HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 1997

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:43 pm.
Free to download and share. Read the live version with more charts at https://www.anything.sg/hdb-resale-report/monthly/1997-11/

November 1997 in full

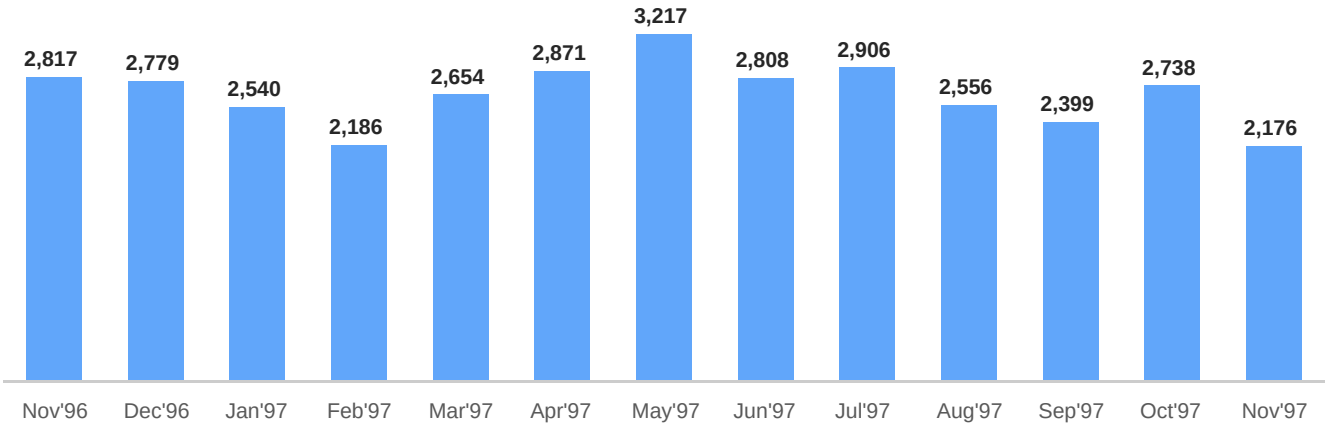
Flats sold: 2,176 Median price: $276,000 Median $psf: $273
Million-dollar flats: 0 (0.0%) Highest price: $675,000 (Toa Payoh)

Against the month before: sales -20.5%, median price -2.1%. Against a year ago: sales -22.8%, median price +1.5%.

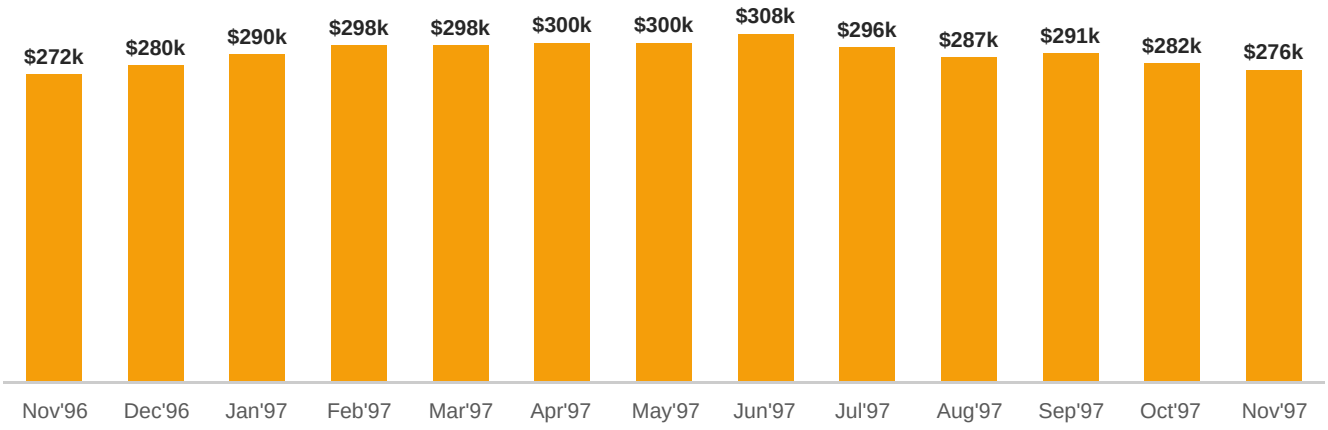
At a glance

- 2,176 HDB resale flats changed hands in November 1997, 20.5% fewer than the month before (2,738).
- Half of all flats sold for $276,000 or less (the median price), down 2.1% from the month before.
- A typical 4-room flat sold for $287,000 (851 sales), or about $277 per square foot.
- The highest price was $675,000 for an executive flat at Blk 101B Lor 2 Toa Payoh, Toa Payoh.
- For a 4-room flat, the most affordable town was Woodlands (median $238,000) and the dearest was Bishan (median $390,000).
- The busiest town was Yishun with 225 sales.

