HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1996

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

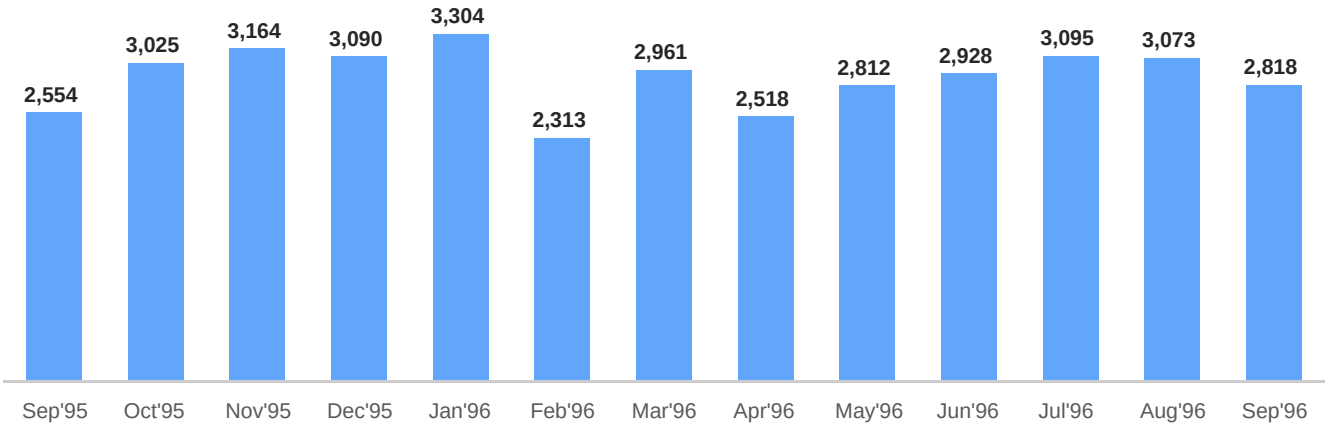
Flats sold: 2,818 Median price: $264,250 Median $psf: $284
Million-dollar flats: 0 (0.0%) Highest price: $800,000 (Bishan)

Against the month before: sales -8.3%, median price -1.4%. Against a year ago: sales +10.3%, median price +33.1%.

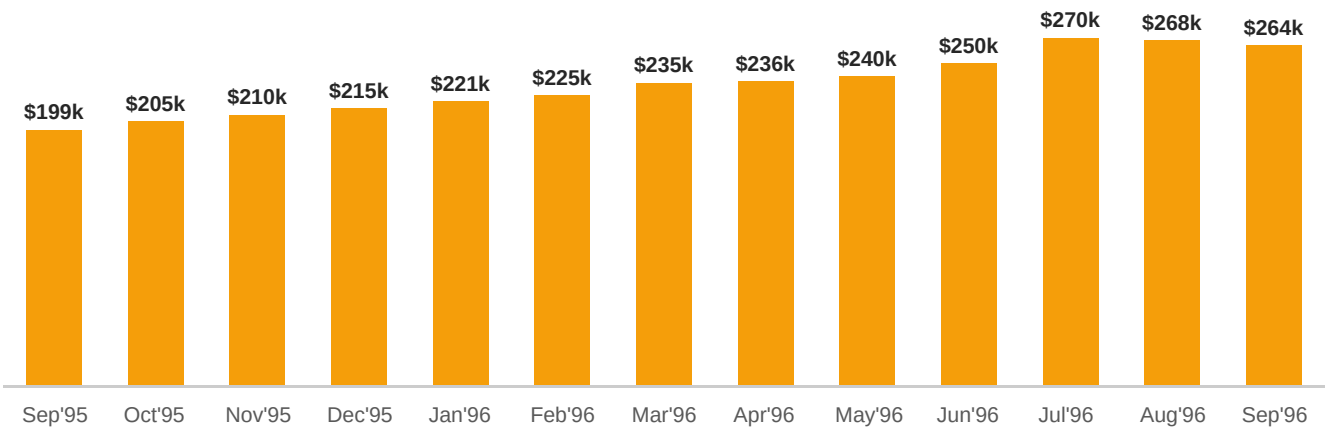
At a glance

- 2,818 HDB resale flats changed hands in September 1996, 8.3% fewer than the month before (3,073).
- Half of all flats sold for $264,250 or less (the median price), down 1.4% from the month before.
- A typical 4-room flat sold for $320,000 (994 sales), or about $310 per square foot.
- The highest price was $800,000 for an executive flat at Blk 190 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $245,000) and the dearest was Bishan (median $414,400).
- The busiest town was Yishun with 329 sales.

