HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: March 1997

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

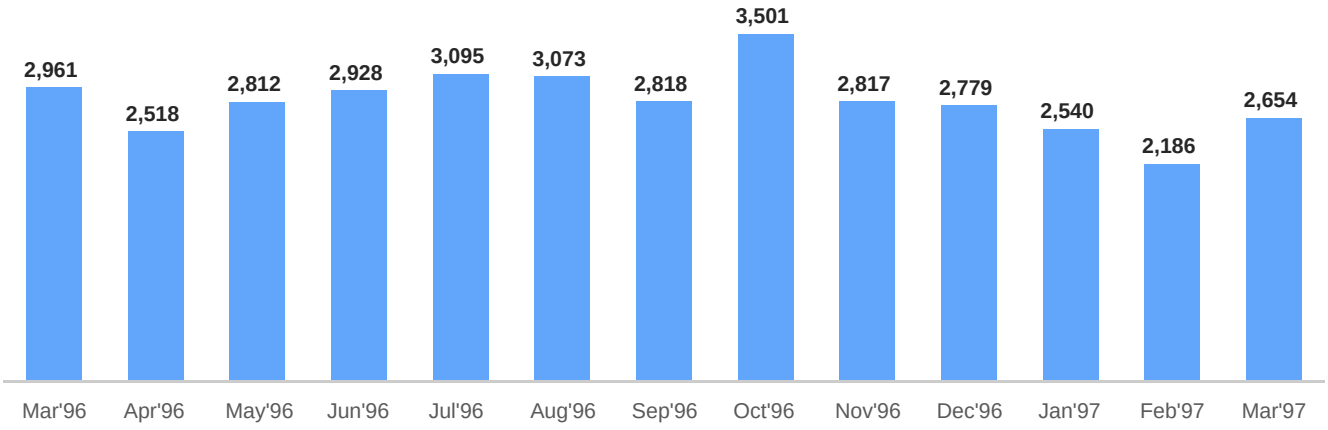
Flats sold: 2,654 Median price: $298,000 Median $psf: $294
Million-dollar flats: 0 (0.0%) Highest price: $710,000 (Bishan)

Against the month before: sales +21.4%, median price +0.0%. Against a year ago: sales -10.4%, median price +26.8%.

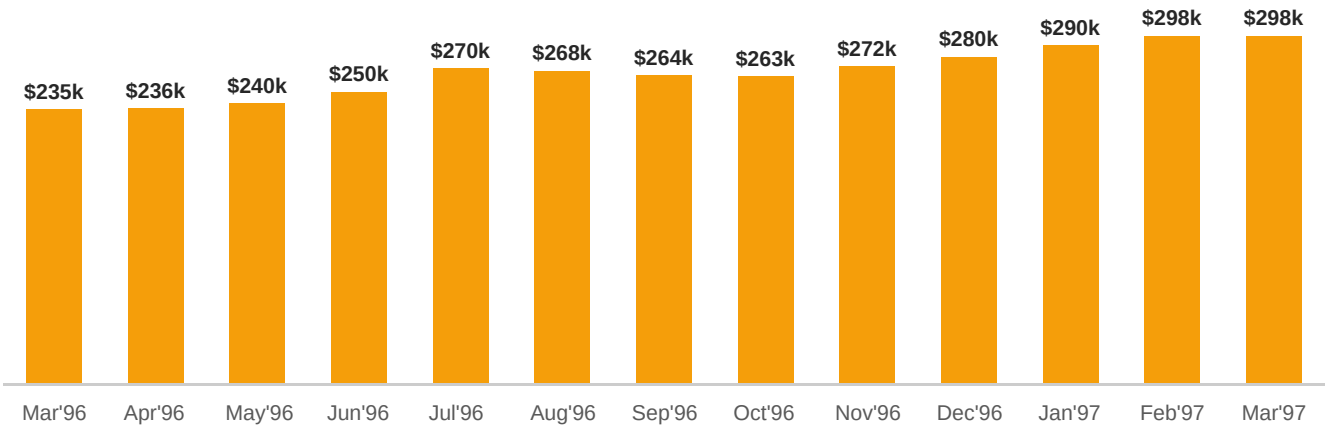
At a glance

- 2,654 HDB resale flats changed hands in March 1997, 21.4% more than the month before (2,186).
- Half of all flats sold for $298,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $315,000 (1,078 sales), or about $301 per square foot.
- The highest price was $710,000 for an executive flat at Blk 261 Bishan St 22, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $261,000) and the dearest was Bishan (median $409,000).
- The busiest town was Yishun with 306 sales.

