HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: July 1997

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

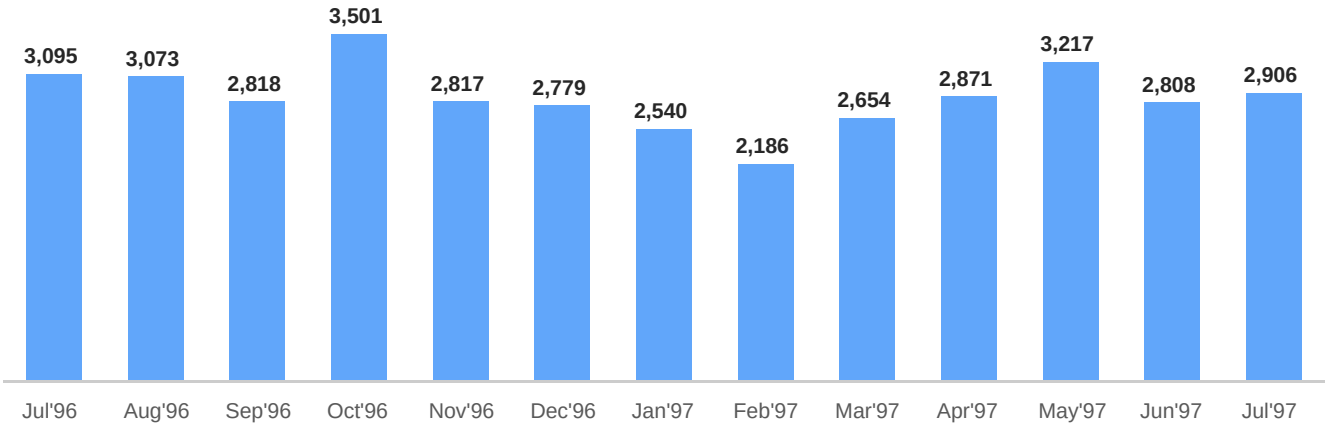
Flats sold: 2,906 Median price: $296,000 Median $psf: $290
Million-dollar flats: 0 (0.0%) Highest price: $750,000 (Bishan)

Against the month before: sales +3.5%, median price -3.9%. Against a year ago: sales -6.1%, median price +9.6%.

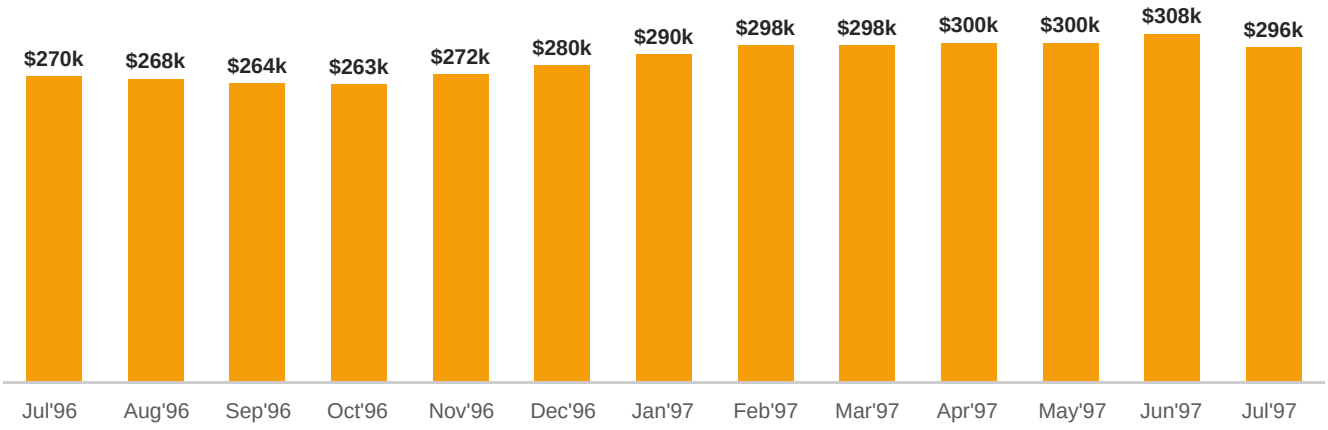
At a glance

- 2,906 HDB resale flats changed hands in July 1997, 3.5% more than the month before (2,808).
- Half of all flats sold for $296,000 or less (the median price), down 3.9% from the month before.
- A typical 4-room flat sold for $304,000 (1,171 sales), or about $291 per square foot.
- The highest price was $750,000 for a multi generation flat at Blk 137 Bishan St 12, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $238,000) and the dearest was Bishan (median $400,000).
- The busiest town was Tampines with 295 sales.

