KEMENTERIAN KEWANGAN

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INDEKS HARGA PANGSAPURI KHIDMAT (IHPK) LEMBAH KLANG, JOHOR BAHRU & PULAU PINANG

Klang Valley, Johor Bahru & Pulau Pinang Serviced Apartment Price Index (SA-PI)

2024^{P}

1999-2024
Sambutan Jubli Perak NAPIC
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GAMBARAN KESELURUHAN

Berdasarkan data awalan 2024^{P}, prestasi IHPK di bandar utama adalah sederhana. Semua bandar utama merekod pertumbuhan harga yang positif, walaupun lebih perlahan berbanding tahun sebelumnya. Johor Bahru dan *Penang Island* secara konsisten menunjukkan trend pertumbuhan yang kukuh, masing-masing meningkat sebanyak 5.8% dan 5.4%. Kuala Lumpur dan Petaling menyaksikan kenaikan yang lebih sederhana pada 2.3% dan 1.1%. Dari segi indeks, *Penang Island* merekodkan tertinggi pada 123.0 mata—kenaikan 23.0 mata berbanding tahun asas 2018, diikuti Johor Bahru (108.4 mata), Petaling (105.2 mata) dan Kuala Lumpur (104.4 mata). Ini menunjukkan bahawa pasaran pangsapuri perkhidmatan di *Penang Island* mengatasi prestasi bandar utama lain, didorong oleh permintaan daripada kedua-dua pelabur dan pengguna.

Kuala Lumpur mempunyai harga purata tertinggi pada RM8,734 s.m.p. (RM739,672 seunit), diikuti Petaling pada RM7,046 s.m.p. (RM516,299 seunit), *Penang Island* pada RM6,510 s.m.p. (RM845,631 seunit), dan Johor Bahru pada RM5,945 s.m.p. (RM411,470 seunit).

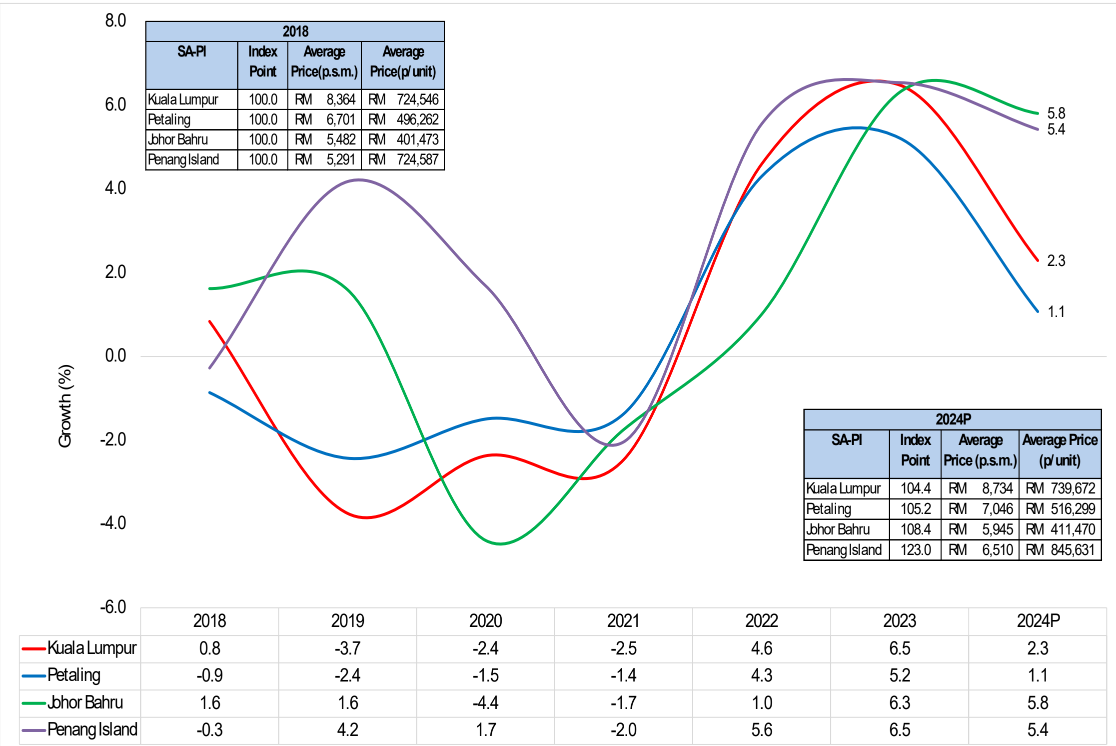
OVERVIEW

Based on preliminary data 2024^{P}, the performance of the SA-PI in major cities was moderate. All major cities recorded positive price growth, albeit slower than the previous year. Johor Bahru and Penang Island consistently demonstrated a strong growth trend, with an increase of 5.8% and 5.4%, respectively. Kuala Lumpur and Petaling saw more modest gains of 2.3% and 1.1%. In terms of index, Penang Island recorded the highest at 123.0 points—an increase of 23.0 points compared to the base year of 2018, followed by Johor Bahru (108.4 points), Petaling (105.2 points) and Kuala Lumpur (104.4 points). This indicates that the serviced apartment market on Penang Island outperformed other major cities, driven by demand from both investors and end-users.

Kuala Lumpur had the highest average price at RM8,734 p.s.m. (RM739,672 per unit), followed by Petaling at RM7,046 p.s.m. (RM516,299 per unit), Penang Island at RM6,510 p.s.m. (RM845,631 per unit), and Johor Bahru at RM5,945 p.s.m. (RM411,470 per unit).

