HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: February 1997

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

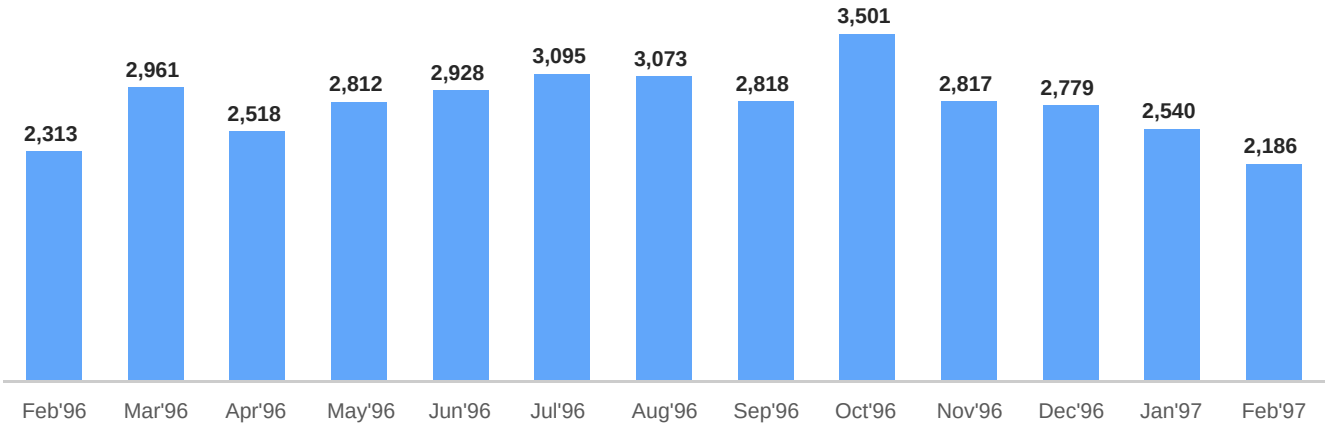
Flats sold: 2,186 Median price: $298,000 Median $psf: $293
Million-dollar flats: 0 (0.0%) Highest price: $760,000 (Bishan)

Against the month before: sales -13.9%, median price +2.8%. Against a year ago: sales -5.5%, median price +32.4%.

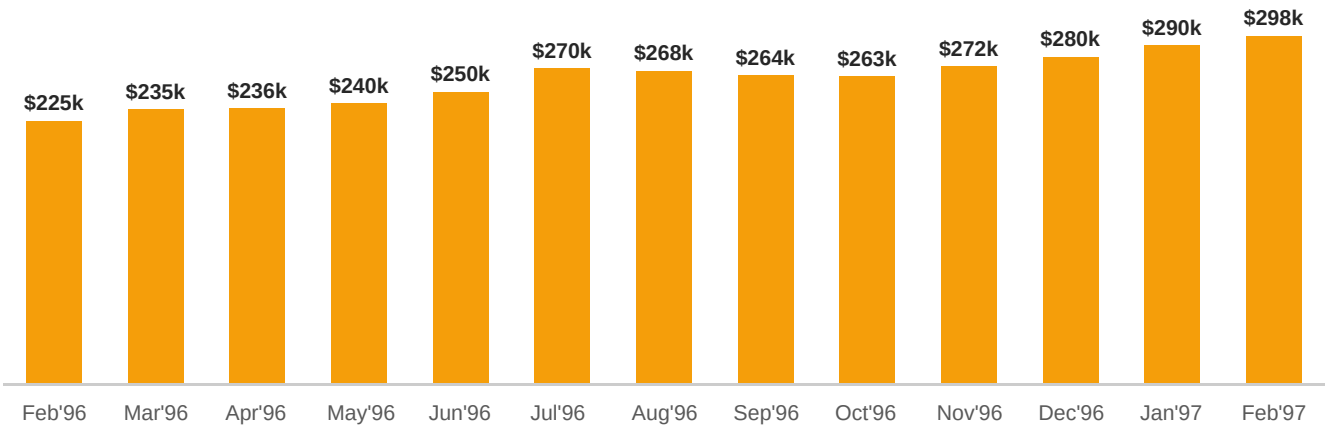
At a glance

- 2,186 HDB resale flats changed hands in February 1997, 13.9% fewer than the month before (2,540).
- Half of all flats sold for $298,000 or less (the median price), up 2.8% from the month before.
- A typical 4-room flat sold for $315,000 (882 sales), or about $302 per square foot.
- The highest price was $760,000 for a multi generation flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $264,000) and the dearest was Central Area (median $405,000).
- The busiest town was Tampines with 229 sales.

