KEMENTERIAN KEWANGAN

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

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

Q1 - Q2 2026[P]

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

Diterbitkan oleh

Pusat Maklumat Harta Tanah Negara (NAPIC),
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Perbendaharaan 2,
No.7, Persiaran Perdana,
Presint 2,
62592 PUTRAJAYA.

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Precinct 2,
***62592 PUTRAJAYA**.*

Tel : 03 - 88869000
Fax : 03 - 88869007

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GAMBARAN KESELURUHAN

Berdasarkan data awalan bagi Q2 2026^{P}, prestasi Indeks Harga Pangsapuri Khidmat (IHPK) di bandar-bandar utama menunjukkan pertumbuhan tahunan yang kekal positif, walaupun momentum berbeza antara pasaran. Johor Bahru mencatatkan pertumbuhan tahunan tertinggi sebanyak 2.6%, diikuti Kuala Lumpur 1.8%, Petaling 1.2% dan Penang Island 1.0%.

Lembah Klang menunjukkan peningkatan yang jelas dalam prestasi tahun ke tahun apabila harga bergerak lebih kukuh ke julat positif. Kuala Lumpur mengukuh memandangkan pertumbuhan tahunannya meningkat kepada 1.8% daripada 0.5% pada tempoh yang sama tahun lepas. Begitu juga, Petaling mencatatkan pemulihan positif, meningkat kepada 1.2% berbanding -0.7% sebelumnya.

Sebaliknya, wilayah-wilayah lain mengalami pertumbuhan harga yang lebih perlahan secara umum. Johor Bahru menyaksikan kadar pertumbuhan tahunannya menurun kepada 2.6% daripada 3.6% yang direkodkan setahun sebelumnya, walaupun ia kekal sebagai pasaran dengan pertumbuhan terpantas di kalangan semua bandar utama. Penang Island turut mencatatkan pertumbuhan yang lebih perlahan, dengan pertumbuhan tahun ke tahun menurun kepada 1.0% daripada 1.3%, sambil mengekalkan kedudukan indeks tertinggi di seluruh negara pada 125.1 mata.

Dari segi harga purata, Kuala Lumpur mencatatkan harga tertinggi pada RM8,876 s.m.p. (RM768,926 seunit). Penang Island pula mencatatkan harga purata seunit tertinggi pada RM906,721, walaupun harga semeter perseginya RM6,621, lebih rendah daripada Kuala Lumpur dan Petaling.

OVERVIEW

Based on preliminary data for Q2 2026^{P}, the Serviced Apartment Price Index (SA-PI) in major cities recorded continued positive annual growth, although momentum varied across markets. Johor Bahru posted the highest annual growth at 2.6%, followed by Kuala Lumpur at 1.8%, Petaling at 1.2% and Penang Island at 1.0%.

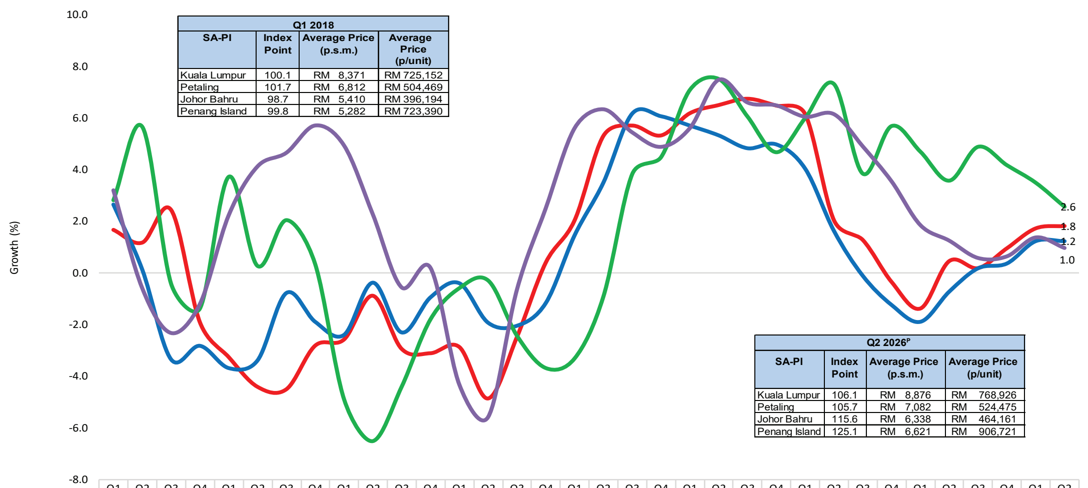
The Klang Valley saw a clear improvement in year-on-year performance as prices moved deeper into positive territory. Kuala Lumpur strengthened as its annual growth expanded to 1.8% from 0.5% in the same period last year. Similarly, Petaling staged a positive turnaround, rising to 1.2% compared to -0.7% previously.

In contrast, other regions experienced a general easing in price expansion. Johor Bahru saw its annual growth rate decelerate to 2.6% from 3.6% recorded a year earlier, though it remained the fastest growing market among all major cities. Penang Island also registered a slight slowdown, with year-on-year growth softening to 1.0% from 1.3%, while maintaining the highest index standing nationwide at 125.1 points.

In terms of average prices, Kuala Lumpur recorded the highest rate at RM8,876 p.s.m. (RM768,926 per unit). Penang Island, however, recorded the highest average price per unit at RM906,721, despite a lower rate per square metre of RM6,621 compared with Kuala Lumpur and Petaling.

Carta 1: IHPK: Perubahan Tahunan Mengikut Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Bandar-bandar Utama Q1 2018 – Q2 2026^P

Chart 1: SA-PI: Annual Change by Quarter, Index Point & Average Price (p.s.m. & per unit) in Major Cities Q1 2018 – Q2 2026^P



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

Q2 2026^P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Kuala Lumpur	106.1	RM 8,876	RM 768,926
Petaling	105.7	RM 7,082	RM 524,475
Johor Bahru	115.6	RM 6,338	RM 464,161
Penang Island	125.1	RM 6,621	RM 906,721

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20
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
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
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
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

	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23
Kuala Lumpur	-2.9	-4.9	-2.5	0.4	2.0	5.3	5.7	5.3	6.2	6.5	6.7	6.5
Petaling	-0.4	-1.9	-2.0	-1.1	1.5	3.5	6.2	6.1	5.7	5.3	4.8	5.0
Johor Bahru	-0.6	-0.3	-2.4	-3.7	-3.3	-0.9	3.8	4.5	7.1	7.5	6.1	4.7
Penang Island	-4.3	-5.6	-0.6	2.5	5.6	6.3	5.4	4.9	5.6	7.5	6.6	6.5

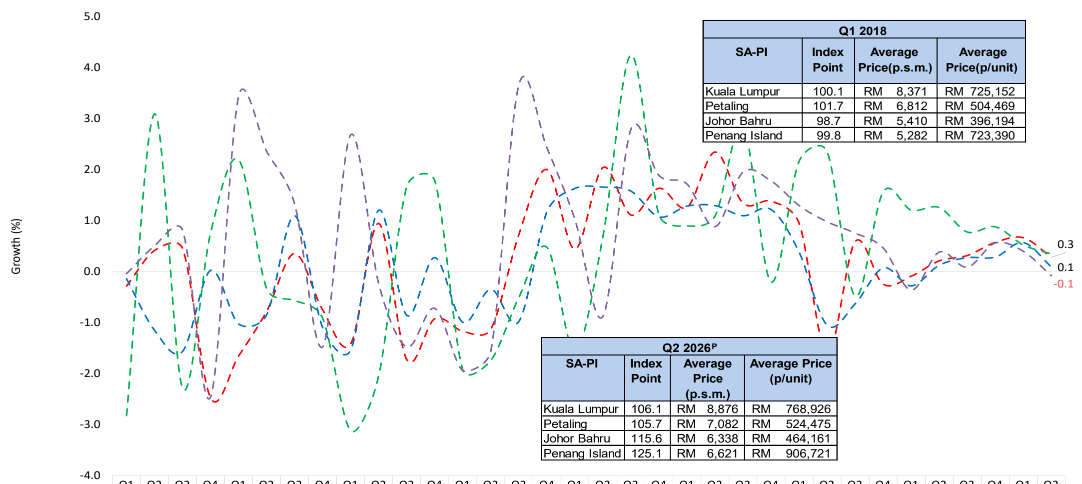
	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^P
Kuala Lumpur	6.2	2.0	1.3	-0.3	-1.4	0.5	0.2	1.0	1.7	1.8
Petaling	4.1	1.6	-0.1	-1.2	-1.9	-0.7	0.2	0.4	1.2	1.2
Johor Bahru	6.0	7.3	3.9	5.7	4.7	3.6	4.9	4.2	3.5	2.6
Penang Island	6.0	6.1	4.9	3.5	1.9	1.3	0.6	0.6	1.4	1.0

Dari segi perubahan suku tahunan, prestasi Q2 2026^P menunjukkan pergerakan yang hampir mendatar di bandar-bandar utama. Kuala Lumpur dan Johor Bahru masing-masing meningkat 0.3%, manakala Petaling meningkat 0.1%. Penang Island pula mencatatkan penurunan kecil sebanyak 0.1%, menunjukkan momentum suku tahunan yang lebih sederhana bagi pasaran tersebut.

In terms of quarterly change, Q2 2026^P recorded broadly flat movements across the major cities. Kuala Lumpur and Johor Bahru each increased by 0.3%, while Petaling rose by 0.1%. Penang Island, meanwhile, recorded a slight decline of 0.1%, indicating softer quarterly momentum in the market.