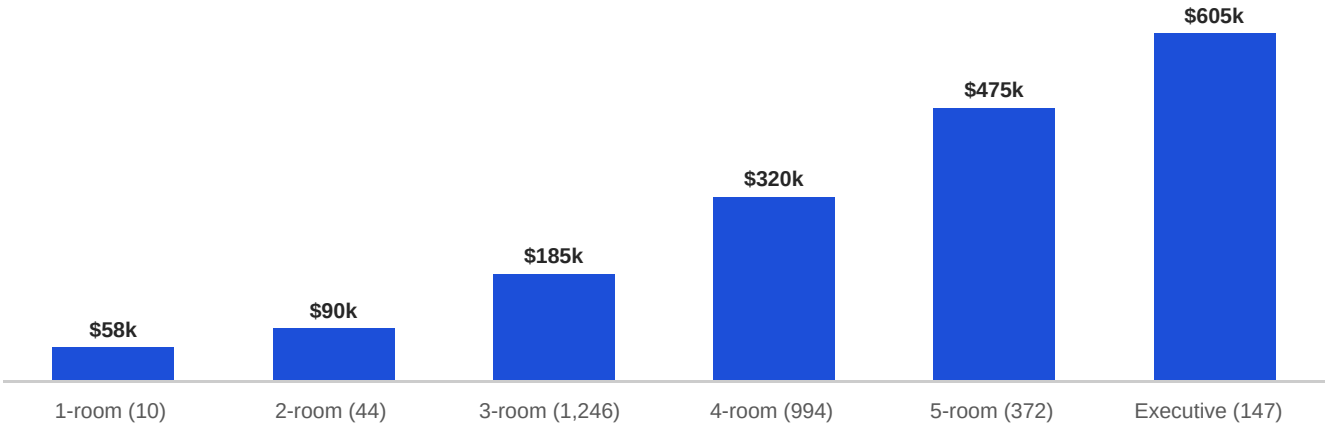
Flats sold each month, last 13 months



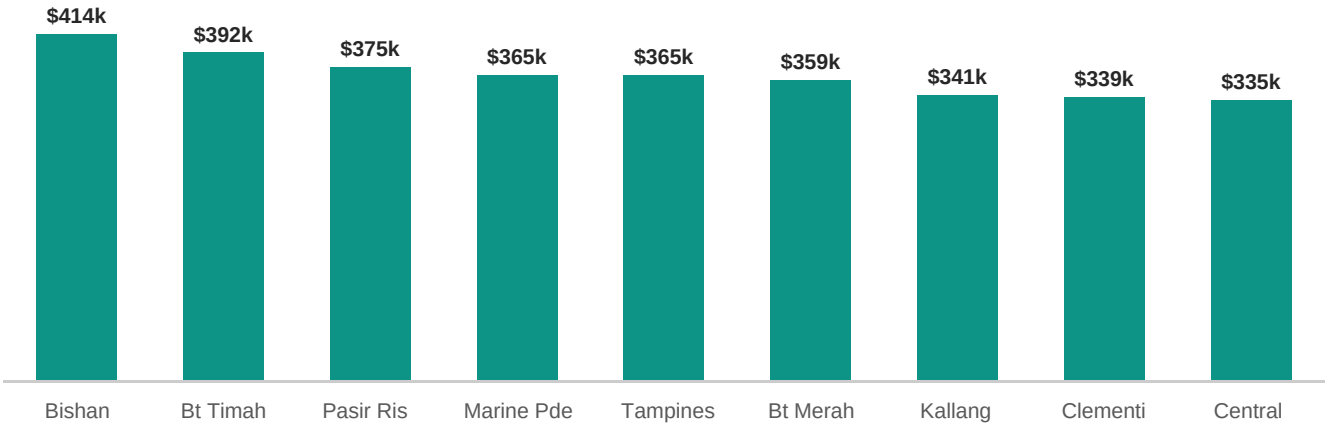
Median price each month, last 13 months



