



KEMENTERIAN KEWANGAN



INDEKS HARGA RUMAH MALAYSIA *Malaysian House Price Index*

Q1 - Q2 2025^P



PUSAT MAKLUMAT HARTA TANAH NEGARA
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
KEMENTERIAN KEWANGAN

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GAMBARAN KESELURUHAN

Data awal Indeks Harga Rumah Malaysia (IHRM) bagi Q2 2025^P direkodkan pada 227.3 mata, mewakili peningkatan tahun ke tahun yang sederhana sebanyak 0.7%. Kadar pertumbuhan ini jauh lebih rendah berbanding 4.1% yang dicatatkan pada Q2 2024 dan merupakan yang paling perlahan sejak tempoh pasca-pandemik. Indeks suku ke suku bagi Q2 2025^P mencerminkan penurunan sebanyak -1.7%, membalikkan kenaikan marginal 0.1% yang dilihat pada suku sebelumnya.

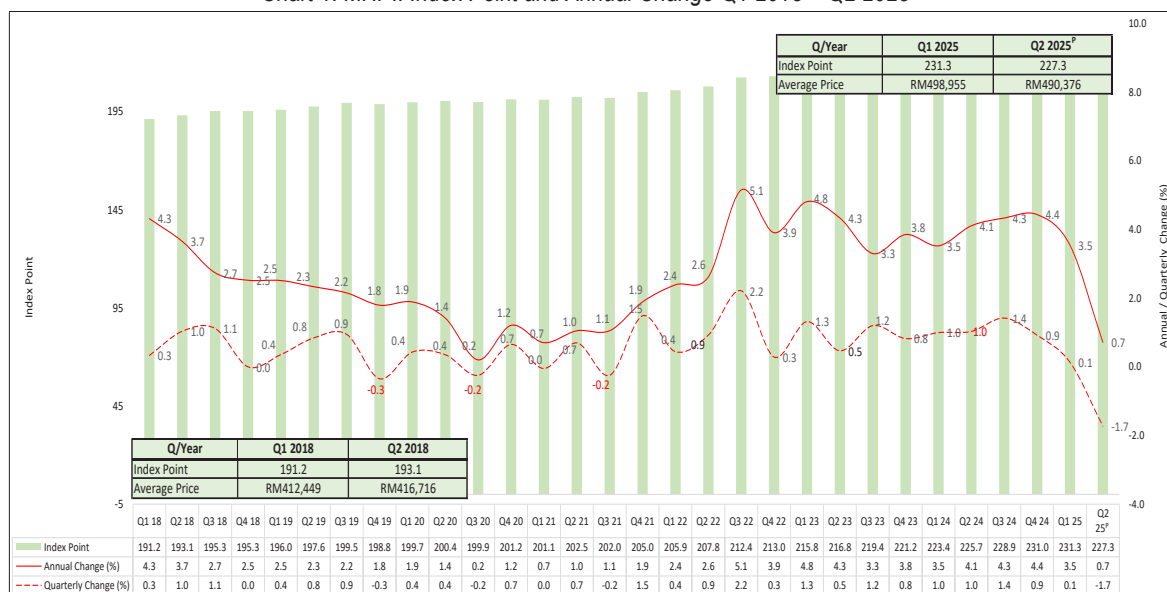
Indeks Harga Pengguna (CPI) mencatatkan 1.4% tahun ke tahun pada Mac 2025 (aras CPI: 134.1), dan terus menyederhana kepada 1.1% menjelang Jun 2025. Walaupun inflasi yang terus menyokong kuasa beli isi rumah, ia juga menandakan persekitaran ekonomi yang agak suram tanpa tekanan permintaan menaik yang kukuh. Dari perspektif pembiayaan, Kadar Dasar Semalaman (OPR) Bank Negara Malaysia kekal tinggi pada 3.00% sejak Mei 2023. Kos pinjaman yang lebih tinggi digabungkan dengan persekitaran ekonomi yang perlahan kemungkinan besar telah melemahkan semangat pembeli marginal, dan seterusnya melemahkan permintaan pasaran. Indeks Harga Rumah Malaysia (IHRM) menandakan pasaran sedang mengimbangi antara sokongan asas daripada permintaan domestik yang berdaya tahan dengan cabaran besar daripada ketidakpastian ekonomi global dan sentimen pengguna yang berubah-ubah.

OVERVIEW

The Malaysian House Price Index (MHPI) preliminary data for Q2 2025^P was recorded at 227.3 points, representing a moderate year-on-year increase of 0.7%. This growth rate is notably lower than the 4.1% recorded in Q2 2024 and is the slowest since the post-pandemic period. The quarter-on-quarter index for Q2 2025^P reflects a decline of -1.7%, reversing the 0.1% marginal increase seen in the previous quarter.

The Consumer Price Index (CPI) registered at 1.4% year-on-year in March 2025 (CPI level: 134.1), easing further to 1.1% by June 2025. While manageable inflation supports household purchasing power, it also indicates a relatively subdued economic environment without strong upward demand pressures. From a financing perspective, Bank Negara Malaysia's Overnight Policy Rate (OPR) has remained elevated at 3.00% since May 2023. Higher borrowing costs combined with soft economic environment have likely discouraged marginal buyers, further softening market demand. The Malaysian House Price Index (MHPI) indicates a market balancing the foundational support of resilient domestic demand against the significant headwinds of global economic uncertainty and shifting consumer sentiment.

Carta 1: IHRM: Mata Indeks, Perubahan Tahunan & Sukuan Q1 2018 – Q2 2025^P
Chart 1: MHPI: Index Point and Annual Change Q1 2018 – Q2 2025^P



¹ CPI, DOSM March 2025 & June 2025

² OPR, BNM May 2023

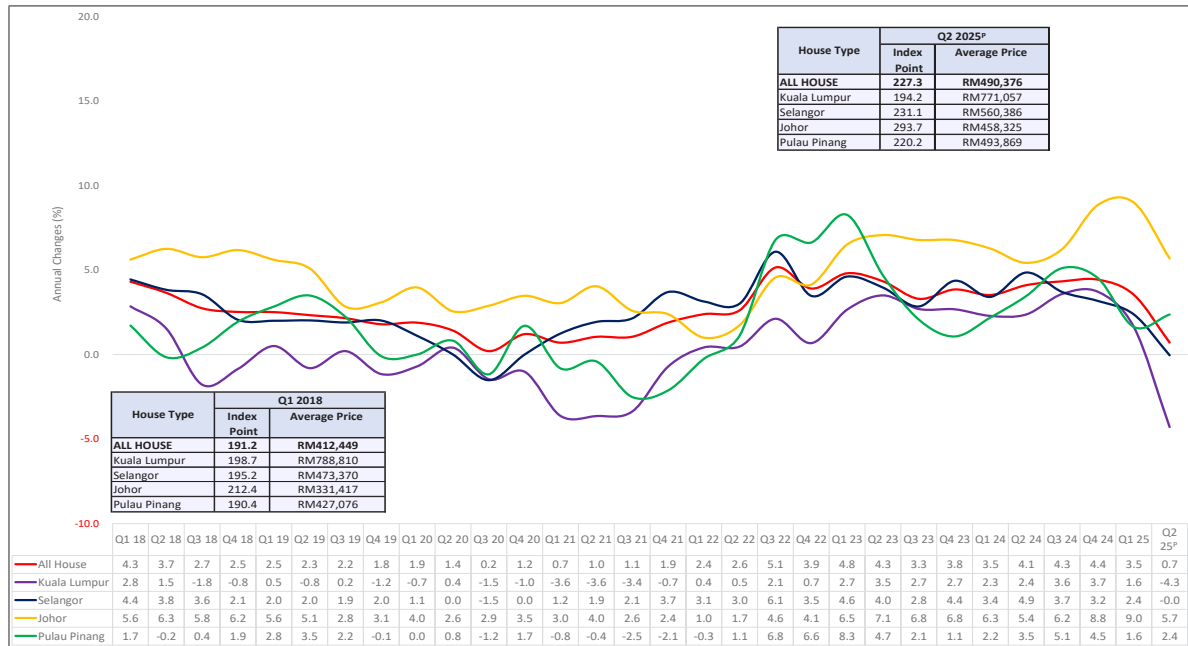
INDEKS HARGA SEMUA RUMAH MENGIKUT NEGERI

Setakat Q2 2025^P, semua negeri mencatatkan pertumbuhan tahunan yang sederhana berbanding Q2 2024 dalam julat 0.1% hingga 7.2%, kecuali Kuala Lumpur dan Pahang, yang menyaksikan penurunan masing-masing sebanyak -4.3% dan -0.3%, manakala Selangor kekal stabil seperti yang ditunjukkan dalam Carta 2 dan Carta 3.