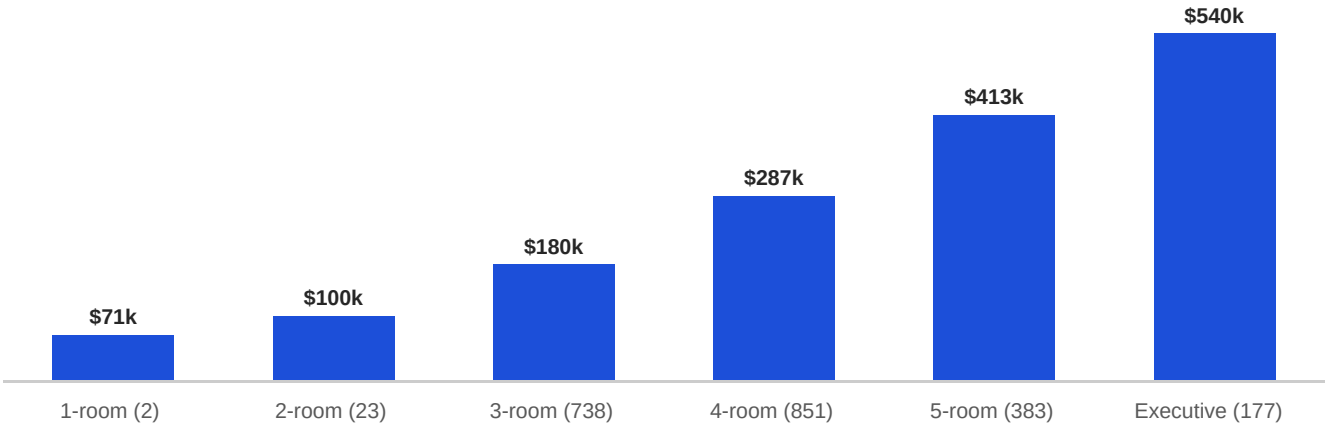
Flats sold each month, last 13 months



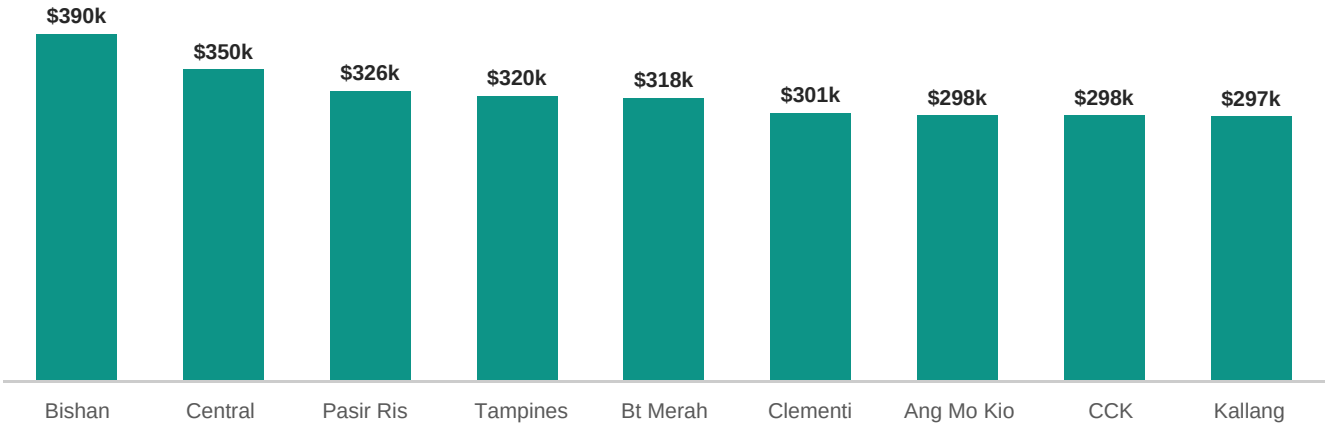
Median price each month, last 13 months