Carta 2: IHPK: Perubahan Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Bandar-bandar Utama Q1 2018 – Q2 2026^P

Chart 2: SA-PI: Quarterly Change, Index Point & Average Price (p.s.m. & per unit) in Major Cities Q1 2018 – Q2 2026^P



Q1 2018			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price(p/unit)
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Penang Island	99.8	RM 5,282	RM 723,390

Q2 2026^P			
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Johor Bahru	115.6	RM 6,338	RM 464,161
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	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20
Kuala Lumpur	-0.3	0.4	0.5	-2.5	-1.7	-0.8	0.4	-0.8	-1.4	0.9	-1.7	-0.9
Petaling	-0.1	-1.1	-1.6	0.0	-1.0	-0.8	1.1	-1.1	-1.5	1.2	-0.9	0.3
Johor Bahru	-2.8	3.1	-2.3	0.8	2.2	-0.3	-0.6	-0.9	-3.1	-2.0	1.7	1.8
Penang Island	0.0	0.5	0.8	-2.5	3.4	2.4	1.3	-1.5	2.7	-0.2	-1.5	-0.7

	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23
Kuala Lumpur	-1.2	-1.1	0.7	2.0	0.4	2.0	1.1	1.6	1.3	2.3	1.3	1.4
Petaling	-1.0	-0.3	-1.0	1.2	1.6	1.7	1.6	1.1	1.3	1.3	1.1	1.2
Johor Bahru	-1.9	-1.7	-0.5	0.5	-1.6	0.7	4.2	1.1	0.9	1.1	2.8	-0.2
Penang Island	-1.9	-1.6	3.7	2.4	1.0	-0.9	2.8	1.9	1.7	0.9	2.0	1.8

	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^P
Kuala Lumpur	0.9	-1.6	0.6	-0.2	-0.1	0.2	0.3	0.6	0.7	0.3
Petaling	0.4	-1.0	-0.6	0.1	-0.3	0.1	0.3	0.3	0.6	0.1
Johor Bahru	2.2	2.4	-0.5	1.6	1.2	1.3	0.8	0.9	0.5	0.3
Penang Island	1.3	1.0	0.8	0.5	-0.4	0.4	0.1	0.6	0.4	-0.1

PRESTASI IHPK DI LEMBAH KLANG

Data awalan bagi Q2 2026^P menunjukkan pemulihan ketara dalam pasaran pangsapuri khidmat di Lembah Klang, dengan pertumbuhan tahunan keseluruhan meningkat kepada 3.0%, berbanding penurunan 1.5% pada Q2 2025. Kuala Lumpur mencatatkan pertumbuhan 1.8%, meningkat sedikit daripada 0.5% pada Q2 2025, manakala Selangor berkembang 1.0%.

Setakat Q2 2026^P, IHPK Lembah Klang berada pada 106.8 mata. Selangor mencatatkan indeks yang lebih tinggi pada 109.6 mata, manakala Kuala Lumpur berada pada 106.1 mata.

Dari segi harga, Kuala Lumpur terus mencatatkan kadar tertinggi pada RM8,876 s.m.p. (RM768,926 seunit), berbanding Selangor pada RM6,766 s.m.p. (RM498,738 seunit).

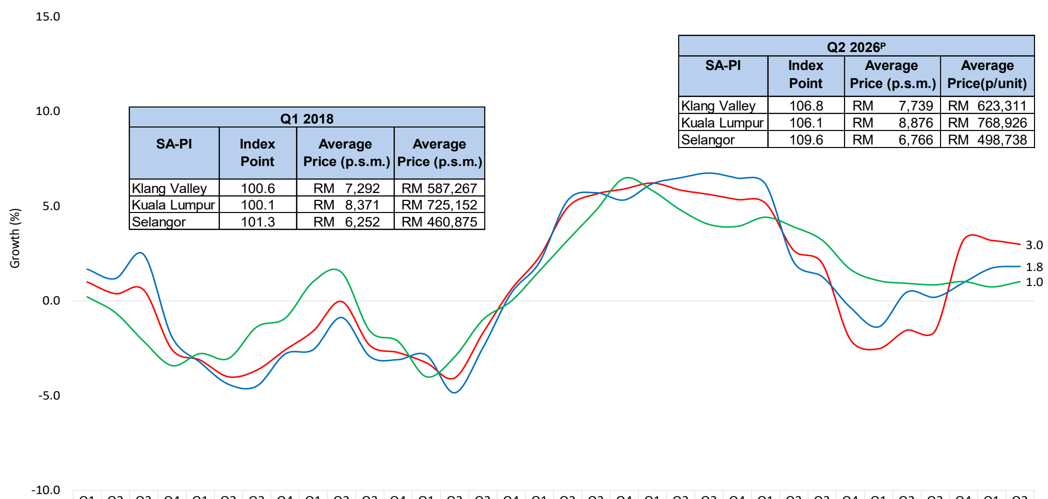
PERFORMANCE OF SA-PI IN KLANG VALLEY

Preliminary data for Q2 2026^P indicates a notable recovery in the Klang Valley serviced apartment market, with overall annual growth rising to 3.0%, compared with a 1.5% decline in Q2 2025. Kuala Lumpur recorded growth of 1.8%, improving modestly from 0.5% in Q2 2025, while Selangor grew by 1.0%.

As of Q2 2026^P, the Klang Valley SA-PI stood at 106.8 points. Selangor recorded a higher index at 109.6 points, while Kuala Lumpur stood at 106.1 points.

In terms of pricing, Kuala Lumpur continued to command the highest rate at RM8,876 p.s.m. (RM768,926 per unit), compared with Selangor at RM6,766 p.s.m. (RM498,738 per unit).

Carta 3: IHPK: Perubahan Tahunan Mengikut Sukuan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Lembah Klang, Kuala Lumpur & Selangor Q1 2018 – Q2 2026^P
Chart 3: SA-PI: Annual Change by Quarter, Index Point & Average Price (p.s.m. & per unit) in Klang Valley, Kuala Lumpur & Selangor Q1 2018 – Q2 2026^P



Q1 2018			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p.s.m.)
Klang Valley	100.6	RM 7,292	RM 587,267
Kuala Lumpur	100.1	RM 8,371	RM 725,152
Selangor	101.3	RM 6,252	RM 460,875

Q2 2026^P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price(p/unit)
Klang Valley	106.8	RM 7,739	RM 623,311
Kuala Lumpur	106.1	RM 8,876	RM 768,926
Selangor	109.6	RM 6,766	RM 498,738

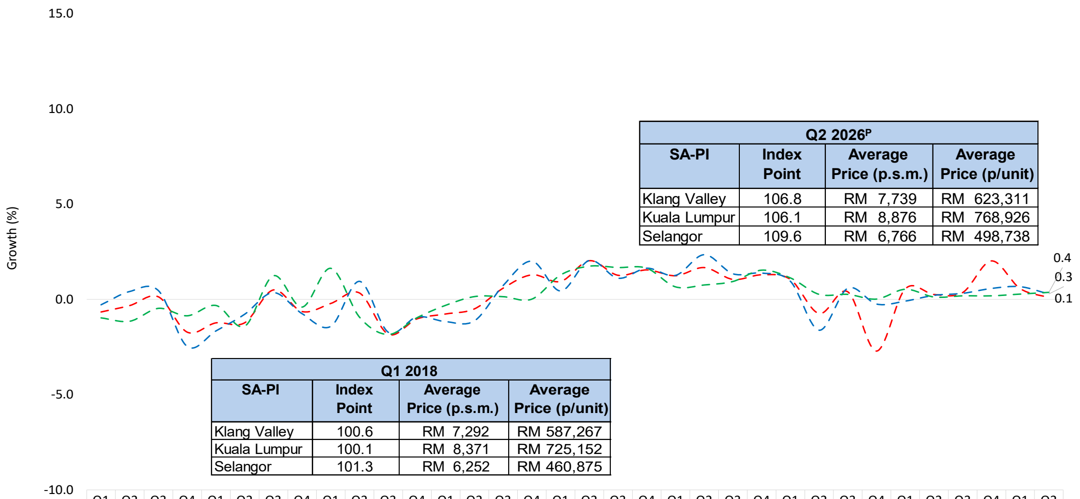
	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
Klang Valley	1.0	0.4	0.6	-2.6	-3.1	-4.0	-3.7	-2.6	-1.6	0.0	-2.3	-2.7	-3.3	-4.1	-1.7	0.6	2.3
Kuala Lumpur	1.7	1.2	2.4	-1.9	-3.3	-4.4	-4.5	-2.8	-2.6	-0.9	-2.9	-3.1	-2.9	-4.9	-2.5	0.4	2.0
Selangor	0.2	-0.6	-2.1	-3.4	-2.8	-3.0	-1.4	-0.9	1.0	1.5	-1.6	-2.1	-4.0	-3.0	-1.0	0.0	1.6

	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^P
Klang Valley	4.9	5.6	5.9	6.2	5.8	5.6	5.4	5.2	2.7	2.0	-2.0	-2.5	-1.5	-1.6	3.2	3.2	3.0
Kuala Lumpur	5.3	5.7	5.3	6.2	6.5	6.7	6.5	6.2	2.0	1.3	-0.3	-1.4	0.5	0.2	1.0	1.7	1.8
Selangor	3.2	4.8	6.5	5.8	4.8	4.0	3.9	4.4	3.9	3.2	1.7	1.1	0.9	0.8	1.0	0.7	1.0

Dari segi perubahan suku tahunan, IHPK Lembah Klang meningkat 0.1% pada Q2 2026^P, manakala Kuala Lumpur dan Selangor masing-masing meningkat 0.3% dan 0.4%. Berbanding Q1 2026, momentum di Lembah Klang dan Kuala Lumpur menjadi sederhana, sementara Selangor mencatatkan peningkatan kecil.

In terms of quarterly change, the Klang Valley SA-PI increased by 0.1% in Q2 2026^P, while Kuala Lumpur and Selangor rose by 0.3% and 0.4% respectively. Compared with Q1 2026, momentum moderated in the Klang Valley and Kuala Lumpur, while Selangor recorded a modest improvement.