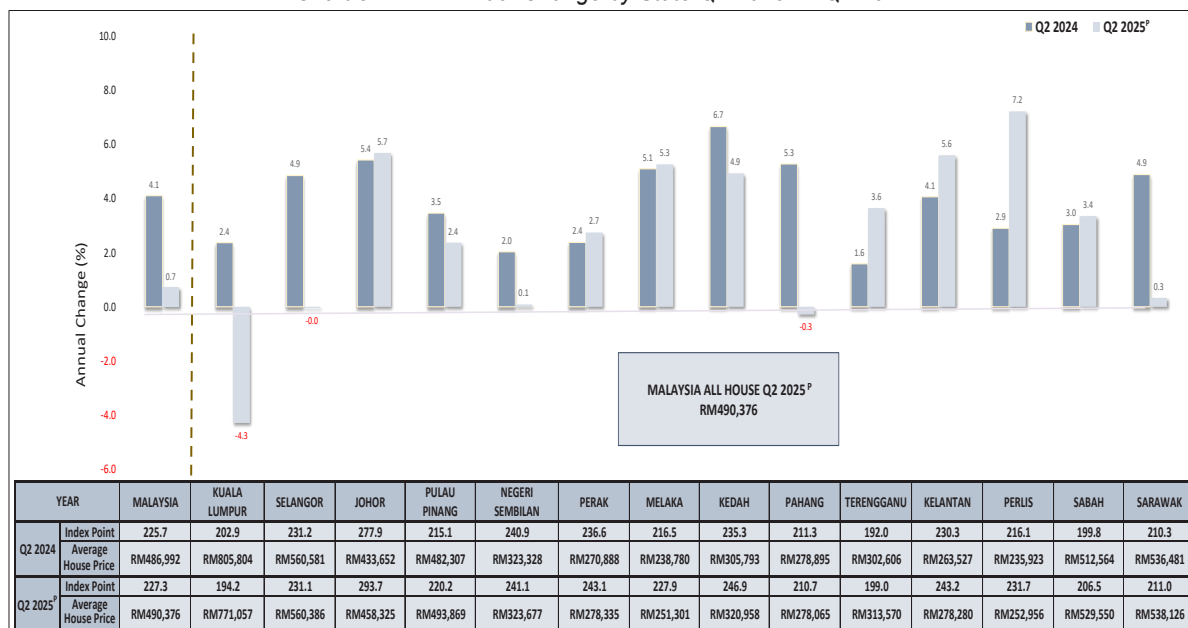
ALL HOUSE PRICE INDEX BY STATE

As of Q2 2025^P, all states recorded modest annual growth compared to Q2 2024 ranging from 0.1% to 7.2%, except Kuala Lumpur and Pahang, which saw declines of -4.3% and -0.3% respectively, while Selangor remained stable as shown in Chart 2 and Chart 3.

Carta 2: Perubahan Tahunan IHRM Mengikut Negeri Utama Q1 2018 - Q2 2025^P
Chart 2: MHPI Annual Changes by Major State Q1 2018 – Q2 2025^P



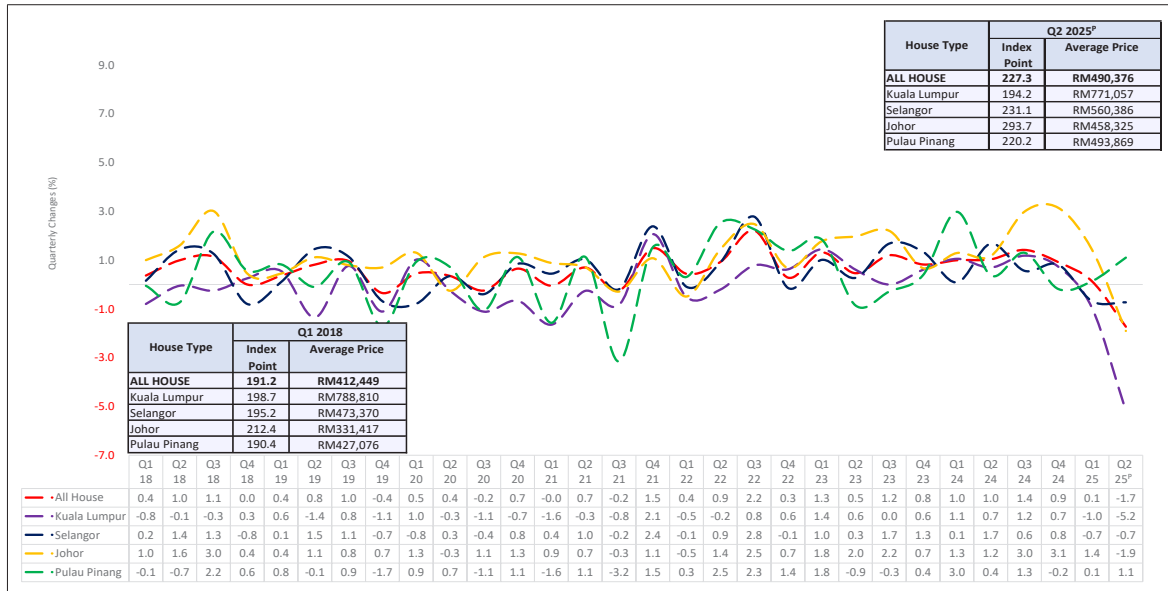
Carta 3: Perubahan Tahunan IHRM Mengikut Negeri Q2 2025^P – Q2 2024
Chart 3: MHPI Annual Change by State Q2 2025^P – Q2 2024



Bagi perubahan suku tahunan, semua negeri utama mengalami penurunan antara -0.7% hingga -5.2%. Sebaliknya, hanya Pulau Pinang, Melaka, Terengganu, dan Perlis yang mencatatkan peningkatan, dengan kenaikan antara 0.5% hingga 2.2%.

For quarterly change, all major states take a dip between -0.7% and -5.2%. In contrast, only Pulau Pinang, Melaka, Terengganu, and Perlis saw an increase, with rises between 0.5% and 2.2%.