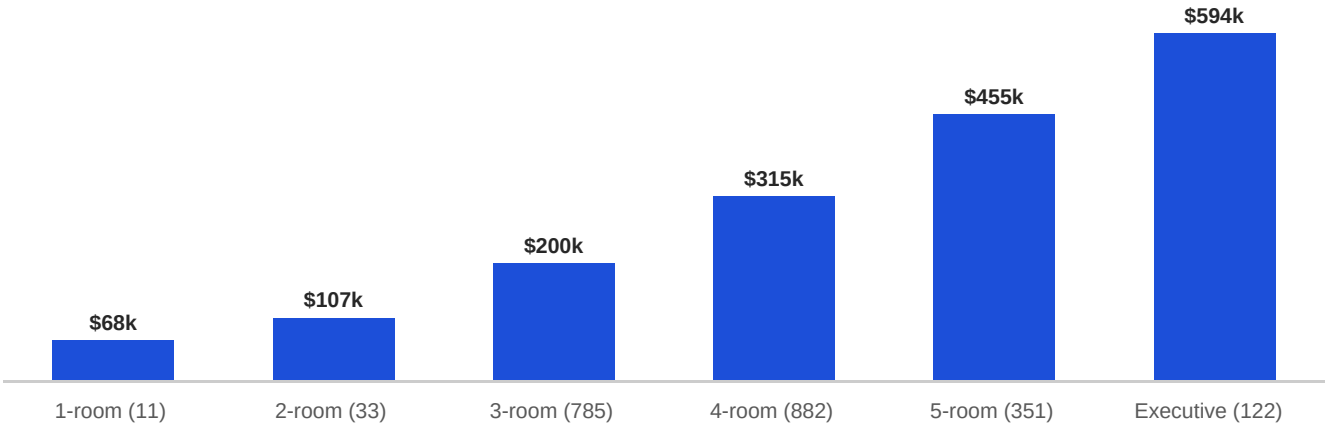
Flats sold each month, last 13 months



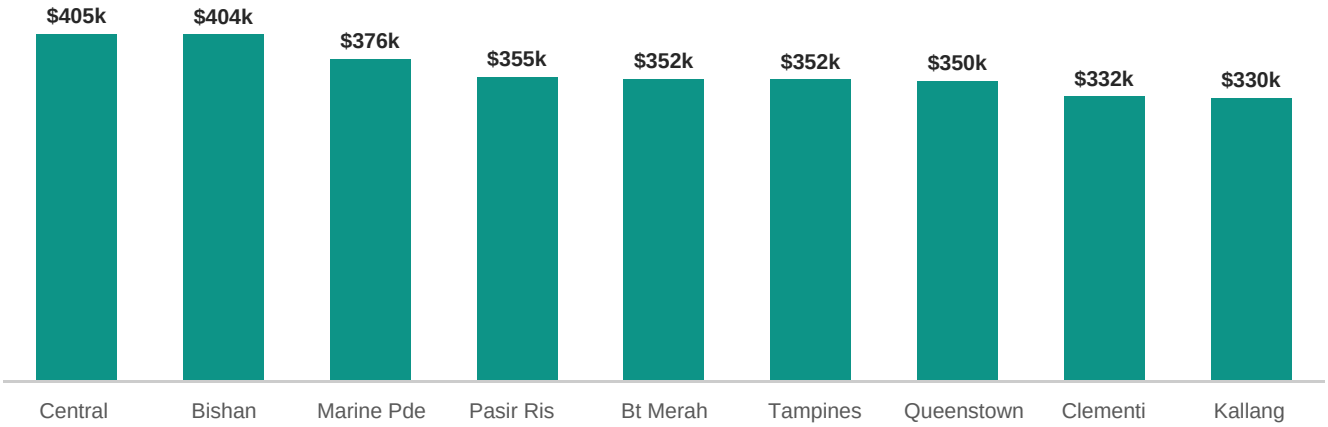
Median price each month, last 13 months