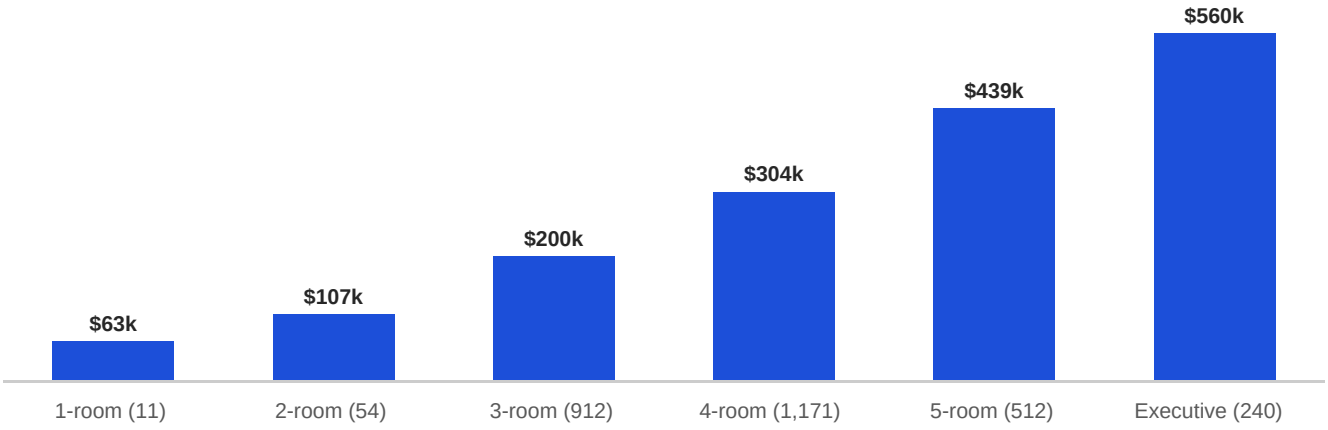
Flats sold each month, last 13 months



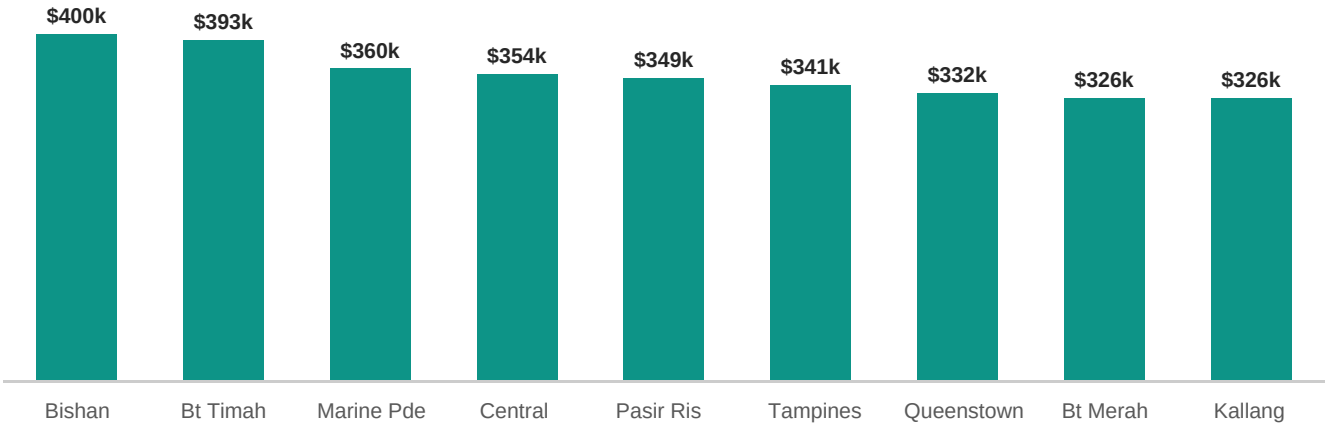
Median price each month, last 13 months



