HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1996

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

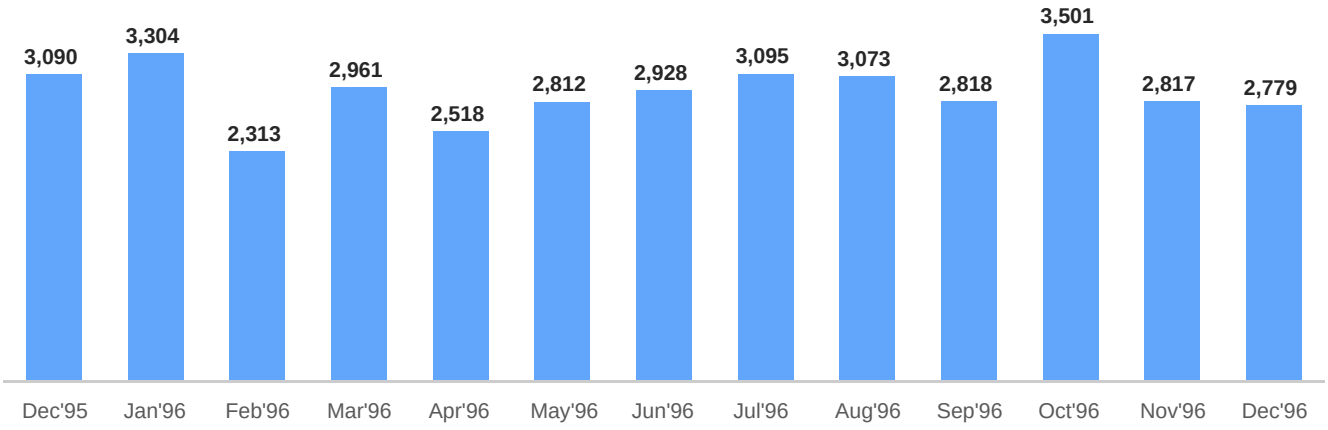
Flats sold: 2,779 Median price: $280,000 Median $psf: $290
Million-dollar flats: 0 (0.0%) Highest price: $760,000 (Bishan)

Against the month before: sales -1.3%, median price +2.9%. Against a year ago: sales -10.1%, median price +30.1%.

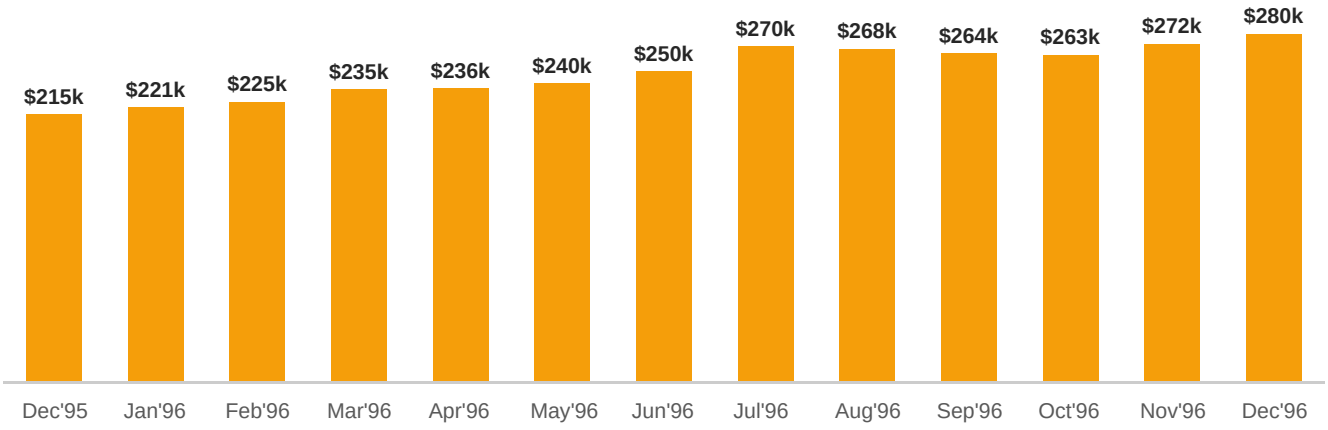
At a glance

- 2,779 HDB resale flats changed hands in December 1996, 1.3% fewer than the month before (2,817).
- Half of all flats sold for $280,000 or less (the median price), up 2.9% from the month before.
- A typical 4-room flat sold for $320,000 (1,022 sales), or about $307 per square foot.
- The highest price was $760,000 for an executive flat at Blk 286 Bishan St 24, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $243,000) and the dearest was Bishan (median $421,500).
- The busiest town was Tampines with 330 sales.

