HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: September 1997

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

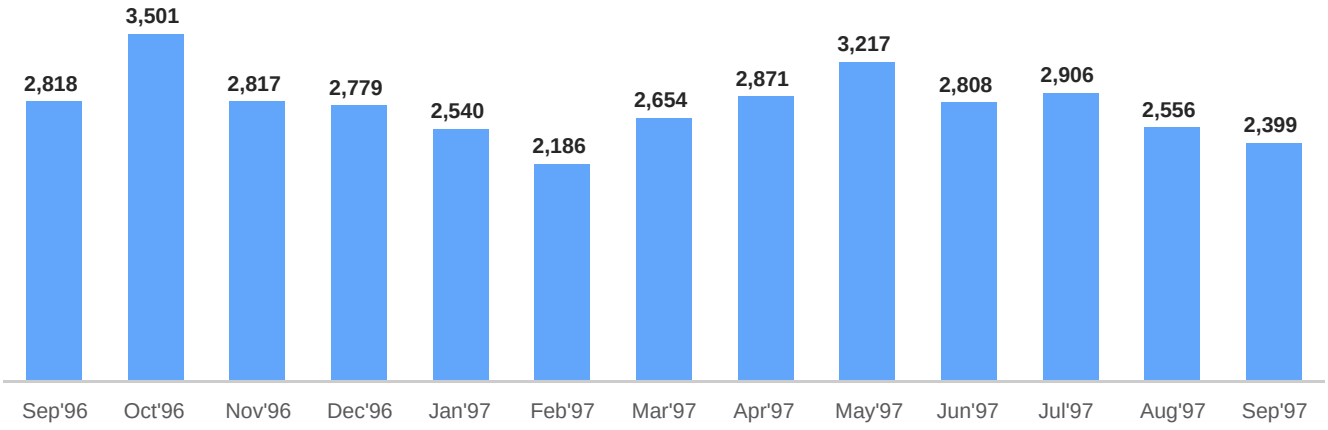
Flats sold: 2,399 Median price: $290,500 Median $psf: $283
Million-dollar flats: 0 (0.0%) Highest price: $740,000 (Bishan)

Against the month before: sales -6.1%, median price +1.2%. Against a year ago: sales -14.9%, median price +9.9%.