Carta 1: IHPK: Perubahan Tahunan, Mata Indeks & Harga Purata (s.m.p. & seunit)di Bandar Utama 2018 – 2024^{P}

Chart 1: SA-PI: Annual Change, Index Point & Average Price (p.s.m & per unit) in Major Cities 2018 – 2024^{P}



2018			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Kuala Lumpur	100.0	RM 8,364	RM 724,546
Petaling	100.0	RM 6,701	RM 496,262
Johor Bahru	100.0	RM 5,482	RM 401,473
Penang Island	100.0	RM 5,291	RM 724,587

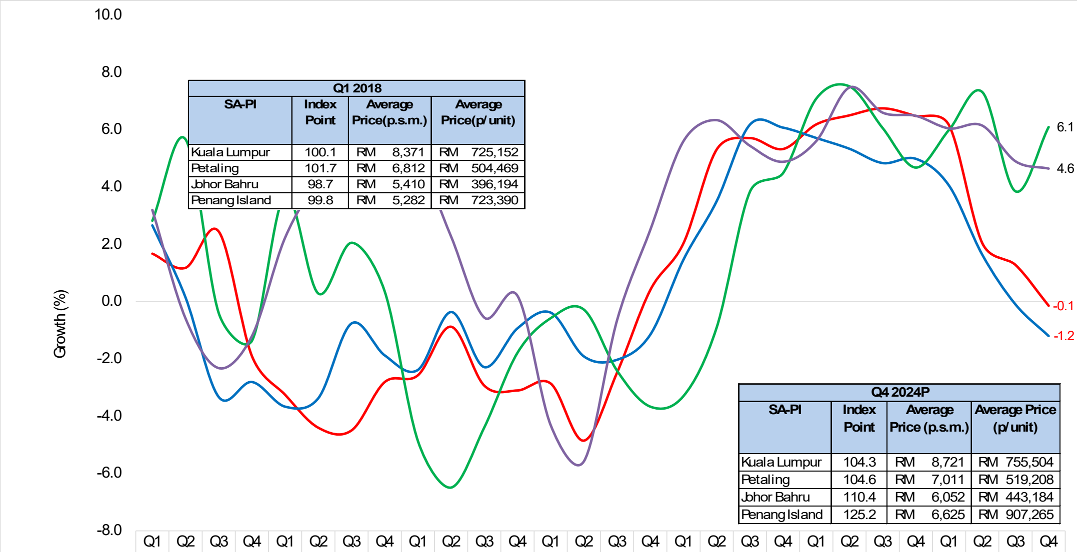
2024P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/ unit)
Kuala Lumpur	104.4	RM 8,734	RM 739,672
Petaling	105.2	RM 7,046	RM 516,299
Johor Bahru	108.4	RM 5,945	RM 411,470
Penang Island	123.0	RM 6,510	RM 845,631

	2018	2019	2020	2021	2022	2023	2024P
Kuala Lumpur	0.8	-3.7	-2.4	-2.5	4.6	6.5	2.3
Petaling	-0.9	-2.4	-1.5	-1.4	4.3	5.2	1.1
Johor Bahru	1.6	1.6	-4.4	-1.7	1.0	6.3	5.8
Penang Island	-0.3	4.2	1.7	-2.0	5.6	6.5	5.4

Semua bandar utama menyaksikan trend yang sama mengikut suku tahun, dengan Pulau Pinang mengekalkan pertumbuhan stabil selepas wabak. Johor Bahru, walaupun menjadi penyumbang terbesar kepada unit tidak terjual, mengalami pertumbuhan harga yang kukuh selepas wabak, dengan beberapa pengecualian. Kuala Lumpur dan Petaling mempamerkan corak yang sama, merekodkan pertumbuhan teguh selepas S3 2022, diikuti oleh kenaikan sederhana dari S2 2024, sebelum merosot pada S3 2024 (Petaling: -0.1%) dan S4 2024P (Kuala Lumpur: -0.1%; Petaling: -1.2%).

All major cities experienced a similar trend by quarter, with Penang sustaining steady growth after the outbreak. Johor Bahru, despite being the largest contributor to unsold units, experienced strong price growth post-pandemic, with a few exceptions. Kuala Lumpur and Petaling exhibited a similar pattern, recording robust growth after Q3 2022, followed by moderate gains from Q2 2024, before declining in Q3 2024 (Petaling: -0.1%) and Q4 2024P (Kuala Lumpur: -0.1%; Petaling: -1.2%).

Carta 2: Perubahan Tahunan IHPK mengikut Sukuan di Bandar Utama Q1 2018 – Q4 2024P
Chart 2: Annual Change of SA-PI by Quarter in Major Cities Q1 2018 – Q4 2024P



Q1 2018			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/unit)
Kuala Lumpur	100.1	RM 8,371	RM 725,152
Petaling	101.7	RM 6,812	RM 504,469
Johor Bahru	98.7	RM 5,410	RM 396,194
Penang Island	99.8	RM 5,282	RM 723,390

Q4 2024P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Kuala Lumpur	104.3	RM 8,721	RM 755,504
Petaling	104.6	RM 7,011	RM 519,208
Johor Bahru	110.4	RM 6,052	RM 443,184
Penang Island	125.2	RM 6,625	RM 907,265

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21
Kuala Lumpur	1.7	1.2	2.4	-1.9	-3.3	-4.4	-4.5	-2.8	-2.6	-0.9	-2.9	-3.1	-2.9	-4.9
Petaling	2.7	0.1	-3.3	-2.8	-3.7	-3.4	-0.8	-1.9	-2.4	-0.4	-2.3	-0.9	-0.4	-1.9
Johor Bahru	2.8	5.7	-0.4	-1.4	3.7	0.3	2.1	0.4	-4.9	-6.5	-4.4	-1.8	-0.6	-0.3
Penang Island	3.2	-0.6	-2.3	-1.2	2.2	4.1	4.7	5.7	4.9	2.3	-0.6	0.2	-4.3	-5.6

