



KEMENTERIAN KEWANGAN



INDEKS HARGA RUMAH MALAYSIA
Malaysian House Price Index

2025^P



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

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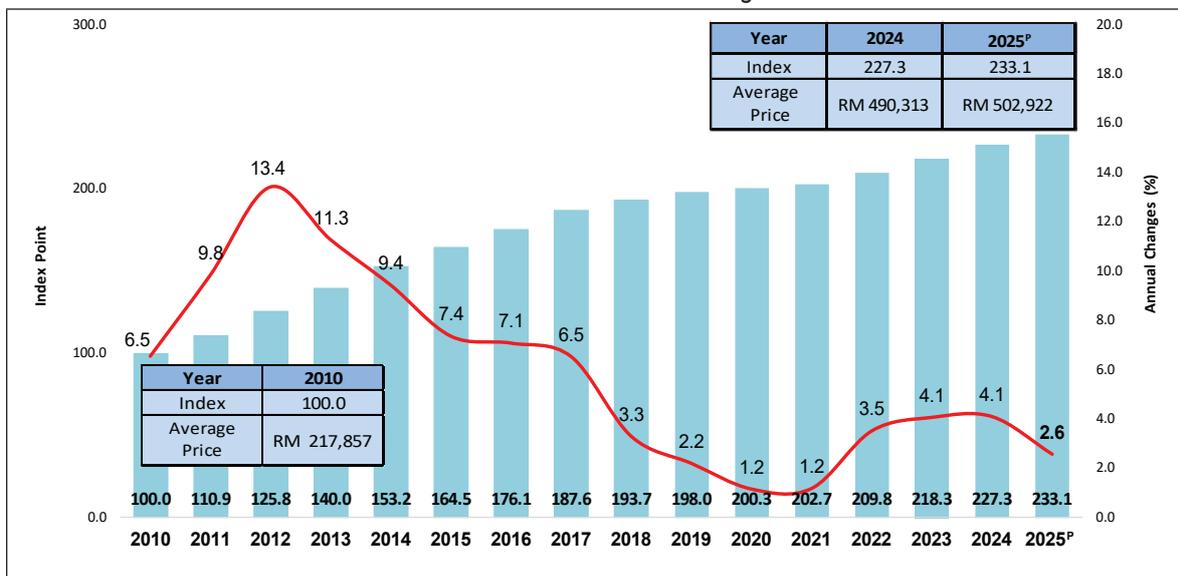
GAMBARAN KESELURUHAN

Pada 2025^P, Indeks Harga Rumah Malaysia (IHRM) mencecah 233.1 mata, mencerminkan pertumbuhan tahunan sederhana sebanyak 2.6% (2024: 227.3 mata), susut sedikit daripada 4.1% yang dicatatkan pada tahun sebelumnya. Walaupun pengurangan Kadar Dasar Semalaman (OPR) Bank Negara Malaysia daripada 3.0% kepada 2.75% pada Julai 2025 dan insentif kerajaan telah meningkatkan keupayaan kewangan pembeli serta merangsang pasaran harta tanah kediaman, sektor ini mengalami pertumbuhan sederhana.¹

OVERVIEW

In 2025^P, the Malaysian House Price Index (MHPI) reached 233.1 points, reflecting a moderate annual growth of 2.6% (2024: 227.3 points), a slight decline from 4.1% recorded in the previous year. While the reduction of Bank Negara Malaysia's Overnight Policy Rate (OPR) from 3.0% to 2.75% in July 2025 and government incentives have improved buyer financial capability and stimulated the residential property market, the sector has moderated.

Carta 1: Mata Indeks IHRM and Perubahan Tahunan 2010 – 2025^P
 Chart 1: MHPI Index Point and Annual Change 2010 – 2025^P



Trend harga rumah mengalami pertumbuhan tahunan yang sederhana secara konsisten sepanjang 2025^P. Susulan daripada paras tertinggi 4.4% pada Q4 2024, kadar pertumbuhan adalah sederhana pada setiap suku tahun, menurun daripada 3.5% pada Q1 2025 kepada paras terendah 1.5% pada Q4 2025^P.

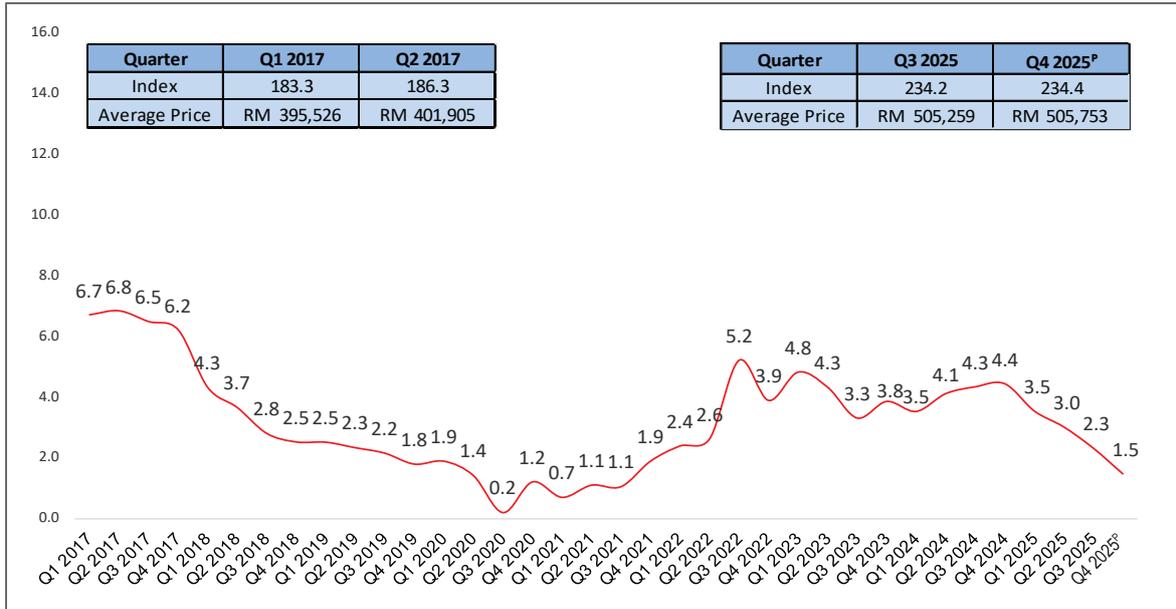
The annual growth trend in house prices experienced a consistent deceleration throughout 2025^P. Following a peak of 4.4% in Q4 2024, the growth rate moderated sequentially each quarter, declining from 3.5% in Q1 2025 to a low of 1.5% by Q4 2025^P.

