HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: December 1997

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 10:43 pm.
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December 1997 in full

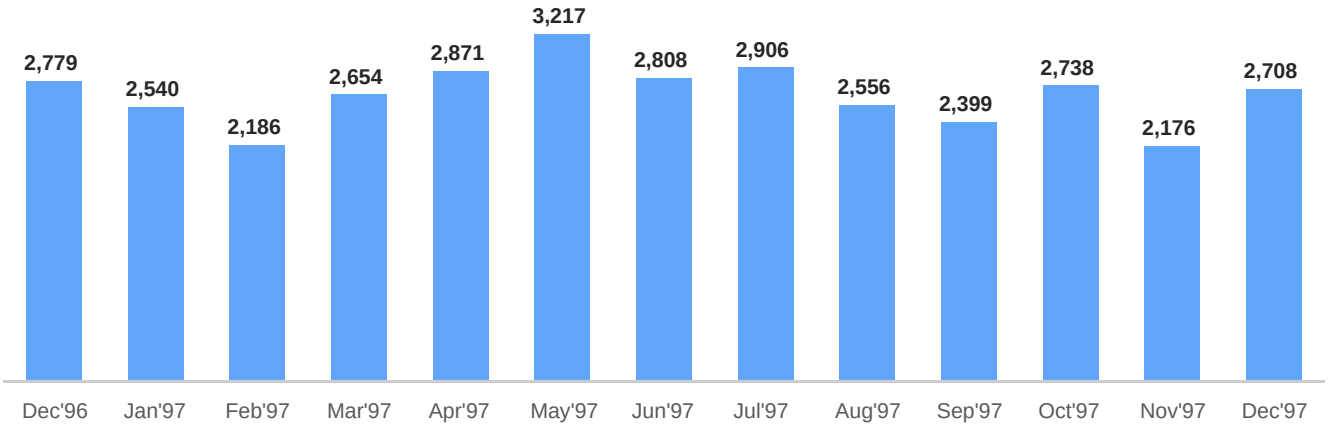
Flats sold: 2,708 **Median price: $263,000** **Median $psf: $265**
Million-dollar flats: 0 (0.0%) **Highest price: $738,000 (Bishan)**

Against the month before: sales +24.4%, median price -4.7%. Against a year ago: sales -2.6%, median price -6.1%.