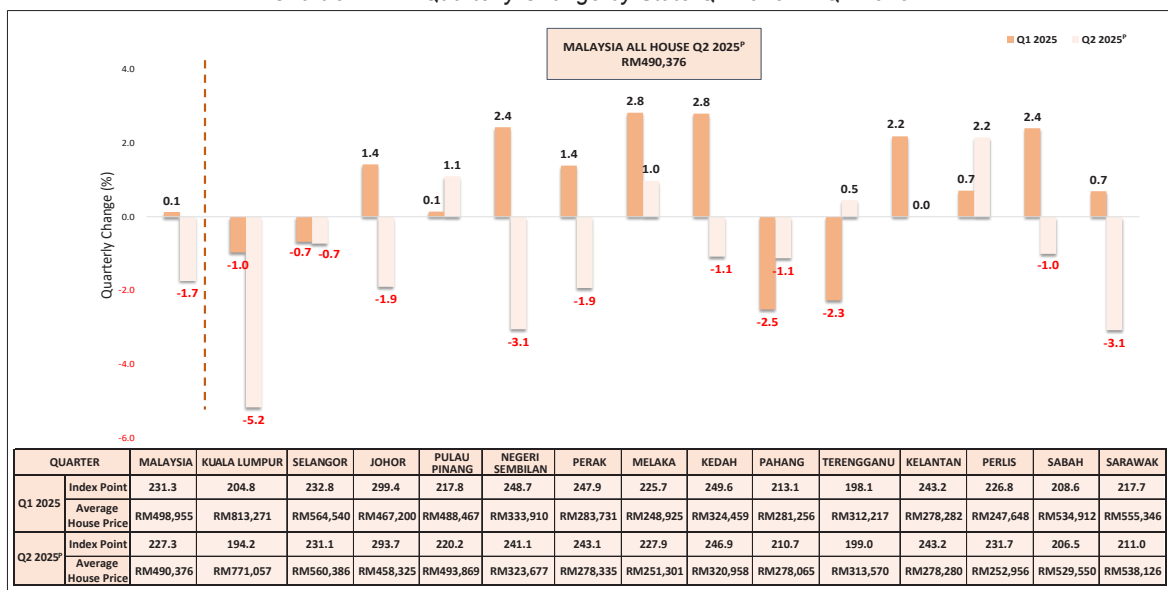
Carta 4: Perubahan Sukuan IHRM mengikut Negeri Utama Q1 2018 vs Q2 2025^P
Chart 4: MHPI Quarterly Change by Major State Q1 2018 vs Q2 2025^P



Kuala Lumpur terus menguasai harga rumah tertinggi di dalam negara, dengan purata RM771,057 seunit. Selangor menyusul di tempat kedua dengan harga purata RM560,386. Apa yang menarik perhatian, Melaka dan Perlis, yang sebelum ini merupakan antara negeri dengan perumahan paling mampu milik, telah melepasi paras ambang harga rumah purata RM250,000 seunit buat kali pertama, dengan masing-masing mencatatkan RM251,301 dan RM252,956.

Kuala Lumpur continues to command the highest house prices in the country, with an average of RM771,057 per unit. Selangor followed as the second most expensive market at RM560,386. Notably, Melaka and Perlis, previously among the most affordable housing states, have crossed the average house price threshold of RM250,000 per unit for the first time, recording RM251,301 and RM252,956 respectively.

Carta 5: Perubahan Sukuan IHRM Mengikut Negeri Q2 2025^P – Q1 2025
Chart 5: MHPI Quarterly Change by State Q2 2025^P – Q1 2025



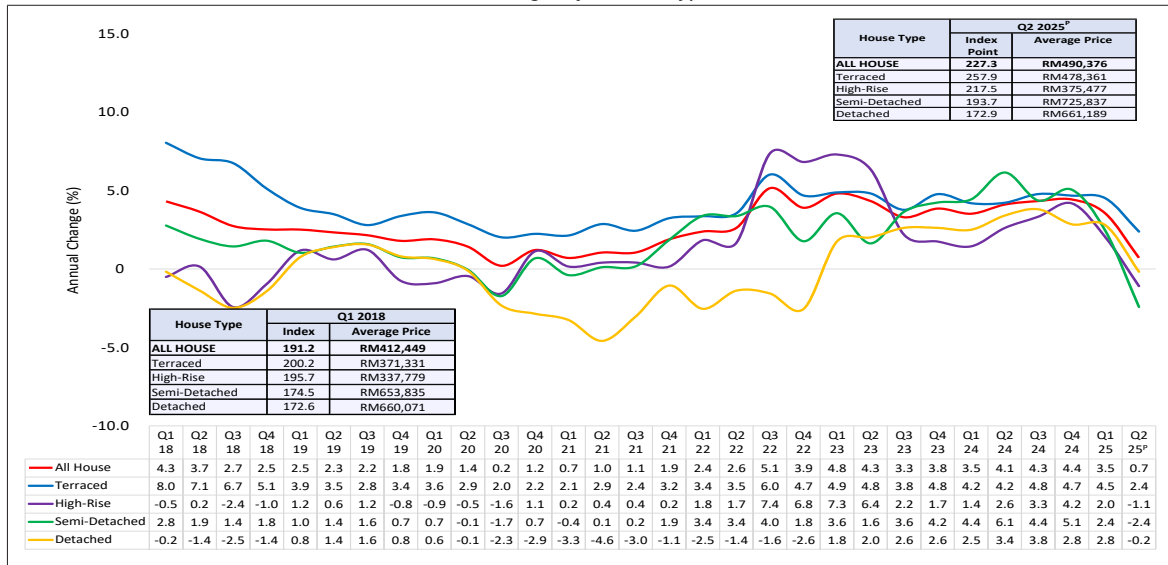
INDEKS HARGA RUMAH MENGIKUT JENIS

Secara keseluruhan, data awal bagi Q2 2025^P menunjukkan penurunan tahunan yang sederhana merentasi kebanyakan segmen perumahan, dengan indeks harga jatuh antara -0.2% hingga -2.4% berbanding Q2 2024. Pengecualian yang ketara adalah indeks kediaman rumah teres, yang menunjukkan daya tahan paling tinggi dengan pertumbuhan tahunan 2.4%, walaupun lebih rendah, berbanding tempoh yang sama tahun lalu.

HOUSE PRICE INDEX BY TYPE

Overall, preliminary data for Q2 2025^P indicates a modest annual decline across most housing segments, with price indices falling between -0.2% and -2.4% compared to Q2 2024. The notable exception was the terraced house residential index, which showed the most resilience with an annual growth of 2.4%, albeit lower, compared to the same period last year.

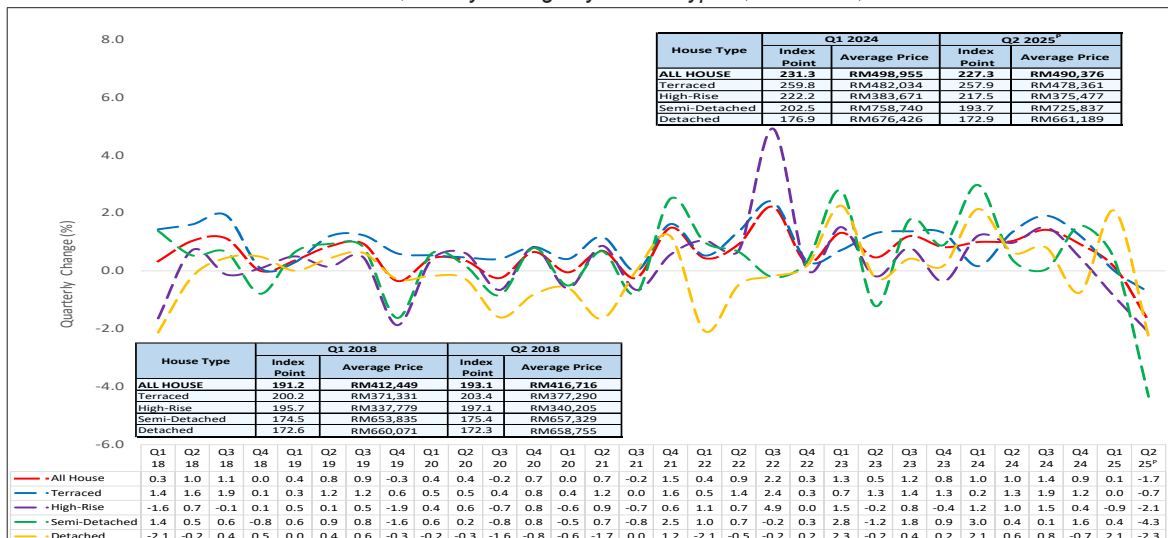
Carta 6: Perubahan Tahunan IHRM Mengikut Jenis Rumah Q1 2018 – Q2 2025^P
Chart 6: MHPI Annual Change By House Type Q1 2018 – Q2 2025^P



Pada asas suku tahunan, pasaran menunjukkan tanda-tanda kelembapan, dengan semua jenis hartanah mencatatkan sedikit penurunan harga. Penurunan adalah dalam julat dari -0.7% bagi rumah teres hingga -4.3% bagi rumah berkembar. Ini menandakan satu penyongsangan daripada pertumbuhan positif yang meluas yang diperhatikan pada Q1 2025, mencadangkan sentimen pasaran yang lebih berhati-hati.