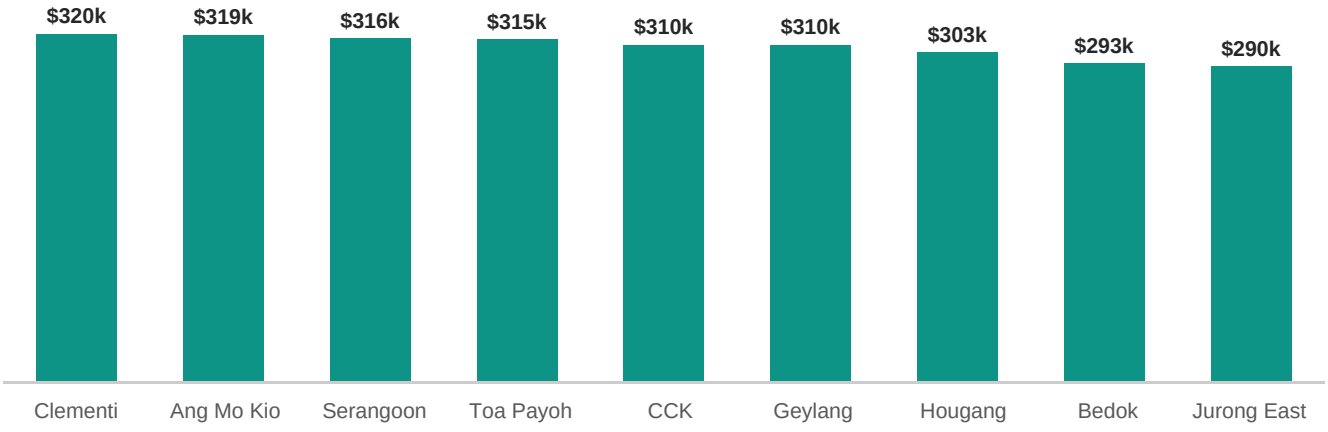
Median price by flat type (number sold), July 1997



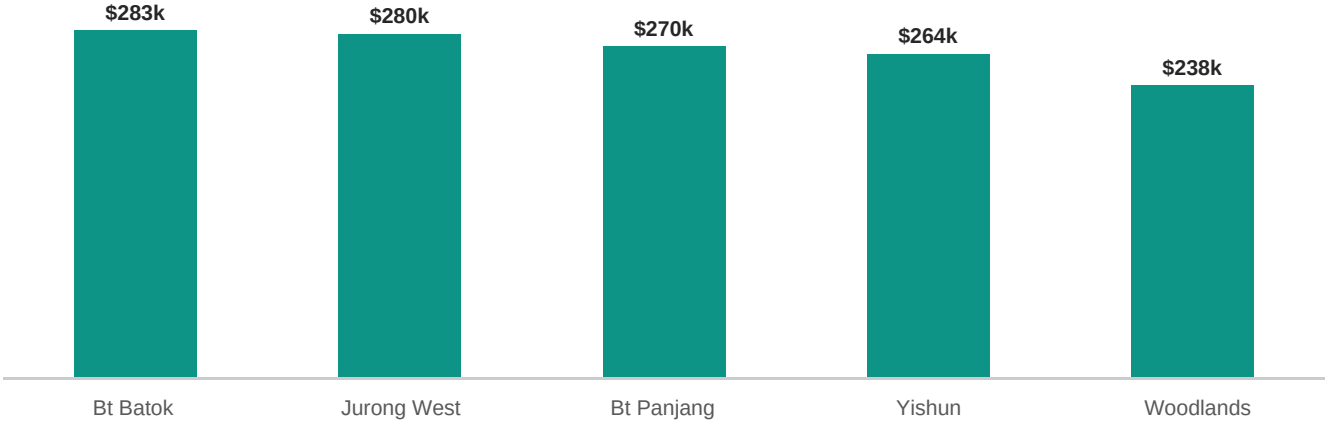
Median 4-room price by town, dearest first