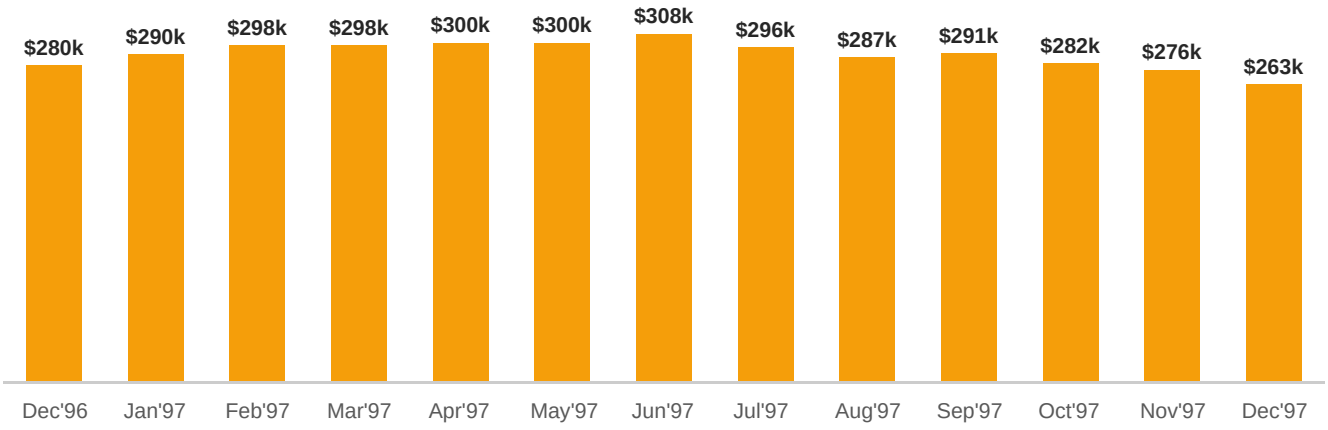
At a glance

- 2,708 HDB resale flats changed hands in December 1997, 24.4% more than the month before (2,176).
- Half of all flats sold for $263,000 or less (the median price), down 4.7% from the month before.
- A typical 4-room flat sold for $280,000 (1,026 sales), or about $270 per square foot.
- The highest price was $738,000 for an executive flat at Blk 173 Bishan St 13, Bishan.
- For a 4-room flat, the most affordable town was Yishun (median $228,000) and the dearest was Bishan (median $359,500).
- The busiest town was Yishun with 286 sales.