Walaupun harga rumah berkembar dan teres tetap merupakan pengaruh utama kepada indeks, margin pertumbuhan yang semakin kecil menunjukkan pasaran yang semakin perlahan berbanding prestasi yang lebih kukuh pada akhir 2024.

While house prices for semi-detached and terraced units remained a primary influence on the index, the narrowing growth margins suggest a cooling market compared to the more robust performance seen in late 2024.

¹OPR, BNM July 2025

Carta 2: Perubahan Tahunan IHRM Mengikut Sukuan Q1 2017 - Q4 2025^P
 Chart 2: Annual Changes of MHPI by Quarterly Q1 2017 – Q4 2025^P



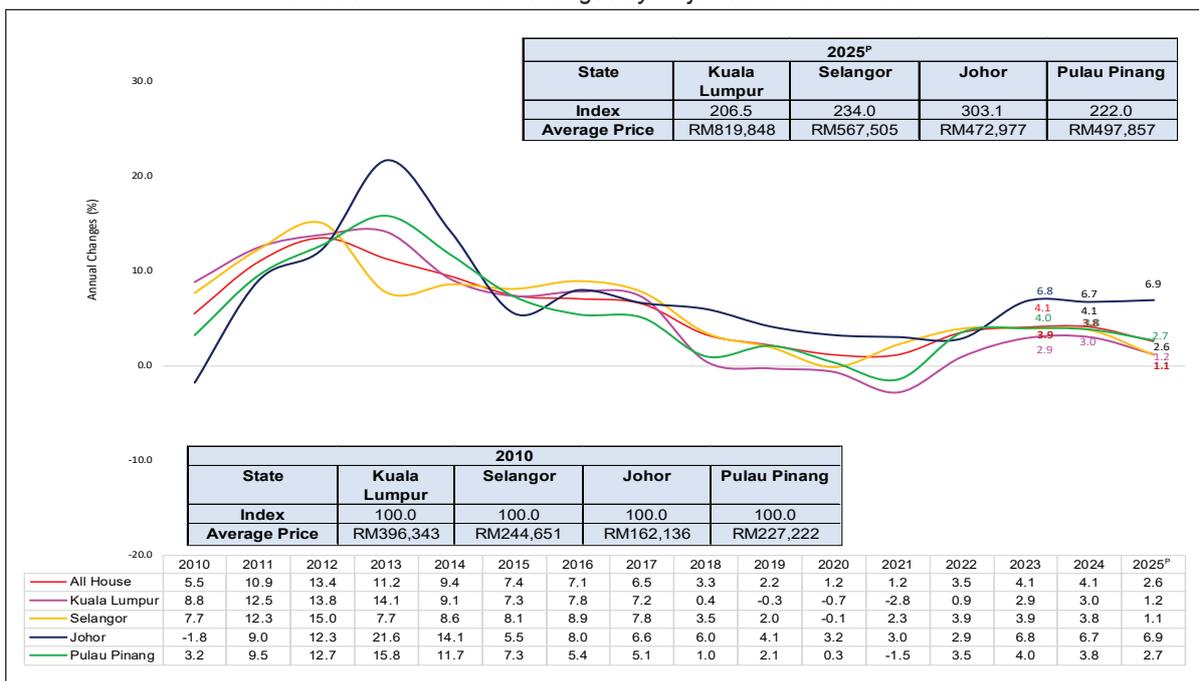
INDEKS HARGA SEMUA RUMAH MENGIKUT NEGERI

ALL HOUSE PRICE INDEX BY STATE

Semua negeri mencatatkan pertumbuhan harga rumah yang positif, walaupun pada kadar yang lebih perlahan berbanding tahun sebelumnya, kecuali Johor, Negeri Sembilan, Perak, Melaka, Terengganu, Kelantan, dan Perlis yang mencatatkan peningkatan antara 2.1% hingga 6.9% berbanding 2024. Antara negeri-negeri utama, Johor mencatatkan pertumbuhan harga tertinggi pada 6.9%, diikuti oleh Pulau Pinang, Kuala Lumpur, dan Selangor masing-masing pada 2.7%, 1.2% dan 1.1%.

