HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: August 1996

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

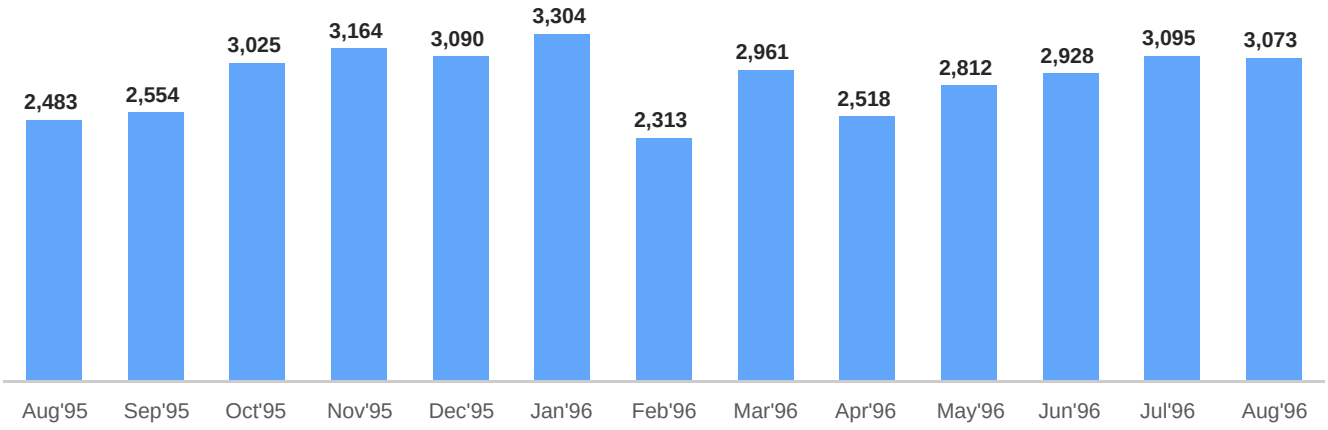
**Flats sold: 3,073  Median price: $268,000  Median $psf: $283**
**Million-dollar flats: 0 (0.0%)  Highest price: $870,000 (Bishan)**

Against the month before: sales -0.7%, median price -0.7%.  Against a year ago: sales +23.8%, median price +34.0%.

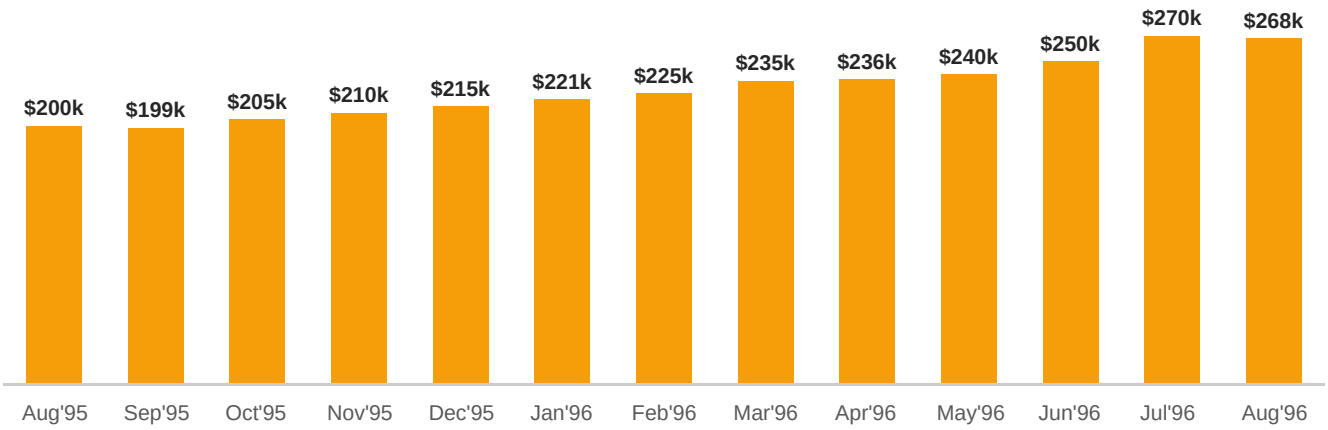
### At a glance

- 3,073 HDB resale flats changed hands in August 1996, 0.7% fewer than the month before (3,095).
- Half of all flats sold for $268,000 or less (the median price), down 0.7% from the month before.
- A typical 4-room flat sold for $315,000 (1,037 sales), or about $305 per square foot.
- The highest price was $870,000 for an executive flat at Blk 117 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $255,000) and the dearest was Bukit Timah (median $409,000).
- The busiest town was Yishun with 332 sales.

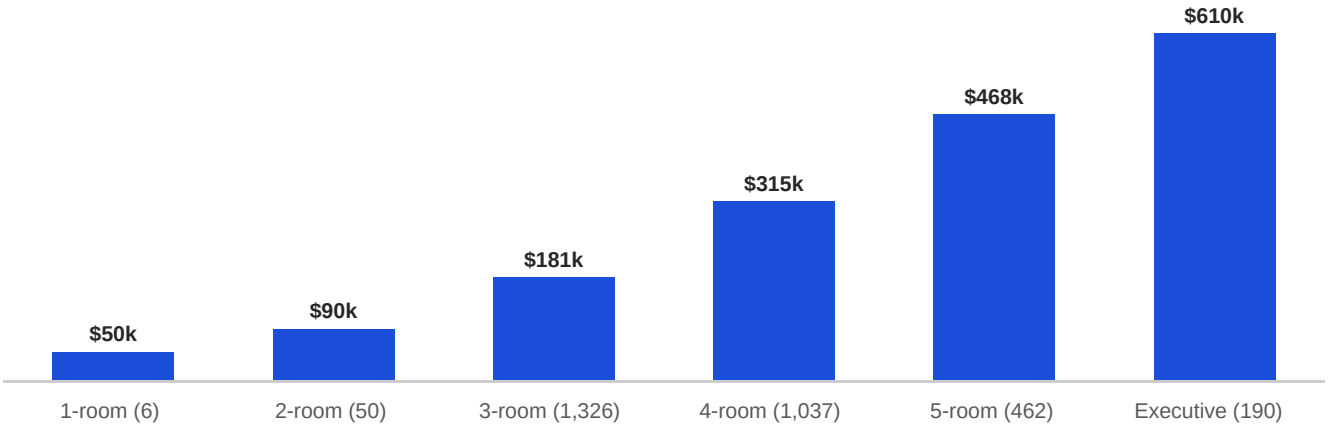
**Flats sold each month, last 13 months**