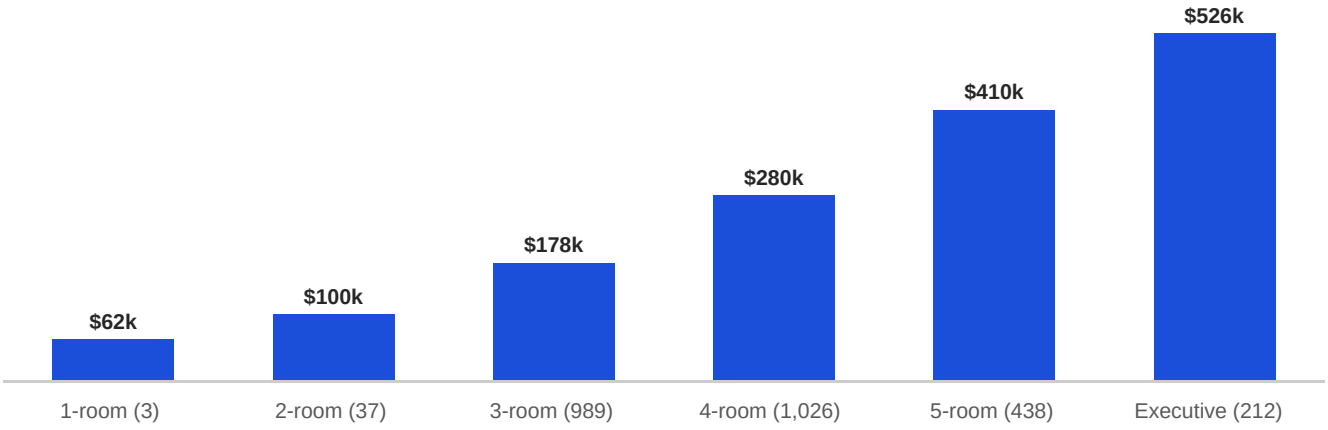
Flats sold each month, last 13 months



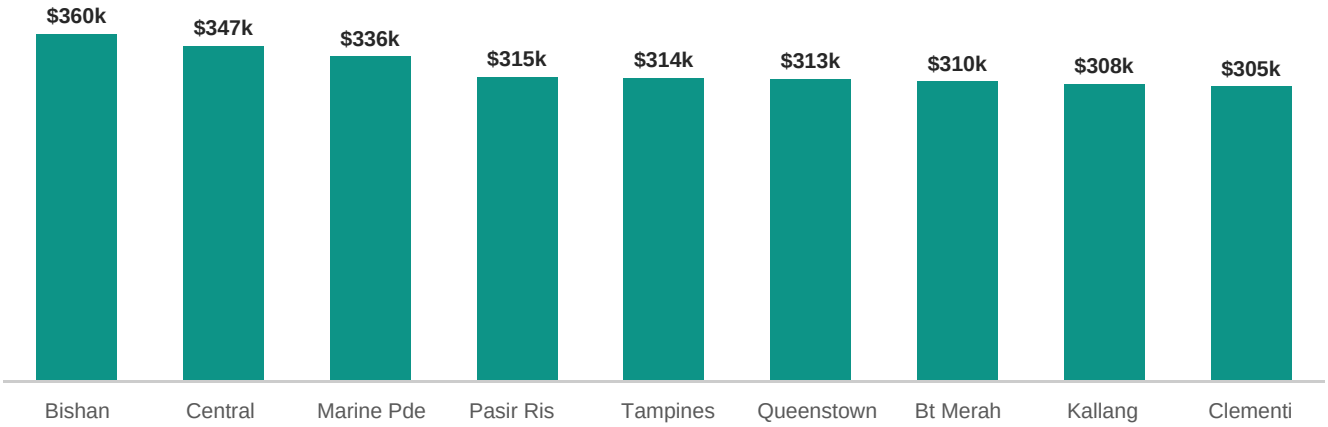
Median price each month, last 13 months



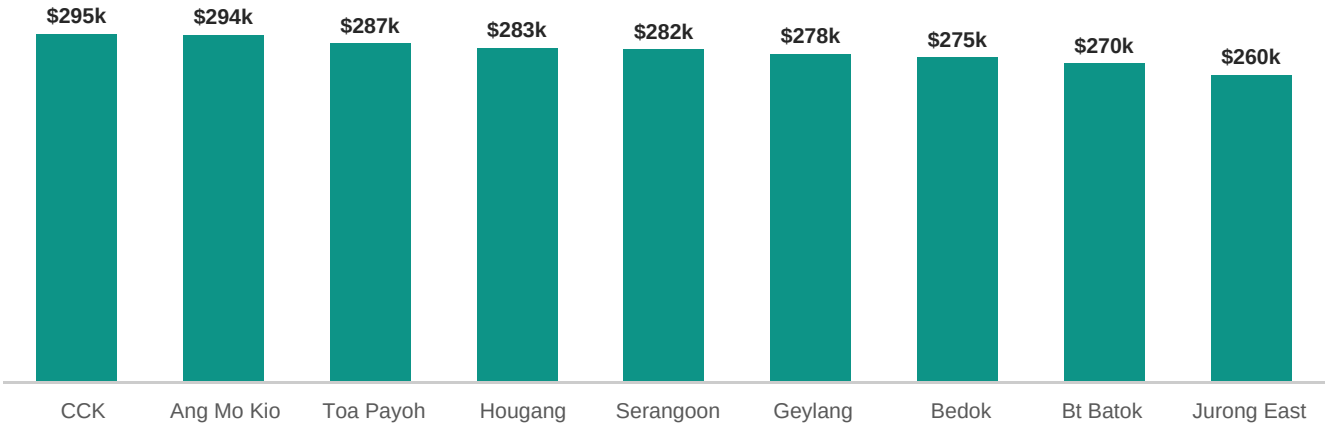
Median price by flat type (number sold), December 1997



