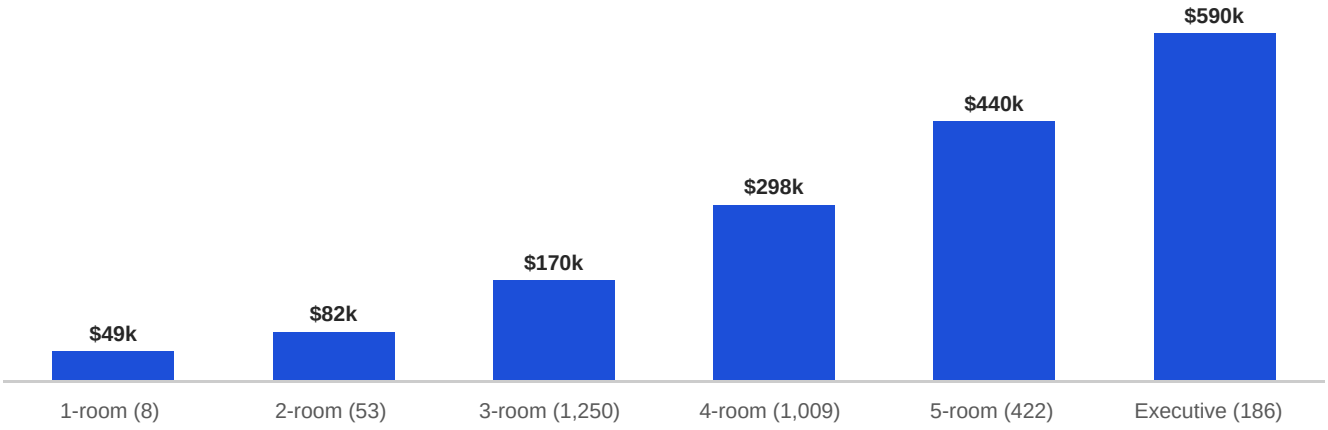
Flats sold each month, last 13 months



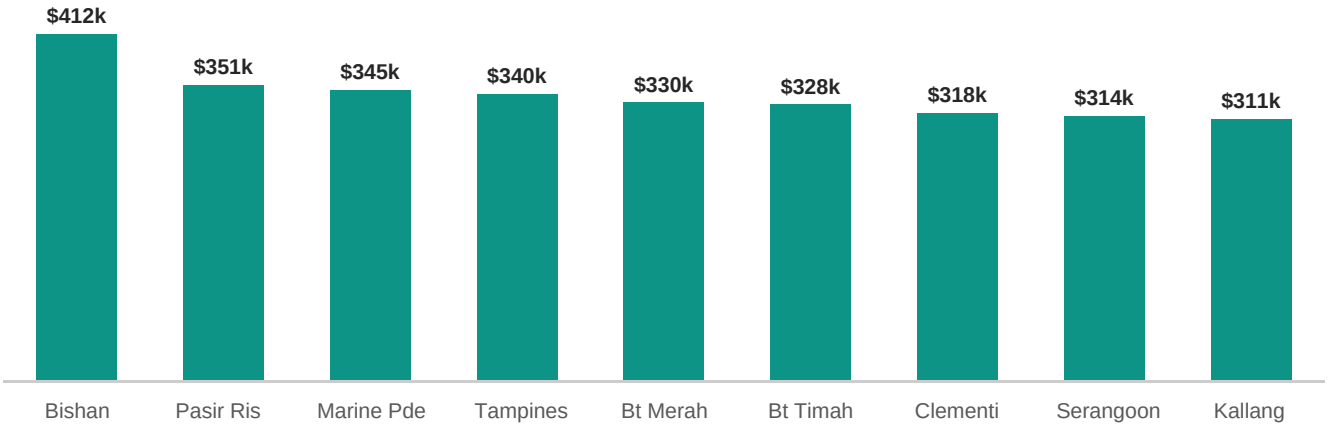
Median price each month, last 13 months