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



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



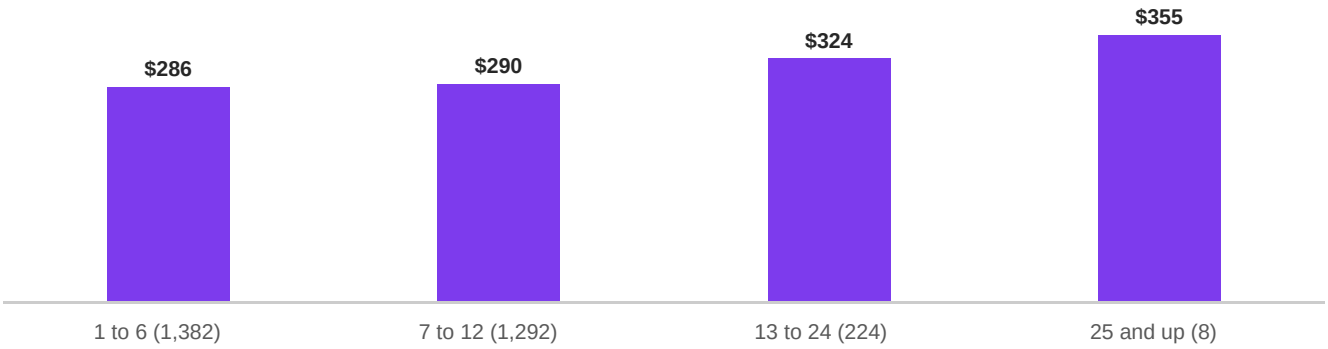
Town by town, July 1997

Ang Mo Kio: 155 sold - median $245,000 - 4-room median $319,000 - $291 psf
Bedok: 264 sold - median $276,000 - 4-room median $293,000 - $295 psf
Bishan: 119 sold - median $427,000 - 4-room median $400,000 - $374 psf
Bukit Batok: 170 sold - median $257,500 - 4-room median $283,000 - $259 psf
Bukit Merah: 96 sold - median $259,250 - 4-room median $326,000 - $321 psf
Bukit Panjang: 57 sold - median $272,000 - 4-room median $270,000 - $246 psf
Bukit Timah: 9 sold - median $500,000 - 4-room median $393,000 - $381 psf
Central Area: 22 sold - median $217,500 - 4-room median $354,000 - $304 psf
Choa Chu Kang: 137 sold - median $322,000 - 4-room median $310,000 - $281 psf
Clementi: 115 sold - median $220,000 - 4-room median $320,000 - $292 psf
Geylang: 83 sold - median $280,000 - 4-room median $310,000 - $305 psf
Hougang: 194 sold - median $309,000 - 4-room median $303,000 - $289 psf
Jurong East: 87 sold - median $280,000 - 4-room median $290,000 - $268 psf
Jurong West: 190 sold - median $262,500 - 4-room median $280,000 - $250 psf
Kallang/Whampoa: 72 sold - median $299,000 - 4-room median $326,000 - $298 psf
Marine Parade: 35 sold - median $283,000 - 4-room median $360,000 - $361 psf
Pasir Ris: 138 sold - median $456,250 - 4-room median $349,000 - $344 psf
Queenstown: 74 sold - median $189,000 - 4-room median $331,500 - $284 psf
Sengkang: 1 sold - median $155,000 - 4-room median n/a - $212 psf
Serangoon: 85 sold - median $348,000 - 4-room median $316,000 - $314 psf
Tampines: 295 sold - median $347,000 - 4-room median $341,000 - $313 psf
Toa Payoh: 103 sold - median $243,000 - 4-room median $315,000 - $309 psf
Woodlands: 113 sold - median $228,000 - 4-room median $238,000 - $242 psf
Yishun: 292 sold - median $252,500 - 4-room median $264,000 - $271 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, July 1997

$750,000 Blk 137 Bishan St 12, Bishan
MULTI GENERATION - storey 13 to 15 - 1,776 sqft - $422 psf - 89 yrs lease left

$695,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,572 sqft - $442 psf - 91 yrs lease left

$690,000 Blk 531 Pasir Ris Dr 1, Pasir Ris
Executive - storey 04 to 06 - 1,593 sqft - $433 psf - 94 yrs lease left

$680,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,658 sqft - $410 psf - 91 yrs lease left

$680,000 Blk 533 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,561 sqft - $436 psf - 94 yrs lease left

$679,000 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $432 psf - 90 yrs lease left

$675,000 Blk 238 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $430 psf - 94 yrs lease left

$668,000 Blk 238 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,572 sqft - $425 psf - 94 yrs lease left

$668,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,561 sqft - $428 psf - 94 yrs lease left

$665,000 Blk 231 Bishan St 23, Bishan
Executive - storey 10 to 12 - 1,593 sqft - $417 psf - 94 yrs lease left

The 5 most affordable 4-room flats, July 1997

$190,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $203 psf - 77 yrs lease left

$194,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 947 sqft - $205 psf - 77 yrs lease left

$198,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 947 sqft - $209 psf - 78 yrs lease left

$200,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 10 to 12 - 947 sqft - $211 psf - 78 yrs lease left

$200,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 01 to 03 - 947 sqft - $211 psf - 78 yrs lease left

The 10 busiest streets, July 1997

Bedok Reservoir Rd, Bedok: 68 sales
Yishun Ring Rd, Yishun: 63 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 46 sales
Pasir Ris St 51, Pasir Ris: 44 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 41 sales
Hougang Ave 8, Hougang: 40 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 39 sales
Tampines St 21, Tampines: 36 sales
Yishun St 61, Yishun: 36 sales
Simei St 1, Tampines: 35 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