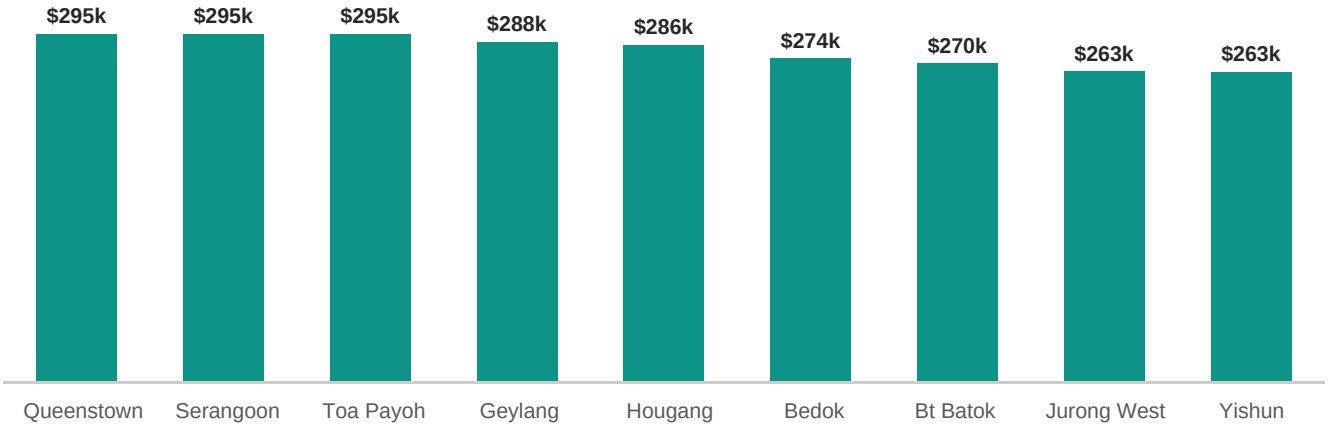
Median price by flat type (number sold), November 1997



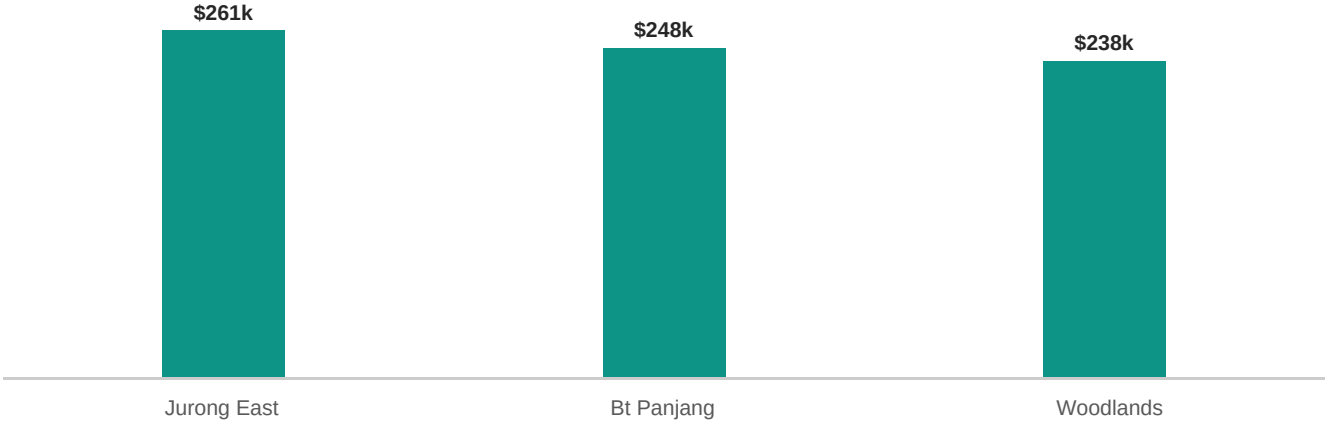
Median 4-room price by town, dearest first