All states recorded positive house price growth, albeit at a slower pace than the previous year, except for Johor, Negeri Sembilan, Perak, Melaka, Terengganu, Kelantan, and Perlis, which saw an increase ranging from 2.1% to 6.9% compared to 2024. Among the major states, Johor recorded the highest price growth at 6.9%, followed by Pulau Pinang, Kuala Lumpur and Selangor at 2.7%, 1.2% and 1.1%, respectively.

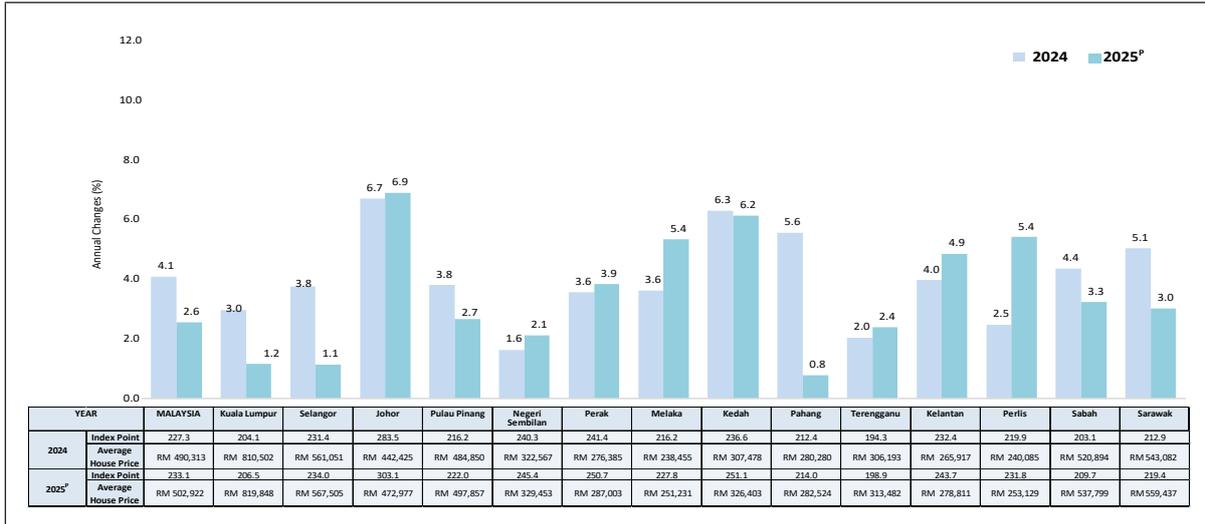
Carta 3: Perubahan Tahunan IHRM Mengikut Negeri Utama 2010 - 2025^P
 Chart 3: MHPI Annual Changes by Major State 2010 – 2025^P



Harga purata rumah nasional direkodkan pada RM502,922 seunit pada 2025P, didahului Kuala Lumpur (RM819,848 seunit), diikuti Selangor, Sarawak, dan Sabah masing-masing pada RM567,505, RM559,437 dan RM537,799 seunit. Buat pertama kali, harga purata rumah di Melaka dan Perlis melebihi RM250,000, mencecah RM251,231 dan RM253,129 seunit.

The national average house price was recorded at RM502,922 per unit in 2025P, led by Kuala Lumpur (RM819,848 per unit), followed by Selangor, Sarawak, and Sabah at RM567,505, RM559,437 and RM537,799 per unit, respectively. For the first time, average house prices in Melaka and Perlis exceeded RM250,000, reaching RM251,231 and RM253,129 per unit.

Carta 4: Perubahan Tahunan IHRM mengikut Negeri 2025^P vs 2024
Chart 4: MHPI Annual Change by State 2025^P vs 2024



