



KEMENTERIAN KEWANGAN
MALAYSIA



INDEKS HARGA RUMAH MALAYSIA Malaysian House Price Index

2023^P



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

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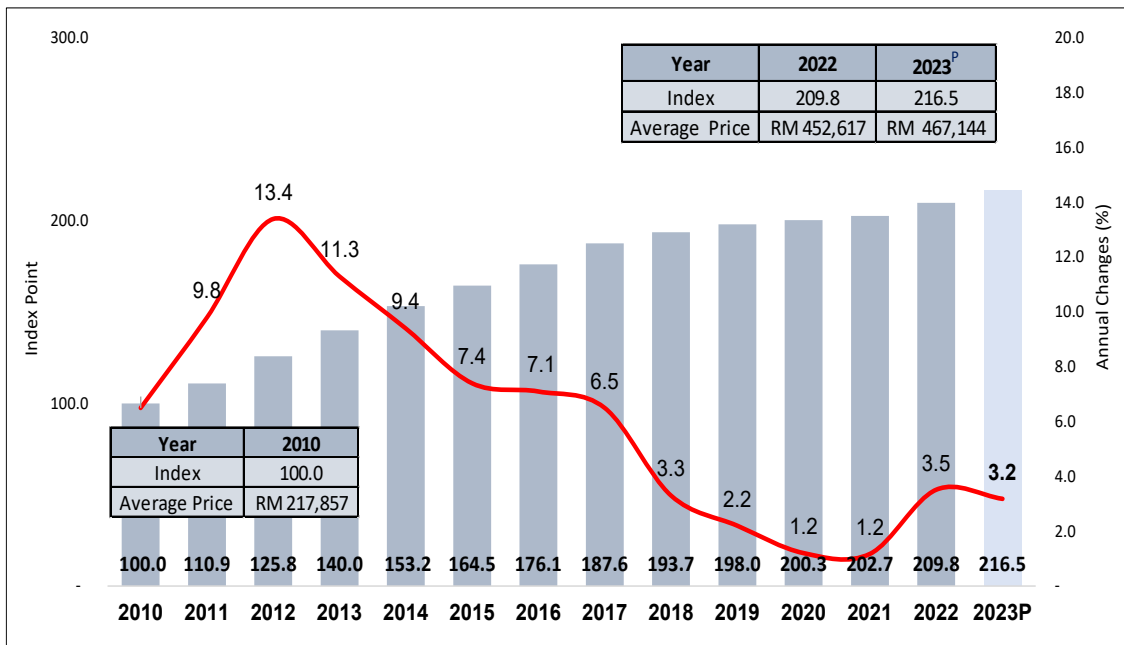
GAMBARAN KESELURUHAN

Indeks Harga Rumah Malaysia (IHRM) berada pada 216.5 mata pada 2023^P, menunjukkan pertumbuhan tahunan sederhana pada 3.2%, menurun sedikit berbanding 3.5% yang direkod pada tahun sebelumnya (2022: 209.8 mata). Pertumbuhan ini mengatasi prestasi yang dilihat sepanjang tempoh pandemik, menyaksikan pertumbuhan 1.2% pada 2020 dan 2021, disokong oleh pembukaan sempadan negara pada April 2022, pengekalan Kadar Dasar Semalaman (OPR) selepas Mei 2023, dan juga dasar perumahan yang menyokong dan insentif pasaran-telah membantu mengekalkan pemulihan sektor perumahan negara.

OVERVIEW

The Malaysian House Price Index (MHPI) stood at 216.5 points in 2023^P, indicating moderate annual growth of 3.2%, a slight decrease compared to the 3.5% recorded in the previous year (2022: 209.8 points). This growth surpasses the performance observed throughout the pandemic period, which saw a growth of 1.2% in both 2020 and 2021, supported by the opening of national borders in April 2022, the retention of the Overnight Policy Rate (OPR) after May 2023, along with supportive housing policies and market incentives-helping to sustain the recovery of the country’s housing sector.

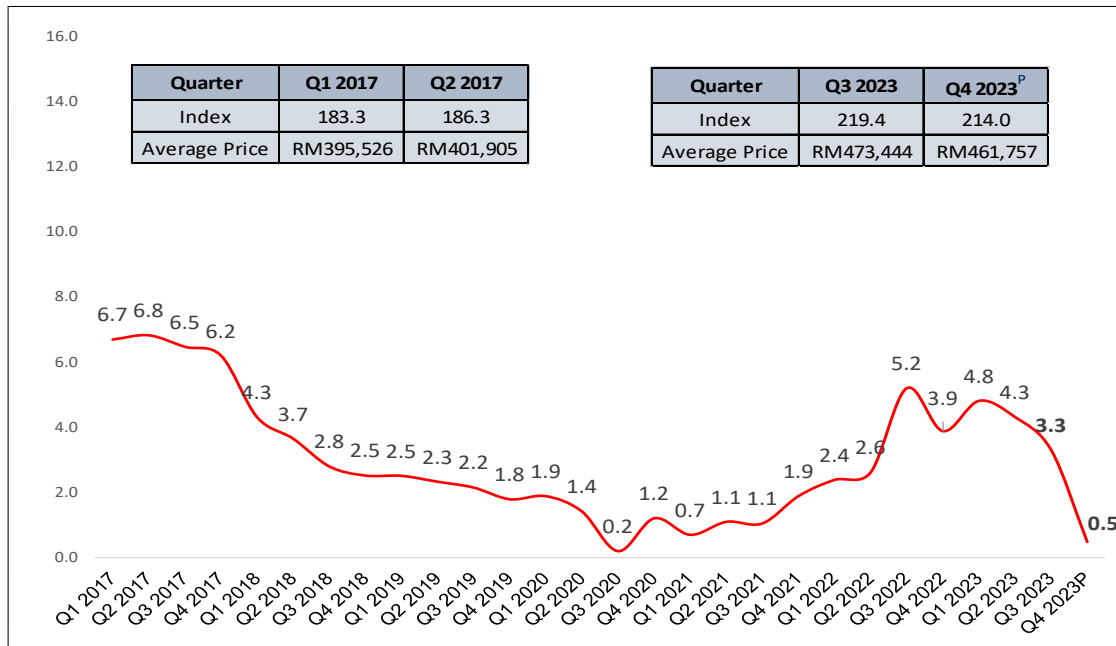
Carta 1: Mata Indeks IHRM and Perubahan Tahunan 2010 – 2023^P
 Chart 1: MHPI Index Point and Annual Change 2010 – 2023^P



Perubahan tahunan direkodkan mengikut sukuan secara konsisten menunjukkan trend pertumbuhan yang meyakinkan melebihi 3.0% sepanjang 2023, kecuali pada Q4 2023^P (0.5%), berbanding tempoh wabak. Pertumbuhan yang meyakinkan ini didorong oleh pengukuhan harga rumah terutama rumah teres di kebanyakan negeri di seluruh negara.

The annual change recorded by quarter consistently shows a convincing growth trend above 3.0% throughout 2023, except for Q4 2023^P (0.5%), compared to the epidemic period. This convincing growth is driven by the strengthening of house prices, especially terraced houses in most states across the country.

Carta 2: Perubahan Tahunan IHRM Mengikut Sukuan Q1 2017 – Q4 2023^P
 Chart 2: Annual Changes of MHPI by Quarterly Q1 2017 – Q4 2023^P



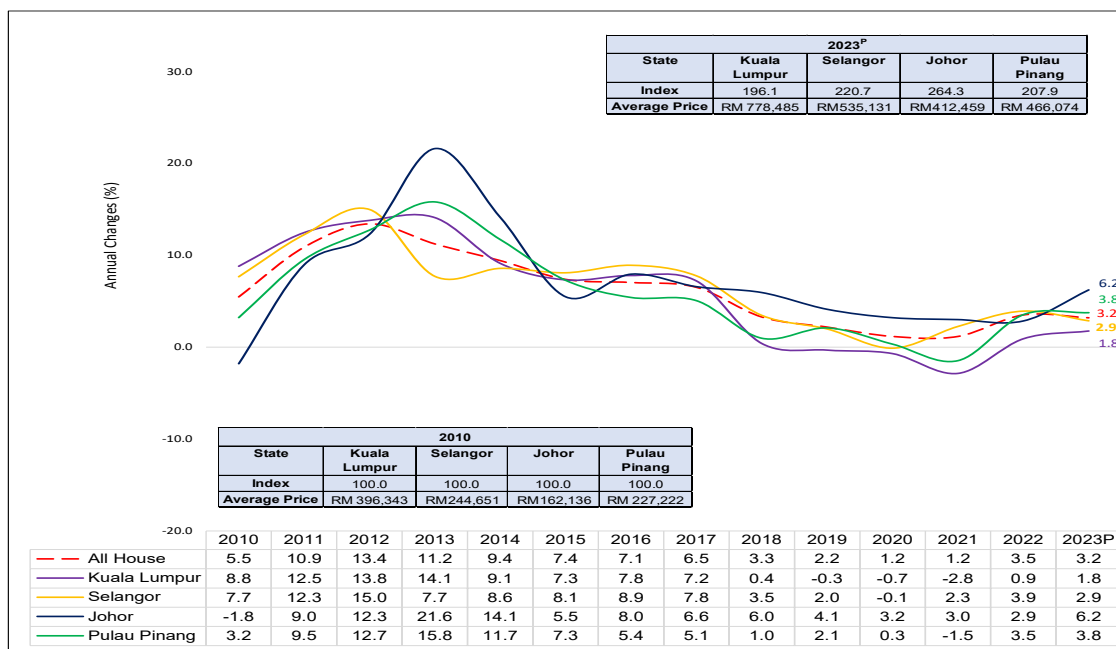
INDEKS HARGA SEMUA RUMAH MENGIKUT NEGERI

Semua negeri mencatatkan pertumbuhan harga rumah. Berbanding 2022, hanya Kuala Lumpur, Johor, Pulau Pinang dan Perak mengalami kenaikan harga antara 0.2% hingga 3.4%, manakala negeri lain dilihat lebih rendah. Johor adalah antara negeri utama yang merekodkan pertumbuhan tertinggi pada 6.2% (2023^P) berbanding 2.9% (2022), mengatasi pertumbuhan sebelum wabak (2018: 6.0%). Selangor menyaksikan penurunan pada 1.0% berbanding 2022 (3.9%), namun ia masih kekal dengan pertumbuhan yang rendah.

ALL HOUSE PRICE INDEX BY STATE

All states recorded growth in house prices. Compared to 2022, only Kuala Lumpur, Johor, Pulau Pinang, and Perak experienced price rises ranging from 0.2% to 3.4%, while other states were seen to be lower. Johor is among the major states that recorded the highest growth at 6.2% (2023^P) compared to 2.9% (2022), surpassing the growth before the pandemic (2018: 6.0%). Selangor witnessed a decrease of 1.0% compared to 2022 (3.9%), yet it still maintained relatively low growth.

Carta 3: Perubahan Tahunan IHRM Mengikut Negeri Utama 2010 – 2023^P
 Chart 3: MHPI Annual Change by Major State 2010 – 2023^P



Harga purata rumah nasional direkodkan pada RM467,144 seunit pada 2023^P, didahului oleh Kuala Lumpur (RM778,485 seunit), diikuti Selangor, Sarawak, dan Sabah masing-masing pada RM535,131, RM511,035 dan RM496,762 seunit. Melaka dan Perlis terus merekod harga purata rumah yang rendah di bawah RM250,000 seunit.

The national average house price was recorded at RM467,144 per unit in 2023^P, led by Kuala Lumpur (RM778,485 per unit), followed by Selangor, Sarawak, and Sabah at RM535,131, RM511,035 and RM496,762 per unit, respectively. Melaka and Perlis continued to record lower average house prices below RM250,000 per unit.

Carta 4: Perubahan Tahunan IHRM mengikut Negeri 2023^P vs 2022
 Chart 4: MHPi Annual Change by State 2023^P vs 2022



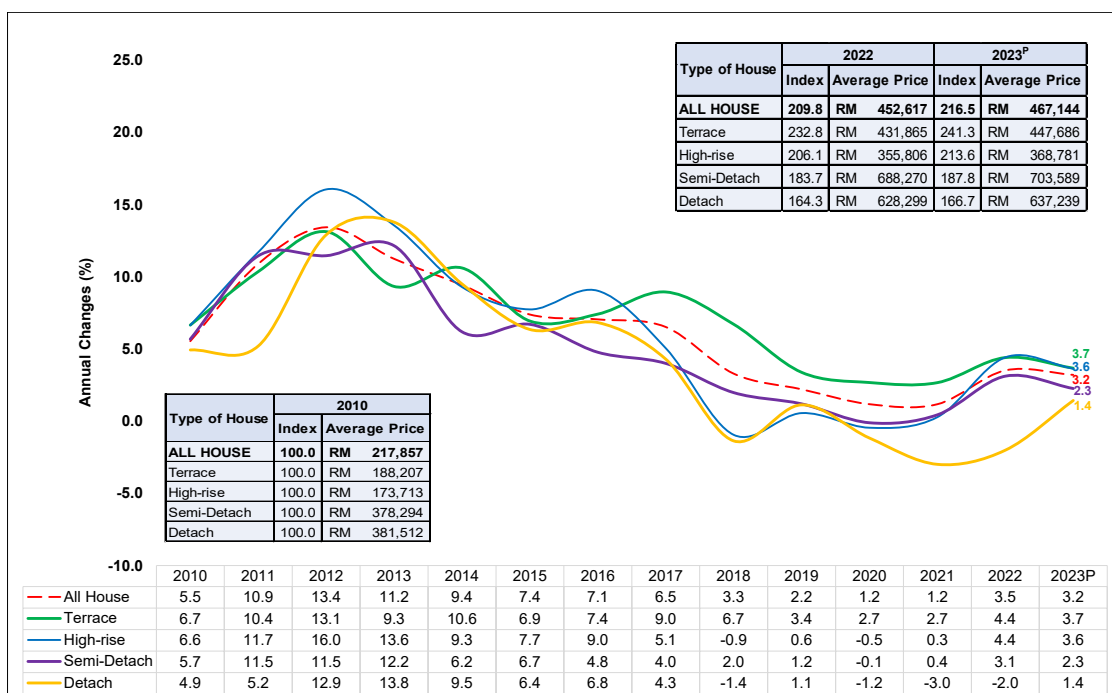
INDEKS HARGA RUMAH MENGIKUT JENIS

Indeks Harga Rumah Teres (241.3 mata) kekal stabil, merekod pertumbuhan tertinggi pada 3.7% berbanding jenis lain, diikuti oleh unit bertingkat tinggi (213.6 mata) dan rumah berkembar (187.8 mata). Bagaimanapun, pertumbuhan ini lebih rendah berbanding tahun sebelumnya. Indeks Harga Rumah Sesebuah (166.7 mata) buat kali pertama beralih ke mod positif selepas mengalami penurunan harga selama tiga tahun berturut-turut, merekod pertumbuhan pada 1.4%(2023^P).

HOUSE PRICE INDEX BY TYPE

Terraced House Price Index (241.3 points) remains stable, recording the highest growth of 3.7% compared to other types, followed by high-rise units (213.6 points) and semi-detached houses (187.8 points). However, these growths are slightly lower than the previous year. The detached House Price Index (166.7 points) for the first time shifted to a positive mode after experiencing a price decline for three consecutive years, recording a growth of 1.4%(2023^P).

Carta 5: Perubahan Tahunan IHRM Mengikut Jenis Rumah 2010 – 2023^P
 Chart 5: MHPI Annual Change by House Type 2010 – 2023^P



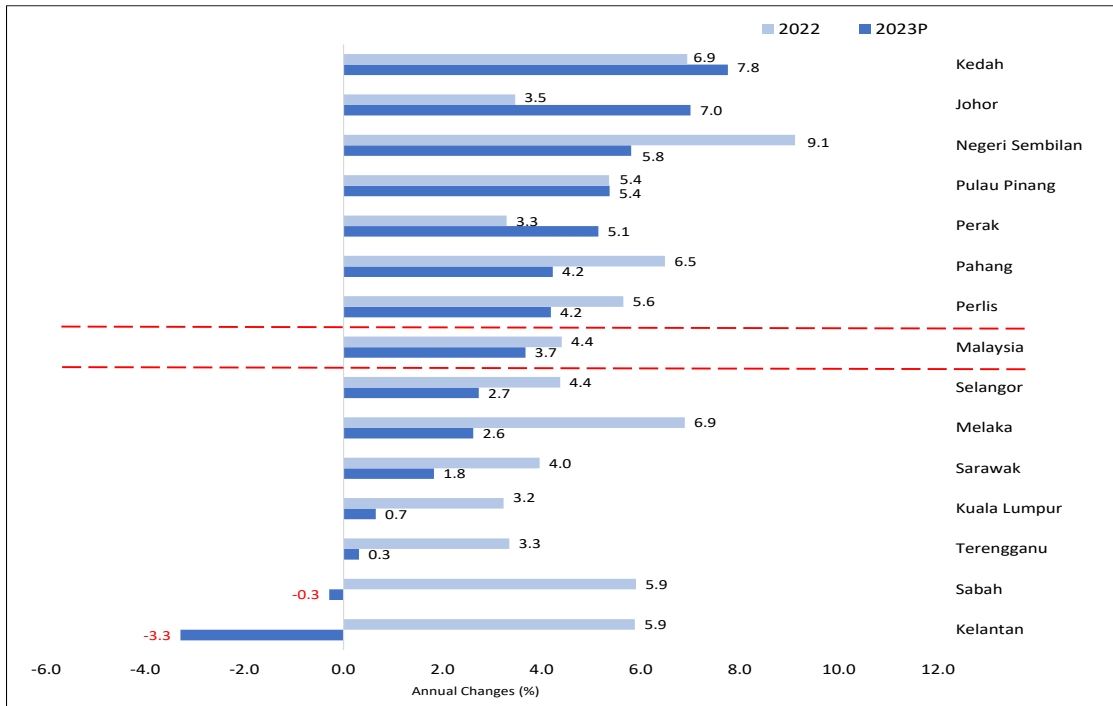
INDEKS HARGA RUMAH TERES

Secara keseluruhan, pada 2023^P, kebanyakan negeri mengalami pertumbuhan, pada kadar yang lebih rendah berbanding tahun sebelumnya, kecuali Kelantan (-3.3%) dan Sabah (-0.3%). Bagaimanapun, Johor dan Kedah menyerlah dengan kadar pertumbuhan yang tinggi masing-masing pada 7.0% dan 7.8%. Pulau Pinang kekal tidak berubah pada 5.4% berbanding tahun sebelumnya.

TERRACED HOUSE PRICE INDEX

Overall, in 2023^P, most states experienced growth, albeit at a lower rate compared to the previous year, except for Kelantan (-3.3%) and Sabah (-0.3%). However, Johor and Kedah stood out with remarkable growth rates of 7.0% and 7.8%, respectively. Pulau Pinang remained unchanged at 5.4% compared to the previous year.

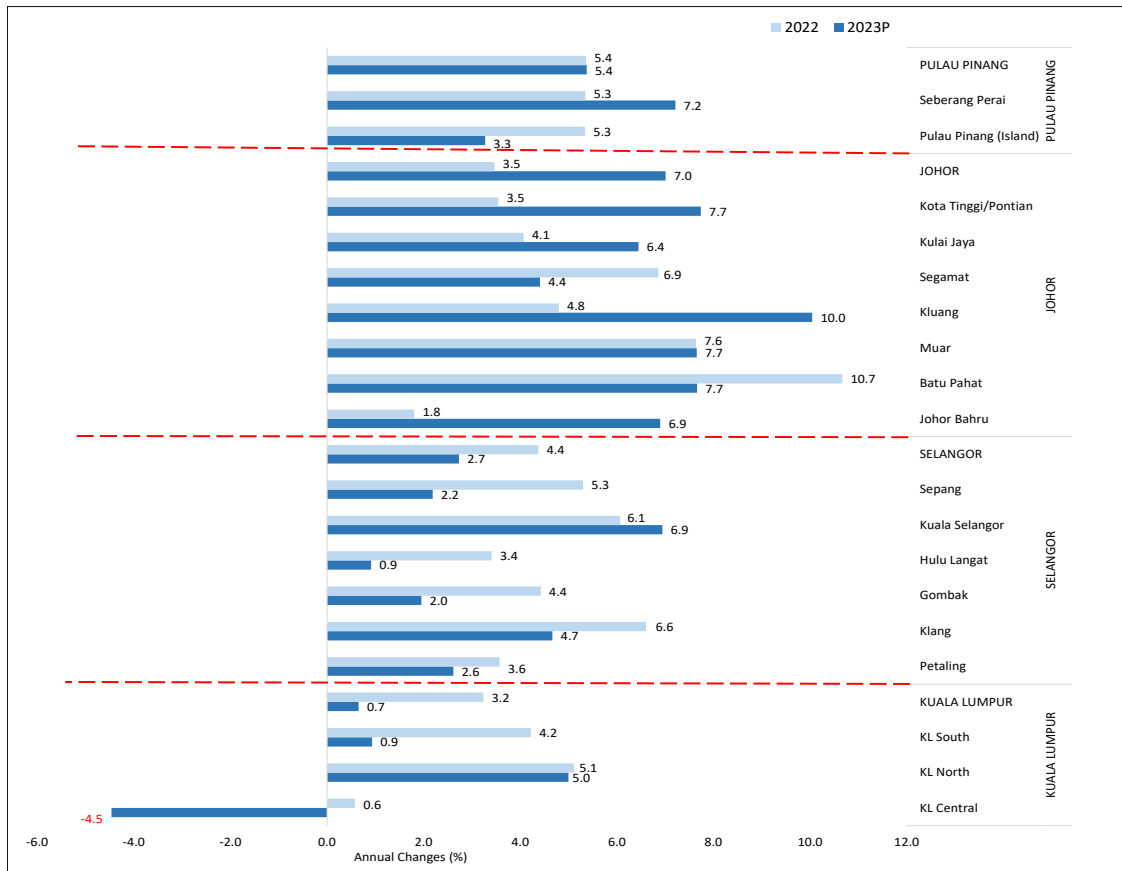
Carta 6: Perubahan Tahunan Indeks Harga Rumah Teres Mengikut Negeri 2023^P vs 2022
 Chart 6: Terraced House Price Index Annual Change by State 2023^P vs 2022



Semua wilayah di negeri utama merekod kenaikan harga kecuali Kuala Lumpur Central. Pertumbuhan itu lebih ketara di Johor, dengan empat (4) wilayah/kawasan menunjukkan pertumbuhan melebihi 7.0% iaitu Kluang, Batu Pahat, Kota Tinggi/Pontian, dan Muar. Johor Bahru menyaksikan pertumbuhan ketara pada 6.9% berbanding 2022 (1.8%), berikutan transaksi rumah teres berharga tinggi yang berlaku pada tahun semasa.

All regions in the major states recorded price increases except Kuala Lumpur Central. The growth was more prominent in Johor, with four (4) regions showing growth above 7.0% i.e. Kluang, Batu Pahat, Kota Tinggi/ Pontian, and Muar. Johor Bahru saw a significant growth at 6.9% compared to 2022 (1.8%), due to high-priced terrace house transactions that took place in the current year.

Carta 7: Perubahan Tahunan Indeks Harga Rumah Teres Mengikut Kawasan 2023^P vs 2022
 Chart 7: Terraced House Price Index Annual Change by Region 2023^P vs 2022



Purata harga rumah teres nasional ialah RM447,686 pada 2023^P. Kuala Lumpur kekal mendahului dengan RM904,555 seunit, diikuti Selangor (RM594,991 seunit) dan Pulau Pinang (RM526,657 seunit). Melaka mula menunjukkan kenaikan harga rumah teres dengan merekod harga melebihi RM200,000 seunit buat pertama kalinya, manakala Perlis kekal dengan harga rumah teres terendah di negara ini iaitu pada RM197,732 seunit.

The national average terraced house price stood at RM447,686 in 2023^P. Kuala Lumpur remained in the lead with RM904,555 per unit, followed by Selangor (RM594,991 per unit) and Pulau Pinang (RM526,657 per unit). Melaka began to show an increase in terraced house prices by recording prices exceeding RM200,000 per unit for the first time, while Perlis remained with the lowest terrace house prices in the country at RM197,732 per unit.

Jadual 1: Indeks Harga Rumah Teres dan Harga Purata Mengikut Negeri 2023^P
 Table 1: Terraced House Price Index and Average Price by State 2023^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	241.3	239.6	242.8	311.6	193.7	259.7	240.1	217.4	223.0	209.2	199.7	183.7	228.5	190.6	206.5
Average Price (RM)	RM447,686	RM904,555	RM594,991	RM399,448	RM526,657	RM284,624	RM249,470	RM202,657	RM229,965	RM258,351	RM219,579	RM222,354	RM197,732	RM483,344	RM404,283

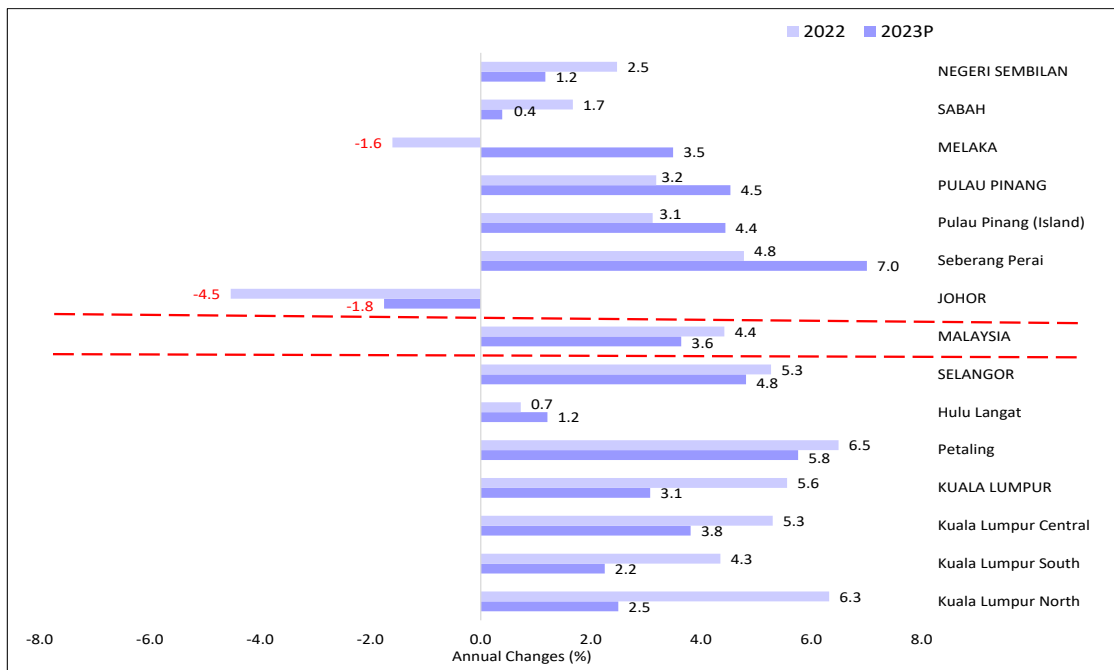
INDEKS HARGA UNIT BERTINGKAT TINGGI

Indeks Harga Unit Bertingkat Tinggi mengalami pertumbuhan sederhana pada 3.6% selepas merekod penurunan di kebanyakan negeri pada separuh kedua 2023. Unit bertingkat tinggi di Johor terus menurun, dengan penguncupan yang lebih rendah berbanding 2022 (2023P: -1.8%; 2022: -4.5%). Prestasi Pulau Pinang kekal positif dengan pertumbuhan 4.5%, mengatasi angka tahun sebelumnya (2022: 3.2%), didorong oleh kenaikan harga di Seberang Perai pada 7%. Sebaliknya, Melaka telah membuat kemunculan semula dengan peningkatan 3.5% berbanding penguncupan -1.6% pada tahun sebelumnya, disumbangkan oleh unit di Melaka Tengah.

HIGH-RISE UNIT PRICE INDEX

The High-Rise Unit Price Index experienced moderate growth at 3.6% after recording a decline in most states in the second half of 2023. High-rise units in Johor continued to decline, with a lower contraction compared to 2022 (2023P: -1.8%; 2022: -4.5%). Pulau Pinang's performance remains positive with a growth of 4.5%, surpassing the previous year's figure (2022: 3.2%), driven by price increases in Seberang Perai of 7%. On the other hand, Melaka made a comeback with an increase of 3.5% compared to a contraction of -1.6% in the previous year, contributed by units in Melaka Tengah.

Carta 8: Perubahan Tahunan Indeks Harga Unit Bertingkat Tinggi Mengikut Negeri dan Kawasan 2023^P vs 2022
 Chart 8: High-Rise Unit Price Index Annual Change by State and Region 2023^P vs 2022



Dari segi harga, Kuala Lumpur kekal merekod lebih tinggi daripada purata nasional pada RM547,309 seunit, diikuti Sabah dan Pulau Pinang masing-masing pada RM356,175 seunit dan RM349,712 seunit. Negeri Sembilan kekal dengan harga purata terendah iaitu RM103,123 seunit.

In terms of price, Kuala Lumpur maintained to record higher than the national average at RM547,309 per unit, followed by Sabah and Pulau Pinang at RM356,175 per unit and RM349,712 per unit, respectively. Negeri Sembilan remained with the lowest average price at RM103,123 per unit.

Jadual 2: Indeks Harga Unit Bertingkat Tinggi dan Purata Harta Mengikut Negeri 2023^P
 Table 2: High-Rise Unit Price Index and Average Price by State 2023^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	213.6	216.7	222.8	255.8	223.7	212.1	192.4	207.9	207.4	214.8	163.8	211.7	152.9	187.6	198.4
Average Price (RM)	RM368,781	RM597,823	RM562,127	RM397,889	RM547,309	RM393,537	RM253,491	RM297,419	RM232,820	RM377,840	RM136,161	RM349,712	RM103,123	RM152,241	RM356,175

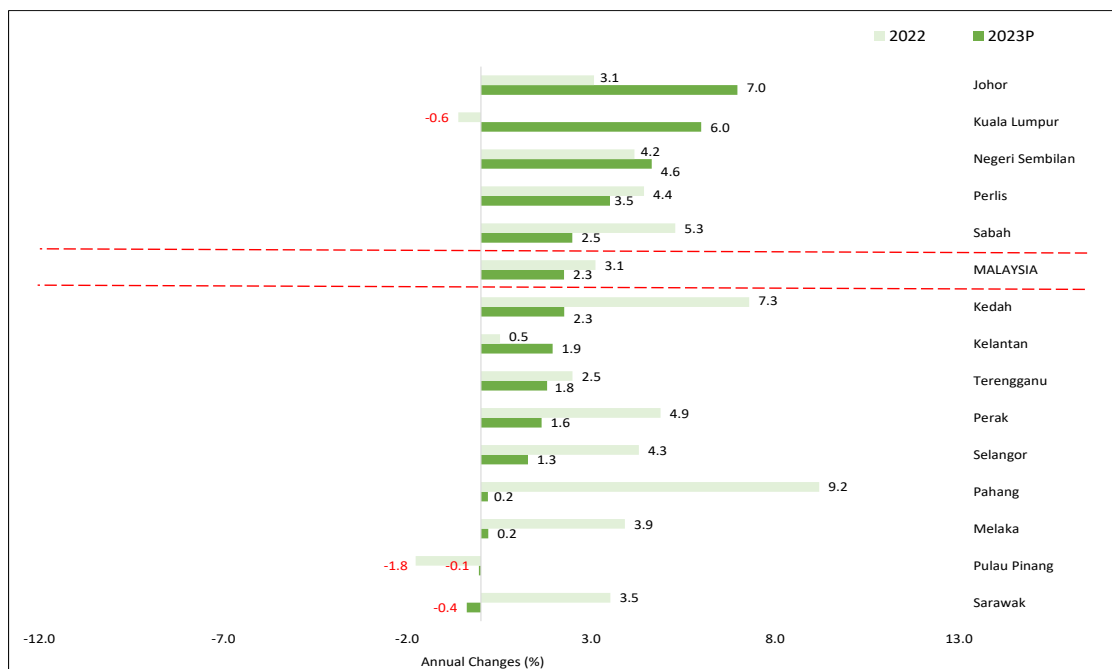
INDEKS HARGA RUMAH BERKEMBAR

Pada 2023^P, kebanyakan negeri terus merekod pertumbuhan harga yang perlahan kecuali Johor (7.0%) dan Kuala Lumpur (6.0%). Johor merekod pertumbuhan tertinggi dengan peningkatan di beberapa wilayah/ kawasan iaitu Segamat, Muar, Batu Pahat, dan Kota Tinggi/Pontian. Sementara itu, Kuala Lumpur membuat kemunculan semula selepas penurunan sebanyak -0.6% pada 2022, sumbangan oleh Kuala Lumpur Central dan Kuala Lumpur South. Pulau Pinang dan Sarawak mengalami penurunan harga, masing-masing turun pada -0.1% dan -0.4%, dengan Sarawak berbalik arah selepas kenaikan 3.5% pada 2022.

SEMI-DETACHED HOUSE PRICE INDEX

In 2023^P, most states continued to record a slow-paced price growth except for Johor (7.0%) and Kuala Lumpur (6.0%). Johor recorded the highest growth, showing increases in several regions, namely Segamat, Muar, Batu Pahat, and Kota Tinggi/Pontian. Meanwhile, Kuala Lumpur made a comeback after a decline of -0.6% in 2022, a contribution by the regions of Kuala Lumpur Central and Kuala Lumpur South. Pulau Pinang and Sarawak experienced price declines, down by -0.1% and -0.4% respectively, with Sarawak reversing course after a 3.5% increase in 2022.

Carta 9: Perubahan Tahunan Indeks Harga Rumah Berkembar Mengikut Negeri 2023^P vs 2022
 Chart 9: Semi-Detached House Price Index Annual Change by State 2023^P vs 2022



Harga purata rumah nasional direkodkan pada RM703,589 seunit dengan Kuala Lumpur, Selangor, dan Sabah mencatat harga melebihi harga purata rumah nasional. Kelantan kekal dengan harga terendah iaitu RM302,373 seunit.

The national average house price was recorded at RM703,589 per unit with Kuala Lumpur, Selangor, and Sabah recording prices above the national average house price. Kelantan remained with the lowest price at RM302,373 per unit.

Jadual 3: Indeks Harga Rumah Berkembar dan Harga Purata Mengikut Negeri 2023^P
 Table 3: Semi-Detached House Price Index and Average Price by State 2023^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	187.8	171.7	172.3	164.2	220.0	259.2	212.8	189.7	226.8	197.8	177.0	158.2	186.0	197.1	194.8
Average Price (RM)	RM703,589	RM2,413,558	RM1,035,087	RM666,564	RM692,123	RM530,364	RM422,721	RM482,171	RM406,638	RM425,745	RM348,499	RM302,373	RM396,091	RM878,135	RM632,523

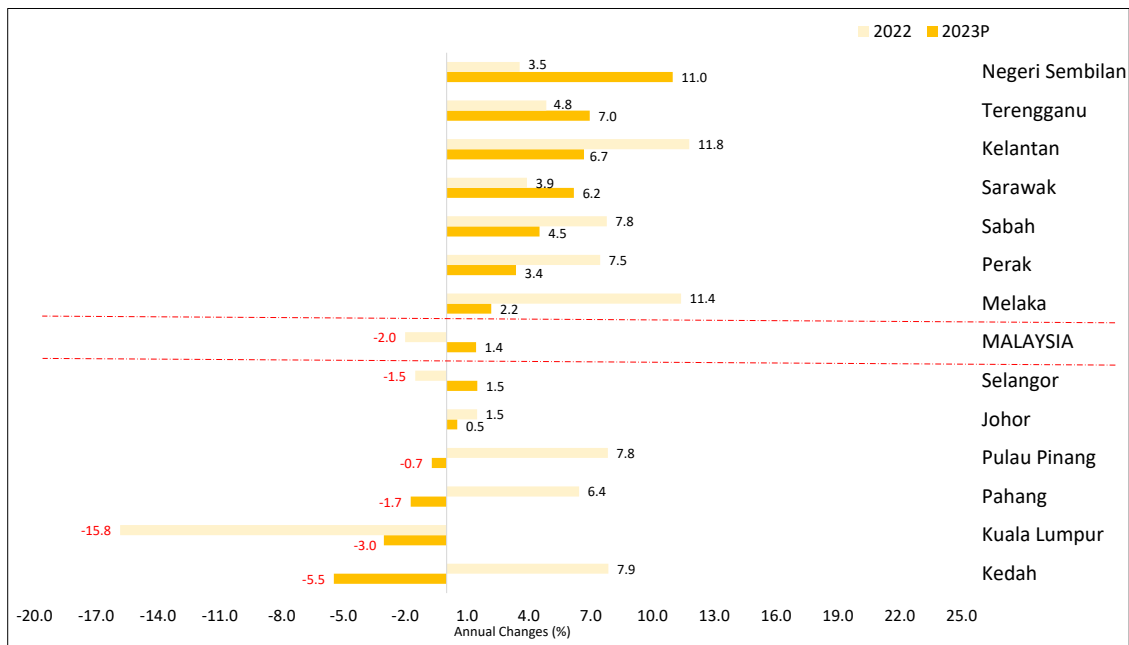
INDEKS HARGA RUMAH SESEBUAH

Indeks Harga Rumah Sesebuah menyaksikan peralihan positif pada 1.4% (2023^P) daripada -2.0% (2022), menandakan peralihan pertama kepada positif selepas penurunan sepanjang wabak. Negeri Sembilan mencatat pertumbuhan dua angka pada 11.0%, disokong oleh transaksi di Port Dickson, Tampin & Others wilayah/ kawasan. Bagaimanapun, di Pulau Pinang, Kedah dan Pahang, segmen ini mengalami penurunan antara -0.7% hingga -5.5% selepas merekod pertumbuhan ketara antara 6.4% dan 7.9% pada tahun sebelumnya. Faktor yang menyumbang kepada penurunan ini termasuk ketiadaan transaksi berharga tinggi dan bilangan transaksi yang lebih kecil pada 2023^P di Seberang Perai (Pulau Pinang), Kuala Muda dan Kulim (Kedah), serta Bentong (Pahang), berbanding 2022. Walaupun harga turun di Kuala Lumpur, keadaan bertambah baik daripada penguncupan sebanyak -15.8% pada 2022 kepada -3.0% pada 2023^P. Negeri lain merekod pertumbuhan sederhana antara 1.5% dan 7.0%.

DETACHED HOUSE PRICE INDEX

The Detached House Price Index witnessed a positive shift of 1.4% (2023^P) from -2.0% (2022), marking the first transition to positivity after declines throughout the pandemic. Negeri Sembilan observed a double-digit growth of 11.0%, supported by transactions in Port Dickson, Tampin & Other regions. However, in Pulau Pinang, Kedah, and Pahang, this segment experienced a decline ranging from -0.7% to -5.5% after recording significant growth between 6.4% and 7.9% in the previous year. Factors contributing to this decline include the absence of high-priced transactions and a smaller number of transactions in 2023^P in Seberang Perai (Pulau Pinang), Kuala Muda and Kulim (Kedah), as well as Bentong (Pahang), compared to 2022. Even though prices dropped in Kuala Lumpur, the situation improved from a contraction of -15.8% in 2022 to -3.0% in 2023^P. Other states recorded moderate growth between 1.5% and 7.0%.

Carta 10: Perubahan Tahunan Indeks Harga Rumah Sesebuah Mengikut Negeri 2023^P vs 2022
 Chart 10: Detached House Price Index Annual Change by State 2023^P vs 2022



Harga purata negara berada pada RM637,239 seunit. Kuala Lumpur, Pulau Pinang, Selangor dan Sabah merekod melebihi harga purata nasional, masing-masing dengan RM2.4 juta, RM950,813, RM885,213 dan RM651,010 seunit. Rumah Sesebuah di Pahang, Perak, dan Kelantan masih berharga di bawah RM300,000 seunit.

The national average price stood at RM637,239 per unit. Kuala Lumpur, Pulau Pinang, Selangor and Sabah recorded prices above the national average respectively with RM2.4 million, RM950,813, RM885,213 and RM651,010 per unit. Detached houses in Pahang, Perak, and Kelantan still cost below RM300,000 per unit.

Jadual 4: Indeks Harga Rumah Sesebuah dan Purata Harga Mengikut Negeri 2023^P
 Table 4: Detached House Price Index and Average Price by State 2023^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Sabah	Sarawak
Index Point	166.7	107.5	180.4	222.3	251.7	177.5	218.7	200.3	189.3	164.2	190.4	282.4	185.8	200.6
Average Price (RM)	RM637,239	RM2,402,213	RM885,213	RM450,981	RM950,813	RM465,049	RM247,012	RM385,395	RM450,450	RM198,344	RM355,579	RM273,306	RM651,010	RM606,949