Carta 4: IHPK: Perubahan Sukuan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Kuala Lumpur & Wilayah Q1 2018 – Q2 2026ᴾ
Chart 4: SA-PI: Quarterly Change, Index Point & Average Price (p.s.m. & per unit) in Kuala Lumpur & Regions Q1 2018 – Q2 2026ᴾ



Q2 2026ᴾ			
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Q1 2018			
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Klang Valley	100.6	RM 7,292	RM 587,267
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Klang Valley	-0.7	-0.3	0.1	-1.7	-1.2	-1.2	0.5	-0.6	-0.2	0.3	-1.8	-1.0	-0.8	-0.5	0.6	1.3
Kuala Lumpur	-0.3	0.4	0.5	-2.5	-1.7	-0.8	0.4	-0.8	-1.4	0.9	-1.7	-0.9	-1.2	-1.1	0.7	2.0
Selangor	-1.0	-1.1	-0.5	-0.9	-0.3	-1.4	1.2	-0.4	1.6	-0.9	-1.8	-1.0	-0.3	0.1	0.1	0.0

	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26ᴾ
Klang Valley	0.9	2.0	1.3	1.5	1.2	1.7	1.0	1.3	1.0	-0.7	0.4	-2.7	0.6	0.3	0.4	2.0	0.6	0.1
Kuala Lumpur	0.4	2.0	1.1	1.6	1.3	2.3	1.3	1.4	0.9	-1.6	0.6	-0.2	-0.1	0.2	0.3	0.6	0.7	0.3
Selangor	1.3	1.7	1.7	1.6	0.7	0.8	0.9	1.5	1.1	0.3	0.3	0.0	0.5	0.1	0.2	0.2	0.3	0.4

PRESTASI IHPK DI KUALA LUMPUR & WILAYAH

Pasaran pangsapuri khidmat di Kuala Lumpur mengukuh pada Q2 2026ᴾ berbanding tempoh yang sama tahun lepas. Indeks keseluruhan bandar mencatatkan pertumbuhan tahunan sebanyak 1.8%, meningkat daripada 0.5% pada Q2 2025. Prestasi di semua wilayah kekal positif, didahului oleh KL Centre yang meningkat kepada 3.2% daripada 2.3% pada Q2 2025, dan KL South yang berkembang kepada 3.1% daripada 2.2%. Sementara itu, pertumbuhan di KL North menurun kepada 1.3% berbanding 1.7% pada suku yang sama tahun lepas.

Setakat Q2 2026ᴾ, IHPK Kuala Lumpur berada pada 106.1 mata. KL South mencatatkan indeks tertinggi pada 112.3 mata, diikuti KL North pada 109.5 mata dan KL Centre pada 104.2 mata.

Dari segi harga, KL Centre kekal sebagai lokasi paling premium pada RM10,835 s.m.p. (RM962,474 seunit), diikuti KL North pada RM7,354 s.m.p. (RM644,740 seunit) dan KL South pada RM6,627 s.m.p. (RM596,022 seunit).

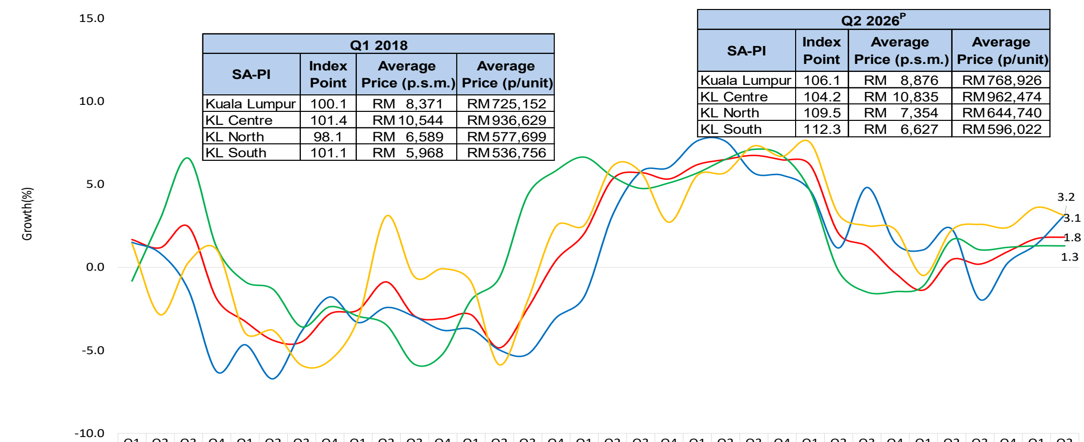
PERFORMANCE OF SA-PI IN KUALA LUMPUR & REGIONS

Kuala Lumpur's serviced apartment market strengthened in Q2 2026ᴾ compared to the same period last year. The city-wide index recorded an annual growth of 1.8%, expanding from 0.5% in Q2 2025. Performance across all regions remained positive, led by KL Centre, which accelerated to 3.2% from 2.3% in Q2 2025, and KL South, which grew to 3.1% from 2.2%. Meanwhile, growth in KL North slowed to 1.3% compared to 1.7% in the same quarter last year.

As of Q2 2026ᴾ, the SA-PI for Kuala Lumpur stood at 106.1 points. KL South recorded the highest index at 112.3 points, followed by KL North at 109.5 points and KL Centre at 104.2 points.

In terms of pricing, KL Centre remained the most premium location at RM10,835 p.s.m. (RM962,474 per unit), followed by KL North at RM7,354 p.s.m. (RM644,740 per unit) and KL South at RM6,627 p.s.m. (RM596,022 per unit).

Carta 5: IHPK: Perubahan Tahunan Mengikut Sukuan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Selangor & Wilayah Q1 2018 – Q2 2026^P
Chart 5: SA-PI: Annual Change by Quarter, Index Point & Average Price (p.s.m. & per unit) in Selangor & Regions Q1 2018 – Q2 2026^P



Q1 2018			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Kuala Lumpur	100.1	RM 8,371	RM725,152
KL Centre	101.4	RM 10,544	RM936,629
KL North	98.1	RM 6,589	RM577,699
KL South	101.1	RM 5,968	RM536,756

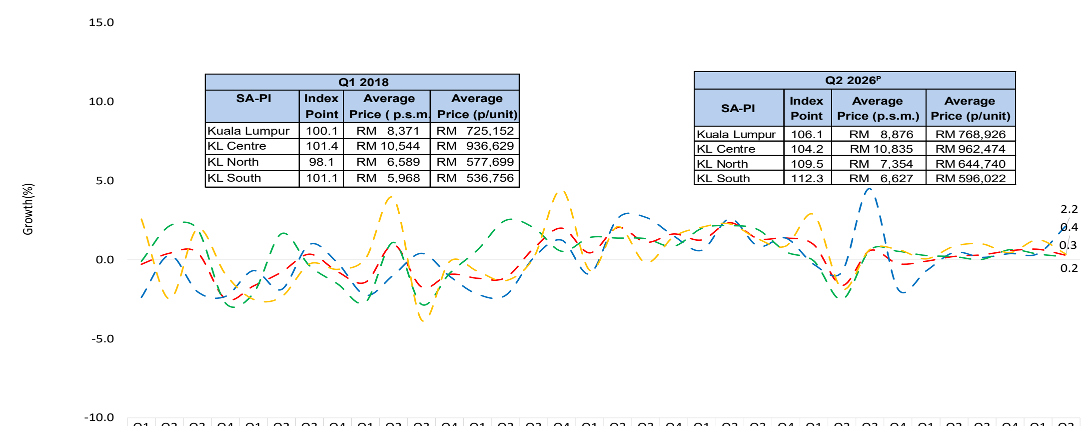
Q2 2026P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Kuala Lumpur	106.1	RM 8,876	RM768,926
KL Centre	104.2	RM 10,835	RM962,474
KL North	109.5	RM 7,354	RM644,740
KL South	112.3	RM 6,627	RM596,022

	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	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 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
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	-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	-0.3	-1.4	0.5	0.2	1.0	1.7	1.8
KL Centre	1.5	0.9	-1.4	-6.3	-4.7	-6.7	-3.9	-1.8	-3.3	-2.4	-3.0	-3.8	-3.7	-5.0	-5.2	-3.0	-1.8	3.1	5.8	6.0	7.6	7.6	5.7	5.6	4.6	1.2	4.8	1.5	1.1	2.3	-1.9	0.3	1.4	3.2
KL North	-0.8	2.9	6.6	1.2	-0.9	-1.3	-3.6	-2.4	-2.9	-3.5	-5.8	-5.2	-2.0	-0.6	4.3	5.8	6.6	5.5	4.8	5.1	5.7	6.5	7.1	6.7	4.6	-0.2	-1.5	-1.5	-1.1	1.7	1.1	1.2	1.3	1.3
KL South	1.4	-2.9	0.3	1.1	-3.9	-3.8	-5.9	-5.6	-3.1	3.1	-0.6	-0.1	-0.9	-5.9	-2.0	2.5	2.5	6.1	5.7	2.7	5.5	5.7	7.3	6.7	7.5	3.2	2.5	2.3	-0.5	2.2	2.6	2.4	3.6	3.1

Dari segi prestasi suku tahunan, semua wilayah di Kuala Lumpur mengekalkan pertumbuhan positif pada Q2 2026^P, walaupun kebanyakan kawasan mencatatkan pertumbuhan yang lebih perlahan berbanding suku sebelumnya. Secara keseluruhan, Kuala Lumpur merekodkan pertumbuhan lebih perlahan pada 0.3%, berbanding 0.7% pada Q1 2026. KL Centre terkecuali daripada trend ini, meningkat dengan kukuh untuk mencatatkan peningkatan tertinggi sebanyak 2.2%, berbanding 0.4% pada suku sebelumnya. Sebaliknya, kedua-dua KL South dan KL North mencatatkan pertumbuhan yang lebih perlahan, masing-masing turun kepada 0.4% dan 0.2%.

In terms of quarterly performance, all regions in Kuala Lumpur maintained positive growth in Q2 2026^P, although most areas witnessed a deceleration compared to the previous quarter. Overall, Kuala Lumpur registered a slower growth of 0.3%, down from 0.7% in Q1 2026. KL Centre was the sole exception to this trend, accelerating strongly to post the highest gain at 2.2%, up from 0.4% in the previous quarter. In contrast, both KL South and KL North experienced slower growth, moderating to 0.4% and 0.2% respectively.