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



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



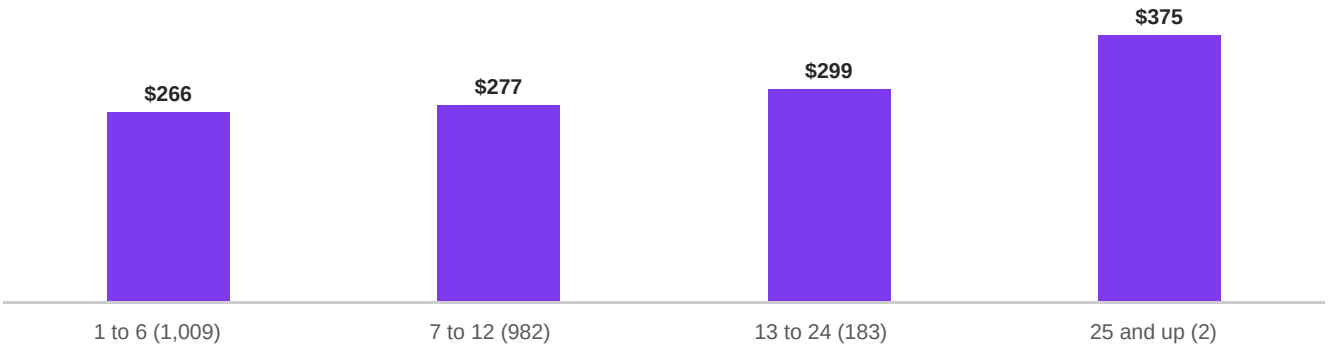
Town by town, November 1997

Ang Mo Kio: 98 sold - median $226,500 - 4-room median $298,000 - $274 psf
Bedok: 164 sold - median $272,250 - 4-room median $274,000 - $280 psf
Bishan: 73 sold - median $425,000 - 4-room median $390,000 - $357 psf
Bukit Batok: 166 sold - median $223,000 - 4-room median $270,000 - $242 psf
Bukit Merah: 86 sold - median $216,500 - 4-room median $318,000 - $300 psf
Bukit Panjang: 66 sold - median $267,500 - 4-room median $248,000 - $238 psf
Bukit Timah: 7 sold - median $518,000 - 4-room median n/a - $377 psf
Central Area: 19 sold - median $225,000 - 4-room median $350,000 - $307 psf
Choa Chu Kang: 96 sold - median $318,000 - 4-room median $298,000 - $273 psf
Clementi: 87 sold - median $290,000 - 4-room median $300,900 - $298 psf
Geylang: 64 sold - median $261,500 - 4-room median $288,000 - $282 psf
Hougang: 95 sold - median $295,000 - 4-room median $285,500 - $276 psf
Jurong East: 75 sold - median $259,000 - 4-room median $261,000 - $253 psf
Jurong West: 158 sold - median $245,500 - 4-room median $263,000 - $230 psf
Kallang/Whampoa: 67 sold - median $207,000 - 4-room median $297,000 - $280 psf
Marine Parade: 14 sold - median $263,750 - 4-room median n/a - $346 psf
Pasir Ris: 87 sold - median $425,000 - 4-room median $326,000 - $318 psf
Queenstown: 73 sold - median $182,000 - 4-room median $295,000 - $267 psf
Serangoon: 68 sold - median $326,500 - 4-room median $295,000 - $299 psf
Tampines: 209 sold - median $328,000 - 4-room median $320,000 - $296 psf
Toa Payoh: 95 sold - median $272,888 - 4-room median $295,000 - $291 psf
Woodlands: 84 sold - median $225,000 - 4-room median $238,000 - $230 psf
Yishun: 225 sold - median $238,000 - 4-room median $262,500 - $252 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 1997

$675,000 Blk 101B Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,561 sqft - $432 psf - 95 yrs lease left

$660,000 Blk 661 Yishun Ave 4, Yishun
Executive - storey 07 to 09 - 1,948 sqft - $339 psf - 94 yrs lease left

$650,000 Blk 452 Sin Ming Ave, Bishan
Executive - storey 01 to 03 - 1,604 sqft - $405 psf - 91 yrs lease left

$650,000 Blk 115 Clementi St 13, Clementi
Executive - storey 07 to 09 - 1,572 sqft - $414 psf - 87 yrs lease left

$648,000 Blk 186 Bishan St 13, Bishan
Executive - storey 10 to 12 - 1,528 sqft - $424 psf - 89 yrs lease left

$646,000 Blk 257 Bishan St 22, Bishan
Executive - storey 10 to 12 - 1,582 sqft - $408 psf - 94 yrs lease left

$645,000 Blk 237 Lor 1 Toa Payoh, Toa Payoh
Executive - storey 07 to 09 - 1,572 sqft - $410 psf - 88 yrs lease left

$633,000 Blk 94C Bedok Nth Ave 4, Bedok
Executive - storey 07 to 09 - 1,539 sqft - $411 psf - 95 yrs lease left

$630,000 Blk 8 Toh Yi Dr, Bukit Timah
Executive - storey 01 to 03 - 1,572 sqft - $401 psf - 91 yrs lease left

$628,000 Blk 186 Bishan St 13, Bishan
Executive - storey 04 to 06 - 1,582 sqft - $397 psf - 89 yrs lease left

The 5 most affordable 4-room flats, November 1997

$180,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 04 to 06 - 936 sqft - $192 psf - 77 yrs lease left

$185,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $198 psf - 77 yrs lease left

$188,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $201 psf - 77 yrs lease left

$190,000 Blk 217 Boon Lay Ave, Jurong West
4-room - storey 01 to 03 - 936 sqft - $203 psf - 77 yrs lease left

$195,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 07 to 09 - 936 sqft - $208 psf - 77 yrs lease left

The 10 busiest streets, November 1997

Yishun Ring Rd, Yishun: 70 sales
Bedok Reservoir Rd, Bedok: 42 sales
Jurong West St 42, Jurong West: 33 sales
Tampines St 21, Tampines: 30 sales
Marsiling Dr, Woodlands: 29 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 27 sales
Pasir Ris St 51, Pasir Ris: 27 sales
Teck Whye Lane, Choa Chu Kang: 24 sales
Woodlands St 13, Woodlands: 24 sales
Bt Batok St 31, Bukit Batok: 23 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