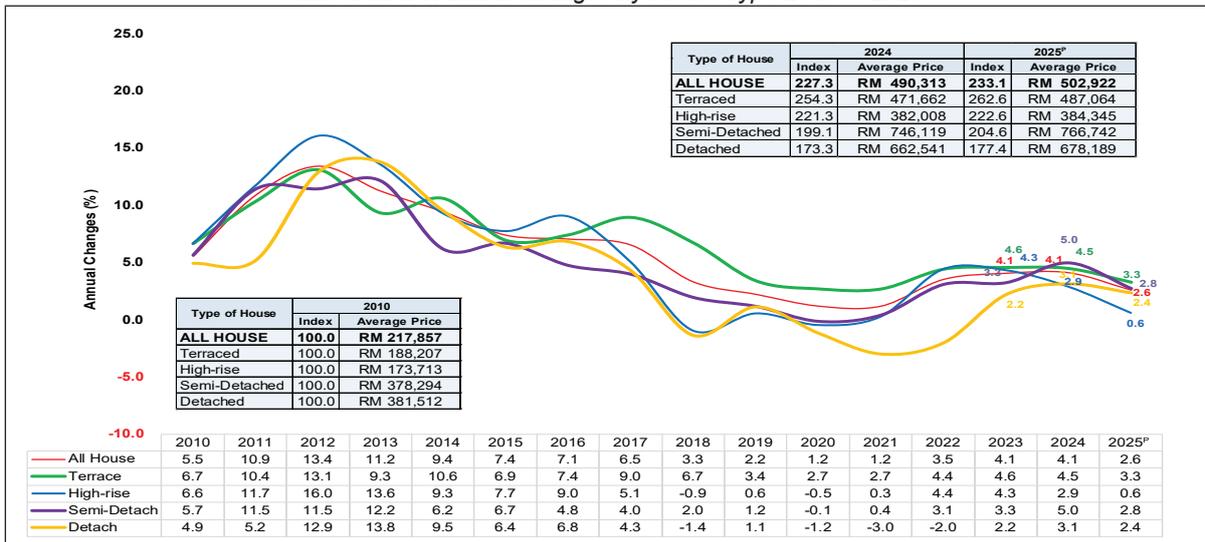
INDEKS HARGA RUMAH MENGIKUT JENIS

HOUSE PRICE INDEX BY TYPE

Pada 2025P, rumah teres mencatatkan pertumbuhan harga tertinggi sebanyak 3.3%, mengatasi prestasi rumah berkembar yang mengalami pertumbuhan 2.8%. Rumah sesebuah mencatatkan peningkatan sederhana pada 2.4%, manakala unit bertingkat tinggi merekodkan pertumbuhan marginal 0.6%. Walau bagaimanapun, rumah teres kekal sebagai segmen paling pesat berkembang dari segi pergerakan indeks, meningkat sebanyak 162.6 mata dari tahun asas 2010. Ini diikuti oleh unit bertingkat tinggi (122.6 mata), rumah berkembar (104.6 mata), dan rumah sesebuah (77.4 mata).

In 2025P, terraced houses recorded the highest price growth at 3.3%, surpassing the performance of semi-detached houses, which grew by 2.8%. Detached houses saw a moderate increase of 2.4%, while high-rise units recorded a marginal growth of 0.6%. However, terraced houses remain the fastest growing segment in terms of index movement, increasing by 162.6 points from the 2010 base year. This is followed by high-rise units (122.6 points), semi-detached houses (104.6 points), and detached houses (77.4 points).

Carta 5: Perubahan Tahunan IHRM Mengikut Jenis Rumah 2010 - 2025^P
Chart 5: MHPI Annual Changes by House Type 2010 - 2025^P



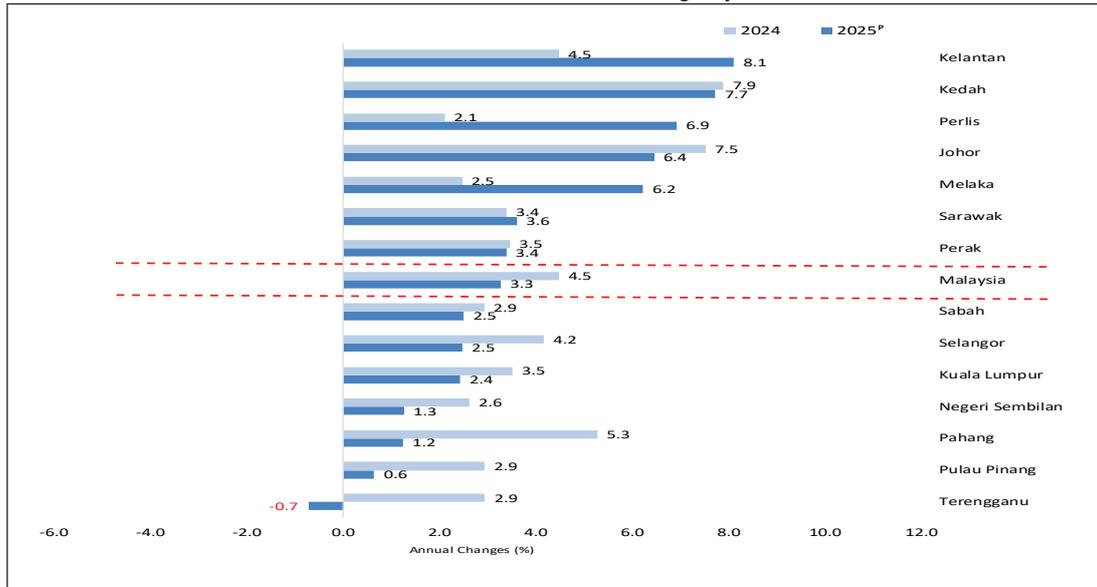
INDEKS HARGA RUMAH TERES

Kebanyakan negeri mencatatkan pertumbuhan harga, namun pada kadar yang lebih rendah berbanding tahun sebelumnya, kecuali Sarawak, Melaka, Perlis, Kedah, dan Kelantan yang menyaksikan peningkatan antara 3.6% hingga 8.1%. Secara khususnya, Kelantan dan Kedah menonjol dengan kadar pertumbuhan yang memberangsangkan, masing-masing sebanyak 8.1% dan 7.7%.

TERRACED HOUSE PRICE INDEX

Most states recorded price growth, though at a slower pace than the previous year. The exceptions were Sarawak, Melaka, Perlis, Kedah, and Kelantan, which saw increases ranging from 3.6% to 8.1%. Notably, Kelantan and Kedah stood out with remarkable growth rates of 8.1% and 7.7%, respectively.