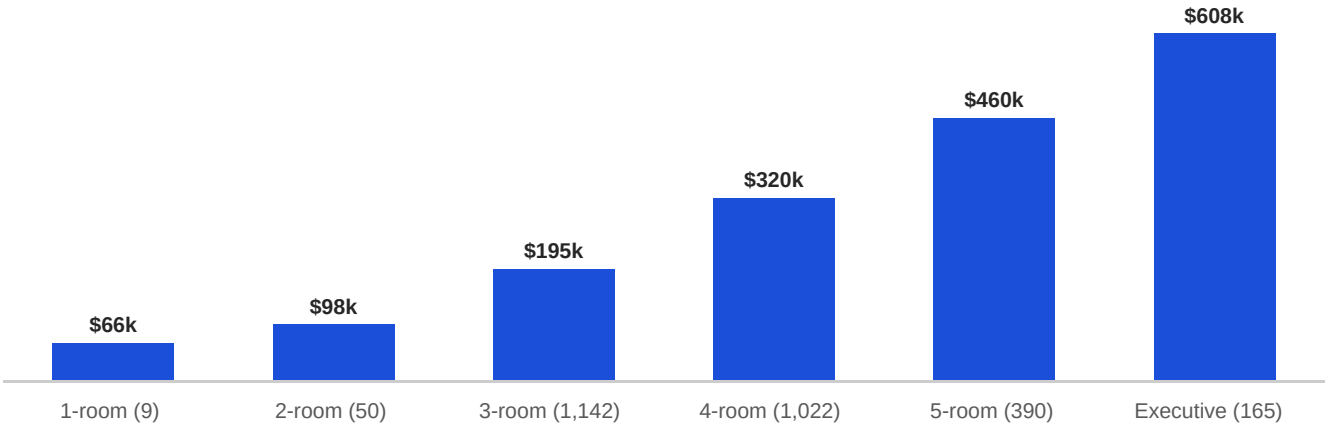
Flats sold each month, last 13 months



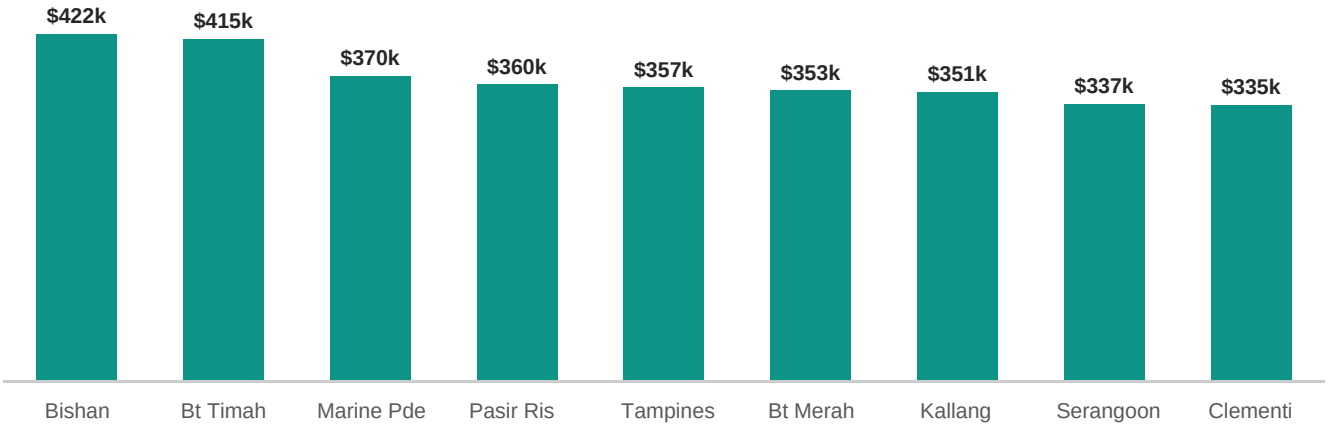
Median price each month, last 13 months