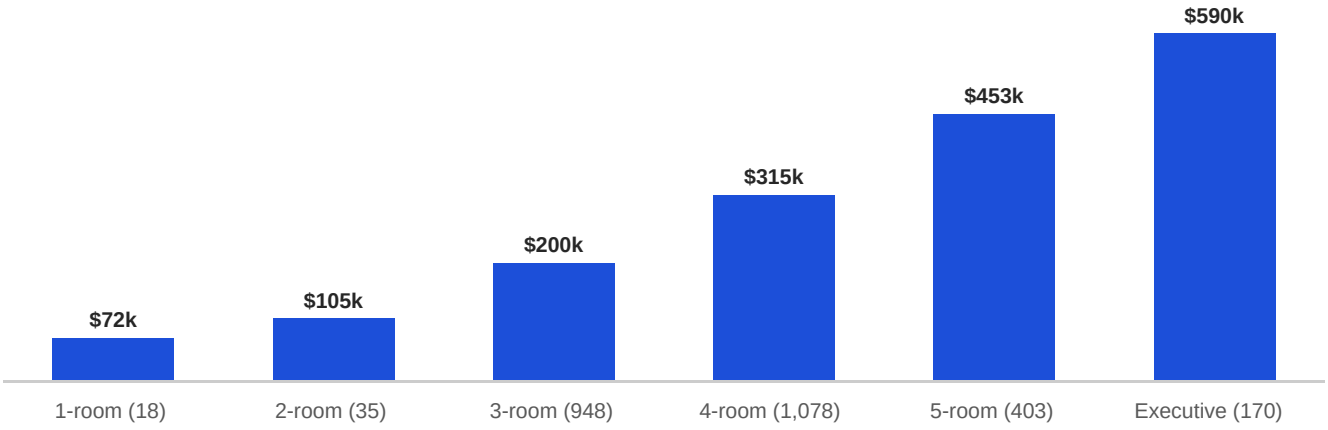
Flats sold each month, last 13 months



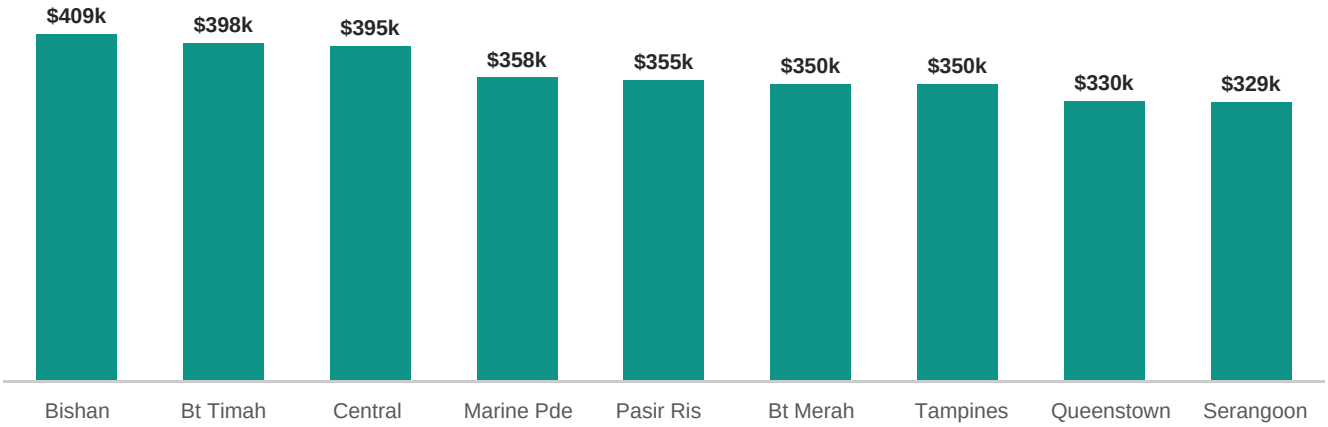
Median price each month, last 13 months