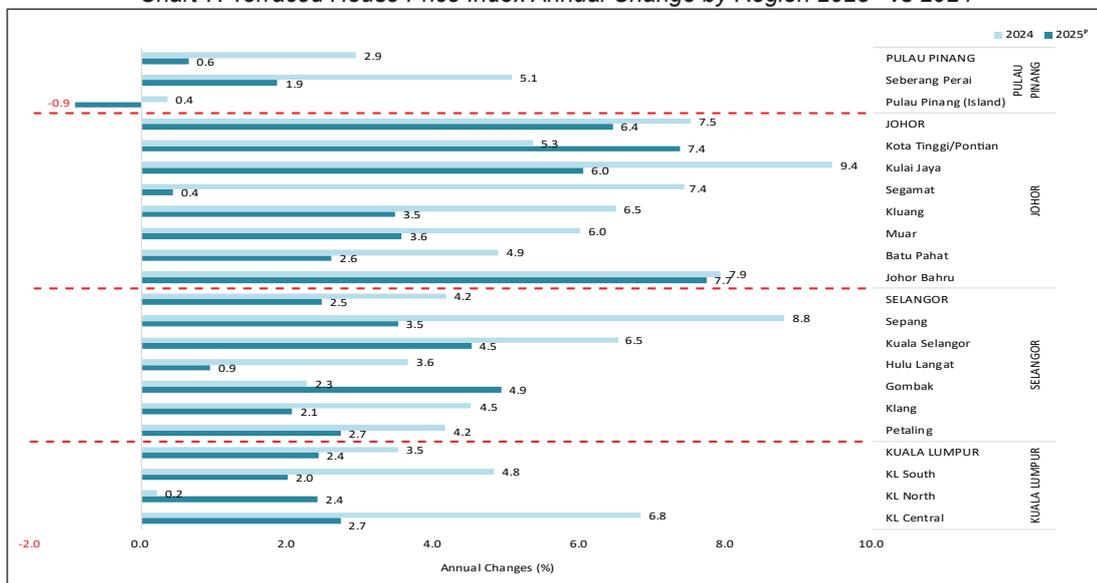
Carta 6: Perubahan Tahunan Indeks Harga Rumah Teres Mengikut Negeri 2025^P vs 2024
 Chart 6: Terraced House Price Index Annual Change by State 2025^P vs 2024



Kebanyakan kawasan di negeri utama mengalami pertumbuhan harga yang lebih rendah berbanding tahun sebelumnya kecuali Kota Tinggi/Pontian di Johor, yang menyaksikan peningkatan sebanyak 7.4% berbanding 5.3% pada tahun sebelumnya. Begitu juga, Gombak di Selangor dan KL North di Kuala Lumpur mencatatkan kadar pertumbuhan yang lebih baik, masing-masing sebanyak 4.9% dan 2.4%.

Several areas in major states experienced lower price growth compared to the previous year except for Kota Tinggi/Pontian in Johor, which saw a rise of 7.4% compared to 5.3% in the previous year. Similarly, Gombak in Selangor and KL North in Kuala Lumpur recorded improved growth rates of 4.9% and 2.4%, respectively.

Carta 7: Perubahan Tahunan Indeks Harga Rumah Teres Mengikut Kawasan 2025^P vs 2024
 Chart 7: Terraced House Price Index Annual Change by Region 2025^P vs 2024



Harga purata nasional bagi rumah teres berada pada paras RM487,064 pada 2025^P. Kuala Lumpur kekal mendahului dengan RM967,373 seunit, diikuti oleh Selangor (RM642,531 seunit) dan Pulau Pinang (RM545,348 seunit). Sabah terus mencatatkan harga purata rumah melebihi RM500,000, iaitu pada RM515,952 seunit. Perlis dan Melaka kekal mempunyai harga rumah teres terendah di negara ini, masing-masing pada RM217,202 dan RM222,145 seunit.

The national average price of terraced houses stood at RM487,064 in 2025^P. Kuala Lumpur remained in the lead with RM967,373 per unit, followed by Selangor (RM642,531 per unit) and Pulau Pinang (RM545,348 per unit). Sabah continued to record an average house price exceeding RM500,000, standing at RM515,952 per unit. Perlis and Melaka continued to have the lowest terraced house prices in the country at RM217,202 and RM222,145 per unit, respectively.

Jadual 1: Indeks Harga Rumah Teres dan Harga Purata Mengikut Negeri 2025^P
 Table 1: Terraced House Price Index and Average Price by State 2025^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	262.6	256.2	262.2	358.5	200.6	272.5	257.2	238.4	261.1	223.6	206.3	208.5	251.0	203.5	223.4
Average House Price	RM487,064	RM967,373	RM642,531	RM459,625	RM545,348	RM298,601	RM267,291	RM222,145	RM269,330	RM276,176	RM226,787	RM252,348	RM217,202	RM515,952	RM437,321