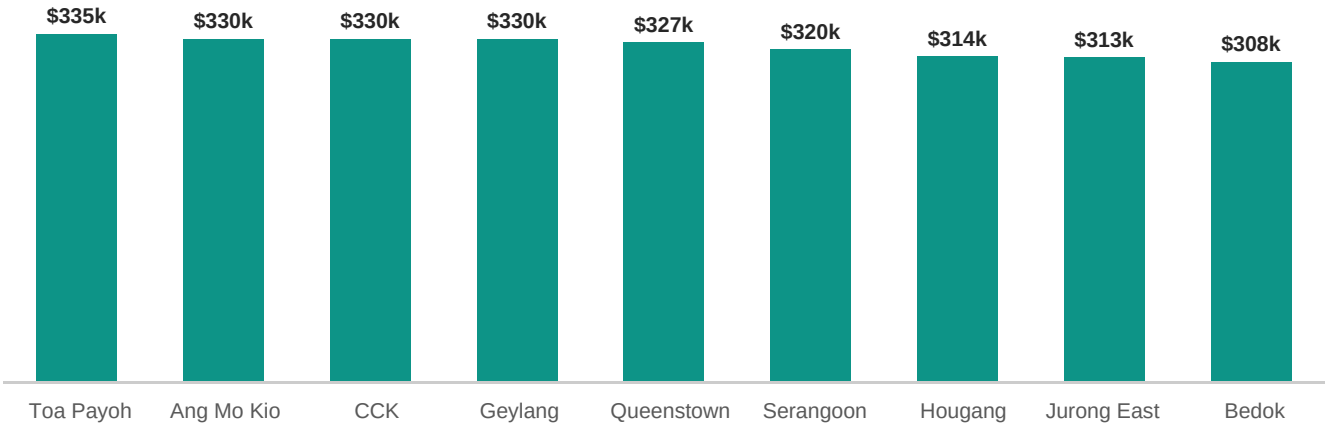
Median price by flat type (number sold), September 1996



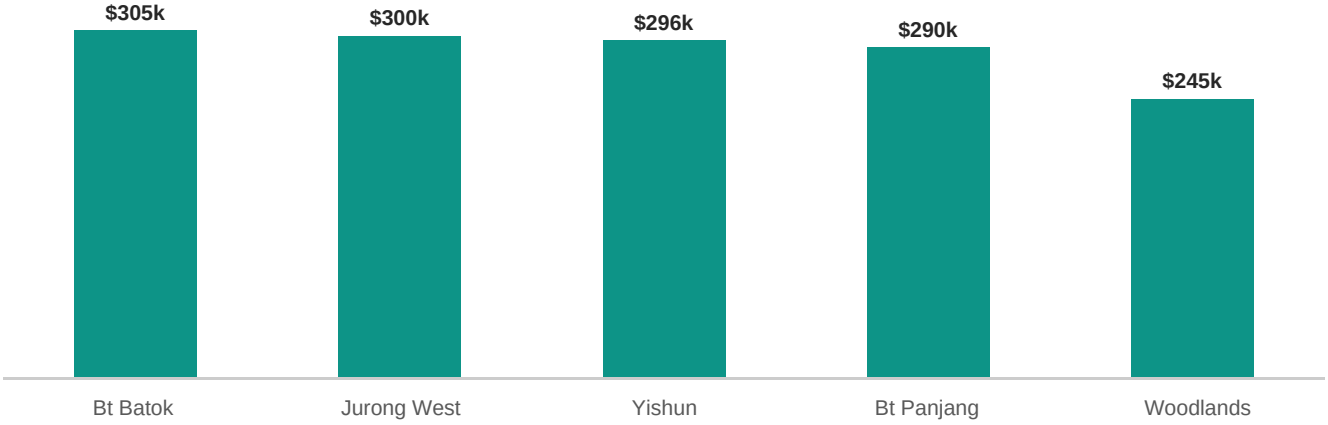
Median 4-room price by town, dearest first



