HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: October 1997

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

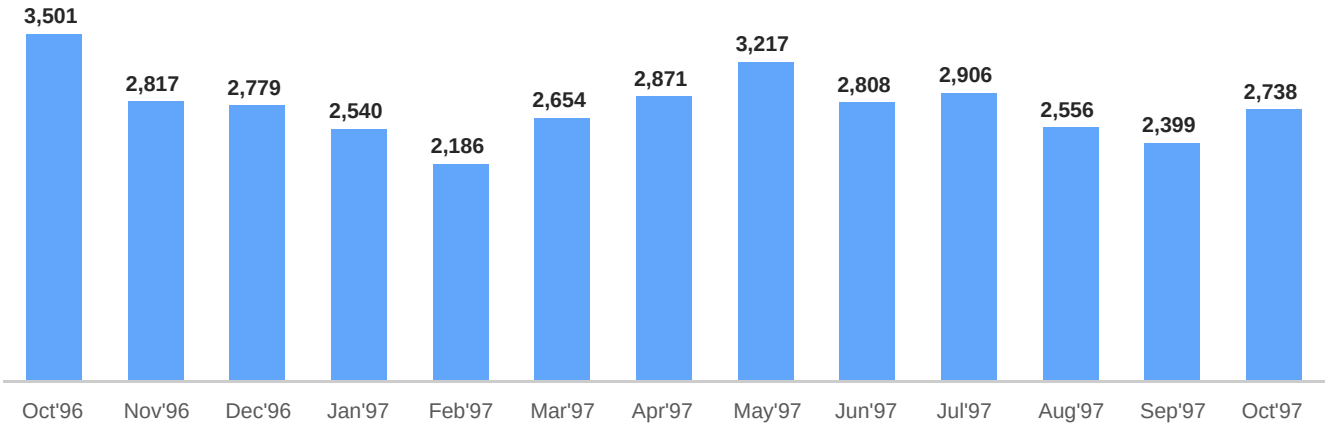
Flats sold: 2,738 Median price: $282,000 Median $psf: $279
Million-dollar flats: 0 (0.0%) Highest price: $750,000 (Bukit Timah)

Against the month before: sales +14.1%, median price -2.9%. Against a year ago: sales -21.8%, median price +7.2%.

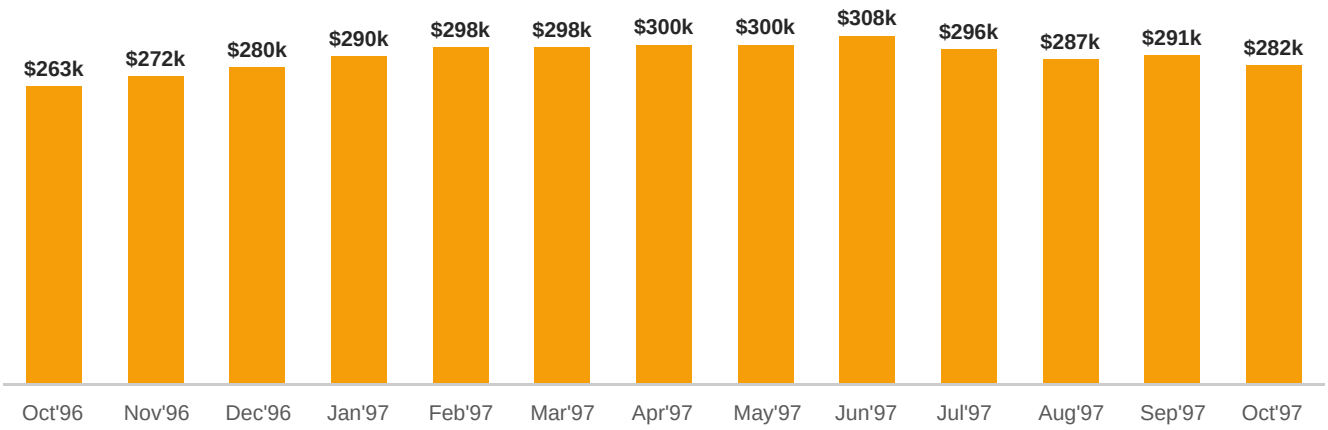
At a glance

- 2,738 HDB resale flats changed hands in October 1997, 14.1% more than the month before (2,399).
- Half of all flats sold for $282,000 or less (the median price), down 2.9% from the month before.
- A typical 4-room flat sold for $291,500 (1,060 sales), or about $280 per square foot.
- The highest price was $750,000 for an executive flat at Blk 6 Toh Yi Dr, Bukit Timah.
- For a 4-room flat, the most affordable town was Woodlands (median $230,000) and the dearest was Bukit Timah (median $372,000).
- The busiest town was Tampines with 294 sales.