On a quarterly basis, the market showed signs of softening, with all property types recording a slight price dip. Decrease ranged from a -0.7% for terraced house to -4.3% for semi-detached house. This marks a reversal from the broad-based positive growth observed in Q1 2025, suggesting a more cautious market sentiment.

Carta 7: Perubahan Suku Tahunan IHRM Mengikut Jenis Rumah Q1 2018 – Q2 2025^P
Chart 7: MHPI Quarterly Change by House Type Q1 2018 – Q2 2025^P



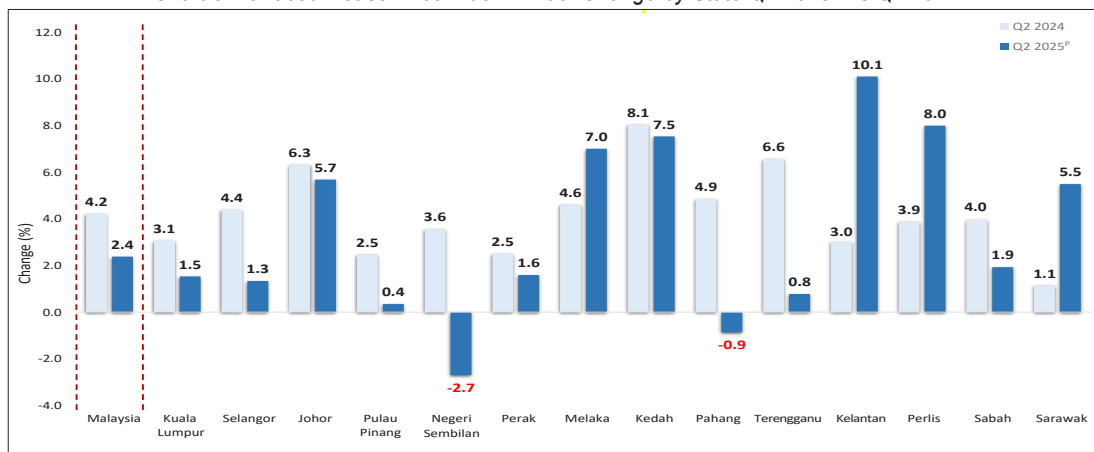
INDEKS HARGA RUMAH TERES

Indeks Harga Rumah Teres mencatatkan peningkatan tahun ke tahun sebanyak 2.4% pada Q2 2025^P. Untuk rekod, kebanyakan negeri mencatatkan keuntungan tahunan yang sederhana dalam segmen rumah teres. Ini menandakan peningkatan yang lebih perlahan berbanding 4.2% yang dicatatkan pada suku yang sama tahun 2024. Kebanyakan negeri mencatatkan keuntungan tahunan yang sederhana antara 0.4% hingga 10.1%, menandakan trend menaik yang meluas tetapi terkawal. Walau bagaimanapun, Negeri Sembilan (-2.7%) dan Pahang (-0.9%) mencatatkan penurunan tahun ke tahun, manakala Selangor hanya mencatatkan pertumbuhan marginal sebanyak 1.3%.

TERRACED HOUSE PRICE INDEX

The Terraced House Price Index recorded a year-on-year increase of 2.4% in Q2 2025^P. For the record, most states posted modest annual gains in the terraced segment. This marks a softer increase compared to the 4.2% recorded in the same quarter of 2024. Most states recorded moderate annual gains between 0.4% and 10.1%, indicating a broad but measured upward trend. However, Negeri Sembilan (-2.7%) and Pahang (-0.9%) registered year-on-year declines, while Selangor posted only marginal growth of 1.3%.

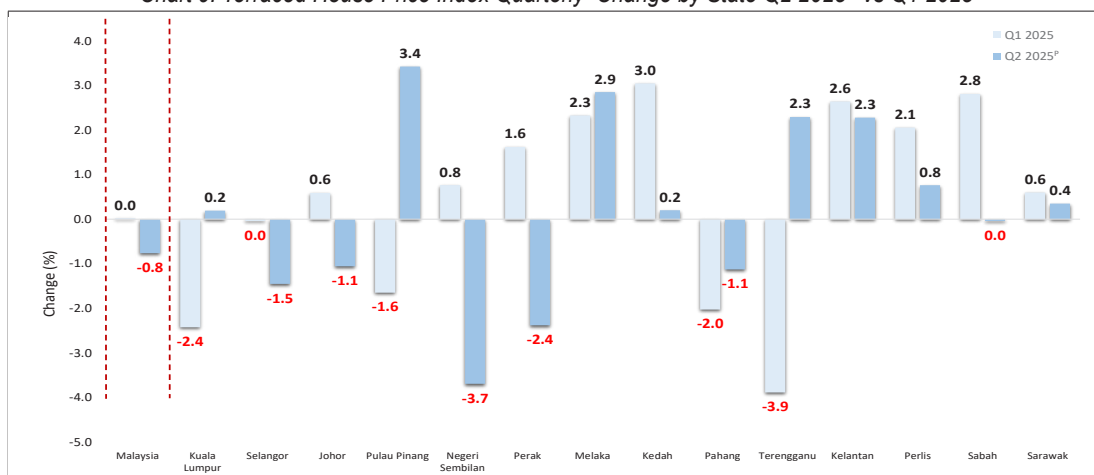
Carta 8: Perubahan Tahunan Indeks Harga Rumah Teres Mengikut Negeri Q2 2025^P vs Q2 2024
Chart 8: Terraced House Price Index Annual Change by State Q2 2025^P vs Q2 2024



Pada asas suku ke suku, indeks rumah teres menguncup sebanyak -0.7%, satu penurunan daripada pasaran stabil (pertumbuhan 0.0%) yang dilihat pada suku sebelumnya. Prestasi di peringkat negeri adalah bercampur-campur, dengan kebanyakan negeri mencatatkan pertumbuhan sederhana antara 0.2% hingga 3.4%, manakala negeri-negeri lain menyaksikan harga jatuh sebanyak -1.0% hingga -3.7%, kecuali Sabah yang kekal tidak berubah. Rujuk Carta 9.

On a quarter-on-quarter basis, the terraced house index contracted by -0.7%, a downturn from the stable market (0.0% growth) seen in the previous quarter. State-level performance was mixed, with most states posting modest growth between 0.2% and 3.4% while others saw prices fall by -1.0% to -3.7% except Sabah remained unchanged. See Chart 9.