	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24P
Kuala Lumpur	-2.5	0.4	2.0	5.3	5.7	5.3	6.2	6.5	6.7	6.5	6.2	2.0	1.3	-0.1
Petaling	-2.0	-1.1	1.5	3.5	6.2	6.1	5.7	5.3	4.8	5.0	4.1	1.6	-0.1	-1.2
Johor Bahru	-2.4	-3.7	-3.3	-0.9	3.8	4.5	7.1	7.5	6.1	4.7	6.0	7.3	3.9	6.1
Penang Island	-0.6	2.5	5.6	6.3	5.4	4.9	5.6	7.5	6.6	6.5	6.0	6.1	4.9	4.6

PRESTASI IHPK DI LEMBAH KLANG

Data awalan 2024P menunjukkan pertumbuhan harga di Kuala Lumpur (2.3%) dan Selangor (3.3%) lebih perlahan berbanding 2023 (6.5% dan 4.6%), masing-masing. Penurunan sederhana ini telah memperlahankan kenaikan harga pangsapuri perkhidmatan keseluruhan di Lembah Klang kepada 2.5%, turun daripada 4.7% pada 2022 dan 5.8% pada 2023.

IHPK Lembah Klang berada pada 105.6 mata, mencerminkan peningkatan 5.6 mata dari tahun asas. Selangor dan Kuala Lumpur merekod nilai indeks masing-masing 107.6 dan 104.4 mata. Kuala Lumpur mengekalkan harga purata tertinggi berbanding Selangor, pada RM8,734 s.m.p. (RM756,629 seunit), mengatasi Selangor RM6,639 s.m.p. (RM489,378 seunit).

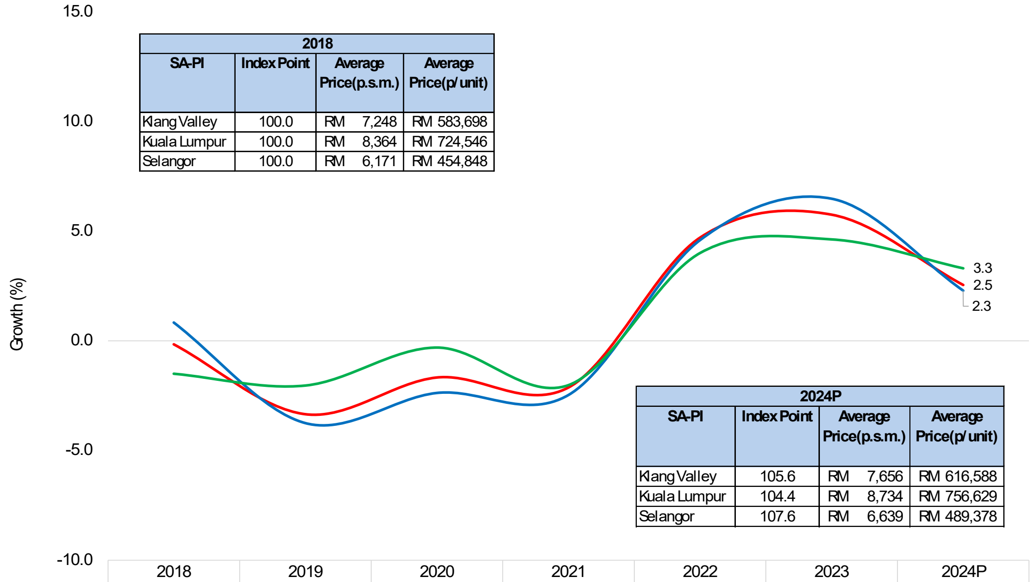
PERFORMANCE SA-PI IN KLANG VALLEY

Preliminary data 2024P indicates that price growth in Kuala Lumpur (2.3%) and Selangor (3.3%) slower compared to 2023 (6.5% and 4.6%), respectively. This deceleration moderated the overall serviced apartment price increased in the Klang Valley to 2.5%, down from 4.7% in 2022 and 5.8% in 2023.

Klang Valley's SA-PI stood at 105.6 points, reflecting an increase of 5.6 points from the base year. Selangor and Kuala Lumpur recorded index values of 107.6 and 104.4 points, respectively. Kuala Lumpur maintained the highest average price compared to Selangor, at RM8,734 p.s.m. (RM756,629 per unit), surpassing Selangor's RM6,639 p.s.m. (RM489,378 per unit).

Carta 3: IHPK: Perubahan Tahunan, Mata Indeks & Harga Purata (s.m.p.& per unit) di Lembah Klang, Kuala Lumpur & Selangor 2018 – 2024P

Chart 3: SAPI: Annual Change, Index Point & Average Price (p.s.m & per unit) in Klang Valley, Kuala Lumpur & Selangor 2018 – 2024P



2018			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Klang Valley	100.0	RM 7,248	RM 583,698
Kuala Lumpur	100.0	RM 8,364	RM 724,546
Selangor	100.0	RM 6,171	RM 454,848

2024P			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Klang Valley	105.6	RM 7,656	RM 616,588
Kuala Lumpur	104.4	RM 8,734	RM 756,629
Selangor	107.6	RM 6,639	RM 489,378

	2018	2019	2020	2021	2022	2023	2024P
Klang Valley	-0.2	-3.3	-1.7	-2.1	4.7	5.8	2.5
Kuala Lumpur	0.8	-3.7	-2.4	-2.5	4.6	6.5	2.3
Selangor	-1.5	-2.0	-0.3	-2.0	4.0	4.6	3.3

PRESTASI IHPK DI KUALA LUMPUR & WILAYAH

Kuala Lumpur dan wilayahnya menunjukkan prestasi sederhana, dengan KL North merekodkan indeks tertinggi pada 107.9 mata, diikuti oleh KL South pada 107.5 mata dan KL Center pada 100.8 mata, yang seterusnya menyumbang kepada indeks keseluruhan Kuala Lumpur sebanyak 104.4 mata, meningkat 4.4 mata berbanding tahun asas 2018.

