HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 1997

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

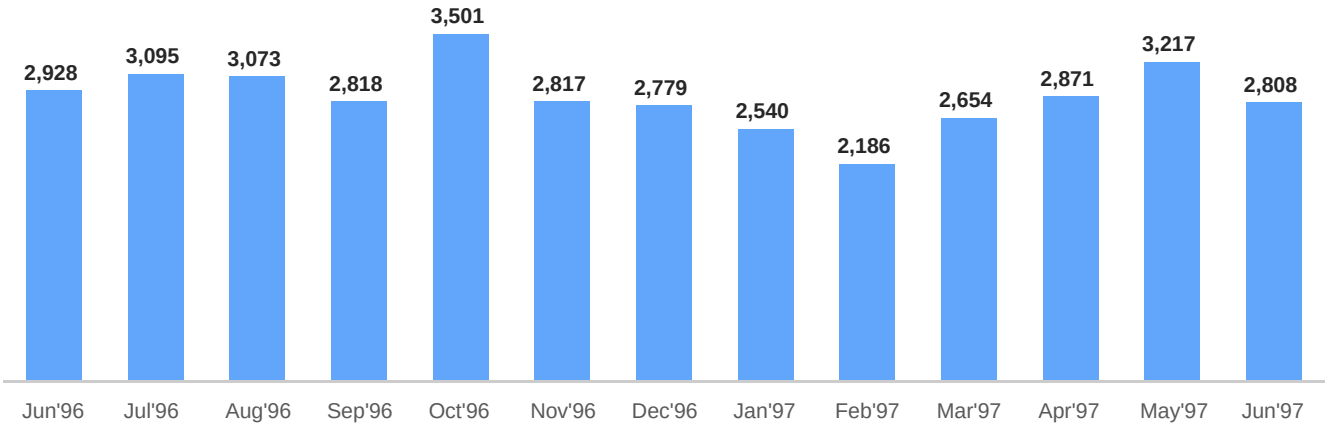
Flats sold: 2,808 Median price: $308,000 Median $psf: $295
Million-dollar flats: 0 (0.0%) Highest price: $710,000 (Pasir Ris)

Against the month before: sales -12.7%, median price +2.7%. Against a year ago: sales -4.1%, median price +23.2%.

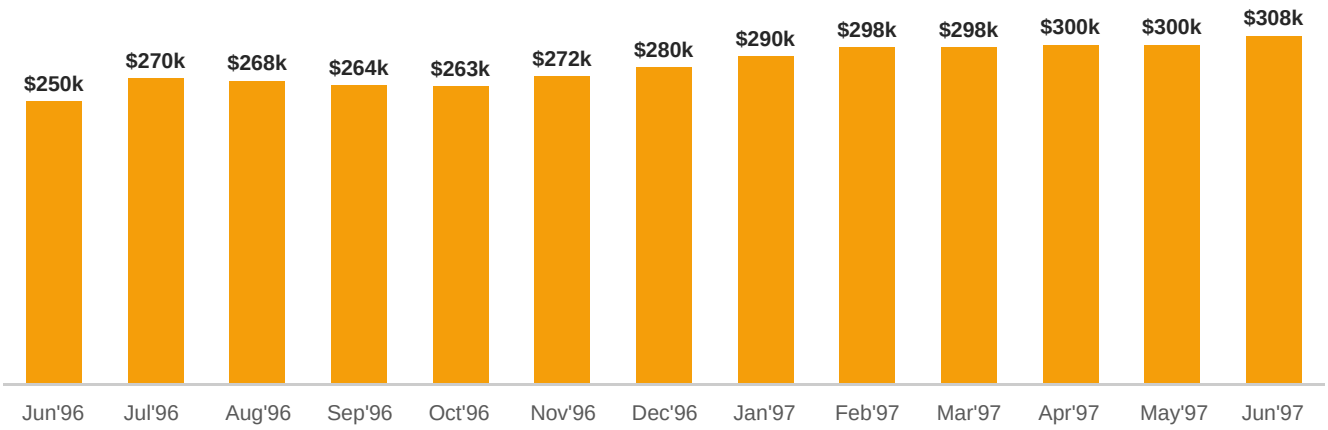
At a glance

- 2,808 HDB resale flats changed hands in June 1997, 12.7% fewer than the month before (3,217).
- Half of all flats sold for $308,000 or less (the median price), up 2.7% from the month before.
- A typical 4-room flat sold for $312,500 (1,090 sales), or about $295 per square foot.
- The highest price was $710,000 for an executive flat at Blk 532 Pasir Ris Dr 1, Pasir Ris.
- For a 4-room flat, the most affordable town was Woodlands (median $253,000) and the dearest was Bishan (median $405,000).
- The busiest town was Tampines with 326 sales.

