



KEMENTERIAN KEWANGAN



INDEKS HARGA RUMAH MALAYSIA
Malaysian House Price Index

2024^P



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

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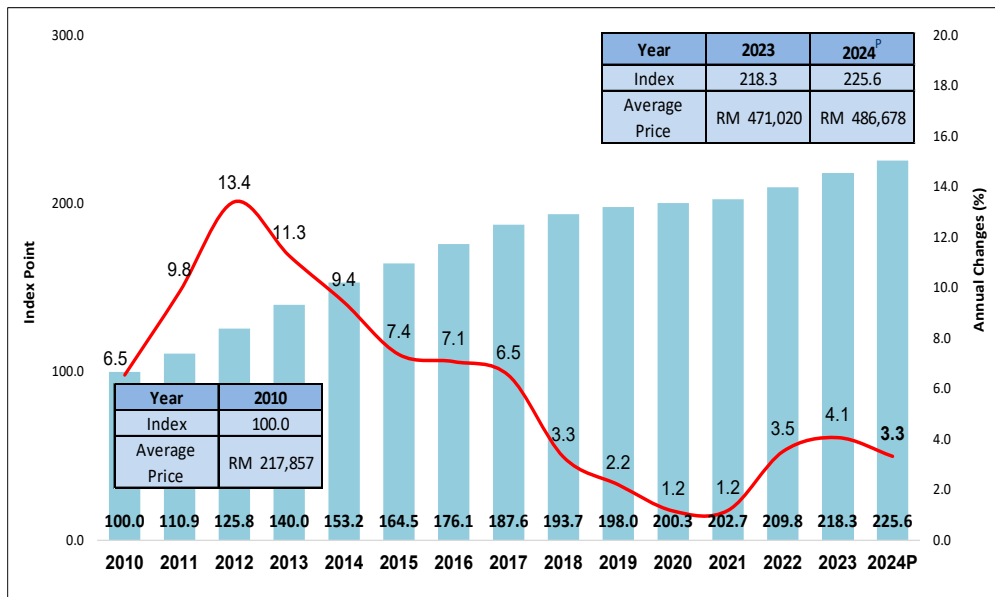
GAMBARAN KESELURUHAN

Pada 2024^P, Indeks Harga Rumah Malaysia (IHRM) mencapai 225.6 mata, menunjukkan pertumbuhan tahunan sederhana iaitu sebanyak 3.3%, sedikit menurun berbanding 4.1% yang direkodkan pada tahun sebelumnya (2023: 218.3 mata). Kestabilan Kadar Dasar Semalaman (OPR), insentif kerajaan terutamanya untuk perumahan mampu milik yang berterusan, telah menyumbang kepada pengukuhan sektor kediaman.

OVERVIEW

In 2024^P, the Malaysian House Price Index (MHPI) reached 225.6 points, reflecting a moderate annual growth of 3.3%, a slight decline from 4.1% recorded in the previous year (2023: 218.3 points). The stability of the Overnight Policy Rate (OPR), government incentives, and strong domestic demand, especially for affordable housing, have contributed to the continued strength of the residential sector.

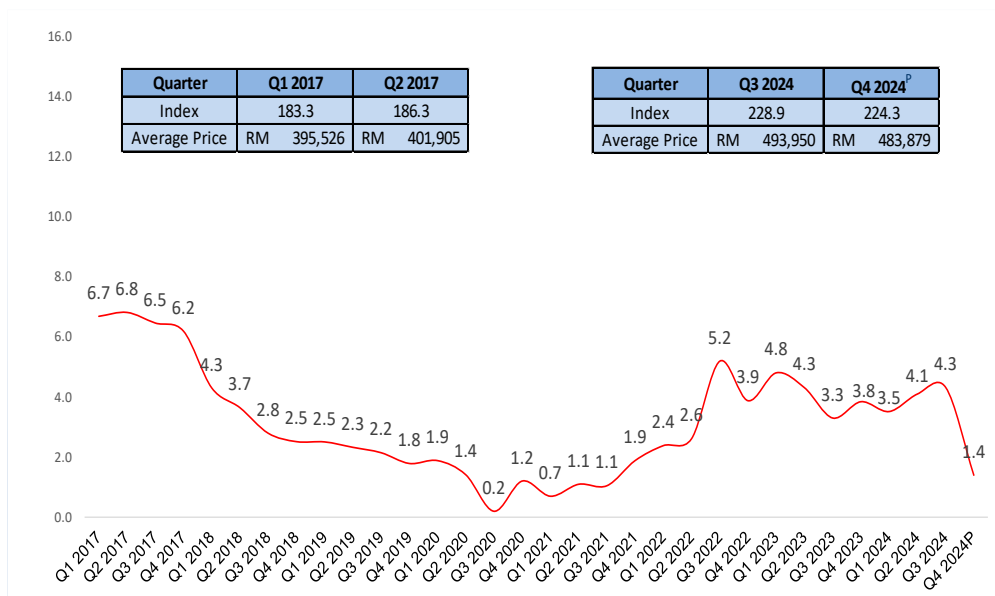
Carta 1: Mata Indeks IHRM and Perubahan Tahunan 2010 – 2024^P
 Chart 1: MHPI Index Point and Annual Change 2010 – 2024^P



