BERSEKUTU BERTAMBAH MUTU

KEMENTERIAN KEWANGAN

LAPORAN STATUS PASARAN HARTA TANAH

Property Market Status Report

H1 2026

JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

PENDAHULUAN

Laporan Status Pasaran Harta Tanah menyebarkan empat jenis maklumat jualan iaitu:

i. Prestasi jualan skim perumahan yang baru dilancarkan pada H1 2026.

ii. Maklumat harta tanah yang siap belum terjual bagi kediaman, kedai dan industri. Mulai 1 Januari 2003, 'harta tanah siap belum terjual' telah didefinisikan sebagai unit kediaman, kedai dan industri yang telah siap dibina dan telah mendapat Sijil Perakuan Siap dan Pematuhan (CCC) tetapi kekal tidak terjual melebihi sembilan bulan selepas ianya dilancarkan untuk dijual pada atau selepas 1 Januari 1997.

iii. Maklumat harta tanah dalam pembinaan yang kekal belum terjual dan telah berada di pasaran melebihi sembilan bulan selepas ianya dilancarkan untuk dijual selepas 1 Januari 1997, dan

iv. Maklumat harta tanah yang belum dibina yang kekal belum terjual dan telah berada di pasaran melebihi sembilan bulan selepas ianya dilancarkan untuk dijual selepas 1 Januari 1997.

Kami ingin merakamkan penghargaan kepada semua yang telah menjayakan penerbitan ini, khususnya, kepada pemaju harta tanah yang telah terlibat dalam memberi maklumat yang berharga, dalam menjayakan kajian ini. Tanpa sokongan mereka, kami tidak mungkin dapat menerbitkan laporan ini.

Seperti yang telah diketahui, pasaran harta tanah yang sihat dan stabil tidak sahaja penting kepada individu tetapi juga kepada ekonomi negara pada keseluruhannya. Adalah menjadi harapan kami untuk menyediakan pembaca dengan maklumat yang berkualiti tinggi dan menepati masa. Kami amat mengalu-alukan maklum balas, komen serta cadangan daripada semua untuk memperbaiki lagi laporan ini. Kami boleh dihubungi melalui telefon atau faksimili kepada:

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FOREWORD

The Property Market Status Report disseminates four types of sales information namely:

i. Sales performance of newly launched housing schemes as at H1 2026.

ii. Information on property overhang for residential overhang, retail shops overhang and industrial overhang. With effect from 1 January 2003, "property overhang" has been defined to include residential units, retail shops and industrial units, which were completed and issued with Certificate of Compliance and Completion (CCC) but remained unsold for more than nine months after it was launched for sale on or after 1 January 1997.

iii. Information on under construction property that remained unsold in the market for more than nine months after launching for sale after 1January 1997, and

iv. Information on not constructed property that remained unsold in the market for more than nine months after launching for sale after 1 January 1997.

We would like to express our gratitude to all those who had made this publication a success, specifically, property developers who had participated and given their valuable inputs to make this survey a success. Without your support, we will not be able to publish this report.

It is a known fact that a healthy and stable property market is crucial to not only the individuals, but also to the country's economy as a whole. It is our utmost wish to provide readers with high quality information in a timely manner. We welcome feedback, comments and suggestions from our readers to further improve this report. We can be contacted through telephone or fax to:

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Residential Property

State	New Launches	Unsold Completed		Unsold			
				Under Construction		Not Constructed	
	Units	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	1610	3,687	1,919.06	2,498	1,377.53	2,851	1,783.81
WP Putrajaya	0	112	160.65	1,034	310.20	0	0.00
WP Labuan	0	41	15.74	35	25.86	0	0.00
Selangor	8354	4,185	3,106.88	15,665	10,318.50	994	998.74
Johor	6697	4,222	3,715.59	5,879	4,424.18	2,788	1,697.21
Pulau Pinang	2878	3,114	1,905.78	7,100	4,989.49	135	125.79
Perak	1959	4,075	1,166.77	6,967	2,116.93	1,841	420.96
Negeri Sembilan	2378	2,740	1,319.43	3,096	1,772.62	363	201.50
Melaka	549	2,213	756.00	2,825	1,208.01	157	79.25
Kedah	772	1,887	769.05	1,468	760.55	1,053	431.14
Pahang	607	1,818	653.35	2,561	886.81	706	192.07
Terengganu	153	113	42.93	520	144.03	384	89.38
Kelantan	207	1,236	342.22	2,108	605.96	53	16.61
Perlis	22	60	17.91	73	29.19	0	0.00
Sabah	206	1,887	1,225.77	2,746	1,171.85	755	321.14
Sarawak	1440	1,704	662.69	4,036	2,169.92	814	388.22
MALAYSIA	**27,832**	**33,094**	**17,779.82**	**58,611**	**32,311.63**	**12,894**	**6,745.82**

Commercial Property

State	Shop					
	Unsold Completed		Unsold			
			Under Construction		Not Constructed	
	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	60	12.41	7	4.20	0	0.00
WP Putrajaya	0	0.00	0	0.00	0	0.00
WP Labuan	0	0.00	0	0.00	0	0.00
Selangor	491	700.05	838	1,116.49	110	244.66
Johor	1,111	969.74	1,390	1,791.76	54	100.45
Pulau Pinang	167	108.37	253	387.04	0	0.00
Perak	890	393.80	268	220.96	72	30.84
Negeri Sembilan	598	484.83	310	473.40	6	2.80
Melaka	253	147.12	20	10.87	74	77.31
Kedah	122	84.60	170	75.98	26	24.02
Pahang	318	241.42	161	143.81	26	21.90
Terengganu	105	83.57	79	43.64	12	8.26
Kelantan	177	101.40	118	66.46	0	0.00
Perlis	15	8.12	0	0.00	0	0.00
Sabah	895	664.18	469	434.23	3	5.06
Sarawak	922	669.08	261	260.71	42	33.05
MALAYSIA	**6,124**	**4,668.69**	**4,344**	**5,029.55**	**425**	**548.35**

State	Serviced Apartment					
	Unsold Completed		Unsold			
			Under Construction		Not Constructed	
	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	6,343	6,405.92	8,767	5,421.15	6,109	3,861.66
WP Putrajaya	20	11.65	0	0.00	0	0.00
WP Labuan	0	0.00	0	0.00	0	0.00
Selangor	4,034	1,801.37	17,437	7,943.56	1,210	621.93
Johor	9,946	6,293.53	10,756	5,894.06	5,853	5,070.49
Pulau Pinang	192	196.21	3,441	2,844.40	331	232.03
Perak	169	87.65	209	96.82	0	0.00
Negeri Sembilan	1,018	397.72	45	13.05	474	176.04
Melaka	349	95.39	1,172	670.06	0	0.00
Kedah	20	12.91	0	0.00	0	0.00
Pahang	667	772.59	2,456	2,019.55	554	359.02
Terengganu	16	5.53	272	103.22	0	0.00
Kelantan	225	41.85	380	101.51	0	0.00
Perlis	0	0.00	0	0.00	0	0.00
Sabah	171	69.77	1,998	1,048.38	1	0.64
Sarawak	205	89.62	3,179	1,610.82	86	32.69
MALAYSIA	**23,375**	**16,281.71**	**50,112**	**27,766.58**	**14,618**	**10,354.50**

State	SOHO					
	Unsold Completed		Unsold			
			Under Construction		Not Constructed	
	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	1,891	455.92	1,510	450.86	576	597.45
WP Putrajaya	0	0.00	0	0.00	0	0.00
WP Labuan	0	0.00	0	0.00	0	0.00
Selangor	393	116.92	2,533	634.95	0	0.00
Johor	383	207.58	230	56.70	648	272.75
Pulau Pinang	971	335.82	247	214.33	0	0.00
Perak	9	2.13	130	32.55	36	10.94
Negeri Sembilan	0	0.00	0	0.00	0	0.00
Melaka	219	121.93	0	0.00	0	0.00
Kedah	0	0.00	0	0.00	0	0.00
Pahang	0	0.00	0	0.00	0	0.00
Terengganu	0	0.00	0	0.00	0	0.00
Kelantan	0	0.00	0	0.00	0	0.00
Perlis	0	0.00	0	0.00	0	0.00
Sabah	0	0.00	0	0.00	0	0.00
Sarawak	0	0.00	16	11.53	0	0.00
MALAYSIA	**3,866**	**1,240.30**	**4,666**	**1,400.92**	**1,260**	**881.14**

Industrial Property

State	Unsold Completed		Unsold			
			Under Construction		Not Constructed	
	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	0	0.00	0	0.00	0	0.00
WP Putrajaya	0	0.00	0	0.00	0	0.00
WP Labuan	0	0.00	10	16.89	0	0.00
Selangor	41	113.67	189	635.39	0	0.00
Johor	76	84.60	103	224.76	16	50.95
Pulau Pinang	30	157.81	71	615.52	0	0.00
Perak	34	18.44	205	201.20	78	69.68
Negeri Sembilan	80	85.51	236	346.77	43	88.82
Melaka	6	0.90	100	86.19	0	0.00
Kedah	23	20.17	24	78.51	5	27.90
Pahang	44	28.66	28	25.70	0	0.00
Terengganu	0	0.00	0	0.00	0	0.00
Kelantan	0	0.00	0	0.00	0	0.00
Perlis	21	26.25	0	0.00	0	0.00
Sabah	28	62.71	52	171.54	0	0.00
Sarawak	99	100.34	26	66.76	24	30.83
MALAYSIA	**482**	**699.06**	**1044**	**2469.23**	**166**	**268.18**

1.0 HARTA TANAH KEDIAMAN

1.1 Pelancaran Baru Skim Perumahan

Pelancaran baharu kediaman pada separuh pertama 2026 agak perlahan berbanding tempoh yang sama tahun sebelumnya di mana berkurangan 25.3% kepada 27,832 unit (H1 2025: 37,250 unit). Prestasi jualan dicatatkan pada paras 16.6%.

Kediaman bertanah membentuk 55.6% (15,480 unit) daripada jumlah pelancaran baharu, manakala kediaman strata merekodkan 44.4% (12,352 unit).

Trend pelancaran baharu kediaman bagi H1 2023 hingga H1 2026 seperti **Carta 1**.

Pada separuh pertama 2026, bilangan pelancaran baharu paling tinggi dicatatkan di Selangor iaitu sebanyak 8,354 unit, diikuti Johor dan Pulau Pinang masing-masing sebanyak 6,697 unit dan 2,878 unit.

Jenis kediaman kondominium/pangsapuri mendominasi bilangan pelancaran baharu bagi separuh pertama 2026 sebanyak 41.4%. Manakala jenis rumah teres dua hingga tiga tingkat dan rumah teres satu tingkat masing-masing sebanyak 31.7% dan 15.2%.

Harta tanah kediaman berharga RM500,001 hingga RM1,000,000 mendominasi pasaran pelancaran baharu pada kadar 57.1% (15,905 unit), diikuti 28.2% bagi harta tanah berharga RM300,000 dan ke bawah (7,856 unit), 12.7% untuk harta tanah berharga RM300,001 hingga RM500,000 (3,534 unit) dan selebihnya merangkumi harta tanah berharga melebihi RM1,000,000 (537 unit).

1.0 RESIDENTIAL PROPERTY

1.1 Newly Launched Housing Scheme

Newly launched housing scheme in the first half of 2026 has been relatively slow compared to the same period last year, experiencing a decrease of 25.3% to 27,832 units (H1 2025: 37,250 units). Sales performance recorded at 16.6%.

Landed properties account for 55.6% (15,480 units) of the total new launches, while stratified properties represent 44.4% (12,352 units).

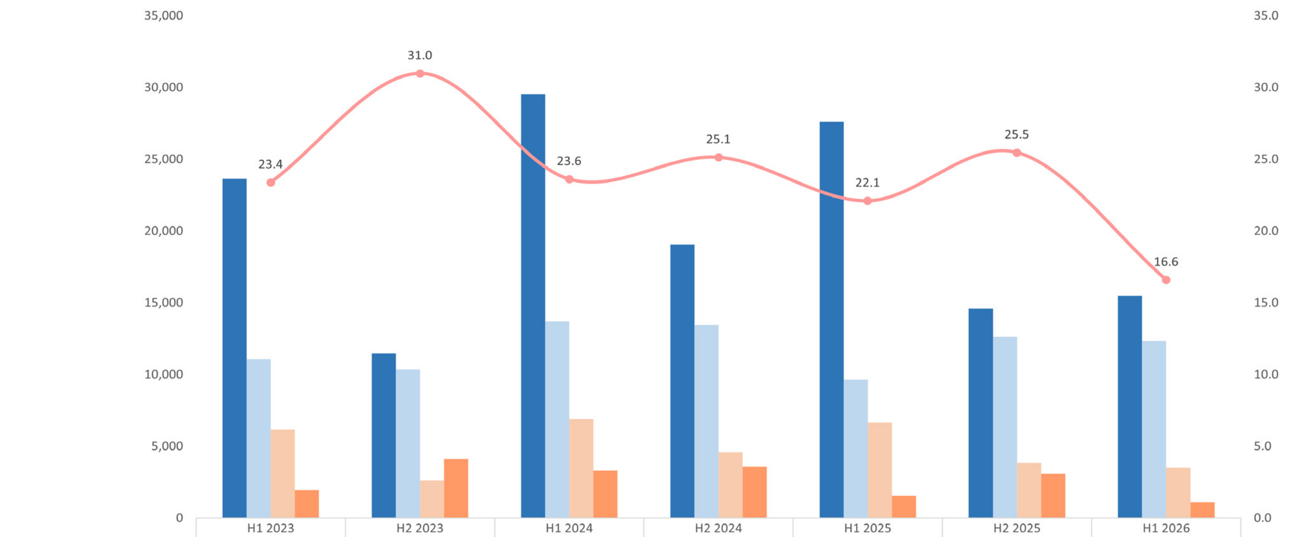
*The trend of new residential launches from H1 2023 to H1 2026 is illustrated in **Chart 1**.*

In the first half of 2026, the highest number of new launches was recorded in Selangor, totaling 8,354 units, followed by Johor and Pulau Pinang with 6,697 units and 2,878 units, respectively.

Property type of condominium/ apartment dominates the number of new launches for the first half of 2026, accounting for 41.4% of the total new launches. Meanwhile, two and three storey terrace house and single storey terraces house make up 31.7% and 15.2% respectively.

Residential properties priced RM500,001 to RM1,000,000 dominate the newly launched market share at 57.1% (15,905 units), followed by 28.2% of properties priced RM300,000 and below (7,856 units), 12.7% for properties priced RM300,001 to RM500,000 (3,534 units), and the remaining portion consists of properties exceeding RM1,000,000 (537 units).

Chart 1: Trend of Newly Launched Residential H1 2023 – H1 2026



	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unit Launched - Landed	23,643	11,471	29,533	19,070	27,609	14,600	15,480
Unit Launched - Stratified	11,054	10,358	13,713	13,468	9,641	12,637	12,352
Unit Sold - Landed	6,157	2,638	6,887	4,583	6,668	3,836	3,512
Unit Sold - Stratified	1,957	4,124	3,323	3,594	1,565	3,099	1,106
Sales Performance (%)	23.4	31.0	23.6	25.1	22.1	25.5	16.6

Chart 2: Volume of Newly Launched Residential by State H1 2026

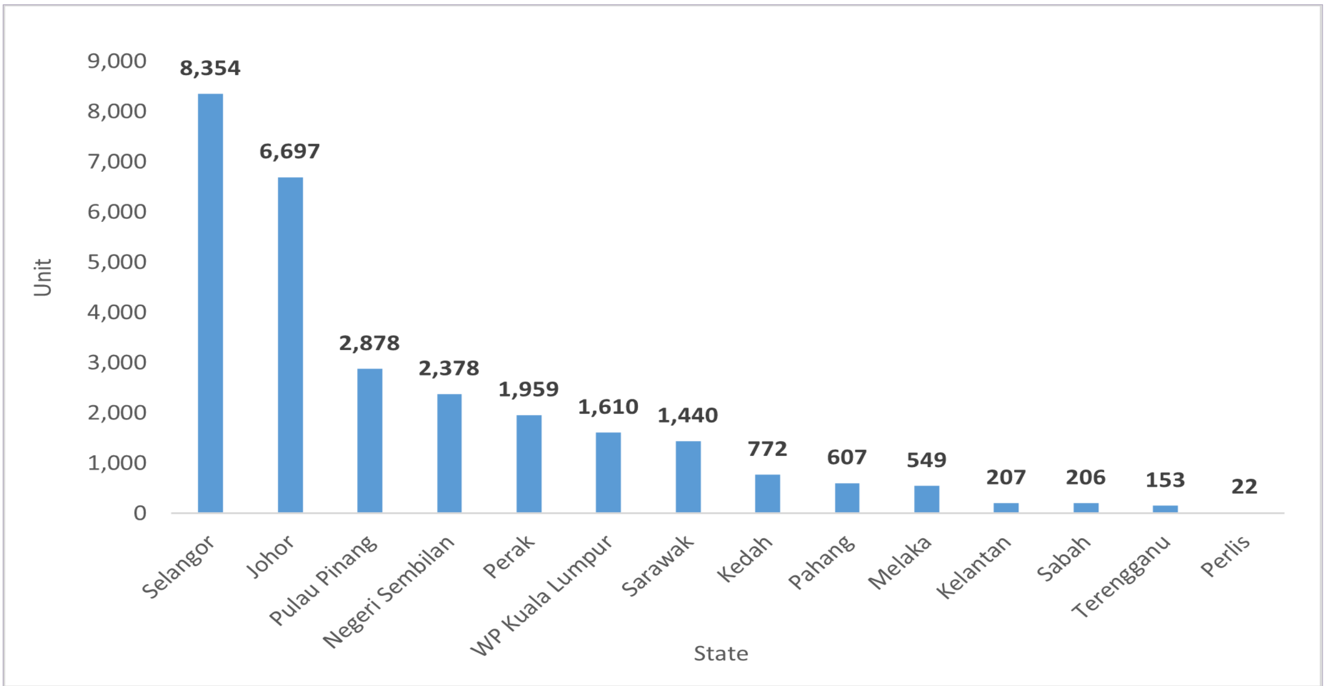


Chart 3: New Residential Units Launched by Property Type H1 2026

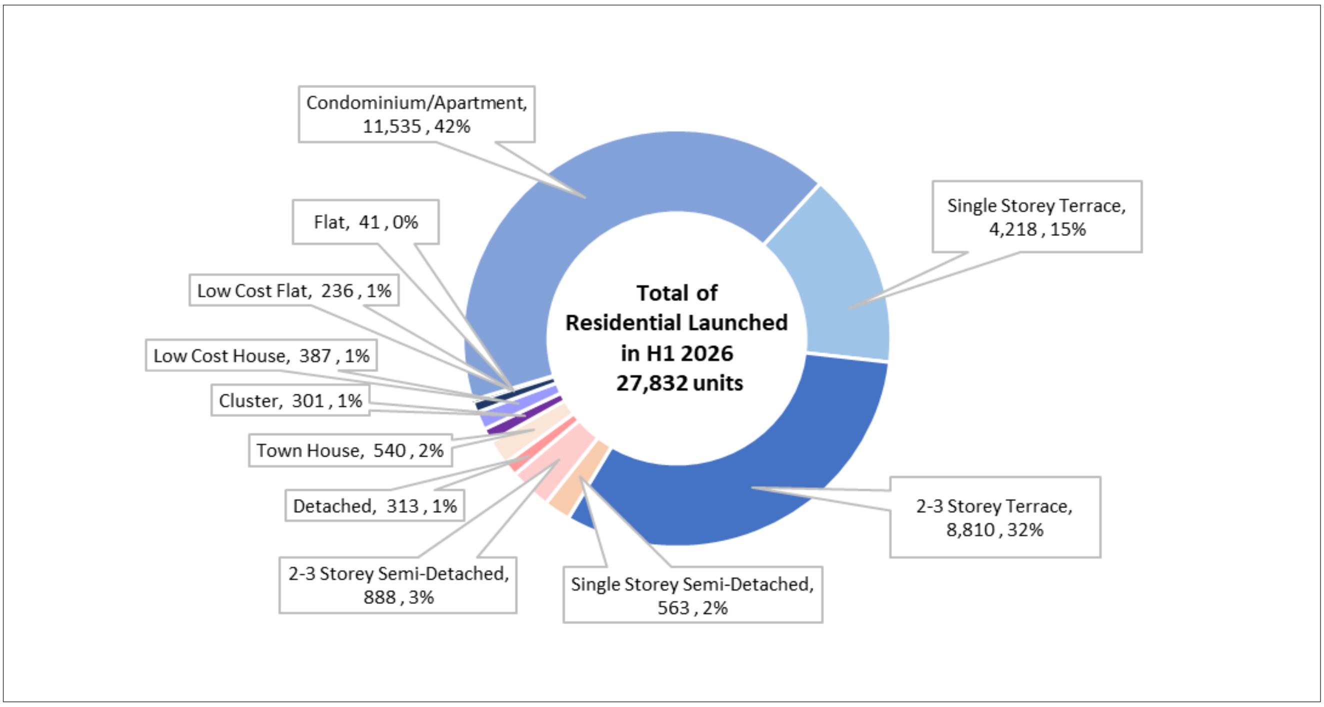
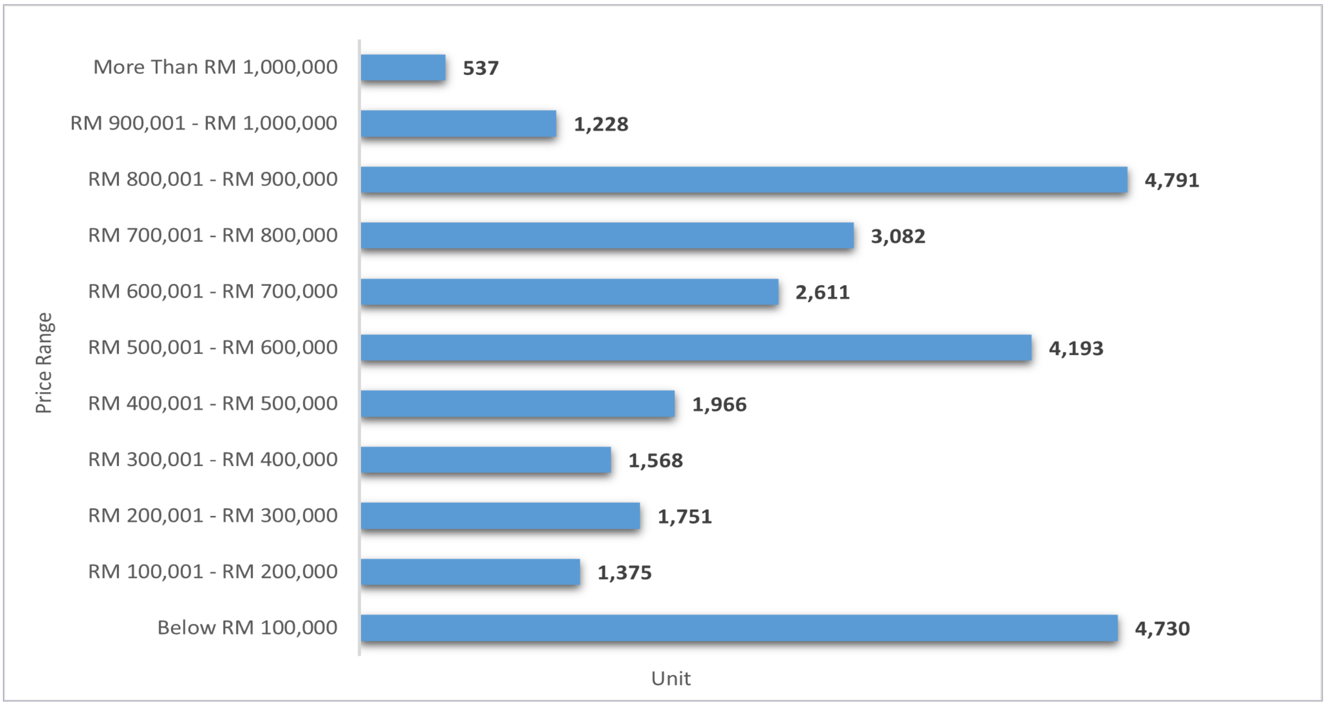


Chart 4: Newly Launched Residential by Price Range H1 2026



1.2 Kediaman Siap Belum Terjual

Bagi separuh pertama tahun 2026 (H1 2026), sebanyak 33,094 unit kediaman siap belum terjual telah direkodkan dengan nilai keseluruhan berjumlah RM17.78 bilion. Jumlah ini menunjukkan peningkatan tahun ke tahun 23.0% dari segi bilangan dan 8.2% dari segi nilai berbanding tempoh yang sama pada tahun 2025 (H1 2025: 26,911 unit, RM16.44 bilion).

Johor mencatatkan jumlah kediaman siap belum terjual tertinggi iaitu 4,222 unit (12.8%), diikuti Selangor 4,185 unit (12.6%) dan Perak 4,075 unit (12.3%).

Berdasarkan jenis harta tanah, kondominium dan pangsapuri merupakan kategori tertinggi dalam senarai siap belum terjual, melibatkan 14,160 unit (42.8%). Rumah teres menyumbang 11,547 unit (34.9%), manakala rumah berkembar menyumbang sebanyak 3,124 unit (9.4%), diikuti rumah kluster sebanyak 1,411 unit (4.3%) dan rumah sesebuah 1,071 unit (3.2%). Selebihnya, iaitu 5.4% terdiri daripada lain-lain jenis kediaman. Unit kediaman siap belum terjual mengikut jenis ditunjukkan di **Carta 8**.

Berdasarkan julat harga, harta tanah berharga RM300,000 dan ke bawah membentuk peratusan terbesar bagi unit siap belum terjual iaitu 37.3% (12,340 unit). Ini diikuti rapat oleh harta tanah berharga melebihi RM500,000 yang menyumbang 35.1% (11,609 unit), manakala harta tanah berharga antara RM300,001 hingga RM500,000 mencatat 27.6% (9,145 unit).

Dari segi tempoh berada di pasaran, sebahagian besar unit kediaman siap belum terjual adalah berusia antara 6 hingga 10 tahun, membentuk syer tertinggi 38.0% (12,567 unit). Ini diikuti rapat oleh harta tanah yang berada di pasaran kurang daripada 3 tahun iaitu 33.0% (10,917 unit). Sementara itu, unit kediaman berusia 3 hingga 5 tahun dan unit yang melepasi tempoh 10 tahun masing-masing menyumbang sebanyak 18.5% (6,118 unit) dan 10.6% (3,492 unit).

1.2 Residential Property Unsold Completed

During the first half of 2026 (H1 2026), a total of 33,094 unsold completed residential units were recorded, with a total value of RM17.78 billion. This represents a year-on-year growth of 23.0% in volume and 8.2% in value against the corresponding period in 2025 (H1 2025: 26,911 units; RM16.44 billion).

Johor recorded the highest number of unsold completed units at 4,222 units (12.8%), followed closely by Selangor with 4,185 units (12.6%) and Perak with 4,075 units (12.3%).

In terms of property type, condominiums and apartments constituted the largest category of unsold completed units involving 14,160 units (42.8%). Terraced houses followed, accounting for 11,547 units (34.9%), while semi-detached houses accounted for 3,124 units (9.4%), followed by cluster homes at 1,411 units (4.3%), and detached houses at 1,071 units (3.2%. The remaining 5.4% was represented by other categories of residential properties. The distribution of unsold completed residential units by type is illustrated in ***Chart 8***.

From a pricing perspective, properties priced at RM300,000 and below constituted the largest proportion of the unsold completed units at 37.3% (12,340 units). This was closely followed by properties priced above RM500,000, which accounted for 35.1% (11,609 units), while those priced between RM300,001 and RM500,000, represented 27.6% (9,145 units).

In terms of time on the market, the bulk of unsold completed residential properties were those aged between 6 and 10 years, making up the highest share at 38.0% (12,567 units). This was closely followed by properties on the market for below 3 years at 33.0% (10,917 units). Meanwhile, residential units aged 3 to 5 years and those surpassing the 10-year mark accounted for 18.5% (6,118 units) and 10.6% (3,492 units), respectively.