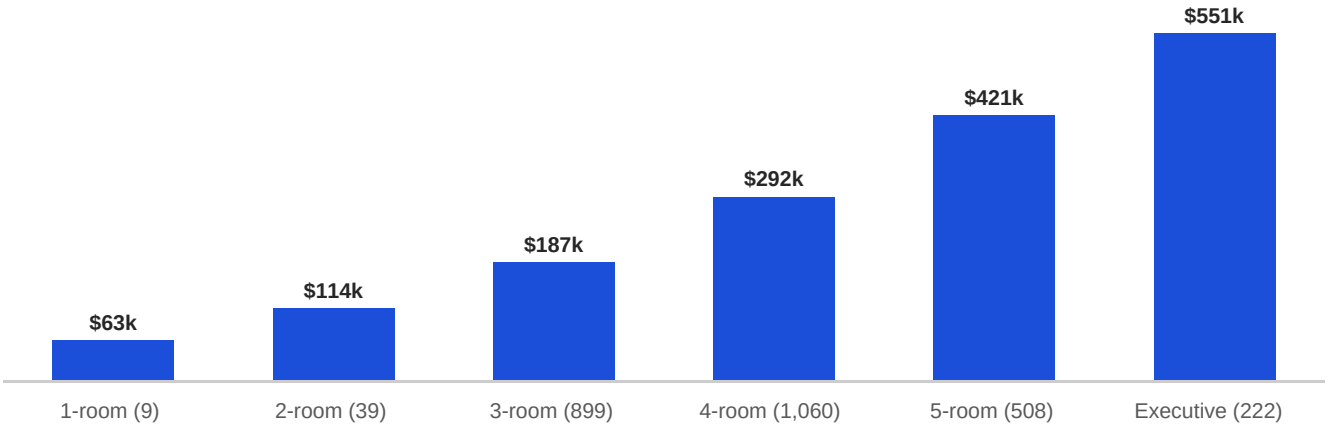
Flats sold each month, last 13 months



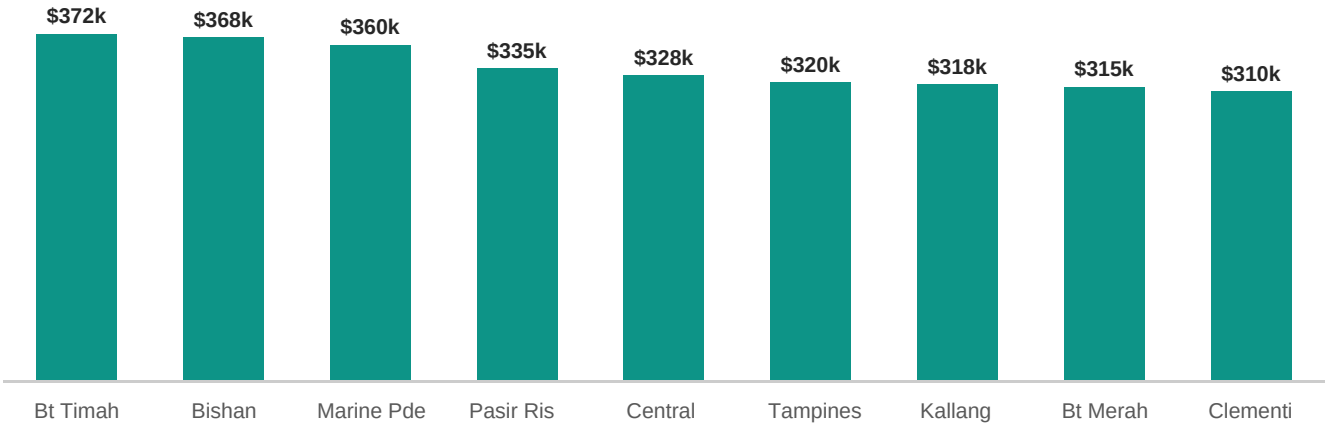
Median price each month, last 13 months



