HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: April 1997

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

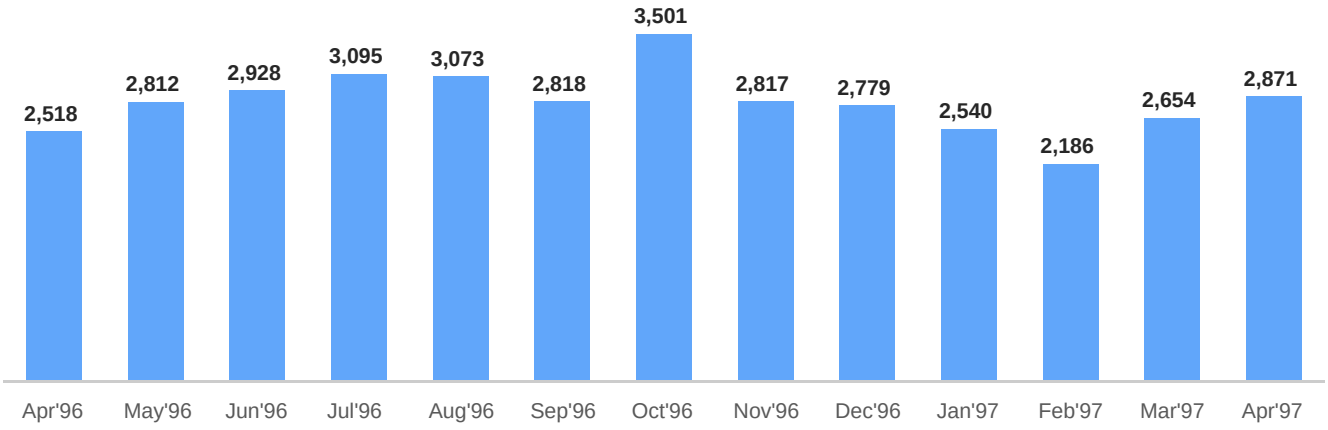
Flats sold: 2,871 Median price: $300,000 Median $psf: $294
Million-dollar flats: 0 (0.0%) Highest price: $765,000 (Bishan)

Against the month before: sales +8.2%, median price +0.7%. Against a year ago: sales +14.0%, median price +27.1%.

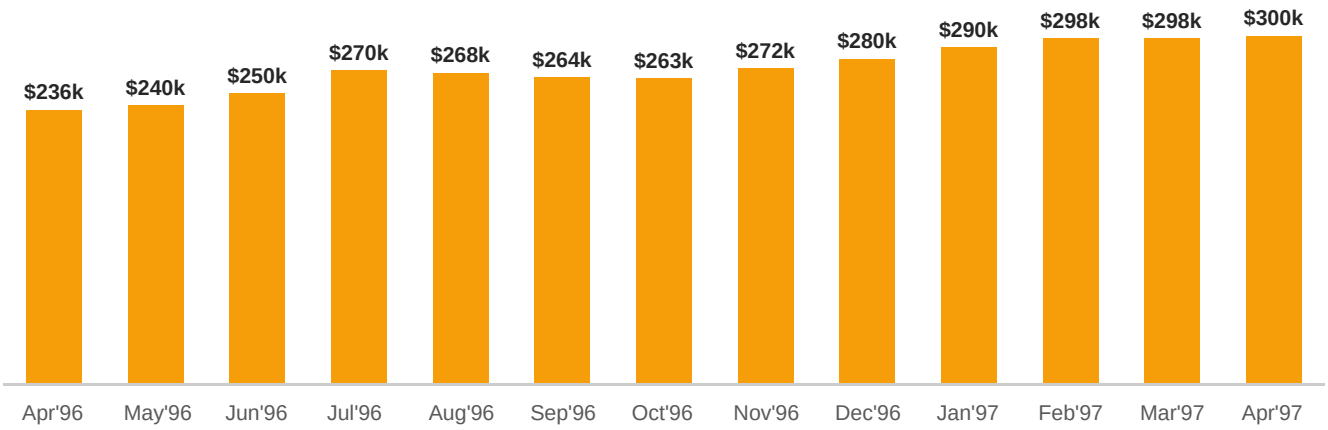
At a glance

- 2,871 HDB resale flats changed hands in April 1997, 8.2% more than the month before (2,654).
- Half of all flats sold for $300,000 or less (the median price), up 0.7% from the month before.
- A typical 4-room flat sold for $310,000 (1,123 sales), or about $297 per square foot.
- The highest price was $765,000 for an executive flat at Blk 179 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $250,000) and the dearest was Bishan (median $410,000).
- The busiest town was Yishun with 295 sales.