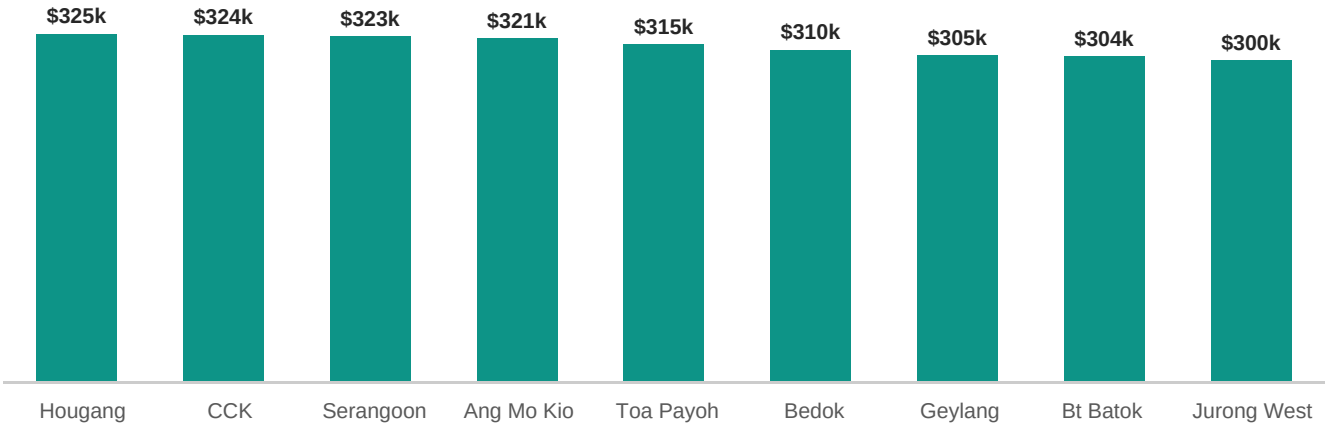
Median price by flat type (number sold), February 1997



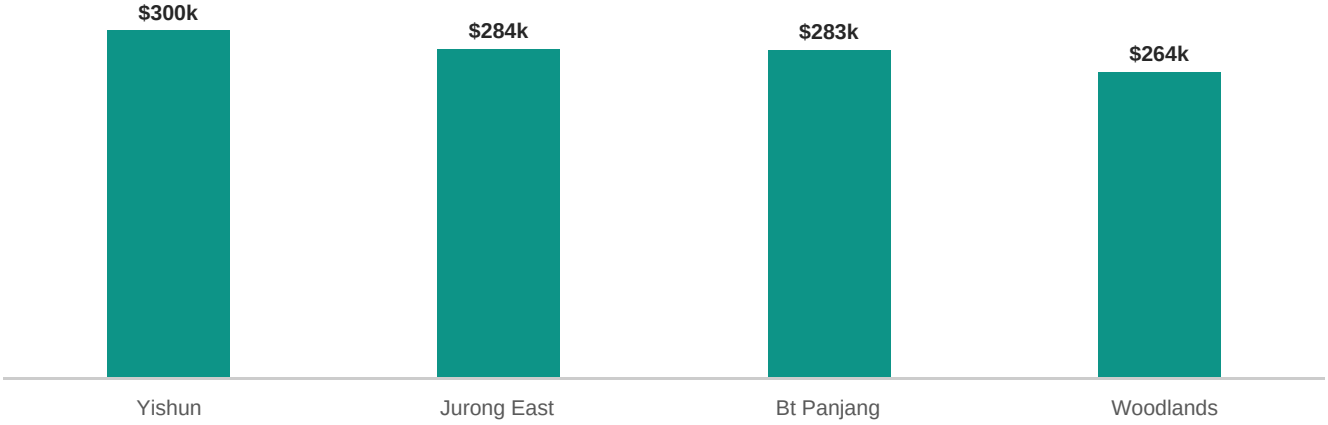
Median 4-room price by town, dearest first



