KEMENTERIAN KEWANGAN

INDEKS HARGA RUMAH MALAYSIA

Malaysian House Price Index

Q1 - Q2 2026[P]

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

Diterbitkan oleh

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Precinct 2
62592 PUTRAJAYA

Tel : 03 - 88869000
Fax : 03 - 88869007

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GAMBARAN KESELURUHAN

Data awalan bagi Indeks Harga Rumah Malaysia (IHRM) pada Q2 2026P mencatatkan 234.7 mata, mewakili peningkatan tahun ke tahun sebanyak 0.9%. Ini menunjukkan penurunan ketara daripada pertumbuhan tahunan 3.0% (232.5 mata) yang direkodkan pada Q2 2025, sekali gus menjadikannya kadar pertumbuhan tahunan paling perlahan sejak fasa pemulihan pasca-pandemik bermula pada tahun 2022. Secara suku tahunan, indeks berkenaan menguncup sebanyak 0.5% pada Q2 2026P, merosot berbanding penguncupan 0.3% yang dicatatkan pada Q1 2026. Sehubungan itu, harga purata rumah nasional menurun kepada RM506,317 seunit pada Q2 2026P, berbanding RM508,923 pada Q1 2026.

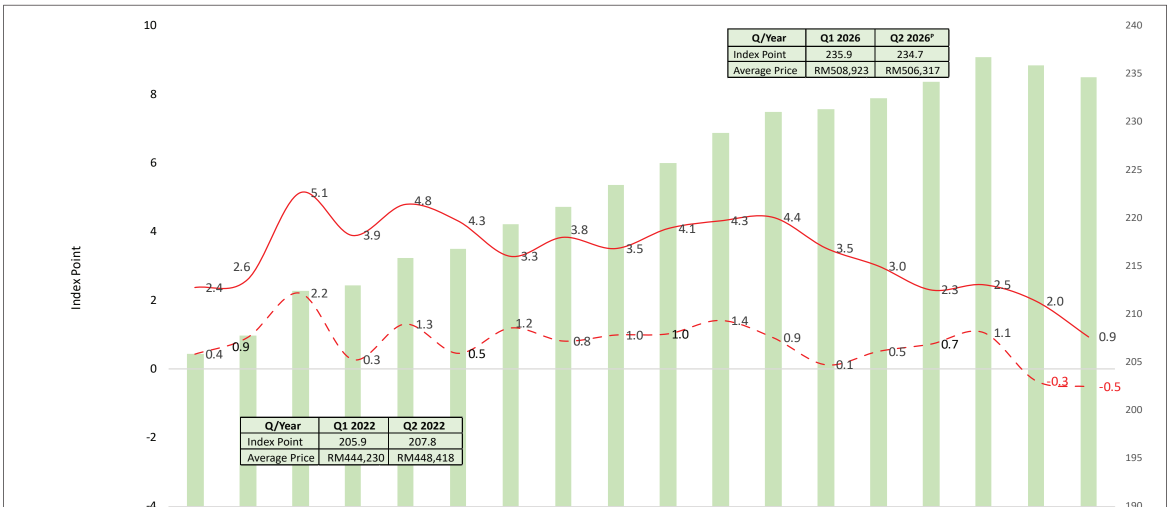
Indeks Harga Pengguna (IHP) meningkat sebanyak 1.9% pada Jun 2026 berbanding 2.0% pada bulan sebelumnya, manakala mata indeks meningkat kepada 137.1 daripada 134.5 pada Jun 2025. Pada suku kedua 2026, IHP turut meningkat sebanyak 1.9%, berbanding 1.6% pada Q1 2026[1].Tindakan Bank Negara Malaysia mengekalkan Kadar Dasar Semalaman (OPR) tidak berubah pada 2.75% sejak Julai 2025 terus menyokong permintaan perumahan, terbukti menerusi pertumbuhan pinjaman isi rumah yang stabil sebanyak 5.3% bagi pembelian harta tanah. Walaupun tekanan kos luaran susulan konflik di Timur Tengah dijangka memberikan sedikit tekanan menaik kepada harga, kesan keseluruhannya terhadap inflasi pada tahun 2026 dijangka kekal terkawal. Langkah dasar dalam negeri seperti subsidi bahan api bersasar serta keadaan permintaan yang stabil dijangka dapat mengehadkan pemindahan kos global yang lebih tinggi kepada harga dalam negeri.[2] Asas ekonomi yang kukuh dan pembiayaan yang mudah diakses terus mengukuhkan permintaan asas perumahan, sekali gus mengekalkan sokongan teguh terhadap nilai harta tanah ketika pembeli menangani pelarasan bajet jangka pendek.

OVERVIEW

Preliminary data for the Malaysian House Price Index (MHPI) in Q2 2026P recorded 234.7 points, representing a year-on-year increase of 0.9%. This marks a significant deceleration from the 3.0% annual growth (232.5 points) recorded in Q2 2025, making it the slowest annual growth rate since the post-pandemic recovery period began in 2022. On a quarterly basis, the index declined by 0.5% in Q2 2026P, deepening from the 0.3% contraction seen in Q1 2026. As a result, the national average house price softened to RM506,317 per unit in Q2 2026P, down from RM508,923 in Q1 2026.

