HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1996

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:55 pm.
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November 1996 in full

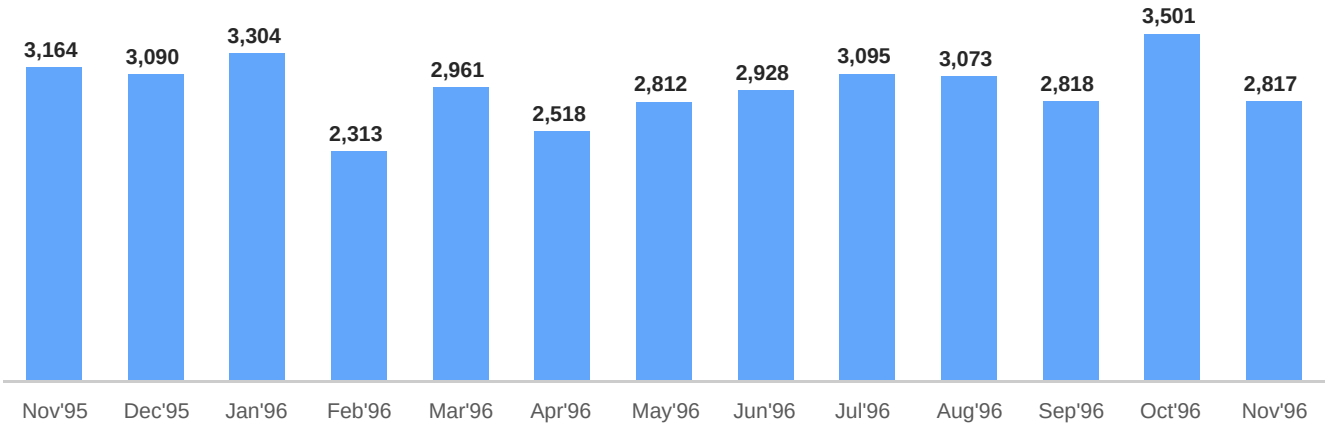
Flats sold: 2,817 Median price: $272,000 Median $psf: $291
Million-dollar flats: 0 (0.0%) Highest price: $900,000 (Bishan)

Against the month before: sales -19.5%, median price +3.4%. Against a year ago: sales -11.0%, median price +29.5%.

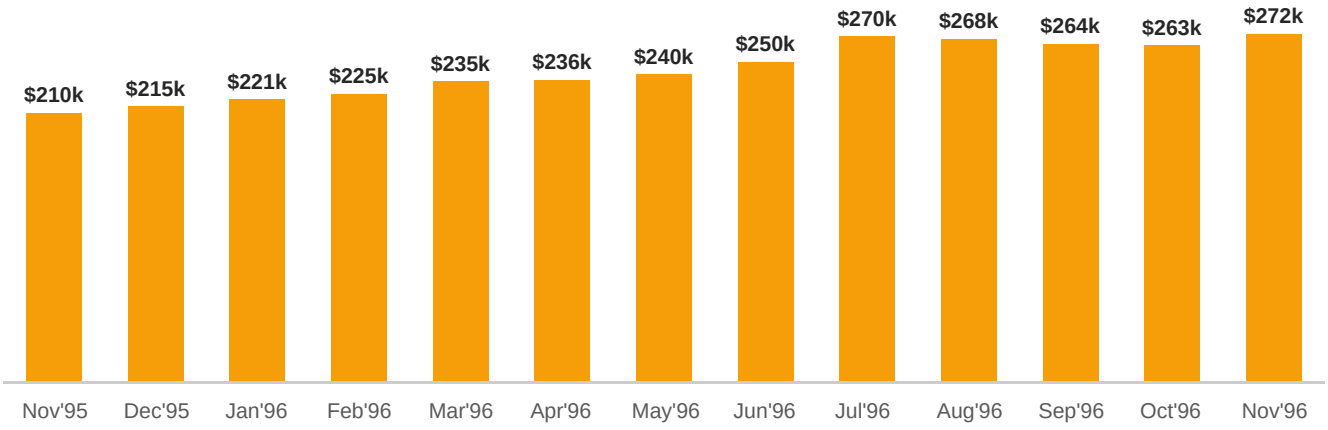
At a glance

- 2,817 HDB resale flats changed hands in November 1996, 19.5% fewer than the month before (3,501).
- Half of all flats sold for $272,000 or less (the median price), up 3.4% from the month before.
- A typical 4-room flat sold for $320,000 (1,009 sales), or about $307 per square foot.
- The highest price was $900,000 for an executive flat at Blk 102 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $252,500) and the dearest was Bishan (median $418,000).
- The busiest town was Yishun with 337 sales.