Dari segi pertumbuhan, Kuala Lumpur dan wilayahnya merekod pertumbuhan harga yang positif, walaupun lebih perlahan berbanding tahun sebelumnya, meningkat kecil antara 0.6% dan 3.7% pada 2024P, berbeza dengan pertumbuhan kukuh 6.3% hingga 6.6% yang diperhatikan pada 2023. Kekurangan urus niaga, khususnya urus niaga bernilai tinggi di seluruh wilayah KL – terutama di KL North dan KL South, membawa kepada penurunan harga yang ketara di seluruh wilayah pada 2024P.

Berbanding harga, KL Centre merekod purata tertinggi pada RM10,488 s.m.p. (RM931,604 seunit), diikuti KL North pada RM7,242 s.m.p. (RM634,952 seunit) dan KL South pada RM6,341 s.m.p. (RM570,254 seunit).

PERFORMANCE SA-PI IN KUALA LUMPUR & REGIONS

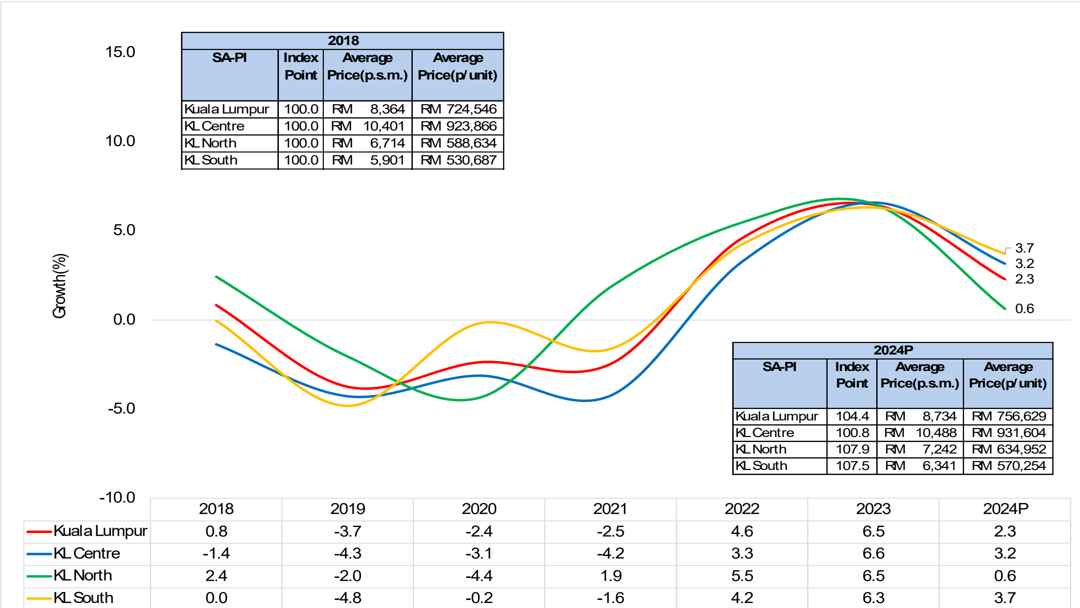
Kuala Lumpur and its regions showed moderate performance, with KL North recording the highest index at 107.9 points, followed by KL South at 107.5 points and KL Centre at 100.8 points, which subsequently contributed to Kuala Lumpur's overall index of 104.4 points, an increase of 4.4 points compared to the 2018 base year.

In terms of growth, Kuala Lumpur and its regions recorded positive price growth, albeit slower than the previous year, slightly increased between 0.6% and 3.7% in 2024P, a sharp contrast to the strong growth of 6.3% to 6.6% observed in 2023. The lack of transactions, particularly high-value transactions, across all regions of KL—especially in KL North and KL South, led to a significant decline in prices throughout the regions in 2024P.

Compared to the price, KL Centre recorded the highest average at RM10,488 p.s.m. (RM931,604 per unit), followed by KL North at RM7,242 p.s.m. (RM634,952 per unit) and KL South at RM6,341 p.s.m. (RM570,254 per unit).

Carta 4: IHPK: Perubahan Tahunan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Kuala Lumpur & Wilayah 2018 – 2024P

Chart 4: SA-PI: Annual Change, Index Point & Average Price (p.s.m & per unit) in Kuala Lumpur & Regions 2018 – 2024P



2018			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Kuala Lumpur	100.0	RM 8,364	RM 724,546
KL Centre	100.0	RM 10,401	RM 923,866
KL North	100.0	RM 6,714	RM 588,634
KL South	100.0	RM 5,901	RM 530,687

2024P			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Kuala Lumpur	104.4	RM 8,734	RM 756,629
KL Centre	100.8	RM 10,488	RM 931,604
KL North	107.9	RM 7,242	RM 634,952
KL South	107.5	RM 6,341	RM 570,254

	2018	2019	2020	2021	2022	2023	2024P
Kuala Lumpur	0.8	-3.7	-2.4	-2.5	4.6	6.5	2.3
KL Centre	-1.4	-4.3	-3.1	-4.2	3.3	6.6	3.2
KL North	2.4	-2.0	-4.4	1.9	5.5	6.5	0.6
KL South	0.0	-4.8	-0.2	-1.6	4.2	6.3	3.7

PRESTASI IHPK DI SELANGOR & WILAYAH

Wilayah Sepang merekod pergerakan terpantas berbanding wilayah lain, diikuti Gombak, Petaling, dan Kajang/Bangi masing-masing dengan 112.9 mata, 109.4 mata, 104.6 mata dan 101.9 mata.