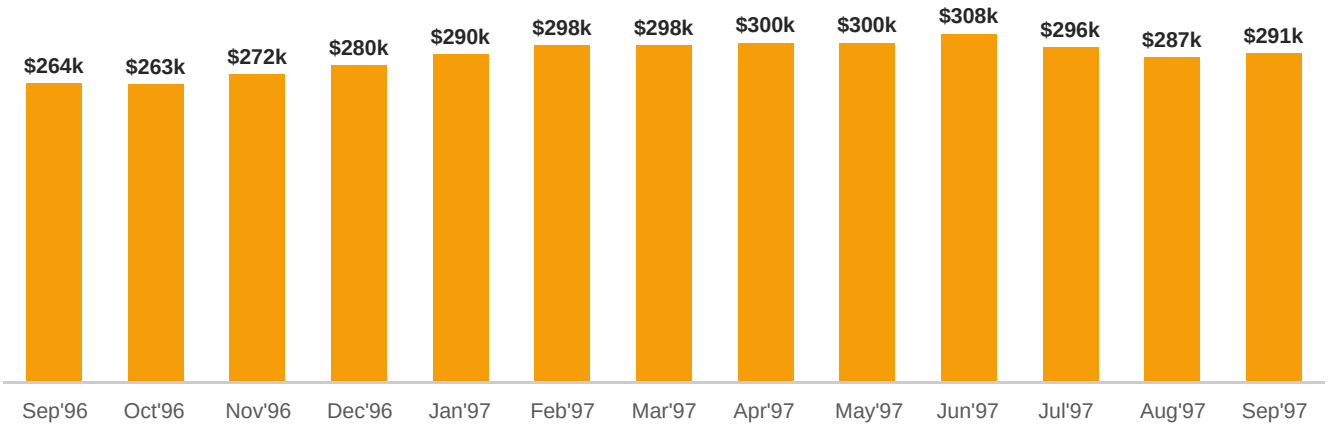
At a glance

- 2,399 HDB resale flats changed hands in September 1997, 6.1% fewer than the month before (2,556).
- Half of all flats sold for $290,500 or less (the median price), up 1.2% from the month before.
- A typical 4-room flat sold for $295,000 (922 sales), or about $281 per square foot.
- The highest price was $740,000 for an executive flat at Blk 285 Bishan St 22, Bishan.
- For a 4-room flat, the most affordable town was Woodlands (median $245,000) and the dearest was Bishan (median $382,000).
- The busiest town was Yishun with 258 sales.

