HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: May 1997

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

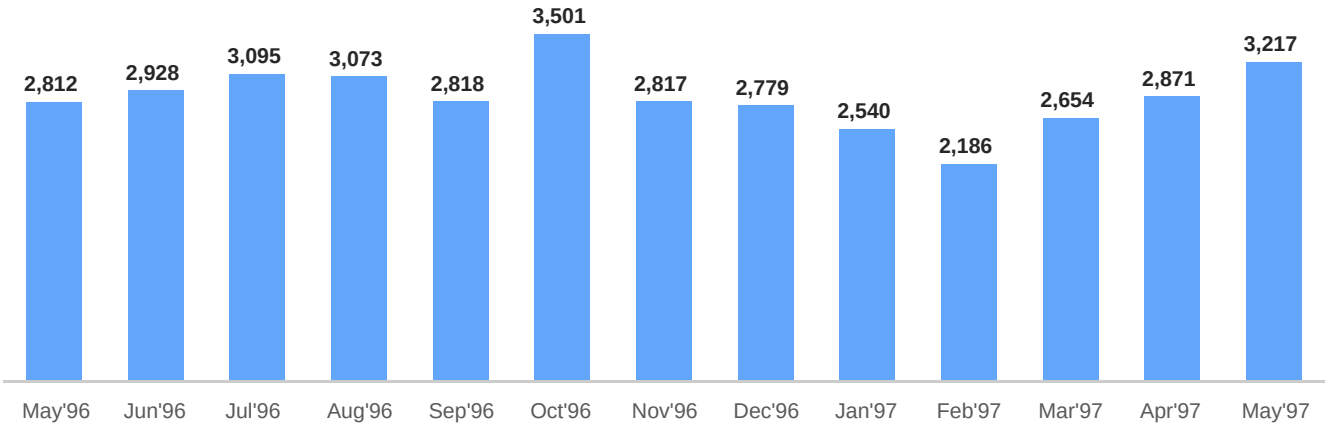
Flats sold: 3,217 Median price: $300,000 Median $psf: $295
Million-dollar flats: 0 (0.0%) Highest price: $758,000 (Bishan)

Against the month before: sales +12.1%, median price +0.0%. Against a year ago: sales +14.4%, median price +25.0%.

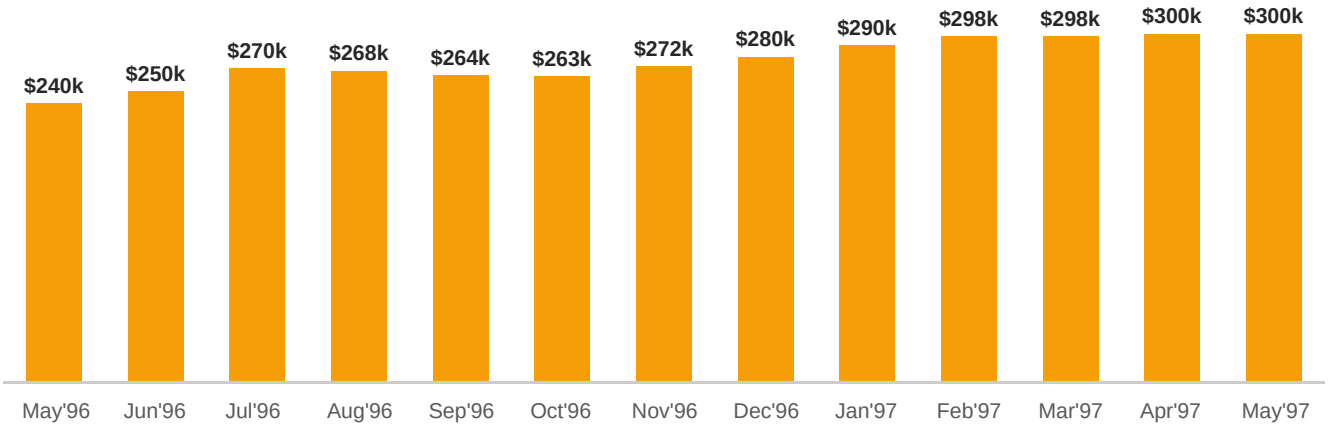
At a glance

- 3,217 HDB resale flats changed hands in May 1997, 12.1% more than the month before (2,871).
- Half of all flats sold for $300,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $313,750 (1,260 sales), or about $298 per square foot.
- The highest price was $758,000 for a multi generation flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $251,000) and the dearest was Bishan (median $400,000).
- The busiest town was Tampines with 339 sales.

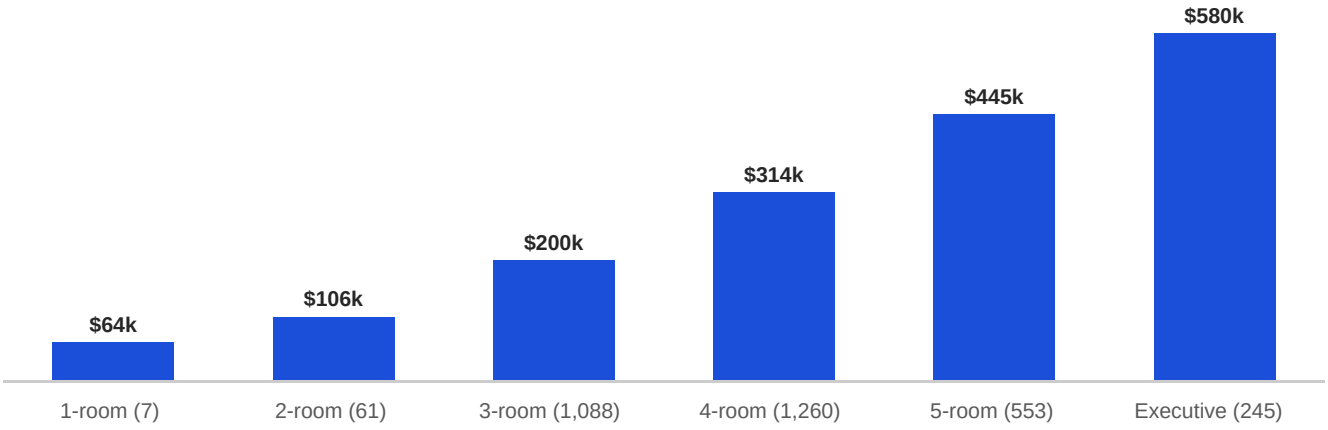
Flats sold each month, last 13 months



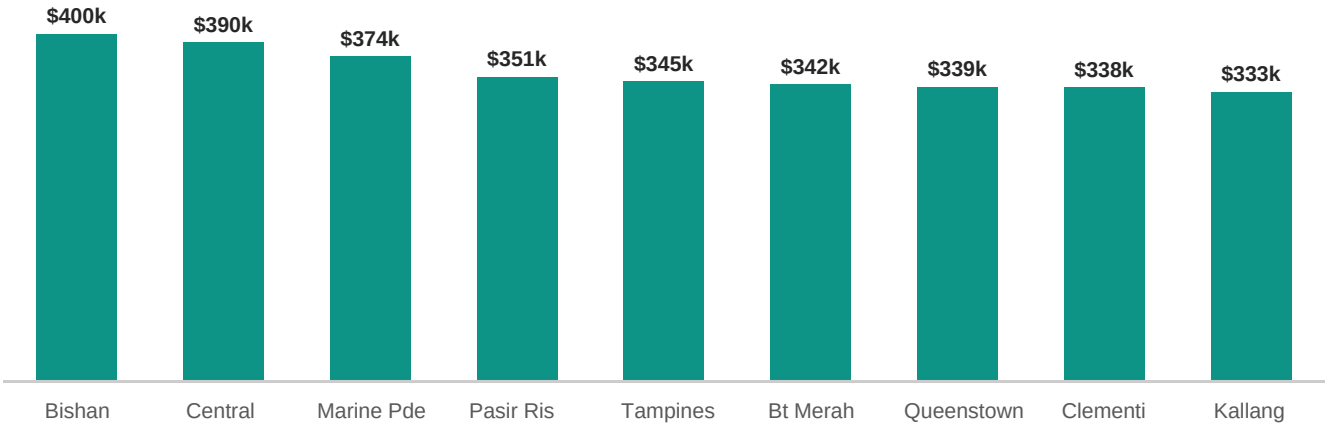
Median price each month, last 13 months



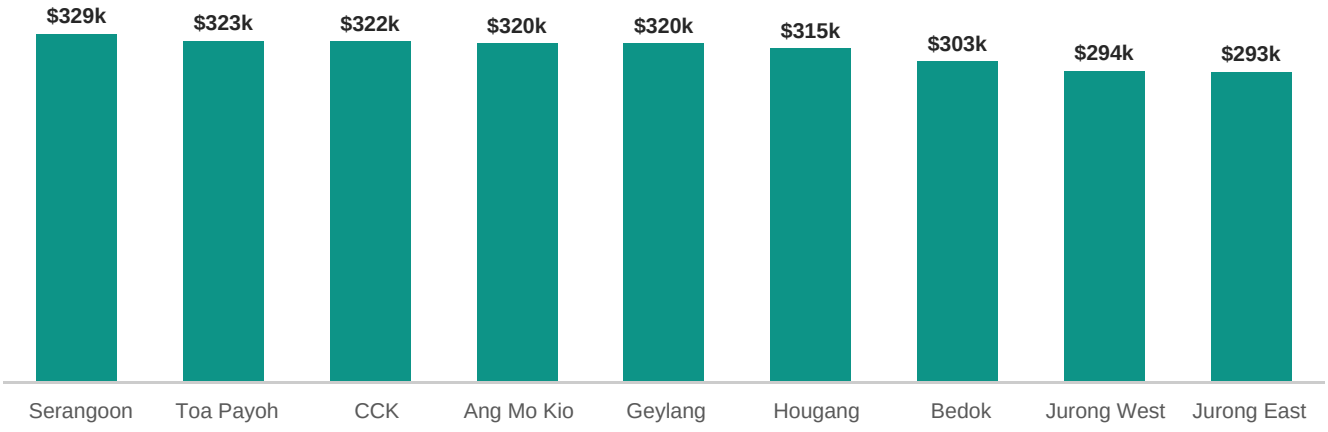
Median price by flat type (number sold), May 1997



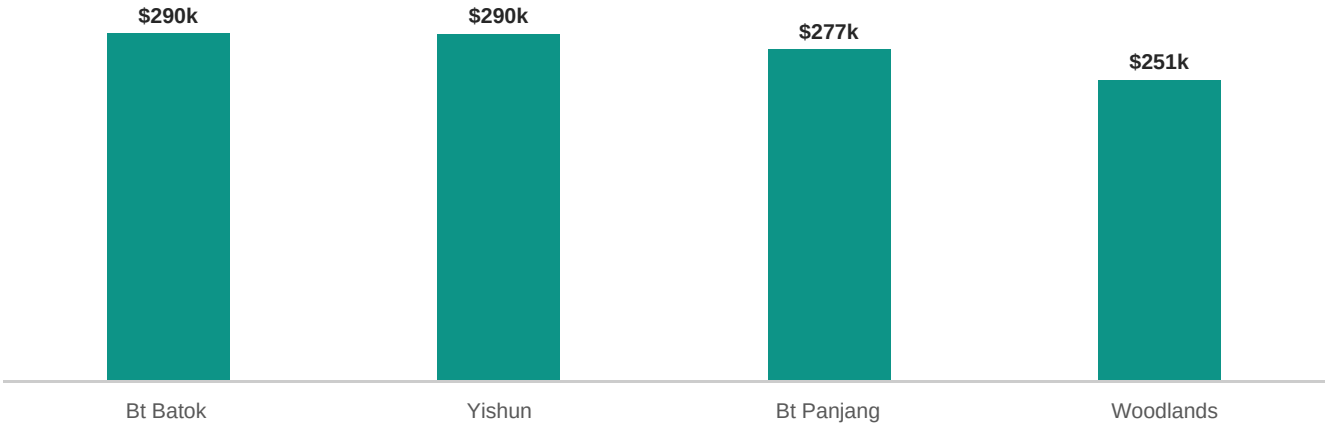
Median 4-room price by town, dearest first