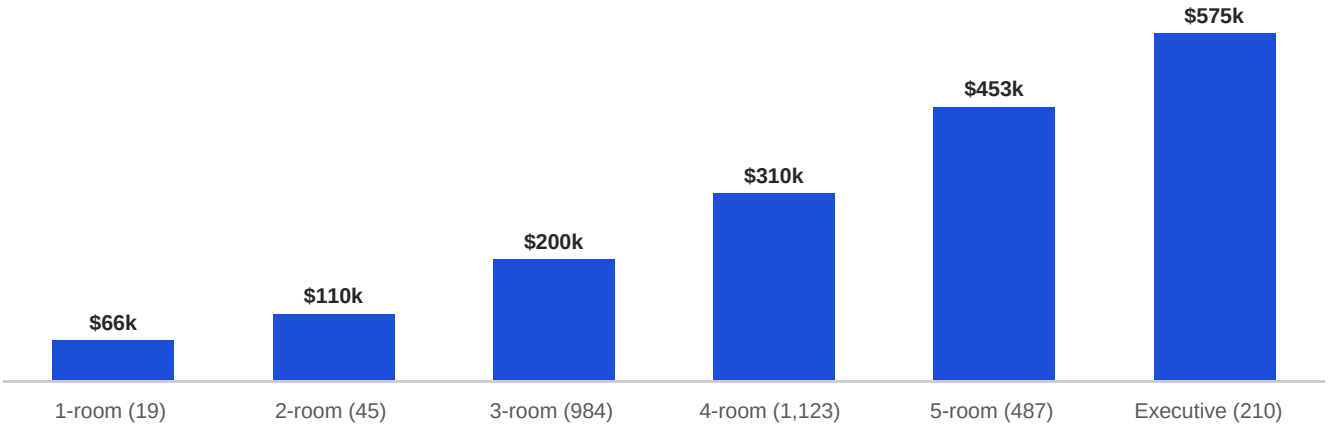
Flats sold each month, last 13 months



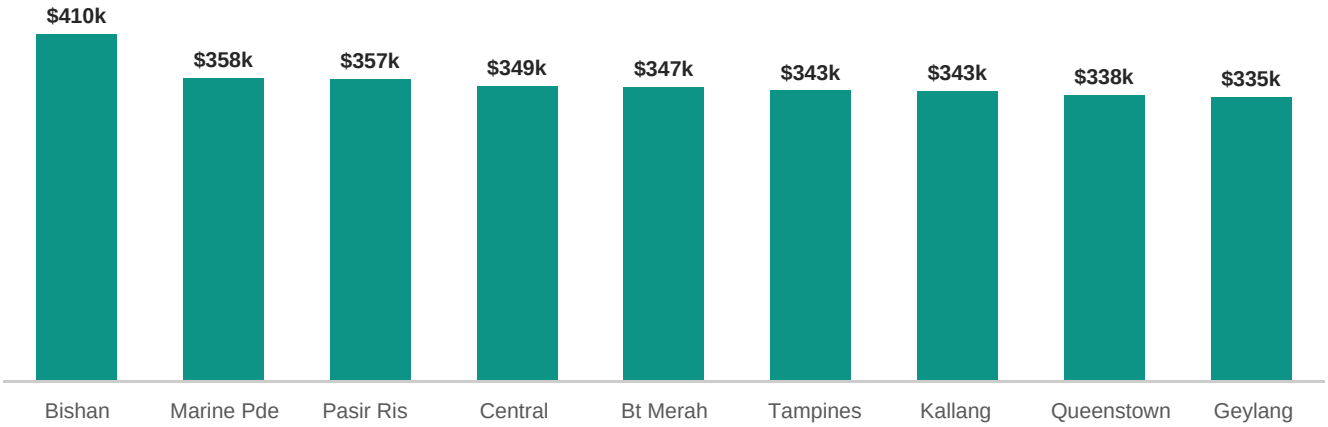
Median price each month, last 13 months