Perubahan tahunan secara konsisten menunjukkan aliran pertumbuhan yang kukuh, kekal melebihi 3.5% sepanjang 2024, kecuali untuk Q4 2024^P, yang menurun kepada 1.4%. Pertumbuhan yang stabil ini didorong terutamanya oleh pengukuhan harga rumah, terutamanya rumah berkembar dan teres di kebanyakan negeri.

The annual change consistently demonstrated a strong growth trend, remaining above 3.5% throughout 2024, except for Q4 2024^P, which decreased to 1.4%. This steady growth was primarily driven by the strengthening of house prices, particularly for semi-detached and terraced houses across most states.

Carta 2: Perubahan Tahunan IHRM Mengikut Sukuan Q1 2017 - Q4 2024^P
 Chart 2: Annual Changes of MHPI by Quarterly Q1 2017 – Q4 2024^P



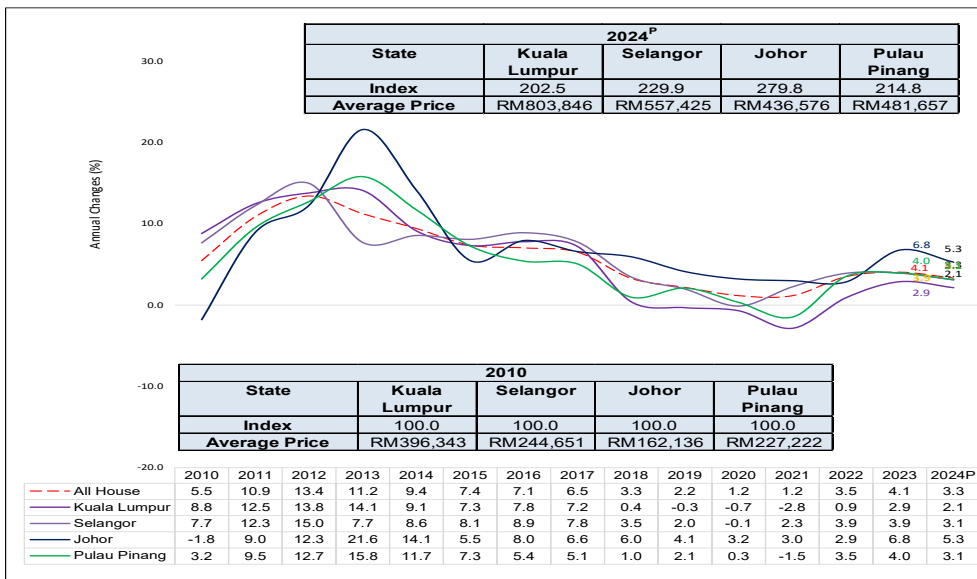
INDEKS HARGA SEMUA RUMAH MENGIKUT NEGERI

Semua negeri merekod pertumbuhan harga rumah yang positif, walaupun pada kadar yang lebih perlahan berbanding tahun sebelumnya, kecuali Sabah, Sarawak, Kelantan, Pahang, Melaka, dan Kedah, yang menyaksikan peningkatan antara 0.3% hingga 2.8% berbanding 2023. Antara negeri utama, Johor merekod pertumbuhan harga tertinggi pada 5.3%, diikuti Selangor dan Pulau Pinang, kedua-duanya pada 3.1%. Sementara itu, pertumbuhan Kuala Lumpur sebanyak 2.1% lebih rendah berbanding 2.9% yang direkodkan pada 2023.

ALL HOUSE PRICE INDEX BY STATE

All states recorded positive house price growth, albeit at a slower pace than the previous year, except for Sabah, Sarawak, Kelantan, Pahang, Melaka, and Kedah, which saw an increase ranging from 0.3% to 2.8% compared to 2023. Among the major states, Johor recorded the highest price growth at 5.3%, followed by Selangor and Pulau Pinang, both at 3.1%. Meanwhile, Kuala Lumpur's growth of 2.1% was lower than 2.9% recorded in 2023.

