HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1996

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

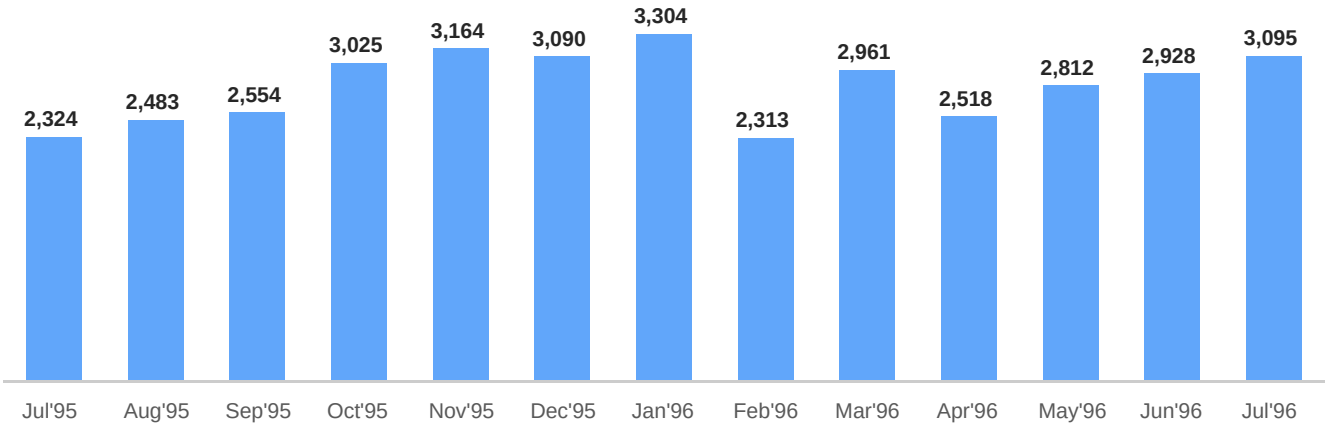
Flats sold: 3,095 Median price: $270,000 Median $psf: $277
Million-dollar flats: 0 (0.0%) Highest price: $740,000 (Bishan)

Against the month before: sales +5.7%, median price +8.0%. Against a year ago: sales +33.2%, median price +42.1%.

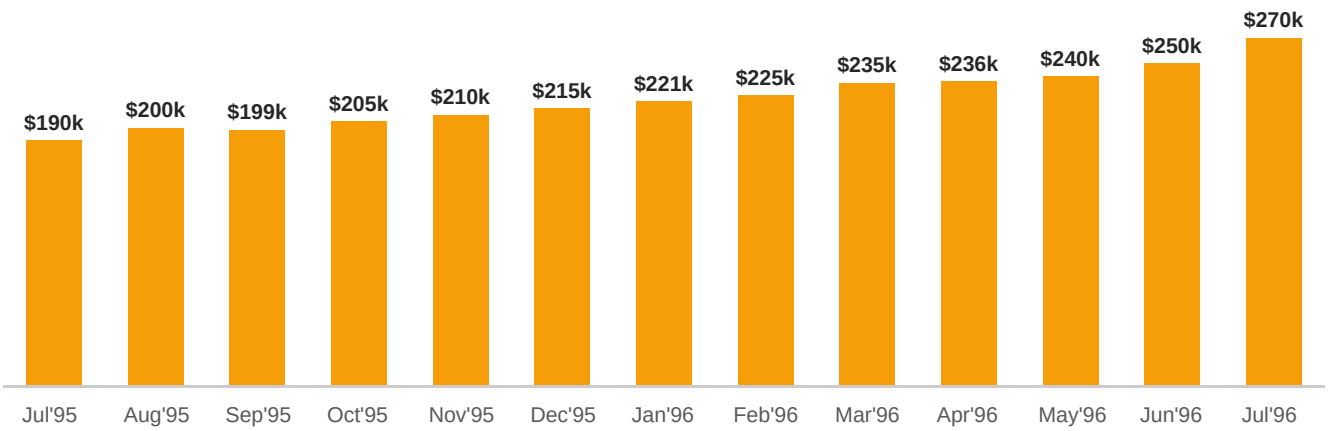
At a glance

- 3,095 HDB resale flats changed hands in July 1996, 5.7% more than the month before (2,928).
- Half of all flats sold for $270,000 or less (the median price), up 8.0% from the month before.
- A typical 4-room flat sold for $308,000 (1,128 sales), or about $297 per square foot.
- The highest price was $740,000 for an executive flat at Blk 192 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $235,500) and the dearest was Bishan (median $402,500).
- The busiest town was Yishun with 333 sales.