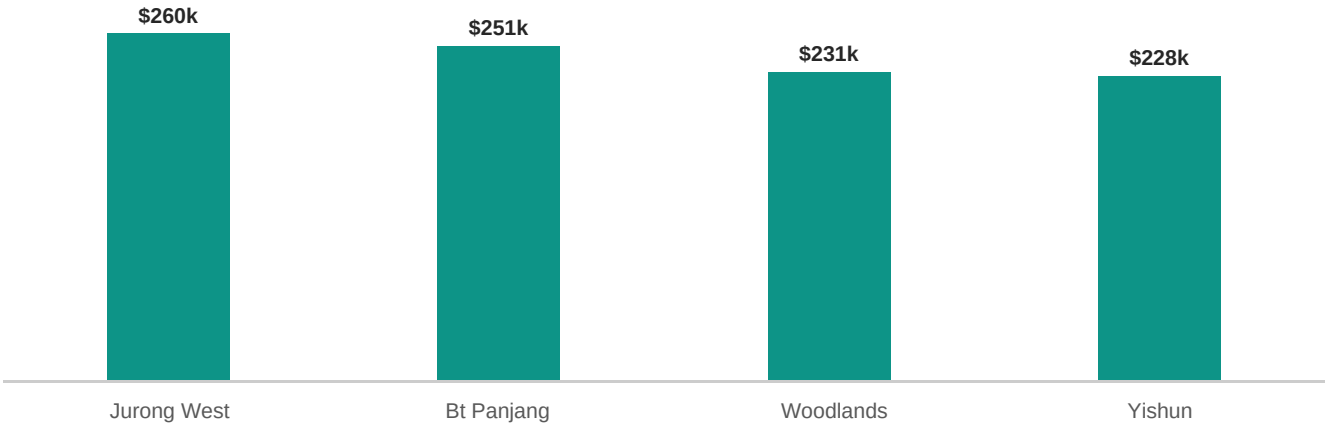
Median 4-room price by town, dearest first



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



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



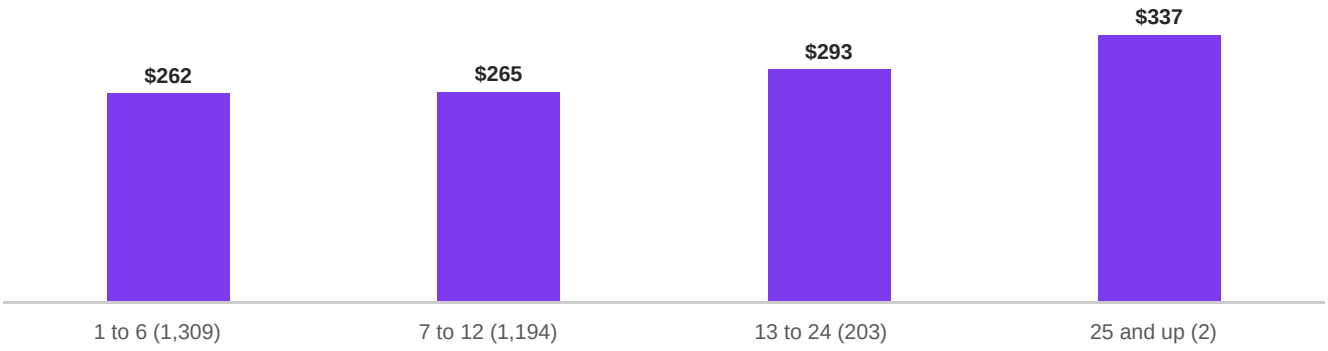
Town by town, December 1997

Ang Mo Kio: 147 sold - median $235,000 - 4-room median $294,000 - $276 psf
Bedok: 190 sold - median $265,000 - 4-room median $275,000 - $275 psf
Bishan: 89 sold - median $388,000 - 4-room median $359,500 - $344 psf
Bukit Batok: 190 sold - median $184,000 - 4-room median $270,000 - $234 psf
Bukit Merah: 77 sold - median $190,000 - 4-room median $310,000 - $271 psf
Bukit Panjang: 78 sold - median $250,000 - 4-room median $250,500 - $229 psf
Bukit Timah: 6 sold - median $447,500 - 4-room median n/a - $350 psf
Central Area: 15 sold - median $212,000 - 4-room median $346,888 - $293 psf
Choa Chu Kang: 128 sold - median $310,000 - 4-room median $295,000 - $270 psf
Clementi: 97 sold - median $214,000 - 4-room median $305,000 - $270 psf
Geylang: 91 sold - median $255,000 - 4-room median $278,000 - $276 psf
Hougang: 144 sold - median $280,000 - 4-room median $283,000 - $270 psf
Jurong East: 85 sold - median $248,000 - 4-room median $260,000 - $245 psf
Jurong West: 209 sold - median $252,000 - 4-room median $260,000 - $229 psf
Kallang/Whampoa: 85 sold - median $202,000 - 4-room median $307,500 - $274 psf
Lim Chu Kang: 1 sold - median $144,000 - 4-room median n/a - $161 psf
Marine Parade: 27 sold - median $333,000 - 4-room median $336,000 - $371 psf
Pasir Ris: 114 sold - median $433,500 - 4-room median $315,000 - $315 psf
Queenstown: 86 sold - median $163,500 - 4-room median $312,500 - $245 psf
Serangoon: 79 sold - median $310,000 - 4-room median $282,000 - $294 psf
Tampines: 279 sold - median $320,000 - 4-room median $313,900 - $290 psf
Toa Payoh: 102 sold - median $195,000 - 4-room median $287,000 - $270 psf
Woodlands: 103 sold - median $202,000 - 4-room median $231,000 - $220 psf
Yishun: 286 sold - median $217,500 - 4-room median $228,000 - $240 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, December 1997