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



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



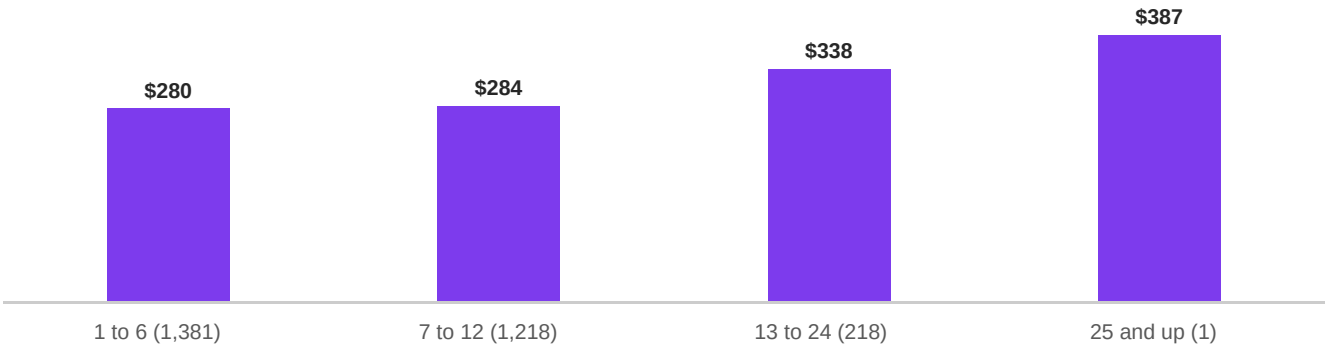
Town by town, September 1996

Ang Mo Kio: 217 sold - median $200,000 - 4-room median $330,000 - $267 psf
Bedok: 237 sold - median $245,000 - 4-room median $308,000 - $282 psf
Bishan: 106 sold - median $443,000 - 4-room median $414,400 - $386 psf
Bukit Batok: 134 sold - median $200,000 - 4-room median $305,000 - $258 psf
Bukit Merah: 135 sold - median $198,000 - 4-room median $359,000 - $275 psf
Bukit Panjang: 63 sold - median $274,000 - 4-room median $290,000 - $257 psf
Bukit Timah: 18 sold - median $440,900 - 4-room median $392,000 - $388 psf
Central Area: 22 sold - median $213,500 - 4-room median $335,000 - $290 psf
Choa Chu Kang: 70 sold - median $331,500 - 4-room median $330,000 - $289 psf
Clementi: 117 sold - median $240,000 - 4-room median $339,000 - $294 psf
Geylang: 117 sold - median $260,000 - 4-room median $330,000 - $296 psf
Hougang: 162 sold - median $297,500 - 4-room median $313,500 - $295 psf
Jurong East: 88 sold - median $195,500 - 4-room median $312,500 - $256 psf
Jurong West: 181 sold - median $292,000 - 4-room median $300,000 - $264 psf
Kallang/Whampoa: 86 sold - median $215,000 - 4-room median $341,000 - $282 psf
Marine Parade: 42 sold - median $290,000 - 4-room median $365,000 - $377 psf
Pasir Ris: 58 sold - median $380,000 - 4-room median $375,000 - $333 psf
Queenstown: 83 sold - median $165,000 - 4-room median $326,500 - $259 psf
Sengkang: 2 sold - median $186,000 - 4-room median n/a - $214 psf
Serangoon: 82 sold - median $325,000 - 4-room median $320,000 - $321 psf
Tampines: 300 sold - median $355,000 - 4-room median $365,000 - $323 psf
Toa Payoh: 84 sold - median $198,000 - 4-room median $335,000 - $271 psf
Woodlands: 85 sold - median $215,000 - 4-room median $245,000 - $227 psf
Yishun: 329 sold - median $260,000 - 4-room median $296,250 - $275 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1996

$800,000 Blk 190 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $495 psf - 90 yrs lease left

$760,000 Blk 218 Bishan St 23, Bishan
Executive - storey 01 to 03 - 1,593 sqft - $477 psf - 95 yrs lease left

$755,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $480 psf - 92 yrs lease left

$745,000 Blk 38 Jln Bahagia, Kallang/Whampoa
3-room - storey 01 to 03 - 2,314 sqft - $322 psf - 75 yrs lease left

$730,000 Blk 212 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,604 sqft - $455 psf - 95 yrs lease left

$728,000 Blk 454 Tampines St 42, Tampines
MULTI GENERATION - storey 04 to 06 - 1,787 sqft - $407 psf - 90 yrs lease left

$720,000 Blk 629 Bedok Reservoir Rd, Bedok
Executive - storey 04 to 06 - 1,755 sqft - $410 psf - 96 yrs lease left

$720,000 Blk 245 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,658 sqft - $434 psf - 95 yrs lease left

$715,000 Blk 942 Tampines Ave 5, Tampines
Executive - storey 04 to 06 - 1,658 sqft - $431 psf - 91 yrs lease left

$710,000 Blk 238 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,539 sqft - $461 psf - 95 yrs lease left

The 5 most affordable 4-room flats, September 1996

$135,000 Blk 410 Serangoon Ctrl, Serangoon

4-room - storey 10 to 12 - 1,130 sqft - $119 psf - 92 yrs lease left

$150,000 Blk 323 Bt Batok St 33, Bukit Batok

4-room - storey 04 to 06 - 904 sqft - $166 psf - 90 yrs lease left

$167,000 Blk 171 Woodlands St 11, Woodlands

4-room - storey 01 to 03 - 1,130 sqft - $148 psf - 88 yrs lease left

$175,000 Blk 329 Woodlands St 32, Woodlands

4-room - storey 04 to 06 - 904 sqft - $194 psf - 92 yrs lease left

$182,000 Blk 879 Yishun St 81, Yishun

4-room - storey 10 to 12 - 904 sqft - $201 psf - 90 yrs lease left

The 10 busiest streets, September 1996

Yishun Ring Rd, Yishun: 75 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 61 sales
Bedok Reservoir Rd, Bedok: 55 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 43 sales
Hougang Ave 8, Hougang: 40 sales
Tampines St 41, Tampines: 37 sales
Tampines St 21, Tampines: 37 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 35 sales
Bedok Nth St 3, Bedok: 33 sales
Marsiling Dr, Woodlands: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg