HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

# Monthly report: August 1997

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

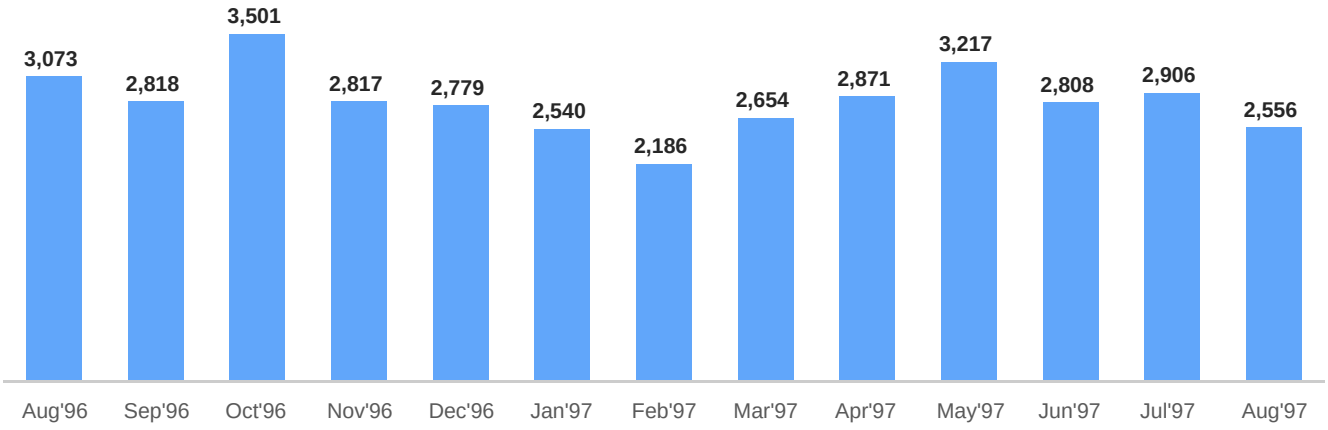
**Flats sold: 2,556  Median price: $287,000  Median $psf: $287**
**Million-dollar flats: 0 (0.0%)  Highest price: $754,000 (Bishan)**

Against the month before: sales -12.0%, median price -3.0%.  Against a year ago: sales -16.8%, median price +7.1%.

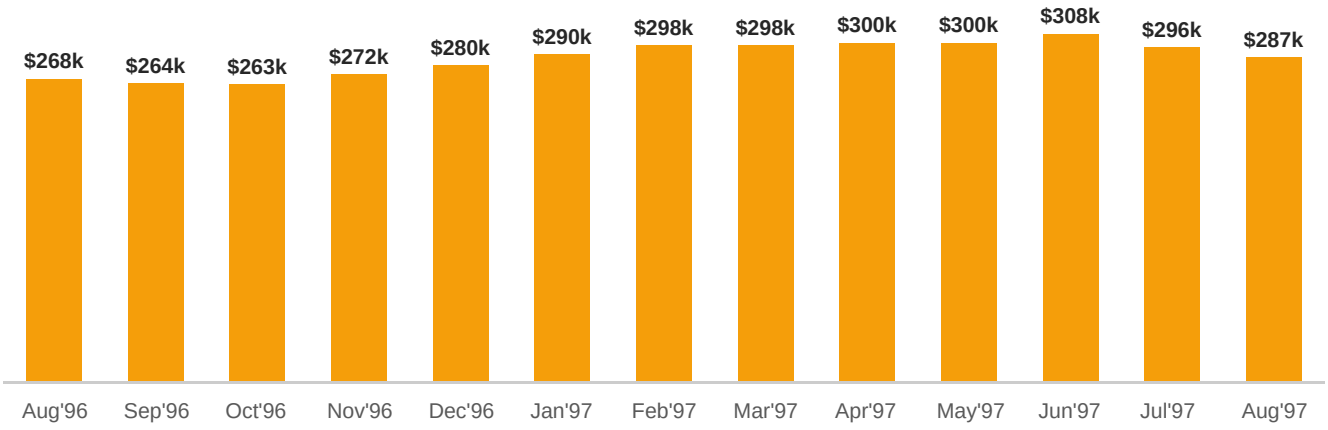
### At a glance

- 2,556 HDB resale flats changed hands in August 1997, 12.0% fewer than the month before (2,906).
- Half of all flats sold for $287,000 or less (the median price), down 3.0% from the month before.
- A typical 4-room flat sold for $298,000 (1,001 sales), or about $288 per square foot.
- The highest price was $754,000 for an executive flat at Blk 442 Sin Ming Ave, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $243,000) and the dearest was Bishan (median $390,000).
- The busiest town was Yishun with 259 sales.

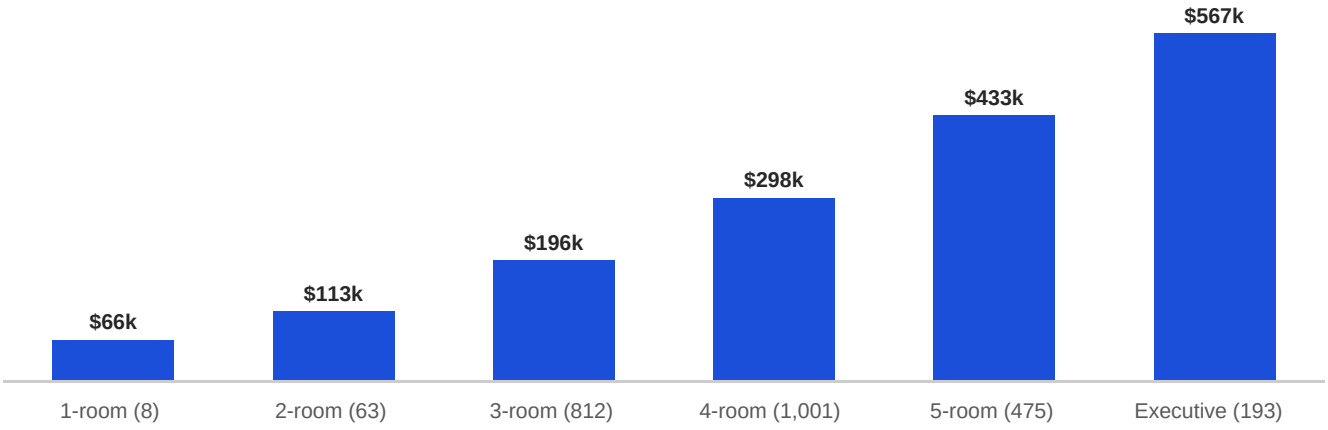
**Flats sold each month, last 13 months**



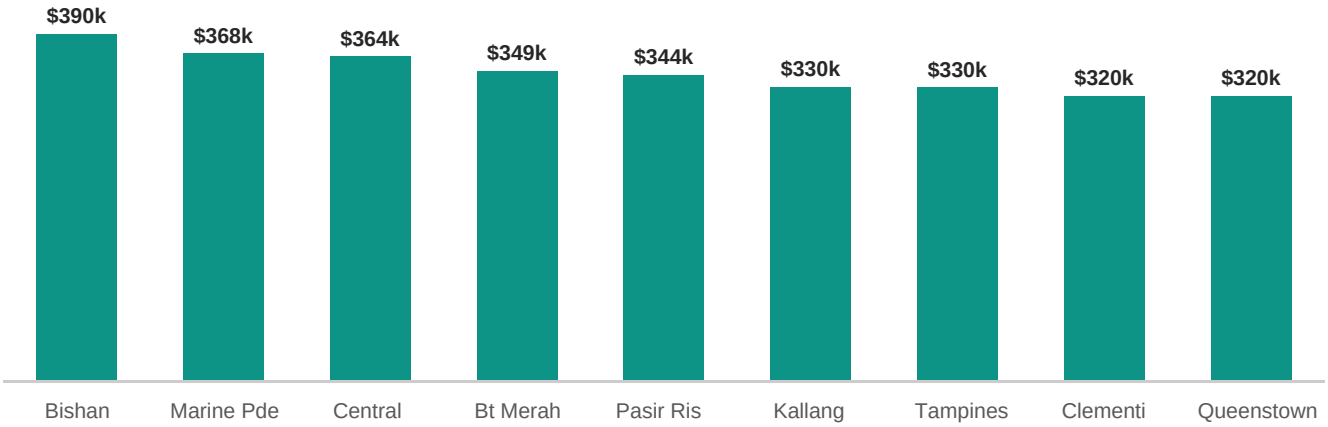

**Median price each month, last 13 months**



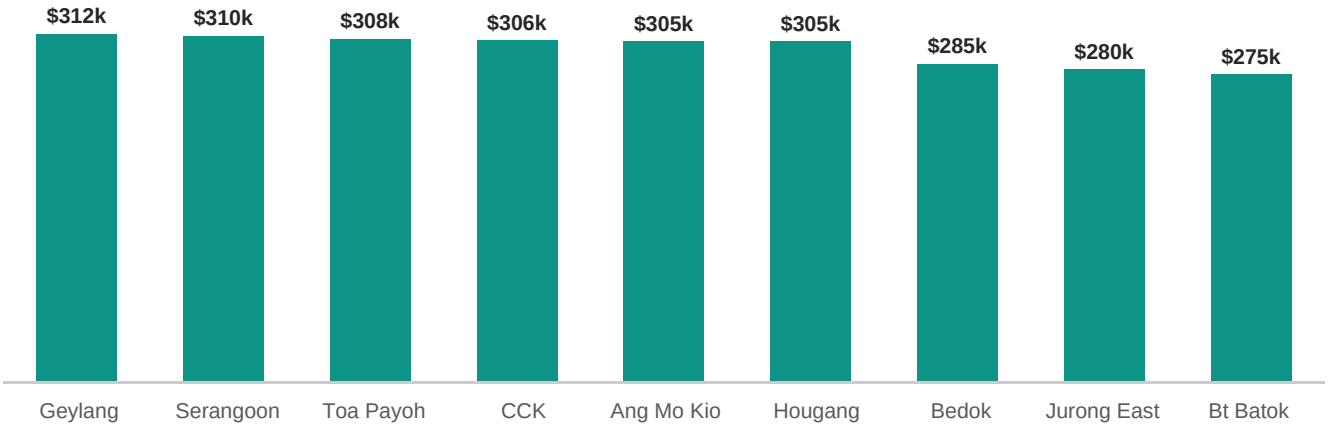

**Median price by flat type (number sold), August 1997**



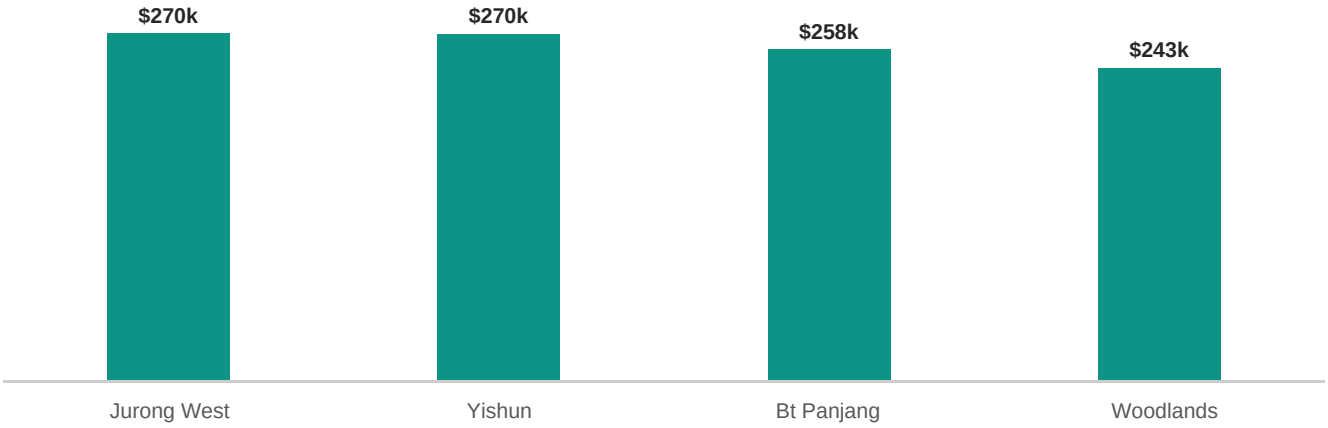

## Median 4-room price by town, dearest first




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




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



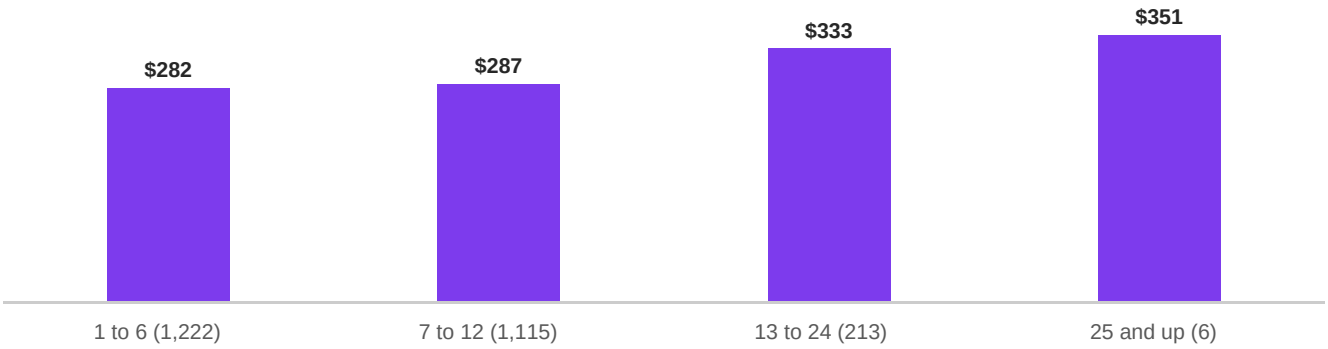

## Town by town, August 1997

Ang Mo Kio: 118 sold - median $245,000 - 4-room median $305,000 - $288 psf
Bedok: 231 sold - median $280,000 - 4-room median $285,000 - $291 psf
Bishan: 91 sold - median $436,000 - 4-room median $390,000 - $367 psf
Bukit Batok: 153 sold - median $246,000 - 4-room median $275,400 - $259 psf
Bukit Merah: 93 sold - median $231,000 - 4-room median $348,500 - $313 psf
Bukit Panjang: 49 sold - median $265,000 - 4-room median $257,750 - $247 psf
Bukit Timah: 5 sold - median $495,000 - 4-room median n/a - $377 psf
Central Area: 23 sold - median $226,800 - 4-room median $364,400 - $311 psf
Choa Chu Kang: 94 sold - median $325,000 - 4-room median $305,900 - $286 psf
Clementi: 107 sold - median $254,000 - 4-room median $320,000 - $290 psf
Geylang: 69 sold - median $265,000 - 4-room median $312,000 - $293 psf
Hougang: 152 sold - median $310,000 - 4-room median $305,000 - $288 psf
Jurong East: 68 sold - median $293,500 - 4-room median $280,000 - $272 psf
Jurong West: 180 sold - median $193,500 - 4-room median $270,000 - $241 psf
Kallang/Whampoa: 95 sold - median $187,000 - 4-room median $330,000 - $259 psf
Marine Parade: 29 sold - median $307,000 - 4-room median $368,000 - $375 psf
Pasir Ris: 129 sold - median $425,000 - 4-room median $343,500 - $324 psf
Queenstown: 70 sold - median $198,000 - 4-room median $320,000 - $291 psf
Sembawang: 1 sold - median $120,000 - 4-room median n/a - $174 psf
Serangoon: 110 sold - median $340,000 - 4-room median $310,000 - $315 psf
Tampines: 239 sold - median $338,000 - 4-room median $329,500 - $307 psf
Toa Payoh: 106 sold - median $259,750 - 4-room median $307,500 - $307 psf
Woodlands: 85 sold - median $242,000 - 4-room median $243,000 - $247 psf
Yishun: 259 sold - median $270,000 - 4-room median $269,500 - $269 psf