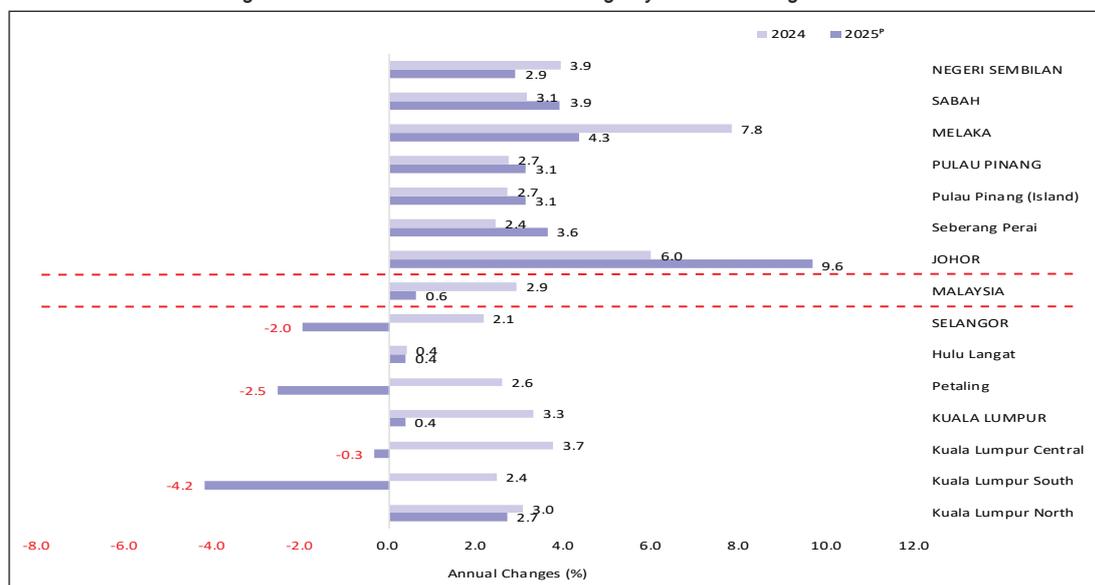
INDEKS HARGA UNIT BERTINGKAT TINGGI

Pertumbuhan harga unit bertingkat tinggi adalah sederhana secara ketara di peringkat nasional, merekodkan peningkatan marginal sebanyak 0.6% pada 2025^P berbanding 2.9% pada tahun sebelumnya. Pergerakan perlahan ini sebahagian besarnya didorong oleh prestasi di Lembah Klang, di mana Selangor dan Kuala Lumpur mengalami pembetulan yang ketara. Selangor mencatatkan penurunan sebanyak -2.0%, dipengaruhi oleh penguncupan sebanyak -2.5% di daerah Petaling. Begitu juga, Kuala Lumpur menyaksikan pertumbuhan perlahan kepada 0.4%, dengan KL South merekodkan penurunan ketara sebanyak -4.2%. Sebaliknya, Johor menonjol dengan prestasi yang memberangsangkan, merekodkan lonjakan sebanyak 9.6%, meningkat daripada 6.0% pada tahun sebelumnya. Sabah dan Pulau Pinang turut mengekalkan momentum positif, masing-masing mencatatkan kadar pertumbuhan yang lebih baik sebanyak 3.9% dan 3.1%.

HIGH-RISE UNIT PRICE INDEX

The price growth of high-rise units moderated significantly at the national level, recording a marginal increase of 0.6% in 2025^P compared to 2.9% in the previous year. This slowdown was largely attributed to the Klang Valley, where Selangor and Kuala Lumpur experienced sharp corrections. Selangor recorded a decline of -2.0%, weighed down by a contraction of -2.5% in the Petaling district. Similarly, Kuala Lumpur saw growth slow to 0.4%, with KL South recording a significant decline of -4.2%. In contrast, Johor stood out with remarkable performance, recording a surge of 9.6%, up from 6.0% in the previous year. Sabah and Pulau Pinang also maintained positive momentum, recording improved growth rates of 3.9% and 3.1%, respectively.

Carta 8: Perubahan Tahunan Indeks Harga Unit Bertingkat Tinggi Mengikut Negeri dan Kawasan 2025^P vs 2024
 Chart 8: High-Rise Unit Price Index Annual Change by State and Region 2025^P vs 2024



Harga purata nasional bagi unit bertingkat tinggi berada pada paras RM384,345 pada 2025^P. Kuala Lumpur kekal mendahului dengan RM574,657 seunit, didorong oleh harga premium di KL Central (RM627,202) dan KL North (RM604,559). Sabah mencatatkan harga purata yang lebih tinggi berbanding Pulau Pinang dan Selangor, iaitu RM376,826 seunit berbanding masing-masing RM372,040 dan RM298,550. Negeri Sembilan dan Melaka kekal mempunyai harga unit bertingkat tinggi terendah di negara ini, masing-masing pada RM111,616 dan RM173,942 seunit.

The national average price of high-rise units stood at RM384,345 in 2025^P. Kuala Lumpur remained in the lead with RM574,657 per unit, driven by premium pricing in KL Central (RM627,202) and KL North (RM604,559). Sabah recorded a higher average price than Pulau Pinang and Selangor, standing at RM376,826 per unit compared to RM372,040 and RM298,550, respectively. Negeri Sembilan and Melaka continued to have the lowest high-rise unit prices in the country at RM111,616 and RM173,942 per unit, respectively.

Jadual 2: Indeks Harga Unit Bertingkat Tinggi dan Harga Purata Mengikut Negeri 2025^P
Table 2: High-Rise Unit Price Index and Average Price by State 2025^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	222.6	227.3	239.6	250.0	234.8	211.9	196.7	208.7	242.4	228.5	173.7	225.3	165.5	214.3	209.9
Average House Price	RM384,345	RM627,202	RM604,559	RM388,862	RM574,657	RM393,257	RM259,129	RM298,550	RM272,095	RM402,017	RM144,461	RM372,040	RM111,616	RM173,942	RM376,826

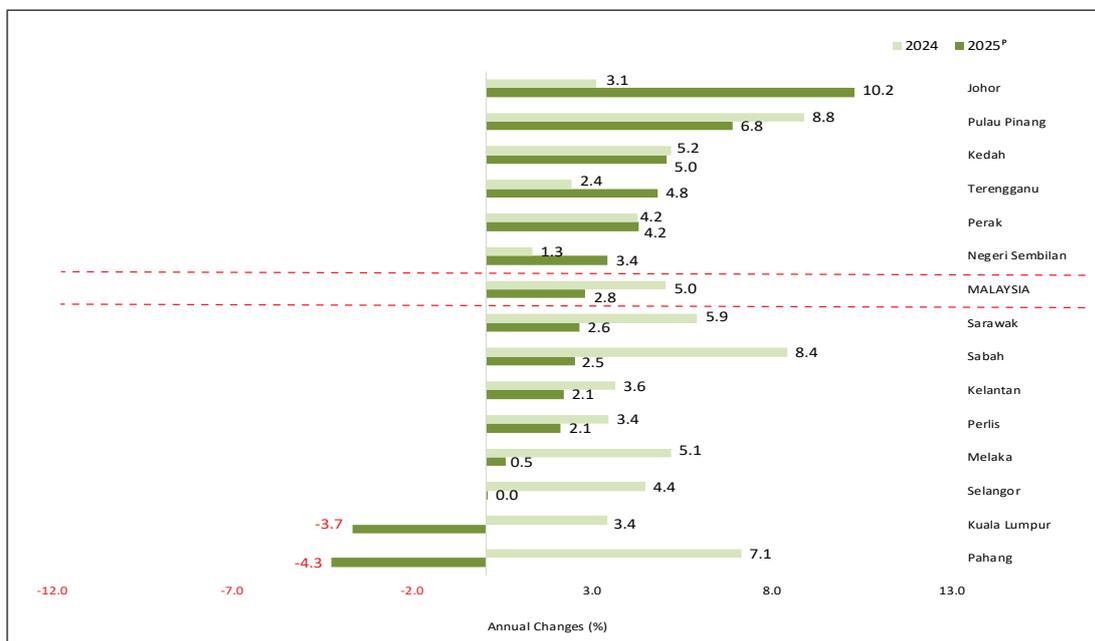
INDEKS HARGA RUMAH BERKEMBAR

Kebanyakan negeri mengalami pertumbuhan harga yang lebih rendah berbanding tahun sebelumnya, selaras dengan pertumbuhan sederhana nasional kepada 2.8% pada 2025^P daripada 5.0% pada 2024. Walau bagaimanapun, Johor menonjol dengan prestasi yang memberangsangkan, mencatatkan lonjakan sebanyak 10.2% berbanding 3.1% pada tahun sebelumnya. Terengganu dan Negeri Sembilan turut mencatatkan peningkatan, dengan kadar pertumbuhan masing-masing sebanyak 4.8% dan 3.4%. Sebaliknya, beberapa negeri mengalami pembetulan yang ketara. Kuala Lumpur dan Pahang mencatatkan penurunan harga masing-masing sebanyak -3.7% dan -4.3%, manakala pertumbuhan di Selangor mendatar pada 0.0% berbanding 4.4% pada tahun sebelumnya.

SEMI-DETACHED HOUSE PRICE INDEX

Most states experienced lower price growth compared to the previous year, consistent with the national moderation to 2.8% in 2025^P from 5.0% in 2024. However, Johor stood out with a remarkable performance, recording a surge of 10.2% compared to 3.1% in the previous year. Terengganu and Negeri Sembilan also bucked the trend, recording improved growth rates of 4.8% and 3.4%, respectively. In contrast, several states faced significant corrections. Kuala Lumpur and Pahang recorded price declines of -3.7% and -4.3%, respectively, while Selangor saw growth stagnate at 0.0% compared to 4.4% in the previous year.

Carta 9: Perubahan Tahunan Indeks Harga Rumah Berkembar Mengikut Negeri 2025^P vs 2024
Chart 9: Semi-Detached House Price Index Annual Change by State 2025^P vs 2024



Harga purata nasional bagi rumah berkembar berada pada paras RM766,742 pada 2025^P. Kuala Lumpur kekal mendahului dengan premium yang ketara pada RM2,427,092 seunit, diikuti oleh Selangor (RM1,101,933 seunit) dan Sabah (RM989,535 seunit). Secara khususnya, harga purata di Sabah mengatasi negeri-negeri utama lain seperti Pulau Pinang (RM805,586).

The national average price of semi-detached houses stood at RM766,742 in 2025^P. Kuala Lumpur remained in the lead with a significant premium at RM2,427,092 per unit, followed by Selangor (RM1,101,933 per unit) and Sabah (RM989,535 per unit). Notably, the average price in Sabah surpassed that of other major states such as Pulau Pinang (RM805,586).

Jadual 3: Indeks Harga Rumah Berkembar dan Harga Purata Mengikut Negeri 2025^P
 Table 3: Semi-Detached House Price Index and Average Price by State 2025^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	204.6	172.6	183.4	186.7	256.1	271.9	232.2	203.3	251.3	204.2	189.1	165.3	196.3	222.0	214.6
Average House Price	RM766,742	RM2,427,092	RM1,101,933	RM758,009	RM805,586	RM556,455	RM461,117	RM516,826	RM450,512	RM439,794	RM372,294	RM315,857	RM418,036	RM989,535	RM696,774

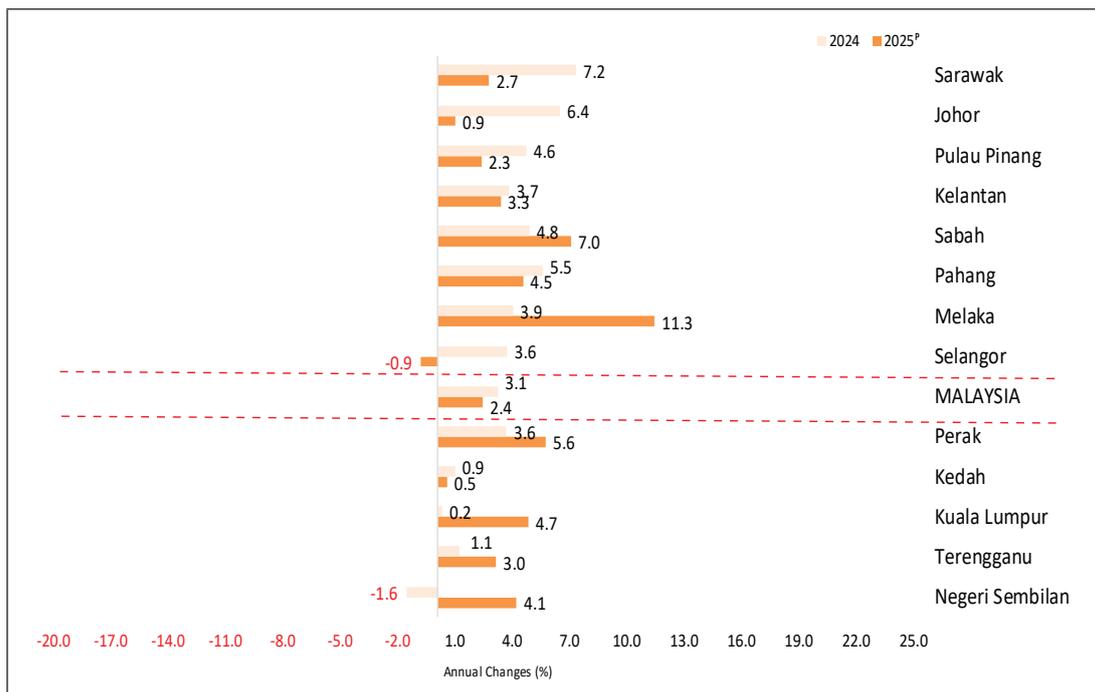
INDEKS HARGA RUMAH SESEBUAH

DETACHED HOUSE PRICE INDEX

Pertumbuhan sederhana harga nasional bagi rumah sesebuah kepada 2.4% pada 2025^P, menurun daripada 3.1% pada tahun sebelumnya. Di sebalik pertumbuhan sederhana ini, Melaka mencatatkan lonjakan luar biasa sebanyak 11.3%, jauh lebih tinggi berbanding 3.9% yang direkodkan pada tahun sebelumnya. Sabah dan Perak turut menunjukkan momentum kukuh, dengan pertumbuhan masing-masing meningkat kepada 7.0% dan 5.6%. Secara khususnya, Kuala Lumpur dan Negeri Sembilan menyaksikan pemulihan ketara. Kuala Lumpur melonjak kepada 4.7% daripada peningkatan marginal 0.2%, manakala Negeri Sembilan pulih kepada 4.1% selepas mengalami penguncupan -1.6% pada 2024. Sebaliknya, Selangor mengalami pembetulan, mencatatkan penurunan sebanyak -0.9% berbanding pertumbuhan 3.6% pada tahun sebelumnya.

The national price growth for detached houses moderated to 2.4% in 2025^P, down from 3.1% in the previous year. Despite this overall moderation, Melaka recorded an exceptional surge of 11.3%, significantly higher than the 3.9% recorded in the previous year. Sabah and Perak also demonstrated strong momentum, with growth rising to 7.0% and 5.6%, respectively. Notably, Kuala Lumpur and Negeri Sembilan saw significant recoveries. Kuala Lumpur jumped to 4.7% from a marginal 0.2%, while Negeri Sembilan rebounded to 4.1% after a contraction of -1.6% in 2024. In contrast, Selangor experienced a correction, recording a decline of -0.9% compared to growth of 3.6% in the previous year.

Carta 10: Perubahan Tahunan Indeks Harga Rumah Sesebuah Mengikut Negeri 2025^P vs 2024
 Chart 10: Detached House Price Index Annual Change by State 2025^P vs 2024



Harga purata nasional bagi rumah sesebuah berada pada paras RM678,189 pada 2025^P. Kuala Lumpur kekal mencatatkan harga tertinggi dengan jurang yang ketara, merekodkan harga purata RM2,544,572 seunit. Ini diikuti oleh Pulau Pinang yang melepasi paras satu juta ringgit pada RM1,019,534 seunit, dan Selangor pada RM915,186 seunit.

The national average price of detached houses stood at RM678,189 in 2025^P. Kuala Lumpur remained the most expensive region by a significant margin, recording an average price of RM2,544,572 per unit. This was followed by Pulau Pinang, which surpassed the million-ringgit mark at RM1,019,534 per unit, and Selangor at RM915,186 per unit.

Jadual 4: Indeks Harga Rumah Sesebuah dan Harga Purata Mengikut Negeri 2025^P
Table 4: Detached House Price Index and Average Price by State 2025^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Sabah	Sarawak
Index Point	177.4	113.9	186.5	242.4	269.8	183.1	242.3	230.9	195.4	185.1	201.5	302.8	207.2	222.6
Average House Price	RM678,189	RM2,544,572	RM915,186	RM491,739	RM1,019,534	RM479,719	RM273,637	RM444,326	RM465,096	RM223,582	RM376,312	RM293,022	RM725,917	RM673,384