Carta 6: IHPK: Perubahan Sukuan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Petaling & Sub Wilayah Q1 2018 – Q2 2026^P
Chart 6: SA-PI: Quarterly Change, Index Point & Average Price (p.s.m. & per unit) in Petaling & Sub-Regions Q1 2018 – Q2 2026^P



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
KL Centre	101.4	RM 10,544	RM 936,629
KL North	98.1	RM 6,589	RM 577,699
KL South	101.1	RM 5,968	RM 536,756

Q2 2026P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Kuala Lumpur	106.1	RM 8,876	RM 768,926
KL Centre	104.2	RM 10,835	RM 962,474
KL North	109.5	RM 7,354	RM 644,740
KL South	112.3	RM 6,627	RM 596,022

	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	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 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
Kuala Lumpur	-0.3	0.4	0.5	-2.5	-1.7	-0.8	0.4	-0.8	-1.4	0.9	-1.7	-0.9	-1.2	-1.1	0.7	2.0	0.4	2.0	1.1	1.6	1.3	2.3	1.3	1.4	0.9	-1.6	0.6	-0.2	-0.1	0.2	0.3	0.6	0.7	0.3
KL Centre	-2.4	0.3	-2.0	-2.3	-0.7	-1.9	1.0	-0.2	-2.2	-1.0	0.4	-1.0	-2.2	-2.2	0.1	1.2	-0.9	2.6	2.7	1.5	0.6	2.6	0.9	1.4	-0.3	-0.8	4.5	-1.9	-0.7	0.5	0.2	0.4	0.4	2.2
KL North	-0.1	2.1	2.0	-2.7	-2.1	1.7	-0.4	-1.5	-2.7	1.1	-2.8	-0.9	0.6	2.5	2.0	0.5	1.4	1.4	1.3	0.9	2.0	2.2	1.9	0.5	-0.1	-2.5	0.6	0.5	0.3	0.2	0.0	0.6	0.4	0.2
KL South	2.6	-2.5	2.0	-0.9	-2.5	-2.3	-0.3	-0.6	0.1	3.9	-3.8	-0.1	-0.7	-1.3	0.1	4.5	-0.7	2.1	-0.2	1.5	2.1	2.3	1.3	0.9	2.9	-1.8	0.7	0.6	0.1	0.9	1.0	0.5	1.3	0.4

PRESTASI IHPK DI SELANGOR & WILAYAH

Pasaran pangsapuri khidmat di Selangor mengukuh pada Q2 2026^{P} berbanding tempoh yang sama tahun lepas. Indeks keseluruhan negeri mencatatkan pertumbuhan tahunan sebanyak 1.0%, meningkat daripada 0.9% pada Q2 2025. Prestasi di wilayah-wilayah menunjukkan peningkatan, didahului oleh Gombak yang meningkat kepada 1.4% daripada 0.8% pada Q2 2025. Kedua-dua Petaling dan Kajang/Bangi melonjak semula ke julat positif pada 1.2%, masing-masing berbanding -0.7% dan -1.4%. Sementara itu, pertumbuhan di Sepang perlahan sedikit kepada 0.2% berbanding 0.3% pada suku yang sama tahun lepas.

Setakat Q2 2026^{P}, IHPK Selangor berada pada 109.6 mata. Sepang dan Gombak masing-masing mencatatkan indeks 112.5 mata, diikuti Petaling pada 105.7 mata dan Kajang/Bangi pada 102.5 mata.

Dari segi harga, Petaling terus mencatatkan harga purata tertinggi pada RM7,082 s.m.p. (RM524,475 seunit), diikuti oleh Kajang/Bangi pada RM6,095 s.m.p. (RM429,424 seunit) dan Sepang pada RM5,900 s.m.p. (RM397,853 seunit). Gombak mencatatkan harga paling rendah pada RM4,644 s.m.p. (RM415,508 seunit).

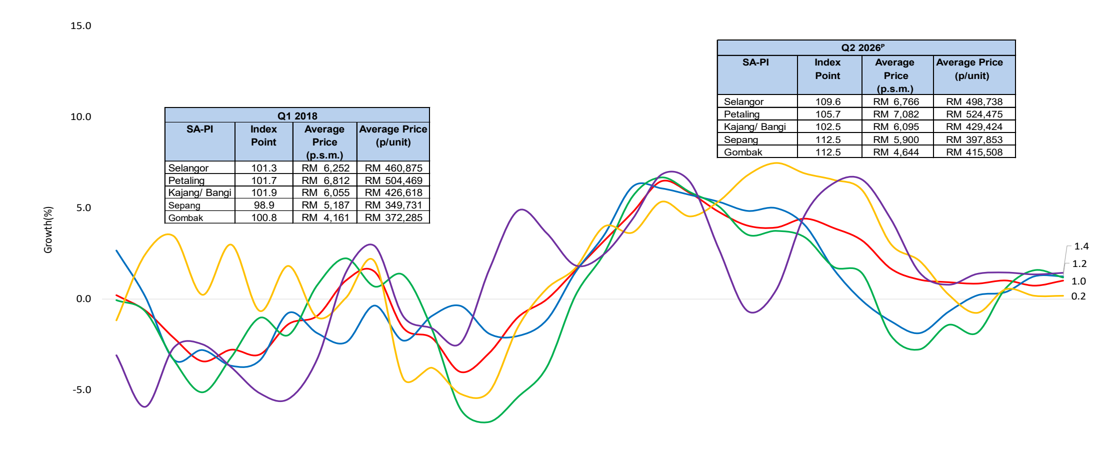
PERFORMANCE OF SA-PI IN SELANGOR & REGIONS

Selangor's serviced apartment market strengthened in Q2 2026^{P} compared to the same period last year. The state-wide index recorded an annual growth of 1.0%, expanding from 0.9% in Q2 2025. Performance across regions improved, led by Gombak, which accelerated to 1.4% from 0.8% in Q2 2025. Both Petaling and Kajang/Bangi staged positive turnarounds, rebounding to 1.2% from -0.7% and -1.4% respectively. Meanwhile, growth in Sepang slowed slightly to 0.2% compared to 0.3% in the same quarter last year.

As of Q2 2026^{P}, the SA-PI for Selangor stood at 109.6 points. Sepang and Gombak each recorded an index of 112.5 points, followed by Petaling at 105.7 points and Kajang/Bangi at 102.5 points.

In terms of pricing, Petaling continued to command the highest average price at RM7,082 p.s.m. (RM524,475 per unit), followed by Kajang/Bangi at RM6,095 p.s.m. (RM429,424 per unit) and Sepang at RM5,900 p.s.m. (RM397,853 per unit). Gombak recorded the lowest price at RM4,644 p.s.m. (RM415,508 per unit).

Carta 7: IHPK: Perubahan Tahunan Mengikut Sukuan, Mata Indeks & Harga Purata (s.m.p. & per unit) di Pulau Pinang & Wilayah Q1 2018 – Q2 2026^{P}
Chart 7: SA-PI: Annual Change by Quarter, Index Point & Average Price (p.s.m. & per unit) in Pulau Pinang & Regions Q1 2018 – Q2 2026^{P}



Q1 2018			
SA-PI	**Index Point**	**Average Price (p.s.m.)**	**Average Price (p/unit)**
Selangor	101.3	RM 6,252	RM 460,875
Petaling	101.7	RM 6,812	RM 504,469
Kajang/ Bangi	101.9	RM 6,055	RM 426,618
Sepang	98.9	RM 5,187	RM 349,731
Gombak	100.8	RM 4,161	RM 372,285

Q2 2026^{P}			
SA-PI	**Index Point**	**Average Price (p.s.m.)**	**Average Price (p/unit)**
Selangor	109.6	RM 6,766	RM 498,738
Petaling	105.7	RM 7,082	RM 524,475
Kajang/ Bangi	102.5	RM 6,095	RM 429,424
Sepang	112.5	RM 5,900	RM 397,853
Gombak	112.5	RM 4,644	RM 415,508

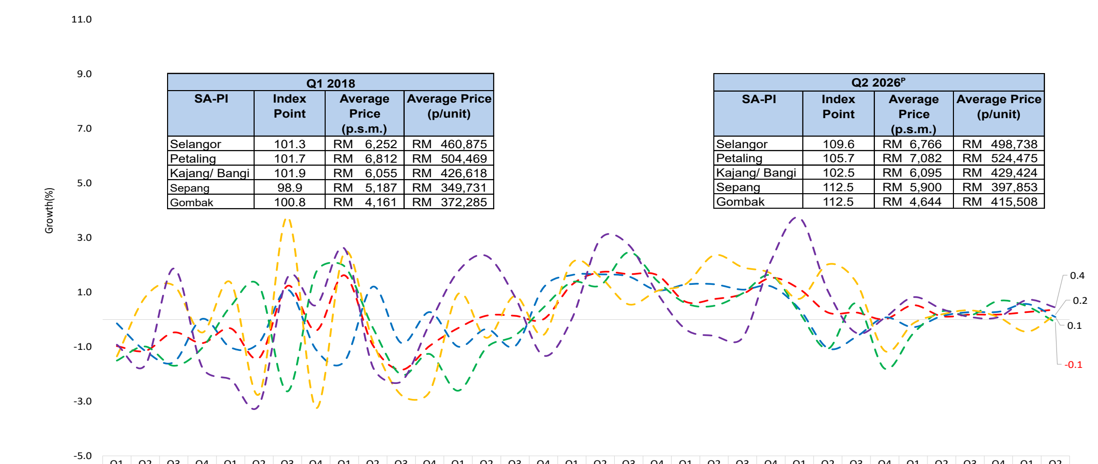
	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
Selangor	0.2	-0.6	-2.1	-3.4	-2.8	-3.0	-1.4	-0.9	1.0	1.5	-1.6	-2.1	-4.0	-3.0	-1.0	0.0	1.6
Petaling	2.7	0.1	-3.3	-2.8	-3.7	-3.4	-0.8	-1.9	-2.4	-0.4	-2.3	-0.9	-0.4	-1.9	-2.0	-1.1	1.5
Kajang/Bangi	-0.1	-0.7	-3.3	-5.1	-3.2	-1.0	-2.0	0.8	2.2	0.7	1.3	-1.7	-6.1	-6.7	-5.4	-3.7	0.2
Sepang	-1.2	2.4	3.5	0.2	3.0	-0.7	1.8	-1.0	0.1	2.1	-4.4	-3.8	-5.2	-5.1	-1.5	0.6	1.7
Gombak	-3.1	-5.9	-2.7	-2.5	-3.7	-5.2	-5.5	-3.3	1.5	2.9	-0.9	-1.6	-2.4	1.6	4.9	3.6	1.8