Chart 5: Volume of Residential Unsold Completed H1 2023 – H1 2026

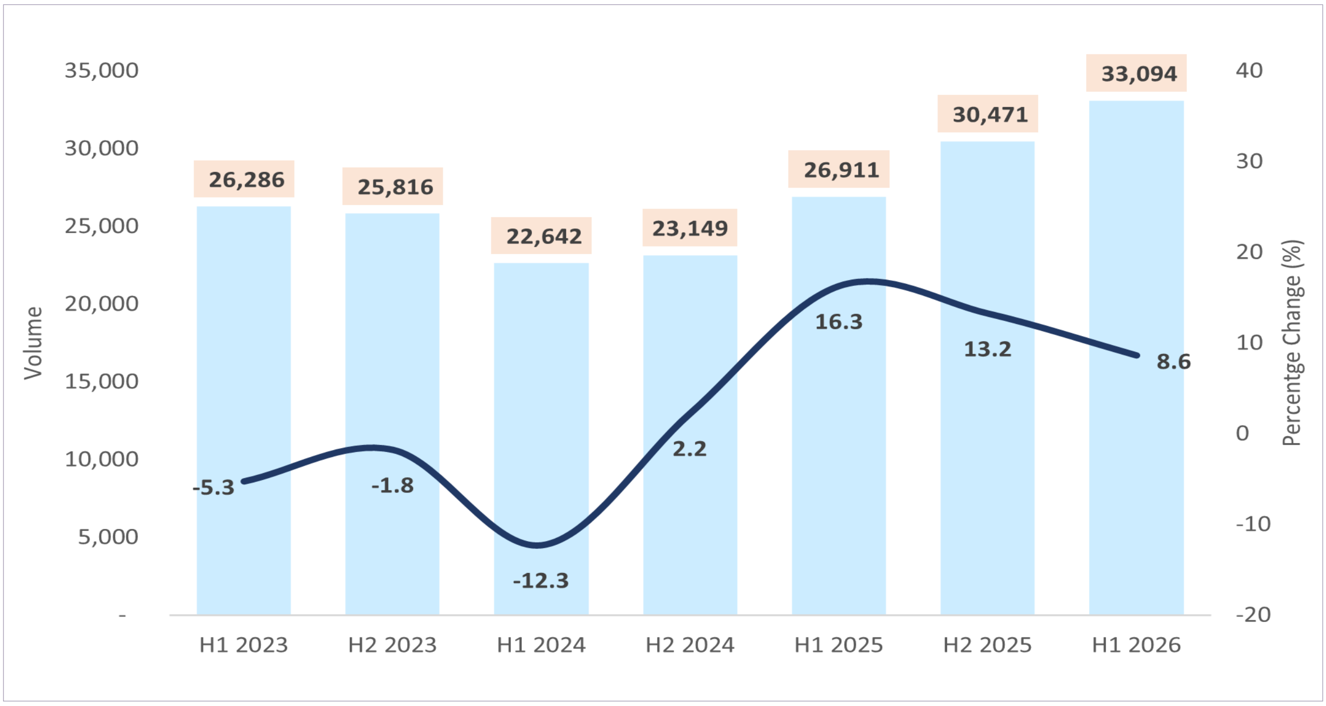


Chart 6: Value of Residential Unsold Completed H1 2023 – H1 2026

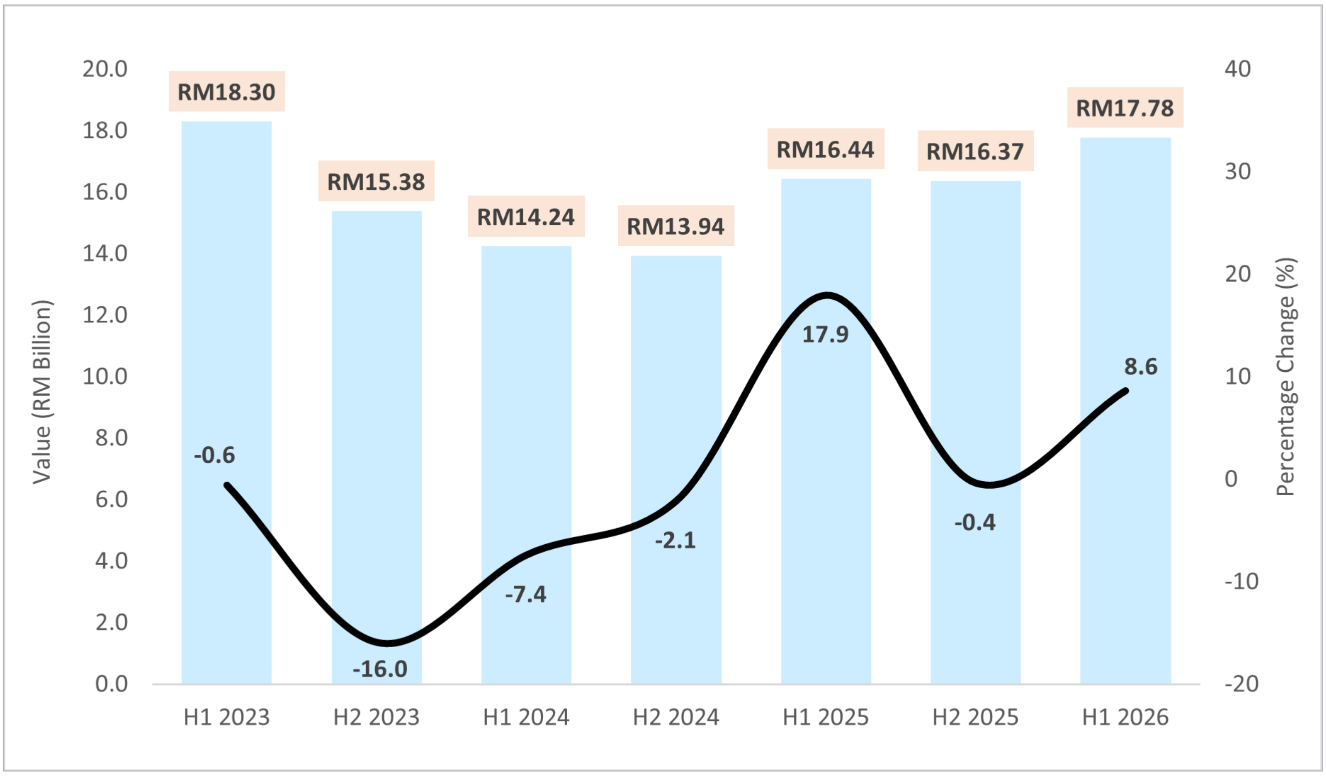


Chart 7: Residential Unsold Completed by State H1 2026

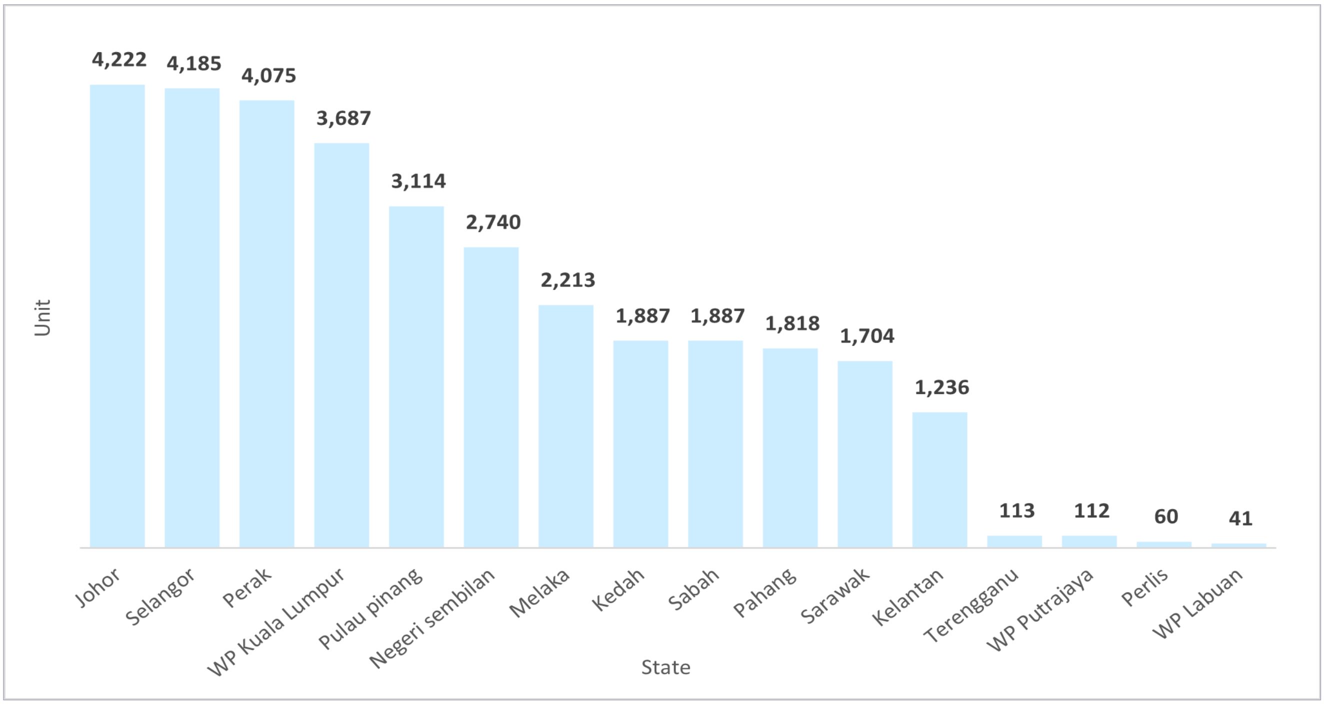


Chart 8: Residential Unsold Completed by Type H1 2026

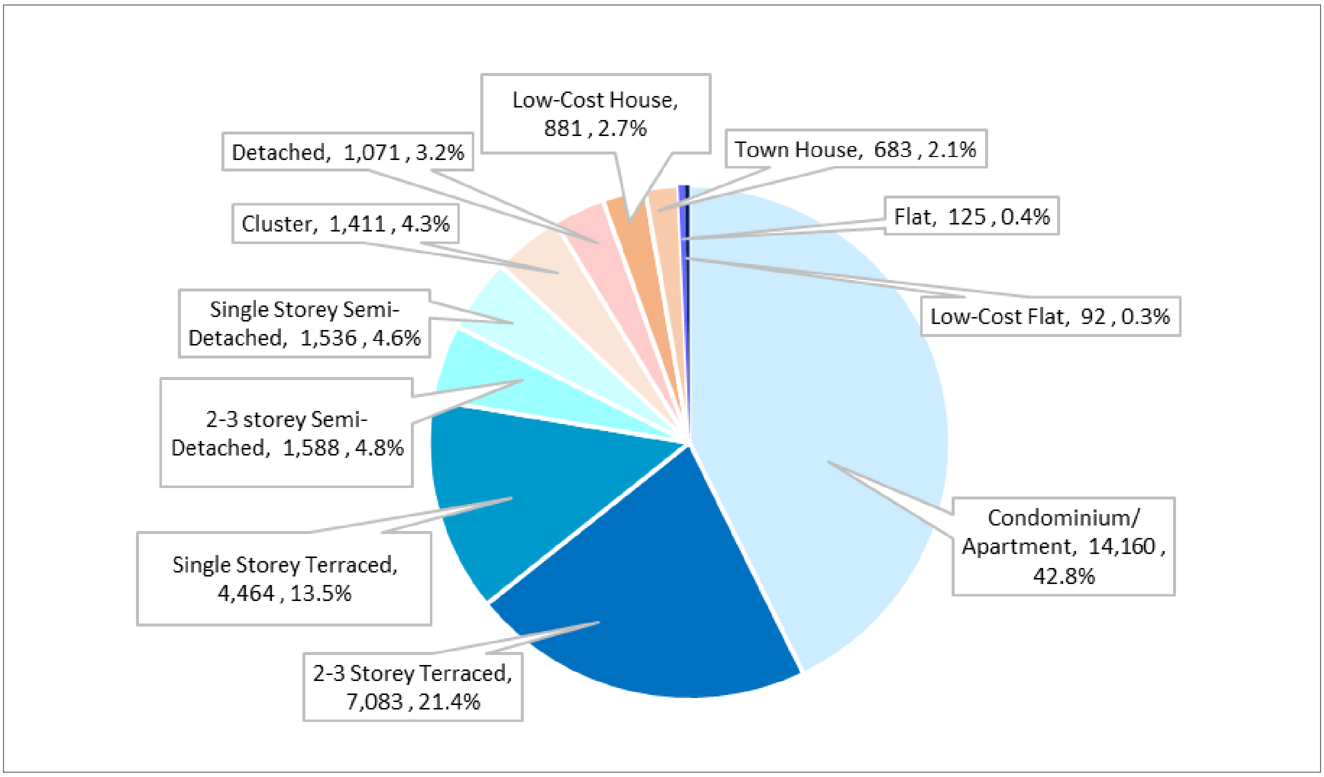


Chart 9: Residential Unsold Completed by Price Range H1 2026

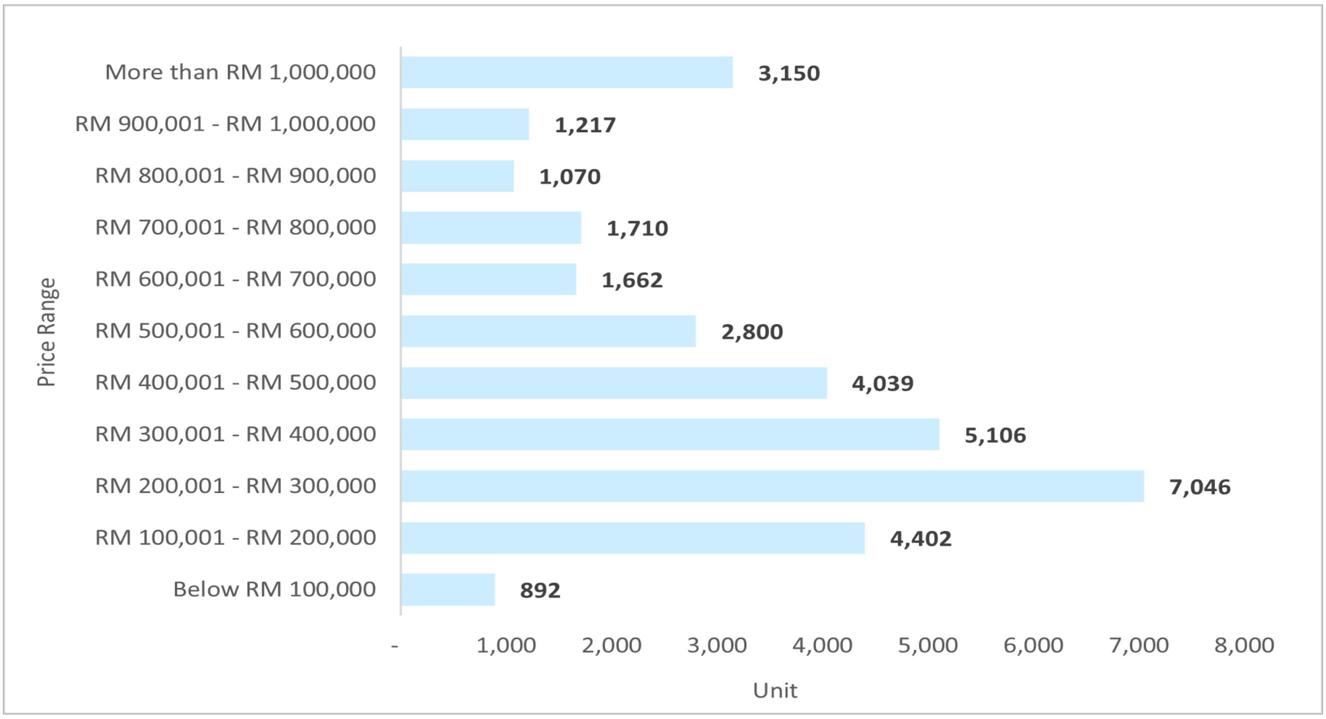
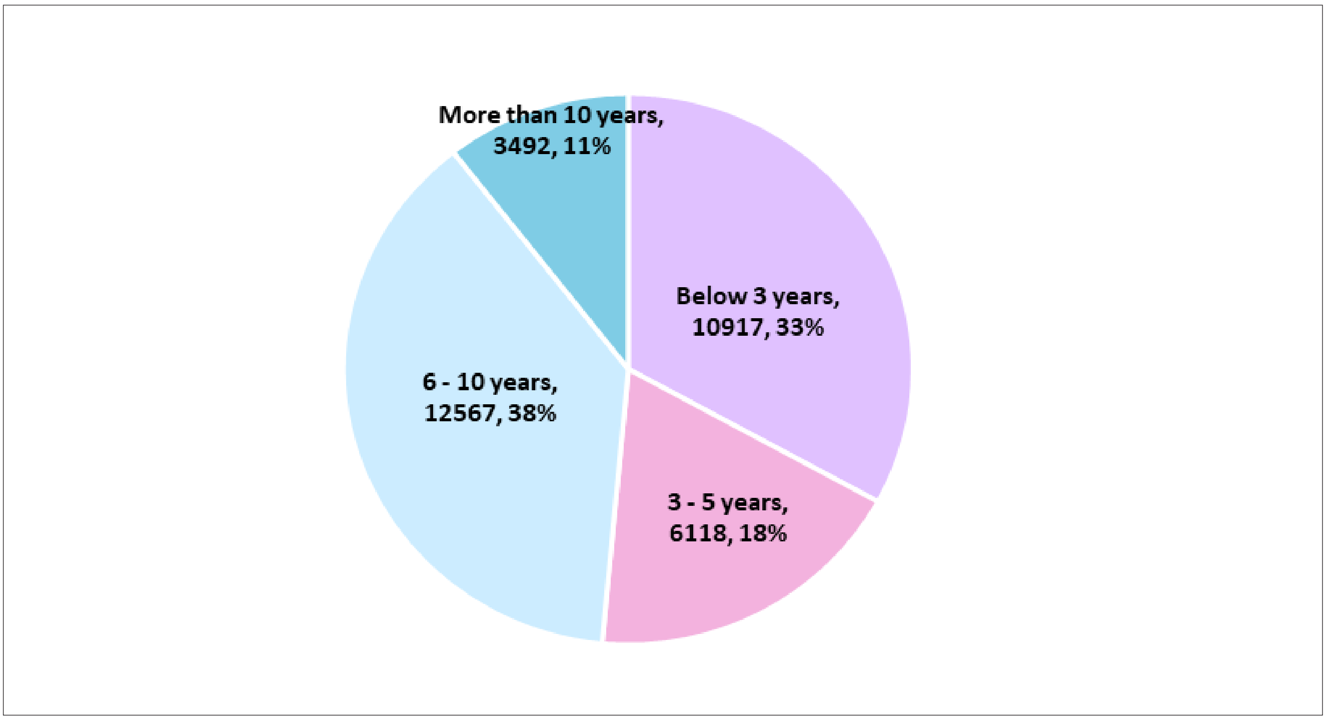


Chart 10: Residential Unsold Completed by Tenure H1 2026



1.3 Dalam Pembinaan Belum Terjual

Pada separuh pertama tahun 2026, jumlah unit kediaman dalam pembinaan belum terjual menurun 9.9% tempoh sama tahun ke tahun, mencatat 58,611 unit berbanding 65,033 unit tempoh yang sama separuh tahun 2025 (H1 2025).

Berbanding separuh tahun sebelumnya (H2 2025: 72,384 unit, RM40.33 bilion), kedua-dua bilangan dan nilai menunjukkan pengurangan, masing-masing menurun 19.0% dan 19.9%.

Selangor mengekalkan kedudukan sebagai penyumbang utama segmen ini menguasai pasaran negara 26.7% (15,665 unit). Ini diikuti Pulau Pinang dan Perak, masing-masing mewakili 12.1% (7,100 unit) dan 11.9% (6,967 unit) daripada jumlah dalam pembinaan belum terjual.

Berdasarkan kepada jenis harta tanah, kondominium dan pangsapuri mencatat unit tertinggi, merangkumi 37.2% (21,793 unit) daripada keseluruhan unit kediaman dalam pembinaan belum terjual.

Berdasarkan julat harga, unit berharga melebihi RM500,000 merekodkan peratusan tertinggi iaitu 38.5% (22,552 unit). Ini diikuti oleh kediaman mampu milik berharga RM300,000 dan ke bawah membentuk kumpulan kedua terbesar pada 34.9% (20,436 unit), manakala harta tanah dalam lingkungan harga RM300,001 hingga RM500,000 merangkumi baki pasaran sebanyak 26.7% (15,623 unit).

1.3 Unsold Under Construction

As of the first half of 2026, the total volume of unsold under construction residential properties contracted by 9.9% year-on-year, settling at 58,611 units compared to the 65,033 units recorded in the same period in 2025 (H1 2025).

Compared to the previous half-year (H2 2025: 72,384 units, RM40.33 billion), both volume and value experienced a downward trend, declining by 19.0% and 19.9%, respectively.

Selangor maintained its position as the primary contributor to this segment, commanding a 26.7% share of the national total (15,665 units). Pulau Pinang and Perak followed behind, representing 12.1% (7,100 units) and 11.9% (6,967 units) of the unsold under construction, respectively.

Regarding property types, condominiums and apartments continued to form the largest share of the unsold under construction stock, accounting for 37.2% (21,793 units) of the total unsold under construction residential units.

By price range, units priced above RM500,000 accounted for the highest proportion at 38.5% (22,552 units). Affordable homes priced at RM300,000 and below formed the second-largest group at 34.9% (20,436 units), while properties within the RM300,001 to RM500,000 bracket constituted the remaining 26.7% (15,623 units).