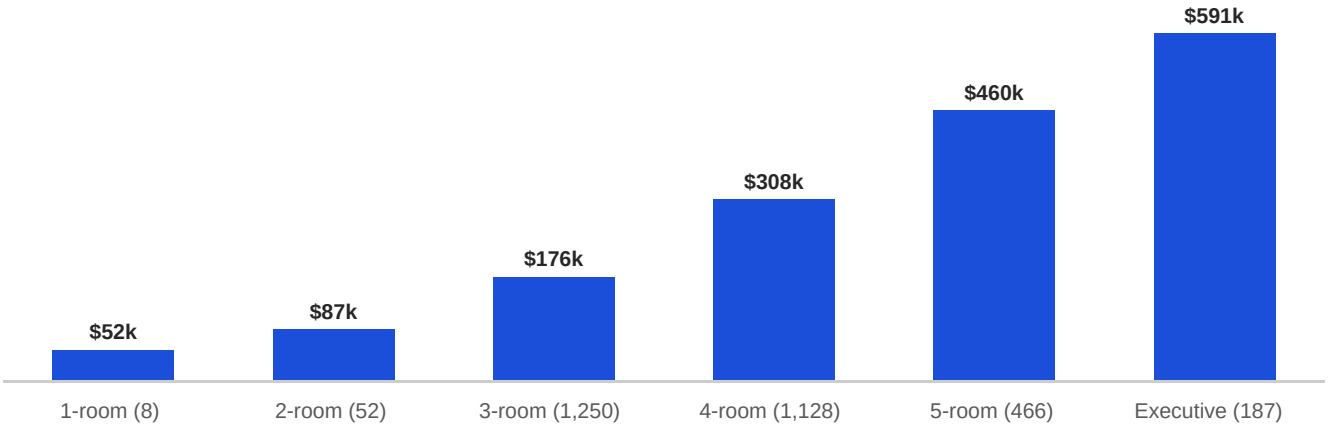
Flats sold each month, last 13 months



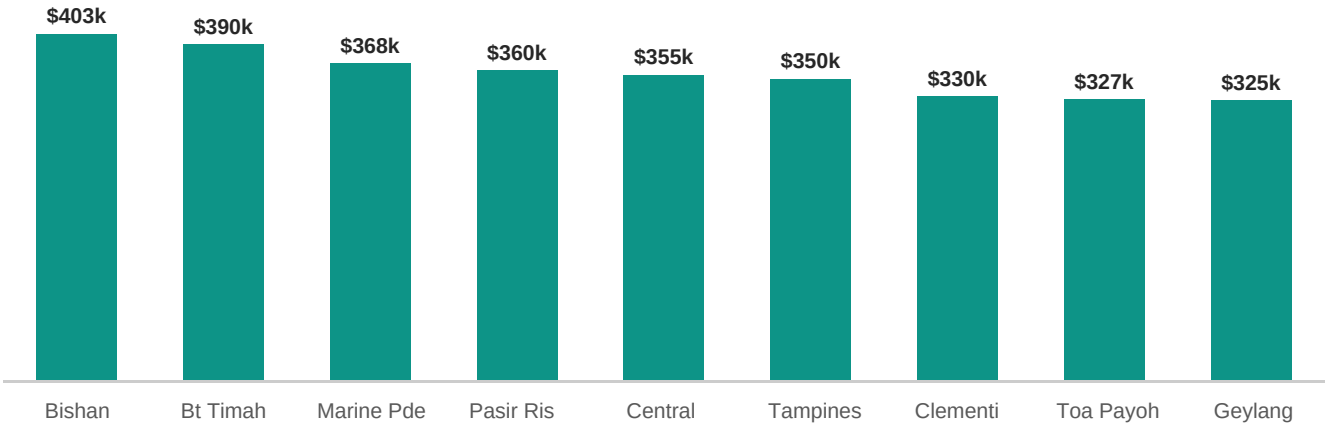
Median price each month, last 13 months



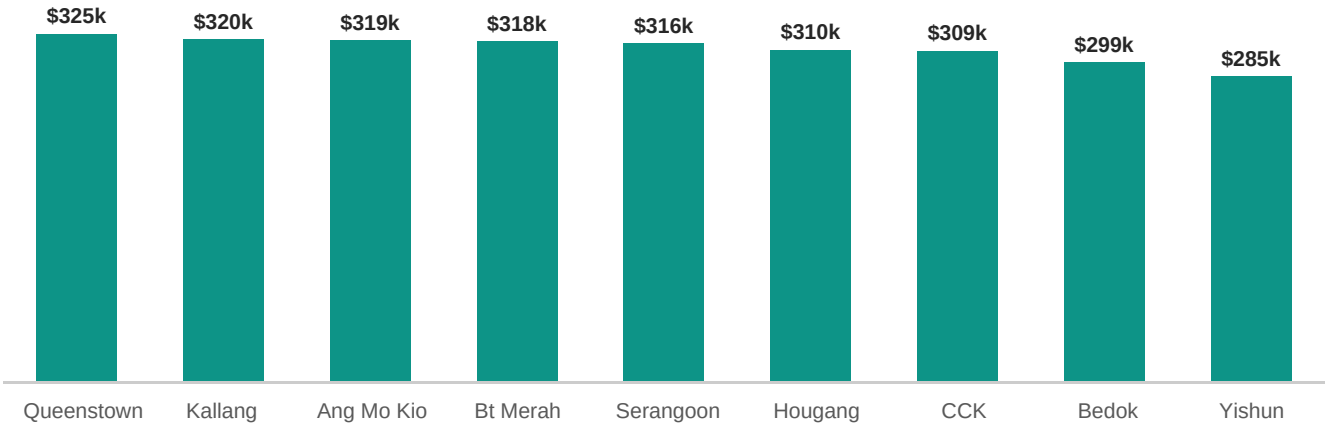
Median price by flat type (number sold), July 1996



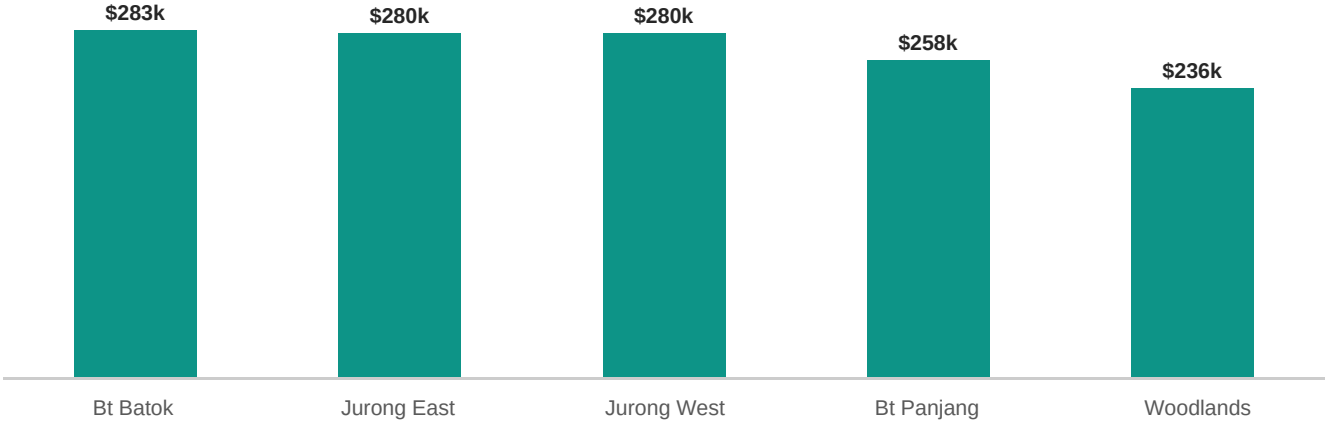
Median 4-room price by town, dearest first



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



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



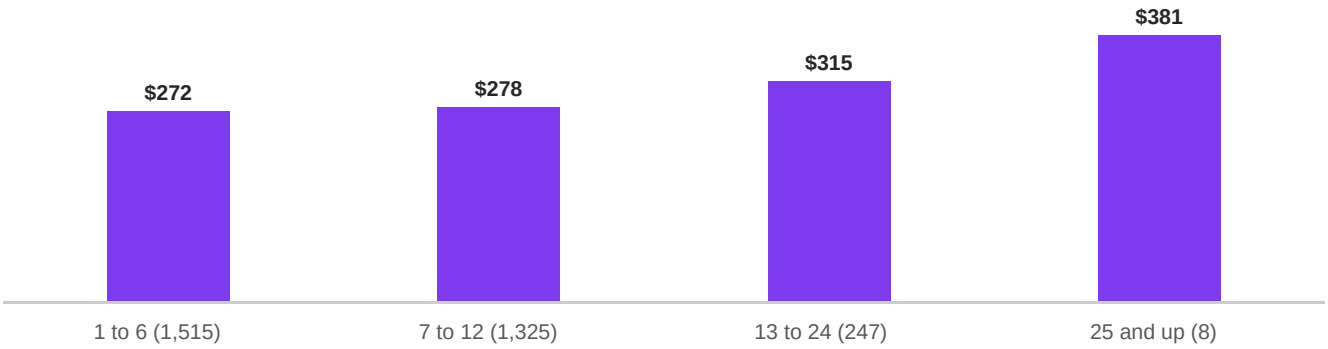
Town by town, July 1996

Ang Mo Kio: 228 sold - median $213,000 - 4-room median $318,800 - $267 psf
Bedok: 322 sold - median $224,000 - 4-room median $298,500 - $273 psf
Bishan: 128 sold - median $425,000 - 4-room median $402,500 - $376 psf
Bukit Batok: 165 sold - median $210,000 - 4-room median $282,500 - $246 psf
Bukit Merah: 124 sold - median $191,000 - 4-room median $318,000 - $265 psf
Bukit Panjang: 73 sold - median $258,000 - 4-room median $258,000 - $244 psf
Bukit Timah: 13 sold - median $410,000 - 4-room median $390,000 - $366 psf
Central Area: 15 sold - median $226,000 - 4-room median $355,000 - $306 psf
Choa Chu Kang: 77 sold - median $310,000 - 4-room median $309,000 - $265 psf
Clementi: 96 sold - median $215,000 - 4-room median $330,000 - $276 psf
Geylang: 127 sold - median $198,000 - 4-room median $325,000 - $265 psf
Hougang: 180 sold - median $314,000 - 4-room median $310,000 - $294 psf
Jurong East: 72 sold - median $277,500 - 4-room median $280,000 - $260 psf
Jurong West: 200 sold - median $270,000 - 4-room median $280,000 - $243 psf
Kallang/Whampoa: 92 sold - median $199,500 - 4-room median $320,000 - $274 psf
Lim Chu Kang: 1 sold - median $120,000 - 4-room median n/a - $134 psf
Marine Parade: 33 sold - median $305,000 - 4-room median $368,000 - $380 psf
Pasir Ris: 63 sold - median $372,000 - 4-room median $360,000 - $325 psf
Queenstown: 128 sold - median $167,000 - 4-room median $325,000 - $252 psf
Sembawang: 1 sold - median $105,000 - 4-room median n/a - $152 psf
Serangoon: 94 sold - median $340,000 - 4-room median $316,000 - $316 psf
Tampines: 324 sold - median $352,000 - 4-room median $350,000 - $318 psf
Toa Payoh: 118 sold - median $192,000 - 4-room median $326,500 - $265 psf
Woodlands: 88 sold - median $169,000 - 4-room median $235,500 - $212 psf
Yishun: 333 sold - median $278,000 - 4-room median $285,000 - $273 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1996

$740,000 Blk 192 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $461 psf - 90 yrs lease left

$740,000 Blk 258 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,668 sqft - $444 psf - 95 yrs lease left

$740,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $471 psf - 92 yrs lease left

$740,000 Blk 460 Tampines St 42, Tampines
MULTI GENERATION - storey 10 to 12 - 1,615 sqft - $458 psf - 90 yrs lease left

$725,000 Blk 257 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,582 sqft - $458 psf - 95 yrs lease left

$720,000 Blk 212 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $455 psf - 95 yrs lease left

$717,500 Blk 484 Tampines St 43, Tampines
Executive - storey 01 to 03 - 1,808 sqft - $397 psf - 96 yrs lease left

$712,500 Blk 261 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $444 psf - 95 yrs lease left

$708,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,658 sqft - $427 psf - 95 yrs lease left

$708,000 Blk 219 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,604 sqft - $441 psf - 95 yrs lease left

The 5 most affordable 4-room flats, July 1996

$120,000 Blk 4 Lim Chu Kang Rd, Lim Chu Kang
4-room - storey 01 to 03 - 893 sqft - $134 psf - 83 yrs lease left

$127,500 Blk 220 Choa Chu Kang Ctrl, Choa Chu Kang
4-room - storey 01 to 03 - 1,130 sqft - $113 psf - 93 yrs lease left

$148,000 Blk 154 Serangoon Nth Ave 1, Serangoon
4-room - storey 04 to 06 - 926 sqft - $160 psf - 89 yrs lease left

$170,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $179 psf - 78 yrs lease left

$184,000 Blk 218 Petir Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $204 psf - 90 yrs lease left

The 10 busiest streets, July 1996

Yishun Ring Rd, Yishun: 93 sales
Bedok Reservoir Rd, Bedok: 80 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 68 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 56 sales
Hougang Ave 8, Hougang: 43 sales
Tampines St 21, Tampines: 40 sales
Marsiling Dr, Woodlands: 38 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 37 sales
Simei St 1, Tampines: 36 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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