	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^{P}
Selangor	3.2	4.8	6.5	5.8	4.8	4.0	3.9	4.4	3.9	3.2	1.7	1.1	0.9	0.8	1.0	0.7	1.0
Petaling	3.5	6.2	6.1	5.7	5.3	4.8	5.0	4.1	1.6	-0.1	-1.2	-1.9	-0.7	0.2	0.4	1.2	1.2
Kajang/Bangi	2.5	5.7	6.7	5.9	5.1	3.5	3.7	3.4	1.8	1.4	-2.0	-2.8	-1.4	-1.9	0.6	1.6	1.2
Sepang	4.0	3.7	5.3	4.5	5.4	6.8	7.5	6.9	6.5	6.0	3.0	2.1	0.3	-0.8	0.5	0.2	0.2
Gombak	2.5	4.4	6.8	6.4	2.8	-0.7	0.5	4.6	6.4	6.6	4.4	1.5	0.8	1.4	1.5	1.4	1.4

Dari segi prestasi suku tahunan, pasaran pangsapuri khidmat di Selangor mencatatkan sedikit peningkatan pada Q2 2026P, dengan indeks keseluruhan negeri meningkat sebanyak 0.4% berbanding 0.3% pada Q1 2026. Prestasi mengikut wilayah adalah bercampur-campur di seluruh negeri. Sepang mencatatkan pemulihan positif, melonjak semula kepada 0.2% daripada -0.4% pada suku sebelumnya. Sebaliknya, pertumbuhan di Gombak dan Petaling perlahan masing-masing kepada 0.4% dan 0.1%. Kajang/Bangi merupakan wilayah tunggal yang mencatatkan penurunan, jatuh kepada -0.1% berbanding 0.5% pada Q1 2026.

In terms of quarterly performance, Selangor's serviced apartment market recorded a slight improvement in Q2 2026P, with the state-wide index rising by 0.4% compared to 0.3% in Q1 2026. Regional performance was mixed across the state. Sepang staged a positive turnaround, rebounding to 0.2% from -0.4% in the previous quarter. Conversely, growth in Gombak and Petaling slowed to 0.4% and 0.1% respectively. Kajang/Bangi was the only region to experience a decline, dropping to -0.1% from 0.5% in Q1 2026.

Carta 8: IHPK: Perubahan Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Selangor & Wilayah Q1 2018 – Q2 2026P
Chart 8: SA-PI: Quarterly Change, Index Point & Average Price (p.s.m. & per unit) in Selangor & Regions Q1 2018 – Q2 2026P



Q1 2018			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Selangor	101.3	RM 6,252	RM 460,875
Petaling	101.7	RM 6,812	RM 504,469
Kajang/ Bangi	101.9	RM 6,055	RM 426,618
Sepang	98.9	RM 5,187	RM 349,731
Gombak	100.8	RM 4,161	RM 372,285

Q2 2026P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Selangor	109.6	RM 6,766	RM 498,738
Petaling	105.7	RM 7,082	RM 524,475
Kajang/ Bangi	102.5	RM 6,095	RM 429,424
Sepang	112.5	RM 5,900	RM 397,853
Gombak	112.5	RM 4,644	RM 415,508

	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	Q3 21	Q4 21
Selangor	-1.0	-1.1	-0.5	-0.9	-0.3	-1.4	1.2	-0.4	1.6	-0.9	-1.8	-1.0	-0.3	0.1	0.1	0.0
Petaling	-0.1	-1.1	-1.6	0.0	-1.0	-0.8	1.1	-1.1	-1.5	1.2	-0.9	0.3	-1.0	-0.3	-1.0	1.2
Kajang/Bangi	-1.5	-1.0	-1.7	-1.0	0.5	1.2	-2.6	1.7	2.0	-0.3	-2.0	-1.3	-2.6	-1.0	-0.6	0.4
Sepang	-1.3	0.8	1.2	-0.5	1.4	-2.7	3.8	-3.2	2.5	-0.8	-2.8	-2.6	0.9	-0.7	0.9	-0.6
Gombak	-0.9	-1.7	1.9	-1.7	-2.2	-3.1	1.5	0.5	2.6	-1.7	-2.3	-0.1	1.8	2.3	0.8	-1.3

	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
Selangor	1.3	1.7	1.7	1.6	0.7	0.8	0.9	1.5	1.1	0.3	0.3	0.0	0.5	0.1	0.2	0.2	0.3	0.4
Petaling	1.6	1.7	1.6	1.1	1.3	1.3	1.1	1.2	0.4	-1.0	-0.6	0.1	-0.3	0.1	0.3	0.3	0.6	0.1
Kajang/Bangi	1.4	1.3	2.5	1.4	0.6	0.5	1.0	1.6	0.3	-1.1	0.6	-1.8	-0.5	0.3	0.1	0.7	0.5	-0.1
Sepang	2.1	1.6	0.6	1.1	1.3	2.4	1.9	1.7	0.8	2.0	1.4	-1.1	-0.1	0.2	0.3	0.1	-0.4	0.2
Gombak	0.0	3.0	2.7	1.0	-0.4	-0.6	-0.7	2.1	3.7	1.1	-0.5	0.1	0.8	0.4	0.1	0.1	0.7	0.4

PRESTASI IHPK DI PETALING & SUB-WILAYAH

Pasaran pangsapuri khidmat di Petaling mengukuh pada Q2 2026P berbanding tempoh yang sama tahun lepas. Indeks keseluruhan daerah mencatatkan pertumbuhan tahunan sebanyak 1.2%, melonjak semula daripada -0.7% pada Q2 2025. Prestasi di sub-wilayah sebahagian besarnya positif, didahului oleh Puchong yang meningkat kepada 2.6% daripada 1.8% pada Q2 2025, dan Damansara yang berkembang kepada 1.3% daripada 0.8%. Petaling Jaya turut mencatatkan pertumbuhan lebih tinggi pada 0.8% berbanding 0.6% sebelumnya, manakala Shah Alam mengekalkan pertumbuhan stabil pada 1.1%. Sebaliknya, pertumbuhan di Subang Jaya perlahan kepada 2.4% berbanding 4.9% pada suku yang sama tahun lepas.

PERFORMANCE OF SA-PI IN PETALING & SUB-REGIONS

Petaling's serviced apartment market strengthened in Q2 2026P compared to the same period last year. The district-wide index recorded an annual growth of 1.2%, rebounding from -0.7% in Q2 2025. Performance across sub-regions was largely positive, led by Puchong, which accelerated to 2.6% from 1.8% in Q2 2025, and Damansara, which expanded to 1.3% from 0.8%. Petaling Jaya also registered higher growth at 0.8% compared to 0.6% previously, while Shah Alam maintained a steady growth of 1.1%. Conversely, growth in Subang Jaya slowed to 2.4% compared to 4.9% in the same quarter last year.

Pada keseluruhannya, Indeks Harga Pangsapuri Khidmat (IHPK) bagi Petaling berada pada 105.7 mata. Di kalangan sub-wilayahnya, Subang Jaya mencatatkan indeks tertinggi pada 122.1 mata, diikuti oleh Puchong pada 113.4 mata, Petaling Jaya pada 106.0 mata dan Shah Alam pada 105.3 mata. Damansara merekodkan kedudukan indeks terendah di daerah tersebut pada 103.3 mata.

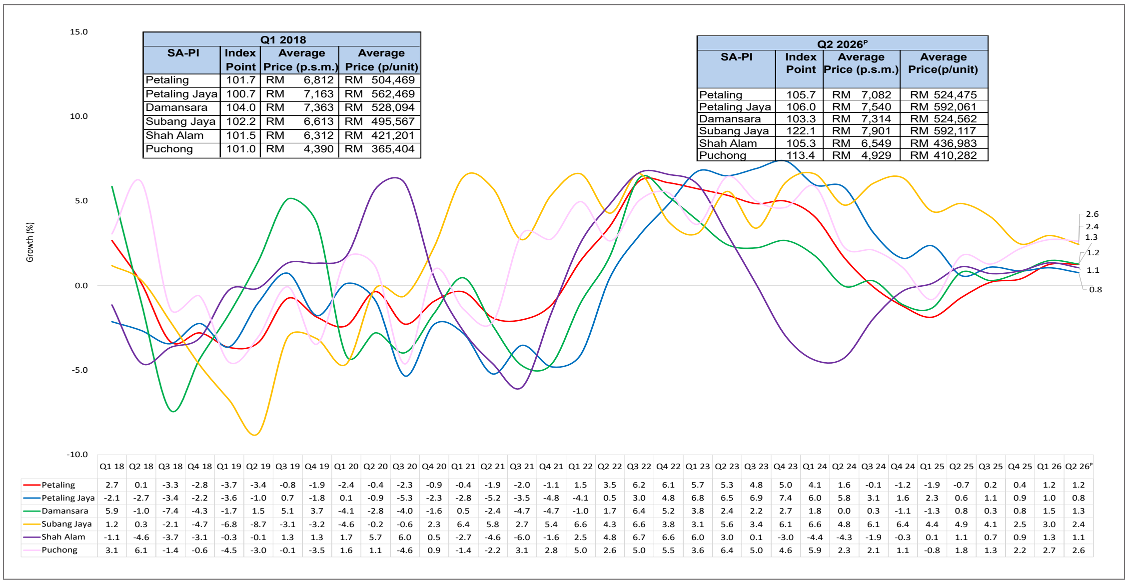
Dari segi harga, Subang Jaya mencatatkan harga purata tertinggi pada RM7,901 s.m.p. (RM592,117 seunit), diikuti oleh Petaling Jaya pada RM7,540 s.m.p. (RM592,061 seunit), Damansara pada RM7,314 s.m.p. (RM524,562 seunit) dan Shah Alam pada RM6,549 s.m.p. (RM436,983 seunit). Puchong mencatatkan harga paling mampu milik pada RM4,929 s.m.p. (RM410,282 seunit).

The overall Serviced Apartment Price Index (SA-PI) for Petaling stood at 105.7 points. Among its sub-regions, Subang Jaya recorded the highest index standing at 122.1 points, followed by Puchong at 113.4 points, Petaling Jaya at 106.0 points, and Shah Alam at 105.3 points. Damansara registered the lowest index standing in the district at 103.3 points.

In terms of pricing, Subang Jaya recorded the highest average price at RM7,901 p.s.m. (RM592,117 per unit), followed by Petaling Jaya at RM7,540 p.s.m. (RM592,061 per unit), Damansara at RM7,314 p.s.m. (RM524,562 per unit), and Shah Alam at RM6,549 p.s.m. (RM436,983 per unit). Puchong recorded the most affordable price at RM4,929 p.s.m. (RM410,282 per unit).

Carta 9: IHPK: Perubahan Tahunan Mengikut Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Petaling & Sub-Wilayah Q1 2018 – Q2 2026P

Chart 9: SA-PI: Annual Change by Quarter, Index Point & Average Price (p.s.m. & per unit) in Petaling & Sub-Regions Q1 2018 – Q2 2026P



Q1 2018			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Petaling	101.7	RM 6,812	RM 504,469
Petaling Jaya	100.7	RM 7,163	RM 562,469
Damansara	104.0	RM 7,363	RM 528,094
Subang Jaya	102.2	RM 6,613	RM 495,567
Shah Alam	101.5	RM 6,312	RM 421,201
Puchong	101.0	RM 4,390	RM 365,404

Q2 2026P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price(p/unit)
Petaling	105.7	RM 7,082	RM 524,475
Petaling Jaya	106.0	RM 7,540	RM 592,061
Damansara	103.3	RM 7,314	RM 524,562
Subang Jaya	122.1	RM 7,901	RM 592,117
Shah Alam	105.3	RM 6,549	RM 436,983
Puchong	113.4	RM 4,929	RM 410,282

	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	Q3 21	Q4 21	Q1 22
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	-2.0	-1.1	1.5
Petaling Jaya	-2.1	-2.7	-3.4	-2.2	-3.6	-1.0	0.7	-1.8	0.1	-0.9	-5.3	-2.3	-2.8	-5.2	-3.5	-4.8	-4.1
Damansara	5.9	-1.0	-7.4	-4.3	-1.7	1.5	5.1	3.7	-4.1	-2.8	-4.0	-1.6	0.5	-2.4	-4.7	-4.7	-1.0
Subang Jaya	1.2	0.3	-2.1	-4.7	-6.8	-8.7	-3.1	-3.2	-4.6	-0.2	-0.6	2.3	6.4	5.8	2.7	5.4	6.6
Shah Alam	-1.1	-4.6	-3.7	-3.1	-0.3	-0.1	1.3	1.3	1.7	5.7	6.0	0.5	-2.7	-4.6	-6.0	-1.6	2.5
Puchong	3.1	6.1	-1.4	-0.6	-4.5	-3.0	-0.1	-3.5	1.6	1.1	-4.6	0.9	-1.4	-2.2	3.1	2.8	5.0

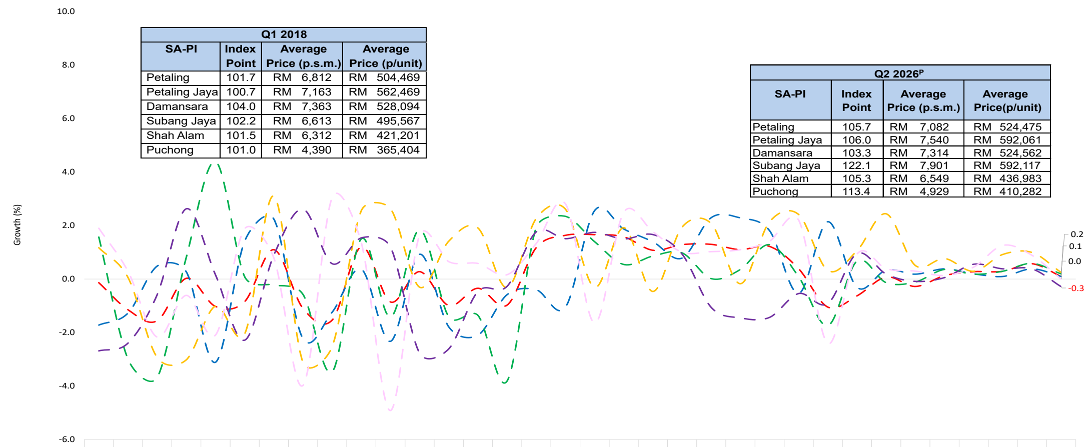
	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
Petaling	3.5	6.2	6.1	5.7	5.3	4.8	5.0	4.1	1.6	-0.1	-1.2	-1.9	-0.7	0.2	0.4	1.2	1.2
Petaling Jaya	0.5	3.0	4.8	6.8	6.5	6.9	7.4	6.0	5.8	3.1	1.6	2.3	0.6	1.1	0.9	1.0	0.8
Damansara	1.7	6.4	5.2	3.8	2.4	2.2	2.7	1.8	0.0	0.3	-1.1	-1.3	0.8	0.3	0.8	1.5	1.3
Subang Jaya	4.3	6.6	3.8	3.1	5.6	3.4	6.1	6.6	4.8	6.1	6.4	4.4	4.9	4.1	2.5	3.0	2.4
Shah Alam	4.8	6.7	6.6	6.0	3.0	0.1	-3.0	-4.4	-4.3	-1.9	-0.3	0.1	1.1	0.7	0.9	1.3	1.1
Puchong	2.6	5.0	5.5	3.6	6.4	5.0	4.6	5.9	2.3	2.1	1.1	-0.8	1.8	1.3	2.2	2.7	2.6

Dari segi prestasi suku tahunan, pasaran pangsapuri khidmat di Petaling mencatatkan pertumbuhan yang lebih perlahan pada Q2 2026P, dengan indeks keseluruhan daerah menurun kepada 0.1% berbanding 0.6% pada Q1 2026. Pertumbuhan di kebanyakan sub-wilayah mengalami pertumbuhan yang lebih perlahan, didahului oleh Subang Jaya yang turun kepada 0.2%, Damansara kepada 0.2% dan Petaling Jaya kepada 0.1%. Puchong tidak mencatatkan pertumbuhan berbanding 0.9% pada suku sebelumnya. Shah Alam merupakan sub-wilayah tunggal yang jatuh kepada -0.3% berbanding 0.4% pada Q1 2026.

In terms of quarterly performance, Petaling's serviced apartment market recorded a slowdown in Q2 2026P, with the district-wide index moderating to 0.1% compared to 0.6% in Q1 2026. Growth across most sub-regions decelerated, led by Subang Jaya, which eased to 0.2%, Damansara to 0.2%, and Petaling Jaya to 0.1%. Puchong recorded no growth compared to 0.9% in the previous quarter. Shah Alam was the only sub-region to register a decline, dropping to -0.3% from 0.4% in Q1 2026.

Carta 10: IHPK: Perubahan Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Petaling & Sub-Wilayah Q1 2018 – Q2 2026^P

Chart 10: SA-PI: Quarterly Change, Index Point & Average Price (p.s.m. & per unit) in Petaling & Sub-Regions Q1 2018 – Q2 2026^P



Q1 2018			
SA-PI	**Index Point**	**Average Price (p.s.m.)**	**Average Price (p/unit)**
Petaling	101.7	RM 6,812	RM 504,469
Petaling Jaya	100.7	RM 7,163	RM 562,469
Damansara	104.0	RM 7,363	RM 528,094
Subang Jaya	102.2	RM 6,613	RM 495,567
Shah Alam	101.5	RM 6,312	RM 421,201
Puchong	101.0	RM 4,390	RM 365,404

Q2 2026^P			
SA-PI	**Index Point**	**Average Price (p.s.m.)**	**Average Price(p/unit)**
Petaling	105.7	RM 7,082	RM 524,475
Petaling Jaya	106.0	RM 7,540	RM 592,061
Damansara	103.3	RM 7,314	RM 524,562
Subang Jaya	122.1	RM 7,901	RM 592,117
Shah Alam	105.3	RM 6,549	RM 436,983
Puchong	113.4	RM 4,929	RM 410,282

	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	Q3 21	Q4 21
Petaling	-0.1	-1.1	-1.6	0.0	-1.0	-0.8	1.1	-1.1	-1.5	1.2	-0.9	0.3	-1.0	-0.3	-1.0	1.2
Petaling Jaya	-1.7	-1.3	0.5	0.3	-3.1	1.4	2.2	-2.2	-1.2	0.4	-2.3	0.9	-1.8	-2.1	-0.6	-0.4
Damansara	1.6	-3.0	-3.7	0.8	4.4	0.1	-0.2	-0.6	-3.5	1.5	-1.4	1.8	-1.4	-1.4	-3.8	1.9
Subang Jaya	1.2	0.1	-2.9	-3.0	-1.0	-2.1	3.1	-3.1	-2.5	2.6	2.6	-0.3	1.4	1.9	-0.3	2.3
Shah Alam	-2.7	-2.4	-0.6	2.6	0.2	-2.3	0.9	2.6	0.6	1.5	1.2	-2.8	-2.6	-0.5	-0.3	1.8
Puchong	1.9	0.3	-2.2	-0.6	-2.1	1.9	0.8	-4.0	3.0	1.4	-4.9	1.6	0.7	0.6	0.2	1.3