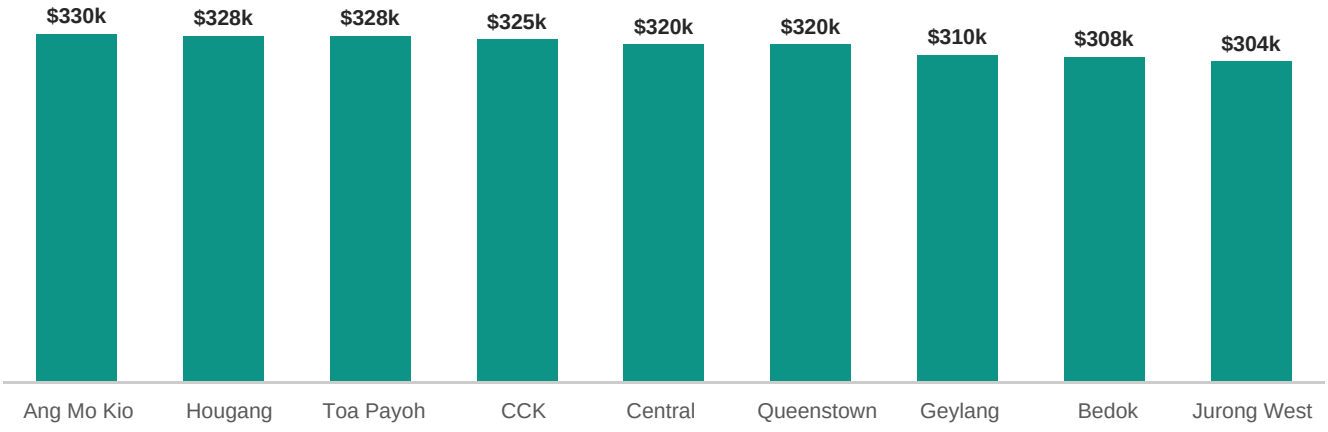
Median price by flat type (number sold), December 1996



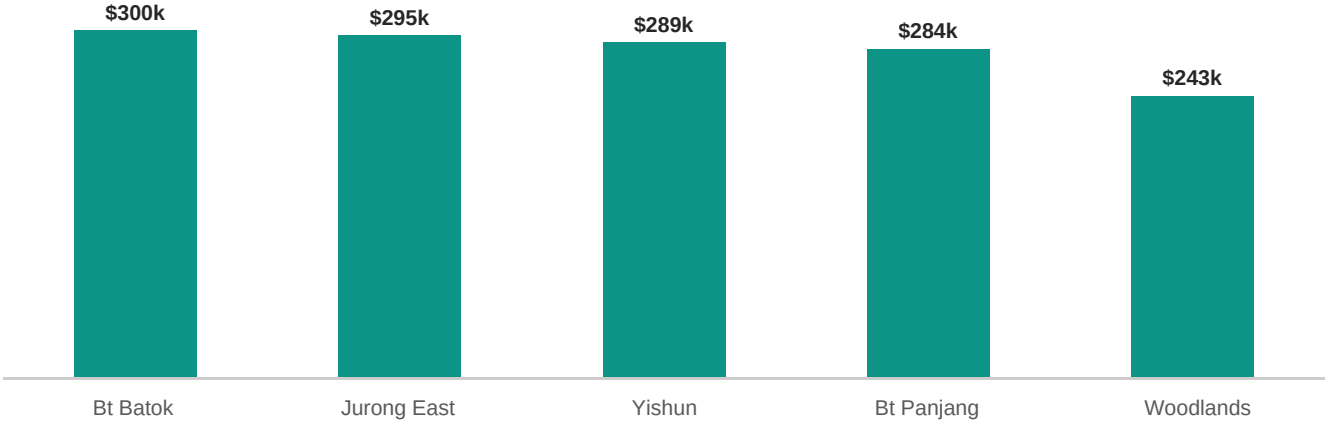
Median 4-room price by town, dearest first



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



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



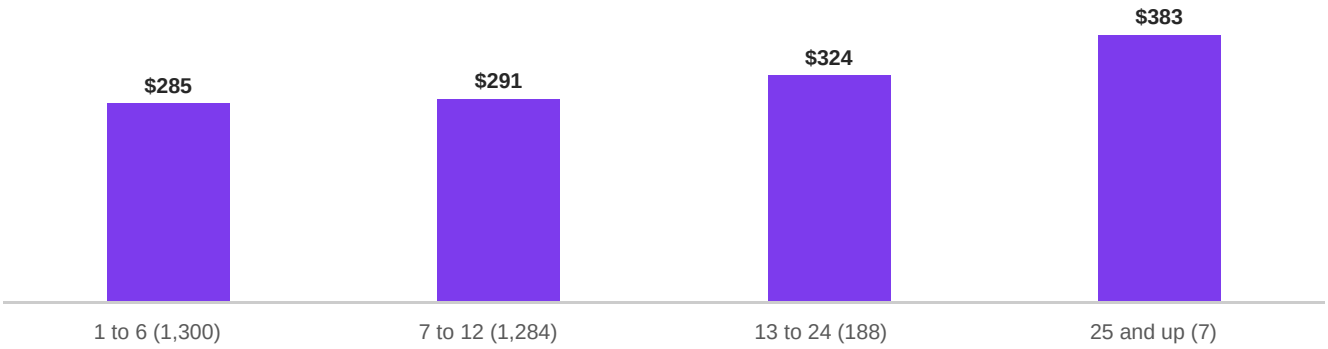
Town by town, December 1996

Ang Mo Kio: 153 sold - median $240,000 - 4-room median $330,000 - $289 psf
Bedok: 257 sold - median $245,000 - 4-room median $308,000 - $288 psf
Bishan: 127 sold - median $443,000 - 4-room median $421,500 - $382 psf
Bukit Batok: 203 sold - median $195,000 - 4-room median $299,500 - $257 psf
Bukit Merah: 81 sold - median $205,000 - 4-room median $352,500 - $280 psf
Bukit Panjang: 67 sold - median $283,000 - 4-room median $283,500 - $256 psf
Bukit Timah: 10 sold - median $482,500 - 4-room median $415,000 - $408 psf
Central Area: 22 sold - median $225,000 - 4-room median $320,000 - $311 psf
Choa Chu Kang: 72 sold - median $325,000 - 4-room median $325,000 - $287 psf
Clementi: 110 sold - median $214,000 - 4-room median $335,000 - $289 psf
Geylang: 87 sold - median $272,000 - 4-room median $310,000 - $297 psf
Hougang: 183 sold - median $328,000 - 4-room median $328,000 - $302 psf
Jurong East: 84 sold - median $247,500 - 4-room median $295,000 - $268 psf
Jurong West: 174 sold - median $284,000 - 4-room median $303,800 - $262 psf
Kallang/Whampoa: 60 sold - median $310,000 - 4-room median $351,000 - $315 psf
Lim Chu Kang: 2 sold - median $99,000 - 4-room median n/a - $142 psf
Marine Parade: 41 sold - median $275,000 - 4-room median $370,000 - $354 psf
Pasir Ris: 45 sold - median $380,000 - 4-room median $360,000 - $330 psf
Queenstown: 88 sold - median $180,000 - 4-room median $320,000 - $270 psf
Serangoon: 106 sold - median $350,000 - 4-room median $336,500 - $325 psf
Tampines: 330 sold - median $340,000 - 4-room median $356,500 - $320 psf
Toa Payoh: 103 sold - median $220,000 - 4-room median $328,000 - $299 psf
Woodlands: 94 sold - median $214,500 - 4-room median $243,000 - $233 psf
Yishun: 280 sold - median $260,000 - 4-room median $289,000 - $277 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1996

$760,000 Blk 286 Bishan St 24, Bishan
Executive - storey 22 to 24 - 1,604 sqft - $474 psf - 95 yrs lease left

$750,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 10 to 12 - 1,776 sqft - $422 psf - 90 yrs lease left

$740,000 Blk 187 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $471 psf - 90 yrs lease left

$705,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $449 psf - 91 yrs lease left

$690,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $439 psf - 91 yrs lease left

$688,000 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $438 psf - 95 yrs lease left

$686,000 Blk 223 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,518 sqft - $452 psf - 95 yrs lease left

$686,000 Blk 187 Bishan St 13, Bishan
Executive - storey 01 to 03 - 1,572 sqft - $437 psf - 90 yrs lease left

$682,500 Blk 937 Tampines Ave 5, Tampines
Executive - storey 07 to 09 - 1,572 sqft - $434 psf - 91 yrs lease left

$680,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,561 sqft - $436 psf - 92 yrs lease left

The 5 most affordable 4-room flats, December 1996

$198,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $209 psf - 79 yrs lease left

$200,000 Blk 407 Fajar Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $221 psf - 92 yrs lease left

$202,500 Blk 30 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,044 sqft - $194 psf - 80 yrs lease left

$203,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 10 to 12 - 947 sqft - $214 psf - 79 yrs lease left

$205,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 936 sqft - $219 psf - 78 yrs lease left

The 10 busiest streets, December 1996

Bedok Reservoir Rd, Bedok: 60 sales
Yishun Ring Rd, Yishun: 59 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 49 sales
Tampines St 21, Tampines: 44 sales
Bedok Nth Rd, Bedok: 43 sales
Hougang Ave 8, Hougang: 38 sales
Yishun St 81, Yishun: 33 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 32 sales
Marsiling Dr, Woodlands: 32 sales
Bedok Nth St 3, Bedok: 30 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