HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: January 1997

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:55 pm.
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January 1997 in full

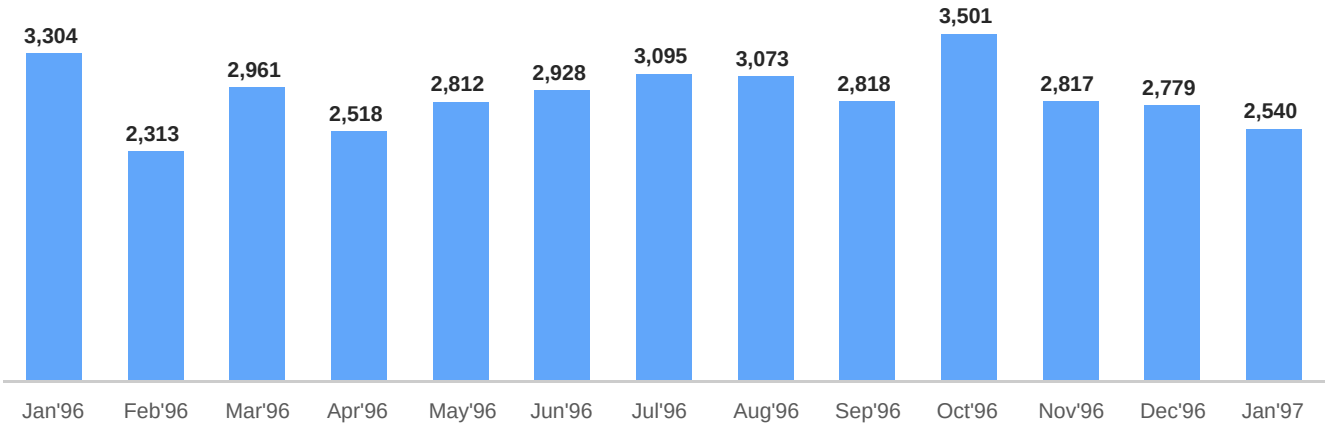
Flats sold: 2,540 Median price: $290,000 Median $psf: $293
Million-dollar flats: 0 (0.0%) Highest price: $840,000 (Bishan)

Against the month before: sales -8.6%, median price +3.6%. Against a year ago: sales -23.1%, median price +31.5%.

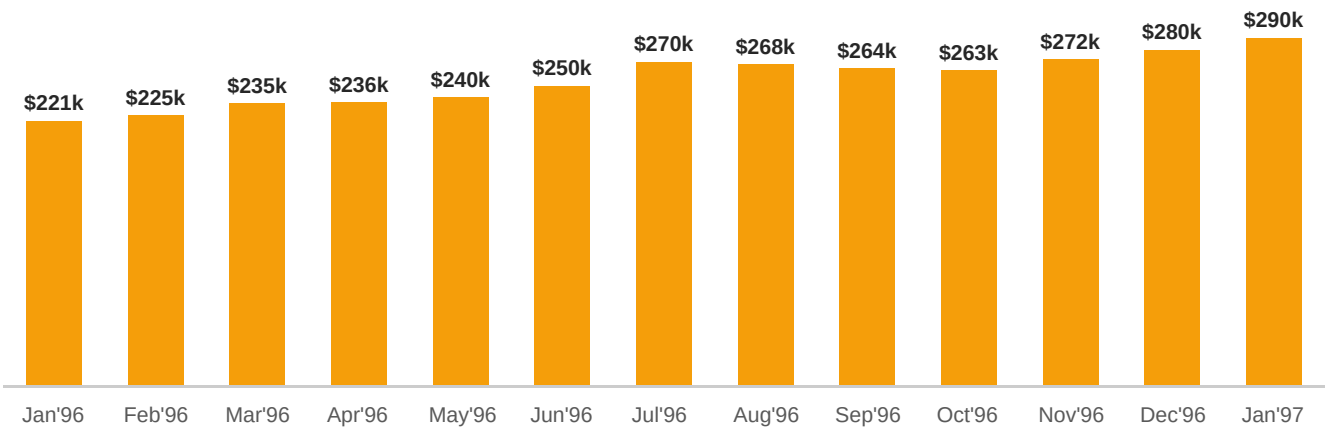
At a glance

- 2,540 HDB resale flats changed hands in January 1997, 8.6% fewer than the month before (2,779).
- Half of all flats sold for $290,000 or less (the median price), up 3.6% from the month before.
- A typical 4-room flat sold for $316,000 (986 sales), or about $302 per square foot.
- The highest price was $840,000 for an executive flat at Blk 173 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $259,000) and the dearest was Bishan (median $410,000).
- The busiest town was Tampines with 304 sales.