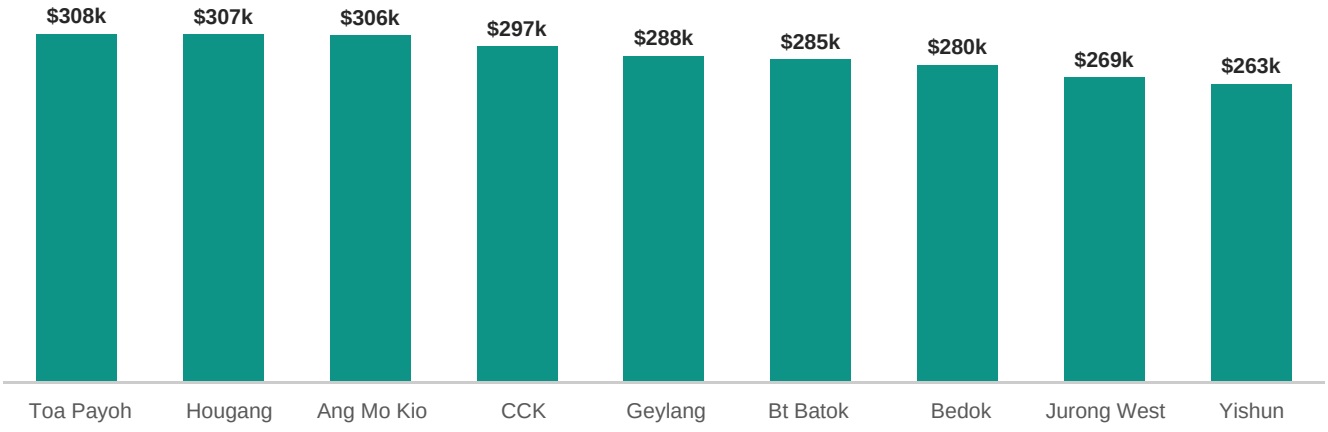
Median price by flat type (number sold), June 1996



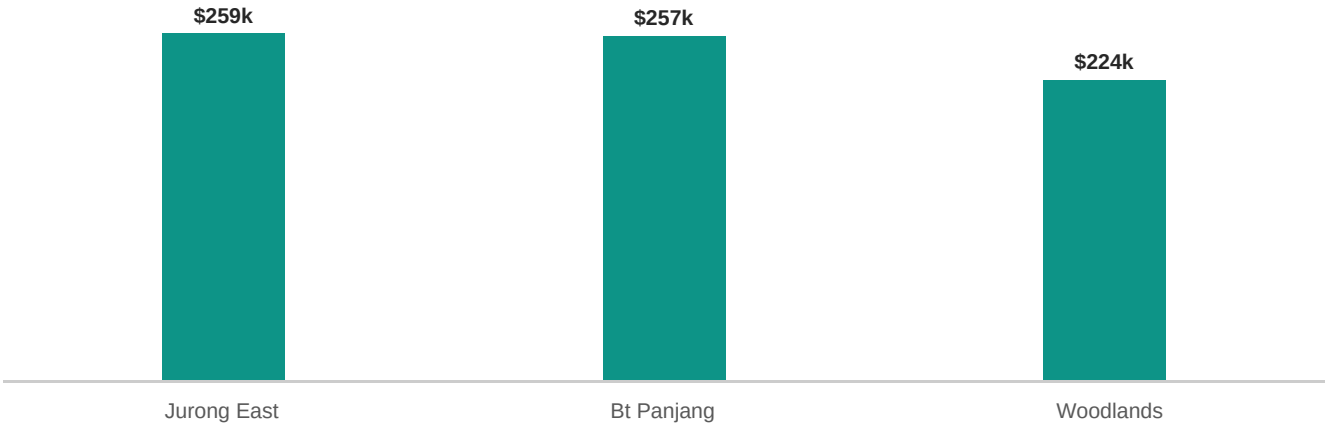
Median 4-room price by town, dearest first