	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26^P
Petaling	1.6	1.7	1.6	1.1	1.3	1.3	1.1	1.2	0.4	-1.0	-0.6	0.1	-0.3	0.1	0.3	0.3	0.6	0.1
Petaling Jaya	-1.1	2.6	1.9	1.4	0.8	2.3	2.3	1.8	-0.5	2.1	-0.3	0.3	0.2	0.4	0.2	0.1	0.4	0.1
Damansara	2.3	1.4	0.5	0.9	1.0	0.0	0.4	1.3	0.1	-1.7	0.7	-0.1	-0.1	0.4	0.2	0.3	0.6	0.2
Subang Jaya	2.6	-0.3	1.9	-0.5	1.9	2.1	-0.2	2.1	2.4	0.3	1.1	2.4	0.5	0.8	0.3	0.9	1.0	0.2
Shah Alam	1.5	1.7	1.5	1.7	0.9	-1.1	-1.5	-1.4	-0.5	-0.9	1.0	0.2	-0.1	0.1	0.6	0.4	0.4	-0.3
Puchong	2.8	-1.6	2.5	1.8	1.0	1.0	1.1	1.4	2.2	-2.4	0.9	0.4	0.3	0.1	0.4	1.3	0.9	0.0

PRESTASI IHPK DI PULAU PINANG & WILAYAH

Pasaran pangsapuri khidmat di Pulau Pinang mengukuh pada Q2 2026^P berbanding tempoh yang sama tahun lepas. Indeks keseluruhan negeri mencatatkan pertumbuhan tahunan sebanyak 1.3%, melonjak semula daripada -0.4% pada Q2 2025. Prestasi mengikut wilayah adalah bercampur-campur. Seberang Perai mencatatkan pertumbuhan lebih tinggi pada 0.9% berbanding 0.8% pada Q2 2025. Sebaliknya, pertumbuhan di Penang Island perlahan kepada 1.0% berbanding 1.3% pada suku yang sama tahun lepas.

Pada keseluruhannya, Indeks Harga Pangsapuri Khidmat (IHPK) bagi Pulau Pinang berada pada 117.9 mata. Di antara dua wilayahnya, Penang Island mencatatkan mata indeks yang lebih tinggi pada 125.1 mata, manakala Seberang Perai berada pada 103.4 mata.

Dari segi harga, Penang Island mencatatkan harga purata yang lebih tinggi pada RM6,621 s.m.p. (RM906,721 seunit), berbanding Seberang Perai pada RM6,273 s.m.p. (RM530,595 seunit). Secara keseluruhan, Pulau Pinang merekodkan harga purata sebanyak RM6,839 s.m.p. (RM699,679 seunit).

PERFORMANCE OF SA-PI IN PULAU PINANG & REGIONS

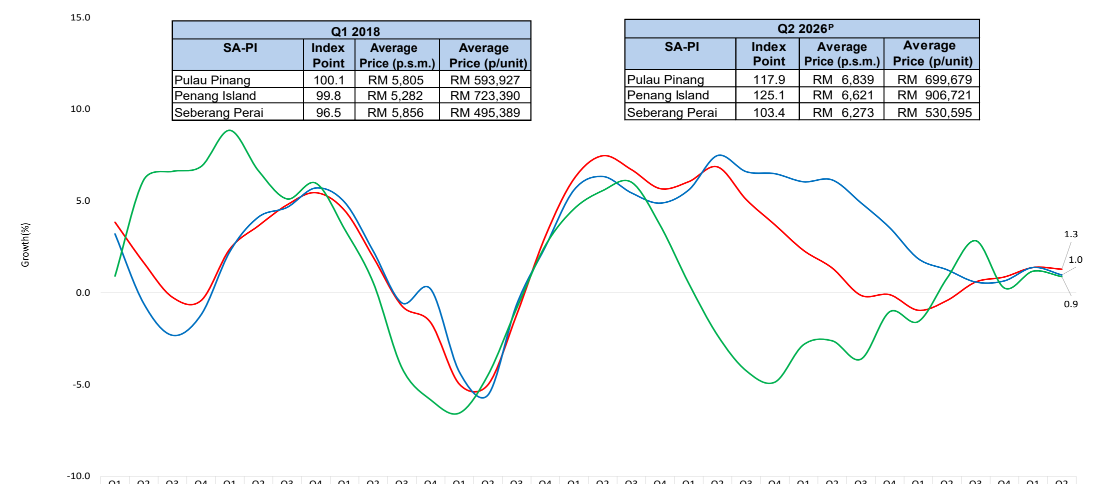
Pulau Pinang's serviced apartment market strengthened in Q2 2026^P compared to the same period last year. The state-wide index recorded an annual growth of 1.3%, rebounding from -0.4% in Q2 2025. Performance across regions was mixed. Seberang Perai registered higher growth at 0.9% compared to 0.8% in Q2 2025. Conversely, growth in Penang Island slowed to 1.0% compared to 1.3% in the same quarter last year.

The overall Serviced Apartment Price Index (SA-PI) for Pulau Pinang stood at 117.9 points. Between its two regions, Penang Island registered the higher index standing at 125.1 points, while Seberang Perai stood at 103.4 points.

In terms of pricing, Penang Island recorded a higher average price at RM6,621 p.s.m. (RM906,721 per unit), compared to Seberang Perai at RM6,273 p.s.m. (RM530,595 per unit). Overall, Pulau Pinang registered an average price of RM6,839 p.s.m. (RM699,679 per unit).

Carta 11: IHPK: Perubahan Tahunan Mengikut Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Pulau Pinang & Sub-Wilayah Q1 2018 – Q2 2026P

Chart 11: SA-PI: Annual Change by Quarter, Index Point & Average Price (p.s.m. & per unit) in Pulau Pinang & Sub-Regions Q1 2018 – Q2 2026P



Q1 2018			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Pulau Pinang	100.1	RM 5,805	RM 593,927
Penang Island	99.8	RM 5,282	RM 723,390
Seberang Perai	96.5	RM 5,856	RM 495,389

Q2 2026P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Pulau Pinang	117.9	RM 6,839	RM 699,679
Penang Island	125.1	RM 6,621	RM 906,721
Seberang Perai	103.4	RM 6,273	RM 530,595

	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	Q3 21	Q4 21
Pulau Pinang	3.8	1.6	-0.2	-0.4	2.4	3.7	4.8	5.5	4.5	1.9	-0.7	-1.6	-5.0	-5.0	-1.2	3.1
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	-0.6	2.5
Seberang Perai	0.9	6.1	6.6	6.9	8.9	6.6	5.1	6.0	3.5	0.6	-4.1	-5.8	-6.6	-4.5	-0.8	2.6

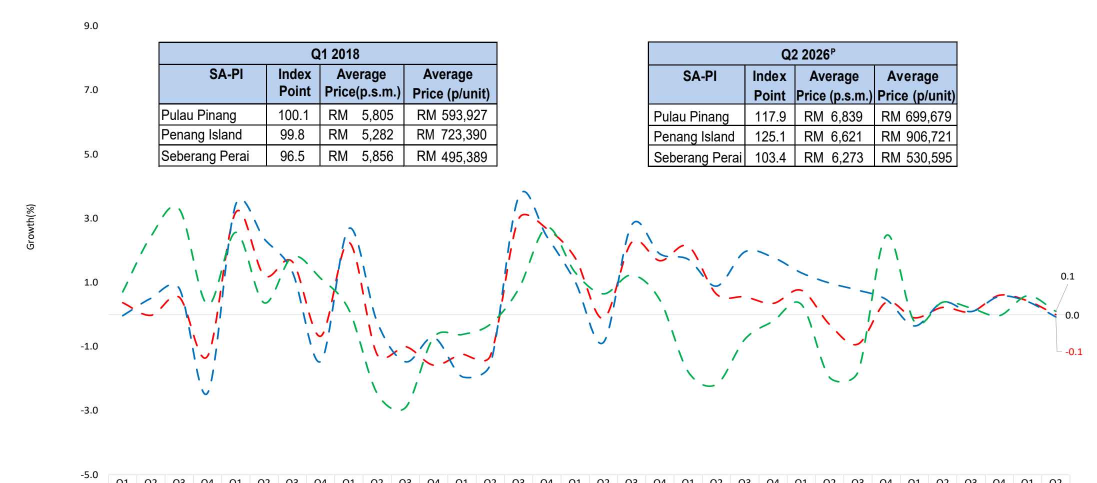
	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
Pulau Pinang	6.2	7.5	6.7	5.7	6.1	6.9	5.1	3.7	2.3	1.3	-0.1	-0.1	-1.0	-0.4	0.6	0.9	1.4	1.3
Penang Island	5.6	6.3	5.4	4.9	5.6	7.5	6.6	6.5	6.0	6.1	4.9	3.5	1.9	1.3	0.6	0.6	1.4	1.0
Seberang Perai	4.6	5.6	6.0	3.7	0.5	-2.3	-4.2	-4.9	-2.8	-2.6	-3.6	-1.0	-1.6	0.8	2.8	0.3	1.2	0.9

Dari segi prestasi suku tahunan, pasaran pangsapuri khidmat di Pulau Pinang tidak mencatatkan pertumbuhan pada Q2 2026P, dengan indeks keseluruhan negeri berada pada angka sifar berbanding 0.4% pada Q1 2026. Penang Island mengalami sedikit penurunan, jatuh kepada -0.1% daripada 0.4% pada suku sebelumnya. Sementara itu, pertumbuhan di Seberang Perai perlahan kepada 0.1% berbanding 0.6% pada Q1 2026.

