

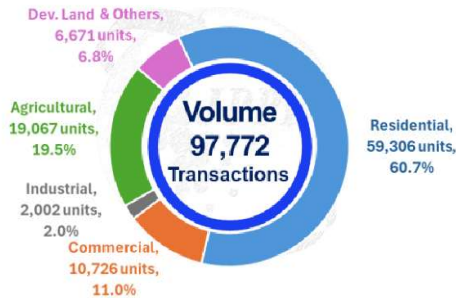


# Property Market Q1 2025 Snapshots

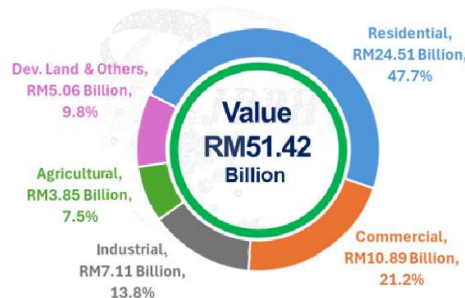


## Market Activity: Property Transactions

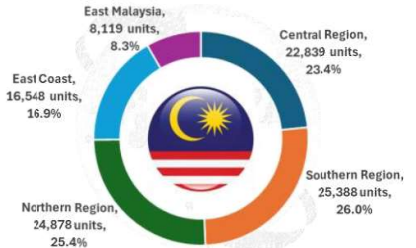
Volume By Sub-sector



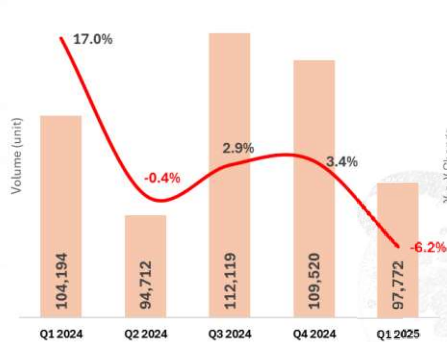
Value By Sub-sector



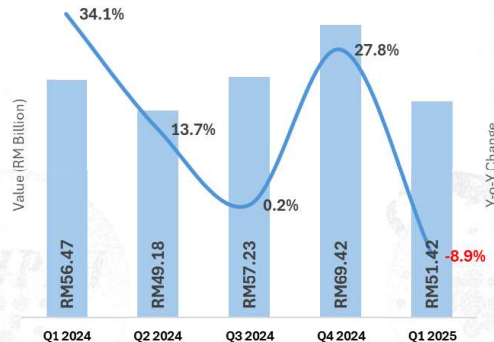
Volume by Region



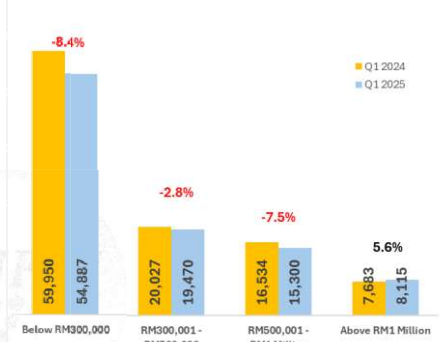
Transaction Volume Trend (Y-o-Y)



Transaction Value Trend (Y-o-Y)

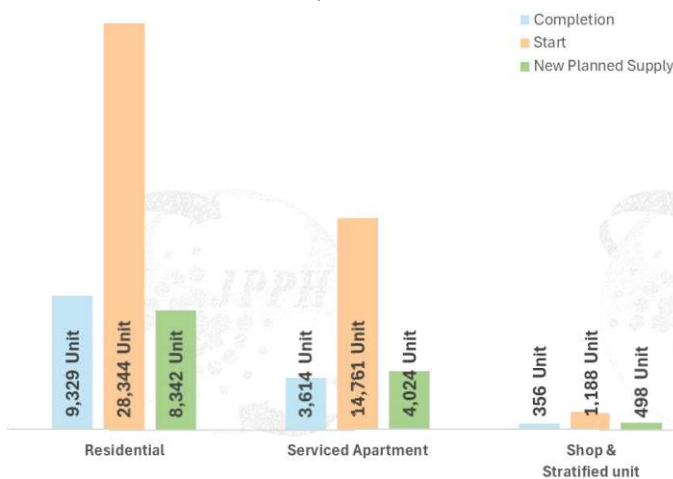


Volume by Price Range



## Construction Activity

Completion, Start & New Planned Supply  
Q1 2025



Trend of Construction Activity

	Completion	Start	New Planned Supply
Q1 2024	7,168	21,391	11,024
Q2 2024	24,404	20,164	29,481
Q3 2024	23,749	32,233	32,103
Q4 2024	26,814	32,448	27,853
Q1 2025	9,329	28,344	8,342

	Completion	Start	New Planned Supply
Q1 2024	5,494	5,458	5,164
Q2 2024	10,024	4,905	8,147
Q3 2024	11,160	18,601	10,096
Q4 2024	7,072	10,047	16,698
Q1 2025	3,614	14,761	4,024

	Completion	Start	New Planned Supply
Q1 2024	201	945	858
Q2 2024	732	1,218	755
Q3 2024	689	1,740	1,351
Q4 2024	1,289	1,049	2,713
Q1 2025	356	1,188	498





# Property Market Q1 2025 Snapshots



## Residential New Launches

### Units Launched & Sold

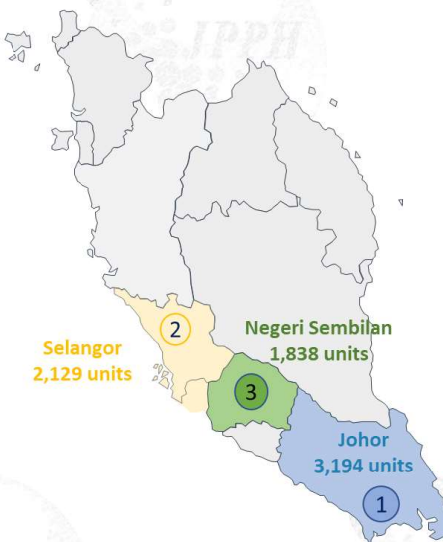
Total Unit	
Launched	Sold
12,498 Units	1,351 Units (10.8%)



Unit Sold: 161  
(4.7%)

Unit Sold : 1,190  
(13.1%)

### States with Most New Launches



### Price Range

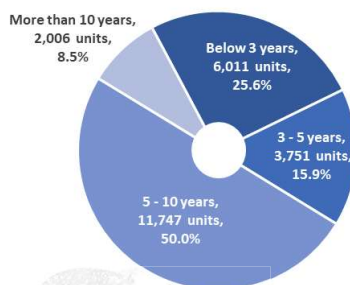
- Below RM300,000  
22.5% (2,809 units)
- RM300,001 – RM500,000  
42.8% (5,350 units)
- RM500,001 – RM1 Million  
30.0% (3,749 units)
- Above RM1 Million  
4.7% (590 units)

## Residential Overhang

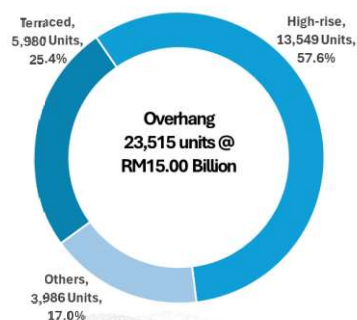
### Total Overhang



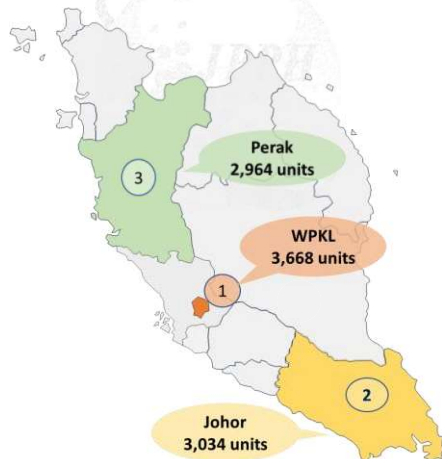
### Overhang by Launch Period



### Overhang by Type



### States with Most Overhang Volume



### Overhang by Price Range

Below RM300K Unit: 7,135 Value: RM1.58 Billion	30.3%
RM300K – RM500K Unit: 6,813 Value: RM2.69 Billion	29.0%
RM500K – RM1 Million Unit: 6,713 Value: RM4.43 Billion	28.6%
Above RM1 Million Unit: 2,854 Value: RM6.30 Billion	12.1%

### Unsold Under Construction

Price Range	Terraced	High-rise
Below RM300,000	11,246	9,847
RM300,001 - RM500,000	7,112	7,054
RM500,001 - RM1Mil	8,599	5,105
Above RM1Mil	1,369	1,338

### Unsold Not Constructed

Price Range	Terraced	High-rise
Below RM300,000	924	2,217
RM300,001 - RM500,000	2,013	2,253
RM500,001 - RM1Mil	743	2,754
Above RM1Mil	241	369





# Property Market Q1 2025 Snapshots

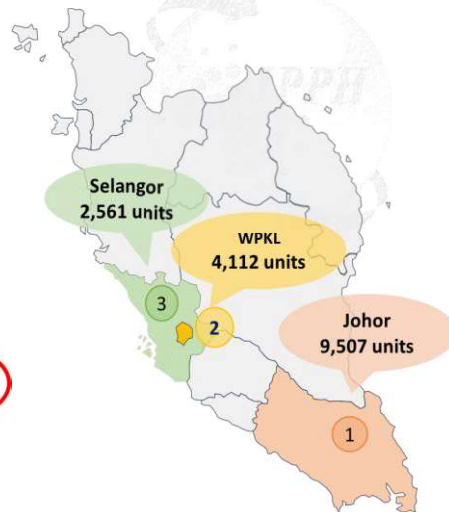


## Serviced Apartment Overhang

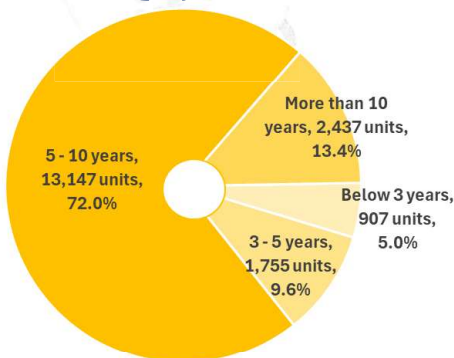
### Total Overhang



### States with High Overhang Volume



### Overhang by Launch Period



### Overhang by Price Range



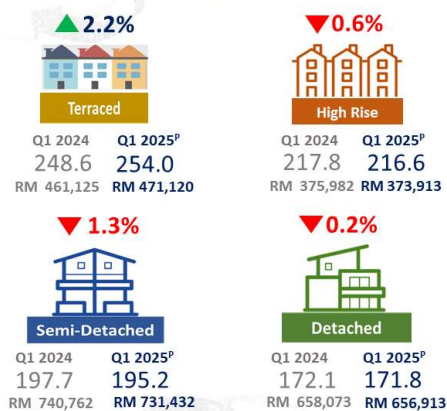
## Malaysian House Price Index

### Index Point, Annual & Quarterly Change Q1 2020 – Q1 2025<sup>P</sup>



### Index by House Type and Average House Price

Year-on-Year Change (Q1 2024 vs Q1 2025<sup>P</sup>)



## Purpose-Built Office & Shopping Complex: Supply & Occupancy

### Purpose-Built Office (Government & Privately-Owned)

	Q1 2024	Q4 2024	Q1 2025
<b>Overall Performance</b>			
Total Space (Million s.m.):	24.88	25.12	24.20
Total Occupied (Million s.m.):	19.54	19.63	18.91
Occupancy Rate	78.5%	78.1%	78.1%
<b>Privately-owned</b>			
Total Space (Million s.m.):	18.70	18.84	18.35
Total Occupied (Million s.m.):	13.46	13.50	13.22
Occupancy Rate	72.0%	71.7%	72.0%

### Shopping Complex

	Q1 2024	Q4 2024	Q1 2025
<b>Overall Performance</b>			
Total Space (Million s.m.):	17.73	17.97	17.20
Total Occupied (Million s.m.):	13.75	14.16	13.59
Occupancy Rate	77.6%	78.8%	79.0%
<b>Shopping Centre</b>			
Total Space (Million s.m.):	13.44	13.68	13.10
Total Occupied (Million s.m.):	10.21	10.56	10.14
Occupancy Rate	76.0%	77.2%	77.4%

Note: Changes in the total space for PBO and SC starting Q1 2025 are due to the reclassification of property type.