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



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



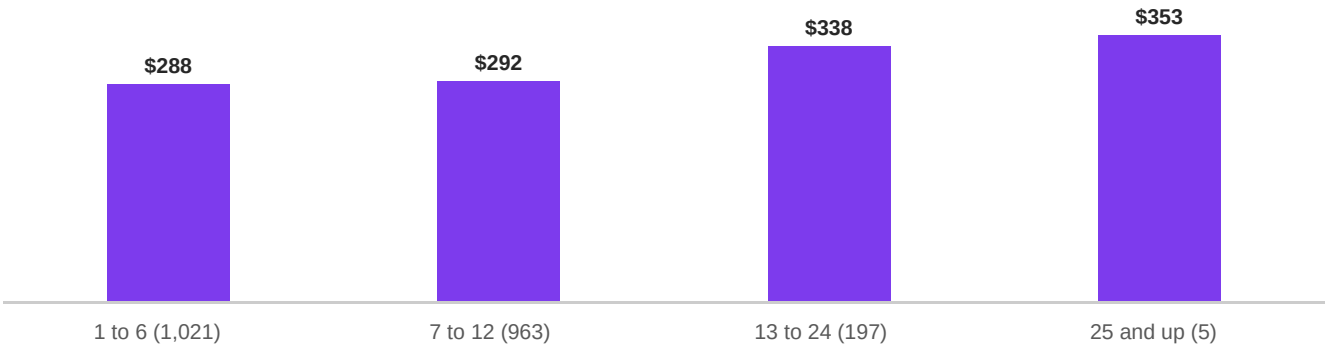
Town by town, February 1997

Ang Mo Kio: 153 sold - median $238,000 - 4-room median $321,000 - $291 psf
Bedok: 209 sold - median $285,000 - 4-room median $310,000 - $299 psf
Bishan: 87 sold - median $418,000 - 4-room median $404,250 - $369 psf
Bukit Batok: 123 sold - median $247,000 - 4-room median $304,000 - $261 psf
Bukit Merah: 59 sold - median $205,000 - 4-room median $352,000 - $296 psf
Bukit Panjang: 52 sold - median $285,000 - 4-room median $283,000 - $254 psf
Bukit Timah: 7 sold - median $510,000 - 4-room median n/a - $388 psf
Central Area: 16 sold - median $228,900 - 4-room median $405,000 - $297 psf
Choa Chu Kang: 76 sold - median $330,000 - 4-room median $324,000 - $290 psf
Clementi: 100 sold - median $245,000 - 4-room median $332,000 - $299 psf
Geylang: 60 sold - median $277,500 - 4-room median $305,000 - $295 psf
Hougang: 135 sold - median $320,000 - 4-room median $325,000 - $295 psf
Jurong East: 93 sold - median $270,000 - 4-room median $284,000 - $270 psf
Jurong West: 125 sold - median $300,000 - 4-room median $300,000 - $266 psf
Kallang/Whampoa: 67 sold - median $290,000 - 4-room median $330,000 - $304 psf
Lim Chu Kang: 1 sold - median $90,000 - 4-room median n/a - $142 psf
Marine Parade: 28 sold - median $334,000 - 4-room median $376,000 - $393 psf
Pasir Ris: 54 sold - median $460,000 - 4-room median $355,000 - $346 psf
Queenstown: 54 sold - median $189,500 - 4-room median $350,000 - $279 psf
Sengkang: 4 sold - median $162,500 - 4-room median n/a - $222 psf
Serangoon: 82 sold - median $329,500 - 4-room median $322,500 - $316 psf
Tampines: 229 sold - median $342,000 - 4-room median $351,500 - $316 psf
Toa Payoh: 70 sold - median $230,000 - 4-room median $315,000 - $312 psf
Woodlands: 92 sold - median $218,500 - 4-room median $264,000 - $249 psf
Yishun: 210 sold - median $300,000 - 4-room median $300,000 - $282 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, February 1997

$760,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 10 to 12 - 1,776 sqft - $428 psf - 89 yrs lease left

$750,000 Blk 147 Tampines Ave 5, Tampines
Executive - storey 04 to 06 - 1,615 sqft - $465 psf - 87 yrs lease left

$735,000 Blk 222 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,658 sqft - $443 psf - 94 yrs lease left

$698,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $421 psf - 90 yrs lease left

$695,000 Blk 106 Lengkong Tiga, Bedok
Executive - storey 07 to 09 - 1,572 sqft - $442 psf - 91 yrs lease left

$688,000 Blk 546 Pasir Ris St 51, Pasir Ris
Executive - storey 07 to 09 - 1,561 sqft - $441 psf - 94 yrs lease left

$688,000 Blk 543 Pasir Ris St 51, Pasir Ris
Executive - storey 10 to 12 - 1,550 sqft - $444 psf - 94 yrs lease left

$680,000 Blk 134 Bishan St 12, Bishan
Executive - storey 13 to 15 - 1,625 sqft - $418 psf - 88 yrs lease left

$680,000 Blk 187 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,647 sqft - $413 psf - 89 yrs lease left

$680,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $433 psf - 91 yrs lease left

The 5 most affordable 4-room flats, February 1997

$185,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $195 psf - 78 yrs lease left

$200,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $214 psf - 77 yrs lease left

$208,000 Blk 337 Woodlands Ave 1, Woodlands

4-room - storey 01 to 03 - 893 sqft - $233 psf - 87 yrs lease left

$210,000 Blk 327 Woodlands St 32, Woodlands

4-room - storey 01 to 03 - 904 sqft - $232 psf - 91 yrs lease left

$210,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $224 psf - 77 yrs lease left

The 10 busiest streets, February 1997

Yishun Ring Rd, Yishun: 46 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 45 sales
Bedok Reservoir Rd, Bedok: 44 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Hougang Ave 8, Hougang: 28 sales
Tampines St 21, Tampines: 28 sales
Woodlands St 13, Woodlands: 24 sales
Ang Mo Kio Ave 4, Ang Mo Kio: 23 sales
Bedok Nth St 3, Bedok: 23 sales
Jurong West St 42, Jurong West: 23 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.

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