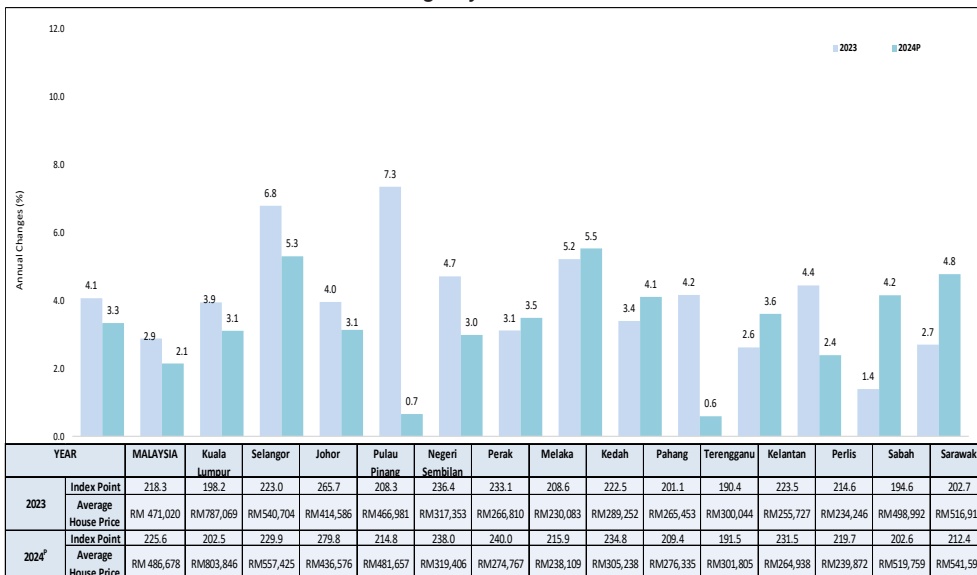
Carta 3: Perubahan Tahunan IHRM Mengikut Negeri Utama 2010 – 2024^P
 Chart 3: MHPI Annual Change by Major State 2010 – 2024^P



Harga purata rumah nasional direkodkan pada RM486,678 seunit pada 2024^P, didahului Kuala Lumpur (RM803,846 seunit), diikuti Selangor, Sarawak dan Sabah masing-masing pada RM557,425, RM541,599 dan RM519,759. Melaka dan Perlis terus merekod harga purata rumah yang lebih rendah di bawah RM250,000 seunit.

The national average house price was recorded at RM486,678 per unit in 2024^P, led by Kuala Lumpur (RM803,846 per unit), followed by Selangor, Sarawak, and Sabah at RM557,425, RM541,599 and RM519,759, respectively. Melaka and Perlis continued to record lower average house prices below RM250,000 per unit.

Carta 4: Perubahan Tahunan IHRM mengikut Negeri 2024^P vs 2023
 Chart 4: MHPI Annual Change by State 2024^P vs 2023



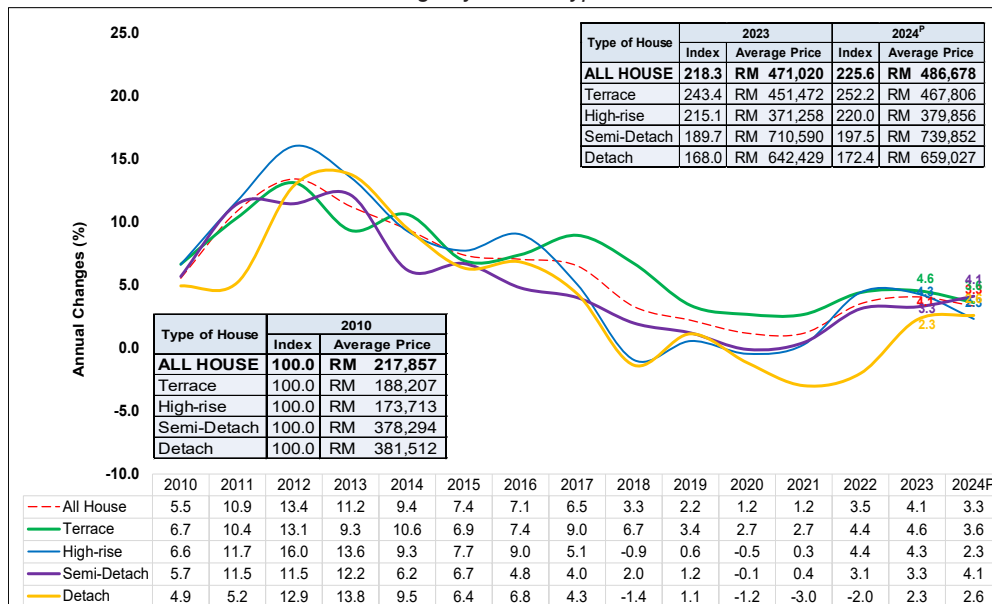
INDEKS HARGA RUMAH MENGIKUT JENIS

Pada 2024^P, rumah berkembar merekod pertumbuhan harga tertinggi pada 4.1%, mengatasi prestasi rumah teres sebelumnya, yang meningkat sebanyak 3.6%. Manakala, rumah sesebuah dan unit bertingkat tinggi mengalami peningkatan yang lebih sederhana, masing-masing pada 2.6% dan 2.3%. Walau bagaimanapun, rumah teres kekal sebagai segmen yang paling cepat berkembang dari segi pergerakan indeks, meningkat pada 152.2 mata dari tahun asas 2010, diikuti oleh unit bertingkat tinggi (120.0 mata), rumah berkembar (97.5 mata), dan rumah sesebuah (72.4 mata).