Chart 11: Trend of Unsold Under Construction Residential H1 2023 – H1 2026

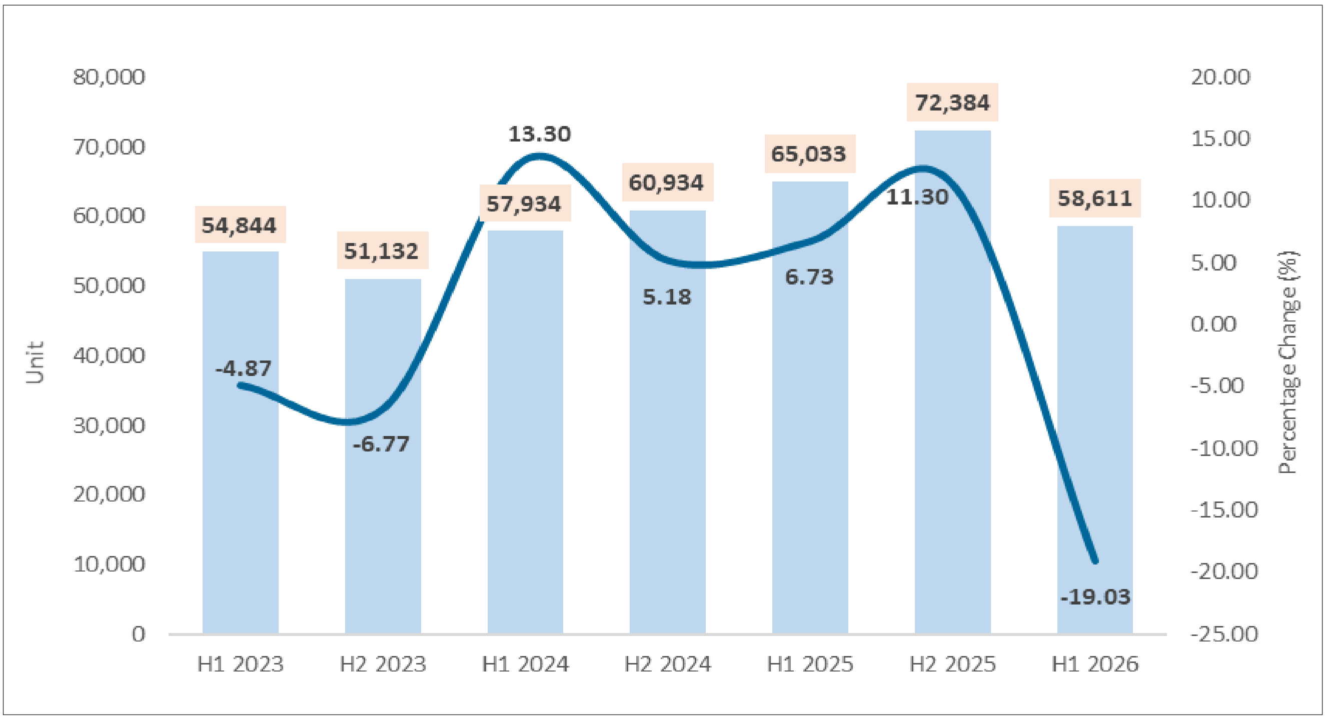


Chart 12: Unsold Under Construction Residential by State H1 2026

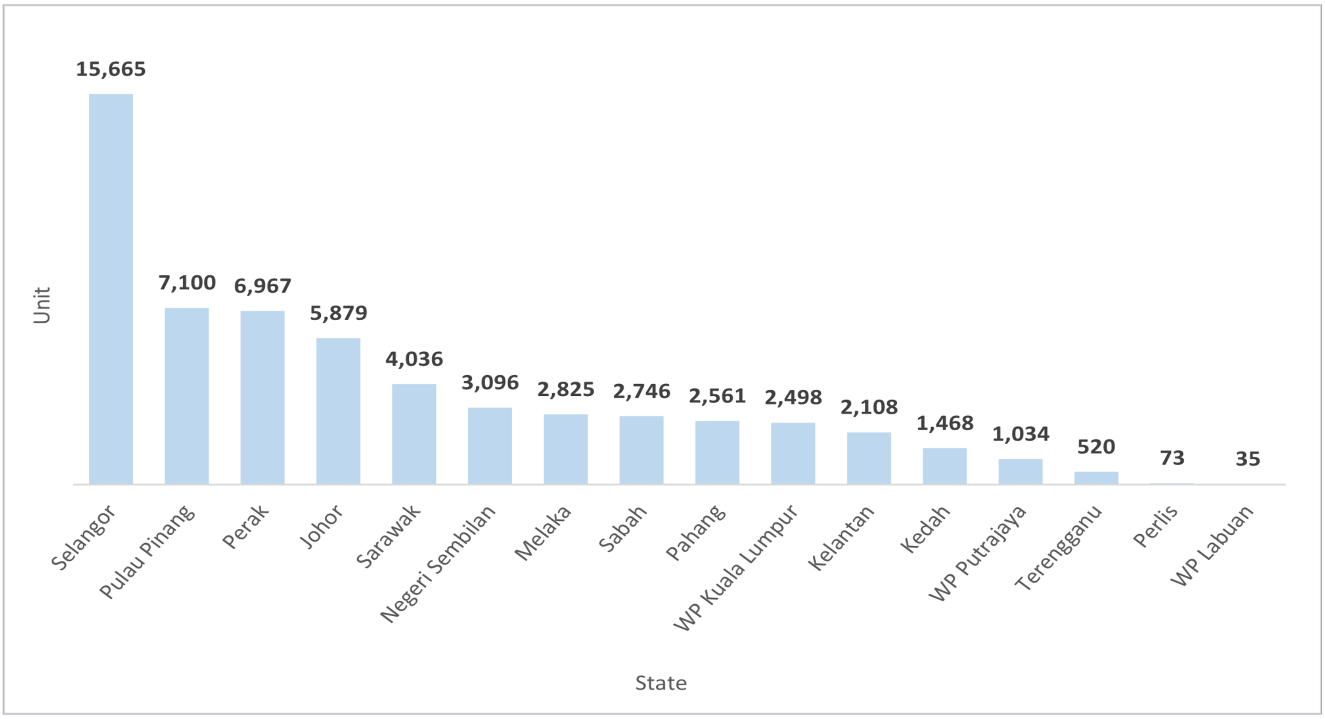


Chart 13: Residential Unsold Under Construction by Type H1 2026

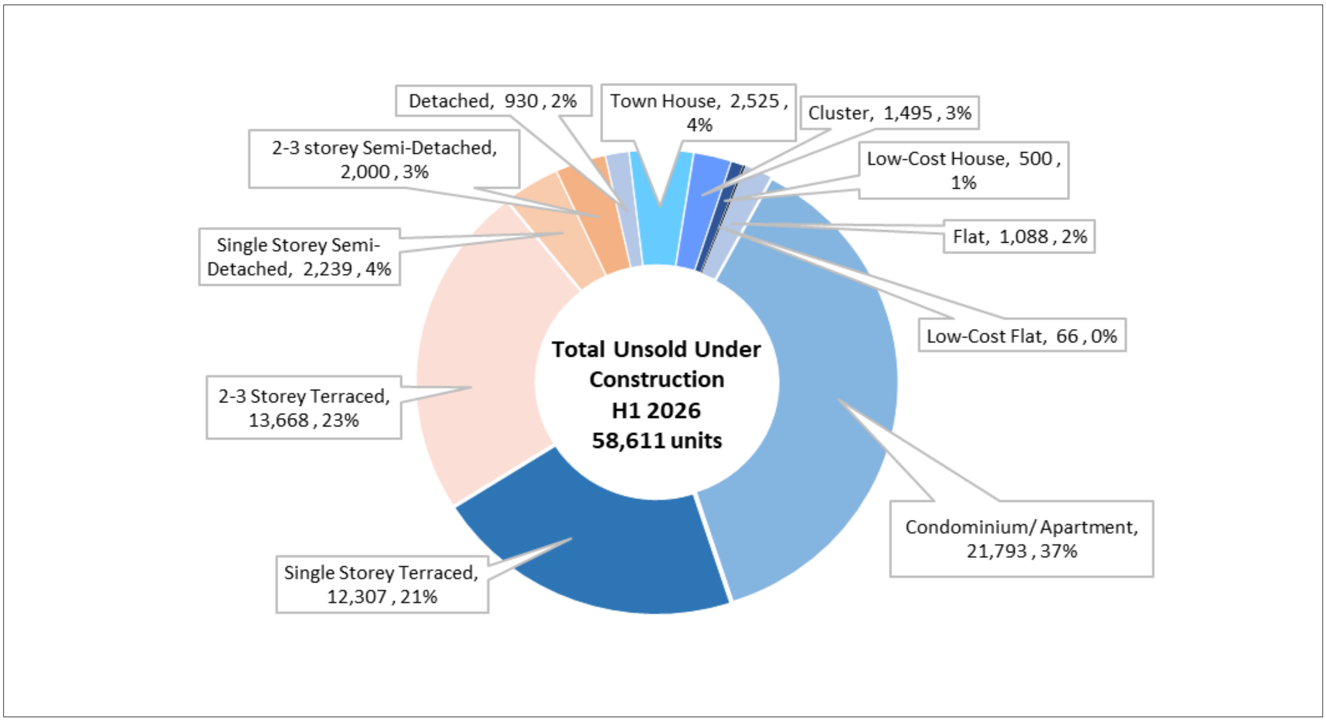
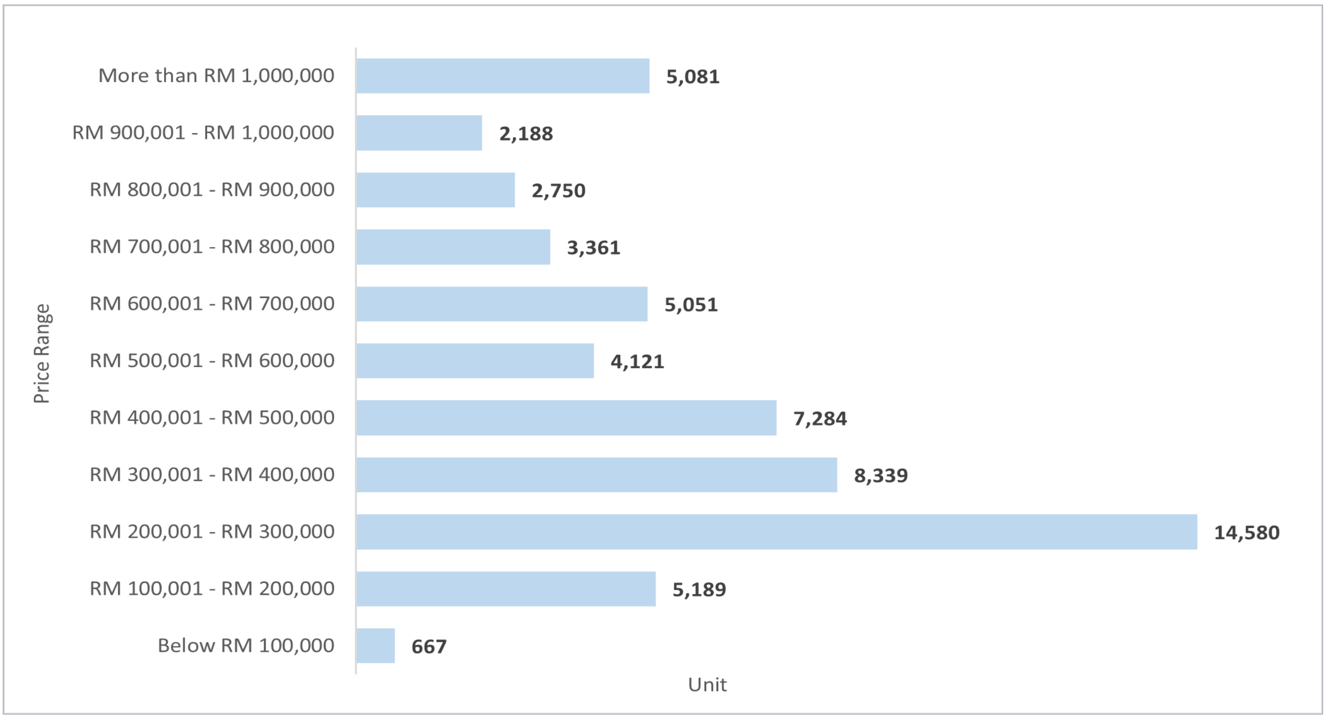


Chart 14: Unsold Under Construction by Price Range H1 2026



1.4 Belum Dibina Belum Terjual

Unit kediaman belum dibina belum terjual merekodkan 12,894 unit, menurun 11.8% berbanding separuh kedua 2025 (H2 2025: 14,625 unit). Bilangan ini juga dilihat meningkat 1.8% berbanding tempoh yang sama pada tahun lepas. (H1 2025: 12,665 unit).

WP Kuala Lumpur mencatatkan pecahan pasaran tertinggi dalam segmen ini iaitu 22.1% (2,851 unit), diikuti Johor sebanyak 21.6% (2,788 unit).

Kondominium dan pangsapuri kekal menguasai bahagian terbesar unit belum dibina belum terjual, merangkumi 43.8% (5,652 unit) daripada jumlah keseluruhan. Taburan unit belum dibina belum terjual mengikut jenis harta tanah diperincikan di **Carta 17**.

Berdasarkan julat harga, unit berharga melebihi RM500,000 mencatat peratusan tertinggi, iaitu 39.9% (5,146 unit). Sementara itu, segmen mampu milik yang merangkumi kediaman berharga bawah RM300,000 membentuk kumpulan kedua terbesar berjumlah 33.5% (4,319 unit).

Unit kediaman belum dibina belum terjual mengikut harga ditunjukkan di **Carta 18**.

1.4 Unsold Not Constructed

The number of unsold not constructed residential units has recorded a total of 12,894 units, reflecting a decrease of 11.8% compared to the second half of 2025 (H2 2025: 14,625 units). This figure also shows a rise of 1.8% compared to the same period last year (H1 2025: 12,665 units).

WP Kuala Lumpur recorded the highest market share in this segment at 22.1% (2,851 units), followed by Johor at 21.6% (2,788 units).

Condominiums and apartments remained the predominant property type for unsold not constructed units, making up 43.8% (5,652 units) of the total. The distribution of unsold not constructed units by property type is detailed in **Chart 17**.

In terms of price range, units priced above RM500,000 recorded the highest proportion at 39.9% (5,146 units). Meanwhile, the affordable segment comprising homes priced at RM300,000 and below formed the second-largest group, which accounted for 33.5% (4,319 units).

The distribution of residential unsold not constructed units by price range is illustrated in **Chart 18**.

Chart 15: Trend of Unsold Not Constructed Residential H1 2023 – H1 2026

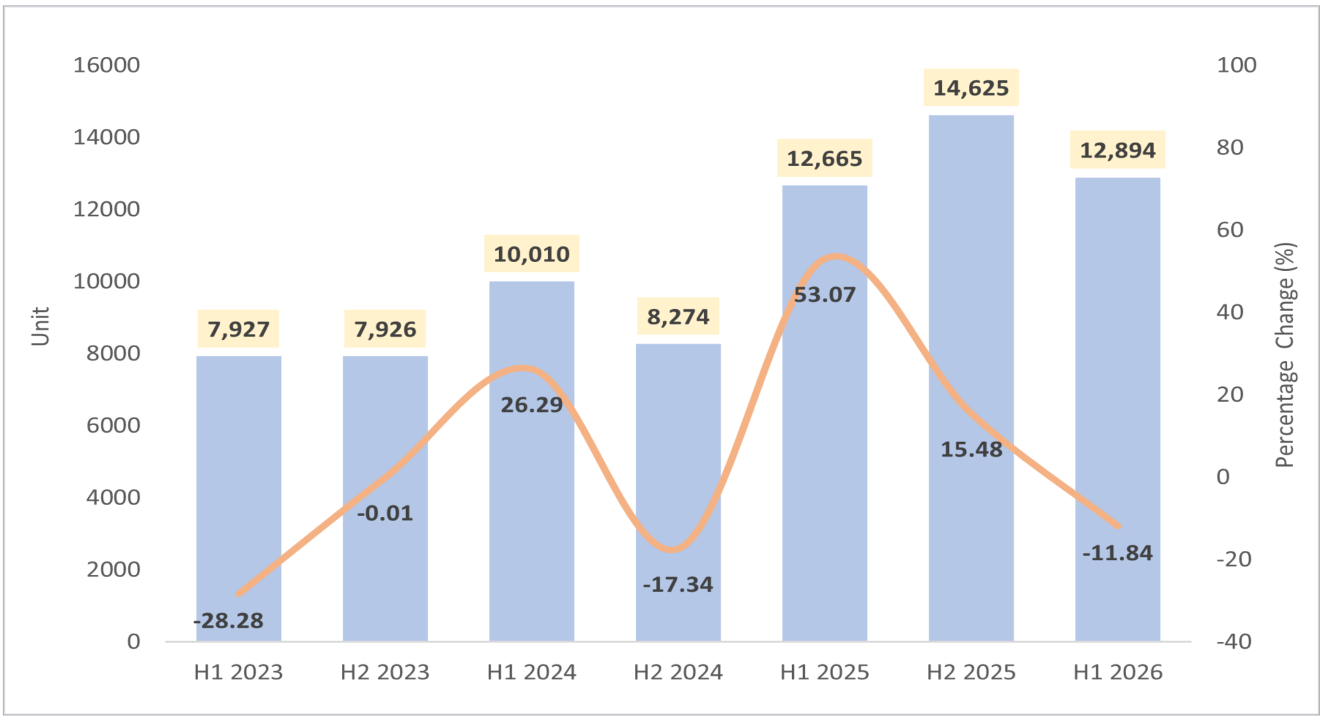


Chart 16: Unsold Not Constructed by State H1 2026

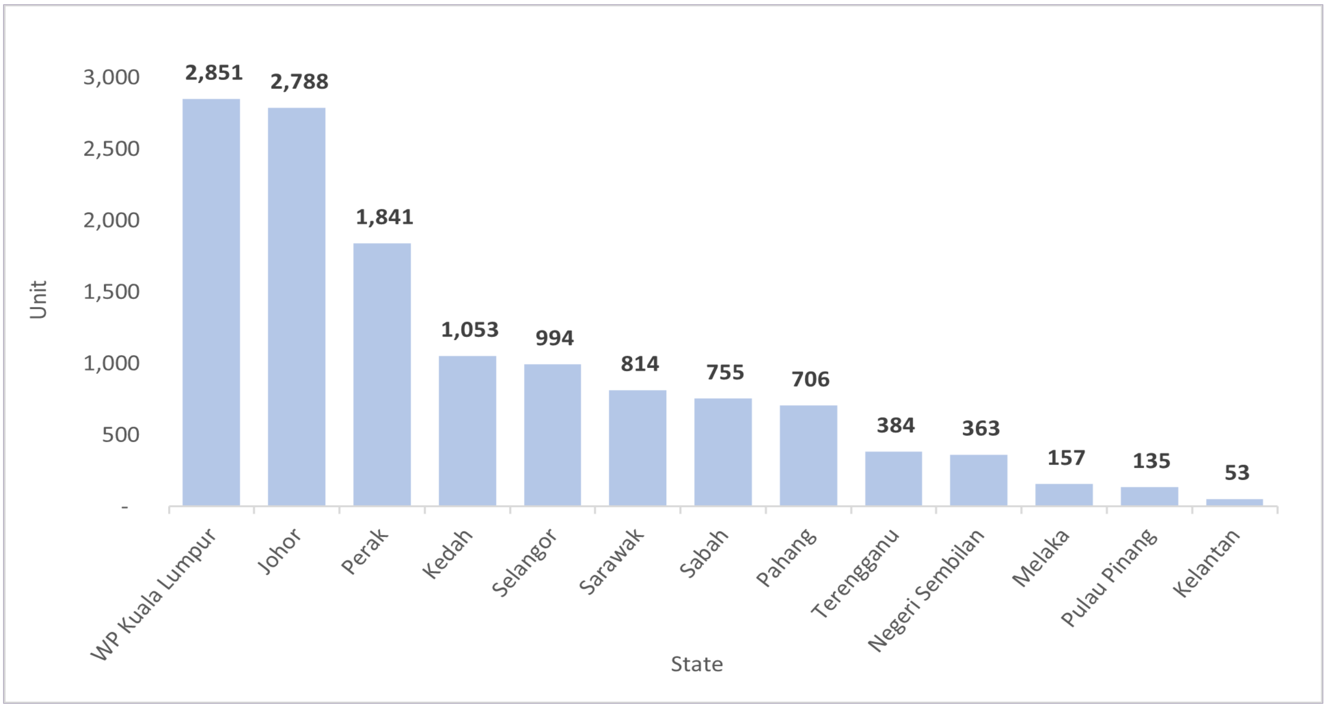


Chart 17: Residential Unsold Not Constructed by Type H1 2026

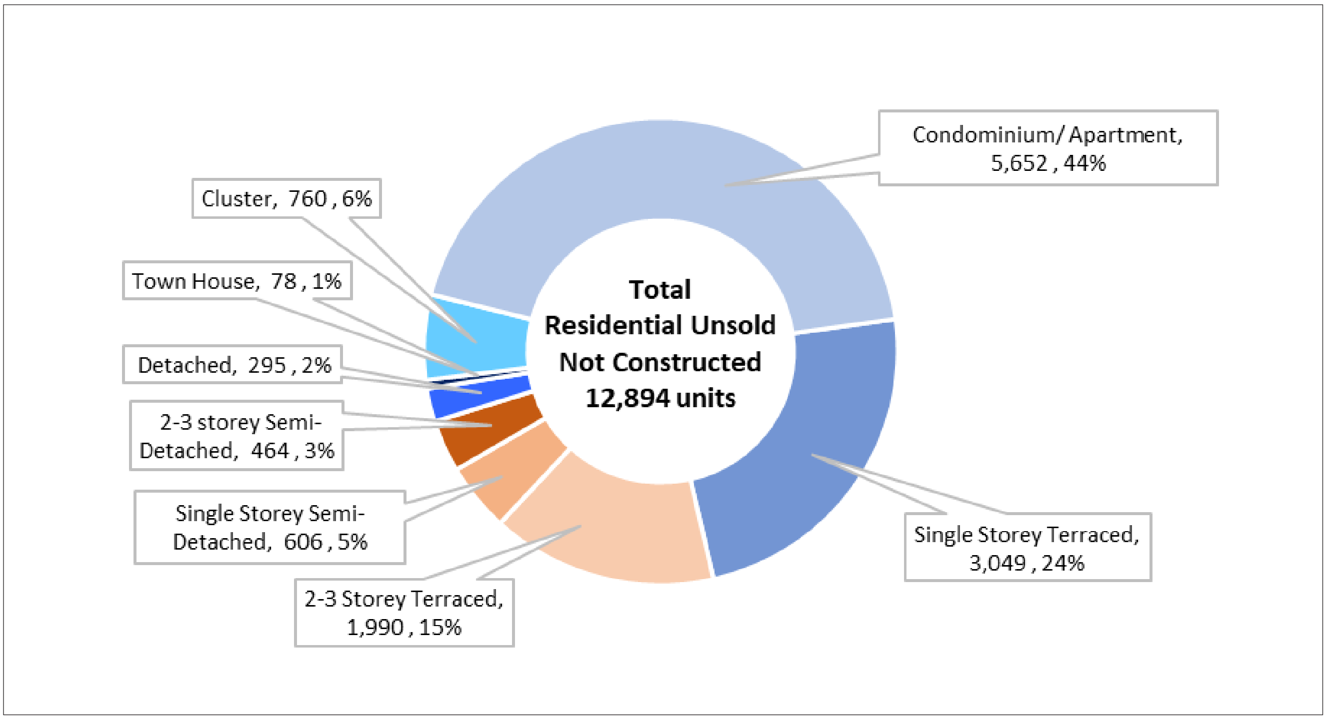
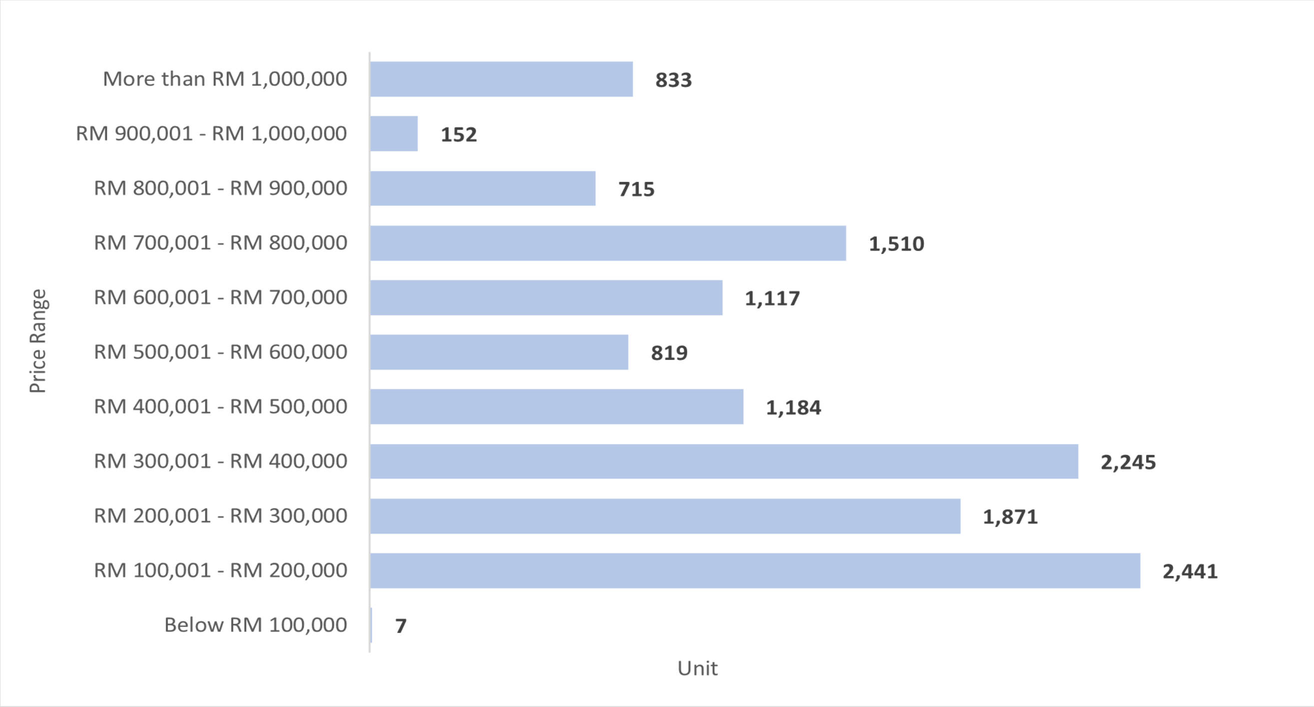


Chart 18: Unsold Not Constructed by Price Range H1 2026



2.0 HARTA TANAH PERDAGANGAN

2.1 Harta Tanah Siap Belum Terjual

Bagi separuh pertama 2026 (H1 2026), harta tanah perdagangan siap belum terjual mencatat sejumlah 33,365 unit dengan nilai sebanyak RM22.19 bilion. Berbanding tempoh sebelumnya (H2 2025), angka ini mencatat peningkatan 18.8% untuk bilangan tetapi menurun sedikit 0.7% bagi nilai (H2 2025: 28,087 unit, RM22.35 bilion).

Jumlah ini turut merekod kenaikan tahun ke tahun masing-masing sebanyak 28.2% bagi bilangan dan 6.9% bagi nilai, jika dibandingkan dengan tempoh yang sama pada tahun lepas (H1 2025: 26,034 unit, RM20.76 bilion).

Pangsapuri khidmat terus mendominasi unit perdagangan siap belum terjual, mewakili sebahagian besar sejumlah 23,375 unit (70.1%) dan bernilai RM16.28 bilion. Sementara itu unit kedai dan SOHO membentuk baki keseluruhan, dengan masing-masing merekod 6,124 unit (18.4%) dan 3,866 unit (11.6%).

Johor mengekalkan bahagian terbesar unit siap belum terjual bagi harta tanah perdagangan pada 34.3% (11,440 unit). WP Kuala Lumpur berada di kedudukan kedua dengan 8,294 unit (24.9%), diikuti oleh Selangor yang mencatat 4,918 unit (14.7%).

Dari segi harga, harta tanah berharga RM500,000 dan ke bawah membentuk sebahagian besar unit siap belum terjual, iaitu 48.2% (16,093 unit). Unit berharga antara RM500,001 dan RM1,000,000 menyusul pada 35.9% (11,988 unit), manakala segmen yang berharga melebihi RM1,000,000 merangkumi 15.8% (5,284 unit).

2.0 COMMERCIAL PROPERTY

2.1 Property Unsold Completed

During the first half of 2026 (H1 2026), the unsold completed commercial properties stood at 33,365 units, carrying a total value of RM22.19 billion. Against the preceding period (H2 2025), this reflects an increase of 18.8% in volume but a slight decrease of 0.7% in value (H2 2025: 28,087 units, RM22.35 billion).

This figure signifies a year-on-year expansion, with volume and value growing by 28.2% and 6.9% respectively, when measured against the corresponding period last year (H1 2025: 26,034 units, RM20.76 billion).

Serviced apartments continued to dominate the unsold completed commercial segment, accounting for the vast majority at 23,375 units (70.1%) with an estimated value of RM16.28 billion. Meanwhile, shop units and SOHO units made up the remainder, recording 6,124 units (18.4%) and 3,866 units (11.6%) respectively.

Johor maintained its position with the largest concentration of unsold completed commercial units, capturing a 34.3% market share (11,440 units). WP Kuala Lumpur ranked second with 8,294 units (24.9%), followed by Selangor at 4,918 units (14.7%).

From a pricing standpoint, properties priced at RM500,000 and below formed the bulk of the unsold completed stock at 48.2% (16,093 units). Units priced between RM500,001 and RM1,000,000 followed at 35.9% (11,988 units), whereas the commercial segment priced above RM1,000,000 constituted 15.8% (5,284 units).

Chart 19: Volume of Commercial Property Unsold Completed H1 2023 - H1 2026

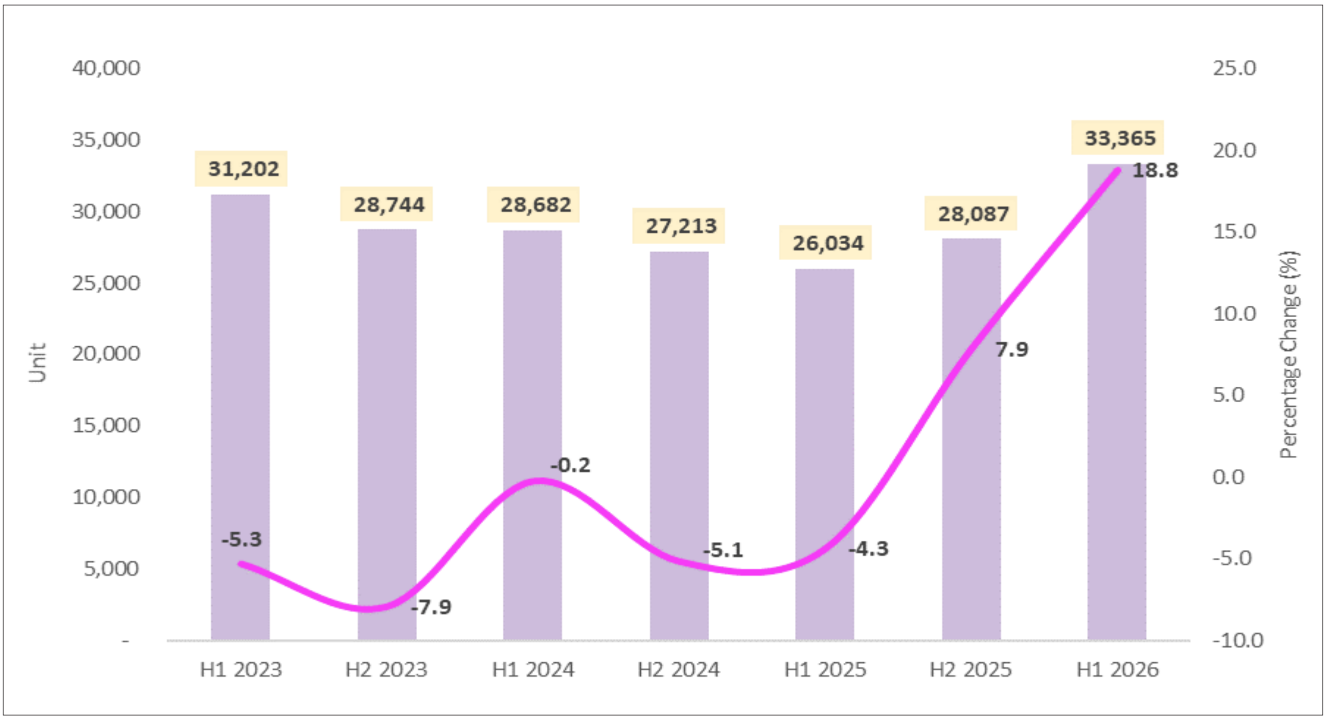


Chart 20: Value of Commercial Property Unsold Completed H1 2023 - H1 2026

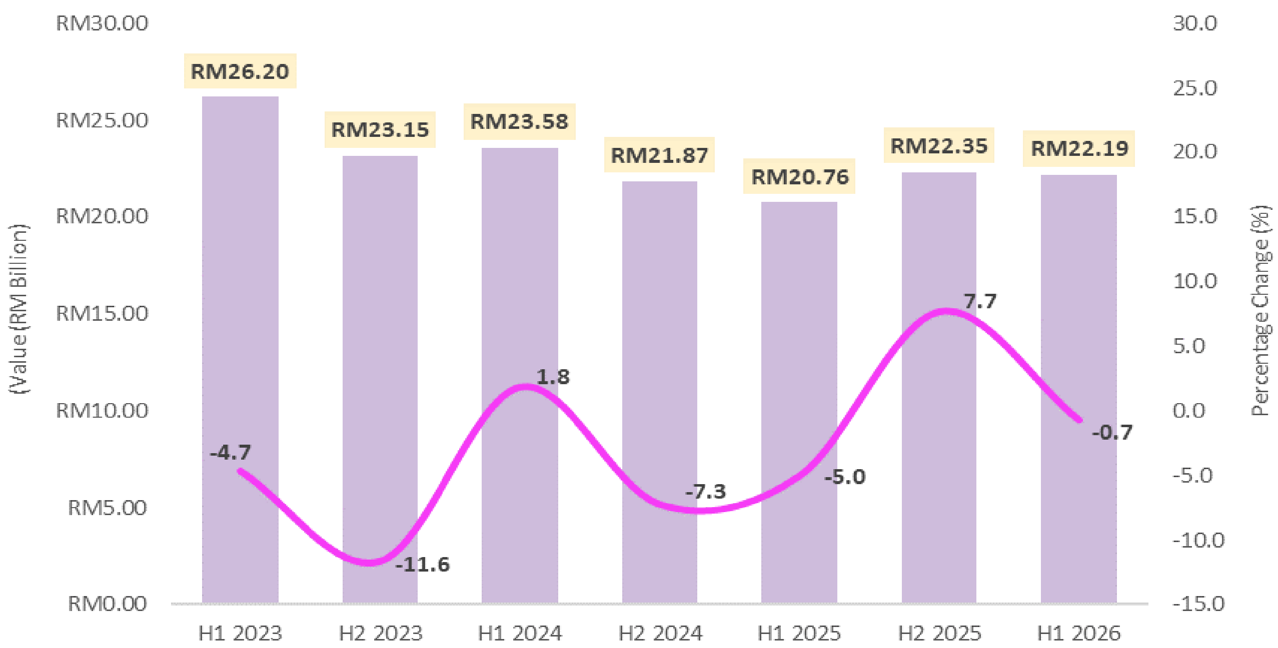


Chart 21: Volume and Value of Commercial Property Unsold Completed H1 2023 – H1 2026