Carta 9: Perubahan Sukuan Indeks Harga Rumah Teres Mengikut Negeri Q2 2025^P vs Q1 2025
Chart 9: Terraced House Price Index Quarterly Change by State Q2 2025^P vs Q1 2025



Harga purata rumah teres peringkat kebangsaan mencecah RM478,361 seunit pada Q2 2025^P. Dalam kalangan negeri-negeri utama, Kuala Lumpur terus mendahului dengan harga purata tertinggi pada RM951,039 seunit, diikuti oleh Selangor (RM631,078 seunit), Pulau Pinang (RM543,620 seunit), dan Johor (RM448,070 seunit). Di peringkat harga terendah, Perlis kekal dengan harga purata rumah teres paling mampu milik pada RM215,072 seunit.

The national average terraced house price reached RM478,361 per unit in Q2 2025^P. Among the major states, Kuala Lumpur continued to lead with the highest average price at RM951,039 per unit, followed by Selangor (RM631,078 per unit), Pulau Pinang (RM543,620 per unit), and Johor (RM448,070 per unit). At the lower end, Perlis remained the most affordable average terraced price at RM215,072 per unit.

Jadual 1: Indeks Harga Rumah Teres dan Harga Purata Mengikut Negeri Q2 2025^P
Table 1: Terraced House Price Index and Average Price by State Q2 2025^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	257.9	251.9	257.5	349.5	199.9	263.6	248.8	239.8	258.3	218.6	207.4	210.3	248.5	201.0	222.9
Average House Price	RM478,361	RM951,039	RM631,078	RM448,070	RM543,620	RM288,950	RM258,546	RM223,529	RM266,396	RM269,978	RM228,055	RM254,556	RM215,072	RM509,852	RM436,373

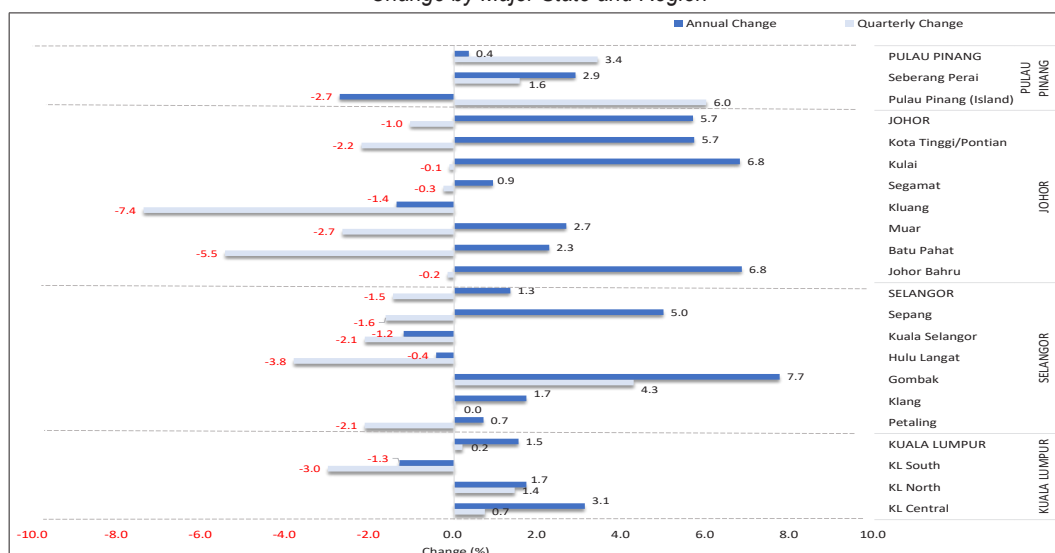
Di peringkat wilayah, analisis di negeri-negeri utama mendedahkan bahawa wilayah-wilayah seperti Kuala Lumpur, Petaling, Klang, Gombak, Sepang (Selangor), Johor Bahru, Batu Pahat, Muar, Segamat, Kulai, Kota Tinggi/Pontian (Johor) dan Seberang Perai (Pulau Pinang), mengalami pertumbuhan harga tahunan dalam julat 0.7% hingga 7.7% berbanding Q2 2024. Sebaliknya, wilayah-wilayah lain mencatatkan penurunan tahun ke tahun antara -0.4% hingga -2.7%. Walau bagaimanapun, penyumbang utama seperti Selangor mencatatkan pertumbuhan positif yang sederhana sebanyak 1.3%, yang mengehadkan skala penurunan di peringkat kebangsaan.

At regional level, analysis of major states reveals that regions such as Kuala Lumpur, Petaling, Klang, Gombak, Sepang (Selangor), Johor Bahru, Batu Pahat, Muar, Segamat, Kulai, Kota Tinggi/ Pontian (Johor) and Seberang Perai (Pulau Pinang), experienced annual price growths ranging from 0.7% to 7.7% compared to Q2 2024. By contrast, other regions recorded year-on-year declines between -0.4% and -2.7%. Major contributors such as Selangor nevertheless recorded modest positive growth of 1.3%, which limited the scale of downside nationally.

Dari segi perubahan suku tahunan, hanya Kuala Lumpur, Gombak (Selangor), Penang Island dan Seberang Perai (Pulau Pinang) mencatatkan pertumbuhan, walaupun sederhana, dengan kenaikan dalam julat 0.7% hingga 6.0%. Wilayah-wilayah lain di negeri-negeri utama mengalami kejatuhan antara -0.1% hingga -7.4%.

In terms of quarterly changes, only Kuala Lumpur, Gombak (Selangor), Pulau Pinang (Island) and Seberang Perai (Pulau Pinang) recorded growth, albeit modest, with increases ranging from 0.7% to 6.0%. Other regions in the major states experienced drops between -0.1% and -7.4%.

Carta 10: Perubahan Tahunan (Q2 2025^P vs Q2 2024) & Suku (Q2 2025^P vs Q1 2025) Indeks Harga Rumah Teres Mengikut Negeri Utama dan Wilayah
Chart 10: Terraced House Price Index Annual (Q2 2025^P vs Q2 2024) & Quarterly (Q2 2025^P vs Q1 2025) Change by Major State and Region



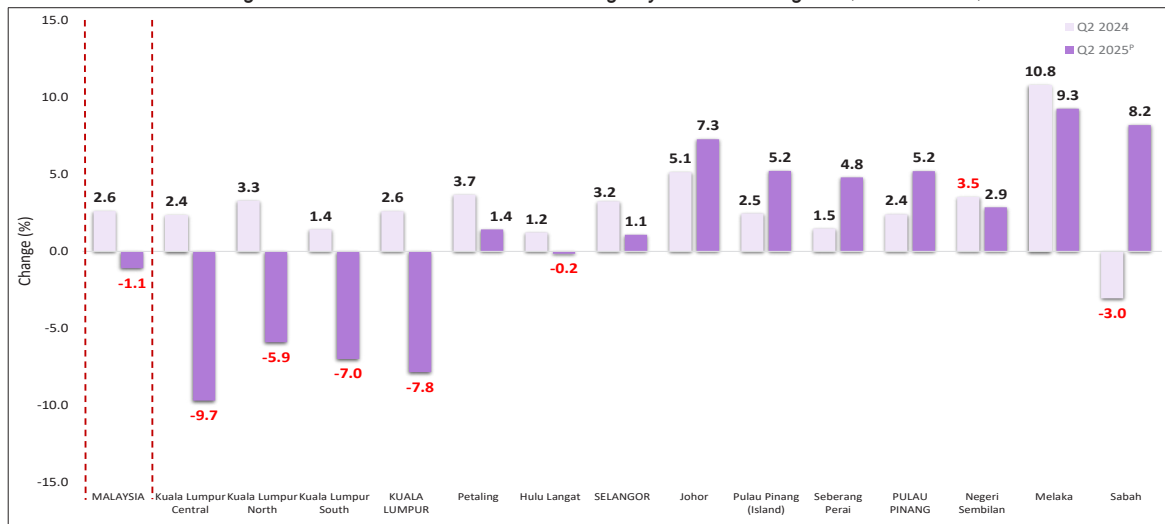
INDEKS HARGA UNIT BERTINGKAT TINGGI

Indeks Harga Unit Bertingkat Tinggi menunjukkan penurunan sebanyak -1.1% bagi Q2 2025^P, berbanding pertumbuhan 2.6% pada Q2 2024. Pertumbuhan positif direkodkan di Melaka, Sabah, Johor, Pulau Pinang, dan Selangor, dengan kenaikan dalam julat 1.1% hingga 9.3%. Mengikut wilayah, semua kawasan yang dipantau di Kuala Lumpur menunjukkan penurunan, dengan perubahan antara -5.9% hingga -9.7%.