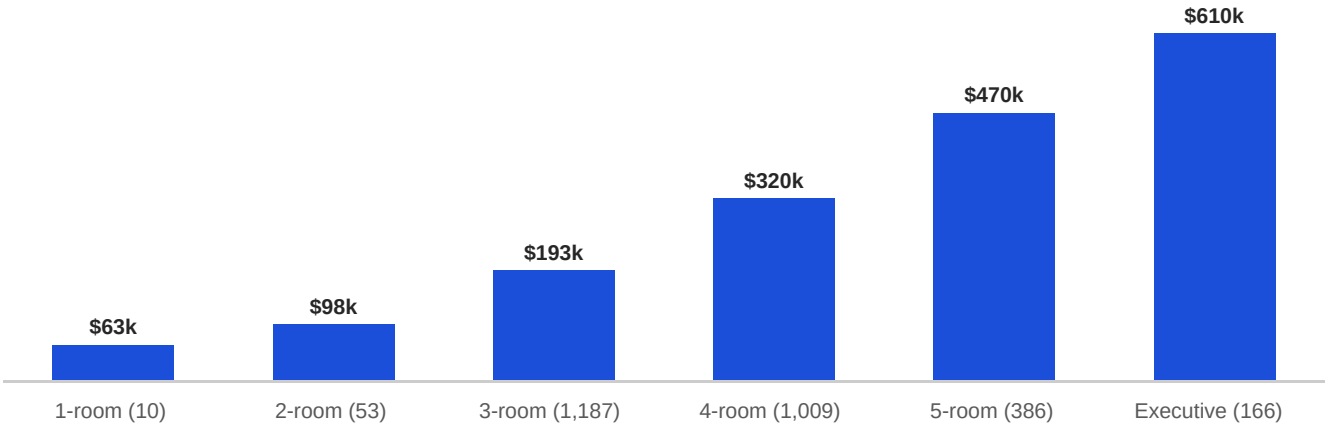
Flats sold each month, last 13 months



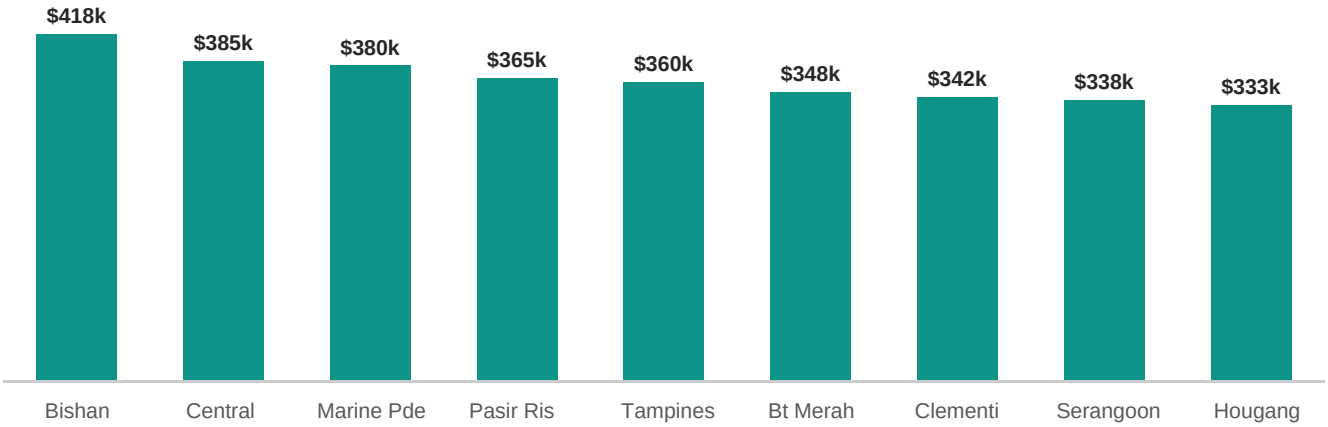
Median price each month, last 13 months