	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Serviced Apartment (Unit)	22,497	20,825	21,158	19,564	17,883	18,752	23,375
Shops (Unit)	6,362	6,233	5,901	5,777	5,699	6,492	6,124
SOHO (Unit)	2,343	1,686	1,623	1,872	2,452	2,843	3,866
Serviced Apartment Value (RM Billion)	19.13	16.63	17.47	15.70	14.43	15.42	16.28
Shops Value (RM Billion)	5.62	5.39	5.03	5.01	4.95	5.46	4.67
SOHO Value (RM Billion)	1.45	1.13	1.08	1.16	1.38	1.47	1.24

Chart 22: Commercial Property Unsold Completed by State H1 2026

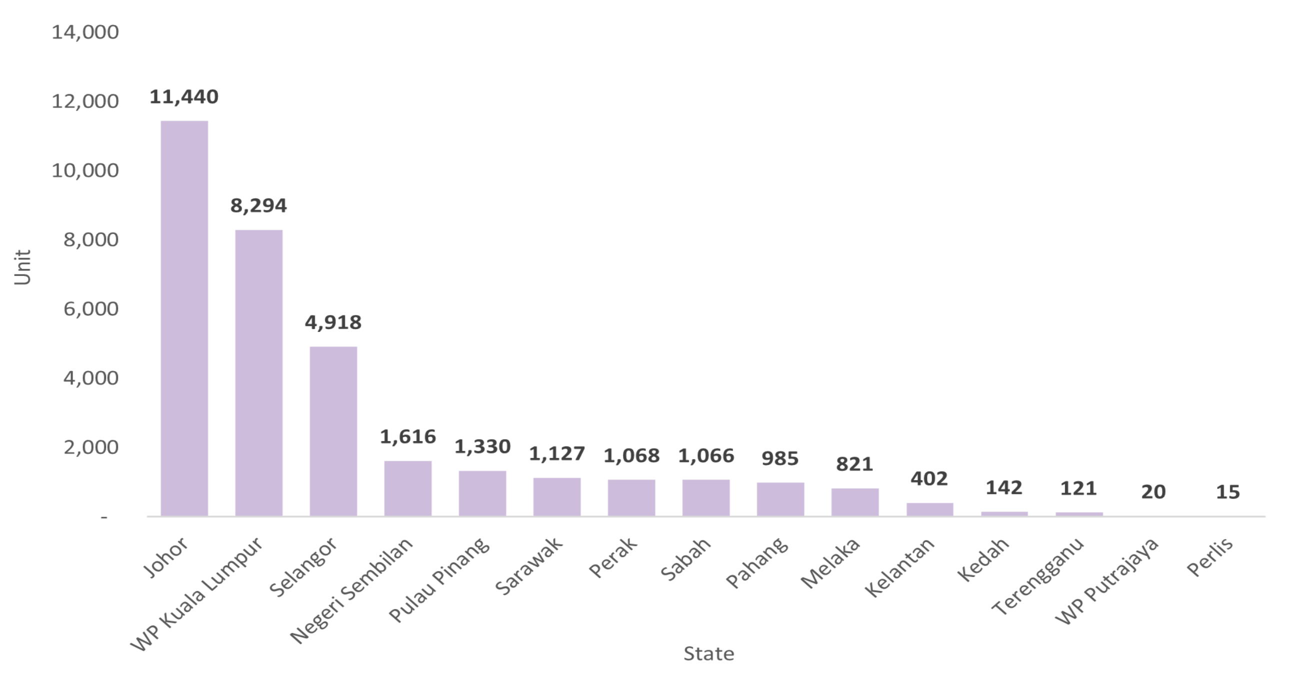


Chart 23: Commercial Unsold Completed by Type H1 2026

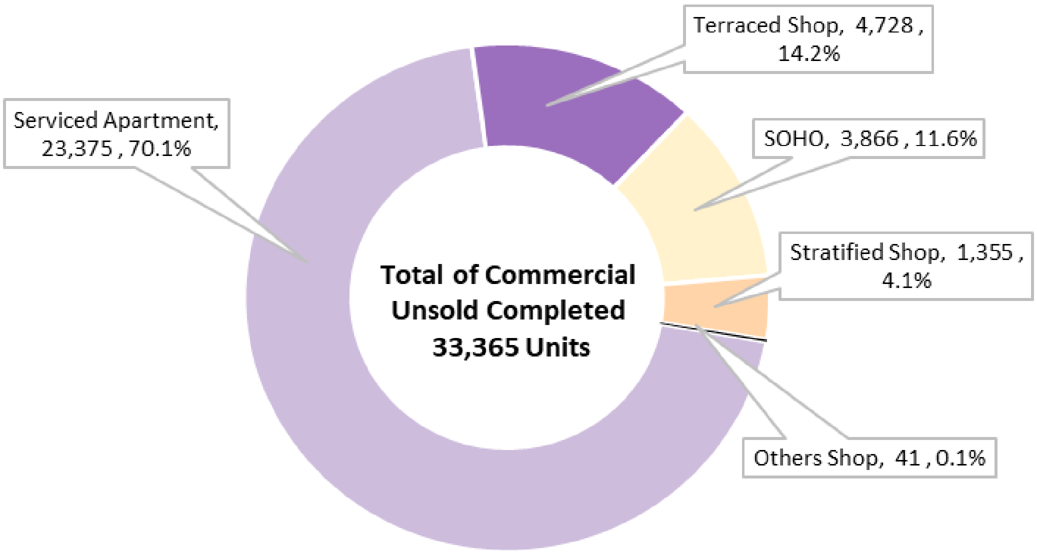
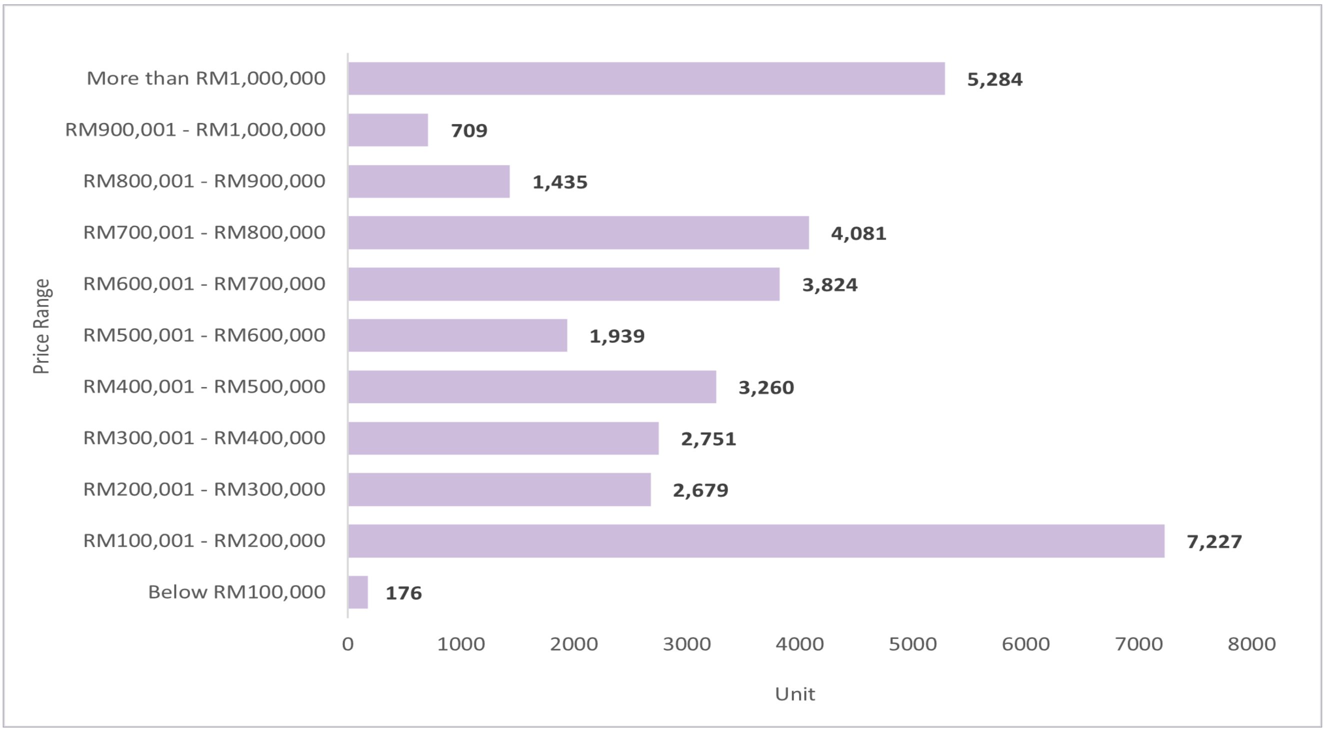


Chart 24: Commercial Property Unsold Completed by Price Range H1 2026



2.1.1 Kedai

Pada separuh pertama 2026, kedai siap belum terjual merekodkan 6,124 unit bernilai RM4.67 bilion, peningkatan 7.5% bagi bilangan tetapi menurun 5.7% bagi nilai berbanding tempoh yang sama pada 2025 (H1 2025). Perbandingan dengan tempoh sebelumnya, kedua-dua bilangan dan nilai masing-masing mencatat penurunan 5.7% (H2 2025: 6,492 unit) dan 14.5% (RM5.46 bilion).

Unit kedai siap belum terjual berharga antara RM500,000 hingga RM1,000,000 merupakan syer terbesar sebanyak 46.1%. Ini diikuti oleh unit berharga RM500,000 dan ke bawah (35.8%), manakala unit yang melebihi RM1,000,000 mewakili 18.1%.

Unit kedai yang berada di pasaran selama 6 hingga 10 tahun membentuk majoriti bagi stok siap belum terjual, merangkumi 50.9% (3,117 unit). Harta tanah yang belum terjual melebihi 10 tahun merupakan segmen kedua terbesar pada 28.3% (1,732 unit). Ini diikuti oleh belum terjual baharu di pasaran untuk tempoh kurang dari 3 tahun pada 12.4% (757 unit), manakala unit yang berada di pasaran 3 hingga 5 tahun mencatat bahagian terkecil iaitu 8.5% (518 unit).

2.1.1 Shop

In the first half of 2026, unsold completed shops recorded 6,124 units valued at RM4.67 billion, registering an increase of 7.5% in volume but a decline of 5.7% in value compared to the corresponding period in 2025 (H1 2025). When compared to the preceding term, both volume and value decreased by 5.7% (H2 2025: 6,492 units) and 14.5% (RM5.46 billion), respectively.

Unsold completed shop units priced between RM500,000 and RM1,000,000 constituted the largest share at 46.1%. This was followed by units priced at RM500,000 and below (35.8%), while properties exceeding RM1,000,000 accounted for the remaining 18.1%.

Shop units lingering in the market for 6 to 10 years constituted the majority of the completed overhang, accounting for 50.9% (3,117 units). Properties unsold for more than 10 years made up the second-largest segment at 28.3% (1,732 units). This was followed by newer unsold completed on the market for less than 3 years at 12.4% (757 units), while units circulating for 3 to 5 years represented the smallest portion at 8.5% (518 units).

Chart 25: Volume of Shop Unsold Completed H1 2023 - H1 2026

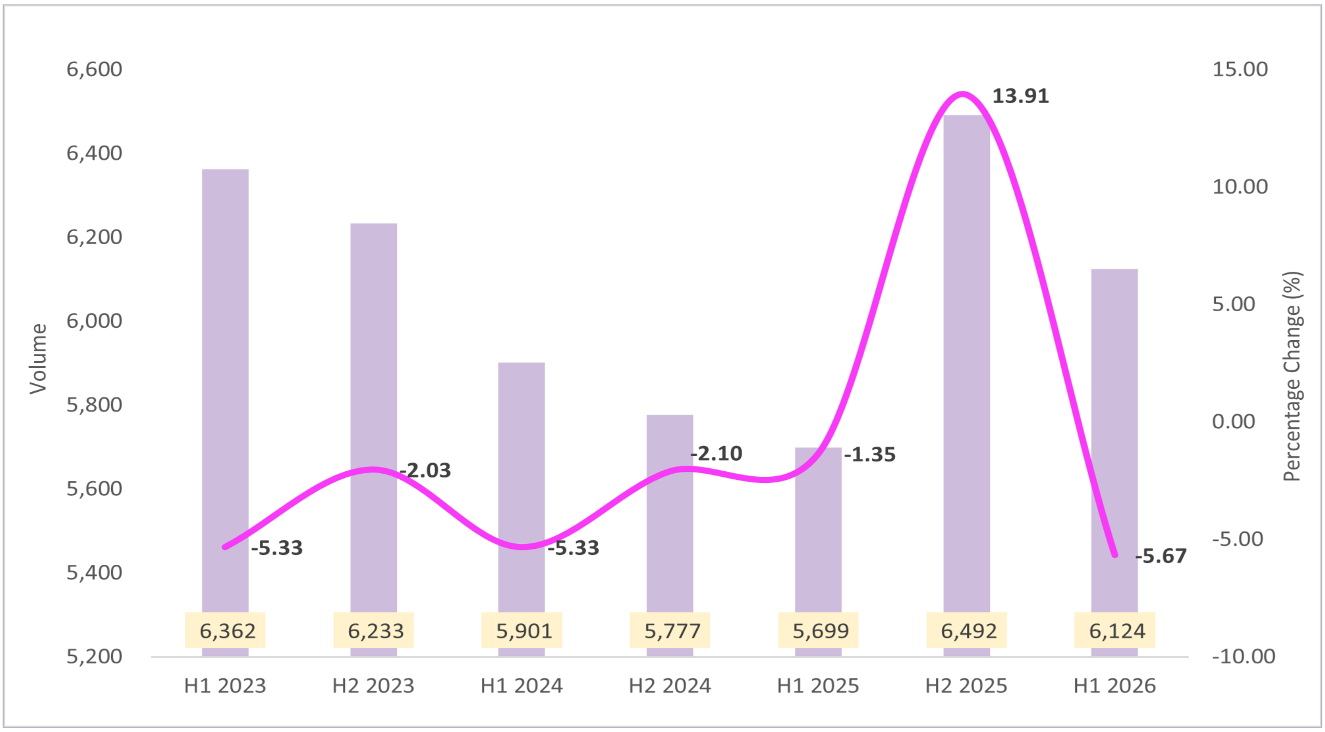


Chart 26: Value of Shop Unsold Completed H1 2023 - H1 2026

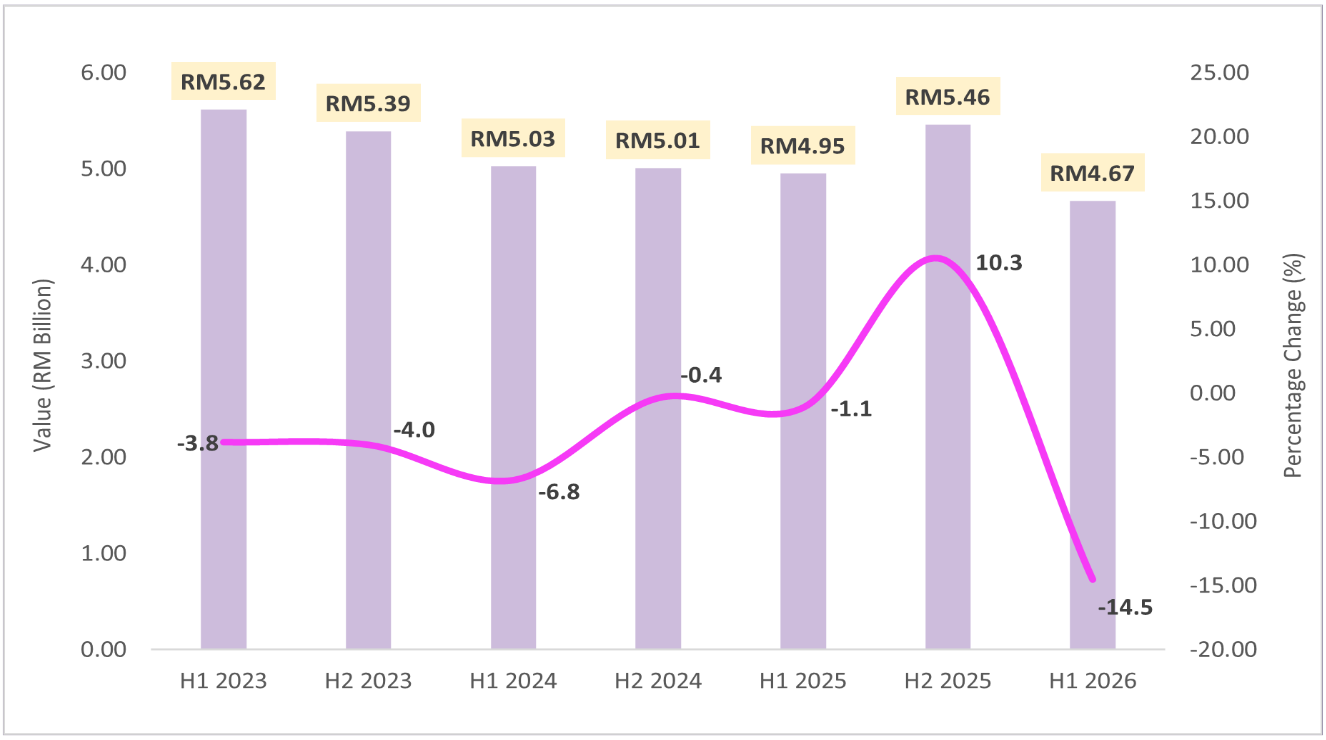


Chart 27: Shop Unsold Completed by Price Range H1 2026

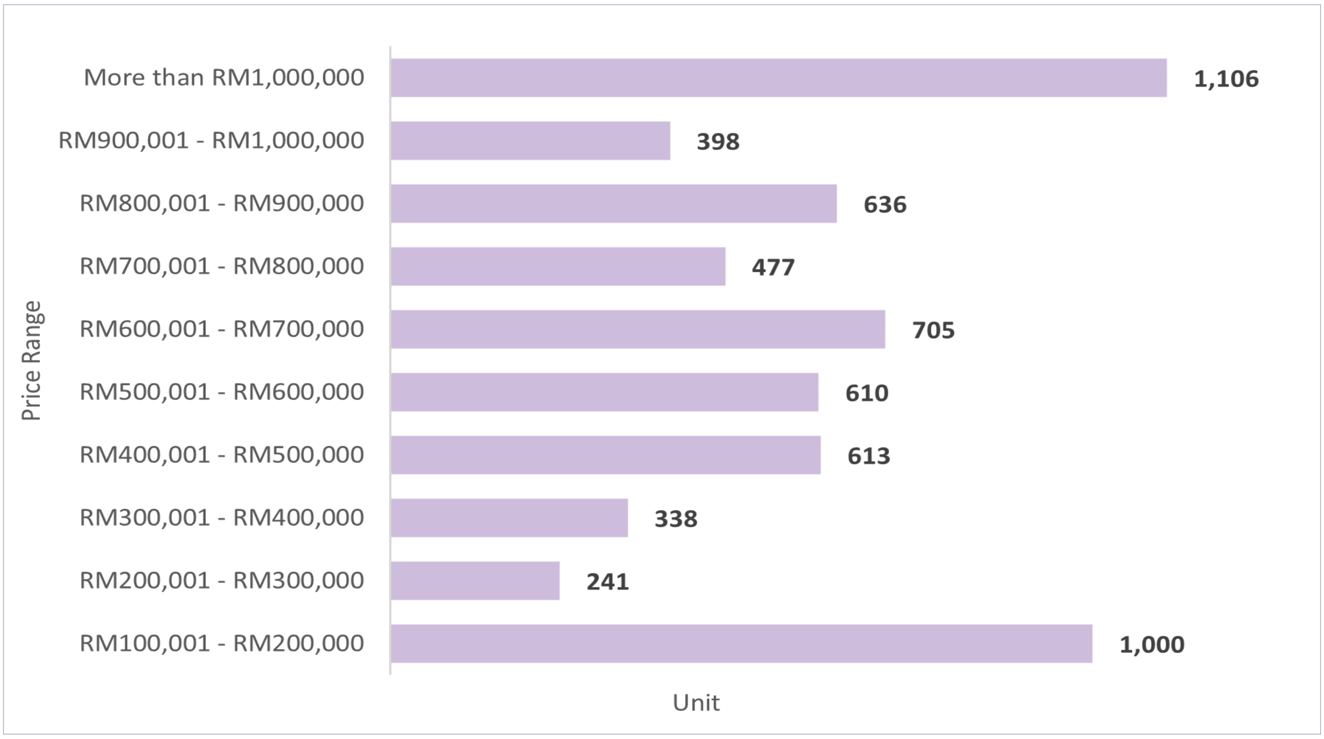
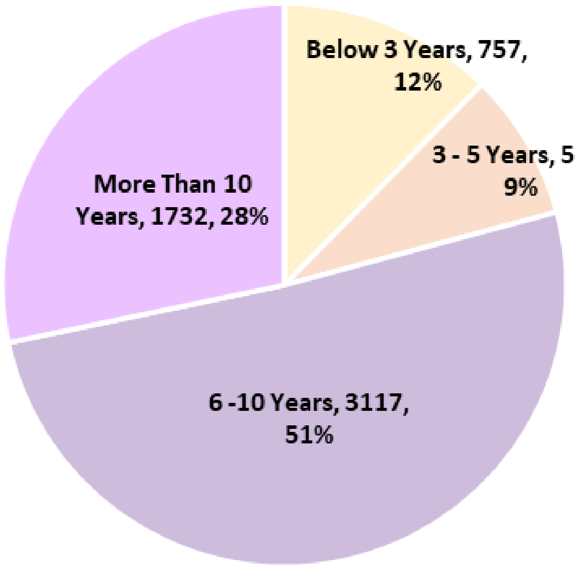


Chart 28: Shop Unsold Completed by Tenure H1 2026



2.1.2 Pangsapuri Khidmat

Pada separuh pertama 2026, sejumlah 23,375 unit siap belum terjual bagi pangsapuri khidmat telah direkodkan dengan jumlah nilai RM16.28 bilion. Ini mencatat peningkatan 30.7% dari segi bilangan dan 12.8% dari segi nilai berbanding tempoh yang sama pada 2025 (H1 2025: 17,883 unit, RM14.43 bilion). Jika dibandingkan dengan tempoh sebelumnya, kedua-dua bilangan dan nilai turut meningkat masing-masing sebanyak 24.7% dan 5.6% (H2 2025: 18,752 unit, RM15.42 bilion).

Pangsapuri khidmat berharga antara RM500,000 hingga RM1,000,000 membentuk segmen terbesar bagi unit siap belum terjual, mencatat 55.2%, manakala harta tanah yang melebihi paras RM1,000,000 mewakili 18.2% daripada jumlah keseluruhan.

Unit pangsapuri khidmat yang berada di pasaran selama 6 hingga 10 tahun mendominasi kategori siap belum terjual, melepasi angka 16,000 unit untuk mewakili 71.1% (16,612 unit) daripada jumlah keseluruhan. Ini diikuti oleh unit dalam lingkungan 3 hingga 5 tahun yang merangkumi 15.0% (3,514 unit), dan harta tanah siap belum terjual melebihi 10 tahun pada 10.6% (2,487 unit). Sementara itu, unit yang berada di pasaran kurang daripada 3 tahun membentuk sebahagian kecil 3.3% (762 unit).

2.1.2 Serviced Apartment

In the first half of 2026, a total of 23,375 unsold completed serviced apartments were recorded, with a cumulative value of RM16.28 billion. This showed an increase of 30.7% in volume and 12.8% in value compared to the corresponding period in 2025 (H1 2025: 17,883 units, RM14.43 billion). When measured against the preceding term, both volume and value also grew by 24.7% and 5.6%, respectively (H2 2025: 18,752 units, RM15.42 billion).

Serviced apartments priced between RM500,000 and RM1,000,000 accounted for the largest segment of unsold completed units, commanding a 55.2% share, while properties exceeding the RM1,000,000 mark represented 18.2% of the total.

The serviced apartment units on the market for 6 to 10 years dominated the unsold completed category, surpassing 16,000 units to represent 71.1% (16,612 units) of the aggregate. This was followed by units in the 3 to 5-year bracket which constituted 15.0% (3,514 units), and those unsold for over 10 years at 10.6% (2,487 units). Meanwhile, units circulating for less than 3 years formed a marginal fraction of 3.3% (762 units).

