HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 1996

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

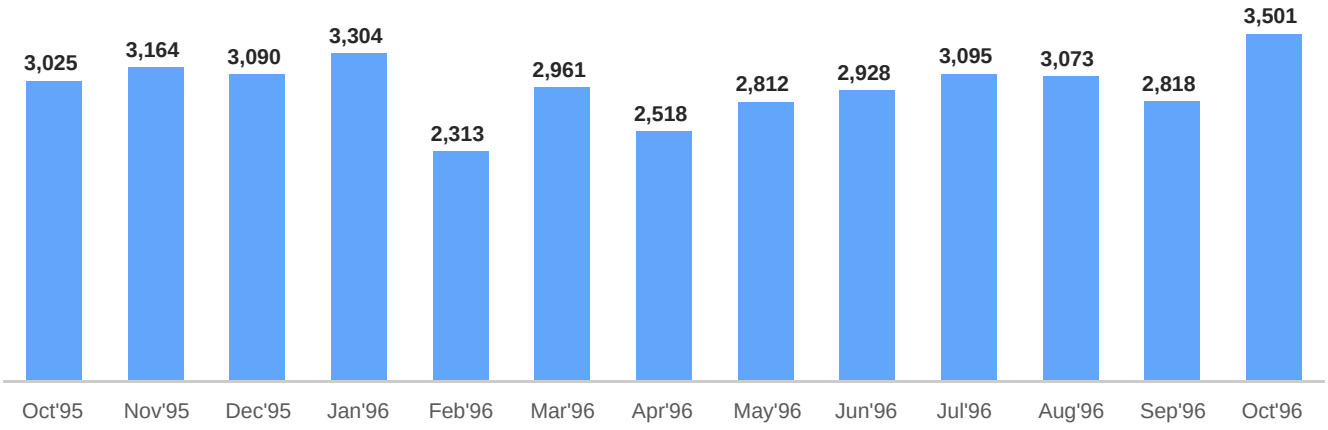
Flats sold: 3,501 Median price: $263,000 Median $psf: $285
Million-dollar flats: 0 (0.0%) Highest price: $868,000 (Bishan)

Against the month before: sales +24.2%, median price -0.5%. Against a year ago: sales +15.7%, median price +28.3%.

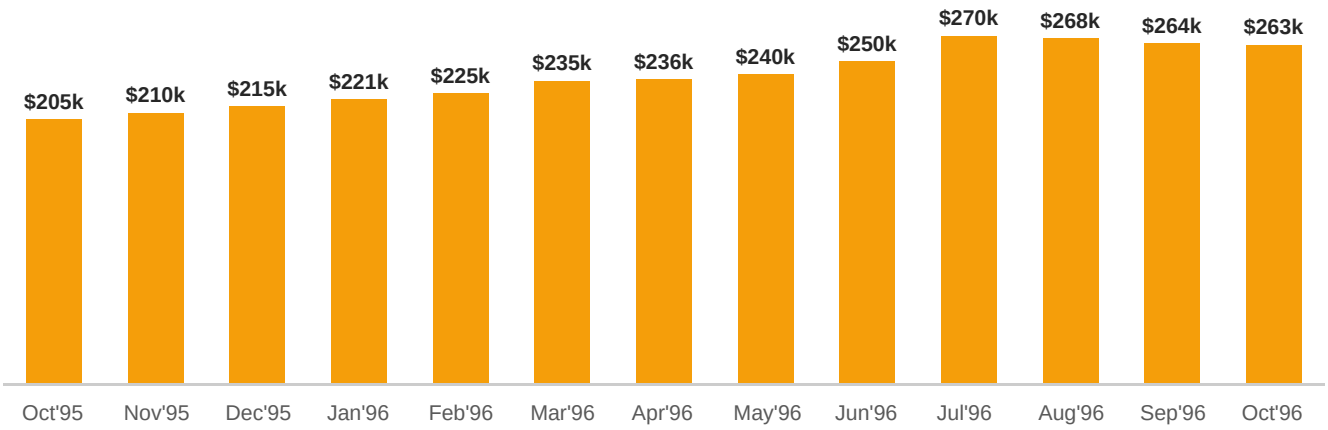
At a glance

- 3,501 HDB resale flats changed hands in October 1996, 24.2% more than the month before (2,818).
- Half of all flats sold for $263,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $320,000 (1,238 sales), or about $308 per square foot.
- The highest price was $868,000 for an executive flat at Blk 285 Bishan St 22, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $260,000) and the dearest was Bishan (median $420,000).
- The busiest town was Yishun with 369 sales.

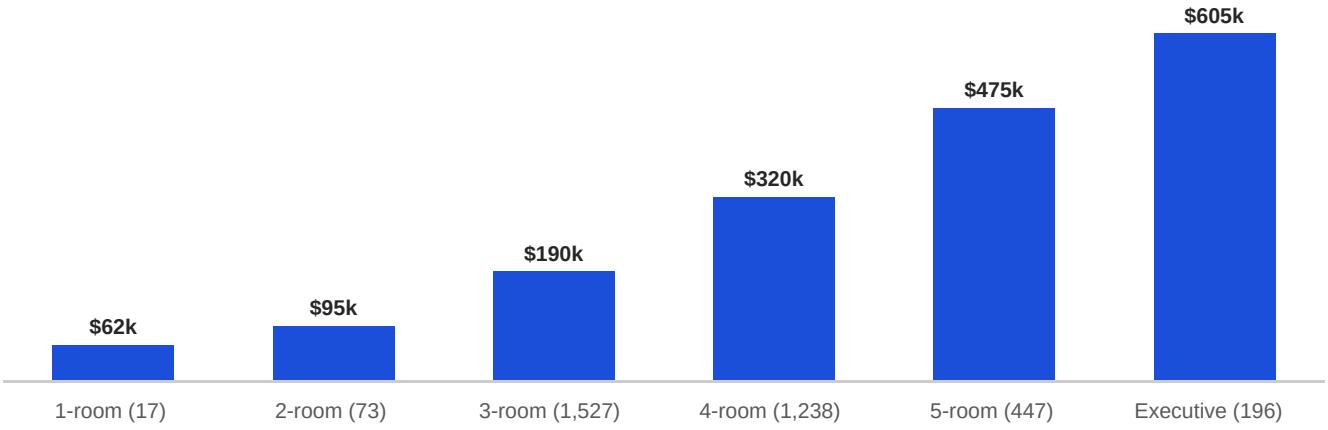
Flats sold each month, last 13 months



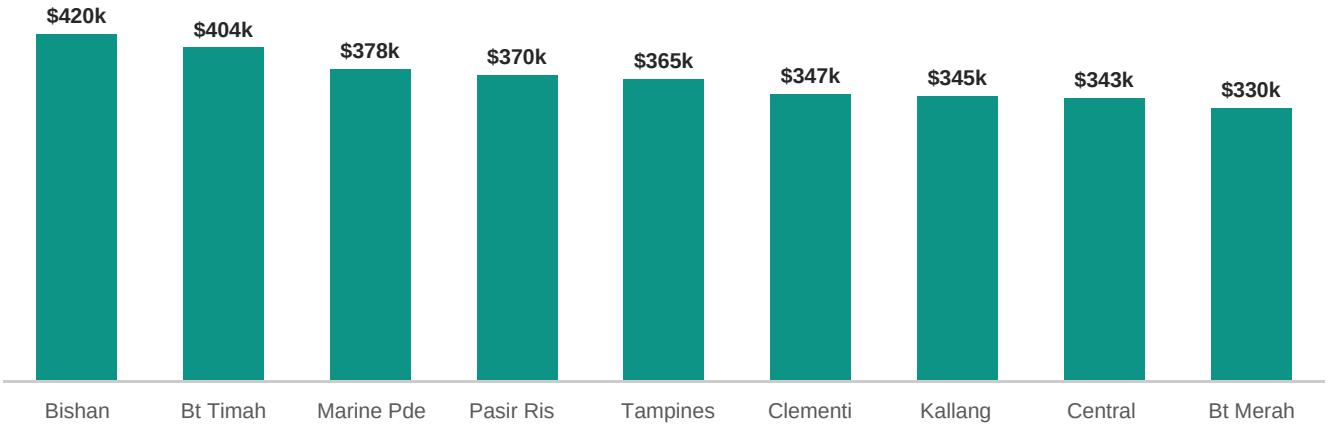
Median price each month, last 13 months



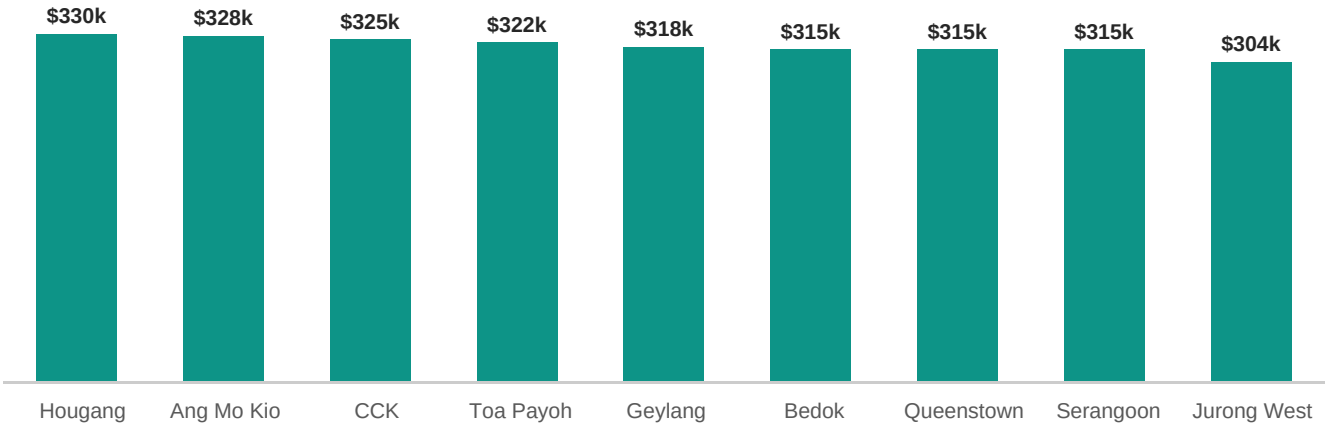
Median price by flat type (number sold), October 1996



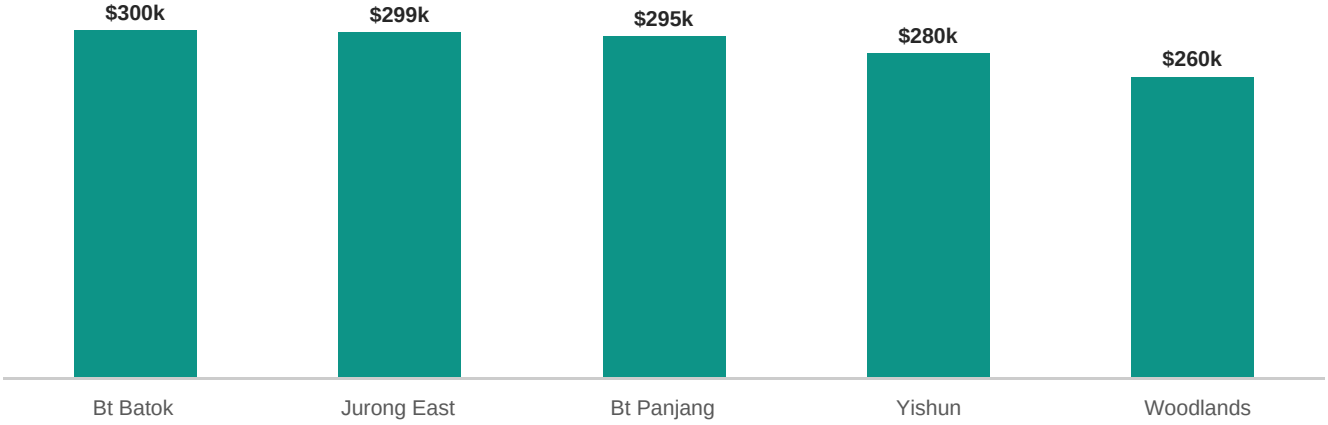
Median 4-room price by town, dearest first