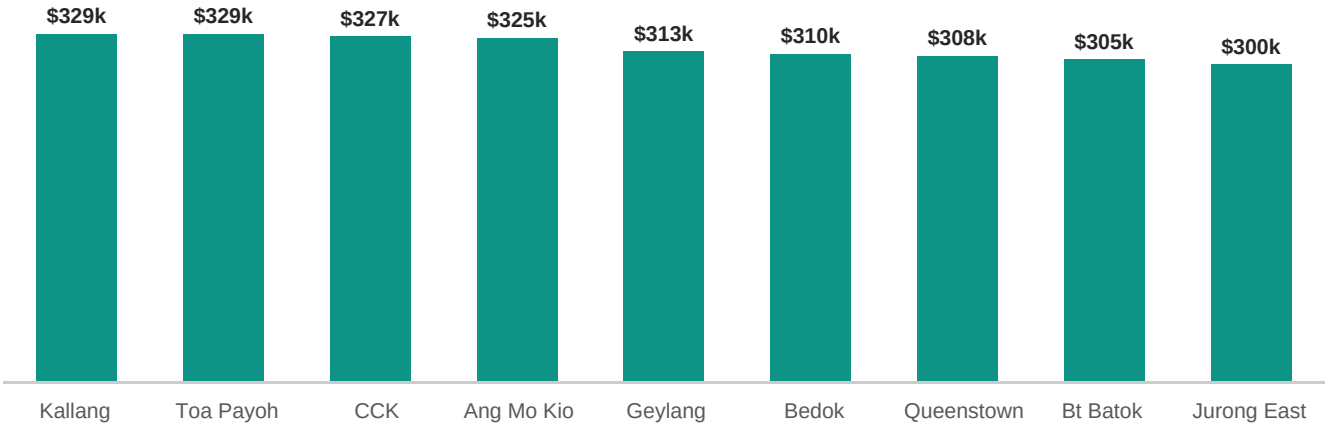
Median price by flat type (number sold), November 1996



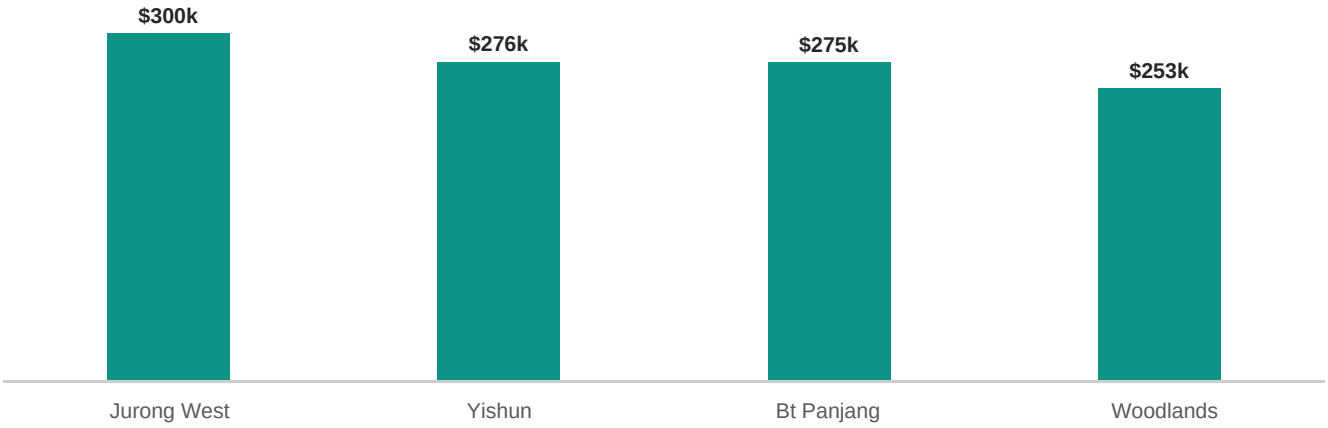
Median 4-room price by town, dearest first



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



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



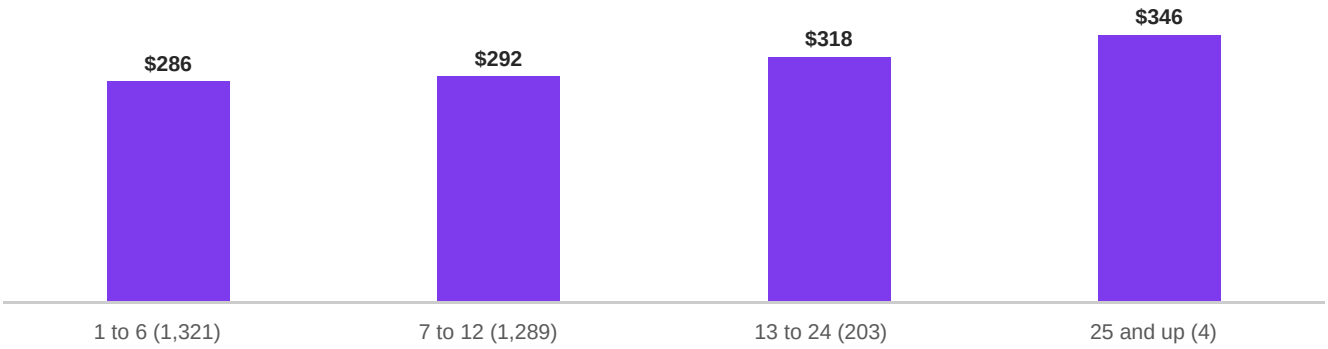
Town by town, November 1996

Ang Mo Kio: 200 sold - median $215,500 - 4-room median $325,000 - $281 psf
Bedok: 232 sold - median $271,500 - 4-room median $310,000 - $293 psf
Bishan: 125 sold - median $450,000 - 4-room median $418,000 - $382 psf
Bukit Batok: 158 sold - median $195,500 - 4-room median $305,000 - $260 psf
Bukit Merah: 101 sold - median $210,000 - 4-room median $348,000 - $291 psf
Bukit Panjang: 56 sold - median $227,750 - 4-room median $275,000 - $249 psf
Bukit Timah: 6 sold - median $563,500 - 4-room median n/a - $417 psf
Central Area: 31 sold - median $233,000 - 4-room median $385,000 - $325 psf
Choa Chu Kang: 67 sold - median $330,000 - 4-room median $326,500 - $290 psf
Clementi: 117 sold - median $233,000 - 4-room median $342,000 - $295 psf
Geylang: 94 sold - median $201,400 - 4-room median $312,500 - $288 psf
Hougang: 157 sold - median $330,000 - 4-room median $332,500 - $304 psf
Jurong East: 81 sold - median $270,000 - 4-room median $300,000 - $268 psf
Jurong West: 187 sold - median $295,000 - 4-room median $300,000 - $264 psf
Kallang/Whampoa: 70 sold - median $229,000 - 4-room median $329,000 - $306 psf
Marine Parade: 44 sold - median $251,000 - 4-room median $380,000 - $350 psf
Pasir Ris: 70 sold - median $380,000 - 4-room median $365,000 - $327 psf
Queenstown: 94 sold - median $182,000 - 4-room median $308,000 - $271 psf
Sengkang: 1 sold - median $230,000 - 4-room median n/a - $232 psf
Serangoon: 84 sold - median $331,500 - 4-room median $338,000 - $317 psf
Tampines: 305 sold - median $360,000 - 4-room median $360,000 - $330 psf
Toa Payoh: 97 sold - median $209,000 - 4-room median $329,000 - $284 psf
Woodlands: 103 sold - median $215,000 - 4-room median $252,500 - $239 psf
Yishun: 337 sold - median $264,000 - 4-room median $275,500 - $281 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1996

$900,000 Blk 102 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,755 sqft - $513 psf - 90 yrs lease left

$770,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $477 psf - 89 yrs lease left

$760,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $484 psf - 92 yrs lease left

$743,000 Blk 222 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,658 sqft - $448 psf - 95 yrs lease left

$740,000 Blk 219 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $471 psf - 95 yrs lease left

$720,000 Blk 944 Tampines Ave 5, Tampines
Executive - storey 10 to 12 - 1,572 sqft - $458 psf - 92 yrs lease left

$720,000 Blk 652 Yishun Ave 4, Yishun
Executive - storey 04 to 06 - 1,948 sqft - $370 psf - 95 yrs lease left

$718,000 Blk 187 Bishan St 13, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $457 psf - 90 yrs lease left

$710,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $452 psf - 90 yrs lease left

$705,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 01 to 03 - 1,776 sqft - $397 psf - 90 yrs lease left

The 5 most affordable 4-room flats, November 1996

$198,000 Blk 824 Woodlands St 81, Woodlands

4-room - storey 04 to 06 - 904 sqft - $219 psf - 92 yrs lease left

$200,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 969 sqft - $206 psf - 79 yrs lease left

$212,000 Blk 275 Bangkit Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $234 psf - 91 yrs lease left

$215,000 Blk 337 Woodlands Ave 1, Woodlands

4-room - storey 04 to 06 - 893 sqft - $241 psf - 88 yrs lease left

$215,000 Blk 27 Marsiling Dr, Woodlands

4-room - storey 04 to 06 - 980 sqft - $219 psf - 80 yrs lease left

The 10 busiest streets, November 1996

Yishun Ring Rd, Yishun: 90 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 59 sales
Bedok Reservoir Rd, Bedok: 59 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 58 sales
Jurong West St 42, Jurong West: 36 sales
Tampines St 21, Tampines: 35 sales
Bedok Nth St 3, Bedok: 32 sales
Clementi Ave 4, Clementi: 32 sales
Pasir Ris Dr 6, Pasir Ris: 32 sales
Simei St 1, Tampines: 32 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