Chart 29: Volume of Serviced Apartment Unsold Completed H1 2023 – H1 2026

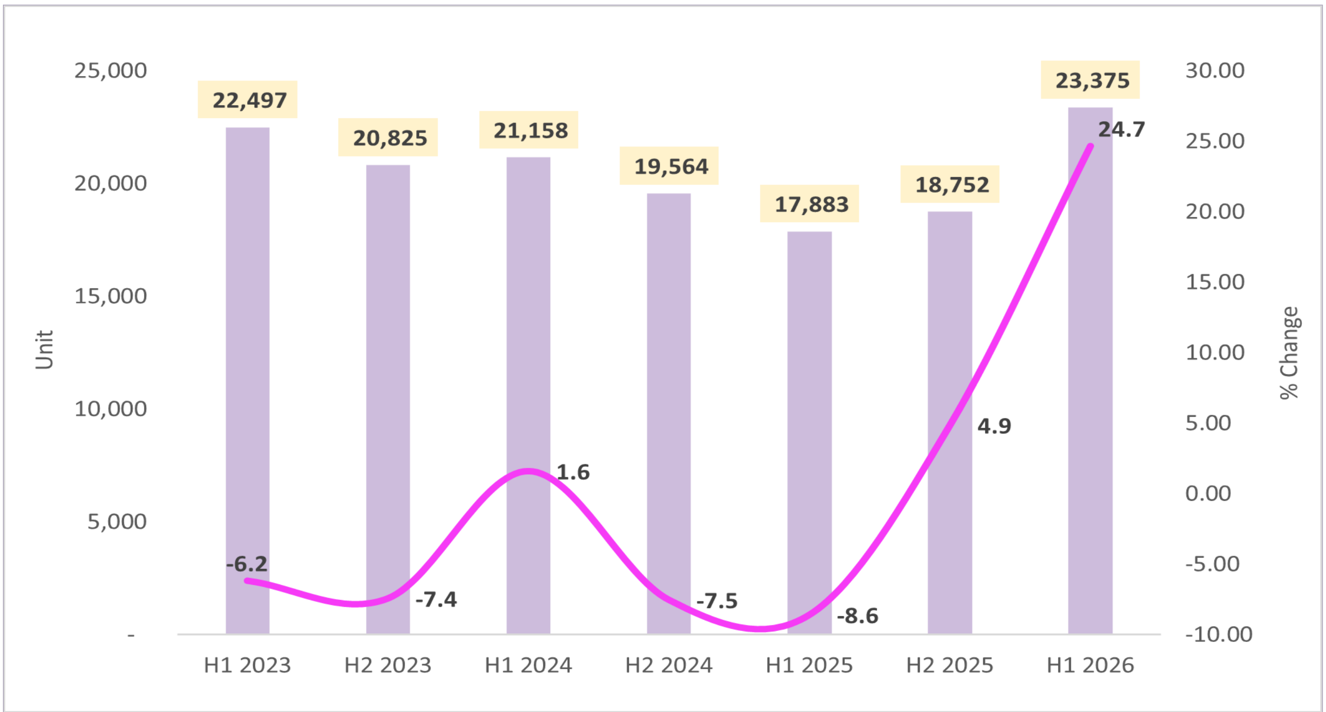


Chart 30: Value of Serviced Apartment Unsold Completed H1 2023 – H1 2026

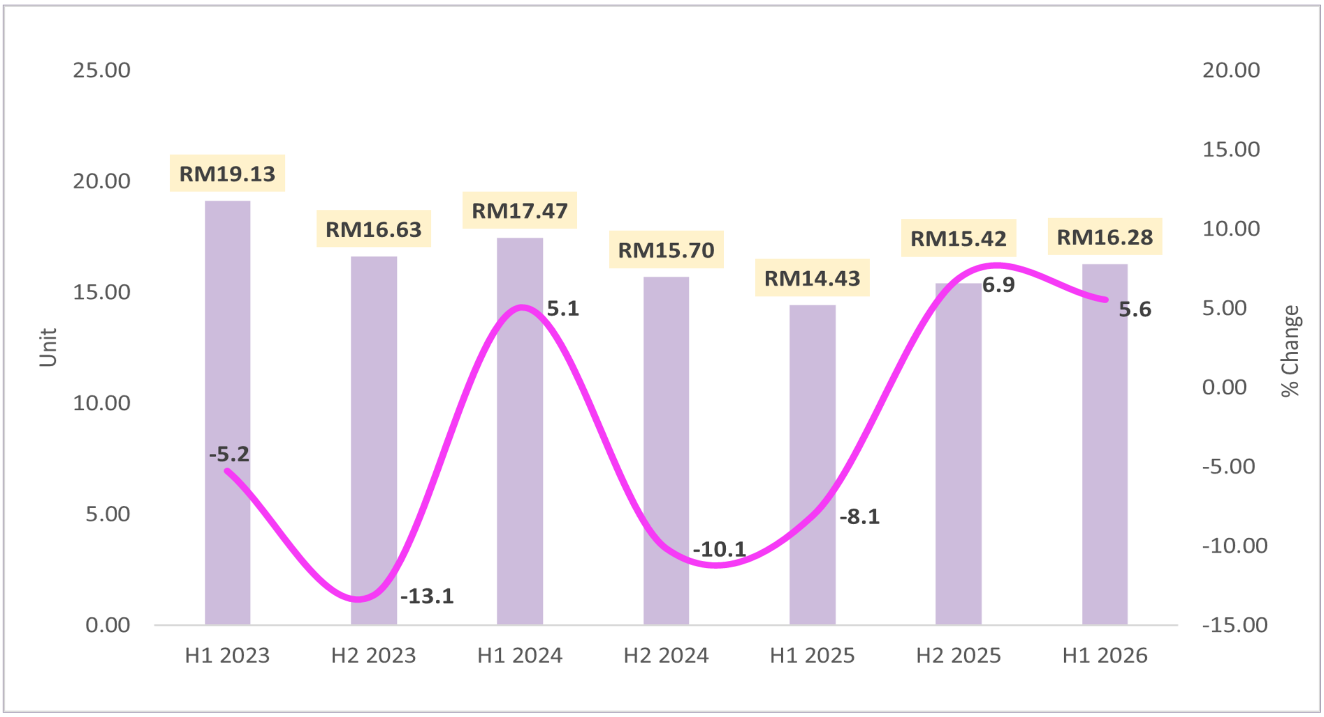


Chart 31: Serviced Apartment Unsold Completed by Price Range H1 2026

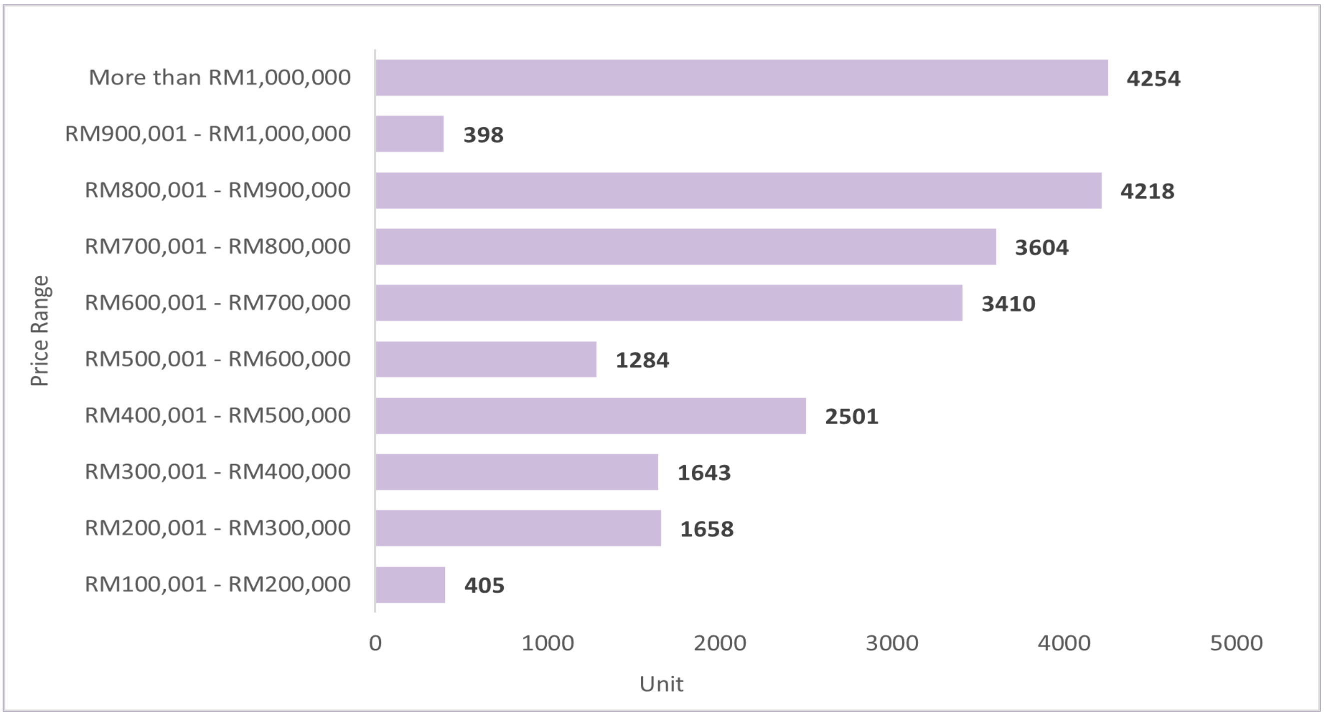
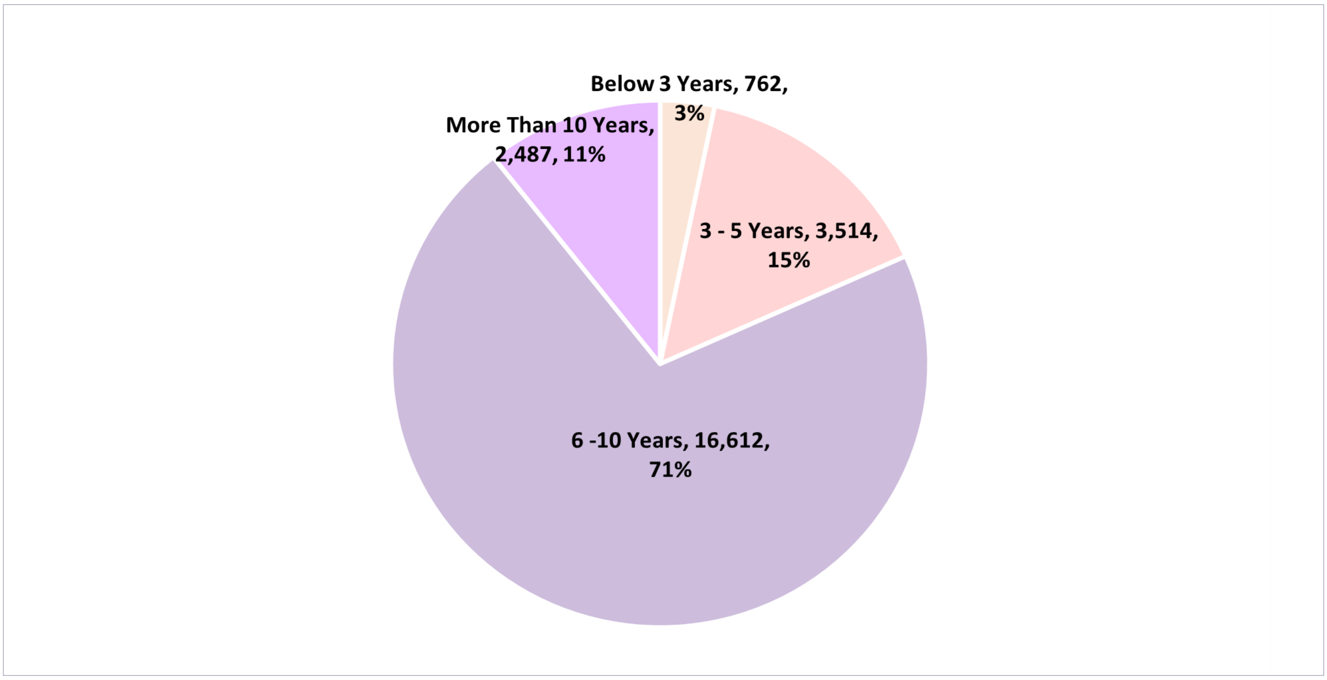


Chart 32: Serviced Apartment Unsold Completed by Tenure H1 2026



2.2 Dalam Pembinaan Belum Terjual

Jumlah harta tanah perdagangan dalam pembinaan belum terjual kekal meningkat 17.6% mencapai 59,122 unit berbanding tempoh yang sama tahun lalu (H1 2025: 50,279 unit). Sementara itu, berbanding tempoh sebelumnya (H2 2025: 58,034 unit), angka ini mencatat sedikit pertumbuhan 1.9%.

Pangsapuri khidmat terus menguasai kategori harta tanah perdagangan dalam pembinaan belum terjual, menyumbang sebahagian besar 84.8% (50,112 unit) daripada jumlah keseluruhan. Ini disusuli oleh unit SOHO yang mewakili 7.9% (4,666 unit).

Mengikut pecahan negeri, Selangor terus menguasai pasaran dalam pembinaan belum terjual iaitu 35.2% (20,808 unit). Ini disusuli oleh Johor yang menyumbang 20.9% (12,376 unit), dan WP Kuala Lumpur 17.4% (10,284 unit).

Sebahagian besar harta tanah perdagangan dalam pembinaan belum terjual tertumpu pada julat harga antara RM500,001 hingga RM1,000,000 merekodkan gabungan terbesar 39.8%. Ini disusuli oleh unit berharga antara RM300,001 hingga RM500,000 yang mewakili 29.0% daripada jumlah keseluruhan unit dalam pembinaan belum terjual.

2.2 Unsold Under Construction

The volume of unsold commercial properties under construction maintained an upward trajectory, increased by 17.6% to reach 59,122 units compared to the corresponding period last year (H1 2025: 50,279 units). Meanwhile, when measured against the preceding term (H2 2025: 58,034 units), this figure represents a marginal growth of 1.9%.

Serviced apartments continued to dominate the unsold under construction commercial properties, accounting for an overwhelming 84.8% of the total with 50,112 units. This was followed by SOHO units, which made up 7.9% (4,666 units).

Geographically, Selangor continued to hold the dominant market share at 35.2% (20,808 units). This was followed by Johor, which accounted for 20.9% (12,376 units), and WP Kuala Lumpur at 17.4% (10,284 units).

The bulk of unsold under construction commercial properties were concentrated in the RM500,001 to RM1,000,000 price bracket, capturing the largest combined share at 39.8%. This was followed by units priced between RM300,001 and RM500,000, which accounted for 29.0% of the total unsold under construction.

Chart 33: Trend of Unsold Under Construction Commercial Property

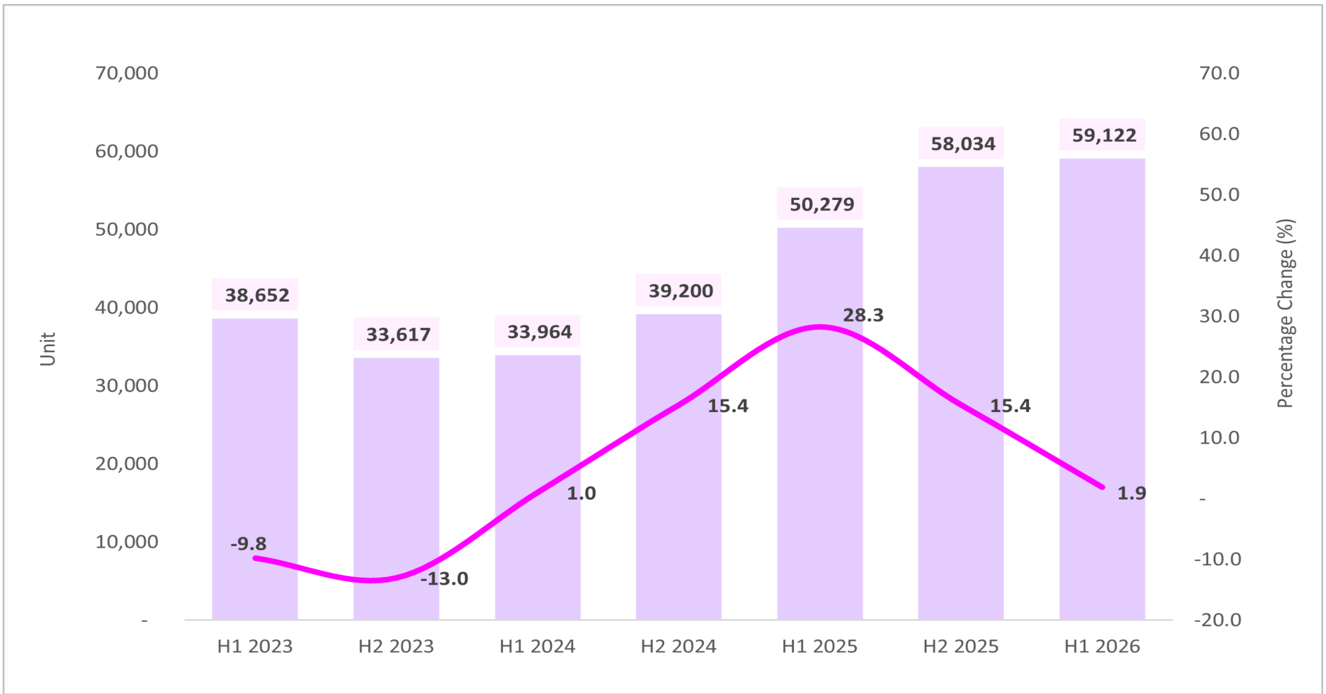


Chart 34: Commercial Unsold Under Construction by Type H1 2026

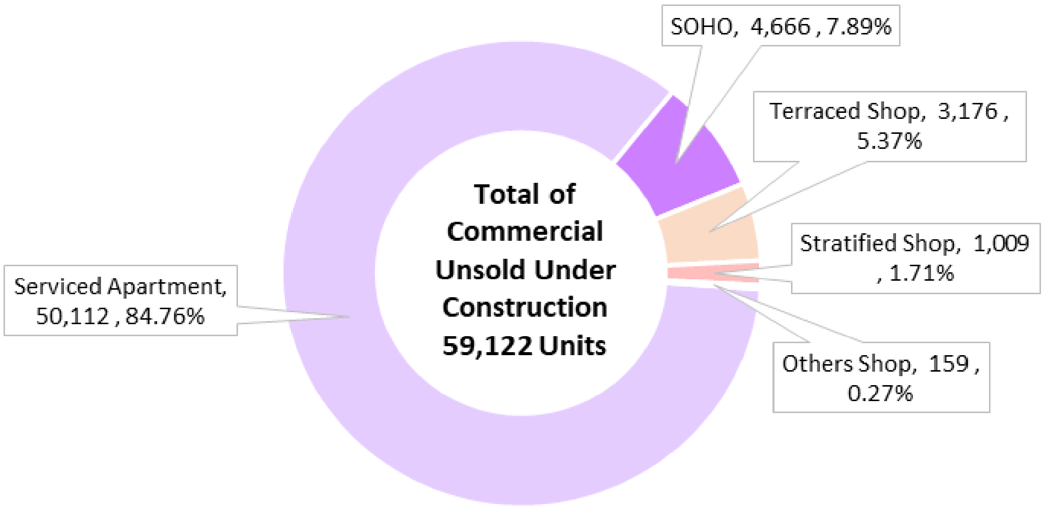


Chart 35: Unsold Under Construction Commercial Property by State H1 2026

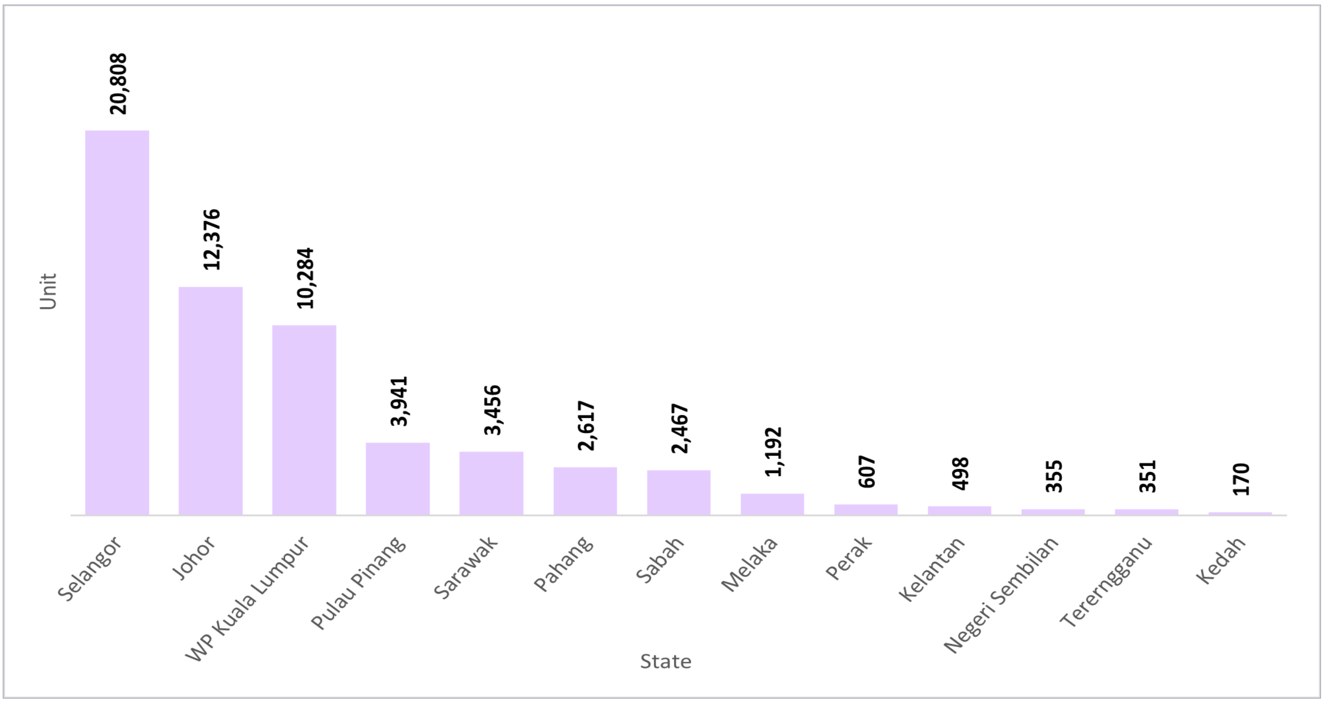
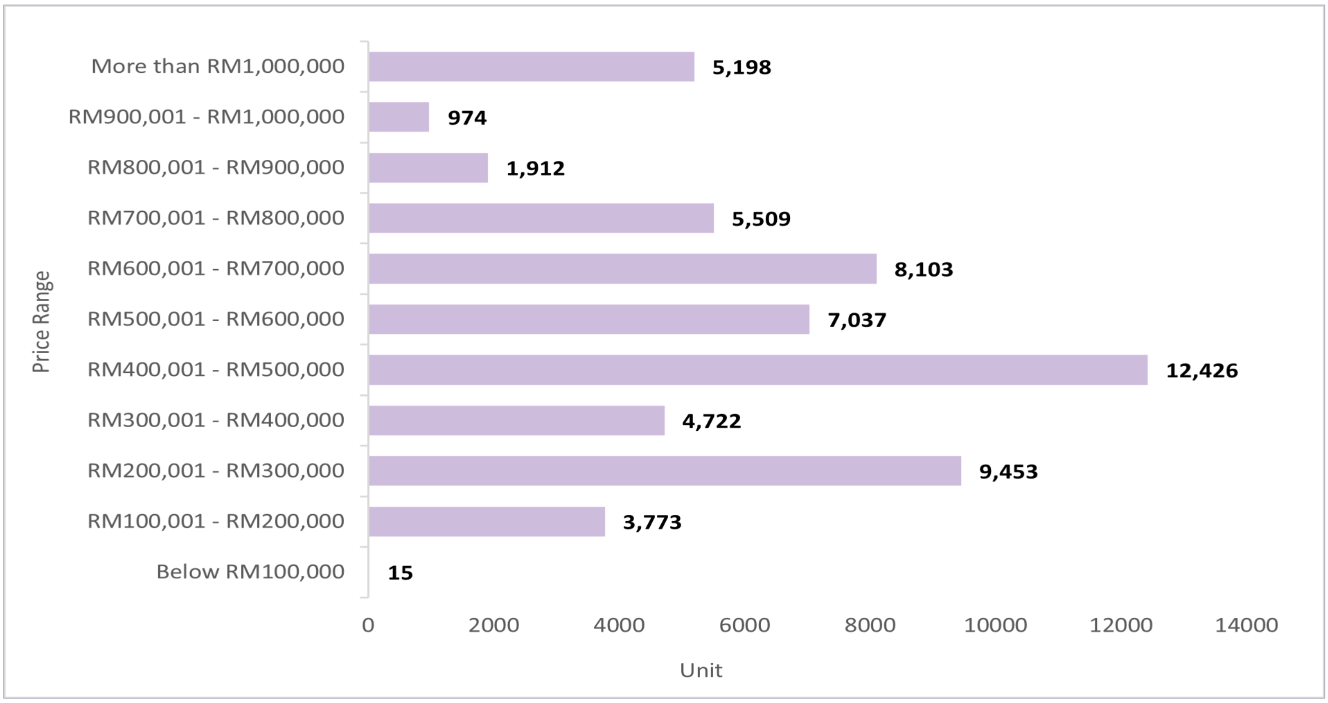


Chart 36: Unsold Under Construction Commercial by Price Range H1 2026



2.2.1 Kedai

Pada H1 2026, bilangan unit kedai dalam pembinaan belum terjual mencatat penguncupan 18.3%, menurun kepada 4,344 unit berbanding separuh tahun sebelumnya (H2 2025: 5,317 unit). Walau bagaimanapun, berbanding tempoh yang sama tahun lalu, angka ini merekod sedikit peningkatan 4.5% (H1 2025: 4,158 unit).

Kedai teres 2 hingga 2 1/2 tingkat mendominasi unit sedang dibina belum terjual dengan bahagian terbesar 45.5%. Dari segi lingkungan harga, unit kedai berharga melebihi RM1.0 juta mencatat jumlah paling tinggi bagi kedai sedang dibina belum terjual, mendominasi pasaran dengan 1,823 unit (42.0%).

2.2.1 Shop

In H1 2026, the volume of unsold under construction shop units contracted by 18.3%, dropping to 4,344 units compared to the preceding half-year (H2 2025: 5,317 units). However, against the same period last year, the figure reflects a slight growth of 4.5% (H1 2025: 4,158 units).

The 2 to 2 1/2 storey terraced shops dominate the unsold under construction units, accounting for the largest market share at 45.5%. In terms of pricing, shop units priced above RM1.0 million recorded the highest number of unsold under construction units, leading the market with 1,823 units (42.0%).