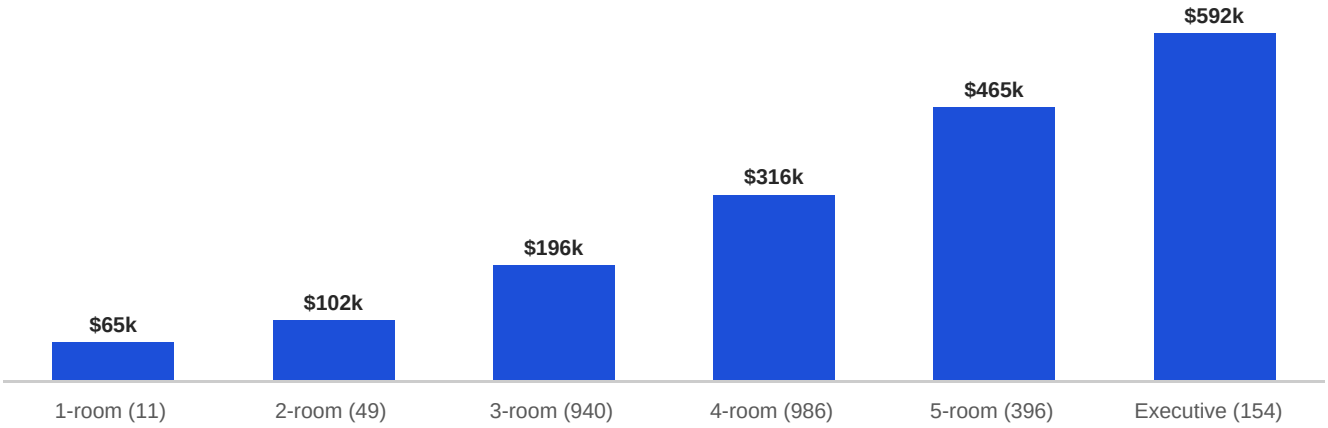
Flats sold each month, last 13 months



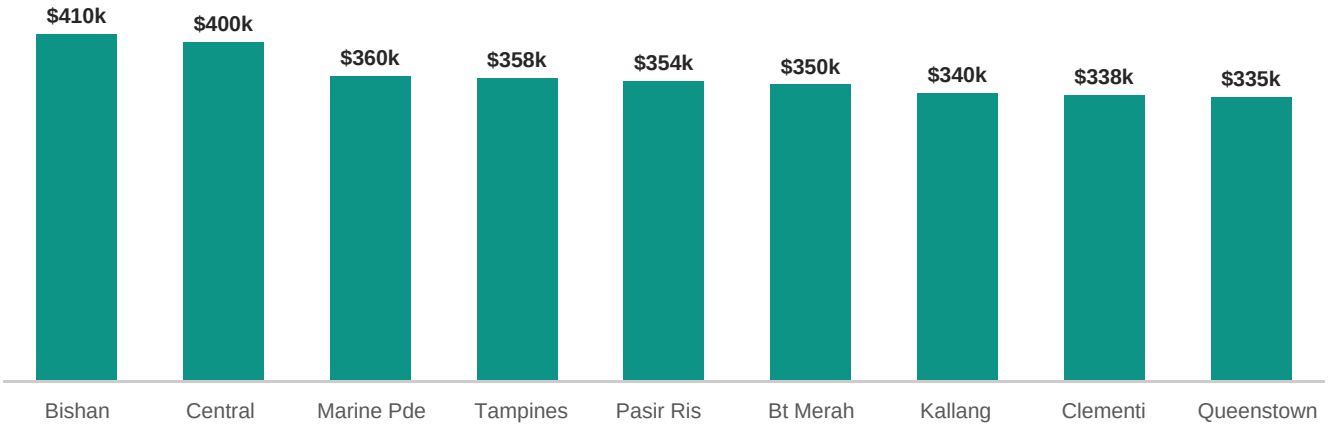
Median price each month, last 13 months