Pergerakan harga di Selangor adalah sederhana, dengan semua wilayah menunjukkan pertumbuhan sederhana berbanding tahun sebelumnya, kecuali Gombak, yang mengalami peningkatan ketara sebanyak 5.4%, meningkat daripada 2.2% pada 2023. Walaupun pertumbuhan Sepang lebih rendah sedikit berbanding tahun sebelumnya, ia masih merekod pertumbuhan tertinggi di kalangan wilayah pada 5.7%, berbanding 6.1% pada 2023. Di Selangor ia didorong oleh peningkatan transaksi pangsapuri perkhidmatan baharu di Sepang dan Gombak.

Dari segi harga, Petaling merekod harga purata tertinggi pada RM7,011 s.m.p. (RM519,208 seunit), diikuti Kajang/Bangi pada RM6,055 s.m.p. (RM426,567 seunit), Sepang pada RM5,923 s.m.p. (RM399,347 seunit), dan Gombak pada RM4,518 s.m.p. (RM404,286 seunit).

PERFORMANCE SA-PI IN SELANGOR & REGIONS

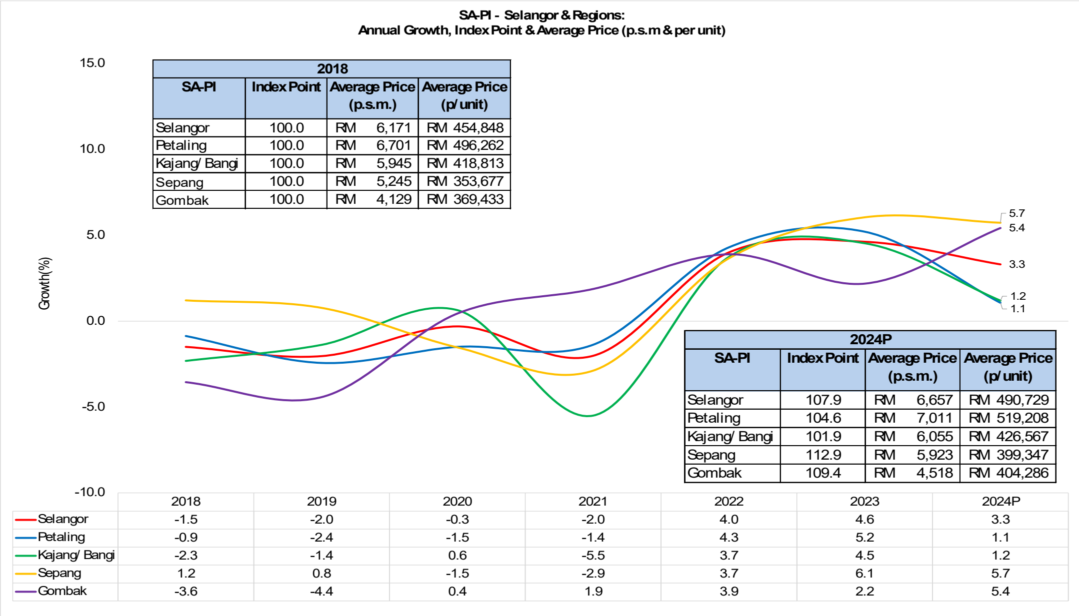
Sepang Region recorded the fastest movement compared to other regions, followed by Gombak, Petaling, and Kajang/Bangi with 112.9 points, 109.4 points, 104.6 points, and 101.9 points, respectively.

Price movement in Selangor was moderate, with all regions showing modest growth compared to the previous year, except Gombak, which experienced a significant increase of 5.4%, up from 2.2% in 2023. Although Sepang's growth was slightly lower than the previous year, it still recorded the highest growth among the regions at 5.7%, compared to 6.1% in 2023. Selangor's was driven by increased new serviced apartment transactions in Sepang and Gombak.

In terms of price, Petaling recorded the highest average price at RM7,011 p.s.m. (RM519,208 per unit), followed by Kajang/Bangi at RM6,055 p.s.m. (RM426,567 per unit), Sepang at RM5,923 p.s.m. (RM399,347 per unit), and Gombak at RM4,518 p.s.m. (RM404,286 per unit).

Carta 5: IHPK: Perubahan Tahunan, Mata Indeks & Harga Purata (s.m.p. & per unit)
di Selangor & Wilayah 2018 – 2024P

Chart 5: SA-PI: Annual Change, Index Point & Average Price (p.s.m & per unit)
in Selangor & Regions 2018 – 2024P



PRESTASI IHPK DI PETALING & SUB-WILAYAH

Pada 2024P, prestasi IHPK Petaling dan sub-wilayah adalah sederhana dengan Subang Jaya merekodkan pergerakan indeks tertinggi di kalangan sub-wilayah. Subang Jaya merekod 114.2 mata, diikuti Puchong dengan 109.9 mata, Petaling Jaya 104.1 mata, Shah Alam 103.9 mata, dan Damansara 102.0 mata.

Seiring dengan prestasi itu, sub-wilayah Petaling mengalami pertumbuhan yang lebih perlahan berbanding 2023, kecuali Subang Jaya, yang merekod peningkatan daripada 4.5% pada 2023 kepada 5.3% pada 2024P. Sebaliknya, Shah Alam menyaksikan penurunan, menurun daripada 1.5% pada 2023 kepada -2.8% pada 2024P. Penurunan keseluruhan dalam urus niaga bernilai tinggi di beberapa lokasi di seluruh sub-wilayah Petaling menyumbang kepada penurunan harga yang ketara pada 2024P.