$738,000 Blk 173 Bishan St 13, Bishan
Executive - storey 19 to 21 - 1,615 sqft - $457 psf - 89 yrs lease left

$680,000 Blk 7 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,658 sqft - $410 psf - 91 yrs lease left

$665,000 Blk 108 Lengkong Tiga, Bedok
Executive - storey 04 to 06 - 1,572 sqft - $423 psf - 91 yrs lease left

$658,000 Blk 71 Marine Dr, Marine Parade
5-room - storey 22 to 24 - 1,356 sqft - $485 psf - 79 yrs lease left

$655,000 Blk 448 Bright Hill Dr, Bishan
Executive - storey 10 to 12 - 2,002 sqft - $327 psf - 92 yrs lease left

$654,000 Blk 532 Pasir Ris Dr 1, Pasir Ris
Executive - storey 07 to 09 - 1,604 sqft - $408 psf - 94 yrs lease left

$638,000 Blk 212 Bishan St 23, Bishan
Executive - storey 16 to 18 - 1,604 sqft - $398 psf - 94 yrs lease left

$635,000 Blk 549 Pasir Ris St 51, Pasir Ris
Executive - storey 01 to 03 - 1,582 sqft - $401 psf - 94 yrs lease left

$633,000 Blk 315 Tampines St 33, Tampines
Executive - storey 10 to 12 - 1,582 sqft - $400 psf - 95 yrs lease left

$630,000 Blk 99C Lor 2 Toa Payoh, Toa Payoh
Executive - storey 10 to 12 - 1,604 sqft - $393 psf - 95 yrs lease left

The 5 most affordable 4-room flats, December 1997

$144,000 Blk 3 Lim Chu Kang Rd, Lim Chu Kang
4-room - storey 01 to 03 - 893 sqft - $161 psf - 82 yrs lease left

$173,000 Blk 219 Boon Lay Ave, Jurong West
4-room - storey 13 to 15 - 936 sqft - $185 psf - 77 yrs lease left

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4-room - storey 13 to 15 - 936 sqft - $185 psf - 77 yrs lease left

$190,000 Blk 7 Marsiling Dr, Woodlands
4-room - storey 13 to 15 - 947 sqft - $201 psf - 78 yrs lease left

$190,000 Blk 403 Fajar Rd, Bukit Panjang
4-room - storey 07 to 09 - 904 sqft - $210 psf - 90 yrs lease left

The 10 busiest streets, December 1997

Yishun Ring Rd, Yishun: 74 sales
Bedok Reservoir Rd, Bedok: 54 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 48 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 42 sales
Choa Chu Kang Ave 4, Choa Chu Kang: 35 sales
Jurong West St 42, Jurong West: 33 sales
Pasir Ris St 21, Pasir Ris: 33 sales
Marsiling Dr, Woodlands: 33 sales
Choa Chu Kang Ctrl, Choa Chu Kang: 31 sales
Jurong West St 41, Jurong West: 31 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