Chart 37: Trend of Unsold Under Construction Shops H1 2023 – H1 2026

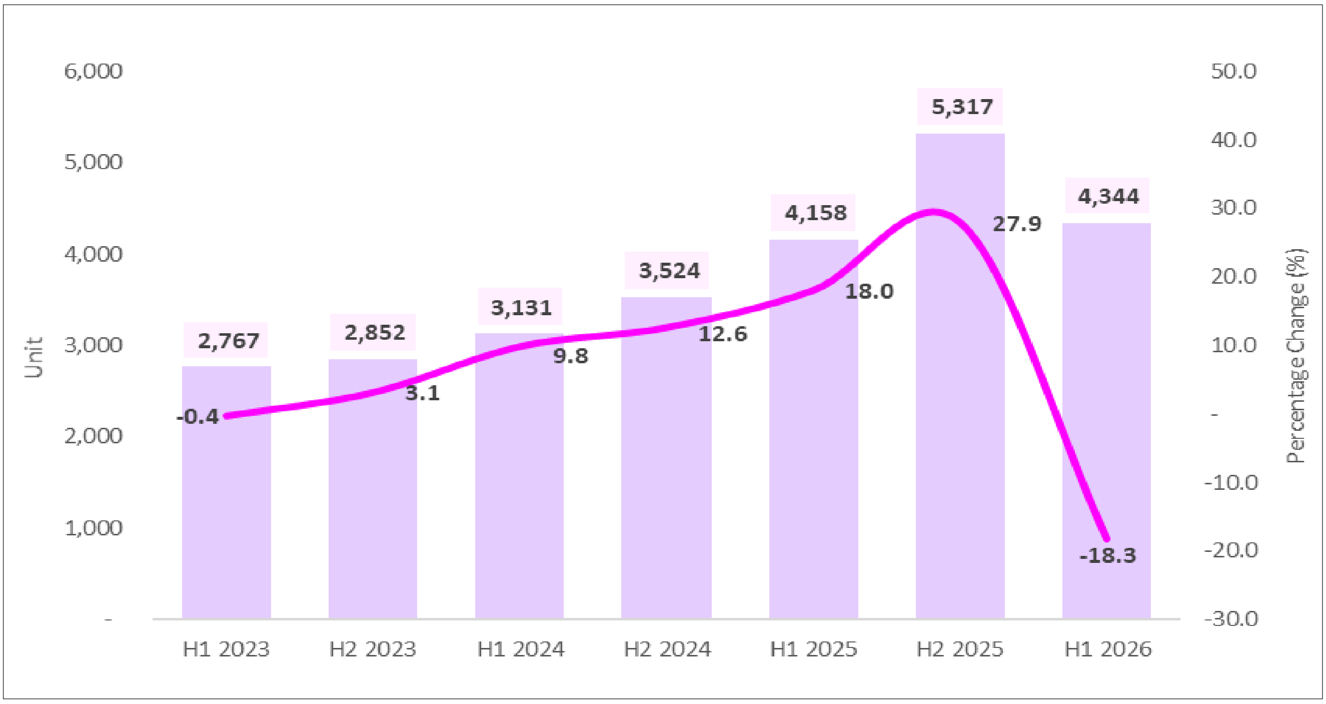


Chart 38: Shop Unsold Under Construction by Type H1 2026

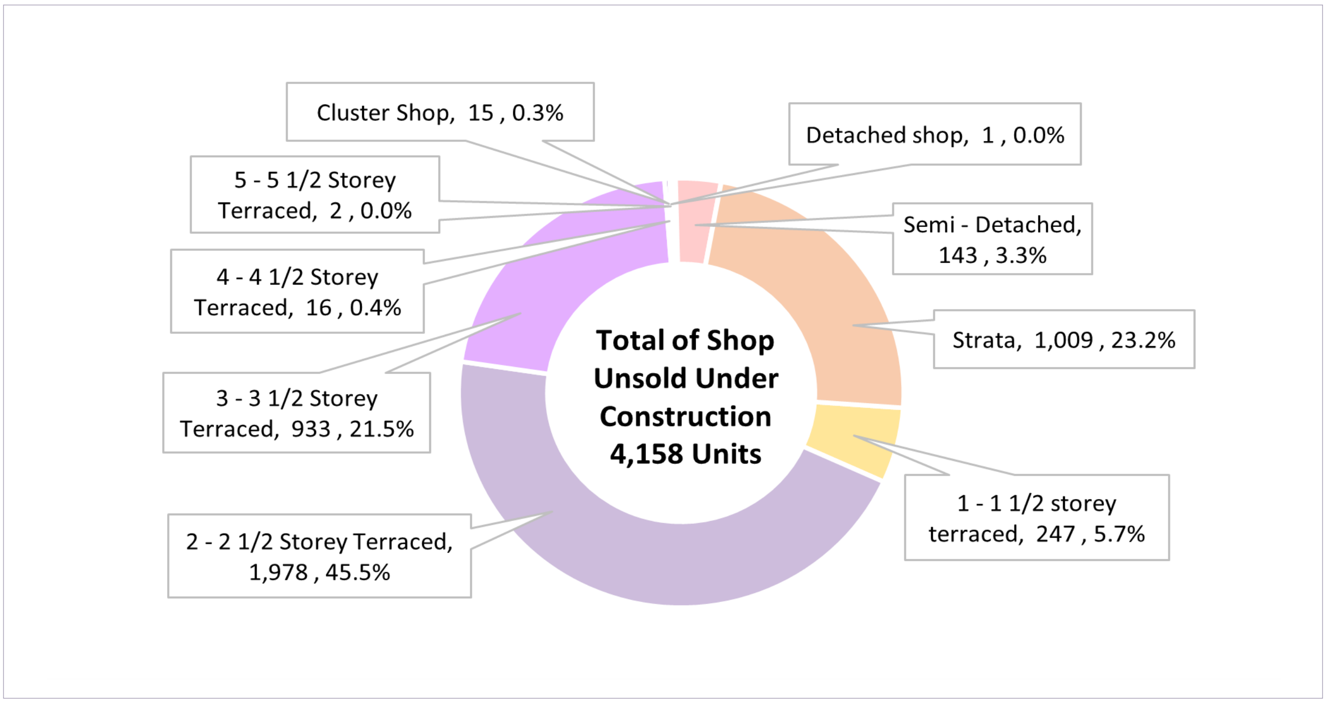
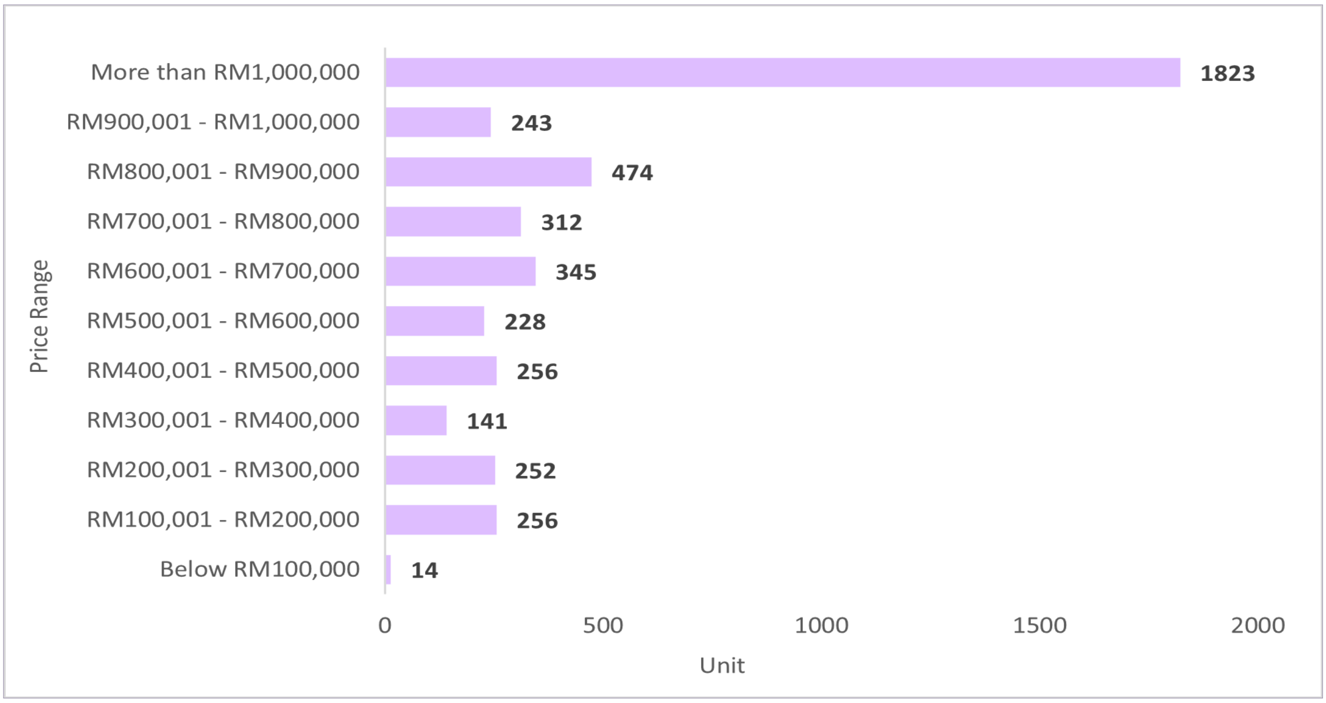


Chart 39: Unsold Under Construction Shops by Price Range H1 2026



2.2.2 Pangsapuri Khidmat

Pangsapuri khidmat dalam pembinaan belum terjual mencatat penurunan marginal 0.4%, menyusut sedikit kepada 50,112 unit berbanding separuh tahun sebelumnya (H2 2025: 50,329 unit).

Walau bagaimanapun, berbanding tempoh yang sama tahun lalu, angka ini mencatat peningkatan tahun ke tahun yang ketara sebanyak 20.3% (H1 2025: 41,644 unit).

Majoriti unit pangsapuri khidmat dalam pembinaan belum terjual tertumpu pada julat harga antara RM500,001 hingga RM1,000,000, membentuk gabungan 43.5% (21,786 unit). Ini disusuli oleh harta tanah berharga antara RM300,001 hingga RM500,000, yang mencatat 32.6% (16,336 unit) daripada keseluruhan pangsapuri khidmat tersebut.

2.2.2 Serviced Apartment

Unsold under construction of serviced apartments recorded a marginal decline of 0.4%, easing to 50,112 units from the previous half-year (H2 2025: 50,329 units).

However, when measured against the corresponding period last year, this figure represents a notable year-on-year increase of 20.3% (H1 2025: 41,644 units).

The majority of these unsold under-construction units were concentrated in the RM500,001 to RM1,000,000 price bracket, accounting for a combined share of 43.5% (21,786 units). This was followed by properties priced between RM300,001 and RM500,000, which made up 32.6% (16,336 units) of the inventory.

Chart 40: Trend of Unsold Under Construction Serviced Apartment H1 2023 – H1 2026

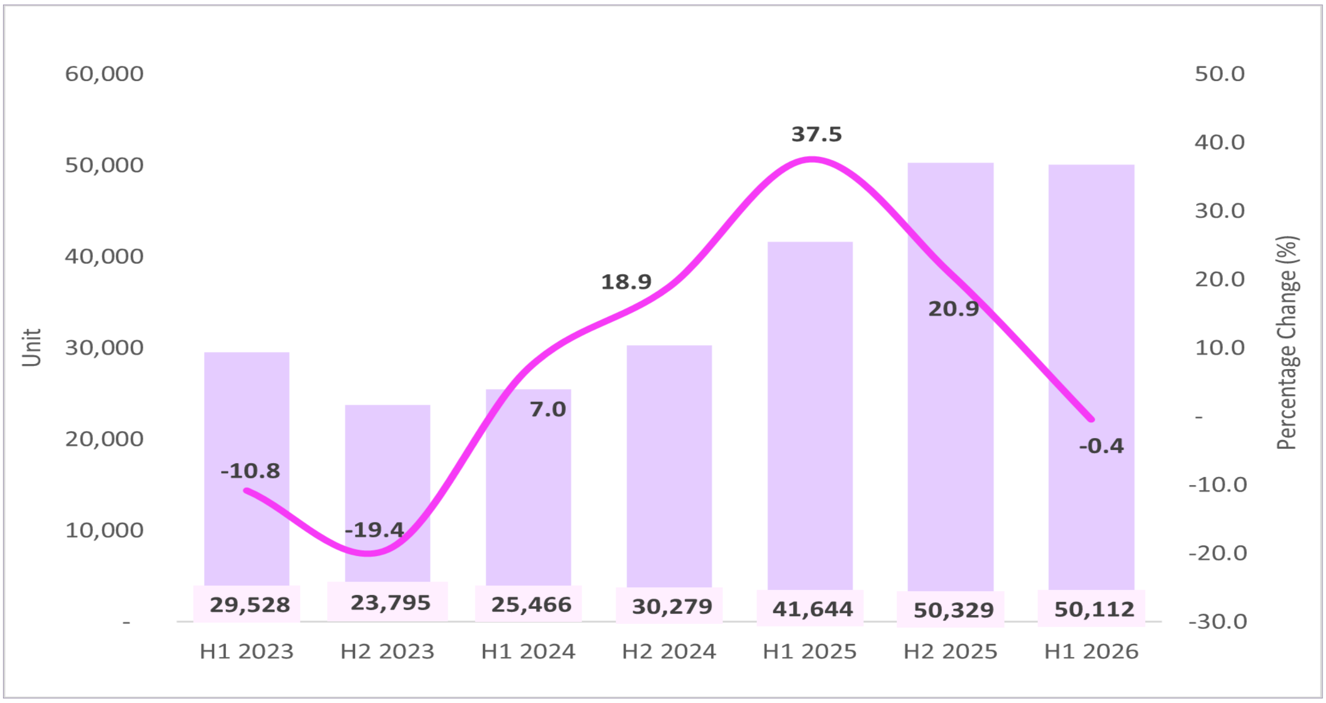
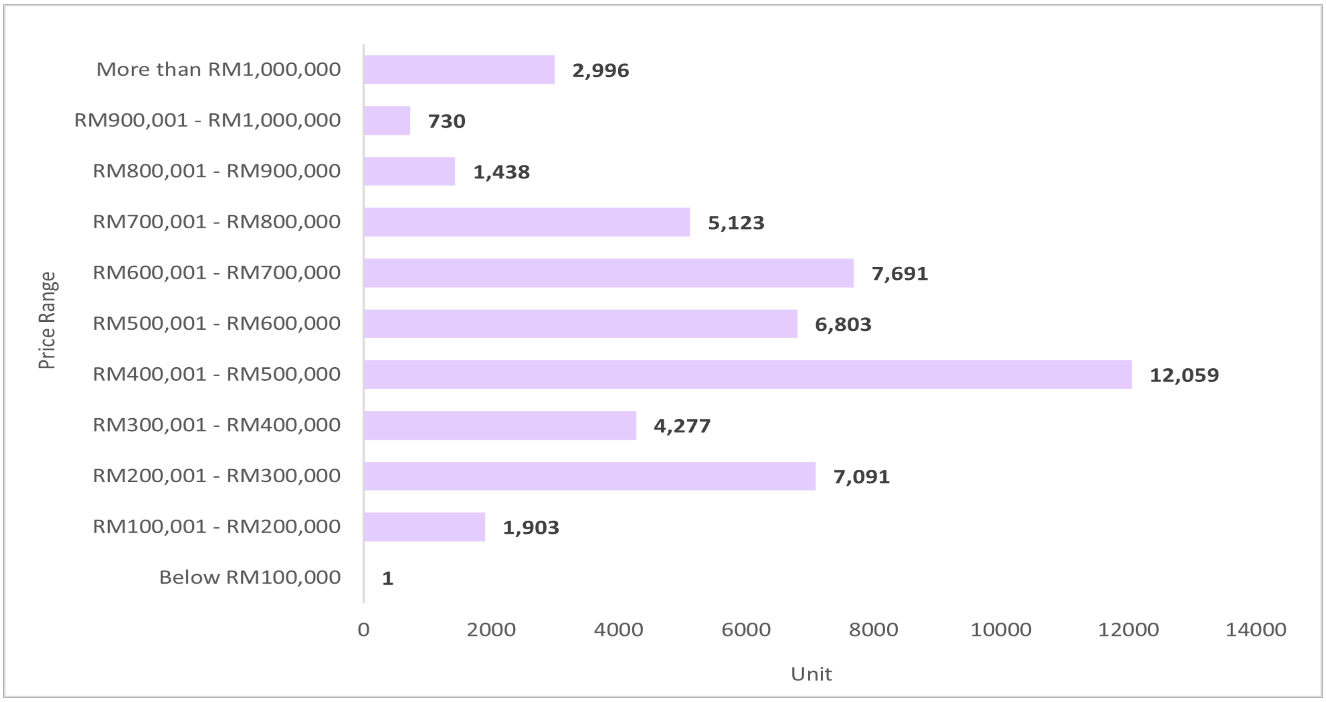


Chart 41: Unsold Under Construction Serviced Apartment by Price Range H1 2026



2.3 Belum Dibina Belum Terjual

Jumlah harta tanah perdagangan belum dibina belum terjual mencatat peningkatan marginal 0.9%, meningkat kepada 16,303 unit pada H1 2026 berbanding tempoh sebelumnya (H2 2025: 16,158 unit).

Berbanding tempoh yang sama tahun lalu, angka ini mencerminkan pertumbuhan ketara sebanyak 19.8% daripada 13,608 unit yang direkodkan pada H1 2025.

WP Kuala Lumpur menerajui pasaran dengan syer 41.0% (6,685 unit), diekori rapat oleh Johor 40.2% (6,555 unit), manakala Selangor menyumbang 8.1% (1,320 unit).

Mengikut jenis harta tanah, pangsapuri khidmat membentuk sebahagian besar daripada unit belum dibina belum terjual pada tahap 89.7% (14,618 unit), manakala unit SOHO menyumbang sebanyak 7.7% (1,260 unit).

2.3 Unsold Not Constructed

The volume of unsold not constructed commercial properties experienced a marginal increase of 0.9%, rising to 16,303 units in H1 2026 compared to the preceding period (H2 2025: 16,158 units).

Against the corresponding period last year, this figure reflects a notable growth of 19.8% compared to the 13,608 units recorded in H1 2025.

WP Kuala Lumpur led the market with a 41.0% share (6,685 units), closely followed by Johor at 40.2% (6,555 units), while Selangor held an 8.1% share (1,320 units).

By property type, serviced apartments constituted the largest portion of the unsold not constructed inventory at 89.7% (14,618 units), whereas SOHO units made up 7.7% (1,260 units).

Chart 42: Trend of Unsold Not Constructed Commercial Property H1 2023 – H1 2026

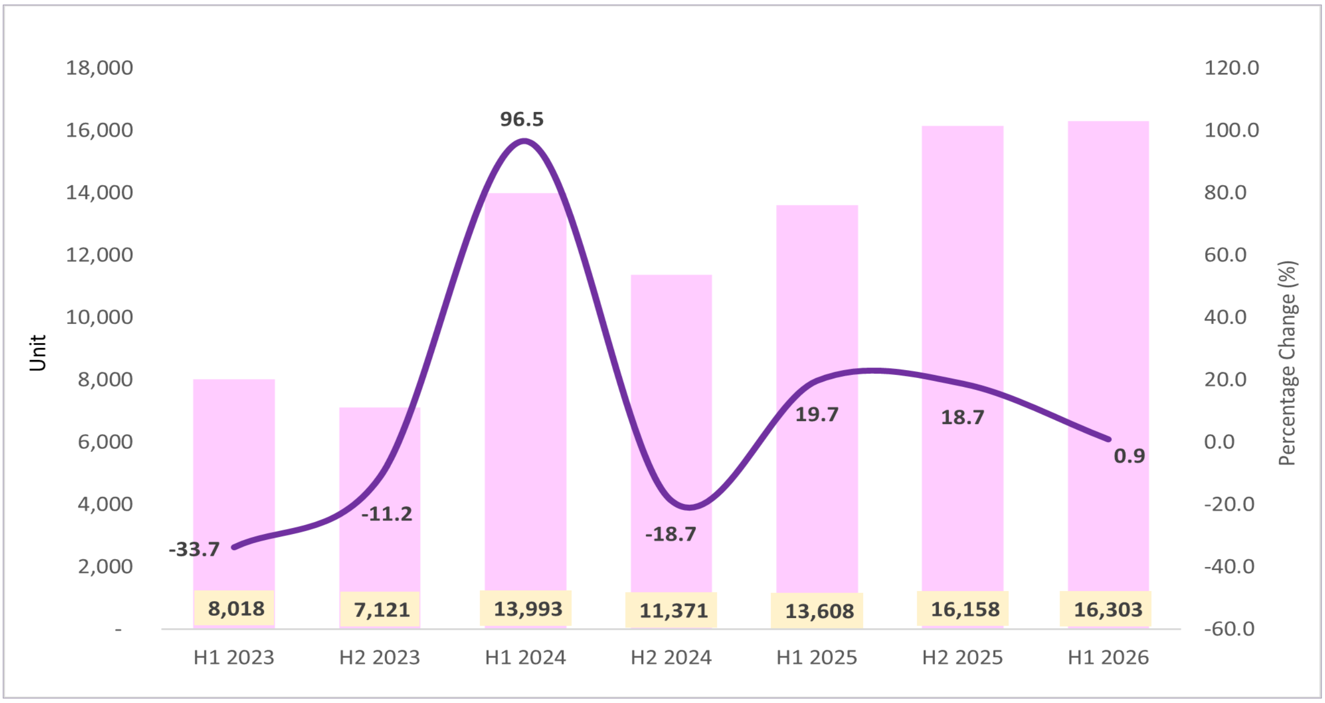


Chart 43: Unsold Not Constructed Commercial Property by State H1 2026

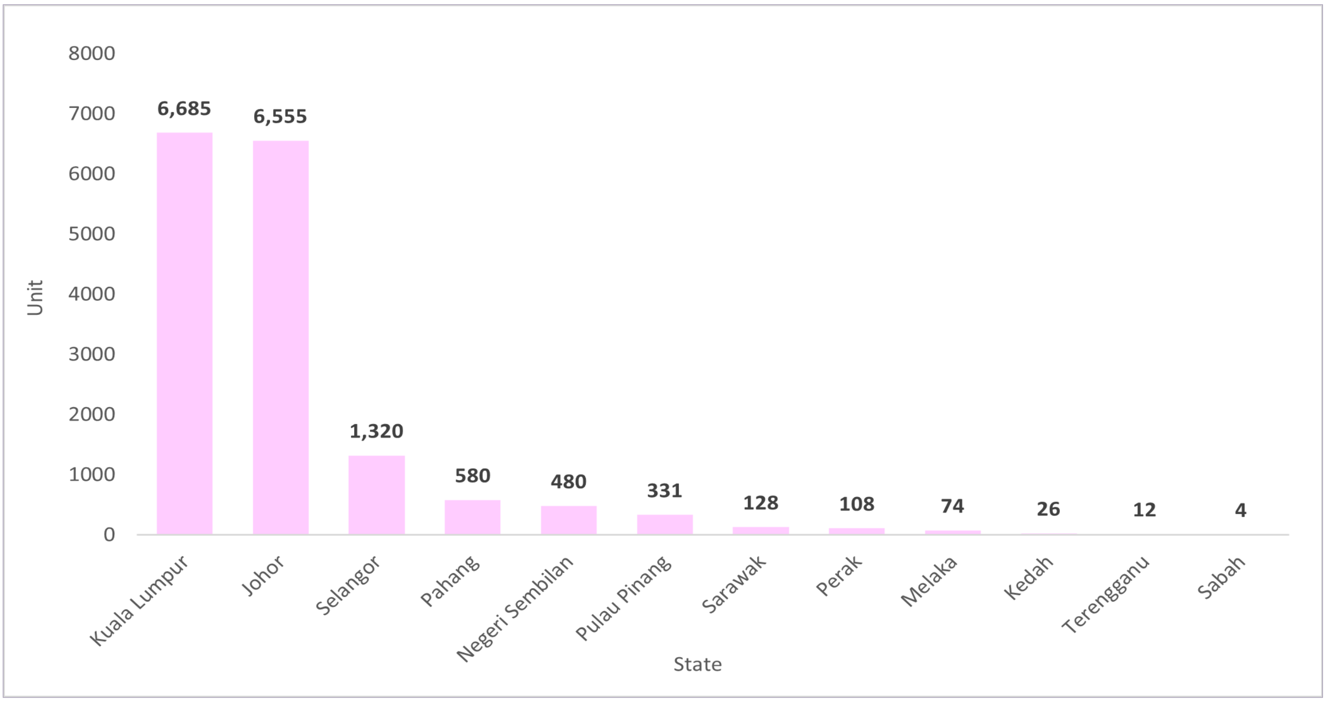
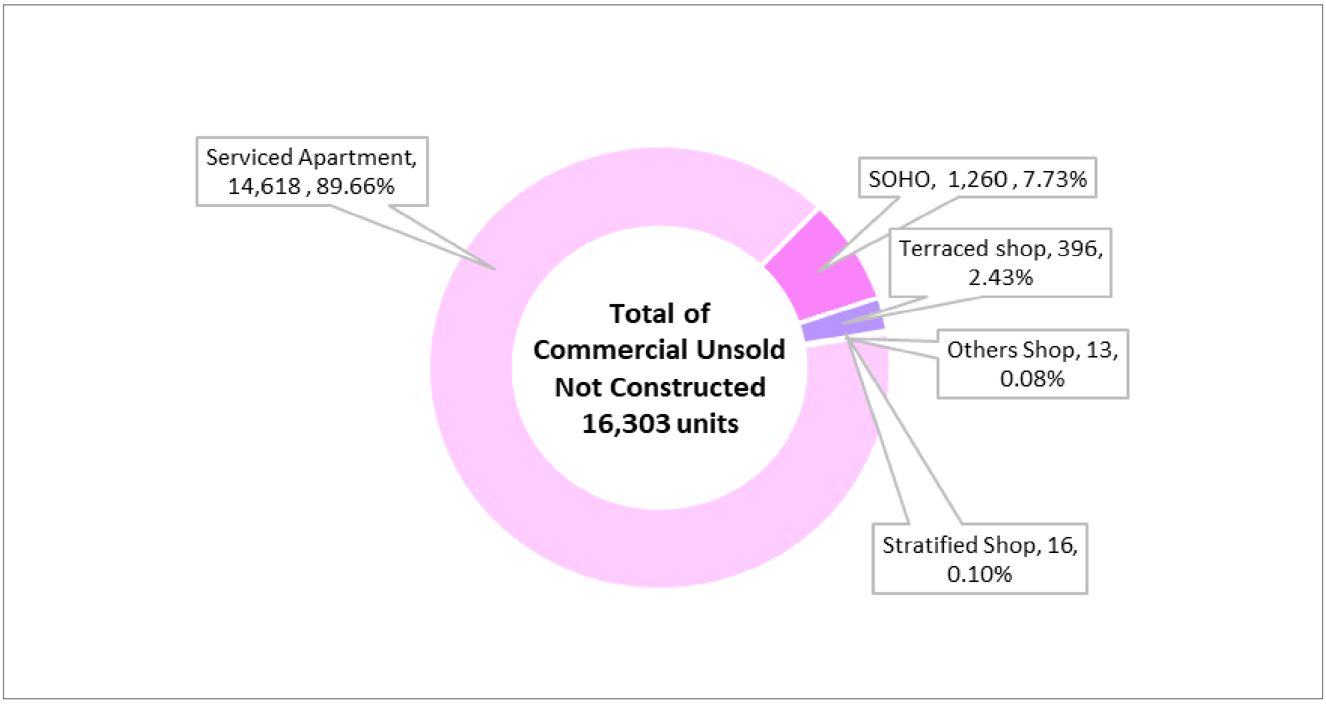


Chart 44: Commercial Unsold Not Constructed by Type H1 2026



2.3.1 Kedai

Pada separuh pertama tahun 2026 (H1 2026), unit kedai belum dibina belum terjual mencatat penurunan ketara sebanyak 38.0%, menyusut kepada 425 unit berbanding 686 unit yang direkod pada tempoh sebelumnya (H2 2025). Penurunan ketara turut direkod berbanding tempoh yang sama tahun 2025 dengan penyusutan 30.9% berbanding 615 unit yang dicatat pada H1 2025.

Kedai berharga melebihi RM1.0 juta membentuk segmen terbesar bagi unit belum dibina belum terjual pada 50.4%, diikuti lingkungan harga RM500,001 hingga RM1,000,000 pada kadar 29.6% (126 unit). Bagi unit mampu milik berharga bawah RM300,000, jumlah tertinggi dicatat pada julat RM100,001 hingga RM200,000 dengan 57 unit.

2.3.1 Shop

In the first half of 2026 (H1 2026), the unsold not constructed shop units registered a substantial decline of 38.0%, dropping to 425 units from the 686 units recorded in the preceding period (H2 2025). This downward trajectory is also reflected on a year-on-year basis, showing a 30.9% decrease compared to the 615 units logged in H1 2025.

Shops priced above RM1.0 million dominated for the largest share of unsold not constructed units at 50.4%, followed by the RM500,001 to RM1,000,000 price bracket at 29.6% (126 units). For affordable units priced below RM300,000, the highest number was recorded in the RM100,001 to RM200,000 range with 57 units.

Chart 45: Trend of Unsold Not Constructed Shops H1 2023 – H1 2026

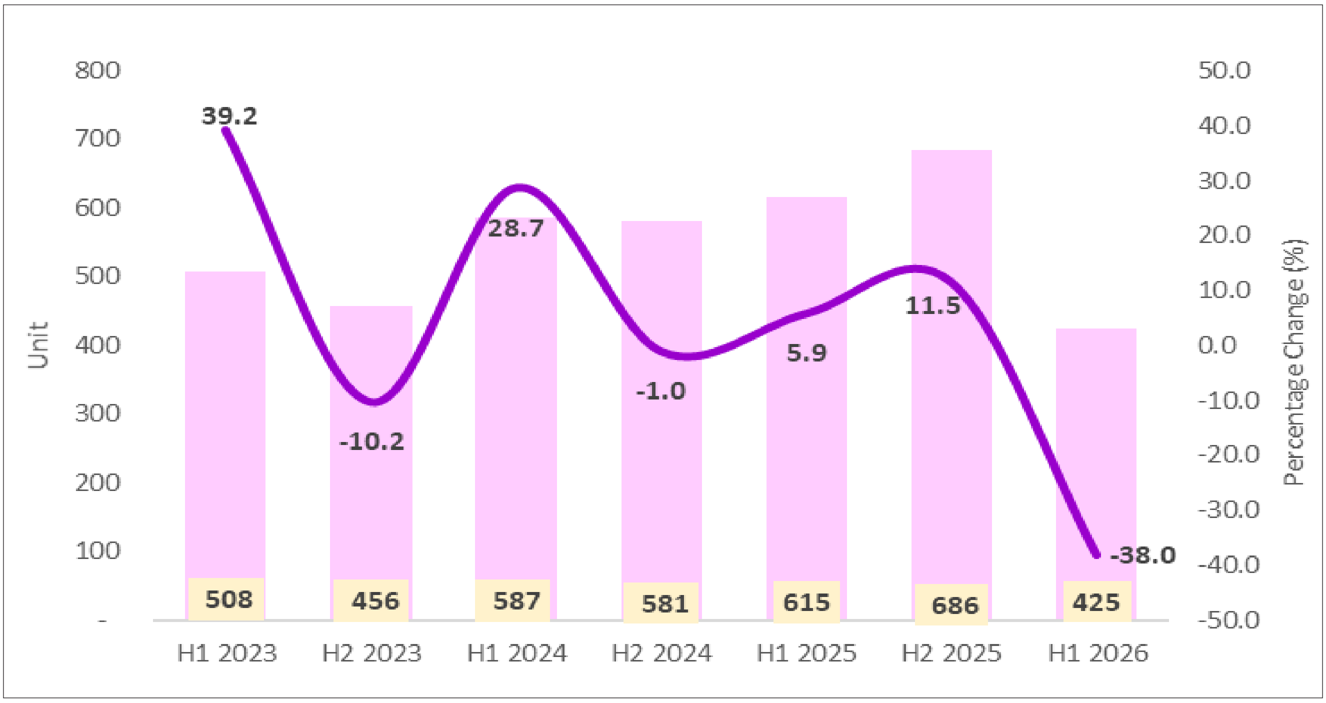
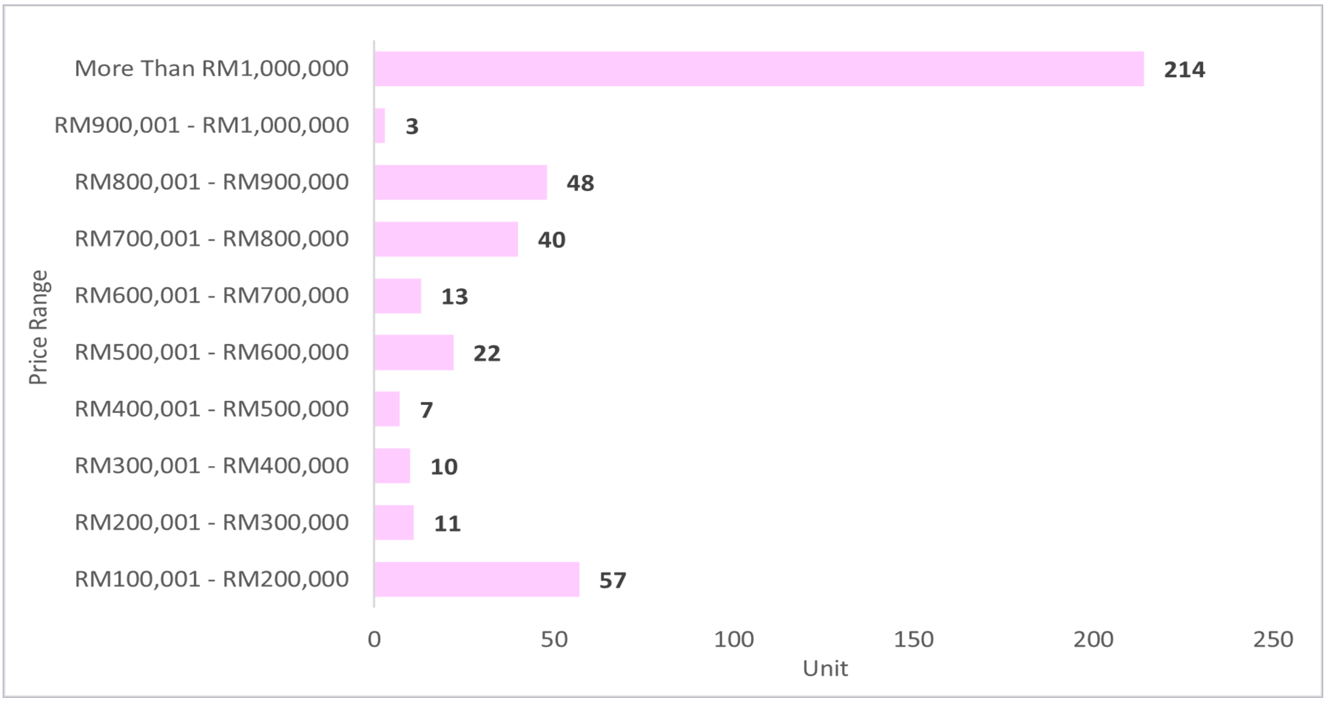


Chart 46: Unsold Not Constructed Shops by Price Range H1 2026



2.3.2 Pangsapuri Khidmat

Pada H1 2026, jumlah pangsapuri khidmat belum dibina yang belum terjual meningkat sedikit sebanyak 2.2%, mencapai 14,618 unit berbanding tempoh sebelumnya (H2 2025: 14,302 unit). Berbanding tempoh yang sama tahun 2025, peningkatan ketara sebanyak 22.5% berbanding 11,932 unit yang direkod pada H1 2025.