In terms of quarterly performance, Pulau Pinang's serviced apartment market recorded no growth in Q2 2026P, with the state-wide index standing at zero compared to 0.4% in Q1 2026. Penang Island experienced a slight decline, dropping to -0.1% from 0.4% in the previous quarter. Meanwhile, growth in Seberang Perai slowed to 0.1% compared to 0.6% in Q1 2026.

Carta 12: IHPK: Perubahan Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Pulau Pinang & Sub-Wilayah Q1 2018 – Q2 2026P

Chart 12: SA-PI: Quarterly Change, Index Point & Average Price (p.s.m. & per unit) in Pulau Pinang & Sub-Regions Q1 2018 – Q2 2026P



Q1 2018			
SA-PI	Index Point	Average Price(p.s.m.)	Average Price (p/unit)
Pulau Pinang	100.1	RM 5,805	RM 593,927
Penang Island	99.8	RM 5,282	RM 723,390
Seberang Perai	96.5	RM 5,856	RM 495,389

Q2 2026P			
SA-PI	Index Point	Average Price (p.s.m.)	Average Price (p/unit)
Pulau Pinang	117.9	RM 6,839	RM 699,679
Penang Island	125.1	RM 6,621	RM 906,721
Seberang Perai	103.4	RM 6,273	RM 530,595

	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	Q3 21	Q4 21
Pulau Pinang	0.4	0.0	0.5	-1.3	3.2	1.2	1.6	-0.7	2.3	-1.3	-1.0	-1.6	-1.2	-1.3	3.0	2.7
Penang Island	0.0	0.5	0.8	-2.5	3.4	2.4	1.3	-1.5	2.7	-0.2	-1.5	-0.7	-1.9	-1.6	3.7	2.4
Seberang Perai	0.7	2.4	3.3	0.3	2.6	0.4	1.8	1.1	0.1	-2.5	-2.9	-0.7	-0.6	-0.3	0.8	2.7

	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
Pulau Pinang	1.8	-0.1	2.3	1.7	2.1	0.6	0.6	0.3	0.8	-0.3	-0.9	0.4	-0.1	0.2	0.1	0.6	0.4	0.0
Penang Island	1.0	-0.9	2.8	1.9	1.7	0.9	2.0	1.8	1.3	1.0	0.8	0.5	-0.4	0.4	0.1	0.6	0.4	-0.1
Seberang Perai	1.3	0.6	1.2	0.4	-1.8	-2.2	-0.8	-0.2	0.3	-2.0	-1.8	2.5	-0.2	0.4	0.2	0.0	0.6	0.1

PRESTASI IHPK DI JOHOR BAHRU

Pasaran pangsapuri khidmat di Johor Bahru mencatatkan pertumbuhan tahunan yang lebih perlahan pada Q2 2026[P] berbanding tempoh yang sama tahun lepas. Indeks mencatatkan pertumbuhan tahun ke tahun sebanyak 2.6%, menurun daripada 3.6% yang direkodkan pada Q2 2025.

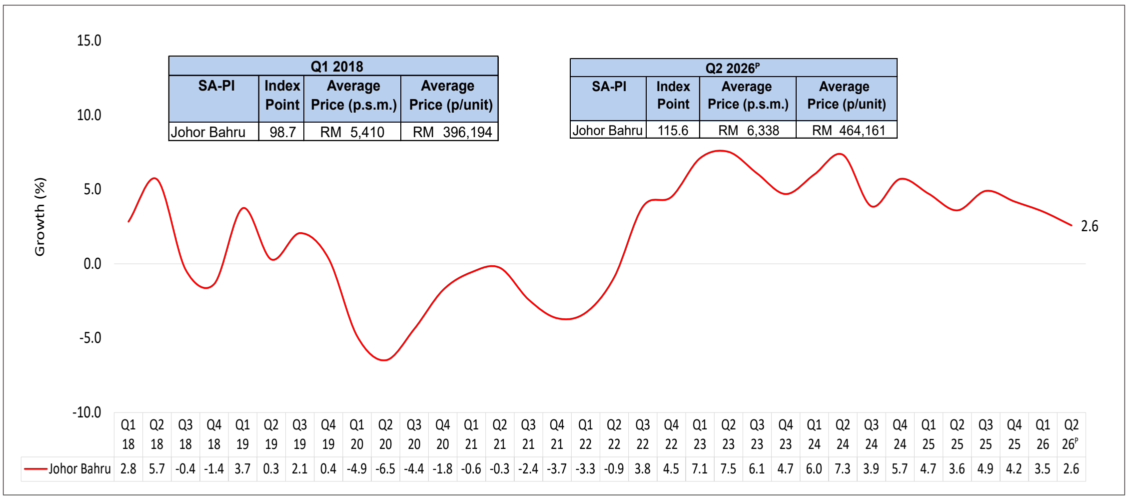
Pada Q2 2026[P], Indeks Harga Pangsapuri Khidmat (IHPK) bagi Johor Bahru berada pada 115.6 mata, dengan harga purata sebanyak RM6,338 s.m.p. (RM464,161 seunit).

PERFORMANCE OF SA-PI IN JOHOR BAHRU

Johor Bahru's serviced apartment market recorded a moderation in annual growth in Q2 2026[P] compared to the same period last year. The index registered a year-on-year growth of 2.6%, slowing down from 3.6% recorded in Q2 2025.

In Q2 2026[P], the Serviced Apartment Price Index (SA-PI) for Johor Bahru stood at 115.6 points, with an average price of RM6,338 p.s.m. (RM464,161 per unit).

Carta 13: IHPK: Perubahan Tahunan Mengikut Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Johor Bahru Q1 2018 – Q2 2026[P]
Chart 13: SA-PI: Annual Change by Quarter, Index Point & Average Price (p.s.m. & per unit) in Johor Bahru Q1 2018 – Q2 2026[P]



SA-PI	Q1 2018 Index Point	Q1 2018 Average Price (p.s.m.)	Q1 2018 Average Price (p/unit)
Johor Bahru	98.7	RM 5,410	RM 396,194

SA-PI	Q2 2026[P] Index Point	Q2 2026[P] Average Price (p.s.m.)	Q2 2026[P] Average Price (p/unit)
Johor Bahru	115.6	RM 6,338	RM 464,161

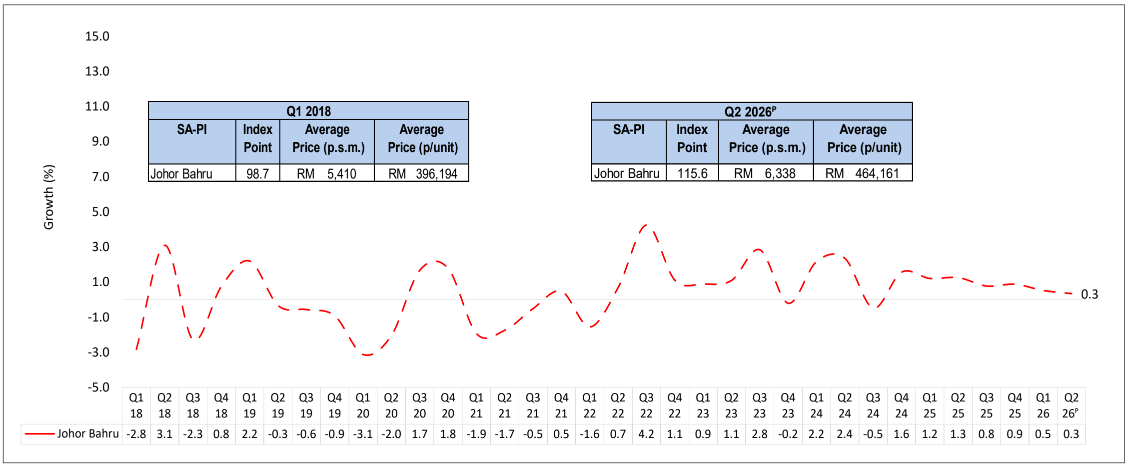
	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
Johor Bahru	2.8	5.7	-0.4	-1.4	3.7	0.3	2.1	0.4	-4.9	-6.5	-4.4	-1.8	-0.6	-0.3	-2.4	-3.7	-3.3

	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26[P]
Johor Bahru	-0.9	3.8	4.5	7.1	7.5	6.1	4.7	6.0	7.3	3.9	5.7	4.7	3.6	4.9	4.2	3.5	2.6

Dari segi perubahan suku tahunan, Johor Bahru mencatatkan pertumbuhan 0.3% pada Q2 2026[P], berbanding 0.5% pada Q1 2026. Ini menunjukkan bahawa momentum harga masih positif tetapi bergerak pada kadar yang lebih sederhana.

In terms of quarterly change, Johor Bahru recorded growth of 0.3% in Q2 2026[P], compared with 0.5% in Q1 2026. This indicates that price momentum remained positive but progressed at a more moderate pace.

Carta 14: IHPK: Perubahan Sukuan, Mata Indeks & Harga Purata (s.m.p. & seunit) di Johor Bahru Q1 2018 – Q2 2026[P]
Chart 14: SA-PI: Quarterly Change, Index Point & Average Price (p.s.m. & per unit) in Johor Bahru Q1 2018 – Q2 2026[P]



SA-PI	Q1 2018 Index Point	Q1 2018 Average Price (p.s.m.)	Q1 2018 Average Price (p/unit)
Johor Bahru	98.7	RM 5,410	RM 396,194

SA-PI	Q2 2026[P] Index Point	Q2 2026[P] Average Price (p.s.m.)	Q2 2026[P] Average Price (p/unit)
Johor Bahru	115.6	RM 6,338	RM 464,161

	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	Q3 21	Q4 21	Q1 22
Johor Bahru	-2.8	3.1	-2.3	0.8	2.2	-0.3	-0.6	-0.9	-3.1	-2.0	1.7	1.8	-1.9	-1.7	-0.5	0.5	-1.6

	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26[P]
Johor Bahru	0.7	4.2	1.1	0.9	1.1	2.8	-0.2	2.2	2.4	-0.5	1.6	1.2	1.3	0.8	0.9	0.5	0.3