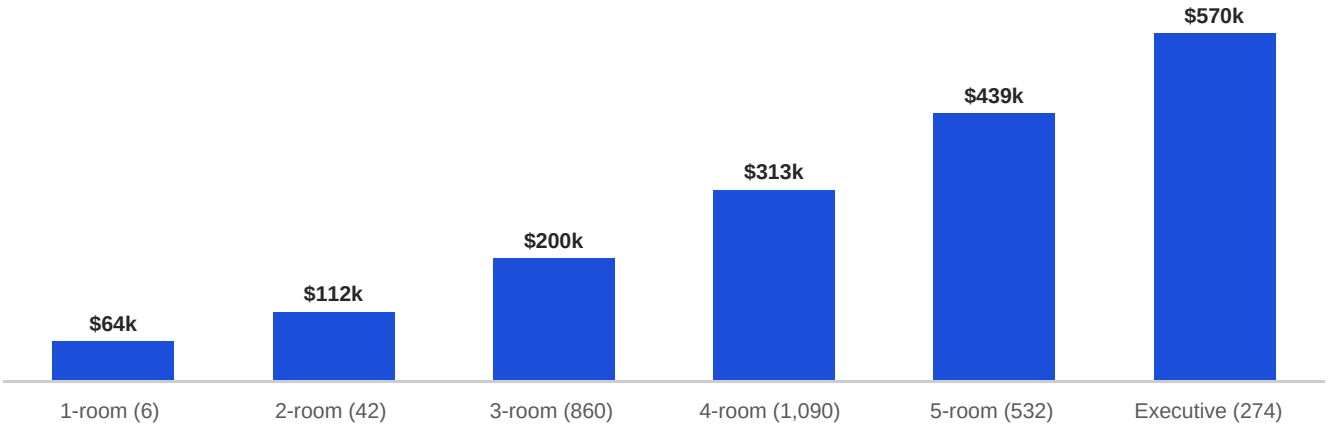
Flats sold each month, last 13 months



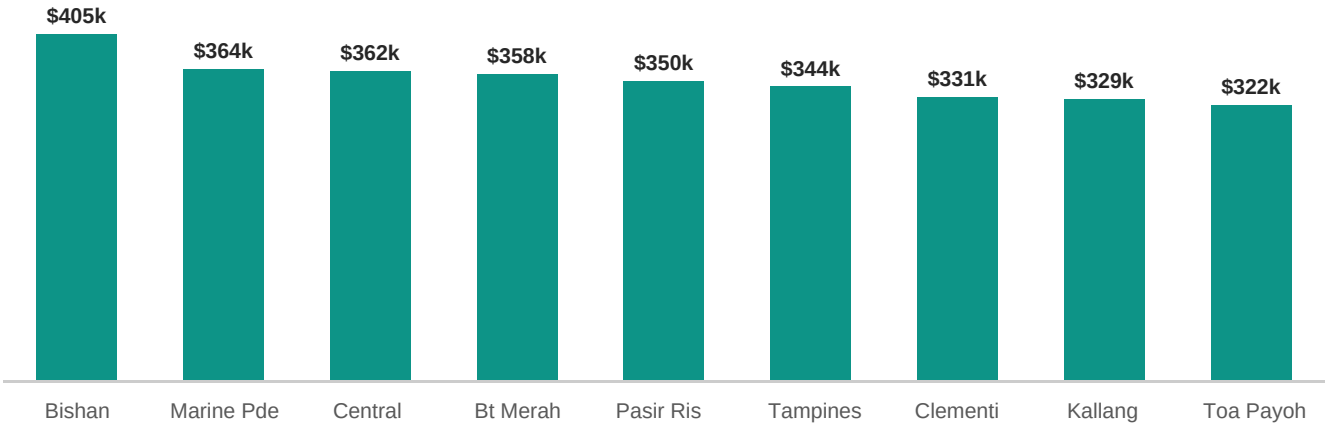
Median price each month, last 13 months