### Median $psf by remaining lease (number sold)




### Median $psf by storey (number sold)




## The 10 highest prices, August 1997

**$754,000 Blk 442 Sin Ming Ave, Bishan**
Executive - storey 19 to 21 - 1,668 sqft - $452 psf - 92 yrs lease left

**$738,000 Blk 286 Bishan St 24, Bishan**
Executive - storey 22 to 24 - 1,851 sqft - $399 psf - 94 yrs lease left

**$680,000 Blk 186 Bishan St 13, Bishan**
Executive - storey 01 to 03 - 1,572 sqft - $433 psf - 89 yrs lease left

**$675,000 Blk 531 Pasir Ris Dr 1, Pasir Ris**
Executive - storey 04 to 06 - 1,593 sqft - $424 psf - 94 yrs lease left

**$665,000 Blk 408 Pasir Ris Dr 6, Pasir Ris**
Executive - storey 04 to 06 - 1,582 sqft - $420 psf - 92 yrs lease left

**$663,388 Blk 52 Jln Bahagia, Kallang/Whampoa**
3-room - storey 01 to 03 - 3,305 sqft - $201 psf - 74 yrs lease left

**$661,000 Blk 212 Bishan St 23, Bishan**
Executive - storey 04 to 06 - 1,604 sqft - $412 psf - 94 yrs lease left

**$655,000 Blk 148 Bishan St 11, Bishan**
MULTI GENERATION - storey 04 to 06 - 1,722 sqft - $380 psf - 89 yrs lease left

**$650,000 Blk 635 Bedok Reservoir Rd, Bedok**
Executive - storey 04 to 06 - 1,550 sqft - $419 psf - 95 yrs lease left

**$650,000 Blk 186 Bishan St 13, Bishan**
Executive - storey 04 to 06 - 1,572 sqft - $414 psf - 89 yrs lease left

## The 5 most affordable 4-room flats, August 1997

**$185,000 Blk 219 Boon Lay Ave, Jurong West**
4-room - storey 04 to 06 - 936 sqft - $198 psf - 77 yrs lease left

**$190,000 Blk 226 Pending Rd, Bukit Panjang**
4-room - storey 04 to 06 - 904 sqft - $210 psf - 89 yrs lease left

**$192,000 Blk 220 Boon Lay Ave, Jurong West**
4-room - storey 07 to 09 - 947 sqft - $203 psf - 77 yrs lease left

**$193,000 Blk 216 Boon Lay Ave, Jurong West**
4-room - storey 10 to 12 - 947 sqft - $204 psf - 77 yrs lease left

**$194,000 Blk 220 Boon Lay Ave, Jurong West**
4-room - storey 04 to 06 - 947 sqft - $205 psf - 77 yrs lease left

## The 10 busiest streets, August 1997

Yishun Ring Rd, Yishun: 64 sales
Bedok Reservoir Rd, Bedok: 58 sales
Pasir Ris St 51, Pasir Ris: 47 sales
Hougang Ave 8, Hougang: 39 sales
Jln Batu, Kallang/Whampoa: 38 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 36 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 32 sales
Tampines St 21, Tampines: 30 sales
Serangoon Nth Ave 4, Serangoon: 28 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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