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



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



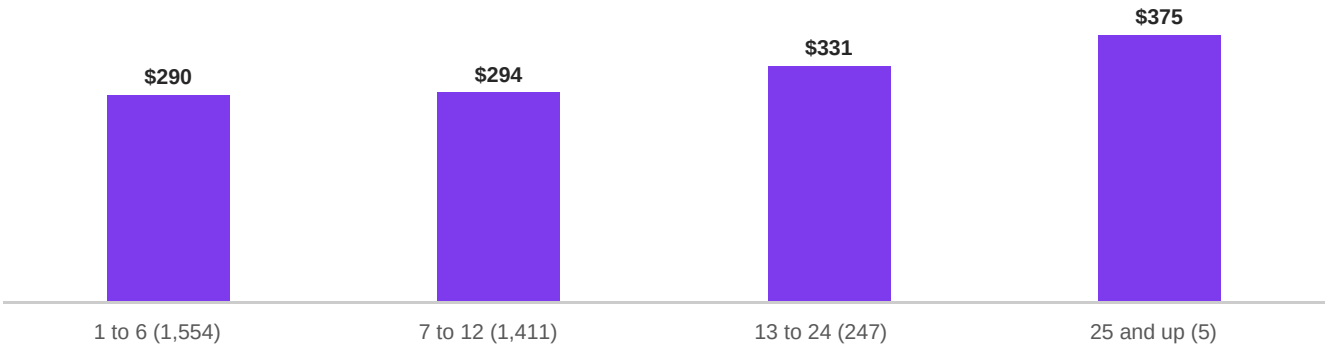
Town by town, May 1997

Ang Mo Kio: 176 sold - median $230,000 - 4-room median $320,000 - $293 psf
Bedok: 275 sold - median $290,000 - 4-room median $303,000 - $299 psf
Bishan: 150 sold - median $435,000 - 4-room median $400,000 - $375 psf
Bukit Batok: 173 sold - median $260,000 - 4-room median $290,000 - $271 psf
Bukit Merah: 90 sold - median $229,000 - 4-room median $341,500 - $315 psf
Bukit Panjang: 59 sold - median $274,000 - 4-room median $276,500 - $251 psf
Bukit Timah: 7 sold - median $545,000 - 4-room median n/a - $415 psf
Central Area: 31 sold - median $235,000 - 4-room median $390,000 - $330 psf
Choa Chu Kang: 161 sold - median $335,000 - 4-room median $322,000 - $292 psf
Clementi: 125 sold - median $228,000 - 4-room median $338,000 - $298 psf
Geylang: 130 sold - median $254,000 - 4-room median $320,000 - $293 psf
Hougang: 200 sold - median $315,500 - 4-room median $315,000 - $292 psf
Jurong East: 89 sold - median $283,000 - 4-room median $293,000 - $272 psf
Jurong West: 194 sold - median $288,000 - 4-room median $294,000 - $261 psf
Kallang/Whampoa: 84 sold - median $242,000 - 4-room median $333,000 - $310 psf
Lim Chu Kang: 1 sold - median $87,000 - 4-room median n/a - $115 psf
Marine Parade: 45 sold - median $265,000 - 4-room median $374,000 - $347 psf
Pasir Ris: 118 sold - median $447,500 - 4-room median $350,500 - $339 psf
Queenstown: 91 sold - median $193,000 - 4-room median $339,000 - $288 psf
Sengkang: 1 sold - median $132,000 - 4-room median n/a - $183 psf
Serangoon: 121 sold - median $360,000 - 4-room median $329,000 - $322 psf
Tampines: 339 sold - median $344,000 - 4-room median $345,000 - $313 psf
Toa Payoh: 109 sold - median $215,000 - 4-room median $322,500 - $290 psf
Woodlands: 110 sold - median $239,500 - 4-room median $251,000 - $247 psf
Yishun: 338 sold - median $292,750 - 4-room median $289,500 - $280 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, May 1997

$758,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 07 to 09 - 1,776 sqft - $427 psf - 89 yrs lease left

$720,000 Blk 103 Bishan St 12, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $446 psf - 88 yrs lease left

$720,000 Blk 194 Bishan St 13, Bishan
Executive - storey 22 to 24 - 1,615 sqft - $446 psf - 89 yrs lease left

$712,000 Blk 261 Bishan St 22, Bishan
Executive - storey 07 to 09 - 1,615 sqft - $441 psf - 94 yrs lease left

$700,000 Blk 212 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,604 sqft - $436 psf - 94 yrs lease left

$682,000 Blk 222 Bishan St 23, Bishan
Executive - storey 07 to 09 - 1,572 sqft - $434 psf - 94 yrs lease left

$680,000 Blk 261 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $424 psf - 94 yrs lease left

$680,000 Blk 535 Pasir Ris Dr 1, Pasir Ris
Executive - storey 01 to 03 - 1,582 sqft - $430 psf - 94 yrs lease left

$680,000 Blk 535 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $436 psf - 94 yrs lease left

$675,000 Blk 537 Pasir Ris St 51, Pasir Ris
Executive - storey 07 to 09 - 1,550 sqft - $435 psf - 94 yrs lease left

The 5 most affordable 4-room flats, May 1997

$170,000 Blk 44 Bedok Sth Rd, Bedok

4-room - storey 10 to 12 - 904 sqft - $188 psf - 79 yrs lease left

$180,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 947 sqft - $190 psf - 78 yrs lease left

$183,000 Blk 7 Marsiling Dr, Woodlands

4-room - storey 07 to 09 - 969 sqft - $189 psf - 78 yrs lease left

$196,000 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 947 sqft - $207 psf - 77 yrs lease left

$198,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $209 psf - 77 yrs lease left

The 10 busiest streets, May 1997

Yishun Ring Rd, Yishun: 80 sales
Bedok Reservoir Rd, Bedok: 67 sales
Hougang Ave 8, Hougang: 58 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 52 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 51 sales
Tampines St 21, Tampines: 51 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 48 sales
Pasir Ris St 51, Pasir Ris: 45 sales
Teck Whye Lane, Choa Chu Kang: 44 sales
Jurong West St 42, Jurong West: 40 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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