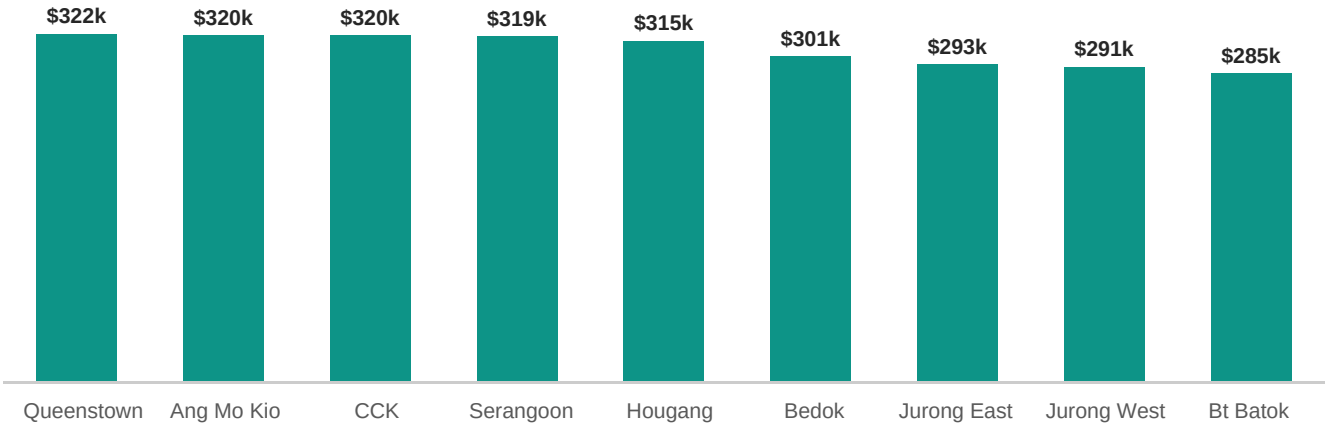
Median price by flat type (number sold), June 1997



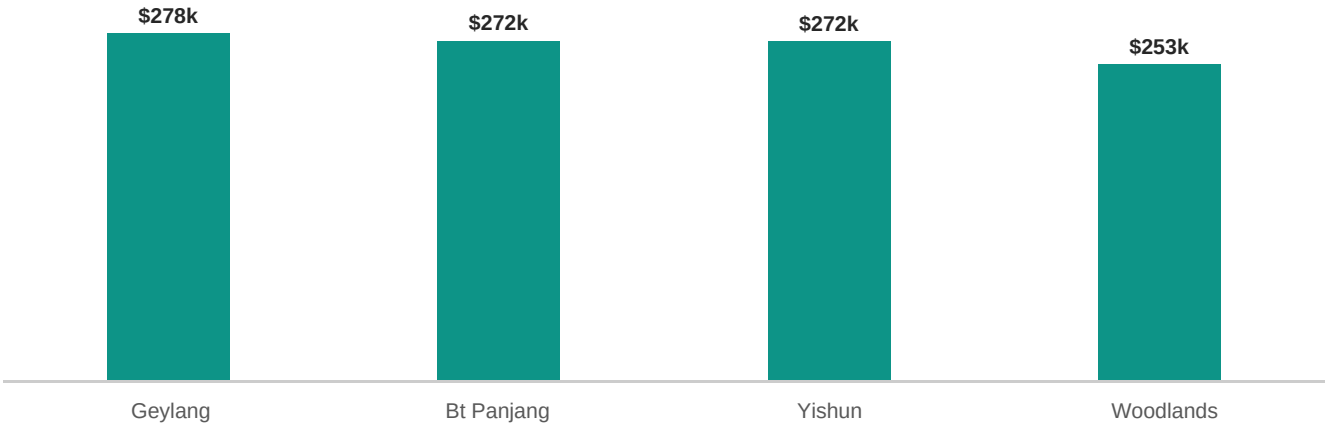
Median 4-room price by town, dearest first