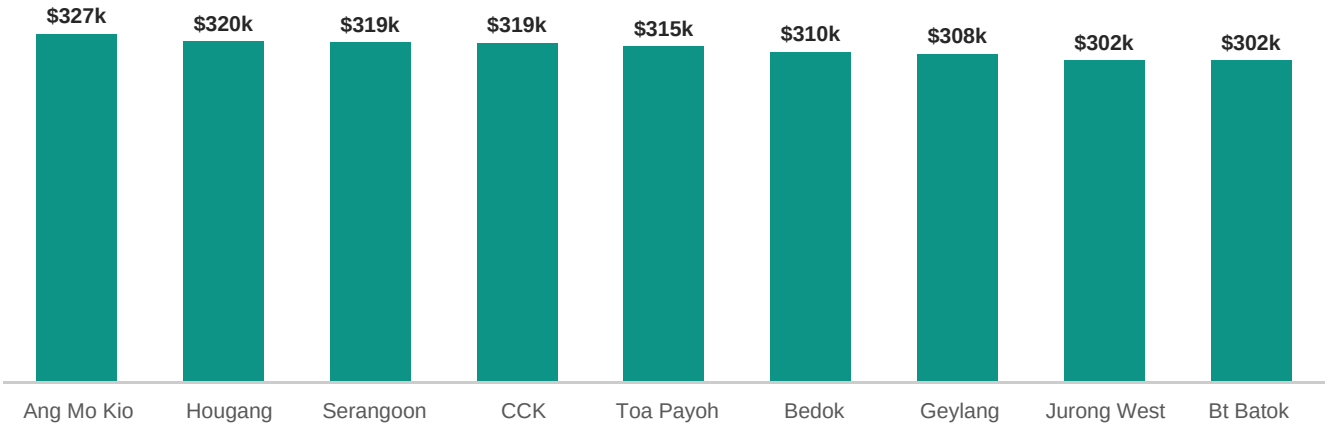
Median price by flat type (number sold), January 1997



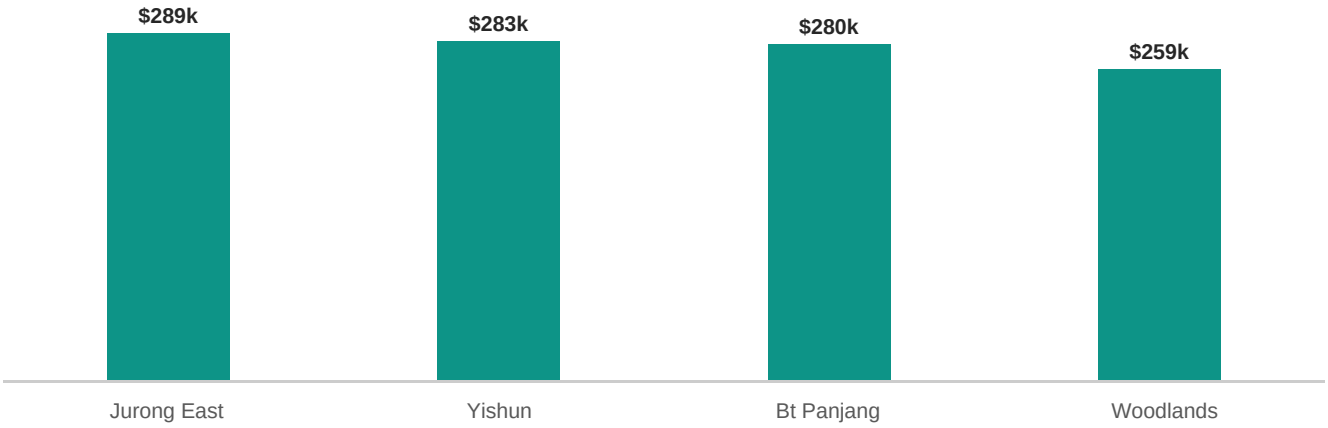
Median 4-room price by town, dearest first



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



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



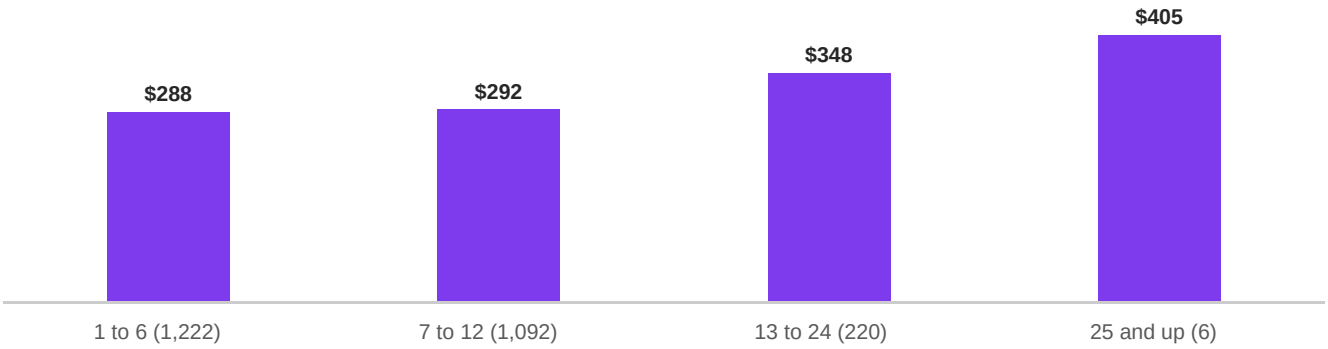
Town by town, January 1997

Ang Mo Kio: 173 sold - median $225,000 - 4-room median $327,000 - $291 psf
Bedok: 211 sold - median $278,000 - 4-room median $310,000 - $294 psf
Bishan: 105 sold - median $427,000 - 4-room median $410,000 - $376 psf
Bukit Batok: 154 sold - median $244,750 - 4-room median $301,900 - $269 psf
Bukit Merah: 97 sold - median $210,000 - 4-room median $350,000 - $295 psf
Bukit Panjang: 69 sold - median $285,000 - 4-room median $280,000 - $257 psf
Central Area: 18 sold - median $227,500 - 4-room median $400,000 - $312 psf
Choa Chu Kang: 64 sold - median $332,500 - 4-room median $318,500 - $284 psf
Clementi: 93 sold - median $230,000 - 4-room median $337,500 - $294 psf
Geylang: 93 sold - median $230,000 - 4-room median $308,000 - $288 psf
Hougang: 150 sold - median $333,000 - 4-room median $320,000 - $302 psf
Jurong East: 81 sold - median $270,000 - 4-room median $289,000 - $272 psf
Jurong West: 167 sold - median $288,000 - 4-room median $302,000 - $265 psf
Kallang/Whampoa: 62 sold - median $290,000 - 4-room median $340,000 - $318 psf
Lim Chu Kang: 2 sold - median $88,000 - 4-room median n/a - $139 psf
Marine Parade: 27 sold - median $350,000 - 4-room median $360,000 - $393 psf
Pasir Ris: 64 sold - median $372,500 - 4-room median $354,400 - $323 psf
Queenstown: 68 sold - median $195,500 - 4-room median $335,000 - $287 psf
Serangoon: 74 sold - median $320,000 - 4-room median $319,000 - $316 psf
Tampines: 304 sold - median $357,000 - 4-room median $358,000 - $322 psf
Toa Payoh: 85 sold - median $225,000 - 4-room median $315,000 - $302 psf
Woodlands: 101 sold - median $232,800 - 4-room median $259,000 - $248 psf
Yishun: 278 sold - median $270,500 - 4-room median $282,500 - $278 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, January 1997

$840,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $479 psf - 89 yrs lease left

$740,000 Blk 447 Bright Hill Dr, Bishan
Executive - storey 22 to 24 - 1,873 sqft - $395 psf - 92 yrs lease left

$713,000 Blk 261 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,572 sqft - $454 psf - 94 yrs lease left

$698,000 Blk 212 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,679 sqft - $416 psf - 94 yrs lease left

$683,000 Blk 151 Tampines St 12, Tampines
Executive - storey 01 to 03 - 1,582 sqft - $432 psf - 86 yrs lease left

$680,000 Blk 110 Clementi St 13, Clementi
Executive - storey 01 to 03 - 1,711 sqft - $397 psf - 86 yrs lease left

$678,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $423 psf - 94 yrs lease left

$678,000 Blk 477 Tampines St 43, Tampines
Executive - storey 04 to 06 - 1,711 sqft - $396 psf - 95 yrs lease left

$668,000 Blk 130 Geylang East Ave 1, Geylang
Executive - storey 16 to 18 - 1,572 sqft - $425 psf - 89 yrs lease left

$665,000 Blk 213 Bishan St 23, Bishan
5-room - storey 07 to 09 - 1,421 sqft - $468 psf - 94 yrs lease left

The 5 most affordable 4-room flats, January 1997

$200,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $214 psf - 77 yrs lease left

$202,800 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $214 psf - 77 yrs lease left

$203,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $217 psf - 77 yrs lease left

$213,000 Blk 764 Yishun St 72, Yishun
4-room - storey 01 to 03 - 904 sqft - $236 psf - 87 yrs lease left

$213,000 Blk 431 Bt Panjang Ring Rd, Bukit Panjang
4-room - storey 04 to 06 - 904 sqft - $236 psf - 90 yrs lease left

The 10 busiest streets, January 1997

Yishun Ring Rd, Yishun: 65 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 54 sales
Bedok Reservoir Rd, Bedok: 48 sales
Tampines St 21, Tampines: 47 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 40 sales
Marsiling Dr, Woodlands: 36 sales
Simei St 1, Tampines: 32 sales
Hougang Ave 8, Hougang: 31 sales
Tampines St 41, Tampines: 29 sales
Woodlands St 13, Woodlands: 27 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