HOUSE PRICE INDEX BY TYPE

In 2024^P, semi-detached houses recorded the highest price growth at 4.1%, surpassing the previous performance of terraced houses, which grew by 3.6%. Meanwhile, detached houses and high-rise units experienced more moderate increases, at 2.6% and 2.3%, respectively. However, terraced houses remain the fastest-growing segment in terms of index movement, increased by 152.2 points from the 2010 base year, followed by high-rise units (120.0 points), semi-detached houses (97.5 points), and detached houses (72.4 points).

Carta 5: Perubahan Tahunan IHRM Mengikut Jenis Rumah 2010 – 2024^P
 Chart 5: MHPI Annual Change by House Type 2010 – 2024^P



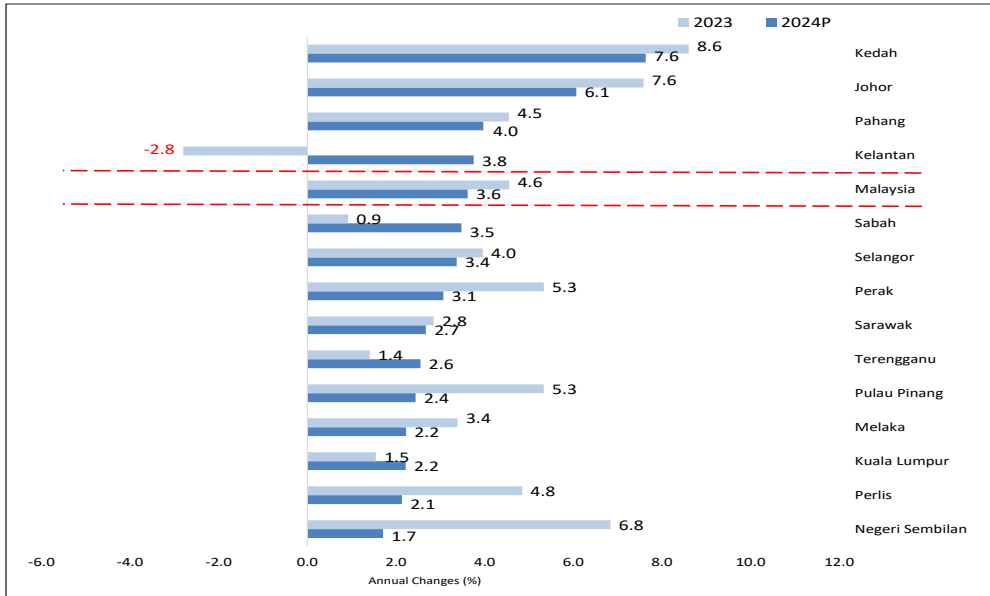
INDEKS HARGA RUMAH TERES

Kebanyakan negeri merekod pertumbuhan harga, walaupun pada kadar yang lebih perlahan berbanding tahun sebelumnya, kecuali Kelantan, Sabah, Terengganu, dan Kuala Lumpur, yang menyaksikan peningkatan antara 2.2% hingga 3.8%. Bagaimanapun, Kedah dan Johor menyerlah dengan kadar pertumbuhan yang ketara masing-masing sebanyak 7.6% dan 6.1%.

TERRACED HOUSE PRICE INDEX

Most states recorded price growth, though at a slower pace than the previous year, except for Kelantan, Sabah, Terengganu, and Kuala Lumpur, which saw an increase ranging from 2.2% to 3.8%. However, Kedah and Johor stood out with remarkable growth rates of 7.6% and 6.1%, respectively.

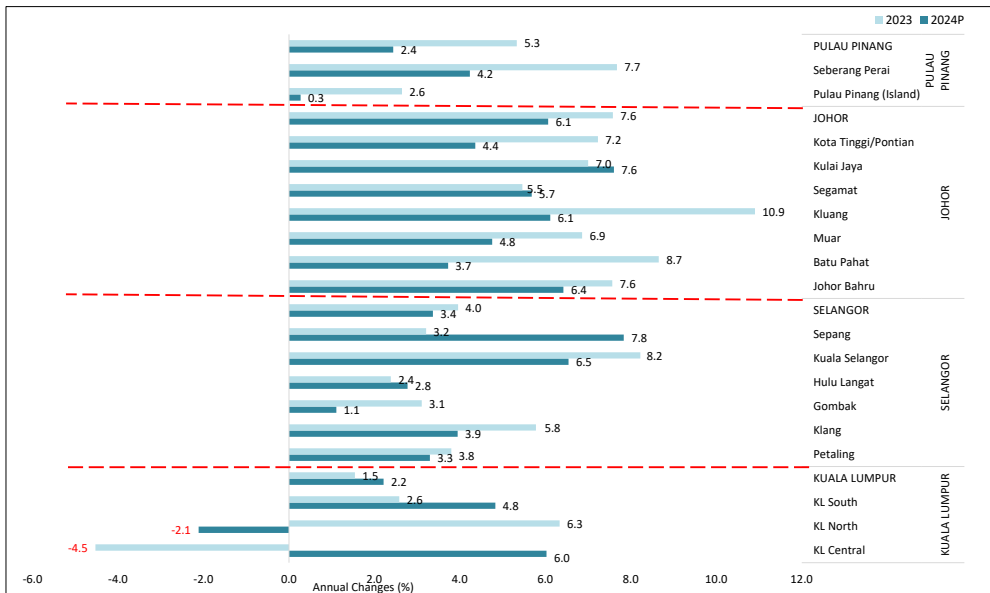
Carta 6: Perubahan Tahunan Indeks Harga Rumah Teres Mengikut Negeri 2024^P vs 2023
 Chart 6: Terraced House Price Index Annual Change by State 2024^P vs 2023



Semua negeri utama mengalami pertumbuhan harga yang lebih rendah berbanding tahun sebelumnya, kecuali Kuala Lumpur, yang menyaksikan peningkatan sebanyak 2.2% berbanding 1.5% pada tahun sebelumnya. Pertumbuhan harga di Kuala Lumpur didorong oleh transaksi rumah teres 2-3 tingkat berharga tinggi di kawasan KL Central dan KL South. Kawasan lain seperti Sepang, Hulu Langat, Segamat, dan Kulai, turut menyaksikan kenaikan harga antara 2.8% hingga 7.8% berbanding tahun sebelumnya.

All major states experienced lower price growth compared to the previous year, except for Kuala Lumpur, which saw a rise of 2.2% compared to 1.5% in the previous year. The price growth in Kuala Lumpur was driven by the transaction of high-priced 2-3-storey terraced houses in the KL Central and KL South regions. Other regions, such as Sepang, Hulu Langat, Segamat, and Kulai, also saw price increases ranging from 2.8% to 7.8% compared to the previous year.

Carta 7: Perubahan Tahunan Indeks Harga Rumah Teres Mengikut Kawasan 2024^P vs 2023
 Chart 7: Terraced House Price Index Annual Change by Region 2024^P vs 2023



Harga purata nasional bagi rumah teres berada pada RM467,806 pada 2024^P. Kuala Lumpur kekal di hadapan dengan RM932,769 seunit, diikuti Selangor (RM622,266 seunit) dan Pulau Pinang (RM539,292 seunit). Sabah mula merekodkan purata harga rumah melebihi RM500,000 seunit, dengan Tawau mengalami pertumbuhan harga tertinggi pada 7.1% (berbanding 3.5% pada 2023). Pertumbuhan ini didorong oleh peningkatan dalam transaksi hartanah dan kenaikan harga rumah teres 2-3 tingkat di daerah ini. Perlis dan Melaka terus merekod harga rumah teres terendah di negara ini masing-masing pada RM203,214 seunit dan RM208,666 seunit.

The national average price of terraced houses stood at RM467,806 in 2024^P. Kuala Lumpur remained in the lead with RM932,769 per unit, followed by Selangor (RM622,266 per unit) and Pulau Pinang (RM539,292 per unit). Sabah began recording an average house price exceeding RM500,000 per unit, with Tawau experiencing the highest price growth at 7.1% (compared to 3.5% in 2023). This growth is driven by an increased in property transactions and a rise in the price of 2-3-storey terraced houses in the district. Perlis and Melaka continued to have the lowest terraced house prices in the country at RM203,214 per unit and RM208,666 per unit, respectively.

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

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	252.2	247.0	253.9	332.3	198.3	266.7	247.9	223.9	241.9	218.1	207.0	191.5	234.8	199.6	214.2
Average Price (RM)	RM467,806	RM932,769	RM622,266	RM425,966	RM539,292	RM292,314	RM257,599	RM208,666	RM249,456	RM269,417	RM227,628	RM231,819	RM203,214	RM506,090	RM419,232

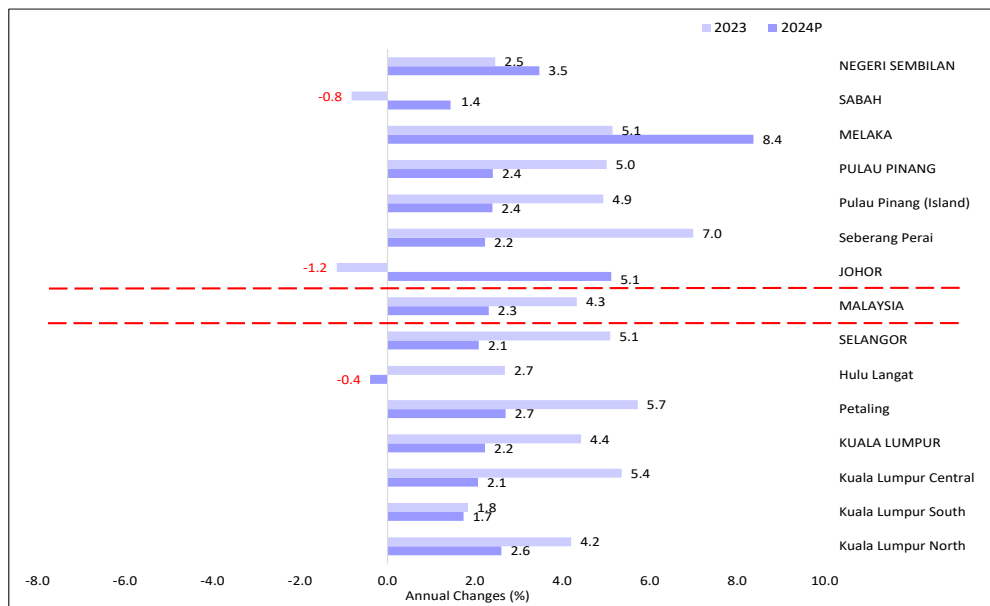
INDEKS HARGA UNIT BERTINGKAT TINGGI

Indeks unit bertingkat tinggi menunjukkan pertumbuhan sederhana, meningkat sebanyak 2.3% berbanding 4.3% pada tahun 2023. Pertumbuhan sederhana ini (daripada 1.4% kepada 2.4%) adalah disebabkan oleh penurunan harga penyumbang utama kepada segmen ini iaitu Kuala Lumpur, Selangor, Pulau Pinang, dan Sabah. Sebaliknya, Melaka dan Johor mengalami kenaikan harga yang lebih ketara masing-masing pada 8.4% dan 5.1%, didorong oleh urus niaga rumah baharu di lokasi yang baik.

HIGH-RISE UNIT PRICE INDEX

The index of high-rise units showed moderate growth, increasing by 2.3% compared to 4.3% in 2023. This moderate growth (from 1.4% to 2.4%) was due to price reductions from the main contributors to this segment, namely Kuala Lumpur, Selangor, Pulau Pinang, and Sabah. In contrast, Melaka and Johor experienced more significant price increases of 8.4% and 5.1%, respectively, driven by new home transactions in good locations.

Carta 8: Perubahan Tahunan Indeks Harga Unit Bertingkat Tinggi Mengikut Negeri dan Kawasan 2024^P vs 2023
 Chart 8: High-Rise Unit Price Index Annual Change by State and Region 2024^P vs 2023



Harga purata nasional untuk unit bertingkat tinggi ialah RM379,856 seunit pada 2024^P. Semua wilayah di Kuala Lumpur, Petaling, dan Pulau Pinang (Island) merekod harga melebihi purata nasional, manakala Negeri Sembilan kekal paling berpatutan, dengan harga purata RM108,046 seunit.

The national average price for high-rise units stood at RM379,856 per unit in 2024^P. All regions in Kuala Lumpur, Petaling, and Pulau Pinang (Island) recorded prices above the national average, while Negeri Sembilan remained the most affordable, with an average price of RM108,046 per unit.

Jadual 2: Indeks Harga Unit Bertingkat Tinggi dan Purata Harta Mengikut Negeri 2024^P
Table 2: High-Rise Unit Price Index and Average Price by State 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	220.0	224.4	232.4	259.2	231.6	217.8	194.5	212.8	219.4	221.0	167.4	217.8	160.2	206.5	198.8
Average Price (RM)	RM379,856	RM619,265	RM586,322	RM403,188	RM566,844	RM404,017	RM256,172	RM304,401	RM246,211	RM388,809	RM139,168	RM359,753	RM108,046	RM167,622	RM356,918

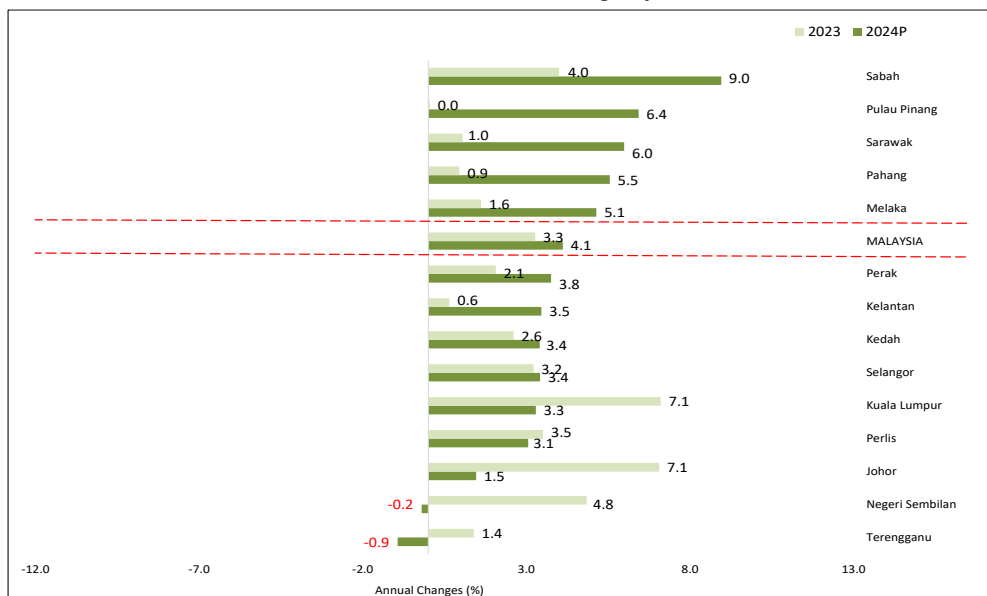
INDEKS HARGA RUMAH BERKEMBAR

Pada 2024^P, prestasi pertumbuhan rumah berkembar menyerlah, mendahului pertumbuhan berbanding jenis rumah lain. Pertumbuhan ini didorong oleh kenaikan harga dalam segmen ini di kebanyakan negeri, kecuali Kuala Lumpur, Johor, Negeri Sembilan, Terengganu dan Perlis. Peningkatan rumah berkembar 2-3 tingkat di Sabah (Kota Kinabalu dan Tawau), Sarawak (Kuching dan Miri), dan Pulau Pinang (rumah baharu di Seberang Perai) adalah penyumbang ketara kepada prestasi ini.

SEMI-DETACHED HOUSE PRICE INDEX

In 2024^P, the growth performance of semi-detached houses stood out, leading in growth compared to other house types. This growth was driven by price increases within this segment across most states, except for Kuala Lumpur, Johor, Negeri Sembilan, Terengganu, and Perlis. The rise in 2-3-storey semi-detached houses in Sabah (Kota Kinabalu and Tawau), Sarawak (Kuching and Miri), and Pulau Pinang (new houses in Seberang Perai) significantly contributed to this performance.

Carta 9: Perubahan Tahunan Indeks Harga Rumah Berkembar Mengikut Negeri 2024^P vs 2023
Chart 9: Semi-Detached House Price Index Annual Change by State 2024^P vs 2023



Harga purata rumah nasional direkod pada RM739,852 seunit. Kuala Lumpur merekod harga tertinggi, dengan purata RM2.5 juta seunit, diikuti Selangor pada RM1.09 juta seunit. Sabah menghampiri purata harga rumah RM1 juta seunit. Sementara itu, Kelantan mengekalkan harga terendah pada RM308,854 seunit.

The national average house price was recorded at RM739,852 per unit. Kuala Lumpur recorded the highest price, with an average of RM2.5 million per unit, followed by Selangor at RM1.09 million per unit. Sabah is approaching an average house price of RM1 million per unit. Meanwhile, Kelantan maintained the lowest price at RM308,854 per unit.

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

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	197.5	179.2	181.6	166.7	234.4	259.1	221.7	202.2	235.3	210.3	174.7	161.6	191.6	217.9	209.4
Average Price (RM)	RM739,852	RM2,518,710	RM1,090,785	RM676,855	RM737,353	RM530,340	RM440,363	RM514,066	RM421,908	RM452,801	RM343,878	RM308,854	RM408,138	RM970,984	RM679,952

INDEKS HARGA RUMAH SESEBUAH

Indeks Harga Rumah Sesebuah terus menunjukkan pertumbuhan, dengan peningkatan sebanyak 2.6% pada 2024^P, berbanding 2.3% pada 2023, berikutan penurunan harga semasa pandemik. Berbanding 2023, semua negeri merekod pertumbuhan harga antara 0.2% hingga 5.5%, kecuali Sarawak, Kelantan, Sabah, Perak, dan Negeri Sembilan. Kuala Lumpur menunjukkan tanda pemulihan, mencatat peningkatan 0.7% selepas mengalami pertumbuhan negatif sejak enam tahun lalu, didorong oleh transaksi rumah berkembar 2-3 tingkat di KL Central.

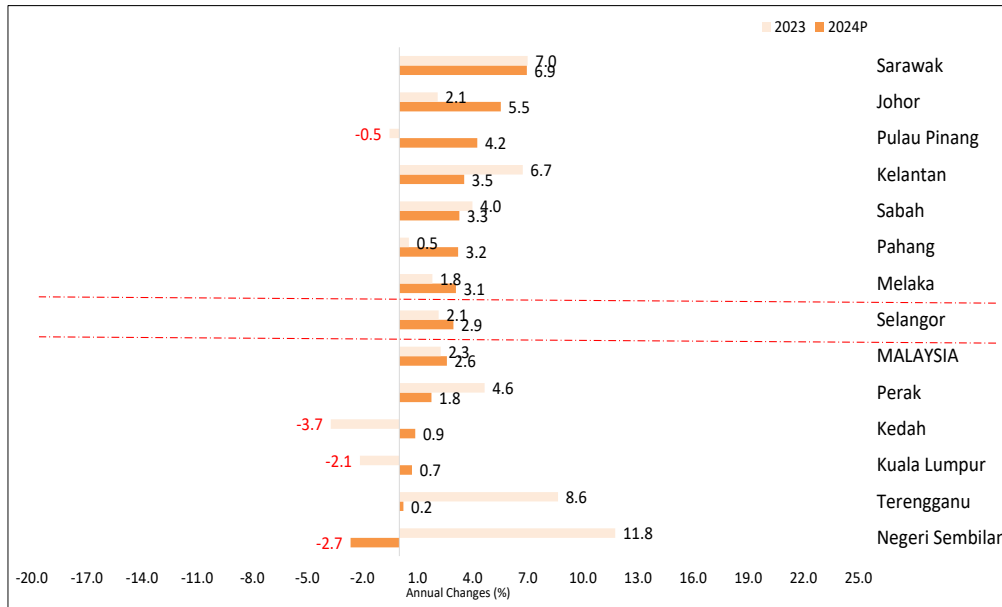
Sebaliknya, Negeri Sembilan menyaksikan penurunan -2.7% selepas mendahului dengan pertumbuhan 11.8% pada 2023, terutamanya disebabkan oleh ketiadaan urus niaga bernilai tinggi pada 2024.

DETACHED HOUSE PRICE INDEX

The Detached House Price Index continues to show growth, with an increase of 2.6% in 2024^P, compared to 2.3% in 2023, following a price decline during the pandemic. Compared to 2023, all states recorded price growth ranging from 0.2% to 5.5%, except for Sarawak, Kelantan, Sabah, Perak, and Negeri Sembilan. Kuala Lumpur showed signs of recovery, registering a 0.7% increase after experiencing negative growth for the past six years, driven by the transaction of 2-3-storey detached houses in KL Central.

In contrast, Negeri Sembilan saw a -2.7% decline after leading with 11.8% growth in 2023, primarily due to the absence of high-value transactions in 2024.

Carta 10: Perubahan Tahunan Indeks Harga Rumah Sesebuah Mengikut Negeri 2024^P vs 2023
 Chart 10: Detached House Price Index Annual Change by State 2024^P vs 2023



Harga purata rumah nasional berada pada RM659,027 seunit. Kuala Lumpur mengekalkan harga purata tertinggi di dalam negara pada RM2.4 juta seunit, manakala Pulau Pinang, Selangor, Sabah, dan Sarawak merekodkan harga melebihi purata nasional masing-masing pada RM993,070, RM917,215, RM668,971 dan RM653,883 seunit. Rumah berkembar di Pahang, Perak, dan Kelantan meneruskan harga di bawah RM300,000 seunit.

The national average house price stood at RM659,027 per unit. Kuala Lumpur maintained the highest average price in the country at RM2.4 million per unit, while Pulau Pinang, Selangor, Sabah, and Sarawak recorded prices above the national average at RM993,070, RM917,215, RM668,971, and RM653,883 per unit, respectively. Detached houses in Pahang, Perak, and Kelantan continued to be priced below RM300,000 per unit.

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	172.4	109.3	186.9	238.3	262.8	174.0	225.2	205.7	194.4	173.3	193.8	292.6	190.9	216.2
Average Price (RM)	RM659,027	RM2,440,770	RM917,215	RM483,331	RM993,070	RM455,837	RM254,411	RM395,864	RM462,763	RM209,399	RM361,964	RM283,126	RM668,971	RM653,883