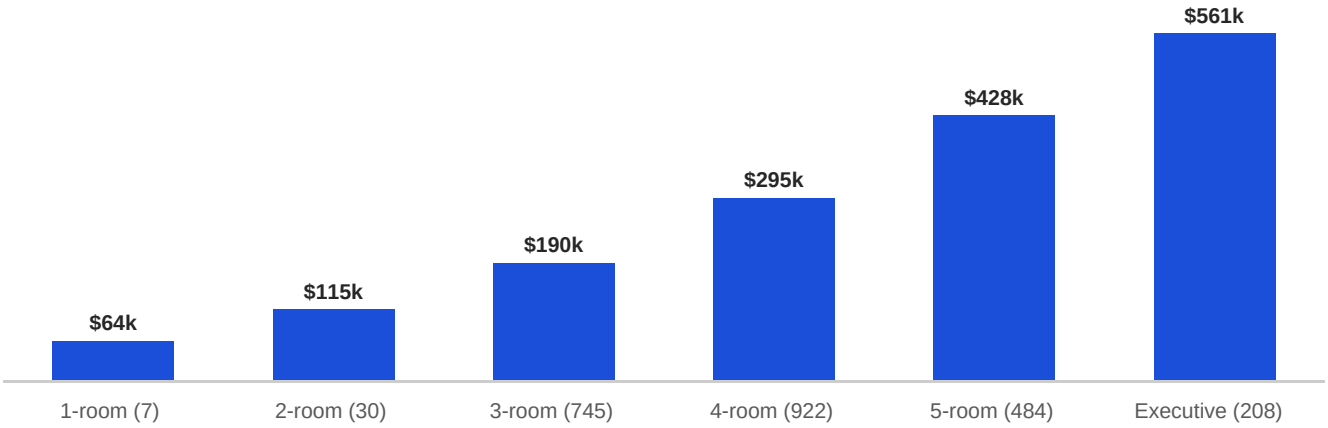
Flats sold each month, last 13 months



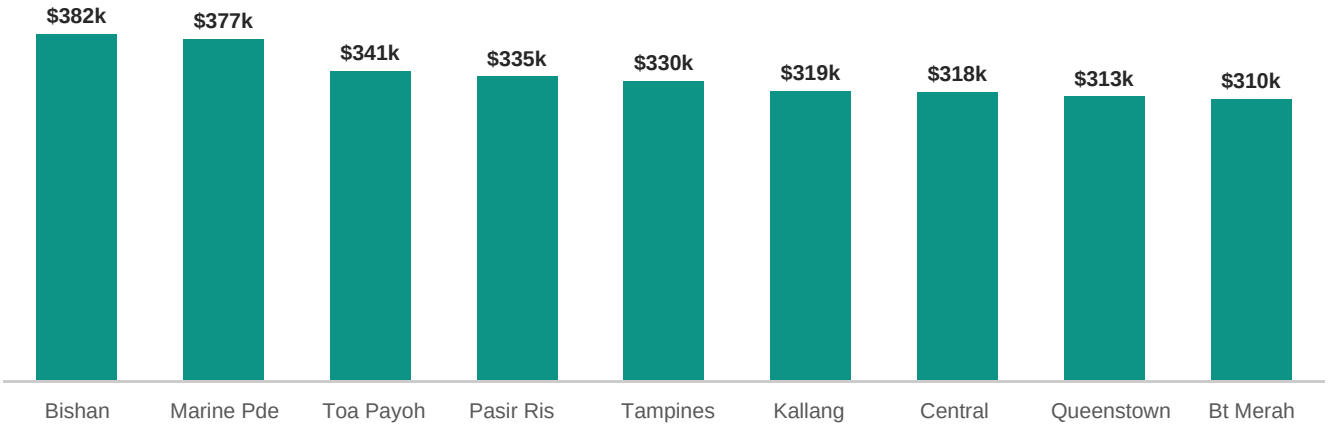
Median price each month, last 13 months



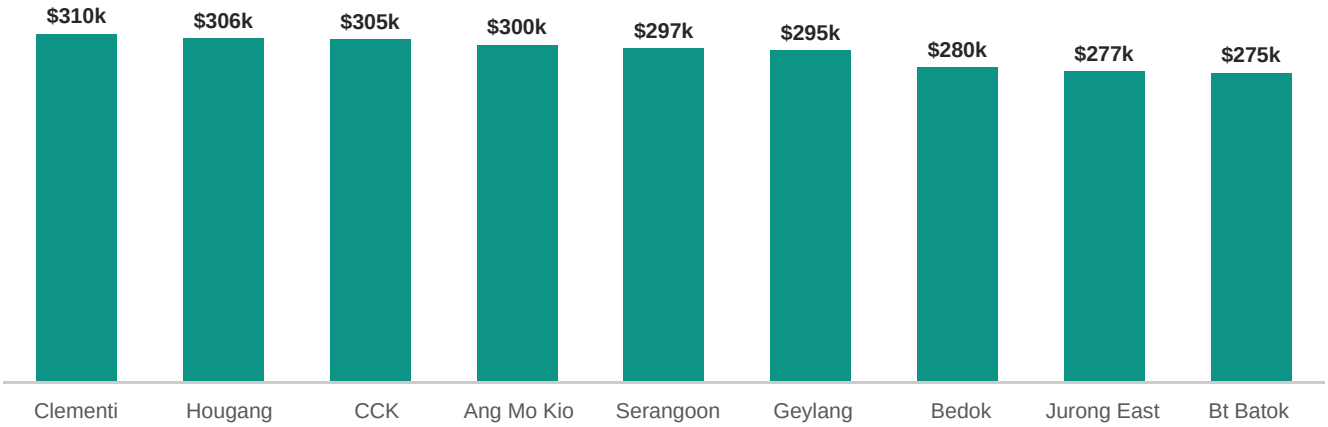
Median price by flat type (number sold), September 1997



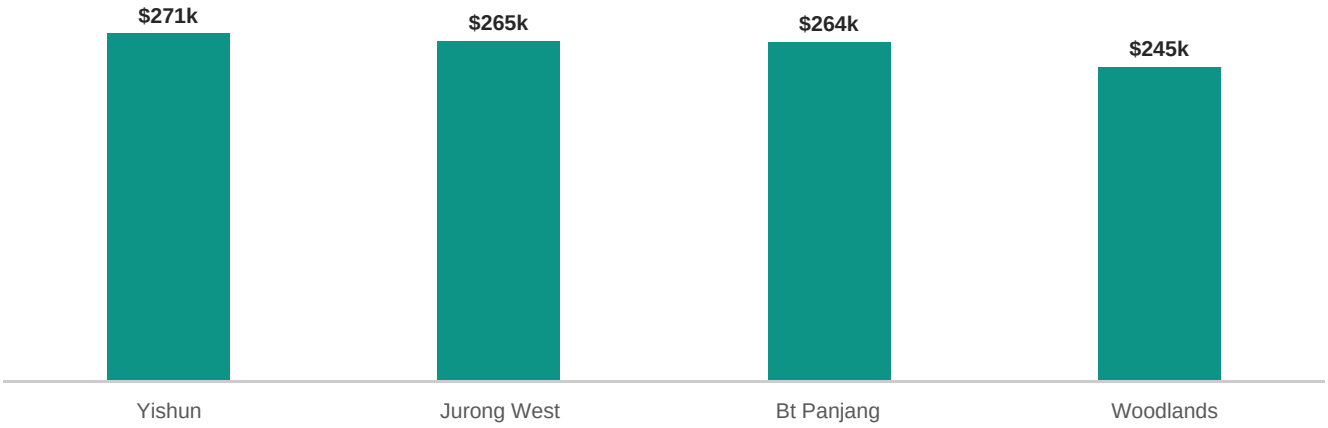
Median 4-room price by town, dearest first