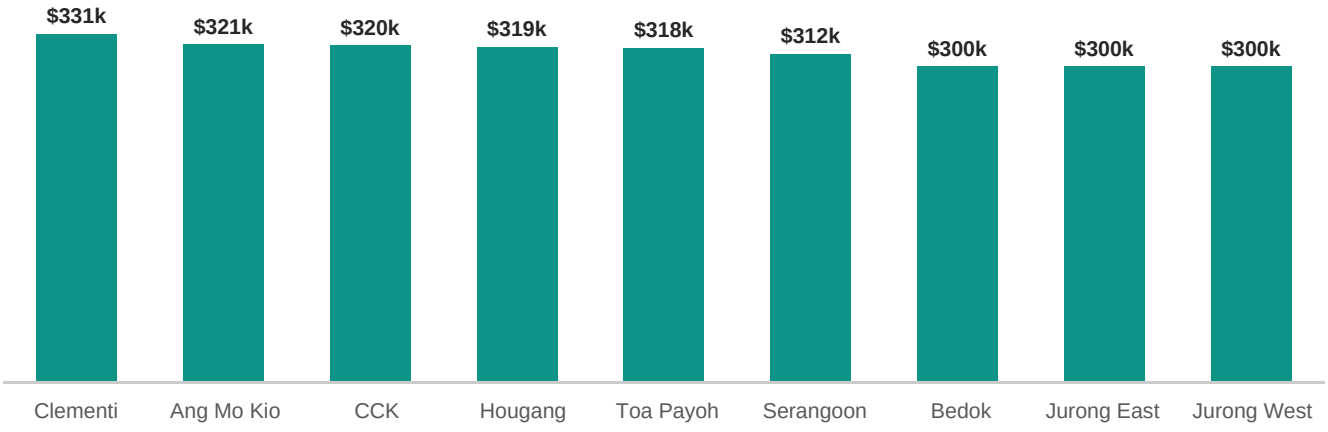
Median price by flat type (number sold), April 1997



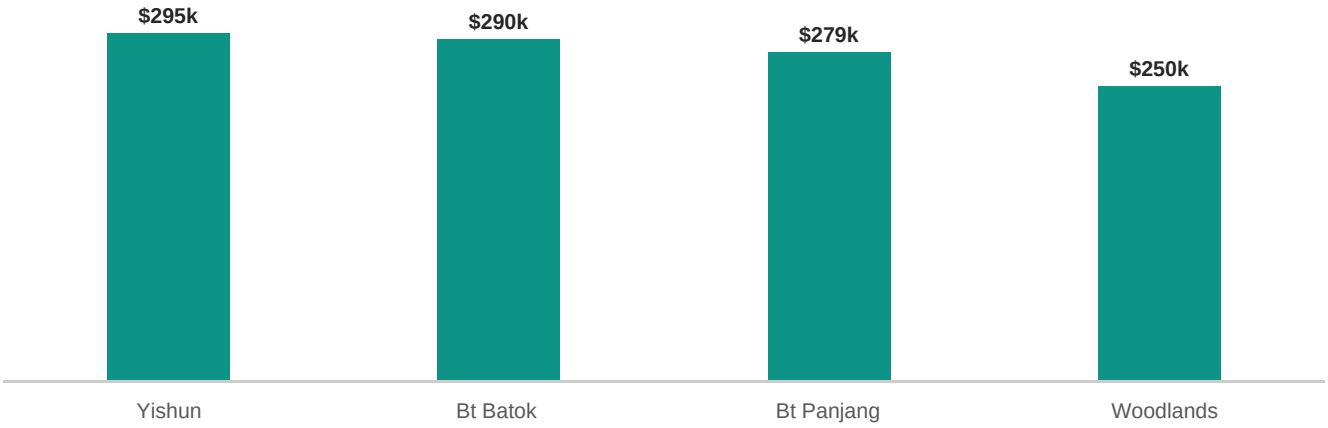
Median 4-room price by town, dearest first