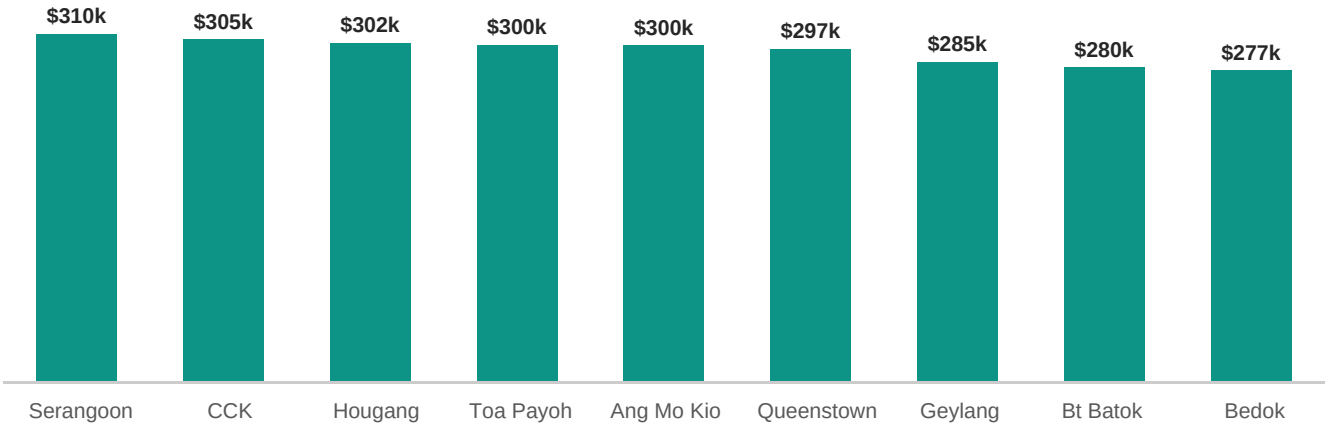
Median price by flat type (number sold), October 1997



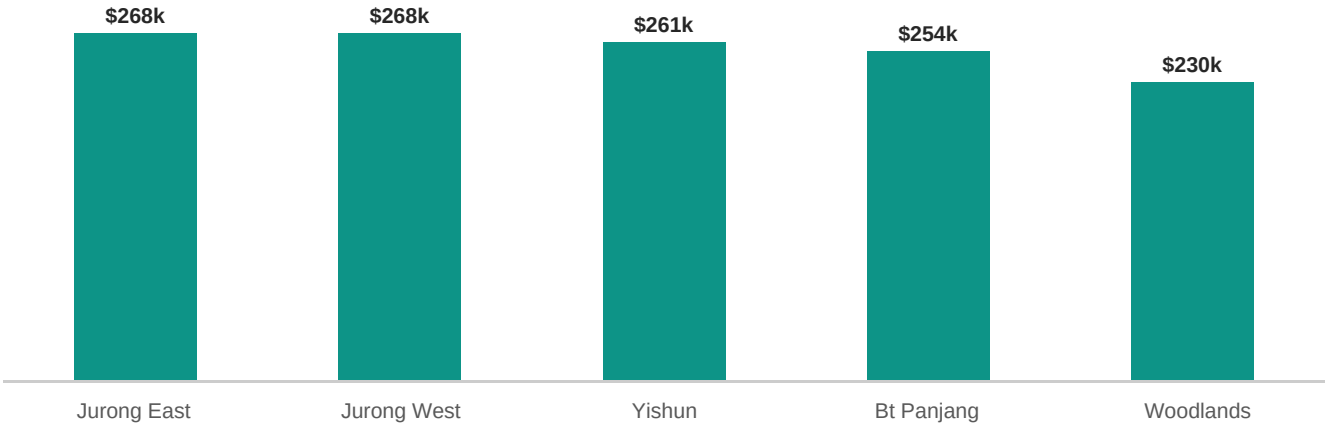
Median 4-room price by town, dearest first