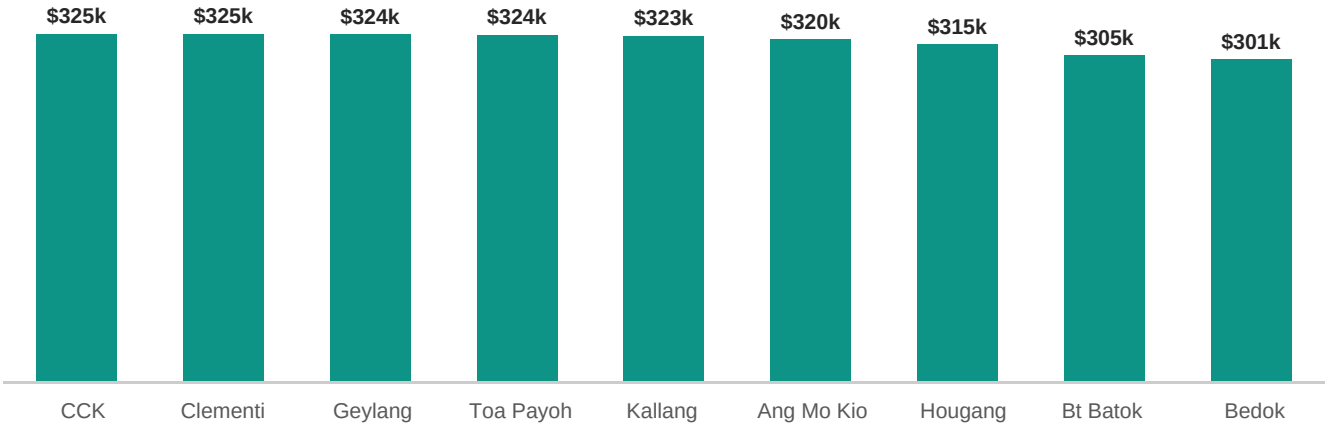
Median price by flat type (number sold), March 1997



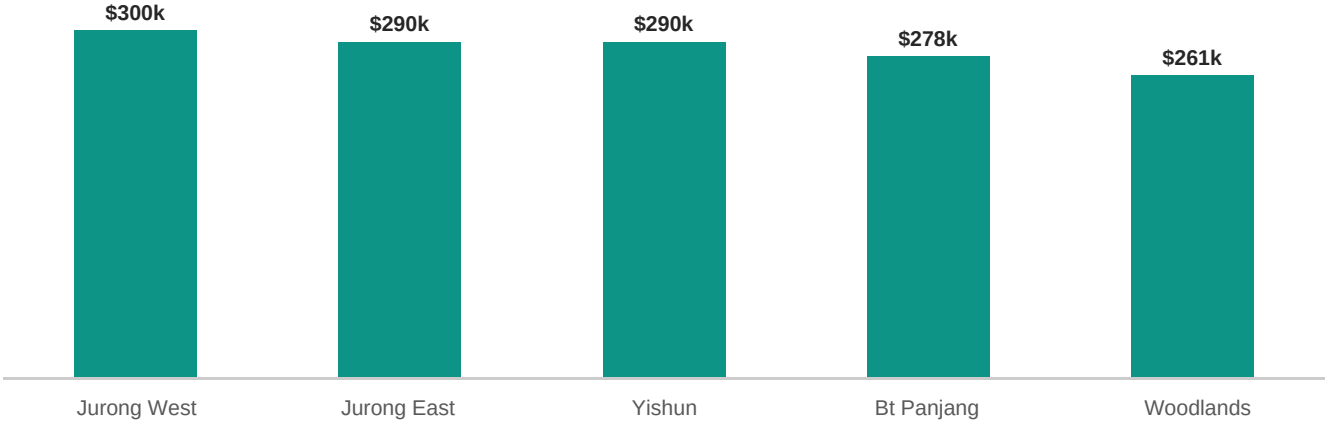
Median 4-room price by town, dearest first