Unit berharga melebihi RM500,000 hingga RM1 juta mendominasi unit belum dibina belum terjual sebanyak 61.1% (8,925 unit).

Unit belum dibina belum terjual bagi pangsapuri khidmat mengikut lingkungan harga seperti di **Carta 48**.

2.3.2 Serviced Apartment

In H1 2026, the volume of unsold not constructed serviced apartments edged up by 2.2%, reaching 14,618 units compared to the preceding period (H2 2025: 14,302 units). Compared on a year-on-year basis, this represents a notable increase of 22.5% from the 11,932 units recorded in H1 2025.

Units with a price range exceeding RM500,000 up to RM1 million dominate the unsold not constructed units, comprising 61.1% (8,925 units).

The unsold not constructed of serviced apartments by price ranges as illustrated in ***Chart 48****.*

Chart 47: Trend of Unsold Not Constructed Serviced Apartments H1 2023 – H1 2026

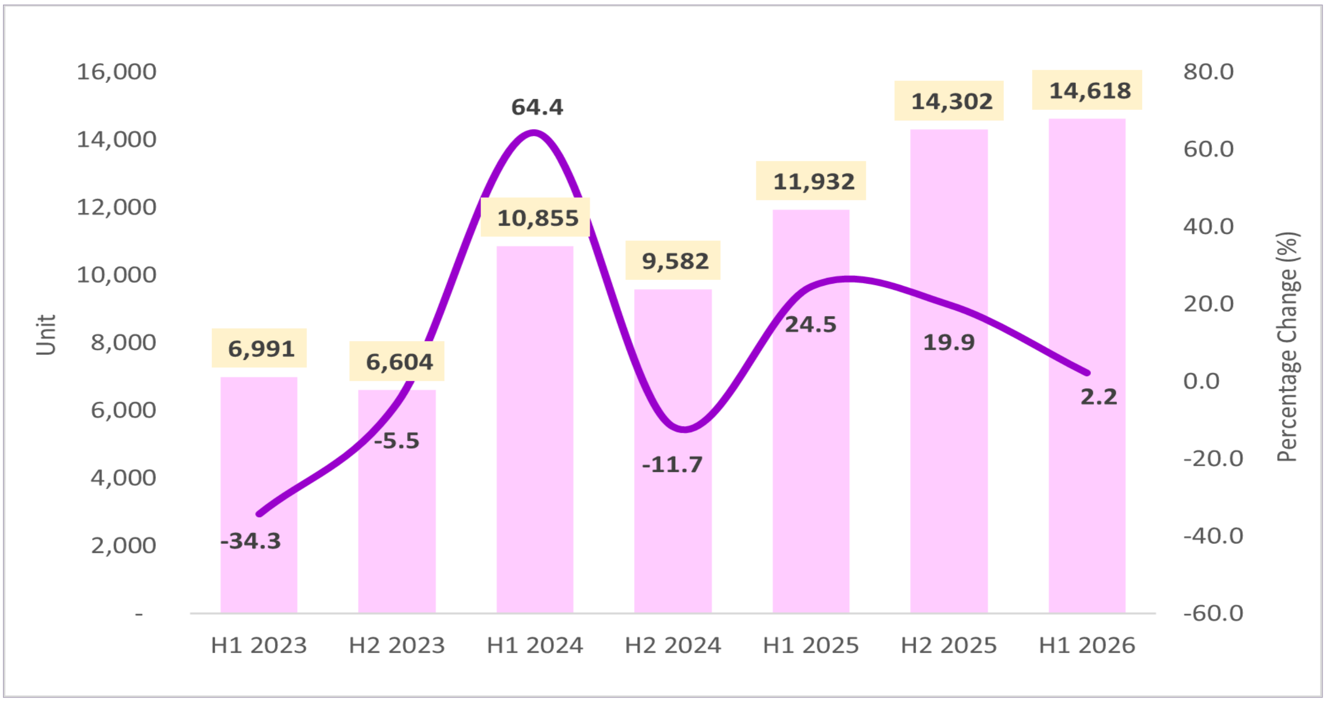
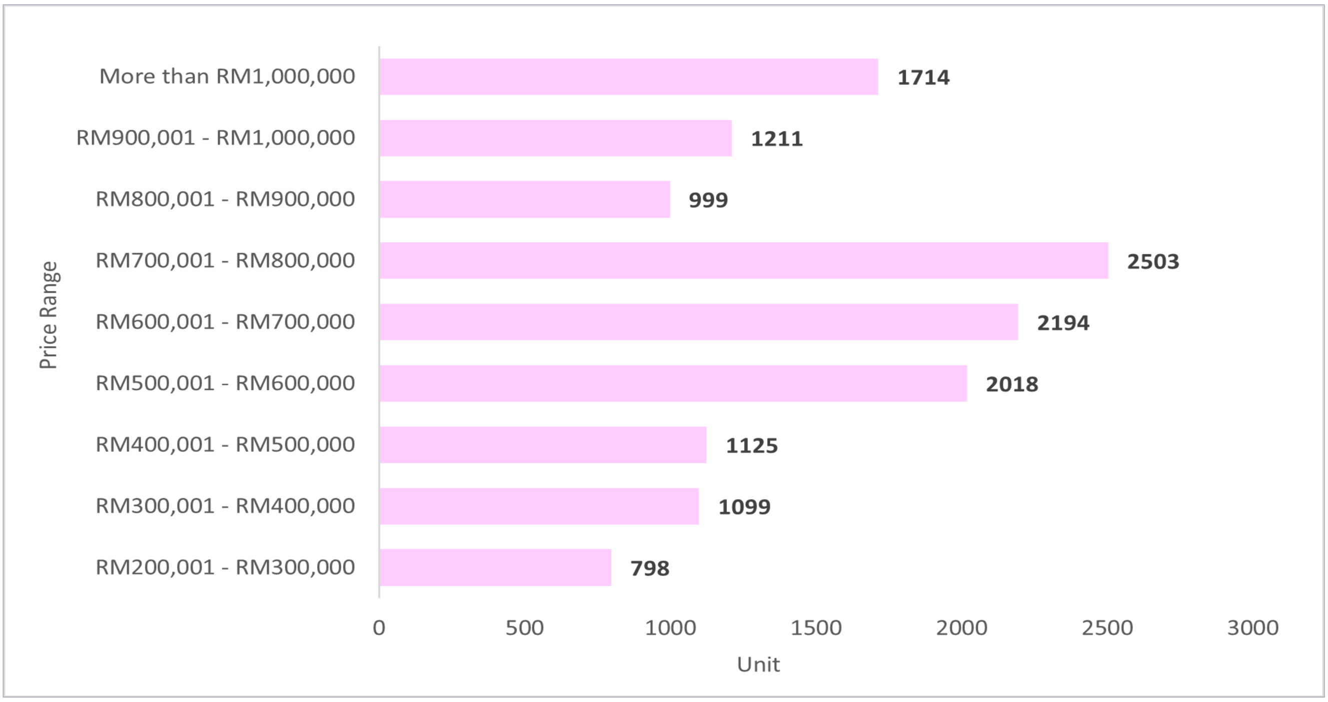


Chart 48: Unsold Not Constructed Serviced Apartments by Price Range H1 2026



3.0 HARTA TANAH INDUSTRI

3.1 Harta Tanah Siap Dibina Tidak Terjual

Jumlah harta tanah industri siap belum terjual mencatat penurunan ketara 33.2% kepada 482 unit pada separuh pertama tahun 2026 (H1 2026), berbanding 722 unit pada tempoh sebelumnya (H2 2025). Dari segi nilai, jumlah keseluruhan menyusut kepada RM699.06 juta, iaitu penurunan 11.5% berbanding H2 2025 (RM789.74 juta).

Berbanding dengan tempoh yang sama tahun 2025, angka ini menunjukkan penurunan sebanyak 30.7% (H1 2025: 696 unit).

Sarawak mencatat bilangan tertinggi unit industri siap belum terjual dengan 99 unit (20.5%) bernilai RM100.34 juta, diikuti oleh Negeri Sembilan dengan 80 unit bernilai RM85.51 juta.

Unit industri teres terus mendominasi unit siap belum terjual, iaitu 44.6% (215 unit) daripada jumlah keseluruhan, diikuti oleh unit berkembar merangkumi 40.7% (196 unit). Sementara itu, unit sesebuah dan kluster masing-masing menyumbang 10.2% (49 unit) dan 4.6% (22 unit).

3.0 INDUSTRIAL PROPERTY

3.1 Property Unsold Completed

The volume of unsold completed industrial properties recorded a significant decline of 33.2% to 482 units in the first half of 2026 (H1 2026), down from 722 units in the preceding period (H2 2025). In terms of value, the total figure contracted to RM 699.06 million representing an 11.5% drop from H2 2025 (RM789.74 million).

Compared to the corresponding period in 2025, this figure reflects a substantial decrease of 30.7% (H1 2025: 696 units).

Sarawak accounted for the highest unit of industrial unsold completed, with 99 units (20.5%) valued at RM100.34 million, followed by Negeri Sembilan with 80 units worth RM85.51 million.

Terraced industrial units continue to dominate the unsold completed units, accounting for 44.6% (215 units) of the total, followed by semi-detached units which comprise 40.7% (196 units). Meanwhile, detached and cluster units contribute 10.2% (49 units) and 4.6% (22 units) respectively.

Chart 49: Volume of Industrial Unsold Completed H1 2023 – H1 2026

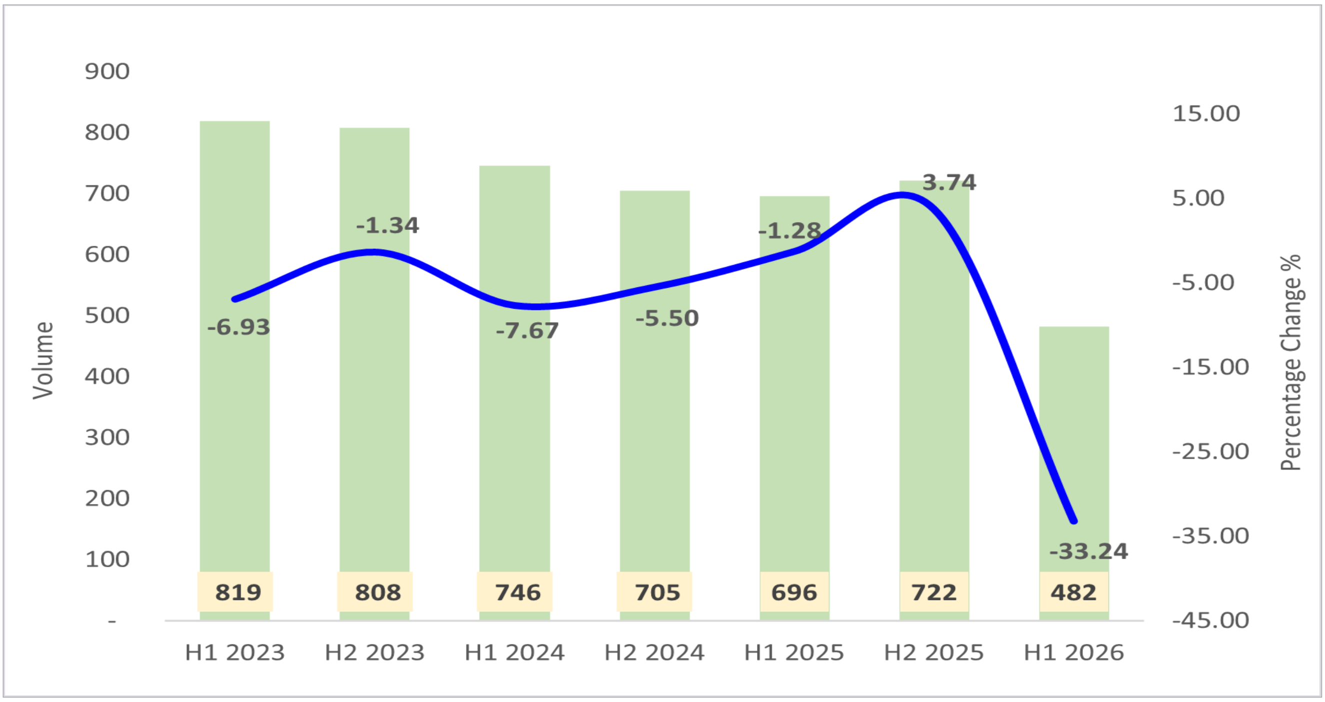


Chart 50: Value of Industrial Unsold Completed H1 2023 – H1 2026

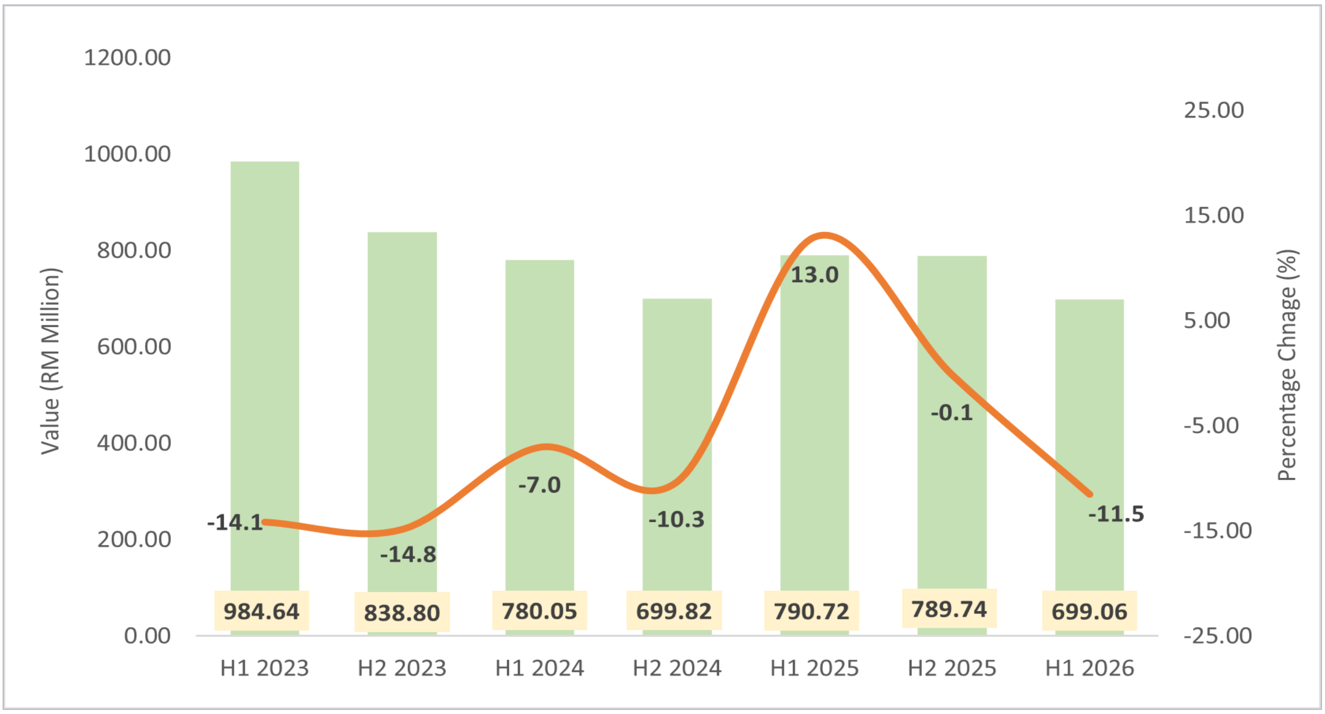


Chart 51: Industrial Unsold Completed by State H1 2026

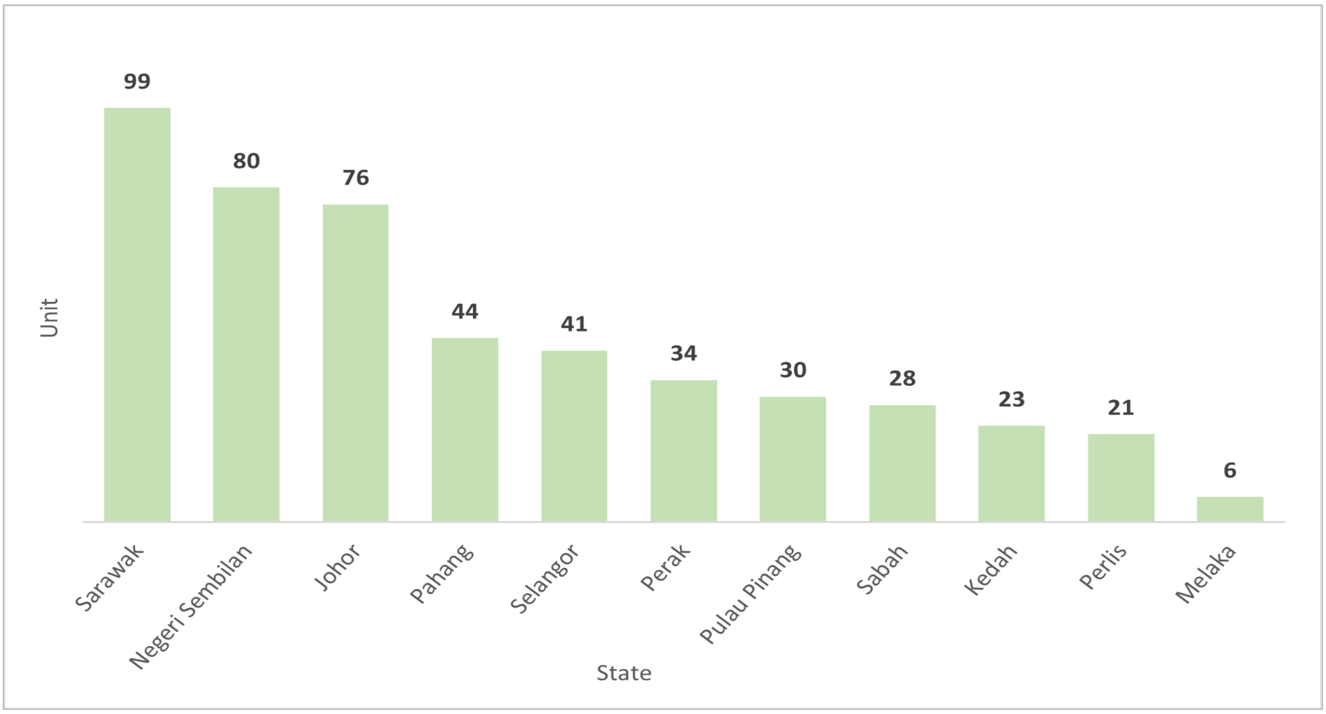


Chart 52: Industrial Unsold Completed by Type H1 2026

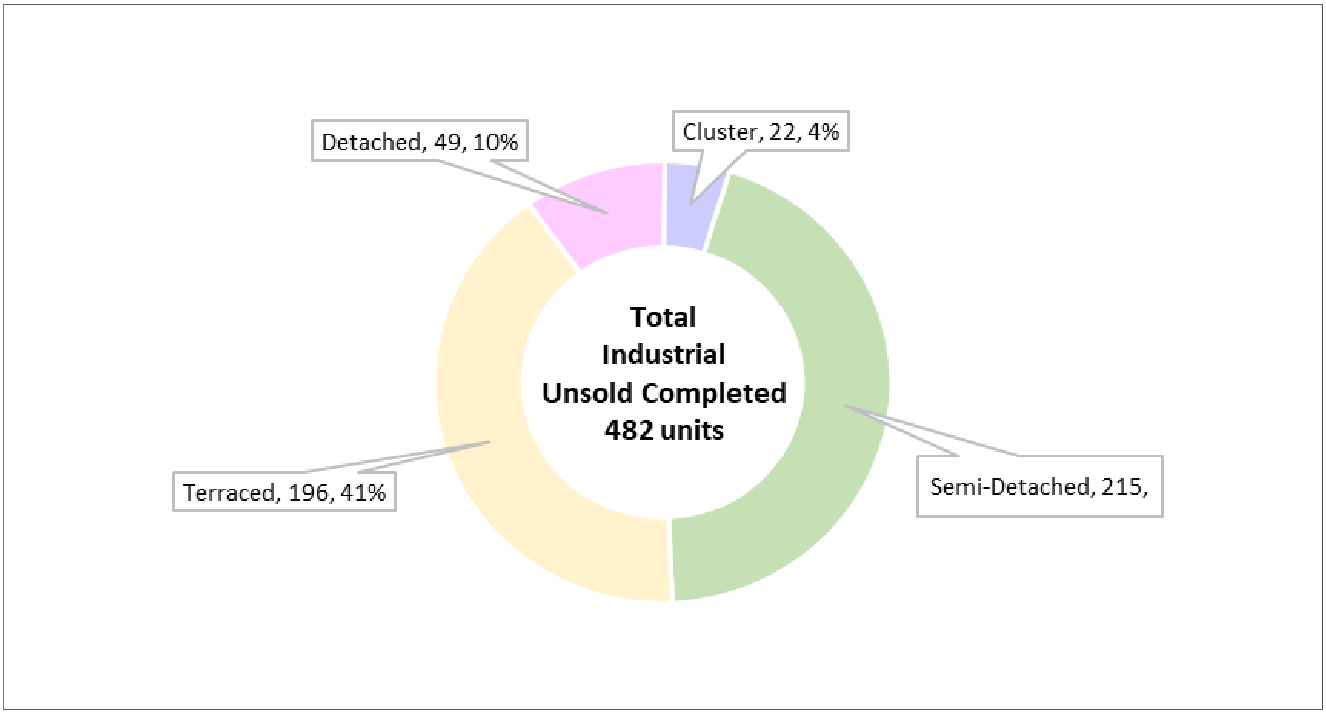
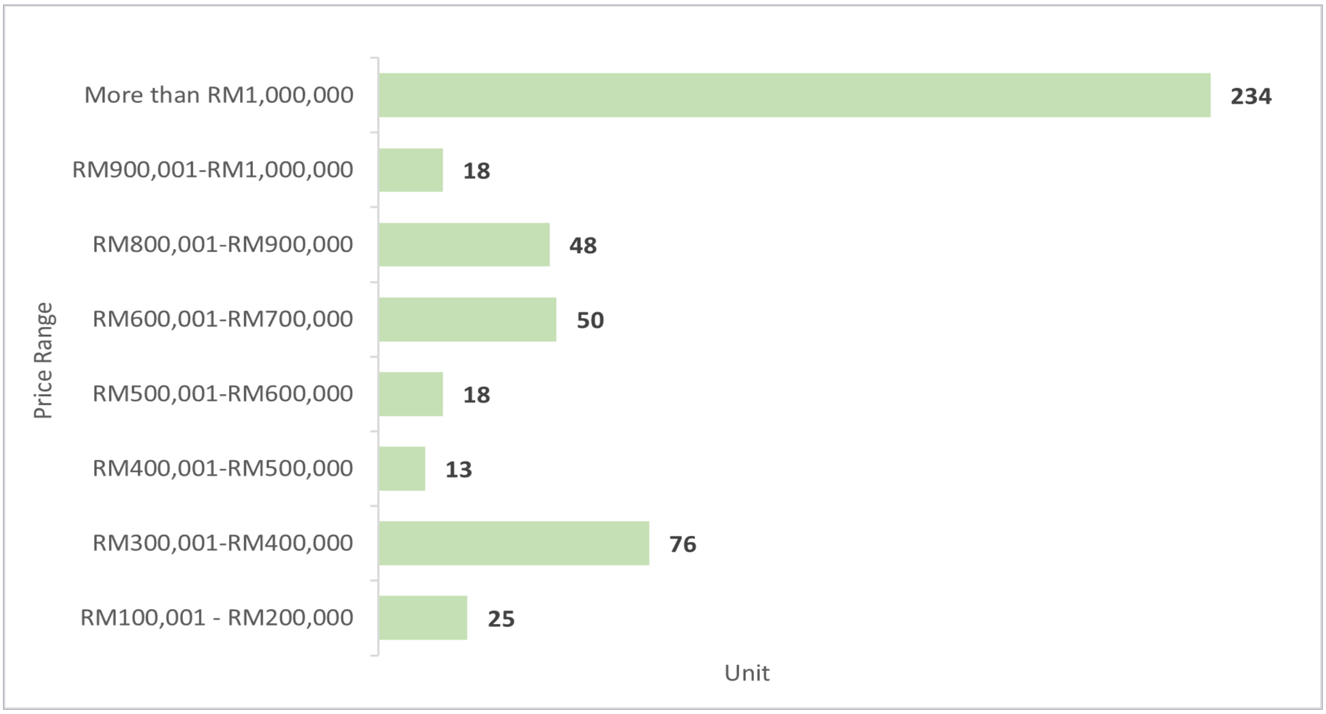


Chart 53: Industrial Unsold Completed Units by Price Range H1 2026



3.2 Dalam Pembinaan Belum Terjual

Jumlah harta tanah industri dalam pembinaan belum terjual menunjukkan peningkatan 2.6% kepada 1,044 unit pada H1 2026 berbanding tempoh sebelumnya (H2 2025: 1,018 unit). Berbanding dengan tempoh yang sama pada tahun sebelumnya, angka ini mencatat peningkatan 19.7% (H1 2025: 872 unit).

Negeri Sembilan merekod peratusan tertinggi bagi segmen ini, menyumbang 22.6% (236 unit). Kedudukan diikuti oleh Perak pada 19.6% (205 unit) dan Selangor 18.1% (189 unit).

