



KEMENTERIAN KEWANGAN

SNAPSHOTS

LAPORAN PASARAN HARTA SEPARUH PERTAMA

***PROPERTY MARKET REPORT
FIRST HALF***

2025



JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

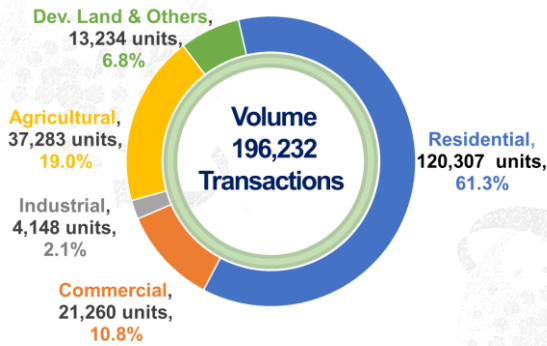


Property Market H1 2025 Snapshots

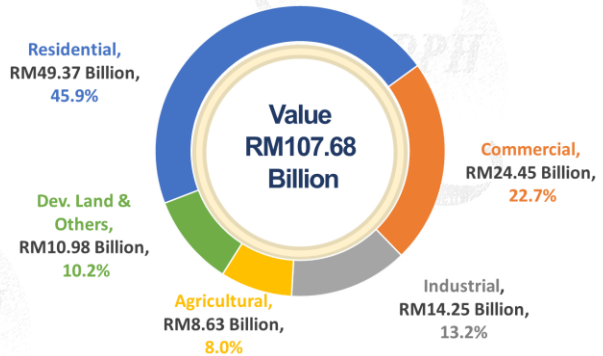


Market Activity: Property Transactions

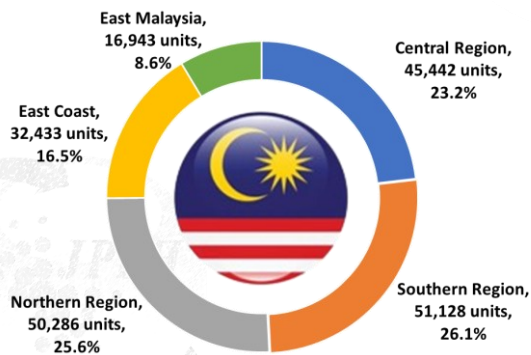
Volume by Sub-sector



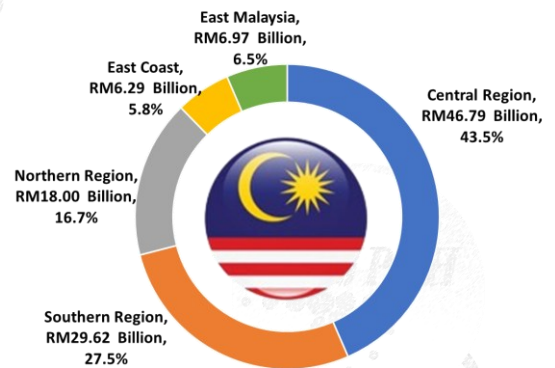
Value by Sub-sector



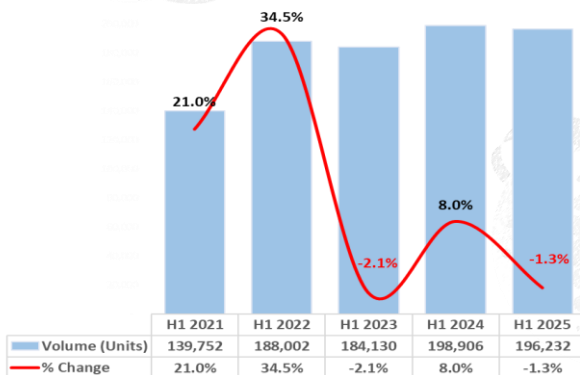
Volume by Region



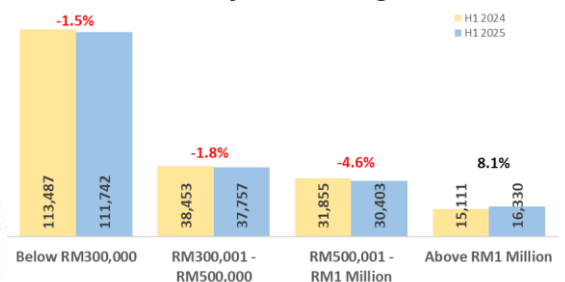
Value by Region



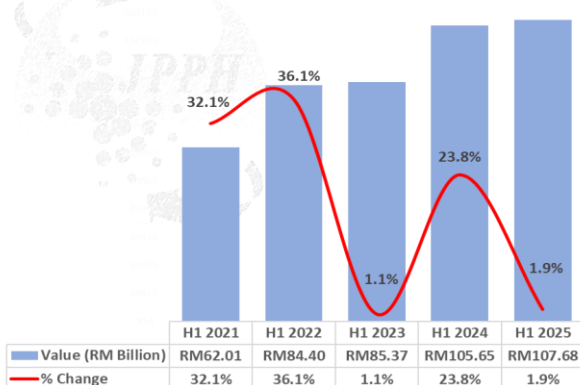
Transactions Volume Trend H1 2021- H1 2025



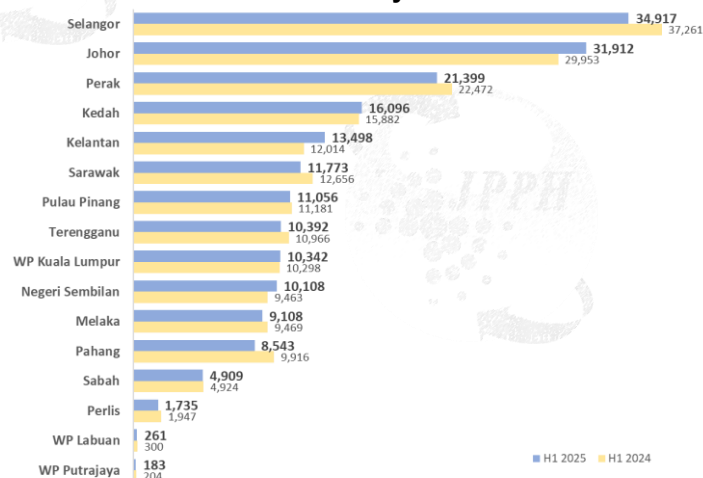
Volume by Price Range



Transactions Value Trend H1 2021- H1 2025



Volume by State



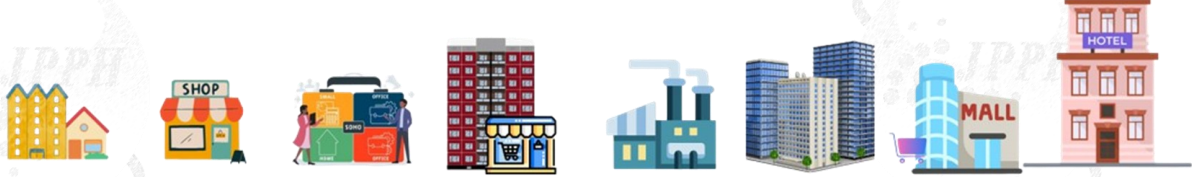


Property Market H1 2025 Snapshots



Property Inventory & Construction Activity

Property Inventory



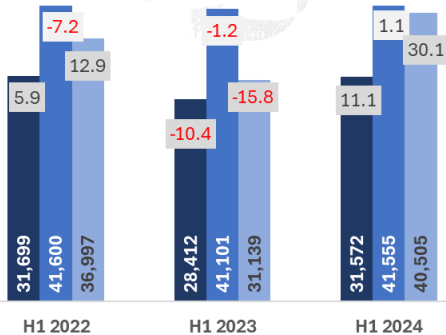
Property Type / Stage	Residential	Shops	SOHO	Serviced Apartment	Industrial	Purpose-Built Office	Shopping Complex	Hotel
Existing Stock	6,411,305 units	550,417 units	68,645 units	449,129 units	123,530 units	1,861 Buildings (24.32 mil s.m.)	988 Buildings (17.33 mil s.m.)	3,622 Hotels (291,679 Rooms)
Incoming Supply	375,944 units	24,846 units	25,426 units	160,427 units	4,864 units	37 Buildings (0.99 mil s.m.)	34 Buildings (0.88 mil s.m.)	82 Hotels (16,946 Rooms)

Trend of Construction Activities and Growth (%) H1 2022 – H1 2025



Residential Landed & High-rise

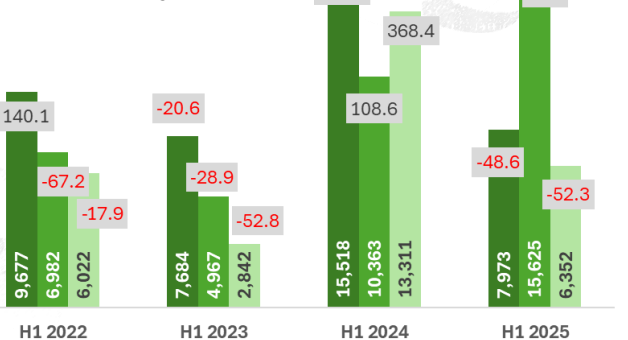
■ Completions
■ Starts
■ New Planned Supply



Serviced Apartment

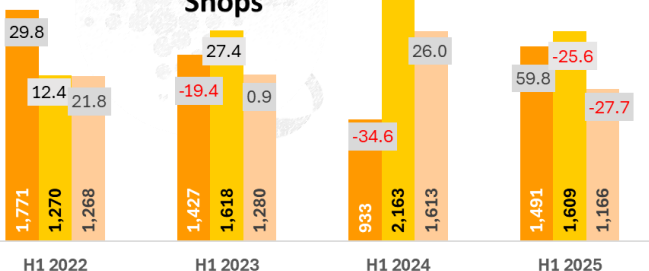


■ Completions
■ Starts
■ New Planned Supply



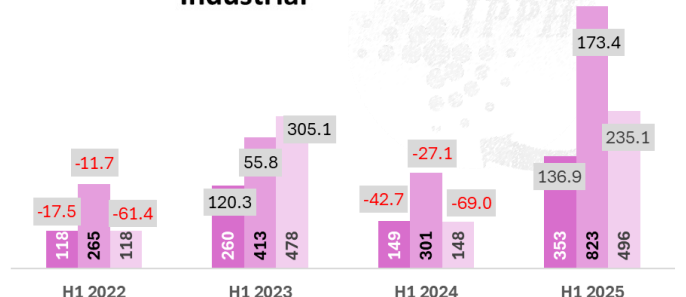
Shops

■ Completions
■ Starts
■ New Planned Supply



Industrial

■ Completions
■ Starts
■ New Planned Supply



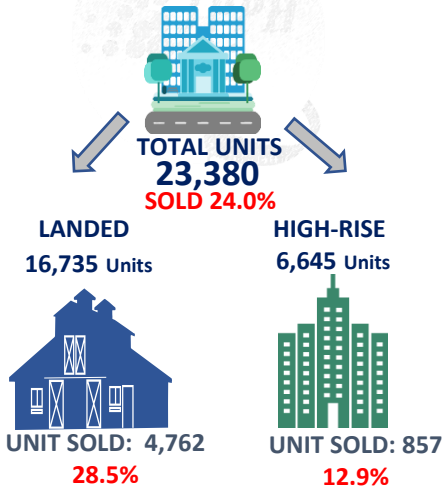


Property Market H1 2025 Snapshots



Market Status: Residential New Launches

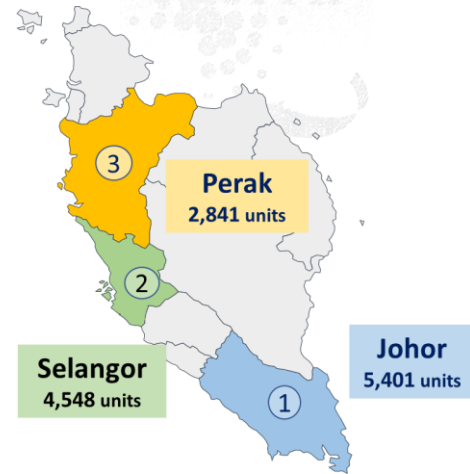
Unit Launched & Sold



Price Range

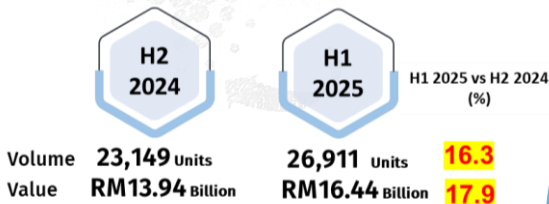


States with High New Launches

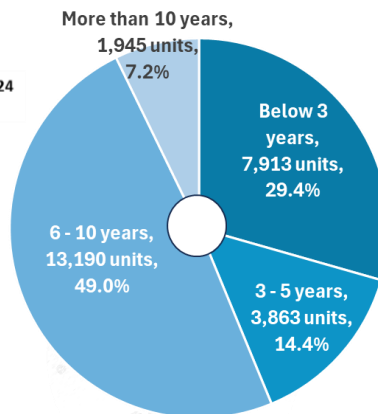


Market Status: Unsold Completed Residential

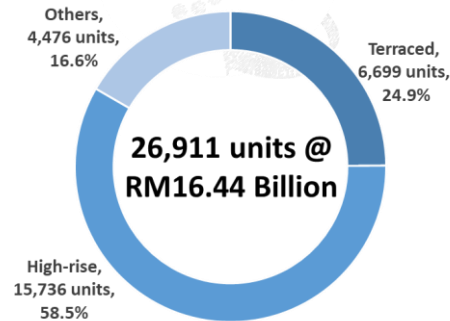
Total Unsold Completed



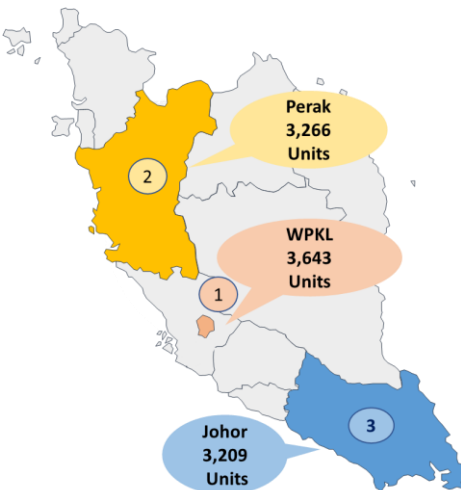
Unsold Completed by Launch Period



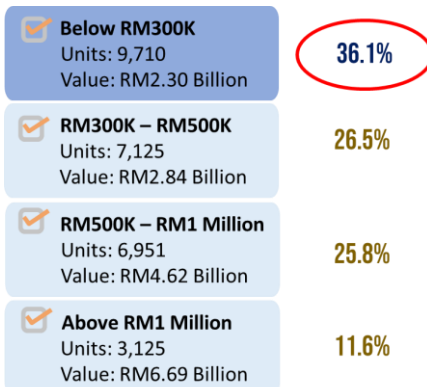
Unsold Completed by Type



States with High Volume of Unsold Completed



Unsold Completed by Price Range



Unsold Under Construction

Price Range	Landed	High-rise
Below RM300,000	11,212	8,327
RM300,001 - RM500,000	8,922	8,579
RM500,001 - RM1MIL	8,183	5,638
Above 1MIL	1,687	1,496

Unsold Not Constructed

Price Range	Landed	High-rise
Below RM300,000	2,382	1,272
RM300,001 - RM500,000	1,775	644
RM500,001 - RM1MIL	1,612	2,369
Above 1MIL	130	989



Property Market H1 2025 Snapshots

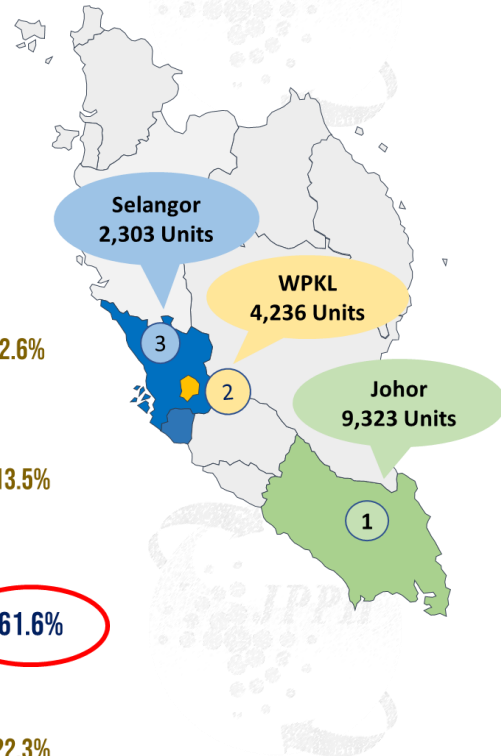


Market Status: Unsold Completed Serviced Apartment

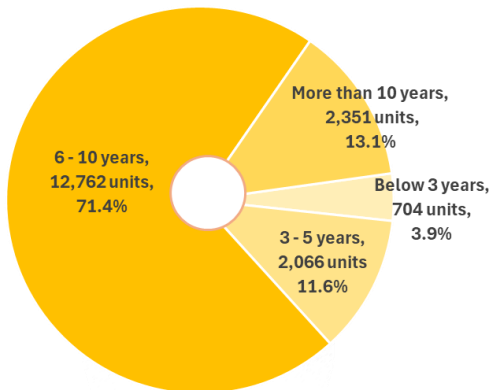
Total Unsold Completed



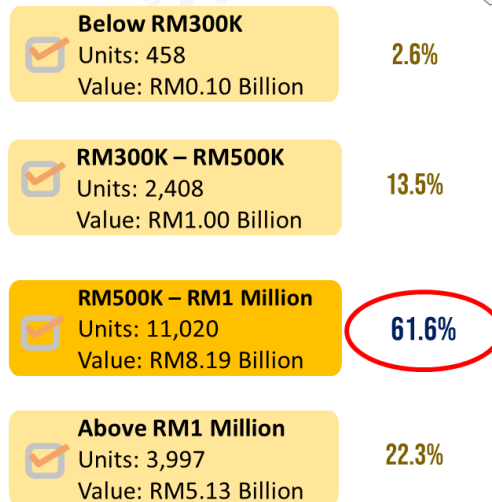
States with High Volume of Unsold Completed



Unsold Completed by Launch Period



Unsold Completed by Price Range



Purpose-Built Office & Shopping Complex: Supply and Occupancy

Purpose-Built Office (Government & Privately-Owned)

	H1 2024	H2 2024	H1 2025
Overall Performance			
Total Space (Million s.m.):	24.95	25.12	24.32
Total Occupied (Million s.m.):	19.52	19.63	18.93
Occupancy Rate	78.2%	78.1%	77.8%
Privately-owned			
Total Space (Million s.m.):	18.76	18.84	18.47
Total Occupied (Million s.m.):	13.43	13.50	13.24
Occupancy Rate	71.6%	71.7%	71.7%

Shopping Complex

	H1 2024	H2 2024	H1 2025
Overall Performance			
Total Space (Million s.m.):	17.76	17.97	17.33
Total Occupied (Million s.m.):	13.87	14.16	13.64
Occupancy Rate	78.1%	78.8%	78.7%
Shopping Centre			
Total Space (Million s.m.):	13.46	13.68	13.24
Total Occupied (Million s.m.):	10.30	10.56	10.19
Occupancy Rate	76.5%	77.2%	77.0%

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



Property Market H1 2025 Snapshots

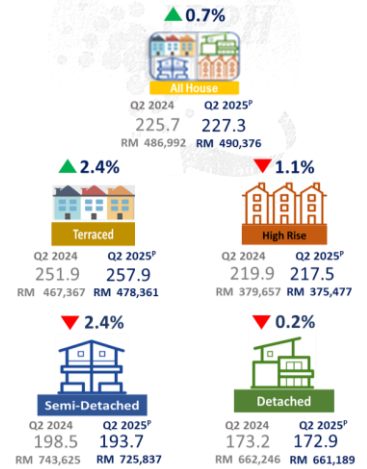


Malaysian House Price Index (MHPI)

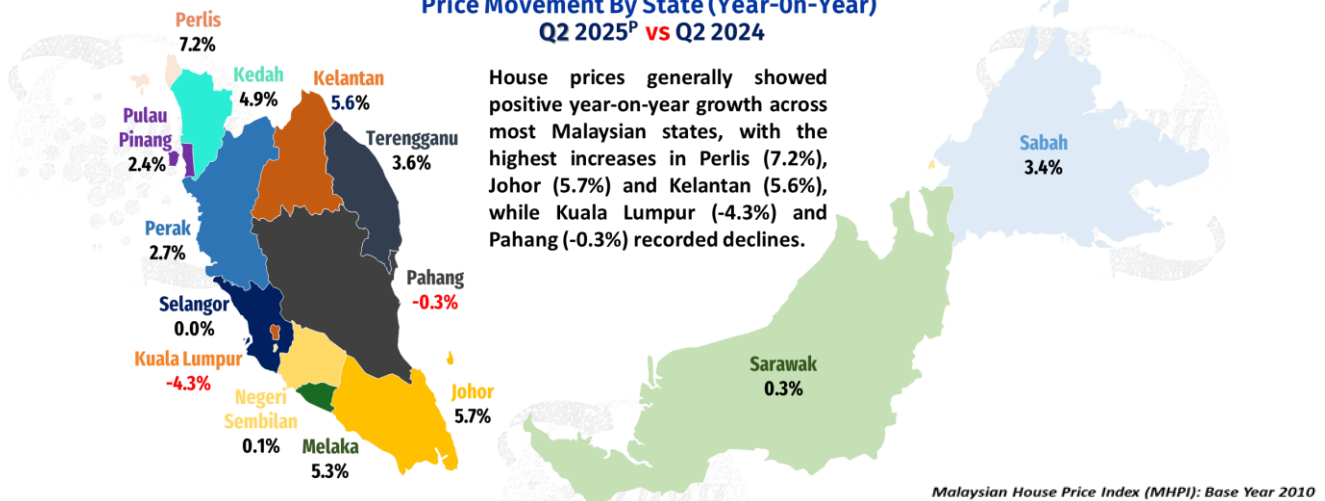
MHPI Index Point & Growth Q1 2021 – Q2 2025^P



MHPI by House Type & Yearly Growth Q2 2025^P vs Q2 2024



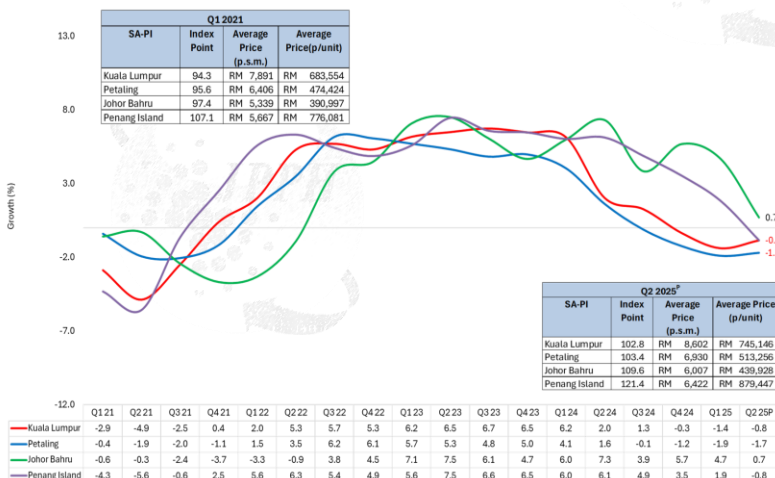
Price Movement By State (Year-On-Year) Q2 2025^P vs Q2 2024



Malaysian House Price Index (MHPI): Base Year 2010

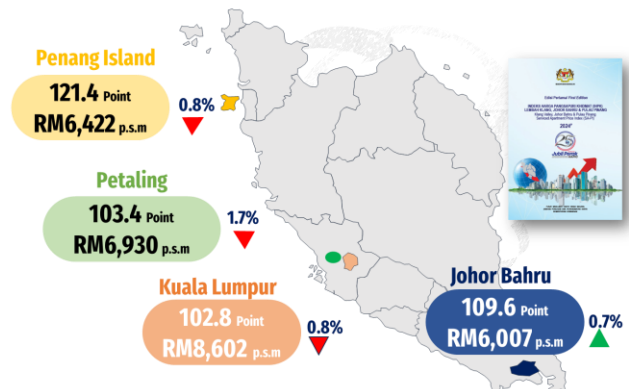
Serviced Apartment Price Index (SA-PI)

SA-PI & Yearly Growth in Kuala Lumpur, Petaling, Johor Bahru & Penang Island Q1 2021 - Q2 2025^P



Performance of SA-PI in Major Cities

Yearly Growth, Index Point & Average Price (p.s.m.) as of Q2 2025^P





Property Market H1 2025 Snapshots

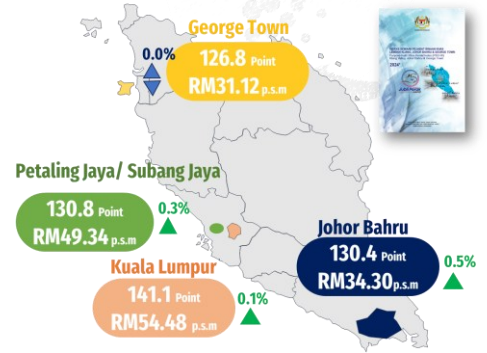
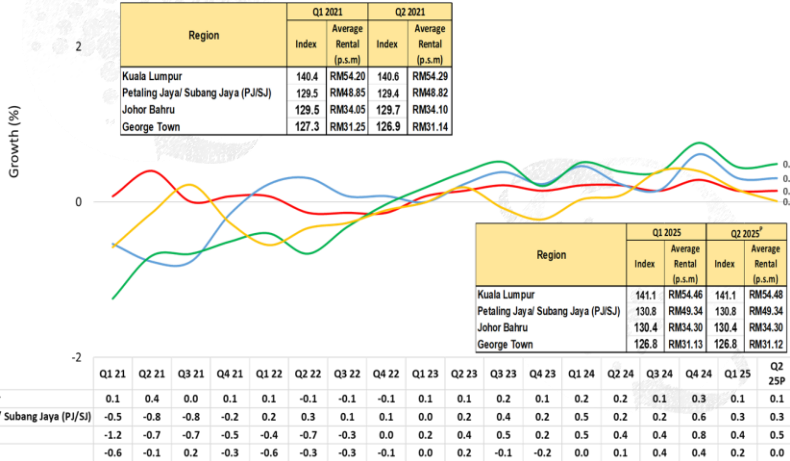


Purpose-Built Office Rental Index (PBO-RI)

PBO-RI & Yearly Growth in Kuala Lumpur, Petaling Jaya/ Subang Jaya, Johor Bahru & George Town Q1 2021 - Q2 2025^P

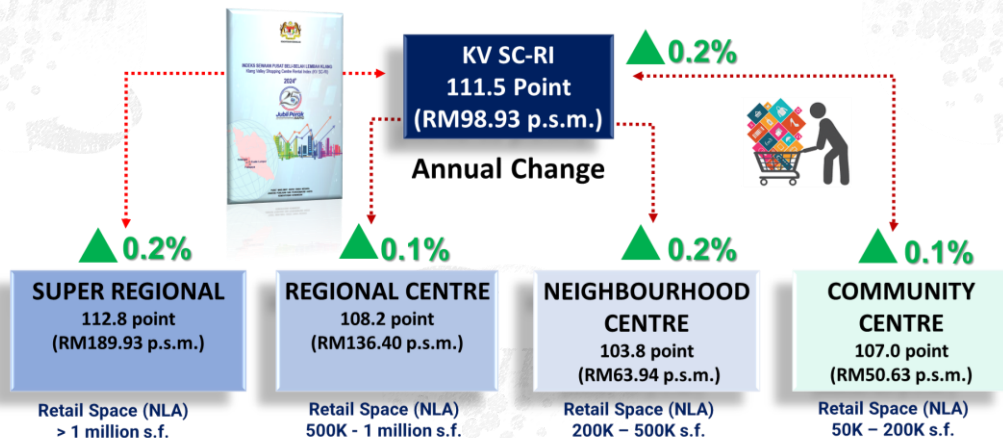
Performance of PBO-RI in Major Cities

Yearly Growth, Index Point & Average Price (p.s.m) as of Q2 2025^P

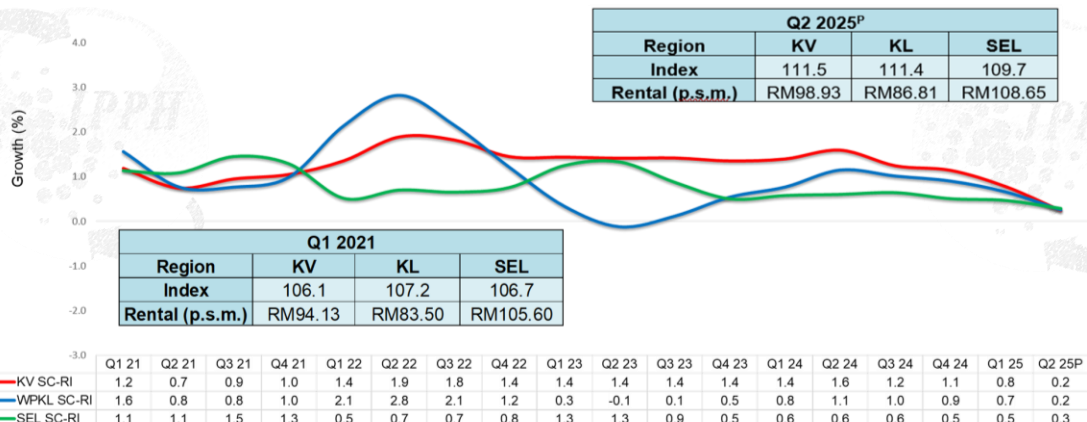


Klang Valley Shopping Centre Rental Index (KV SC-RI)

KV SC-RI & Yearly Growth by Category Q2 2025^P



SC-RI & Yearly Growth in Klang Valley, WP Kuala Lumpur & Selangor Q1 2021 - Q2 2025^P





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