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



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



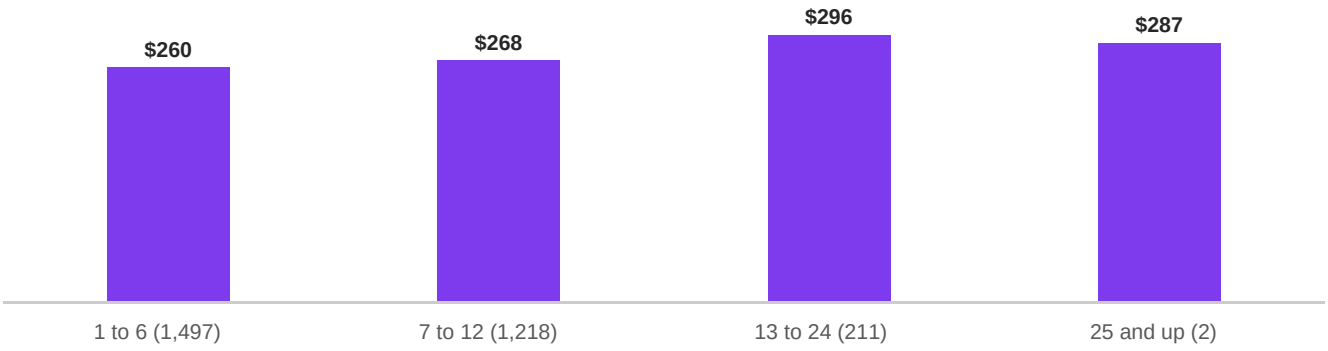
Town by town, June 1996

Ang Mo Kio: 203 sold - median $188,000 - 4-room median $306,000 - $254 psf
Bedok: 328 sold - median $214,250 - 4-room median $280,000 - $256 psf
Bishan: 138 sold - median $430,000 - 4-room median $411,500 - $372 psf
Bukit Batok: 153 sold - median $232,000 - 4-room median $285,000 - $247 psf
Bukit Merah: 104 sold - median $175,000 - 4-room median $330,000 - $251 psf
Bukit Panjang: 70 sold - median $251,000 - 4-room median $256,500 - $235 psf
Bukit Timah: 12 sold - median $341,500 - 4-room median $327,500 - $343 psf
Central Area: 27 sold - median $190,000 - 4-room median n/a - $259 psf
Choa Chu Kang: 72 sold - median $302,500 - 4-room median $296,500 - $268 psf
Clementi: 110 sold - median $192,750 - 4-room median $317,500 - $263 psf
Geylang: 116 sold - median $225,000 - 4-room median $288,000 - $261 psf
Hougang: 153 sold - median $308,000 - 4-room median $307,000 - $283 psf
Jurong East: 85 sold - median $250,000 - 4-room median $258,500 - $243 psf
Jurong West: 156 sold - median $270,000 - 4-room median $268,800 - $241 psf
Kallang/Whampoa: 71 sold - median $216,000 - 4-room median $310,500 - $270 psf
Lim Chu Kang: 1 sold - median $86,000 - 4-room median n/a - $135 psf
Marine Parade: 38 sold - median $322,500 - 4-room median $345,000 - $383 psf
Pasir Ris: 67 sold - median $370,000 - 4-room median $351,000 - $316 psf
Queenstown: 103 sold - median $155,000 - 4-room median n/a - $236 psf
Sengkang: 1 sold - median $208,000 - 4-room median n/a - $210 psf
Serangoon: 87 sold - median $323,800 - 4-room median $313,750 - $301 psf
Tampines: 302 sold - median $329,500 - 4-room median $340,000 - $299 psf
Toa Payoh: 126 sold - median $184,000 - 4-room median $307,500 - $257 psf
Woodlands: 89 sold - median $193,000 - 4-room median $224,000 - $204 psf
Yishun: 316 sold - median $240,000 - 4-room median $263,000 - $257 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 1996

$883,000 Blk 652 Yishun Ave 4, Yishun
Executive - storey 01 to 03 - 2,013 sqft - $439 psf - 95 yrs lease left

$720,000 Blk 212 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,604 sqft - $449 psf - 95 yrs lease left

$718,000 Blk 186 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $457 psf - 90 yrs lease left

$715,000 Blk 504 Pasir Ris St 52, Pasir Ris
Executive - storey 04 to 06 - 1,561 sqft - $458 psf - 96 yrs lease left

$710,000 Blk 245 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,582 sqft - $449 psf - 95 yrs lease left

$710,000 Blk 212 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $443 psf - 95 yrs lease left

$710,000 Blk 212 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $452 psf - 95 yrs lease left

$710,000 Blk 257 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $449 psf - 95 yrs lease left

$700,000 Blk 219 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $445 psf - 95 yrs lease left

$700,000 Blk 941 Tampines Ave 5, Tampines
Executive - storey 04 to 06 - 1,572 sqft - $445 psf - 91 yrs lease left

The 5 most affordable 4-room flats, June 1996

$158,800 Blk 5 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 969 sqft - $164 psf - 77 yrs lease left

$168,000 Blk 338 Bt Batok St 34, Bukit Batok

4-room - storey 01 to 03 - 969 sqft - $173 psf - 89 yrs lease left

$171,000 Blk 33 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 1,055 sqft - $162 psf - 81 yrs lease left

$175,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $187 psf - 78 yrs lease left

$186,000 Blk 36 Circuit Rd, Geylang

4-room - storey 13 to 15 - 894 sqft - $208 psf - 74 yrs lease left

The 10 busiest streets, June 1996

Yishun Ring Rd, Yishun: 91 sales
Bedok Reservoir Rd, Bedok: 73 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 57 sales
Bedok Nth Rd, Bedok: 49 sales
Marsiling Dr, Woodlands: 42 sales
Bedok Nth St 3, Bedok: 39 sales
Tampines St 21, Tampines: 38 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 36 sales
Bishan St 22, Bishan: 35 sales
Choa Chu Kang Ave 3, Choa Chu Kang: 34 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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