Petaling Jaya, Subang Jaya, dan Damansara merekodkan harga purata tertinggi untuk pangsapuri khidmat di Wilayah Petaling pada RM7,411 s.m.p. (RM581,913 seunit), RM7,387 s.m.p. (RM553,559 seunit), dan RM7,223 s.m.p. (RM517,987 seunit), masing-masing. Sebaliknya, Shah Alam dan Puchong merekodkan harga purata yang lebih rendah pada RM6,463 s.m.p. (RM431,243 seunit) dan RM4,777 s.m.p. (RM397,621 seunit), masing-masing.

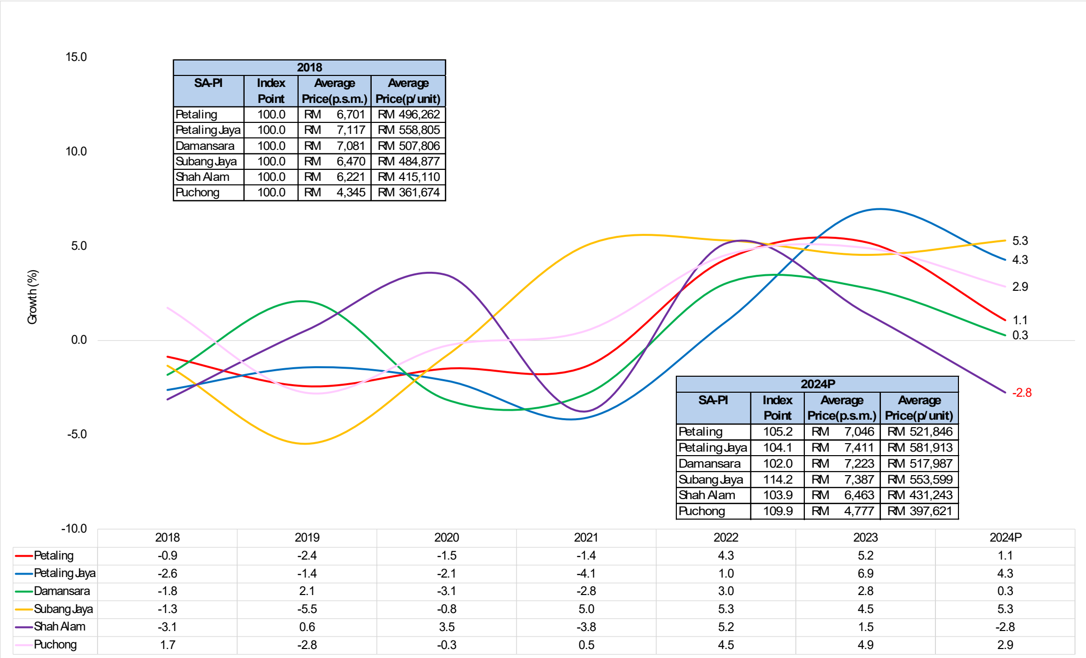
PERFORMANCE SA-PI IN PETALING & SUB-REGIONS

In 2024P, the performance of SA-PI Petaling and its sub-regions was moderate with Subang Jaya recording the highest index movement among them. Subang Jaya recorded 114.2 points, followed by Puchong at 109.9 points, Petaling Jaya at 104.1 points, Shah Alam at 103.9 points, and Damansara at 102.0 points.

In line with the performance, the Petaling sub-region experienced slower growth compared to 2023, except for Subang Jaya, which recorded an increase from 4.5% in 2023 to 5.3% in 2024P. In contrast, Shah Alam saw a decline, dropping from 1.5% in 2023 to -2.8% in 2024P. An overall decline in high-value transactions in several locations across the Petaling sub-region contributed to a significant price drop in 2024P.

Petaling Jaya, Subang Jaya, and Damansara recorded the highest average prices for serviced apartments in the Petaling Region at RM7,411 p.s.m. (RM581,913 per unit), RM7,387 p.s.m. (RM553,559 per unit), and RM7,223 p.s.m. (RM517,987 per unit), respectively. In contrast, Shah Alam and Puchong recorded lower average prices at RM6,463 p.s.m. (RM431,243 per unit) and RM4,777 p.s.m. (RM397,621 per unit), respectively.

Carta 6: IHPK: Perubahan Tahunan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Petaling & Wilayah 2018 – 2024^P
Chart 6: SA-PI: Annual Change, Index Point & Average Price (p.s.m & per unit) in Petaling & Regions 2018 – 2024^P



2018			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Petaling	100.0	RM 6,701	RM 496,262
Petaling Jaya	100.0	RM 7,117	RM 558,805
Damansara	100.0	RM 7,081	RM 507,806
Subang Jaya	100.0	RM 6,470	RM 484,877
Shah Alam	100.0	RM 6,221	RM 415,110
Puchong	100.0	RM 4,345	RM 361,674

2024P			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Petaling	105.2	RM 7,046	RM 521,846
Petaling Jaya	104.1	RM 7,411	RM 581,913
Damansara	102.0	RM 7,223	RM 517,987
Subang Jaya	114.2	RM 7,387	RM 553,599
Shah Alam	103.9	RM 6,463	RM 431,243
Puchong	109.9	RM 4,777	RM 397,621

	2018	2019	2020	2021	2022	2023	2024P
Petaling	-0.9	-2.4	-1.5	-1.4	4.3	5.2	1.1
Petaling Jaya	-2.6	-1.4	-2.1	-4.1	1.0	6.9	4.3
Damansara	-1.8	2.1	-3.1	-2.8	3.0	2.8	0.3
Subang Jaya	-1.3	-5.5	-0.8	5.0	5.3	4.5	5.3
Shah Alam	-3.1	0.6	3.5	-3.8	5.2	1.5	-2.8
Puchong	1.7	-2.8	-0.3	0.5	4.5	4.9	2.9

PRESTASI IHPK DI PULAU PINANG & WILAYAH

Data awal 2024^P menunjukkan IHPK Pulau Pinang berada pada 116.5 mata, dengan *Penang Island* merekod pergerakan terpantas dalam negara pada 123.0 mata, manakala Seberang Prai mencatatkan 101.4 mata.

Dari segi pertumbuhan harga, IHPK Pulau Pinang mengalami peningkatan sederhana sebanyak 0.8% pada 2024^P berbanding tahun sebelumnya, menandakan pertumbuhan terendah yang direkodkan sejak pemulihan pasca pandemik (2022: 6.5%; 2023: 5.4%). *Penang Island* kekal berdaya tahan di kalangan dua wilayah di Pulau Pinang, mencatatkan pertumbuhan yang membanggakan pada 5.4%, walaupun lebih rendah berbanding pada 2023 (6.5%). Sementara itu, Seberang Prai—penyumbang terbesar kepada segmen pangsapuri khidmat di Pulau Pinang, meneruskan aliran menurunnya, merekodkan penurunan berturut-turut pada 2023 (-2.8%) dan 2024^P (-3.1%). Penurunan ini disebabkan oleh pengurangan dalam urus niaga pada titik harga yang lebih tinggi berbanding 2023, yang kemudiannya telah menurunkan harga keseluruhan segmen ini.

Harga purata sebuah pangsapuri khidmat di Pulau Pinang direkodkan pada RM6,755 s.m.p. (RM691,127 seunit), dengan harga purata di *Penang Island* RM6,510 s.m.p. (RM891,488 seunit) dan Seberang Prai pada RM6,150 s.m.p. (RM520,200 seunit).

PERFORMANCE SA-PI IN PULAU PINANG & REGIONS

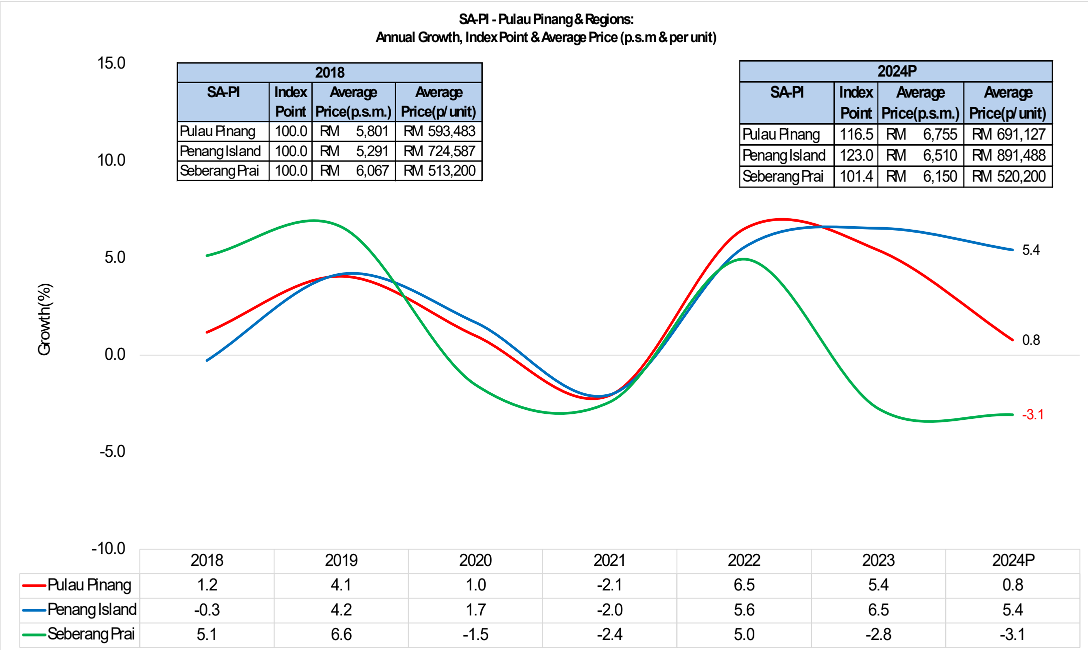
Preliminary data for 2024^P indicated that SA-PI Pulau Pinang stood at 116.5 points, with Penang Island recording the fastest movement in the country at 123.0 points, while Seberang Prai registered 101.4 points.

In terms of price growth, the SA-PI Pulau Pinang experienced a modest increase of 0.8% in 2024^P compared to the previous year, marking the lowest growth recorded since the post-pandemic recovery (2022: 6.5%; 2023: 5.4%). Penang Island remained resilient among the two regions in Pulau Pinang, posting an encouraging growth of 5.4%, albeit slightly lower than in 2023 (6.5%). Meanwhile, Seberang Prai—the largest contributor to Pulau Pinang's serviced apartment segment, continued its downward trend, recording consecutive declines in 2023 (-2.8%) and 2024^P (-3.1%). This decline was attributed to a reduction in transactions at higher price points compared to 2023, which subsequently drove down the overall price of this segment.

The average price of a serviced apartment in Pulau Pinang was recorded at RM6,755 p.s.m. (RM691,127 per unit), with Penang Island averaging RM6,510 p.s.m. (RM891,488 per unit) and Seberang Prai at RM6,150 p.s.m. (RM520,200 per unit).

Carta 7: IHPK: Perubahan Tahunan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Pulau Pinang & Wilayah 2018 – 2024[P]

Chart 7: SA-PI: Annual Change, Index Point & Average Price (p.s.m & per unit) in Pulau Pinang & Regions 2018 – 2024[P]



SA-PI (2018)	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Pulau Pinang	100.0	RM 5,801	RM 593,483
Penang Island	100.0	RM 5,291	RM 724,587
Seberang Prai	100.0	RM 6,067	RM 513,200

SA-PI (2024P)	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Pulau Pinang	116.5	RM 6,755	RM 691,127
Penang Island	123.0	RM 6,510	RM 891,488
Seberang Prai	101.4	RM 6,150	RM 520,200

	2018	2019	2020	2021	2022	2023	2024P
Pulau Pinang	1.2	4.1	1.0	-2.1	6.5	5.4	0.8
Penang Island	-0.3	4.2	1.7	-2.0	5.6	6.5	5.4
Seberang Prai	5.1	6.6	-1.5	-2.4	5.0	-2.8	-3.1

PRESTASI IHPK DI JOHOR BAHRU

Pada 2024[P], IHPK Johor Bahru berada pada 108.4 mata, mencerminkan peningkatan hanya 8.4 mata sejak tahun asas 2018. Pertumbuhan sederhana ini disumbangkan oleh lebihan bekalan pangsapuri khidmat di pasaran Johor Bahru. Johor direkodkan sebagai penyumbang ketiga terbesar kepada bekalan nasional bagi segmen ini.

Segmen itu menunjukkan tanda-tanda pengukuhan di Johor Bahru, mencatatkan peningkatan 5.8%, walaupun ini lebih rendah daripada pertumbuhan tahun sebelumnya (2023: 6.3%). Prestasi teguh segmen ini di Johor Bahru disokong oleh pembangunan perindustrian yang semakin meningkat, kemajuan projek Sistem Transit Rapid Johor Bahru–Singapura (RTS), dan pengenalan Zon Kewangan Khas Forest City pada September 2024, termasuk pakej insentif yang bertujuan untuk meningkatkan pelancongan dan aktiviti ekonomi tempatan. Pasaran bagi segmen ini dijangka meneruskan trajektori menaiknya, disokong lagi oleh insentif khas di bawah Zon Ekonomi Khas Johor-Singapura (JS-SEZ), yang diumumkan pada penghujung 2024.

Harga purata untuk apartmen servis di Johor Bahru ialah RM5,945 s.m.p. atau RM435,358 seunit.

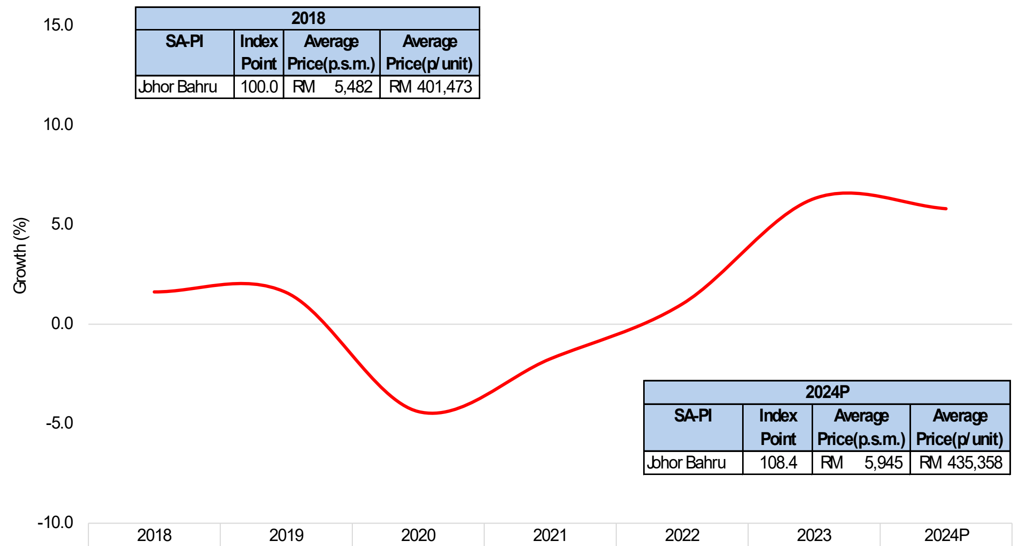
PERFORMANCE SA-PI IN JOHOR BAHRU

As of 2024[P], SA-PI Johor Bahru stood at 108.4 points, reflecting an increase of only 8.4 points since the base year of 2018. This moderate growth was attributed to the oversupply of serviced apartments in the Johor Bahru market. Johor was recorded as the third-largest contributor to the national supply of this segment.

The segment showed signs of strengthening in Johor Bahru, registering a 5.8% increase, although this was lower than the previous year's growth (2023: 6.3%). The robust performance of this segment in Johor Bahru was supported by rising industrial development, the progress of the Johor Bahru–Singapore Rapid Transit System (RTS) project, and the introduction of the Forest City Special Financial Zone in September 2024, which included an incentive package aimed at boosting tourism and local economic activities. The market for this segment is expected to continue its upward trajectory, further supported by special incentives under the Johor-Singapore Special Economic Zone (JS-SEZ), which was announced at the end of 2024.

The average price for a serviced apartment in Johor Bahru is RM5,945 p.s.m. or RM435,358 per unit.

Carta 8: IHPKI: Perubahan Tahunan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Johor Bahru 2018 – 2024[P]
Chart 8: SAPI: Annual Change, Index Point & Average Price (p.s.m & per unit) in Johor Bahru 2018 – 2024[P]



2018			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Johor Bahru	100.0	RM 5,482	RM 401,473

2024P			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/ unit)
Johor Bahru	108.4	RM 5,945	RM 435,358

	2018	2019	2020	2021	2022	2023	2024P
Johor Bahru	1.6	1.6	-4.4	-1.7	1.0	6.3	5.8