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



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



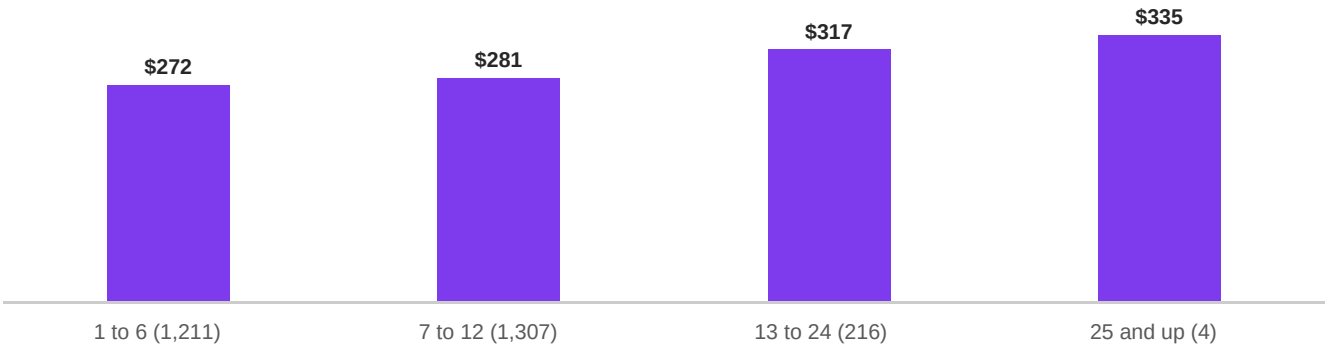
Town by town, October 1997

Ang Mo Kio: 141 sold - median $255,000 - 4-room median $299,750 - $281 psf
Bedok: 225 sold - median $275,000 - 4-room median $277,250 - $286 psf
Bishan: 104 sold - median $393,500 - 4-room median $368,000 - $346 psf
Bukit Batok: 214 sold - median $214,500 - 4-room median $280,250 - $243 psf
Bukit Merah: 78 sold - median $203,500 - 4-room median $315,000 - $291 psf
Bukit Panjang: 60 sold - median $260,000 - 4-room median $254,250 - $237 psf
Bukit Timah: 8 sold - median $427,500 - 4-room median $372,000 - $351 psf
Central Area: 23 sold - median $223,000 - 4-room median $327,500 - $315 psf
Choa Chu Kang: 123 sold - median $320,000 - 4-room median $305,000 - $281 psf
Clementi: 106 sold - median $256,500 - 4-room median $310,000 - $288 psf
Geylang: 92 sold - median $242,500 - 4-room median $285,000 - $282 psf
Hougang: 138 sold - median $303,000 - 4-room median $302,000 - $277 psf
Jurong East: 96 sold - median $261,500 - 4-room median $268,000 - $262 psf
Jurong West: 182 sold - median $260,500 - 4-room median $268,000 - $238 psf
Kallang/Whampoa: 81 sold - median $213,000 - 4-room median $317,500 - $283 psf
Marine Parade: 24 sold - median $339,000 - 4-room median $360,000 - $366 psf
Pasir Ris: 108 sold - median $431,500 - 4-room median $335,000 - $326 psf
Queenstown: 68 sold - median $179,500 - 4-room median $296,500 - $276 psf
Serangoon: 96 sold - median $344,000 - 4-room median $310,000 - $311 psf
Tampines: 294 sold - median $341,250 - 4-room median $320,000 - $303 psf
Toa Payoh: 105 sold - median $259,000 - 4-room median $300,000 - $292 psf
Woodlands: 89 sold - median $220,000 - 4-room median $230,000 - $235 psf
Yishun: 283 sold - median $255,000 - 4-room median $261,000 - $257 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, October 1997

$750,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $477 psf - 91 yrs lease left

$696,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,550 sqft - $449 psf - 95 yrs lease left

$680,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,561 sqft - $436 psf - 95 yrs lease left

$672,500 Blk 212 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,604 sqft - $419 psf - 94 yrs lease left

$670,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 13 to 15 - 1,561 sqft - $429 psf - 95 yrs lease left

$665,000 Blk 99B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 04 to 06 - 1,561 sqft - $426 psf - 95 yrs lease left

$665,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $426 psf - 95 yrs lease left

$660,000 Blk 240 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 01 to 03 - 1,636 sqft - $403 psf - 88 yrs lease left

$655,000 Blk 244 Bishan St 22, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $408 psf - 94 yrs lease left

$650,000 Blk 15 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $414 psf - 90 yrs lease left

The 5 most affordable 4-room flats, October 1997

$177,000 Blk 217 Boon Lay Ave, Jurong West

4-room - storey 01 to 03 - 936 sqft - $189 psf - 77 yrs lease left

$187,500 Blk 216 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 947 sqft - $198 psf - 77 yrs lease left

$189,000 Blk 207 Petir Rd, Bukit Panjang

4-room - storey 04 to 06 - 904 sqft - $209 psf - 90 yrs lease left

$190,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 10 to 12 - 947 sqft - $201 psf - 77 yrs lease left

$193,000 Blk 220 Boon Lay Ave, Jurong West

4-room - storey 07 to 09 - 947 sqft - $204 psf - 77 yrs lease left

The 10 busiest streets, October 1997

Yishun Ring Rd, Yishun: 77 sales
Bedok Reservoir Rd, Bedok: 61 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 45 sales
Tampines St 21, Tampines: 37 sales
Bt Batok West Ave 6, Bukit Batok: 36 sales
Serangoon Nth Ave 4, Serangoon: 35 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 34 sales
Hougang Ave 8, Hougang: 34 sales
Simei St 1, Tampines: 33 sales
Pasir Ris St 51, Pasir Ris: 30 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