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



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



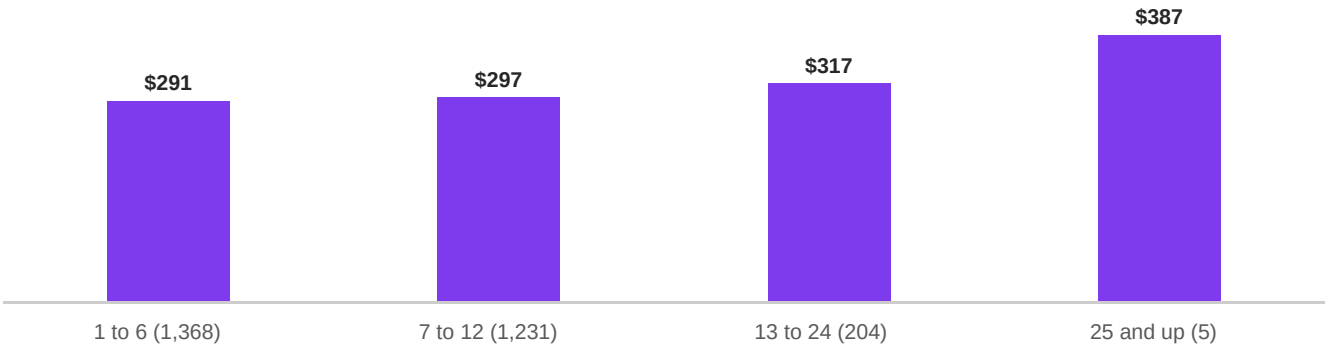
Town by town, June 1997

Ang Mo Kio: 170 sold - median $250,000 - 4-room median $320,000 - $290 psf
Bedok: 237 sold - median $285,000 - 4-room median $300,500 - $296 psf
Bishan: 100 sold - median $435,000 - 4-room median $405,000 - $377 psf
Bukit Batok: 132 sold - median $249,000 - 4-room median $285,000 - $268 psf
Bukit Merah: 73 sold - median $330,000 - 4-room median $358,000 - $341 psf
Bukit Panjang: 61 sold - median $282,500 - 4-room median $272,000 - $250 psf
Bukit Timah: 6 sold - median $625,000 - 4-room median n/a - $390 psf
Central Area: 19 sold - median $232,000 - 4-room median $361,750 - $313 psf
Choa Chu Kang: 157 sold - median $330,000 - 4-room median $320,000 - $288 psf
Clementi: 99 sold - median $220,000 - 4-room median $331,000 - $298 psf
Geylang: 75 sold - median $260,000 - 4-room median $278,000 - $294 psf
Hougang: 197 sold - median $328,800 - 4-room median $315,000 - $301 psf
Jurong East: 84 sold - median $290,000 - 4-room median $293,000 - $278 psf
Jurong West: 185 sold - median $281,000 - 4-room median $291,000 - $254 psf
Kallang/Whampoa: 71 sold - median $230,000 - 4-room median $329,000 - $304 psf
Marine Parade: 27 sold - median $338,000 - 4-room median $364,000 - $377 psf
Pasir Ris: 144 sold - median $459,000 - 4-room median $350,000 - $344 psf
Queenstown: 64 sold - median $199,000 - 4-room median $321,500 - $290 psf
Sengkang: 1 sold - median $238,000 - 4-room median n/a - $240 psf
Serangoon: 111 sold - median $344,000 - 4-room median $319,000 - $318 psf
Tampines: 326 sold - median $350,000 - 4-room median $343,500 - $315 psf
Toa Payoh: 97 sold - median $220,000 - 4-room median $322,000 - $293 psf
Woodlands: 93 sold - median $250,000 - 4-room median $253,000 - $252 psf
Yishun: 279 sold - median $290,000 - 4-room median $271,500 - $279 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 1997

$710,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,561 sqft - $455 psf - 94 yrs lease left

$701,000 Blk 104 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $446 psf - 91 yrs lease left

$700,000 Blk 223 Bishan St 23, Bishan
Executive - storey 04 to 06 - 1,518 sqft - $461 psf - 94 yrs lease left

$698,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $444 psf - 89 yrs lease left

$698,000 Blk 261 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,625 sqft - $429 psf - 94 yrs lease left

$696,000 Blk 222 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,658 sqft - $420 psf - 94 yrs lease left

$693,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,604 sqft - $432 psf - 94 yrs lease left

$690,000 Blk 2 Toh Yi Dr, Bukit Timah
Executive - storey 07 to 09 - 1,572 sqft - $439 psf - 90 yrs lease left

$690,000 Blk 533 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,561 sqft - $442 psf - 94 yrs lease left

$685,000 Blk 257 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,550 sqft - $442 psf - 94 yrs lease left

The 5 most affordable 4-room flats, June 1997

$180,000 Blk 220 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 947 sqft - $190 psf - 77 yrs lease left

$182,000 Blk 5 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 969 sqft - $188 psf - 76 yrs lease left

$193,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 936 sqft - $206 psf - 77 yrs lease left

$194,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 07 to 09 - 969 sqft - $200 psf - 78 yrs lease left

$200,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $211 psf - 77 yrs lease left

The 10 busiest streets, June 1997

Bedok Reservoir Rd, Bedok: 71 sales
Yishun Ring Rd, Yishun: 65 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 56 sales
Pasir Ris St 51, Pasir Ris: 54 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 52 sales
Hougang Ave 8, Hougang: 45 sales
Serangoon Nth Ave 4, Serangoon: 42 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 41 sales
Tampines St 21, Tampines: 37 sales
Teck Whye Lane, Choa Chu Kang: 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.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg