



KEMENTERIAN KEWANGAN
MALAYSIA



INDEKS HARGA RUMAH MALAYSIA

Malaysian House Price Index

Q1 - Q2 2024^P



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

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GAMBARAN KESELURUHAN

Data awalan Q2 2024^P menunjukkan Indeks Harga Rumah Malaysia (IHRM) berada pada 218.7 mata, menunjukkan pertumbuhan tahunan sederhana sebanyak 0.9%. Ini menandakan penurunan daripada pertumbuhan 4.3% yang direkod pada Q2 2023 dan ia merupakan kadar pertumbuhan terendah sejak tempoh pasca-endemik. Semua negeri mengalami pertumbuhan tahunan sederhana antara 0.1% dan 4.6%, kecuali Kuala Lumpur, yang menyaksikan penurunan sebanyak -0.8%.

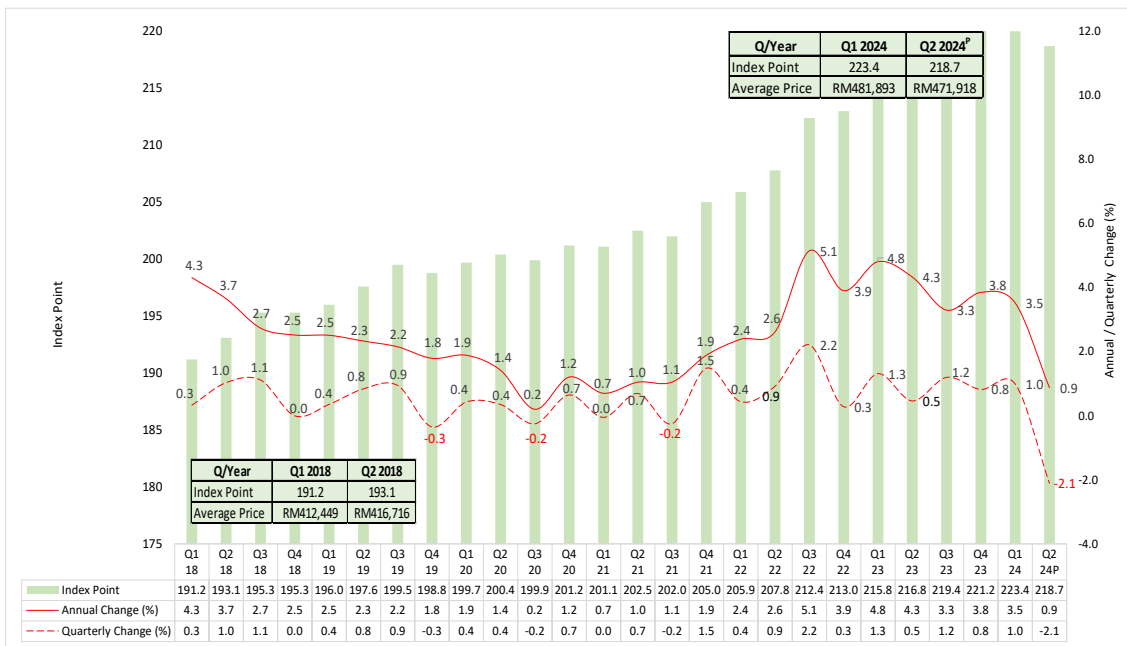
Indeks suku ke suku Q2 2024^P mencatat penurunan -2.1%, berlawanan dengan peningkatan 1.0% yang dilihat pada suku sebelumnya. Aliran ini sejajar dengan Indeks Sentimen Pengguna (CSI), yang turun sebanyak 2.0 mata kepada 89.0 mata (Q1 2024), menunjukkan keyakinan pengguna yang semakin menurun. Persepsi kewangan semasa dan akan datang sedikit lemah, dan prospek pekerjaan juga kekal lemah. Kebimbangan inflasi yang berterusan mendorong pengguna untuk menangguhkan rancangan perbelanjaan, terutamanya komitmen bagi jangka panjang.

OVERVIEW

Preliminary data for Q2 2024^P shows that the Malaysian House Price Index (MHPI) stood at 218.7 points, reflecting moderate annual growth of 0.9%. This marks a decrease from the 4.3% growth recorded in Q2 2023 and is the lowest growth rate observed since the post-endemic period. All states experienced modest annual growth between 0.1% and 4.6%, except Kuala Lumpur, which saw a decrease of -0.8%.

The quarter-on-quarter index for Q2 2024^P reflects a decline of -2.1%, reversing the 1.0% increase seen in the previous quarter. This trend aligns with the Consumer Sentiment Index (CSI), which fell by 2.0 points to 89.0 points (Q1 2024), indicating a cooling in consumer confidence. Perceptions of current and future finances have weakened slightly, and job prospects remain weak. Persistent inflation concerns are prompting consumers to delay spending plans, especially for long-term commitments.

Carta 1: IHRM: Mata Indeks, Perubahan Tahunan & Sukuan Q1 2018 - Q2 2024^P
 Figure 1: MHPI: Index Point, Annual & Quarterly Change Q1 2018 – Q2 2024^P



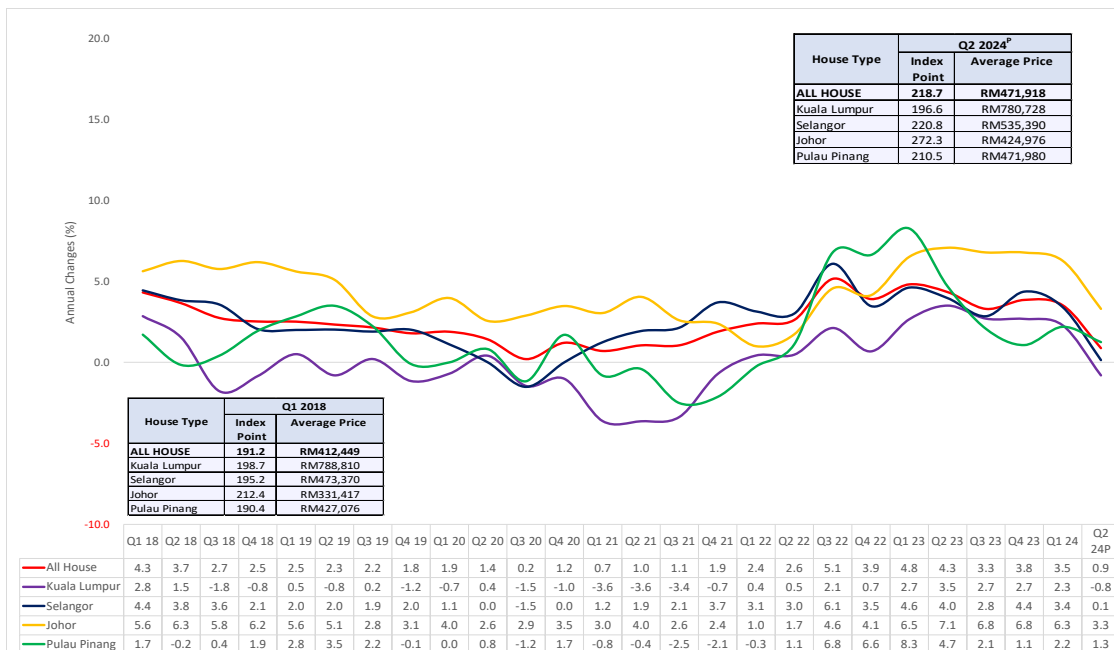
INDEKS HARGA SEMUA RUMAH MENGIKUT NEGERI

Pada Q2 2024^P, semua negeri mencatat pertumbuhan tahunan sederhana antara 0.1% hingga 4.6%, menunjukkan kadar yang lebih perlahan berbanding Q2 2023. Pengecualian kepada trend ini ialah Sabah, yang menyaksikan peningkatan sebanyak 3.5%, manakala Kuala Lumpur mengalami penurunan sebanyak 0.8%, seperti yang ditunjukkan dalam Rajah 2 dan 3.

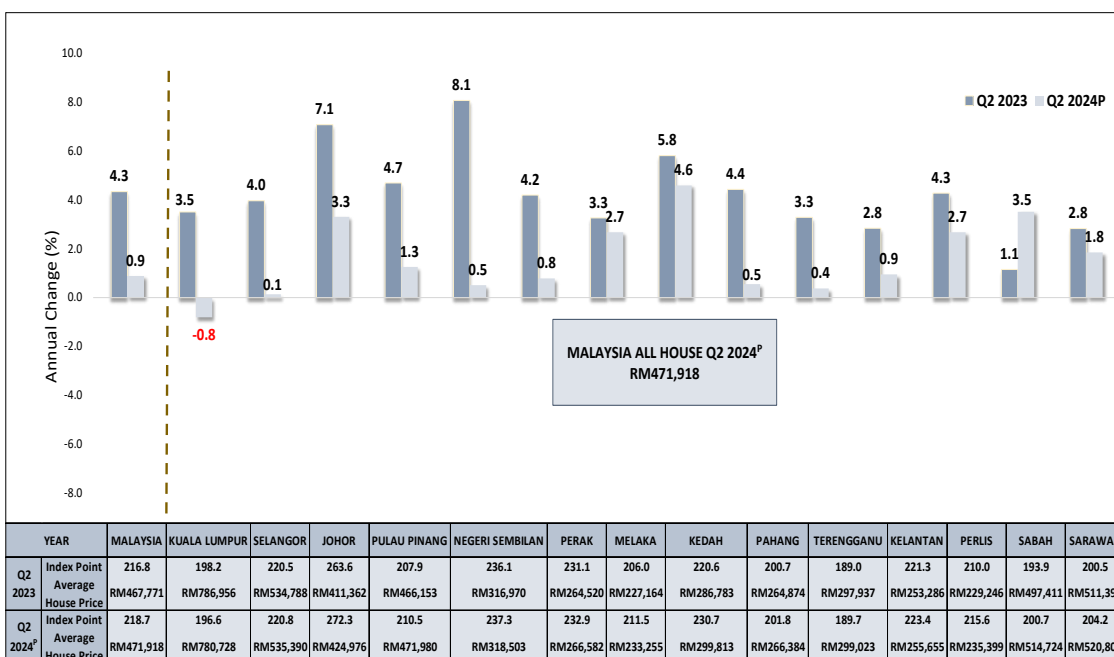
ALL HOUSE PRICE INDEX BY STATE

As of Q2 2024^P, all states recorded moderate annual growth ranging from 0.1% to 4.6%, indicating a slower pace compared to Q2 2023. The exception to this trend was Sabah, which saw an increase of 3.5%, while Kuala Lumpur experienced a decrease of 0.8%, as shown in Figures 2 and 3.

Carta 2: Perubahan Tahunan IHRM mengikut Negeri Utama Q1 2018 – Q2 2024^P
Figure 2: MHPI Annual Change by Major State Q1 2018 – Q2 2024^P



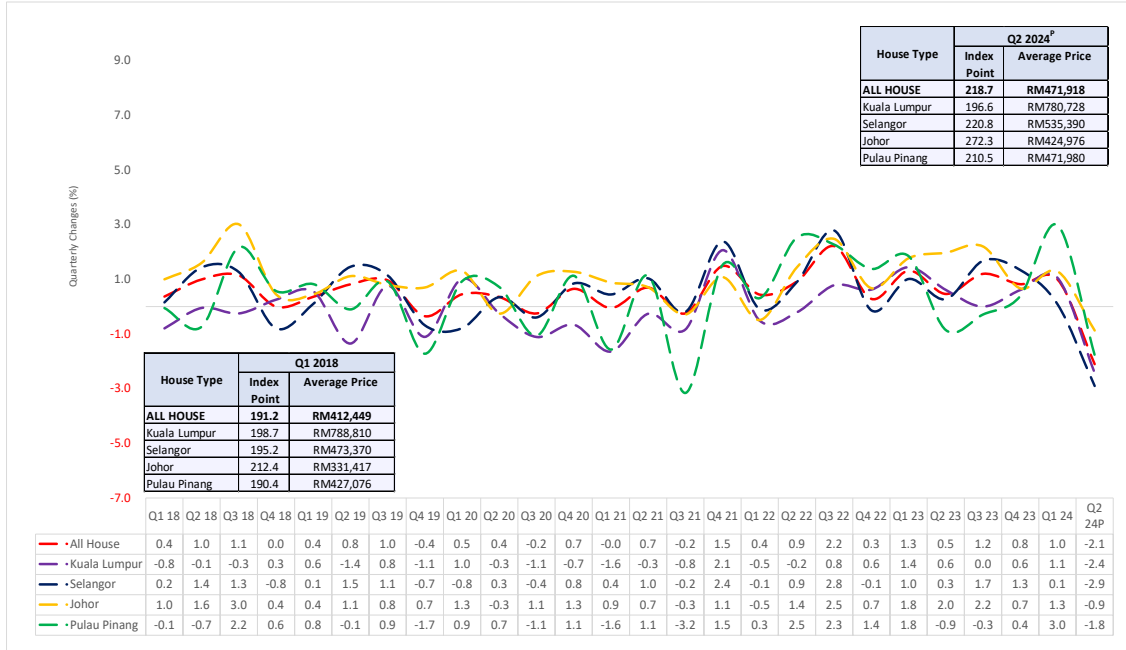
Carta 3: IHRM: Perubahan Tahunan mengikut Negeri Q2 2024^P vs Q2 2023
Figure 3: MHPI: Annual Change by State Q2 2024^P vs Q2 2023



Bagi perubahan suku tahunan, semua negeri utama merekod penurunan antara 0.9% dan 2.9%. Sebaliknya, hanya Melaka, Kedah, Terengganu dan Perlis menyaksikan peningkatan, dengan kenaikan antara 0.4% dan 1.0%.

For quarterly change, all major states recorded a decrease between 0.9% and 2.9%. In contrast, only Melaka, Kedah, Terengganu, and Perlis saw an increase, with rises between 0.4% and 1.0%.

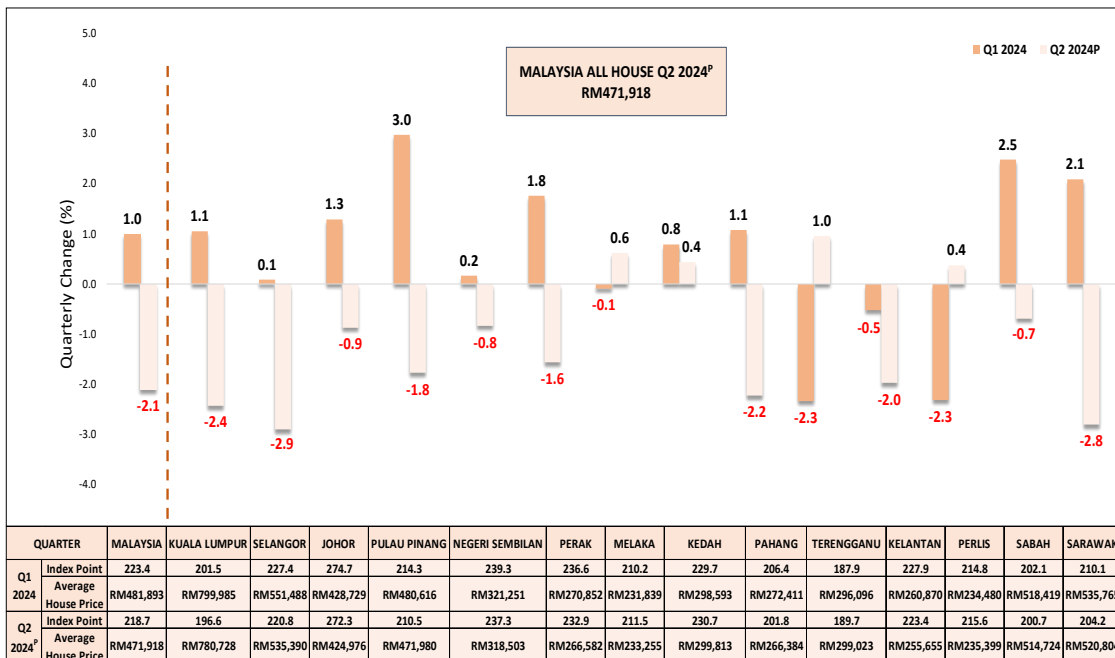
Carta 4: IHRM: Perubahan Sukuan mengikut Negeri Utama Q1 2018 - Q2 2024^P
 Figure 4: MHPI: Quarterly Change by Major State Q1 2018 – Q2 2024^P



Kuala Lumpur terus mendahului dengan harga purata RM780,728 seunit, diikuti Selangor (RM535,390 seunit). Harga purata seunit bagi rumah di Sabah dan Sarawak telah menurun sedikit tetapi mengekalkannya melepasi RM510,000 seunit. Melaka dan Perlis merekod harga rumah terendah di dalam negara, dengan harga purata masing-masing RM233,255 dan RM235,399 seunit.

Kuala Lumpur continues to lead with an average price of RM780,728 per unit, followed by Selangor (RM535,390 per unit). The average unit price for houses in Sabah and Sarawak has slightly decreased but maintaining surpassed RM510,000 per unit. Melaka and Perlis recorded the lowest house prices in the country, with average prices of RM233,255 and RM235,399 per unit, respectively.

Carta 5: IHRM: Perubahan Sukuan mengikut Negeri Q2 2024^P vs Q1 2024
 Figure 5: MHPI: Quarterly Change by State Q2 2024^P vs Q1 2024



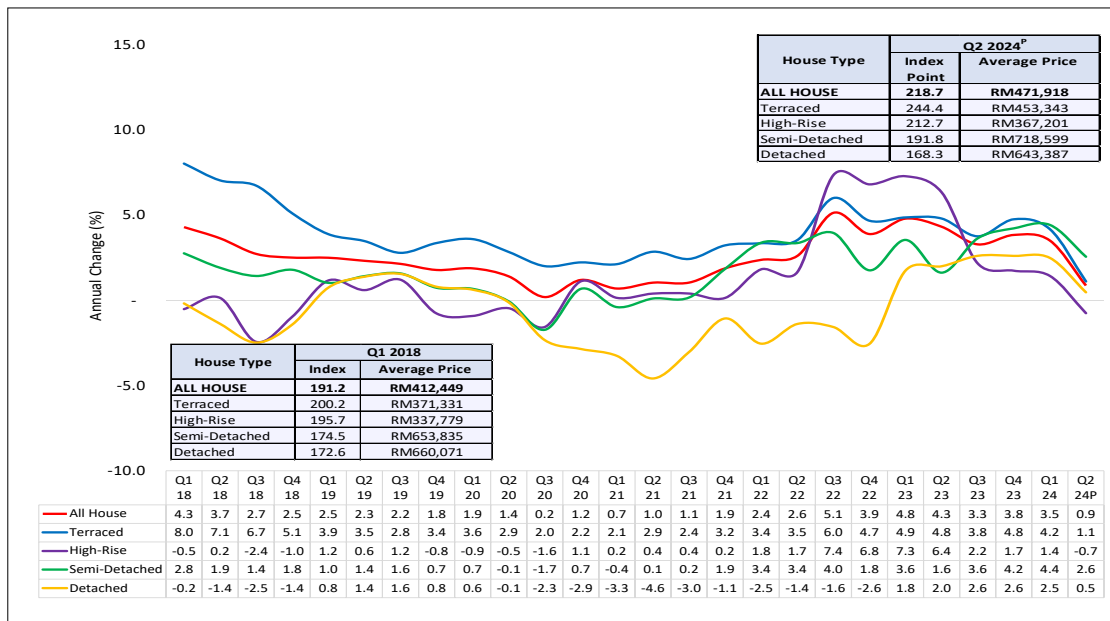
INDEKS HARGA RUMAH MENGIKUT JENIS

Secara keseluruhan, data awalan untuk Q2 2024^P menunjukkan pertumbuhan tahunan yang sederhana, dengan sedikit peningkatan antara 0.5% hingga 2.6% merentas semua jenis rumah, kecuali indeks untuk unit bertingkat tinggi, yang mengalami penurunan sebanyak -0.7% berbanding Q2 2023. Pertumbuhan ini adalah terendah daripada angka yang dilaporkan pada suku sebelumnya.

HOUSE PRICE INDEX BY TYPE

Overall, preliminary data for Q2 2024^P shows moderate annual growth, with slight increases ranging from 0.5% to 2.6% across all housing types, except for the high-rise units index, which experienced a decline of -0.7% compared to Q2 2023. This growth is noticeably lower than the figures reported in the previous quarter.

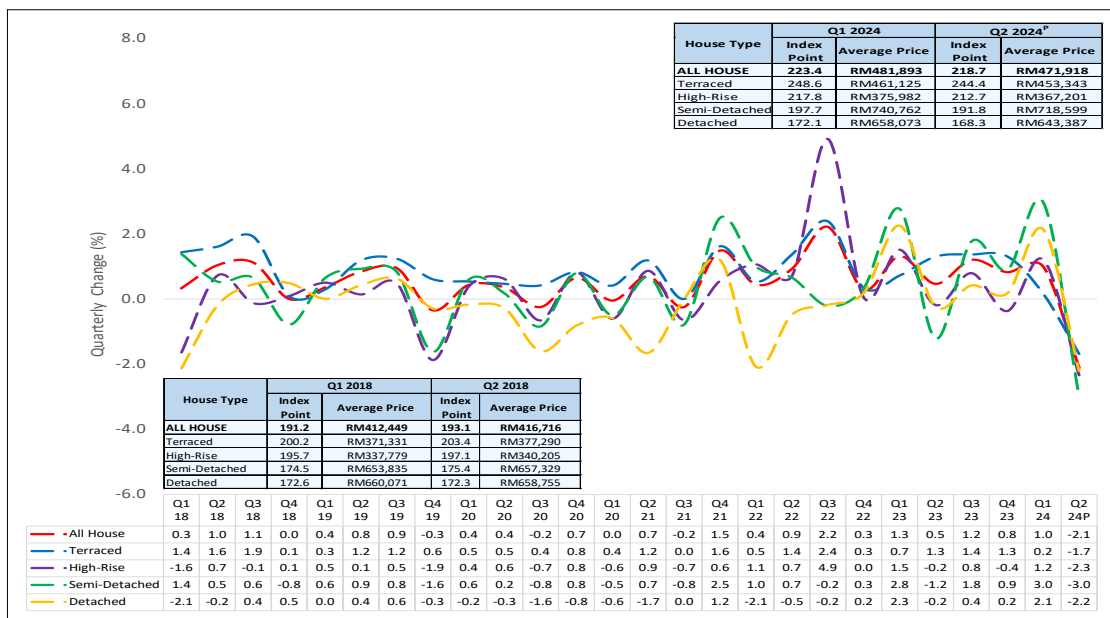
Carta 6: Perubahan Tahunan IHRM mengikut Jenis Rumah Q1 2018 – Q2 2024^P
 Figure 6: MHPI Annual Change by House Type Q1 2018 – Q2 2024^P



Berdasarkan perubahan suku tahunan, semua jenis rumah menyaksikan penurunan antara -1.7% hingga -3.0%. Penurunan ini berbeza dengan pertumbuhan positif 0.2% hingga 3.0% yang direkod pada suku sebelumnya.

Based on the quarterly changes, all types of houses saw a decrease ranging from -1.7% to -3.0%. This downturn contrasts with the positive growth of 0.2% to 3.0% recorded in the previous quarter.

Carta 7: Perubahan Suku IHRM mengikut Jenis Rumah Q1 2018 – Q2 2024^P
 Figure 7: MHPI Quarterly Change by House Type Q1 2018 – Q2 2024^P



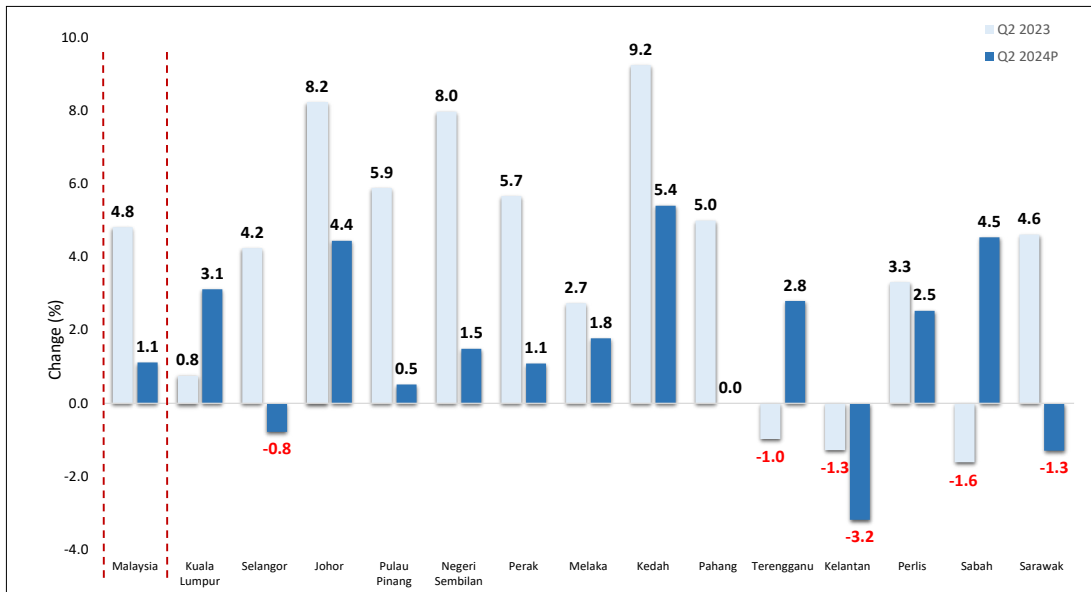
INDEKS HARGA RUMAH TERES

Segmen Indeks Harga Rumah Teres kekal stabil dengan pertumbuhan tahunan yang kecil pada 1.1% berbanding 4.8% pada Q2 2023. Untuk rekod, hampir semua negeri menunjukkan pertumbuhan sederhana berbanding Q2 2023, dengan beberapa pengecualian. Kebanyakan negeri merekod pertumbuhan tahunan yang kecil berbanding Q2 2023 antara 0.5% dan 5.4%, kecuali Selangor, Kelantan, dan Sarawak, yang masing-masing menurun kepada -0.8%, -3.2% dan -1.3%, manakala Pahang kekal tidak berubah.

TERRACED HOUSE PRICE INDEX

Terrace House Price Index segment remains stable with small annual growth at 1.1% compared to 4.8% in Q2 2023. For the record, almost all states showed moderate growth compared to Q2 2023, with a few exceptions. Most states recorded small annual growth compared to Q2 2023 between 0.5% and 5.4%, except for Selangor, Kelantan, and Sarawak, which declined to -0.8%, -3.2% and -1.3% respectively, while Pahang remained unchanged.

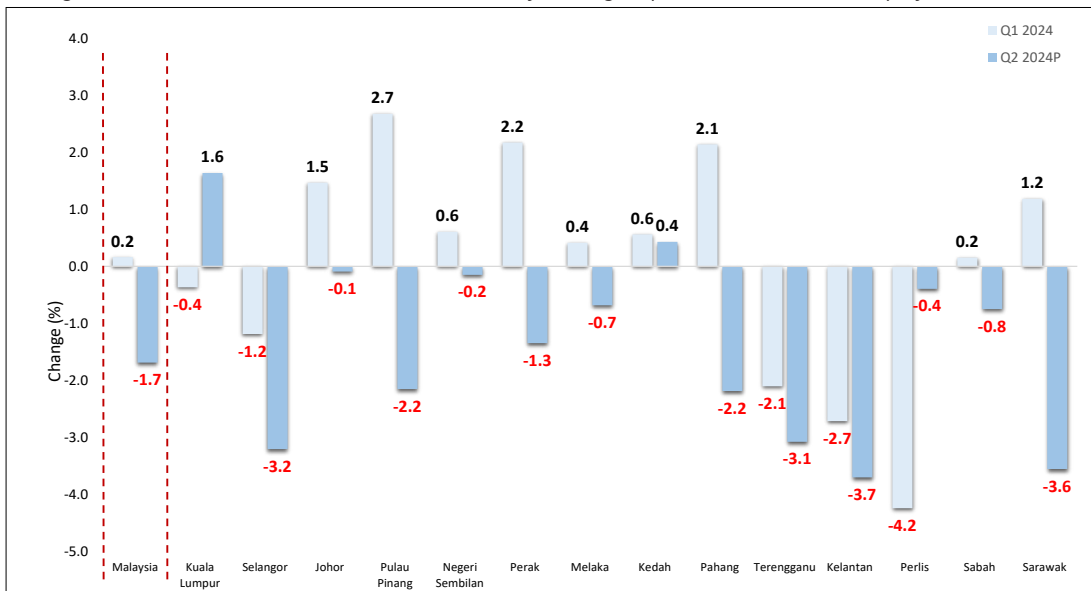
Carta 8: Perubahan Tahunan (Q2 2024^P vs Q2 2023) Indeks Harga Rumah Teres Mengikut Negeri
 Figure 8: Terraced House Price Index Annual Changes (Q2 2024^P vs Q2 2023) by State



Indeks rumah teres suku ke suku tahun merekod penurunan sebanyak -1.7% berbanding 0.2% pada suku sebelumnya. Kebanyakan negeri merekod penurunan antara -0.1% hingga -3.7%, kecuali Kuala Lumpur dan Kedah, yang mengekalkan pertumbuhan positif kecil masing-masing pada 1.6% dan 0.4%.

Quarter-on-quarter, terraced house index recorded a decline of -1.7% compared to 0.2% in the previous quarter. Most states recorded decreases ranging from -0.1% to -3.7%, except for Kuala Lumpur and Kedah, which maintained small positive growth at 1.6% and 0.4%, respectively.

Carta 9: Perubahan Sukuan (Q2 2024^P vs Q1 2024) Indeks Harga Rumah Teres mengikut Negeri
 Figure 9: Terraced House Price Index Quarterly Changes (Q2 2024^P vs Q1 2024) by State



Harga purata rumah teres nasional berada pada RM453,343 pada Q2 2024^P, didahului oleh Kuala Lumpur pada RM937,267, diikuti oleh Selangor (RM591,857 seunit) dan Pulau Pinang (RM531,272 seunit). Perlis merekod harga rumah teres terendah kurang daripada RM200,000 seunit.

The national average terraced house price stood at RM453,343 in Q2 2024^P, led by Kuala Lumpur at RM937,267, followed by Selangor (RM591,857 per unit) and Pulau Pinang (RM531,272 per unit). Perlis recorded the lowest terrace house price less than RM200,000 per unit.

Jadual 1: Indeks Harga Rumah Teres dan Purata Harga mengikut Negeri Q2 2024^P
 Table 1: Terraced House Price Index and Average Price by State Q2 2024^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	244.4	248.2	241.5	324.8	195.4	265.5	241.5	218.0	234.3	210.3	198.5	179.5	227.1	198.3	206.2
Average House Price	RM453,343	RM937,267	RM591,857	RM416,330	RM531,272	RM291,047	RM250,926	RM203,173	RM241,703	RM259,733	RM218,288	RM217,230	RM196,516	RM502,890	RM403,754

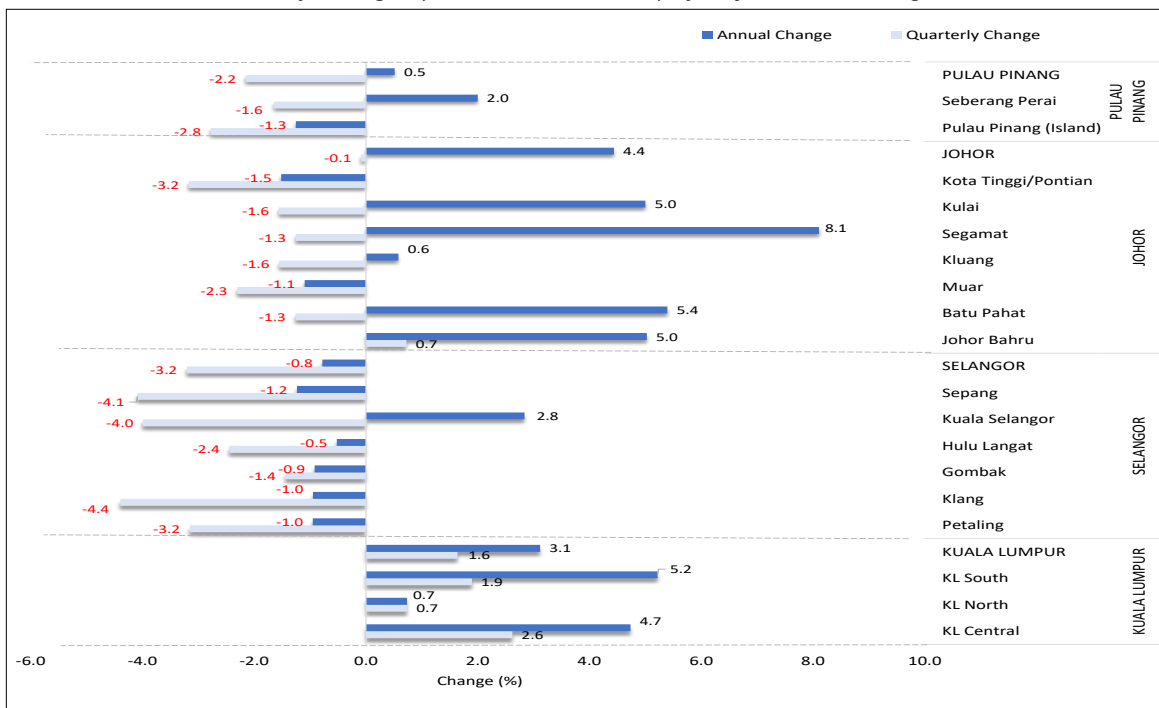
Analisis wilayah bagi negeri utama menunjukkan bahawa wilayah seperti Kuala Lumpur, Kuala Selangor (Selangor), Johor Bahru, Batu Pahat, Kluang, Segamat, dan Kulai (Johor), bersama dengan Seberang Perai (Pulau Pinang), mengalami pertumbuhan harga tahunan berkisar antara 0.6% hingga 8.1% berbanding Q2 2023. Segamat mencatat pertumbuhan tertinggi pada 8.1%, didorong oleh transaksi rumah teres kos tinggi dengan harga yang lebih tinggi berbanding pada Q2 2023. Sebaliknya, kawasan lain mengalami penurunan antara -0.1% dan -1.5%. Direkod, penurunan pertama diperhatikan di wilayah Selangor, yang memberi kesan ketara kepada prestasi indeks keseluruhan bagi Selangor dan Malaysia, memandangkan sumbangan Selangor yang besar kepada indeks.

The regional analysis of major states reveals that regions such as Kuala Lumpur, Kuala Selangor (Selangor), Johor Bahru, Batu Pahat, Kluang, Segamat, and Kulai (Johor), along with Seberang Perai (Pulau Pinang), experienced annual price growths ranging from 0.6% to 8.1% compared to Q2 2023. Segamat posted the highest growth at 8.1%, driven by transactions of high-cost terraced houses priced higher than in Q2 2023. In contrast, other regions saw declines between -0.1% and -1.5%. Notably, the first downturn was observed in the Selangor region, which significantly impacted the overall index performance for Selangor and Malaysia, given Selangor's substantial contribution to the index.

Dari segi perubahan suku tahunan, hanya Kuala Lumpur dan Johor Bahru merekod pertumbuhan, walaupun sederhana, dengan peningkatan antara 0.7% hingga 2.6%. Wilayah lain di negeri utama mengalami penurunan antara -0.1% dan -4.4%.

In terms of quarterly changes, only Kuala Lumpur and Johor Bahru recorded growth, albeit modest, with increases ranging from 0.7% to 2.6%. Other regions in the major states experienced drops between -0.1% and -4.4%.

Figure 10: Terraced House Price Index Annual (Q2 2024^P vs Q2 2023) & Quarterly Changes (Q2 2024^P vs Q1 2024) by Major State and Regions



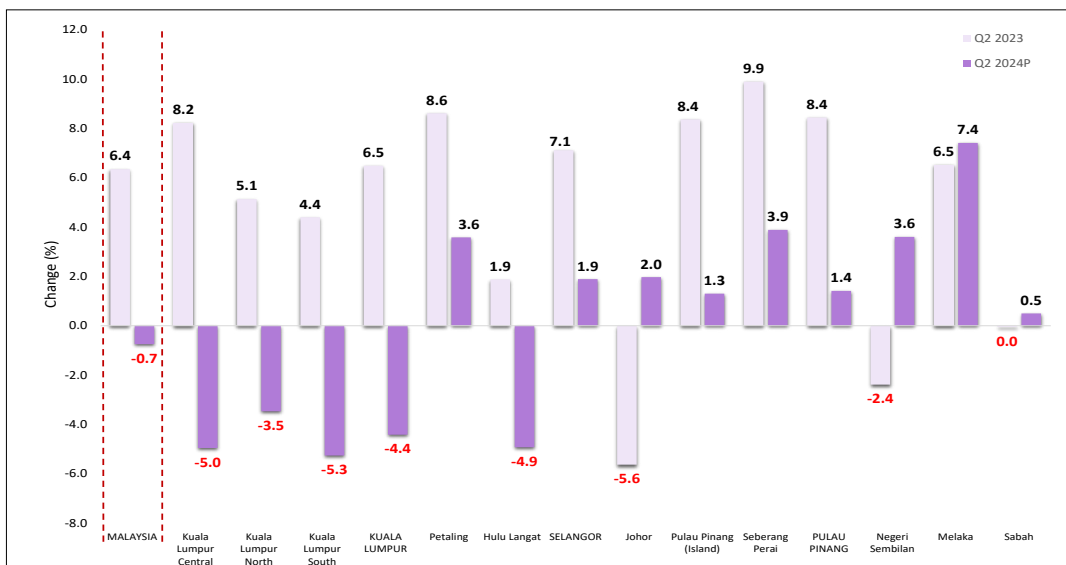
INDEKS HARGA UNIT BERTINGKAT TINGGI

Indeks Harga Unit Bertingkat Tinggi menunjukkan sedikit penurunan berbanding dengan prestasi kukuh pada Q2 2023. Pertumbuhan positif direkodkan di Johor, Pulau Pinang, Negeri Sembilan, Melaka, dan Sabah dengan peningkatan antara 0.5% hingga 7.4%, manakala negeri lain mengalami penurunan. Mengikut kawasan, semua kawasan di Kuala Lumpur dan Hulu Langat (Selangor) mengalami penurunan antara -3.5% dan -5.3%. Penurunan dalam jumlah transaksi dan purata harga yang lebih rendah pada suku semasa suku menyumbang kepada prestasi yang berkurangan ini.

HIGH-RISE UNIT PRICE INDEX

High-Rise Unit Price Index showed a slight decrease compared to the strong performance in Q2 2023. Positive growth was recorded in Johor, Pulau Pinang, Negeri Sembilan, Melaka, and Sabah with increases ranging from 0.5% to 7.4%, while other states experienced declines. By Regions, all areas in Kuala Lumpur and Hulu Langat (Selangor) saw decreases between -3.5% and -5.3%. The reduction in transaction volume and lower average prices during the quarter contributed to this diminished performance.

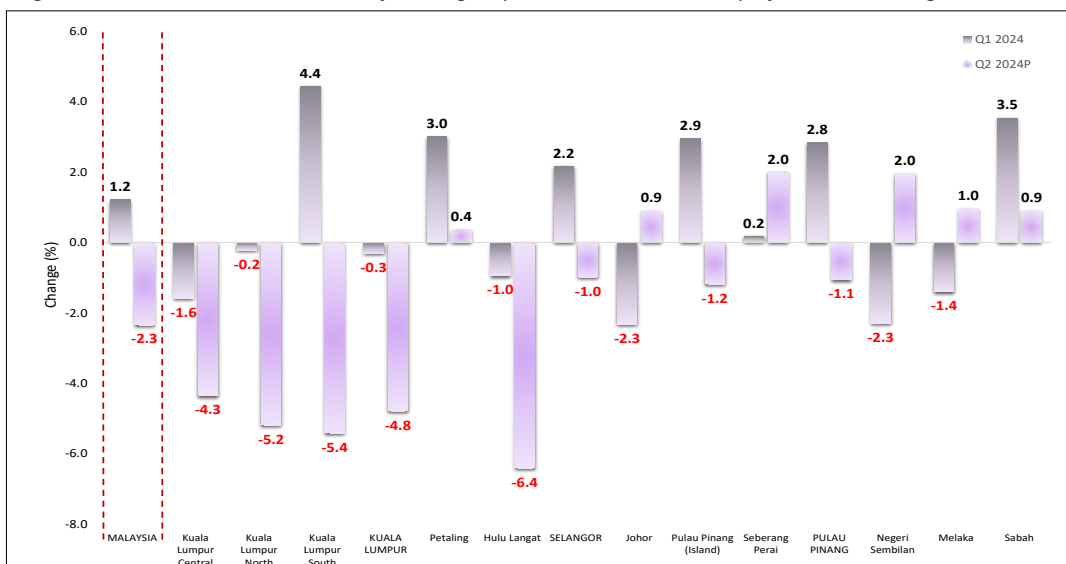
Carta 11: Perubahan Tahunan (Q2 2024^P vs Q2 2023) Indeks Harga Unit Bertingkat Tinggi mengikut Negeri dan Kawasan
 Figure 11: High-Rise Unit Price Index Annual Changes (Q2 2024^P vs Q2 2023) by State and Region



Catatan suku tahunan juga mencerminkan prestasi tahunan, menunjukkan pertumbuhan sederhana dengan kenaikan antara 0.9% hingga 2.0% di Johor, Negeri Sembilan, Melaka dan Sabah. Mengikut kawasan, hanya Petaling dan Seberang Perai mengalami pertumbuhan kecil, masing-masing pada 0.4% dan 2.0%.

The quarterly results mirrored the annual performance, showing moderate growth with increases ranging from 0.9% to 2.0% in Johor, Negeri Sembilan, Melaka, and Sabah. Regionally, only Petaling and Seberang Perai experienced small growth, at 0.4% and 2.0%, respectively.

Carta 12: Perubahan Suku (Q2 2024^P vs Q1 2024) Indeks Harga Unit Bertingkat Tinggi mengikut Negeri dan Wilayah
 Figure 12: High-Rise Unit Price Index Quarterly Changes (Q2 2024^P vs Q1 2024) by State and Region



Harga purata nasional untuk unit bertingkat tinggi adalah RM367,201 per unit. Kawasan di Kuala Lumpur, Petaling, dan Pulau Pinang (Island) merekod harga di atas purata nasional. Negeri Sembilan, walaupun masih mengekalkan harga terendah di negara ini, telah mula merekod peningkatan harga unit bertingkat tinggi, kini melebihi RM100,000 per unit.

The national average price for high-rise units was RM367,201 per unit. Regions in Kuala Lumpur, Petaling, and Pulau Pinang (Island) reported prices above the national average. Negeri Sembilan, while still maintaining the lowest price in the country, has begun to record an increase in high-rise unit prices, now exceeding RM100,000 per unit.

Jadual 2: Indeks Harga Unit Bertingkat Tinggi dan Harga Purata mengikut Negeri Q2 2024^P
 Table 2: High-Rise Unit Price Index and Average Price by State Q2 2024^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	212.7	209.0	217.3	244.9	216.5	216.8	185.4	210.1	211.9	217.8	168.4	214.9	161.1	200.0	201.1
Average House Price	RM367,201	RM576,839	RM548,226	RM380,999	RM529,807	RM402,311	RM244,198	RM300,603	RM237,872	RM383,172	RM140,028	RM354,872	RM108,682	RM162,355	RM361,006

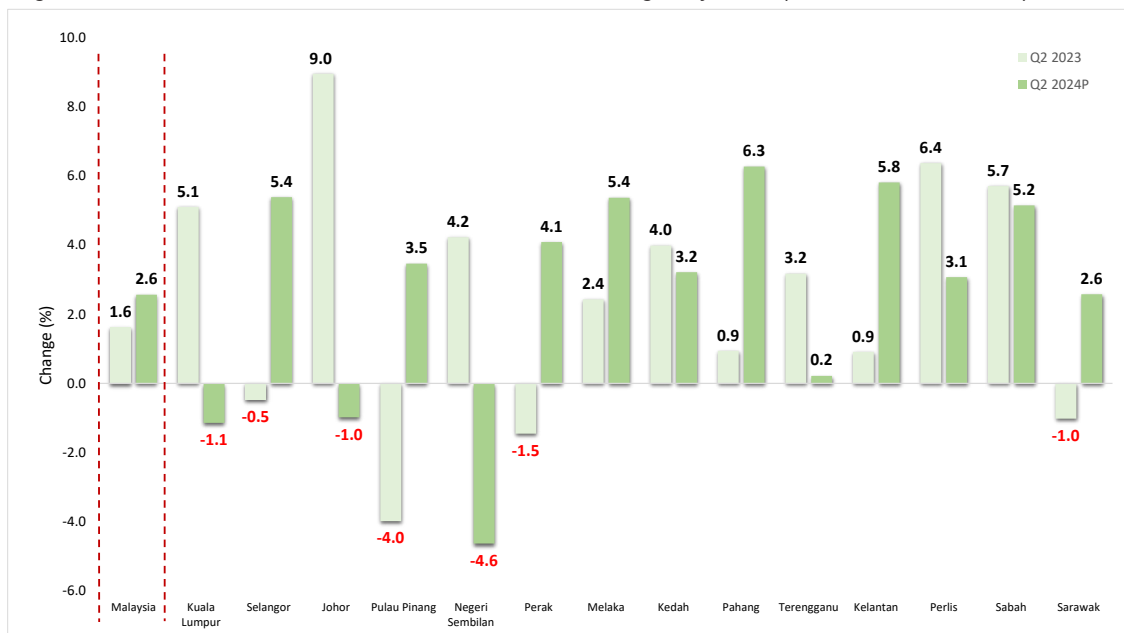
INDEKS HARGA RUMAH BERKEMBAR

Indeks Harga Rumah Berkembar menunjukkan pemulihan yang meyakinkan, dengan pertumbuhan tahunan meningkat kepada 2.6% berbanding 1.6% pada Q2 2023. Kebanyakan negeri juga menunjukkan prestasi yang baik, dengan pertumbuhan indeks antara 0.2% dan 6.3%. Walau bagaimanapun, Kuala Lumpur, Johor, dan Negeri Sembilan mencatat trend sebaliknya, dengan penurunan antara -1.0% hingga -4.6%.

SEMI-DETACHED HOUSE PRICE INDEX

Semi-detached House Price Index shows a convincing recovery, with annual growth increasing to 2.6% compared to 1.6% in Q2 2023. Most states also performed well, with index growth between 0.2% and 6.3%. However, Kuala Lumpur, Johor, and Negeri Sembilan recorded the opposite trend, with declines ranging from -1.0% to -4.6%.

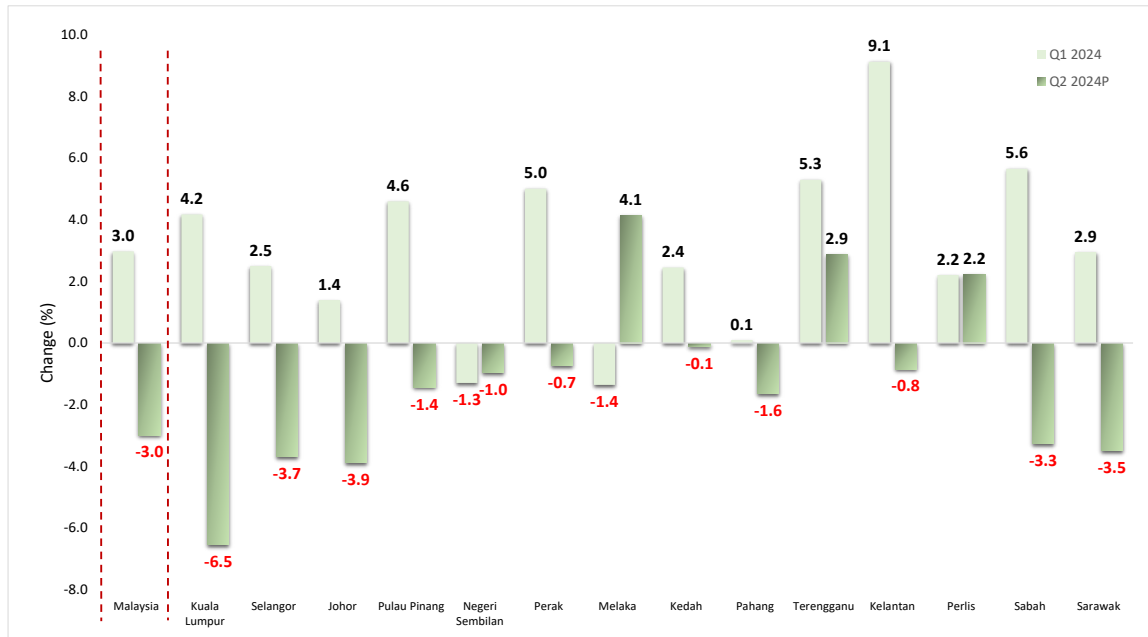
Carta 13: Perubahan Tahunan (Q2 2024^P vs Q2 2023) Indeks Harga Rumah Berkembar Mengikut Negeri
 Figure 13: Semi-Detached House Price Index Annual Changes by State (Q2 2024^P vs Q2 2023)



Tiga (3) negeri iaitu Melaka, Terengganu, dan Perlis mencapai pertumbuhan suku tahunan positif, dengan peningkatan antara 2.2% hingga 4.1%. Manakala negeri lain mengalami penurunan antara -0.1% dan -6.5%, prestasi positif di tiga negeri ini menonjolkan beberapa kekuatan serantau dalam pasaran perumahan.

Three (3) states namely Melaka, Terengganu, and Perlis achieved positive quarterly growth, with increases ranging from 2.2% to 4.1%. While other states experienced declines between -0.1% and -6.5%, the positive performance in these three states highlights some regional strength within the housing market.

Carta 14: Perubahan Sukuan (Q2 2024^P vs Q1 2024) Indeks Harga Rumah Berkembar Mengikut Negeri
 Figure 14: Semi-Detached House Price Index Quarterly Changes by State (Q2 2024^P vs Q1 2024)



Purata harga nasional rumah berkembar direkodkan pada RM718,599 seunit dengan harga di Kuala Lumpur (RM2.431 juta), Selangor (RM1.069 juta) dan Sabah (RM928,110 juta) melepasi purata ini.

The national average price of a semi-detached house was recorded at RM718,599 per units with prices in Kuala Lumpur (RM2.431 million), Selangor (RM1.069 million) and Sabah (RM928,110 million) surpassing this average.

Jadual 3: Indeks Harga Rumah Berkembar dan Purata Harga Mengikut Negeri Q2 2024^P
 Table 3: Semi-Detached House Price Index and Average Price by State Q2 2024^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	191.8	172.9	178.0	161.4	226.8	249.1	218.8	204.0	234.1	204.9	182.3	163.8	194.3	208.2	198.8
Average House Price	RM718,599	RM2,430,782	RM1,069,094	RM655,581	RM713,680	RM509,751	RM434,659	RM518,586	RM419,714	RM441,114	RM358,812	RM313,070	RM413,874	RM928,110	RM645,687

INDEKS HARGA RUMAH SESEBUAH

Segmen ini menunjukkan pertumbuhan tahunan yang kekal positif, walaupun dengan sedikit peningkatan sebanyak 0.5%, berbanding 2.0% pada Q2 2023. Di antara negeri utama, pertumbuhan sederhana diperhatikan, dengan hanya Kuala Lumpur dan Johor mencapai pertumbuhan positif, manakala Pulau Pinang kekal tidak berubah. Paling ketara, Kuala Lumpur mengalami pertumbuhan positif buat kali pertama dalam tempoh enam tahun berikutan penurunan yang konsisten. Sebaliknya, Selangor mengalami kemerosotan pertama, dengan penurunan sebanyak -2.4% selepas pertumbuhan lima suku berturut-turut antara 0.7% hingga 3.3%.

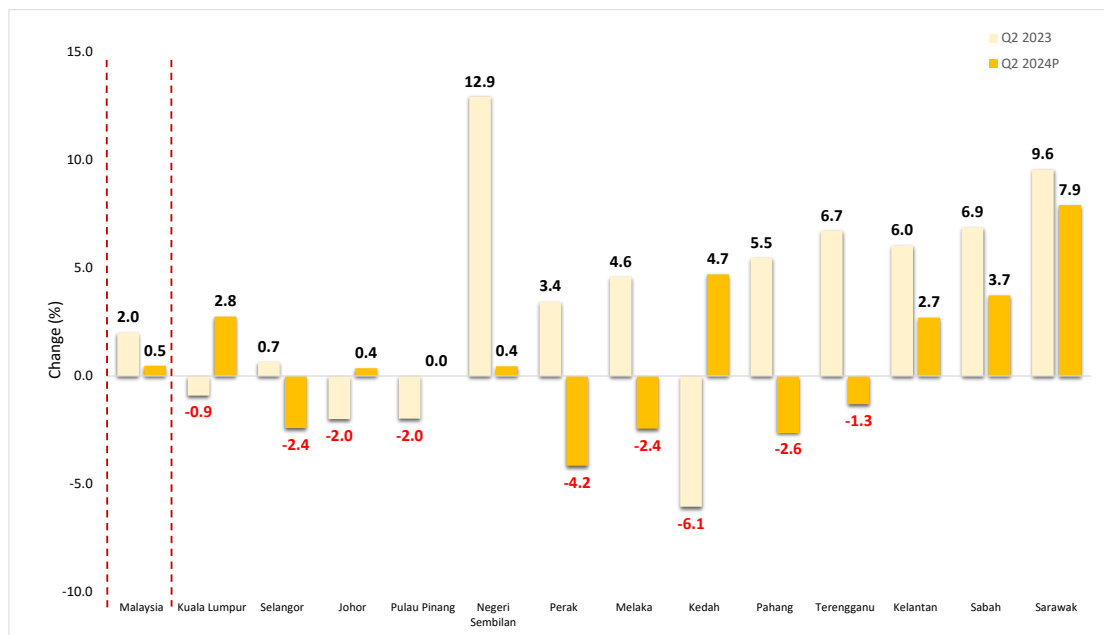
Berbanding dengan Q2 2023, negeri lain mempamerkan prestasi bercampur. Kedah menyaksikan peningkatan sebanyak 4.7%, manakala Negeri Sembilan, Kelantan, Sabah, dan Sarawak mengekalkan pertumbuhan positif, antara 0.4% hingga 7.9%. Sementara itu, Perak, Melaka, Pahang, dan Terengganu mengalami pengurangan, dengan penurunan antara -1.3% dan -4.2%.

DETACHED HOUSE PRICE INDEX

This segment showed annual growth that remained positive, albeit with a slight increase of 0.5%, compared to 2.0% in Q2 2023. Among the major states, moderate growth was observed, with only Kuala Lumpur and Johor achieving positive growth, while Pulau Pinang remained unchanged. Most notably, Kuala Lumpur experienced positive growth for the first time in six years following a period of consistent decline. On the other hand, Selangor experienced its first decline, with a decrease of -2.4% after five consecutive quarters of growth ranging from 0.7% to 3.3%.

Compared to Q2 2023, other states exhibited mixed performance. Kedah saw a rise of 4.7%, while Negeri Sembilan, Kelantan, Sabah, and Sarawak maintained positive growth, ranging from 0.4% to 7.9%. Meanwhile, Perak, Pahang, and Terengganu experienced reductions, with declines between -1.3% and -4.2%.

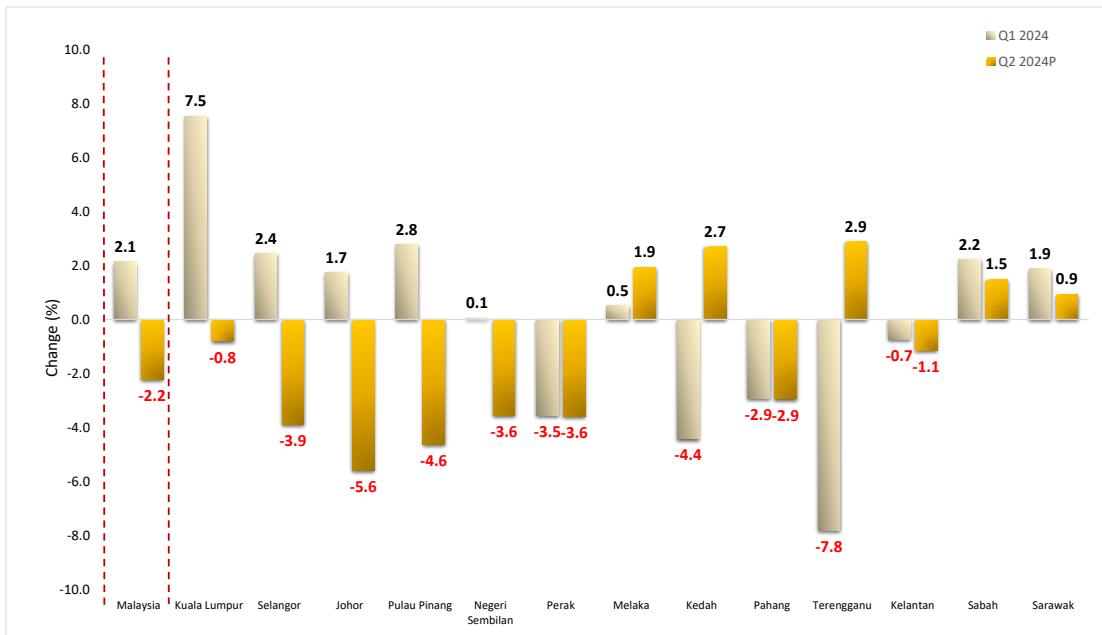
Carta 15: Perubahan Tahunan (Q2 2024^P vs Q2 2023) Indeks Harga Rumah Sesebuah mengikut Negeri
Figure 15: Detached House Price Index Annual Changes (Q2 2024^P vs Q2 2023) by State



Indeks harga rumah sesebuah susut kepada -2.2% berbanding suku sebelumnya, selepas peningkatan sebanyak 2.1% (Q1 2024) dan 0.2% (Q4 2023). Hanya lima (5) negeri mengalami pertumbuhan harga rumah, iaitu Sarawak, Sabah, Melaka, Kedah dan Terengganu manakala selebihnya merekod sebaliknya.

Detached house price index dipped to -2.2% against the previous quarter, after an increase of 2.1% (Q1 2024) and 0.2% (Q4 2023). Only five (5) states experienced growth in house prices, i.e. Sarawak, Sabah, Melaka, Kedah and Terengganu while the rest recorded otherwise.

Carta 16: Perubahan Sukuan Indeks Harga Rumah Sesebuah mengikut Negeri (Q2 2024^P vs Q1 2024)
 Figure 16: Detached House Price Index Quarterly Changes by State (Q2 2024^P vs Q1 2024)



Dari segi harga, Kuala Lumpur mengekalkan harga purata tertinggi RM2.5 juta seunit, diikuti Pulau Pinang (RM937,100), Selangor (RM873,267), Sabah (RM672,703) dan Sarawak (RM647,485), melepasi harga purata nasional seunit (RM643,387).

In terms of price, Kuala Lumpur maintained the highest average price of RM2.5 million per unit, followed by Pulau Pinang (RM937,100), Selangor (RM873,267), Sabah (RM672,703) and Sarawak (RM647,485), surpassing the national average price per unit (RM643,387).

Jadual 4: Indeks Harga Rumah Sesebuah dan Purata Harga Mengikut Negeri Q2 2024^P
 Table 4: Detached House Price Index and Average Price by State Q2 2024^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Sabah	Sarawak
Index Point	168.3	112.0	177.9	221.9	248.0	178.9	210.1	199.9	198.2	165.0	189.4	284.9	192.0	214.0
Average House Price	RM643,387	RM2,502,905	RM873,267	RM450,174	RM937,100	RM468,735	RM237,365	RM384,796	RM471,693	RM199,324	RM353,639	RM275,694	RM672,703	RM647,485