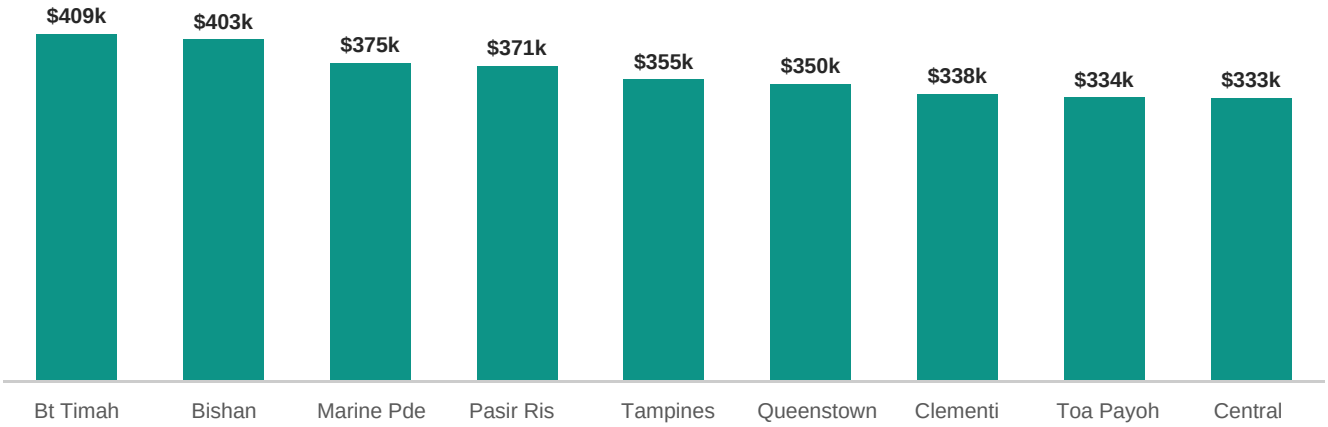

**Median price each month, last 13 months**



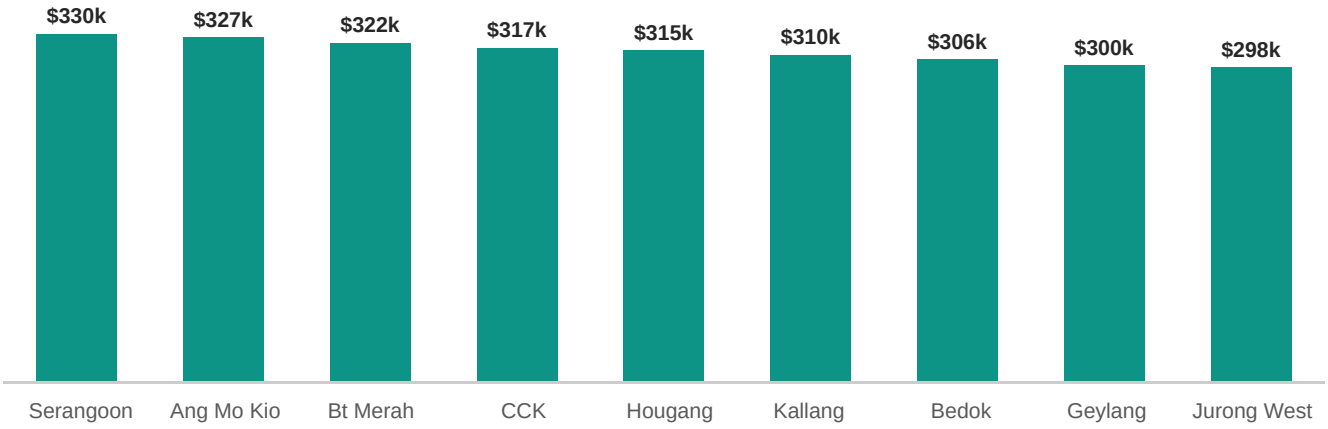

**Median price by flat type (number sold), August 1996**



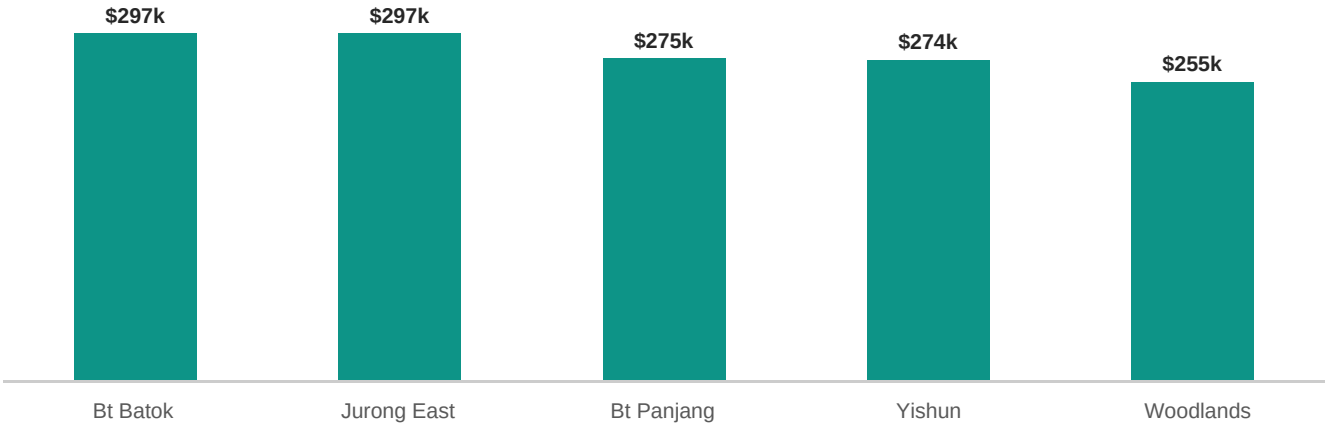

## Median 4-room price by town, dearest first




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




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



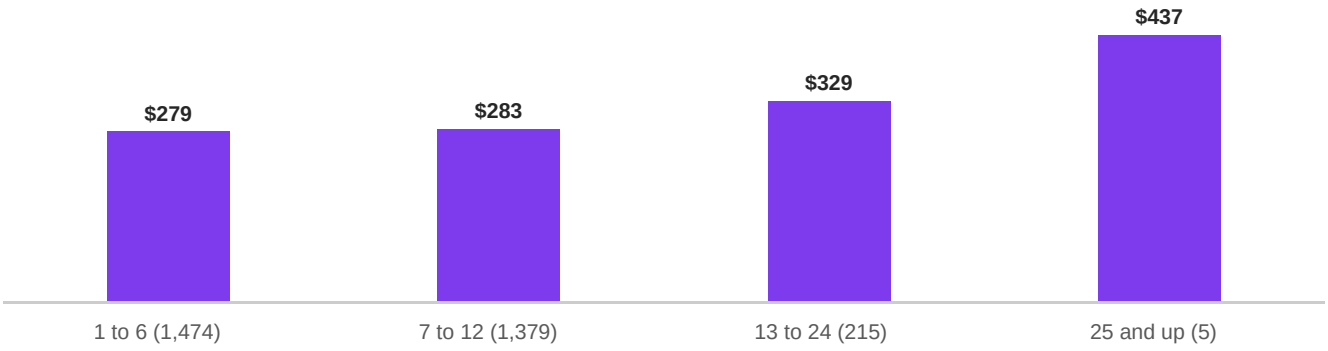

## Town by town, August 1996

Ang Mo Kio: 229 sold - median $199,000 - 4-room median $326,800 - $266 psf
Bedok: 313 sold - median $222,000 - 4-room median $305,500 - $275 psf
Bishan: 130 sold - median $435,500 - 4-room median $402,500 - $378 psf
Bukit Batok: 150 sold - median $198,000 - 4-room median $296,500 - $252 psf
Bukit Merah: 106 sold - median $193,000 - 4-room median $321,500 - $275 psf
Bukit Panjang: 76 sold - median $210,000 - 4-room median $275,000 - $245 psf
Bukit Timah: 16 sold - median $425,000 - 4-room median $409,000 - $369 psf
Central Area: 19 sold - median $220,000 - 4-room median $333,000 - $282 psf
Choa Chu Kang: 79 sold - median $330,000 - 4-room median $316,500 - $286 psf