Harta tanah industri jenis berkembar dalam pembinaan belum terjual menguasai keseluruhan segmen ini merekod 43.3% (452 unit). Ini diikuti oleh unit teres yang merekodkan bilangan kedua terbesar 30.9% (323 unit) daripada keseluruhan bilangan dalam pembinaan belum terjual.

3.2 Unsold Under Construction

The number of unsold under construction industrial properties showed an increase of 2.6% to 1,044 units in H1 2026, compared to the previous period (H2 2025: 1,018 units). In comparison to the same period in the previous year, this figure has increased by 19.7% (H1 2025: 872 units).

Negeri Sembilan recorded the highest share of this segment, accounting for 22.6% (236 units). This was followed by Perak at 19.6% (205 units) and Selangor at 18.1% (189 units).

Semi-Detached properties remained the most prevalent among the unsold under-construction industrial units, capturing 43.3% of the inventory with 452 units. This was followed by terraced units, which formed the second-largest segment, contributing 30.9% (323 units) to the overall volume.

Chart 54: Trend of Unsold Under Construction Industrial Property H1 2023 – H1 2026

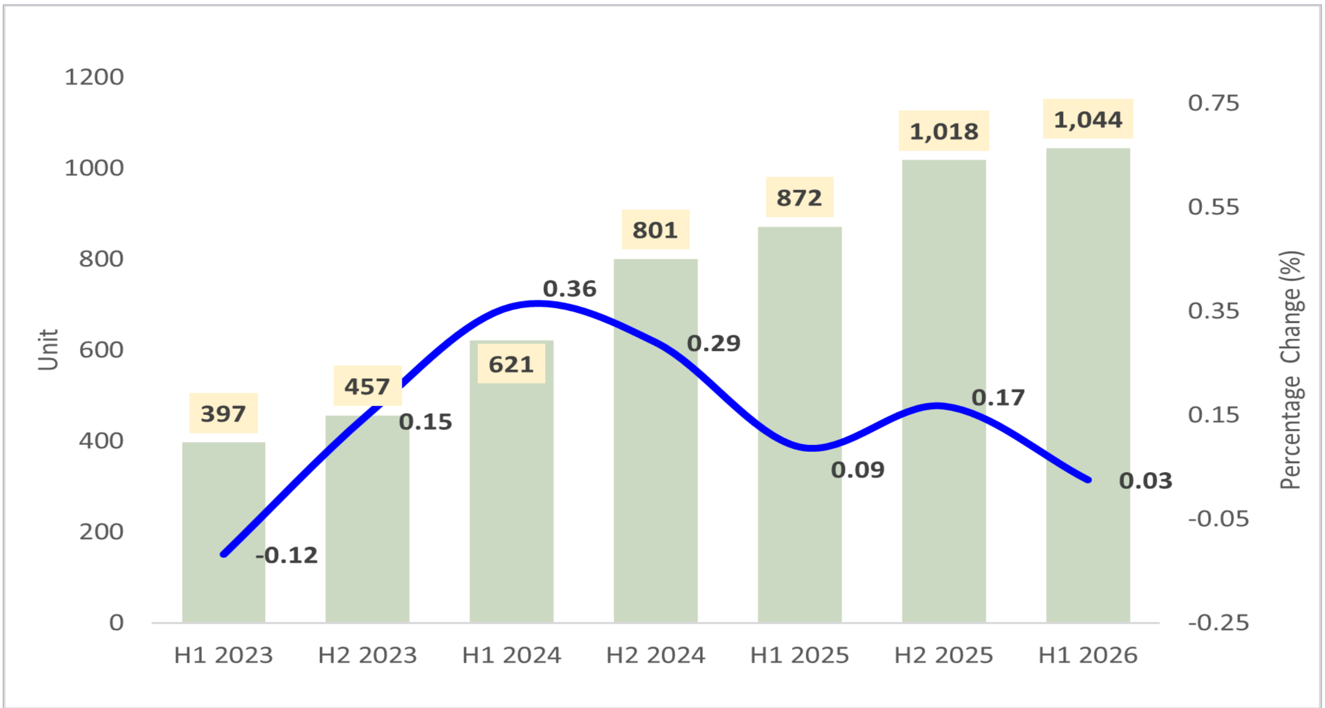


Chart 55: Industrial Unsold Under Construction by State H1 2026

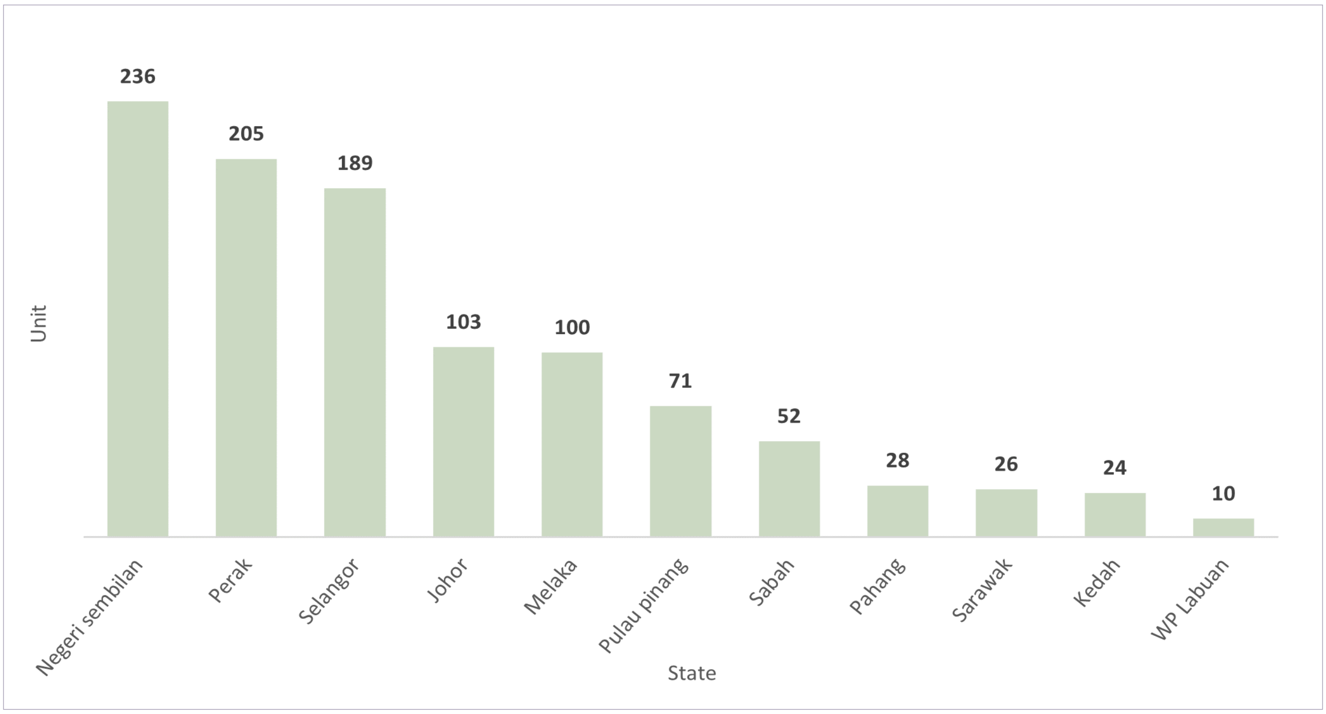
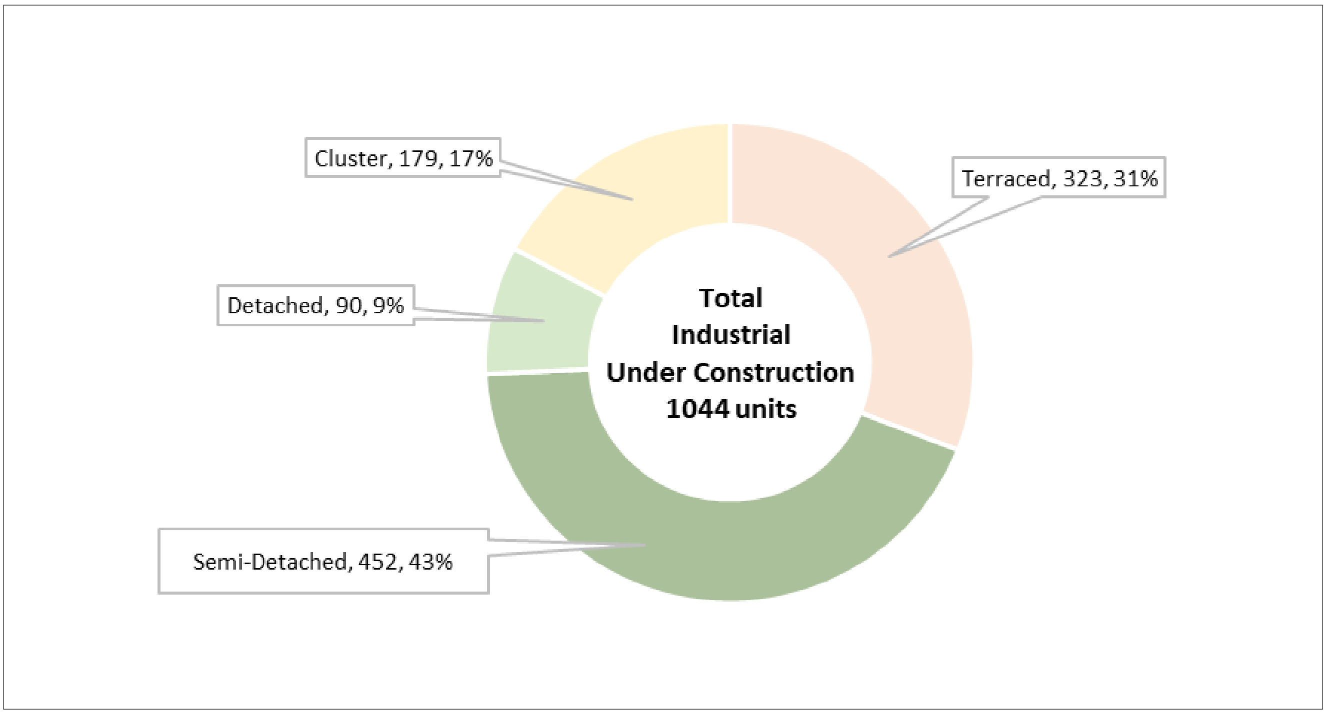


Chart 56: Industrial Unsold Under Construction by Type H1 2026



3.3 Belum Dibina Belum Terjual

Jumlah harta tanah industri belum dibina belum terjual terus meningkat, merekodkan 166 unit pada H1 2026. Angka ini mencatat peningkatan ketara 25.8% daripada tempoh sebelumnya (H2 2025: 132 unit) dan merupakan satu peningkatan besar berbanding tempoh yang sama tahun lalu (H1 2025: 47 unit).

Perak merekod peratusan tertinggi bagi unit belum dibina belum terjual, mewakili 47.0% daripada jumlah keseluruhan dengan 78 unit. Kedudukan ini diikuti Negeri Sembilan 43 unit (25.9%) dan Sarawak 24 unit (14.5%). Johor dan Kedah masing-masing menyumbang baki unit belum dibina belum terjual sebanyak 16 unit (9.6%) dan 5 unit (3.0%).

3.3 Unsold Not Constructed

The volume of unsold not constructed industrial properties continued its upward climb, reaching 166 units in H1 2026. This reflects a notable increase of 25.8% from the preceding period (H2 2025: 132 units) and a massive surge compared to the same period last year (H1 2025: 47 units).

Perak recorded the highest proportion of unsold not constructed units, representing 47.0% of the total volume with 78 units. This was followed by Negeri Sembilan with 43 units (25.9%) and Sarawak with 24 units (14.5%). Johor and Kedah accounted for the remaining unsold not constructed, contributing 16 units (9.6%) and 5 units (3.0%) respectively.

Chart 57: Trend of Unsold Not Constructed Industrial Property H1 2023 – H1 2026

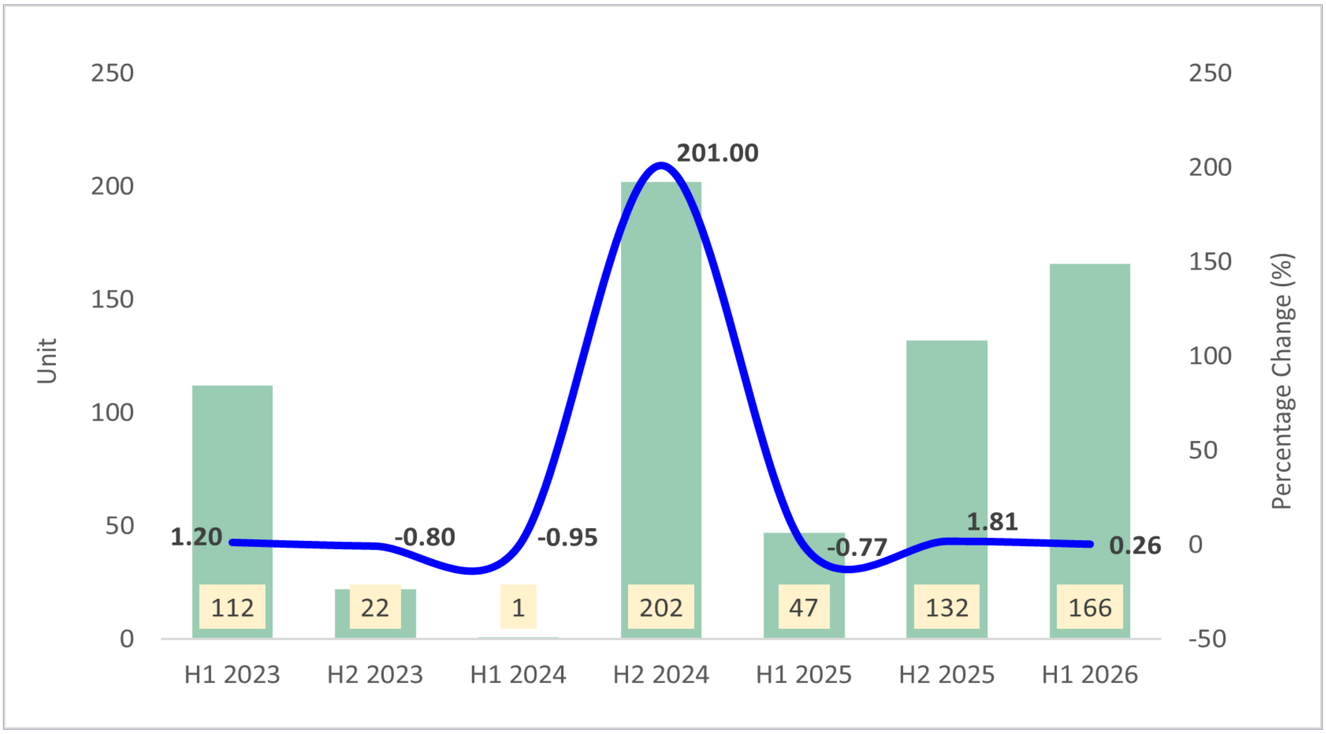


Chart 58: Industrial Unsold Not Constructed by State H1 2026

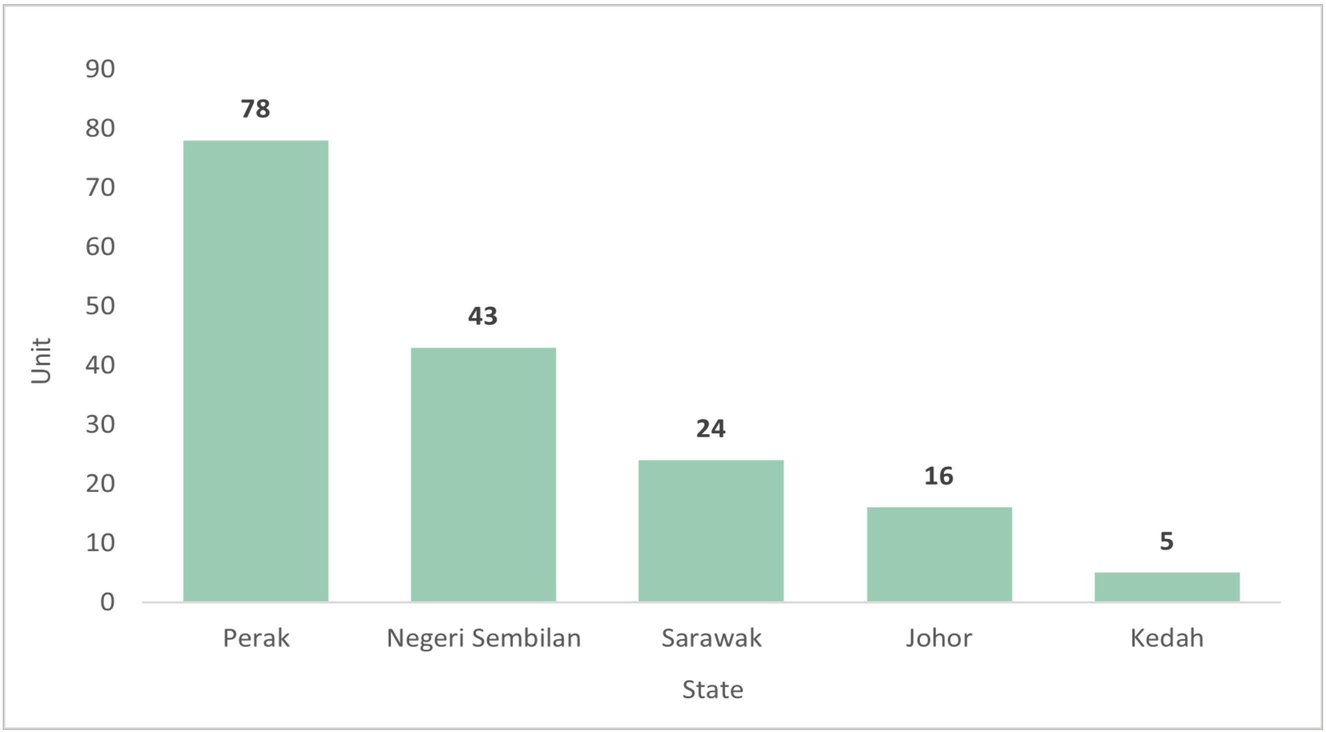
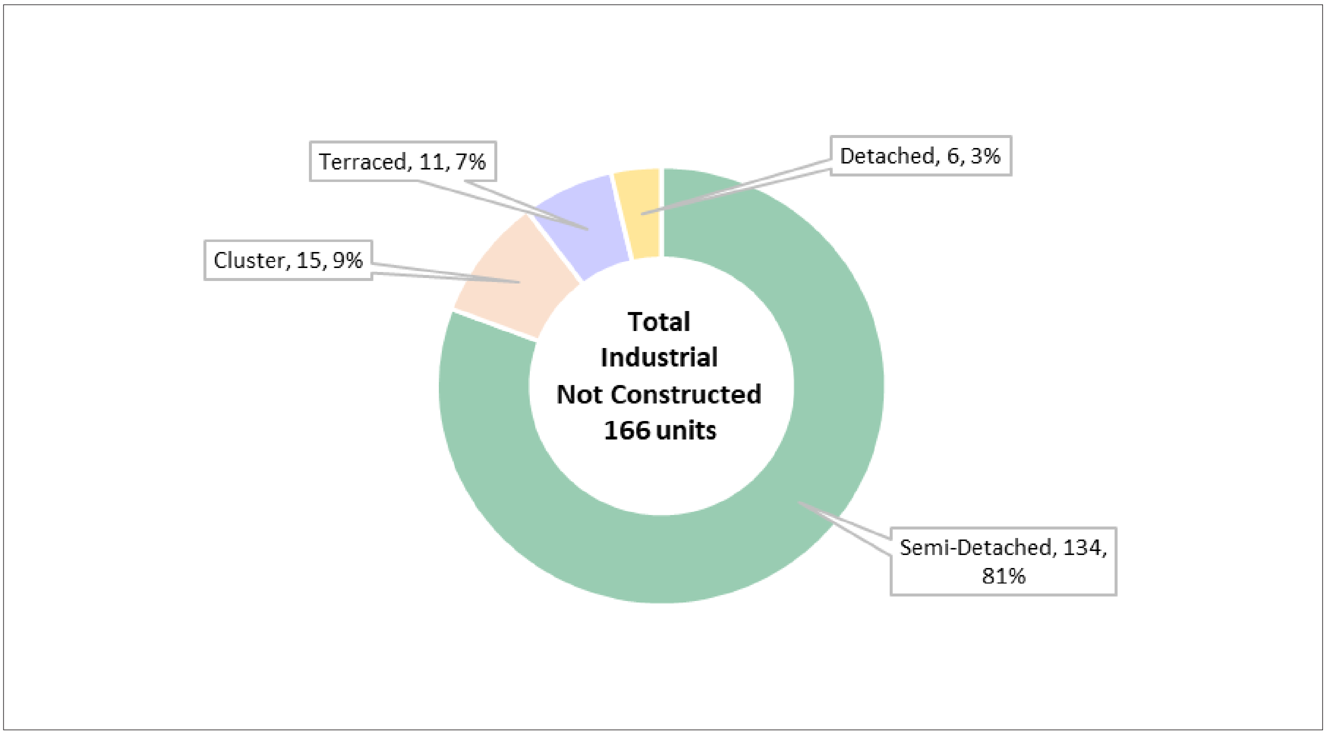


Chart 59: Industrial Unsold Not Constructed by Type H1 2026



Catatan Teknikal

Technical Notes

CATATAN TEKNIKAL

1. Tempoh kajian laporan ini adalah meliputi suku kedua tahun 2026 berakhir pada 31 Jun 2026.

2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.

3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

   Sekiranya satu skim dilancarkan semula, tarikh baru pelancaran diambilkira. Pelancaran tidak rasmi (*soft launch*) adalah peristiwa pemasaran bagi membekalkan maklumat mengenai projek sebelum kelulusan permit iklan dan jualan diperolehi. Tarikh tidak rasmi tidak diambilkira dalam pengumpulan data. Oleh itu, tarikh pelancaran rasmi akan diambilkira sebagai tarikh pelancaran.

4. **Pelancaran baru** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada separuh tahun pertama 2026.

5. **Prestasi jualan** merujuk kepada peratusan bilangan unit yang telah dijual atas jumlah unit yang dilancarkan bagi sesuatu jenis harta tanah dalam tempoh kajian. Dua jenis prestasi jualan telah dikira di dalam laporan ini iaitu prestasi jualan suku tahunan dan prestasi jualan terkumpul.

6. **Harta tanah siap belum terjual** didefinisikan sebagai unit harta tanah telah siap dibina, telah mendapat Perakuan Siap dan Pematuhan (ccc), telah dilancarkan untuk jualan oleh pemaju dan belum terjual melebihi sembilan (9) bulan dari tarikh perjanjian jual beli pertama ditandatangani bagi projek atau fasa pelancaran yang sama.

7. **Nilai** harta tanah yang tidak terjual diperolehi daripada harga jualan purata oleh pemaju mengikut jenis harta tanah yang ditawarkan untuk jualan dikalikan dengan bilangan harta tanah yang tidak terjual pada penghujung tempoh kajian.

8. **Harta tanah dalam pembinaan belum terjual** didefinisikan sebagai unit harta tanah dalam pembinaan, telah dilancarkan untuk jualan oleh pemaju dan belum terjual melebihi sembilan (9) bulan dari tarikh perjanjian jual beli pertama ditandatangani bagi projek atau fasa pelancaran yang sama.

TECHNICAL NOTES

1. *The review period of this report covers the year of 2024 ending on 31st June 2026.*

2. *The coverage of the survey was confined to residential, commercial and industrial units.*

3. ***Launch of Property Sales** is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.*

   If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the official launch date will be the date recorded.

4. ***New launches** comprise properties in residential schemes launched in first half year 2026.*

5. ***Sales performance** refers to the percentage of number of units sold from the total units launched for a specific type of property in the review period. Two types of sales performance are computed in this publication namely quarterly sales performance and accumulated sales performance.*

6. ***Unsold Completed** is defined as property units that have been completed, have obtained the Certificate of Completion and Compliance (CCC), have been launched for sale by the developer, and have remained unsold for more than nine (9) months from the date of the first Sale and Purchase Agreement (SPA) signed for the respective project or launch phase.*

7. ***The value** of unsold completed property is derived from the average selling price for the particular type of property offered for sale by the developer multiplied by the number of unsold completed property at the end of the review period.*

8. ***Unsold Under Construction** is defined as property units that are under construction, have been launched for sale by the developer, and have remained unsold for more than nine (9) months from the date of the first Sale and Purchase Agreement (SPA) signed for the respective project or launch phase.*

9. **Harta tanah belum dibina belum terjual** didefinisikan sebagai unit harta tanah belum dibina, telah dilancarkan untuk jualan oleh pemaju dan belum terjual melebihi 9 bulan dari tarikh perjanjian jual beli pertama ditandatangani bagi projek atau fasa pelancaran yang sama.

10. **Sebuah skim perumahan** adalah projek perumahan yang mengandungi sekurang-kurang lima atau lebih bangunan yang digunakan untuk tujuan kediaman. Satu skim perumahan adalah satu identiti. Ianya boleh dibangunkan di atas sekeping tanah dengan satu hakmilik, atau banyak tanah dengan hakmilik yang lebih dari satu, serta boleh dibangunkan dalam beberapa fasa. Pembangunan tersebut boleh bercampur dengan bangunan untuk kegunaan lain seperti perniagaan, industri dan institusi.

9. ***Unsold Not Constructed*** *is defined as property units that have not commenced construction, have been launched for sale by the developer, and have remained unsold for more than nine (9) months from the date of the first Sale and Purchase Agreement (SPA) signed for the respective project or launch phase.*

10. ***A residential scheme*** *is a housing project comprised a minimum of five or more buildings mainly used for dwelling purposes. A residential scheme has one identity. It may be developed on a land with a single title or on lands with multiple titles and could be developed in phases. The developments can be mixed with buildings for other uses like retail, industrial or institutional.*

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No. Tel:07-2241707 / 2239933
No. Faks:07-2234266

PULAU PINANG
Jabatan Penilaian dan Perkhidmatan Harta
Negei Pulau Pinang
Tingkat 41, Bangunan KOMTAR
10593 Pulau Pinang
No. Tel:04-2644914
No. Faks:04-2644915

PERAK
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Perak
Aras 8, Menara SSM
Jalan Basco Kepayang 1
Basco Avenue@Kepayang
31400 Ipoh
No. Tel:05 - 5432800
No. Faks:05-2429537

NEGERI SEMBILAN
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Sembilan
Tingkat 9, Bangunan Yayasan Negeri
Jalan Yam Tuan
70000 Seremban
No. Tel:06-7638602
No. Faks:06-7639306

MELAKA
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Melaka
Aras 7,Wisma Persekutuan
Jalan MITC, Hang Tuah Jaya
75450 Ayer Keroh, Melaka
No. Tel:06-2328205
No. Faks:06-2328202

KEDAH
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Kedah
Aras 2, Zon C, Wisma Persekutuan
Pusat Pentadbiran Kerajaan Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar
No. Tel:04-7001900
No. Faks:04-7001903

PAHANG
Jabatan Penilaian dan Perkhidmatan Harta
Pahang
Tingkat 2, Bangunan KWSP
Bandar Indera Mahkota
25200 Kuantan
No. Tel:09-5715111
No. Faks:09-5715113

TERENGGANU
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Terengganu
Tingkat 9, Wisma Persekutuan
Jalan Sultan Ismail
20200 Kuala Terengganu
No. Tel:09-6204550
No. Faks:09-6204551

KELANTAN
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Kelantan
Tingkat 12, Wisma Persekutuan
Jalan Bayam
15200 Kota Bahru
No. Tel:09-7471763
No. Faks:09-7474975

PERLIS
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Perlis
Tingkat 2, Bangunan Persekutuan
Persiaran Jubli Emas
01000 Kangar
No. Tel:04-9782763
No. Faks:04-9772595

SABAH
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Sabah
Tingkat 4, Blok B, Bangunan KUWASA
Beg Berkunci 2043
88999 Kota Kinabalu
No. Tel:088-248325
No. Faks:088-242328

SARAWAK
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Sarawak
Tingkat 3, Wisma Hong
No. 202, Lot 3012, Jalan Rock
93200 Kuching
No. Tel:082-255859 / 234051
No. Faks:082-234575

Untuk Sebarang Pertanyaan, Sila Hubungi :
For any enquiries, please contact:

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