HIGH-RISE UNIT PRICE INDEX

The High-Rise Unit Price Index showed a decline of -1.1% for Q2 2025^P, compared to the 2.6% growth in Q2 2024. Positive growth was recorded in Melaka, Sabah, Johor, Penang, and Selangor, with increases ranging from 1.1% to 9.3%. By region, all monitored areas in Kuala Lumpur showed decreases, with changes between -5.9% and -9.7%.

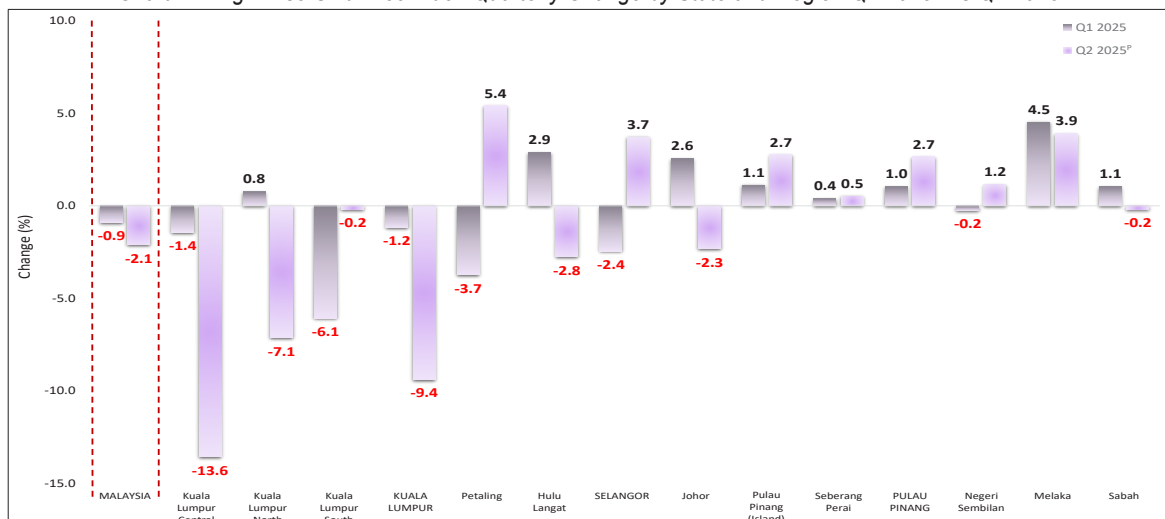
Carta 11: Perubahan Tahunan Indeks Harga Unit Bertingkat Tinggi Mengikut Negeri dan Wilayah Q2 2025^P vs Q2 2024
Chart 11: High-Rise Unit Price Index Annual Change by State and Region Q2 2025^P vs Q2 2024



Keputusan suku tahunan menunjukkan penurunan selanjutnya sebanyak -2.1% bagi Q2 2025^P, berbanding perubahan -0.9% pada Q1 2025. Pertumbuhan positif direkodkan di beberapa wilayah, termasuk Petaling, Pulau Pinang (Island), Seberang Perai, Negeri Sembilan, dan Melaka dengan kenaikan dalam julat 0.5% hingga 5.4%. Sebaliknya, Kuala Lumpur mencatatkan penurunan keseluruhan sebanyak -9.4%, dengan penurunan paling ketara dilihat di Kuala Lumpur Central pada kadar -13.6%.

The quarterly results showed a further decrease of -2.1% for Q2 2025^P, compared to the -0.9% change in Q1 2025. Positive growth was recorded in several regions, including Petaling, Pulau Pinang (Island), Seberang Perai, Negeri Sembilan, and Melaka with increases ranging from 0.5% to 5.4%. In contrast, Kuala Lumpur recorded overall decline of -9.4%, with the sharpest decrease seen in Kuala Lumpur Central at -13.6%.

Carta 12: Perubahan Suku Indeks Harga Unit Bertingkat Tinggi Mengikut Negeri dan Wilayah Q2 2025^P vs Q1 2025
Chart 12: High-Rise Unit Price Index Quarterly Change by State and Region Q2 2025^P vs Q1 2025



Harga purata peringkat kebangsaan bagi unit bertingkat tinggi adalah RM375,477 seunit. Wilayah-wilayah di Kuala Lumpur, Petaling, Pulau Pinang (Island), dan Sabah melaporkan harga melebihi purata kebangsaan. Negeri Sembilan mengekalkan harga terendah di dalam negara, dengan harga puratanya kekal melebihi RM100,000 seunit.

The national average price for high-rise units was RM375,477 per unit. Regions in Kuala Lumpur, Petaling, Pulau Pinang (Island), and Sabah reported prices above the national average. Negeri Sembilan maintained the lowest price in the country, with its average price remaining above RM100,000 per unit.

Jadual 2: Indeks Harga Unit Bertingkat Tinggi dan Harga Purata Mengikut Negeri Q2 2025^P
Table 2: High-Rise Unit Price Index and Average Price by State Q2 2025^P

Region	MALAYSIA	Kuala Lumpur Central	Kuala Lumpur North	Kuala Lumpur South	KUALA LUMPUR	Petaling	Hulu Langat	SELANGOR	JOHOR	Pulau Pinang (Island)	Seberang Perai	PULAU PINANG	NEGERI SEMBILAN	MELAKA	SABAH
Index Point	217.5	203.3	218.8	243.9	214.2	220.1	197.1	215.2	234.4	231.8	172.4	228.3	165.6	225.4	209.9
Average House Price	RM375,477	RM560,909	RM552,186	RM379,512	RM524,196	RM408,301	RM259,710	RM307,818	RM263,047	RM407,860	RM143,307	RM377,069	RM111,730	RM182,984	RM376,759

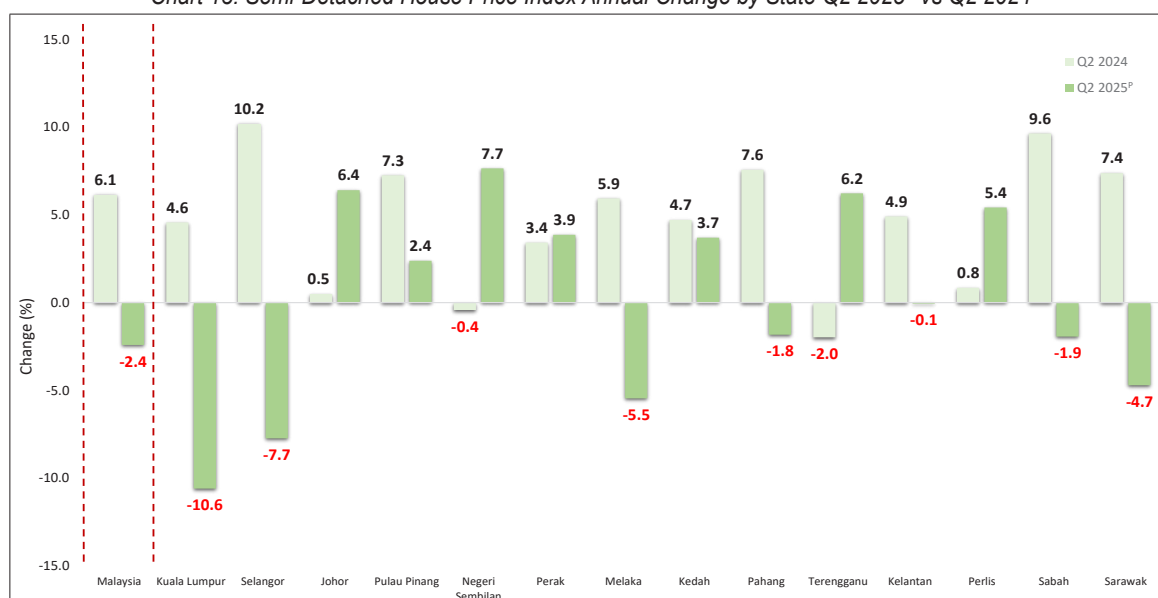
INDEKS HARGA RUMAH BERKEMBAR

Indeks Harga Rumah Berkembar menunjukkan penurunan sebanyak -2.4% bagi Q2 2025^P, satu penyongsangan daripada pertumbuhan 6.1% yang direkodkan pada Q2 2024. Pertumbuhan positif direkodkan di Johor, Pulau Pinang, Negeri Sembilan, Perak, Kedah, Terengganu, dan Perlis dalam julat 2.4% hingga 7.7%. Negeri-negeri lain mencatatkan penurunan, dengan kejatuhan paling ketara dilihat di Kuala Lumpur dan Selangor masing-masing pada kadar -10.6% dan -7.7%.

SEMI-DETACHED HOUSE PRICE INDEX

The Semi-Detached House Price Index showed a decline of -2.4% for Q2 2025^P, a reversal from the 6.1% growth recorded in Q2 2024. Positive growth was recorded in Johor, Pulau Pinang, Negeri Sembilan, Perak, Kedah, Terengganu, and Perlis ranging from 2.4% to 7.7%. Other states recorded declines, with the most significant decreases seen in Kuala Lumpur and Selangor at -10.6% and -7.7% respectively.

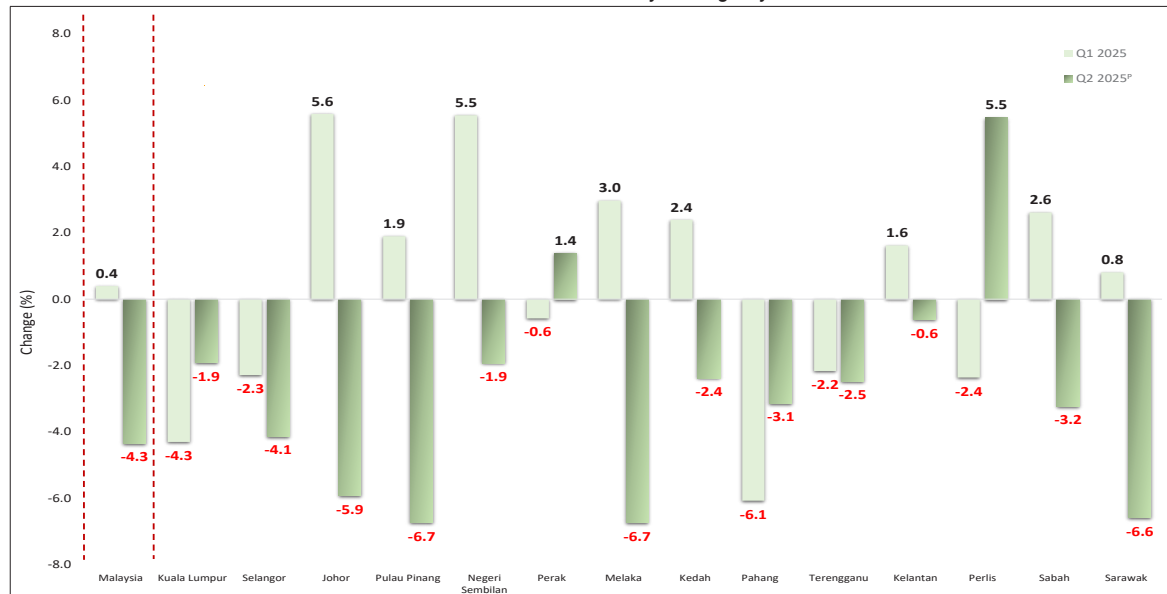
Carta 13: Perubahan Tahunan Indeks Harga Rumah Berkembar Mengikut Negeri Q2 2025^P vs Q2 2024
Chart 13: Semi-Detached House Price Index Annual Change by State Q2 2025^P vs Q2 2024



Perak dan Perlis mencapai pertumbuhan suku tahunan yang positif, dengan kenaikan masing-masing pada kadar 1.4% dan 5.5%. Sementara negeri-negeri lain mengalami penurunan antara -0.6% hingga -6.7%, prestasi positif di kedua-dua negeri ini menyerlahkan sedikit kekuatan wilayah dalam pasaran perumahan.

Perak and Perlis achieved positive quarterly growth, with increases at 1.4% and 5.5%, respectively. While other states experienced declines between -0.6% and -6.7%, the positive performance in these two states highlights some regional strength within the housing market.

Carta 14: Perubahan Sukuan Indeks Harga Rumah Berkembar Mengikut Negeri Q2 2025^P vs Q1 2025
 Chart 14: Semi-Detached House Price Index Quarterly Change by State Q2 2025^P vs Q1 2025



Harga purata peringkat kebangsaan bagi rumah berkembar direkodkan pada RM725,837, dengan harga di Kuala Lumpur (RM2.299 juta), Selangor (RM1.031 juta), Pulau Pinang (RM757,230) dan Sabah (RM948,894) melepasi purata ini.

The national average price of a semi-detached house was recorded at RM725,837 with prices in Kuala Lumpur (RM2.299 million), Selangor (RM1.031 million), Pulau Pinang (RM757,230) and Sabah (RM948,894) surpassing this average.

Jadual 3: Indeks Harga Rumah Berkembar dan Harga Purata Mengikut Negeri Q2 2025^P
 Table 3: Semi-Detached House Price Index and Average Price by State Q2 2025^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	193.7	163.5	171.7	174.3	240.7	280.0	225.8	193.9	246.3	203.6	189.4	162.3	200.4	212.9	198.3
Average House Price	RM725,837	RM2,299,054	RM1,031,581	RM707,763	RM757,230	RM572,992	RM448,426	RM492,929	RM441,612	RM438,289	RM372,920	RM310,150	RM426,849	RM948,894	RM643,918

INDEKS HARGA RUMAH SESEBUAH

Indeks Harga Rumah Sesebuah menunjukkan sedikit penurunan tahunan sebanyak -0.2%, satu kemelesetan daripada pertumbuhan 3.4% yang dilihat pada Q2 2024. Antara negeri-negeri utama, prestasi adalah berbeza-beza. Johor mencatatkan peningkatan sederhana sebanyak 1.5%, manakala Kuala Lumpur, Selangor, dan Pulau Pinang kesemuanya mengalami penurunan. Paling ketara, Selangor menyaksikan penyongsangan yang signifikan, jatuh sebanyak -3.6% selepas satu tempoh pertumbuhan positif, manakala indeks harga Kuala Lumpur menurun sebanyak -1.4%.