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



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



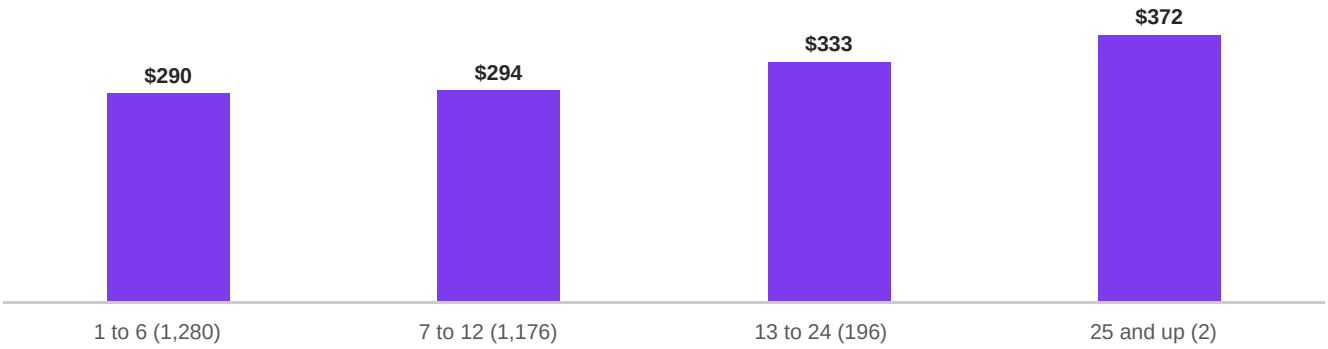
Town by town, March 1997

Ang Mo Kio: 176 sold - median $234,000 - 4-room median $320,000 - $291 psf
Bedok: 203 sold - median $280,000 - 4-room median $301,000 - $296 psf
Bishan: 133 sold - median $420,000 - 4-room median $409,000 - $372 psf
Bukit Batok: 146 sold - median $246,000 - 4-room median $305,000 - $265 psf
Bukit Merah: 85 sold - median $210,000 - 4-room median $350,000 - $299 psf
Bukit Panjang: 52 sold - median $276,000 - 4-room median $277,500 - $251 psf
Bukit Timah: 6 sold - median $398,000 - 4-room median $398,000 - $356 psf
Central Area: 27 sold - median $222,000 - 4-room median $395,000 - $330 psf
Choa Chu Kang: 108 sold - median $329,400 - 4-room median $325,000 - $290 psf
Clementi: 110 sold - median $224,000 - 4-room median $325,000 - $291 psf
Geylang: 76 sold - median $272,000 - 4-room median $324,250 - $296 psf
Hougang: 187 sold - median $328,000 - 4-room median $315,000 - $299 psf
Jurong East: 77 sold - median $255,000 - 4-room median $290,000 - $271 psf
Jurong West: 173 sold - median $290,000 - 4-room median $300,000 - $262 psf
Kallang/Whampoa: 71 sold - median $220,500 - 4-room median $323,000 - $300 psf
Marine Parade: 41 sold - median $340,000 - 4-room median $357,500 - $373 psf
Pasir Ris: 86 sold - median $444,500 - 4-room median $354,500 - $341 psf
Queenstown: 66 sold - median $192,500 - 4-room median $330,000 - $288 psf
Sembawang: 1 sold - median $132,000 - 4-room median n/a - $192 psf
Serangoon: 86 sold - median $342,500 - 4-room median $328,750 - $313 psf
Tampines: 275 sold - median $350,000 - 4-room median $350,000 - $316 psf
Toa Payoh: 81 sold - median $236,000 - 4-room median $324,000 - $299 psf
Woodlands: 82 sold - median $228,500 - 4-room median $261,000 - $240 psf
Yishun: 306 sold - median $278,500 - 4-room median $290,000 - $279 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, March 1997

$710,000 Blk 261 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $437 psf - 94 yrs lease left

$708,000 Blk 441 Sin Ming Ave, Bishan
Executive - storey 10 to 12 - 2,616 sqft - $271 psf - 92 yrs lease left

$695,000 Blk 151 Tampines St 12, Tampines
Executive - storey 07 to 09 - 1,615 sqft - $430 psf - 86 yrs lease left

$690,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $436 psf - 94 yrs lease left

$680,000 Blk 477 Tampines St 43, Tampines
Executive - storey 01 to 03 - 1,755 sqft - $388 psf - 95 yrs lease left

$675,000 Blk 301 Shunfu Rd, Bishan
Executive - storey 07 to 09 - 1,701 sqft - $397 psf - 87 yrs lease left

$675,000 Blk 238 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $430 psf - 94 yrs lease left

$668,000 Blk 544 Pasir Ris St 51, Pasir Ris
Executive - storey 04 to 06 - 1,561 sqft - $428 psf - 94 yrs lease left

$660,000 Blk 408 Pasir Ris Dr 6, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $423 psf - 92 yrs lease left

$652,000 Blk 245 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,593 sqft - $409 psf - 94 yrs lease left

The 5 most affordable 4-room flats, March 1997

$179,000 Blk 219 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $191 psf - 77 yrs lease left

$180,000 Blk 412 Saujana Rd, Bukit Panjang

4-room - storey 01 to 03 - 904 sqft - $199 psf - 90 yrs lease left

$191,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $202 psf - 78 yrs lease left

$208,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 04 to 06 - 936 sqft - $222 psf - 77 yrs lease left

$210,000 Blk 32 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 1,055 sqft - $199 psf - 82 yrs lease left

The 10 busiest streets, March 1997

Yishun Ring Rd, Yishun: 71 sales
Bedok Reservoir Rd, Bedok: 46 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 40 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 39 sales
Tampines St 21, Tampines: 37 sales
Ang Mo Kio Ave 1, Ang Mo Kio: 35 sales
Hougang Ave 8, Hougang: 32 sales
Jurong West St 42, Jurong West: 32 sales
Hougang Ave 10, Hougang: 31 sales
Hougang St 51, Hougang: 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