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



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



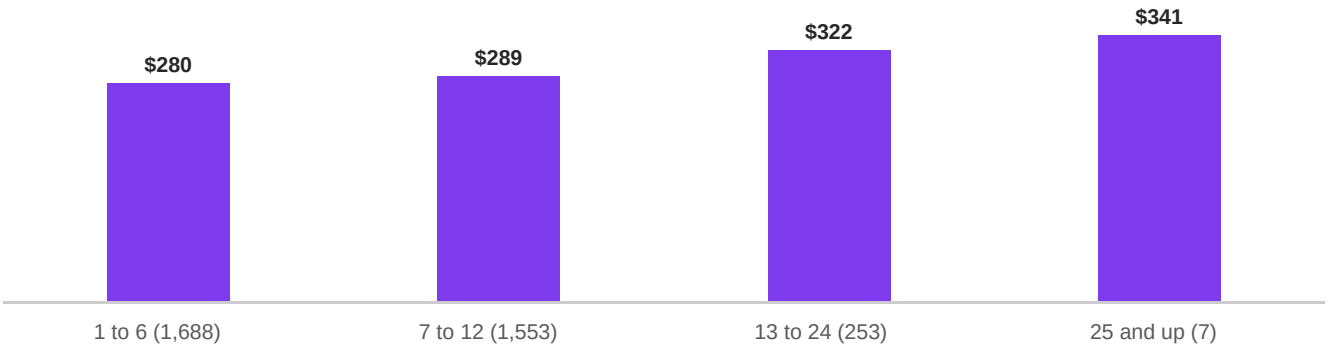
Town by town, October 1996

Ang Mo Kio: 256 sold - median $205,500 - 4-room median $328,000 - $277 psf
Bedok: 356 sold - median $250,000 - 4-room median $315,000 - $286 psf
Bishan: 137 sold - median $436,000 - 4-room median $420,000 - $383 psf
Bukit Batok: 236 sold - median $207,000 - 4-room median $300,000 - $263 psf
Bukit Merah: 115 sold - median $198,000 - 4-room median $330,000 - $270 psf
Bukit Panjang: 77 sold - median $233,000 - 4-room median $295,000 - $255 psf
Bukit Timah: 10 sold - median $366,500 - 4-room median $403,500 - $343 psf
Central Area: 32 sold - median $222,000 - 4-room median $342,500 - $302 psf
Choa Chu Kang: 93 sold - median $325,000 - 4-room median $325,000 - $290 psf
Clementi: 139 sold - median $218,000 - 4-room median $347,000 - $289 psf
Geylang: 133 sold - median $210,000 - 4-room median $317,500 - $283 psf
Hougang: 169 sold - median $330,000 - 4-room median $330,000 - $299 psf
Jurong East: 113 sold - median $212,000 - 4-room median $298,500 - $261 psf
Jurong West: 213 sold - median $290,000 - 4-room median $303,500 - $264 psf
Kallang/Whampoa: 88 sold - median $223,500 - 4-room median $345,000 - $284 psf
Lim Chu Kang: 2 sold - median $113,500 - 4-room median n/a - $145 psf
Marine Parade: 40 sold - median $286,500 - 4-room median $377,500 - $369 psf
Pasir Ris: 70 sold - median $387,500 - 4-room median $370,000 - $338 psf
Queenstown: 127 sold - median $180,000 - 4-room median $315,000 - $265 psf
Sembawang: 1 sold - median $95,000 - 4-room median n/a - $138 psf
Serangoon: 108 sold - median $324,000 - 4-room median $315,000 - $321 psf
Tampines: 346 sold - median $365,000 - 4-room median $365,000 - $326 psf
Toa Payoh: 114 sold - median $197,500 - 4-room median $322,000 - $277 psf
Woodlands: 157 sold - median $190,000 - 4-room median $260,000 - $229 psf
Yishun: 369 sold - median $263,000 - 4-room median $280,000 - $280 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 1996

$868,000 Blk 285 Bishan St 22, Bishan
Executive - storey 19 to 21 - 1,851 sqft - $469 psf - 95 yrs lease left

$760,000 Blk 231 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,658 sqft - $458 psf - 95 yrs lease left

$750,000 Blk 223 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,518 sqft - $494 psf - 95 yrs lease left

$740,000 Blk 201 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $461 psf - 95 yrs lease left

$720,000 Blk 480 Tampines St 44, Tampines
Executive - storey 01 to 03 - 1,808 sqft - $398 psf - 96 yrs lease left

$715,000 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,593 sqft - $449 psf - 95 yrs lease left

$715,000 Blk 454 Tampines St 42, Tampines
MULTI GENERATION - storey 10 to 12 - 1,733 sqft - $413 psf - 90 yrs lease left

$715,000 Blk 665 Yishun Ave 4, Yishun
Executive - storey 10 to 12 - 1,948 sqft - $367 psf - 95 yrs lease left

$700,000 Blk 549 Pasir Ris St 51, Pasir Ris
Executive - storey 04 to 06 - 1,593 sqft - $439 psf - 95 yrs lease left

$700,000 Blk 857 Tampines St 83, Tampines
Executive - storey 07 to 09 - 1,572 sqft - $445 psf - 91 yrs lease left

The 5 most affordable 4-room flats, October 1996

$147,000 Blk 4 Lim Chu Kang Rd, Lim Chu Kang
4-room - storey 04 to 06 - 893 sqft - $165 psf - 83 yrs lease left

$183,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 969 sqft - $189 psf - 77 yrs lease left

$185,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 947 sqft - $195 psf - 79 yrs lease left

$190,000 Blk 647 Yishun St 61, Yishun
4-room - storey 07 to 09 - 947 sqft - $201 psf - 90 yrs lease left

$190,000 Blk 106 Henderson Cres, Bukit Merah
4-room - storey 07 to 09 - 872 sqft - $218 psf - 78 yrs lease left

The 10 busiest streets, October 1996

Yishun Ring Rd, Yishun: 87 sales
Bedok Reservoir Rd, Bedok: 82 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 62 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 56 sales
Bedok Nth Rd, Bedok: 52 sales
Marsiling Dr, Woodlands: 50 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 47 sales
Tampines St 21, Tampines: 47 sales
Hougang Ave 8, Hougang: 40 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 39 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