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



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



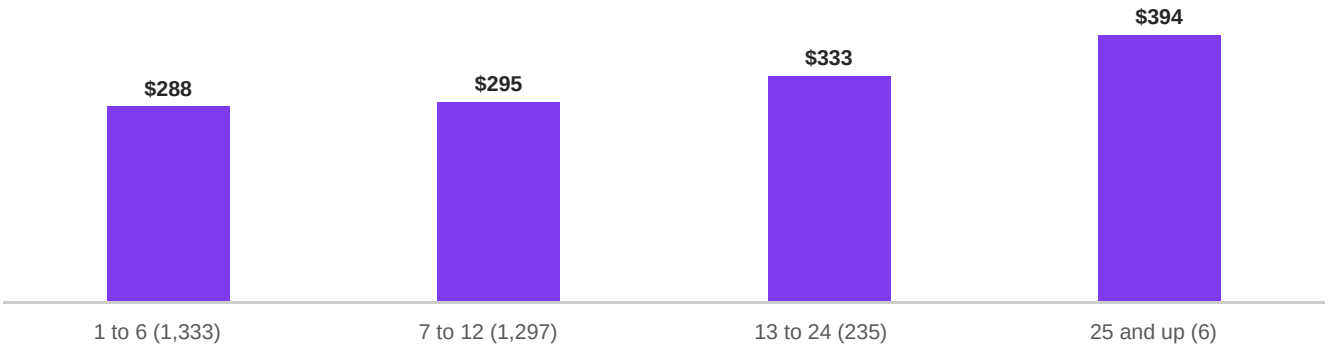
Town by town, April 1997

Ang Mo Kio: 194 sold - median $260,000 - 4-room median $321,000 - $302 psf
Bedok: 224 sold - median $286,500 - 4-room median $300,000 - $300 psf
Bishan: 122 sold - median $430,000 - 4-room median $410,000 - $378 psf
Bukit Batok: 170 sold - median $249,500 - 4-room median $290,000 - $266 psf
Bukit Merah: 84 sold - median $208,000 - 4-room median $347,000 - $287 psf
Bukit Panjang: 57 sold - median $278,000 - 4-room median $279,000 - $253 psf
Bukit Timah: 5 sold - median $530,000 - 4-room median n/a - $404 psf
Central Area: 26 sold - median $206,500 - 4-room median $348,500 - $304 psf
Choa Chu Kang: 139 sold - median $338,000 - 4-room median $320,000 - $295 psf
Clementi: 112 sold - median $230,000 - 4-room median $331,000 - $295 psf
Geylang: 93 sold - median $287,000 - 4-room median $335,000 - $304 psf
Hougang: 194 sold - median $329,750 - 4-room median $318,500 - $297 psf
Jurong East: 90 sold - median $290,000 - 4-room median $300,000 - $278 psf
Jurong West: 199 sold - median $270,000 - 4-room median $300,000 - $256 psf
Kallang/Whampoa: 76 sold - median $315,500 - 4-room median $342,500 - $330 psf
Lim Chu Kang: 2 sold - median $117,250 - 4-room median n/a - $149 psf
Marine Parade: 34 sold - median $326,500 - 4-room median $357,500 - $397 psf
Pasir Ris: 101 sold - median $448,000 - 4-room median $357,000 - $340 psf
Queenstown: 84 sold - median $192,500 - 4-room median $337,500 - $292 psf
Sengkang: 2 sold - median $192,500 - 4-room median n/a - $224 psf
Serangoon: 96 sold - median $336,500 - 4-room median $312,000 - $316 psf
Tampines: 270 sold - median $339,000 - 4-room median $343,000 - $312 psf
Toa Payoh: 102 sold - median $223,900 - 4-room median $317,500 - $302 psf
Woodlands: 100 sold - median $241,000 - 4-room median $250,000 - $252 psf
Yishun: 295 sold - median $291,000 - 4-room median $295,000 - $277 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, April 1997

$765,000 Blk 179 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $474 psf - 89 yrs lease left

$755,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 07 to 09 - 1,776 sqft - $425 psf - 89 yrs lease left

$708,000 Blk 257 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,593 sqft - $444 psf - 94 yrs lease left

$708,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $451 psf - 91 yrs lease left

$700,000 Blk 664 Yishun Ave 4, Yishun
Executive - storey 01 to 03 - 1,948 sqft - $359 psf - 94 yrs lease left

$696,000 Blk 125 Tampines St 11, Tampines
Executive - storey 10 to 12 - 1,582 sqft - $440 psf - 87 yrs lease left

$690,000 Blk 846 Sims Ave, Geylang
Executive - storey 13 to 15 - 1,722 sqft - $401 psf - 87 yrs lease left

$680,000 Blk 245 Bishan St 22, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $424 psf - 94 yrs lease left

$680,000 Blk 547 Pasir Ris St 51, Pasir Ris
Executive - storey 10 to 12 - 1,582 sqft - $430 psf - 94 yrs lease left

$680,000 Blk 547 Pasir Ris St 51, Pasir Ris
Executive - storey 10 to 12 - 1,658 sqft - $410 psf - 94 yrs lease left

The 5 most affordable 4-room flats, April 1997

$156,000 Blk 4 Lim Chu Kang Rd, Lim Chu Kang
4-room - storey 04 to 06 - 893 sqft - $175 psf - 82 yrs lease left

$192,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $203 psf - 77 yrs lease left

$193,000 Blk 163 Tampines St 12, Tampines
4-room - storey 04 to 06 - 1,152 sqft - $168 psf - 86 yrs lease left

$205,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 969 sqft - $212 psf - 76 yrs lease left

$205,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $219 psf - 77 yrs lease left

The 10 busiest streets, April 1997

Yishun Ring Rd, Yishun: 86 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 59 sales
Bedok Reservoir Rd, Bedok: 56 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 46 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 44 sales
Tampines St 21, Tampines: 43 sales
Hougang Ave 8, Hougang: 40 sales
Pasir Ris St 51, Pasir Ris: 39 sales
Choa Chu Kang Ctrl, Choa Chu Kang: 37 sales
Bedok Nth Rd, Bedok: 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.

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