Clementi: 112 sold - median $222,500 - 4-room median $338,000 - $283 psf
Geylang: 121 sold - median $185,000 - 4-room median $300,000 - $270 psf
Hougang: 171 sold - median $338,000 - 4-room median $314,500 - $307 psf
Jurong East: 86 sold - median $194,000 - 4-room median $296,500 - $253 psf
Jurong West: 182 sold - median $290,000 - 4-room median $298,000 - $263 psf
Kallang/Whampoa: 91 sold - median $201,000 - 4-room median $310,000 - $270 psf
Marine Parade: 38 sold - median $295,000 - 4-room median $374,500 - $383 psf
Pasir Ris: 62 sold - median $385,000 - 4-room median $371,000 - $334 psf
Queenstown: 104 sold - median $166,000 - 4-room median $350,000 - $250 psf
Sengkang: 4 sold - median $162,000 - 4-room median n/a - $201 psf
Serangoon: 121 sold - median $345,000 - 4-room median $330,000 - $319 psf
Tampines: 298 sold - median $350,000 - 4-room median $355,000 - $321 psf
Toa Payoh: 109 sold - median $207,000 - 4-room median $334,000 - $281 psf
Woodlands: 124 sold - median $197,500 - 4-room median $255,000 - $232 psf
Yishun: 332 sold - median $263,000 - 4-room median $274,000 - $275 psf

### Median $psf by remaining lease (number sold)




**Median $psf by storey (number sold)**




## The 10 highest prices, August 1996

**$870,000 Blk 117 Bishan St 12, Bishan**
Executive - storey 22 to 24 - 1,755 sqft - $496 psf - 90 yrs lease left

**$760,000 Blk 219 Bishan St 23, Bishan**
Executive - storey 13 to 15 - 1,572 sqft - $484 psf - 95 yrs lease left

**$730,000 Blk 652 Yishun Ave 4, Yishun**
Executive - storey 07 to 09 - 2,013 sqft - $363 psf - 95 yrs lease left

**$728,000 Blk 261 Bishan St 22, Bishan**
Executive - storey 10 to 12 - 1,572 sqft - $463 psf - 95 yrs lease left

**$718,000 Blk 231 Bishan St 23, Bishan**
Executive - storey 10 to 12 - 1,572 sqft - $457 psf - 95 yrs lease left

**$715,000 Blk 460 Pasir Ris Dr 4, Pasir Ris**
Executive - storey 10 to 12 - 1,528 sqft - $468 psf - 95 yrs lease left

**$705,000 Blk 665 Yishun Ave 4, Yishun**
Executive - storey 07 to 09 - 1,948 sqft - $362 psf - 95 yrs lease left

**$700,000 Blk 261 Bishan St 22, Bishan**
Executive - storey 01 to 03 - 1,625 sqft - $431 psf - 95 yrs lease left

**$695,000 Blk 231 Bishan St 23, Bishan**
Executive - storey 04 to 06 - 1,572 sqft - $442 psf - 95 yrs lease left

**$690,000 Blk 443 Sin Ming Ave, Bishan**
Executive - storey 07 to 09 - 2,013 sqft - $343 psf - 93 yrs lease left

## The 5 most affordable 4-room flats, August 1996

**$130,000 Blk 207 Ang Mo Kio Ave 1, Ang Mo Kio**

4-room - storey 10 to 12 - 1,044 sqft - $125 psf - 79 yrs lease left

**$180,000 Blk 412 Saujana Rd, Bukit Panjang**

4-room - storey 04 to 06 - 904 sqft - $199 psf - 91 yrs lease left

**$190,000 Blk 7 Marsiling Dr, Woodlands**

4-room - storey 01 to 03 - 947 sqft - $201 psf - 79 yrs lease left

**$195,000 Blk 336 Woodlands Ave 1, Woodlands**

4-room - storey 07 to 09 - 893 sqft - $218 psf - 88 yrs lease left

**$195,000 Blk 8 Marsiling Dr, Woodlands**

4-room - storey 01 to 03 - 947 sqft - $206 psf - 79 yrs lease left

## The 10 busiest streets, August 1996

Yishun Ring Rd, Yishun: 78 sales
Bedok Reservoir Rd, Bedok: 68 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 63 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 53 sales
Marsiling Dr, Woodlands: 48 sales
Bedok Nth Rd, Bedok: 44 sales
Serangoon Nth Ave 4, Serangoon: 39 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 38 sales
Bedok Nth St 3, Bedok: 38 sales
Tampines St 21, Tampines: 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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