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



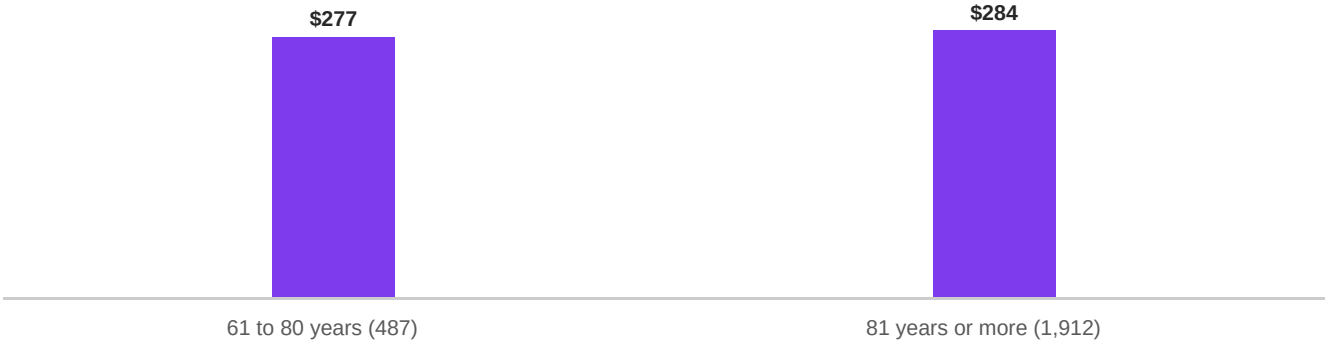
Median 4-room price by town, dearest first (continued)