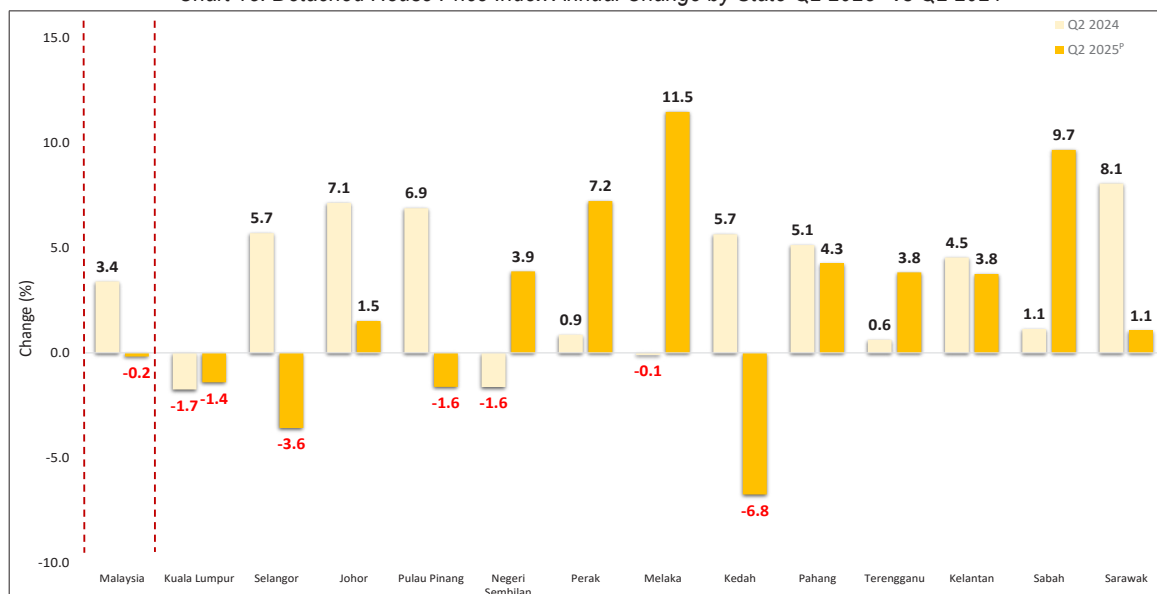
Berbanding Q2 2024, negeri-negeri lain mempamerkan keputusan yang bercampur-campur. Melaka menunjukkan prestasi paling kukuh dengan kenaikan substantial sebanyak 11.5%. Johor, Negeri Sembilan, Perak, Pahang, Terengganu, Kelantan, Sabah, dan Sarawak juga mengekalkan pertumbuhan positif, dengan kenaikan dalam julat 1.1% hingga 9.7%.

DETACHED HOUSE PRICE INDEX

The Detached House Price Index showed a slight annual decline of -0.2%, a downturn from the 3.4% growth seen in Q2 2024. Among the major states, performance was varied. Johor recorded a modest increase of 1.5%, while Kuala Lumpur, Selangor, and Pulau Pinang all experienced declines. Most notably, Selangor saw a significant reversal, falling by -3.6% after a period of positive growth, while Kuala Lumpur's price index decreased by -1.4%.

Compared to Q2 2024, other states exhibited mixed results. Melaka showed the strongest performance with a substantial rise of 11.5%. Johor, Negeri Sembilan, Perak, Pahang, Terengganu, Kelantan, Sabah, and Sarawak also maintained positive growth, with increases ranging from 1.1% to 9.7%.

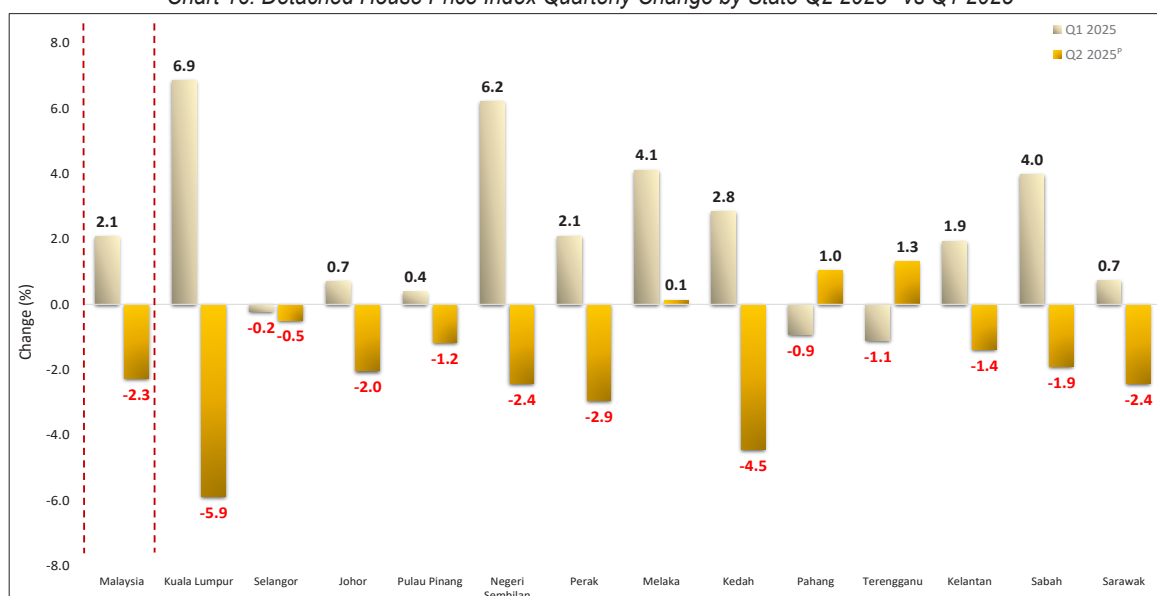
Carta 15: Perubahan Tahunan Indeks Harga Rumah Sesebuah Mengikut Negeri Q2 2025^P vs Q2 2024
 Chart 15: Detached House Price Index Annual Change by State Q2 2025^P vs Q2 2024



Indeks harga rumah sesebuah jatuh kepada -2.3% berbanding suku sebelumnya, selepas kenaikan sebanyak 2.1% (Q1 2025). Kebanyakan negeri mengalami penurunan harga rumah, kecuali Melaka, Pahang dan Terengganu yang mencatatkan pertumbuhan marginal antara 0.1% hingga 1.3%.

Detached house price index dropped to -2.3% against the previous quarter, after an increase of 2.1% (Q1 2025). Most states experienced declining house prices, except Melaka, Pahang and Terengganu which recorded marginal growth between 0.1% and 1.3%.

Carta 16: Perubahan Suku Indeks Harga Rumah Sesebuah Mengikut Negeri Q2 2025^P vs Q1 2025
 Chart 16: Detached House Price Index Quarterly Change by State Q2 2025^P vs Q1 2025



Dari segi harga, Kuala Lumpur mengekalkan harga purata tertinggi iaitu RM2.358 juta seunit, diikuti oleh Pulau Pinang (RM985,451 seunit), Selangor (RM911,846 seunit), dan Sabah (RM719,537 seunit), melepasi harga purata kebangsaan iaitu RM661,189 seunit.

In terms of price, Kuala Lumpur maintained the highest average price of RM2.358 million per unit, followed by Pulau Pinang (RM985,451 per unit), Selangor (RM911,846 per unit), and Sabah (RM719,537 per unit), surpassing the national average price of RM661,189 per unit.

Jadual 4: Indeks Harga Rumah Sesebuah dan Harga Purata Mengikut Negeri Q2 2025^P
Table 4: Detached House Price Index and Average Price by State Q2 2025^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Sabah	Sarawak
Index Point	172.9	105.6	185.8	240.5	260.8	182.0	237.1	228.2	186.5	185.7	200.5	300.9	205.3	216.6
Average House Price	RM661,189	RM2,358,693	RM911,846	RM487,925	RM985,451	RM476,968	RM267,846	RM439,270	RM444,032	RM224,357	RM374,507	RM291,241	RM719,537	RM655,418