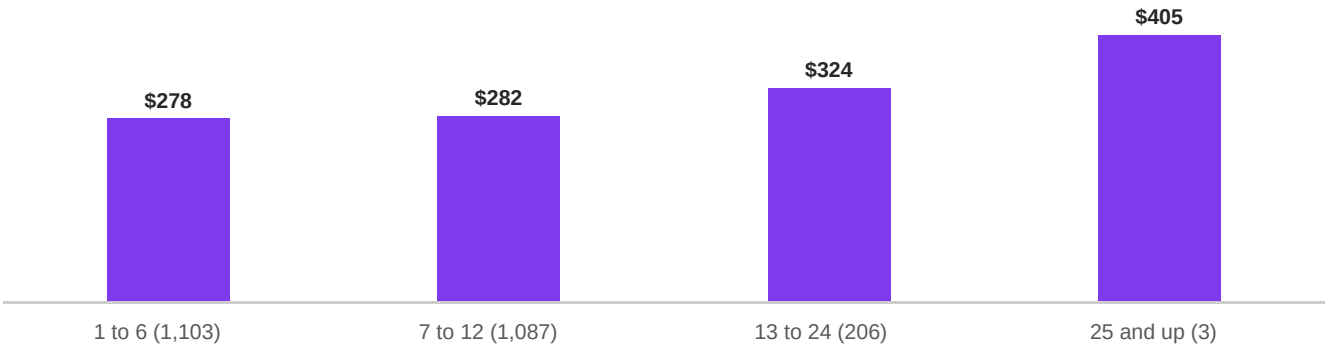
Town by town, September 1997

Ang Mo Kio: 115 sold - median $268,800 - 4-room median $300,000 - $287 psf
Bedok: 196 sold - median $278,000 - 4-room median $280,000 - $287 psf
Bishan: 81 sold - median $420,000 - 4-room median $382,000 - $361 psf
Bukit Batok: 155 sold - median $224,000 - 4-room median $275,000 - $249 psf
Bukit Merah: 77 sold - median $210,000 - 4-room median $310,000 - $310 psf
Bukit Panjang: 70 sold - median $271,500 - 4-room median $264,250 - $244 psf
Bukit Timah: 7 sold - median $550,000 - 4-room median n/a - $378 psf
Central Area: 12 sold - median $224,000 - 4-room median $318,000 - $335 psf
Choa Chu Kang: 134 sold - median $327,500 - 4-room median $305,000 - $280 psf
Clementi: 91 sold - median $295,000 - 4-room median $310,000 - $301 psf
Geylang: 76 sold - median $267,500 - 4-room median $295,000 - $288 psf
Hougang: 119 sold - median $314,000 - 4-room median $306,000 - $282 psf
Jurong East: 75 sold - median $270,000 - 4-room median $276,500 - $258 psf
Jurong West: 172 sold - median $232,500 - 4-room median $265,000 - $237 psf
Kallang/Whampoa: 69 sold - median $328,000 - 4-room median $319,000 - $329 psf
Lim Chu Kang: 1 sold - median $83,500 - 4-room median n/a - $131 psf
Marine Parade: 23 sold - median $338,000 - 4-room median $376,500 - $392 psf
Pasir Ris: 112 sold - median $445,000 - 4-room median $335,000 - $329 psf
Queenstown: 67 sold - median $200,000 - 4-room median $313,000 - $291 psf
Serangoon: 85 sold - median $380,000 - 4-room median $297,000 - $313 psf
Tampines: 232 sold - median $338,000 - 4-room median $330,000 - $302 psf
Toa Payoh: 86 sold - median $241,500 - 4-room median $341,000 - $292 psf
Woodlands: 86 sold - median $223,000 - 4-room median $245,000 - $239 psf
Yishun: 258 sold - median $251,750 - 4-room median $271,000 - $263 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, September 1997

$740,000 Blk 285 Bishan St 22, Bishan
Executive - storey 19 to 21 - 1,604 sqft - $461 psf - 94 yrs lease left

$728,000 Blk 168 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,755 sqft - $415 psf - 88 yrs lease left

$700,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,561 sqft - $448 psf - 94 yrs lease left

$685,000 Blk 222 Bishan St 23, Bishan
Executive - storey 13 to 15 - 1,658 sqft - $413 psf - 94 yrs lease left

$670,000 Blk 547 Pasir Ris St 51, Pasir Ris
Executive - storey 10 to 12 - 1,604 sqft - $418 psf - 94 yrs lease left

$650,000 Blk 107 Jurong East St 13, Jurong East
Executive - storey 04 to 06 - 1,862 sqft - $349 psf - 95 yrs lease left

$648,000 Blk 534 Pasir Ris Dr 1, Pasir Ris
Executive - storey 10 to 12 - 1,550 sqft - $418 psf - 94 yrs lease left

$645,000 Blk 636 Bedok Reservoir Rd, Bedok
Executive - storey 04 to 06 - 1,528 sqft - $422 psf - 95 yrs lease left

$643,000 Blk 261 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,593 sqft - $404 psf - 94 yrs lease left

$642,000 Blk 247 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,582 sqft - $406 psf - 94 yrs lease left

The 5 most affordable 4-room flats, September 1997

$175,000 Blk 8 Marsiling Dr, Woodlands
4-room - storey 04 to 06 - 947 sqft - $185 psf - 78 yrs lease left

$175,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 947 sqft - $185 psf - 77 yrs lease left

$181,500 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $194 psf - 77 yrs lease left

$183,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $195 psf - 77 yrs lease left

$188,000 Blk 216 Boon Lay Ave, Jurong West
4-room - storey 10 to 12 - 947 sqft - $198 psf - 77 yrs lease left

The 10 busiest streets, September 1997

Yishun Ring Rd, Yishun: 66 sales
Bedok Reservoir Rd, Bedok: 65 sales
Serangoon Nth Ave 4, Serangoon: 39 sales
Pasir Ris St 51, Pasir Ris: 38 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 33 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 30 sales
Choa Chu Kang Ctrl, Choa Chu Kang: 28 sales
Hougang Ave 8, Hougang: 26 sales
Jurong West St 42, Jurong West: 26 sales
Woodlands St 13, Woodlands: 26 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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