The Consumer Price Index (CPI) increased by 1.9% in June 2026 from 2.0% in the previous month, while the index points increased to 137.1 from 134.5 in June 2025. For the second quarter of 2026, CPI also increased by 1.9%, compared to 1.6% in Q1 2026[1] . Bank Negara Malaysia keeping the Overnight Policy Rate (OPR) unchanged at 2.75% since July 2025 continues to underpin structural housing demand, evidenced by stable household loan growth of 5.3% for property purchases. While external cost pressures arising from the Middle East conflict may exert some upward pressure on prices going forward, the overall impact on inflation for 2026 is expected to remain contained. Domestic policy measures such as targeted fuel subsidies, together with stable demand conditions, are expected to help limit the pass-through of higher global costs to domestic prices.[2] Strong economic fundamentals and accessible financing continue to anchor underlying housing demand, maintaining firm support for property values while buyers navigate short-term budget adjustments.

Carta 1: IHRM: Mata Indeks, Perubahan Tahunan & Sukuan Q1 2022 – Q2 2026P
Chart 1: MHPI: Index Point and Annual Change Q1 2022 – Q2 2026P



	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
Index Point	205.9	207.8	212.4	213.0	215.8	216.8	219.4	221.2	223.4	225.7	228.9	231.0	231.3	232.5	234.2	236.7	235.9	234.7
Annual Change (%)	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	4.1	4.3	4.4	3.5	3.0	2.3	2.5	2.0	0.9
Quarterly Change (%)	0.4	0.9	2.2	0.3	1.3	0.5	1.2	0.8	1.0	1.0	1.4	0.9	0.1	0.5	0.7	1.1	-0.3	-0.5

[1] *Jabatan Perangkaan Malaysia (DOSM), IHP Jun 2026/ Department of Statistics Malaysia (DOSM), CPI June 2026*
[2] *BNM, Pernyataan Dasar Monetari, Julai 2026; BNM, Perkembangan Ekonomi dan Kewangan di Malaysia pada Suku Kedua Tahun 2026, Ogos 2026/ BNM, Monetary Policy Statement, July 2026; BNM, Economic and Financial Developments in Malaysia in the Second Quarter of 2026, August 2026.*

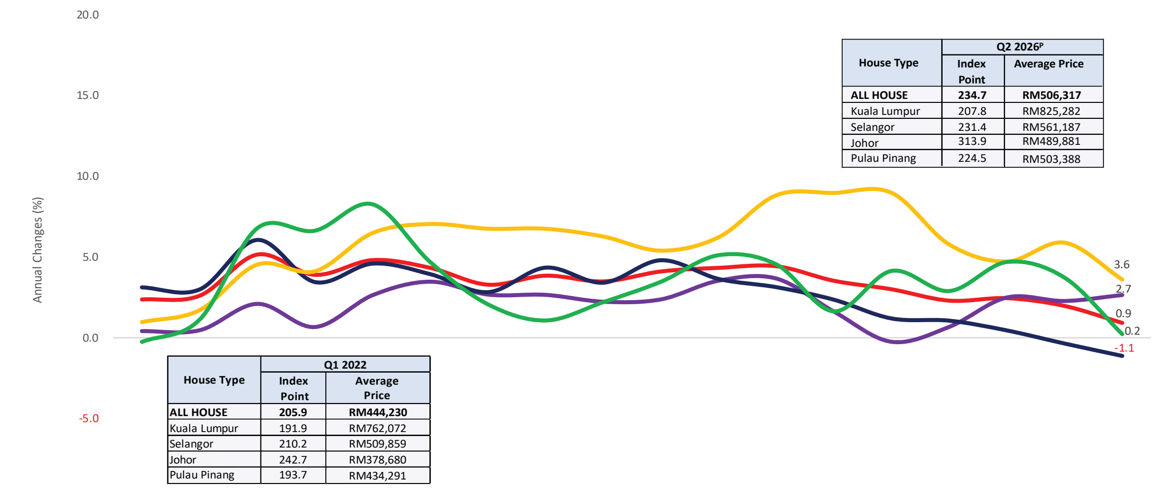
INDEKS HARGA SEMUA RUMAH MENGIKUT NEGERI

Setakat Q2 2026P, perubahan tahun ke tahun IHRM peringkat negeri berjulat antara -2.2% hingga 7.0%. Johor mencatatkan pertumbuhan paling kukuh dalam kalangan negeri utama iaitu sebanyak 3.6%, diikuti Kuala Lumpur pada 2.7%, manakala Pulau Pinang meningkat sebanyak 0.2% dan Selangor menurun sebanyak 1.1%, seperti yang ditunjukkan dalam Carta 2 dan 3.

ALL HOUSE PRICE INDEX BY STATE

As of Q2 2026P, state-level annual MHPI changes ranged from -2.2% to 7.0%. Johor recorded the strongest growth among the major states at 3.6%, followed by Kuala Lumpur at 2.7%, while Pulau Pinang increased by 0.2% and Selangor declined by 1.1%, as shown in Charts 2 and 3.

Carta 2: Perubahan Tahunan IHRM Mengikut Negeri Utama Q1 2022 - Q2 2026P
Chart 2: MHPI Annual Changes by Major State Q1 2022 – Q2 2026P

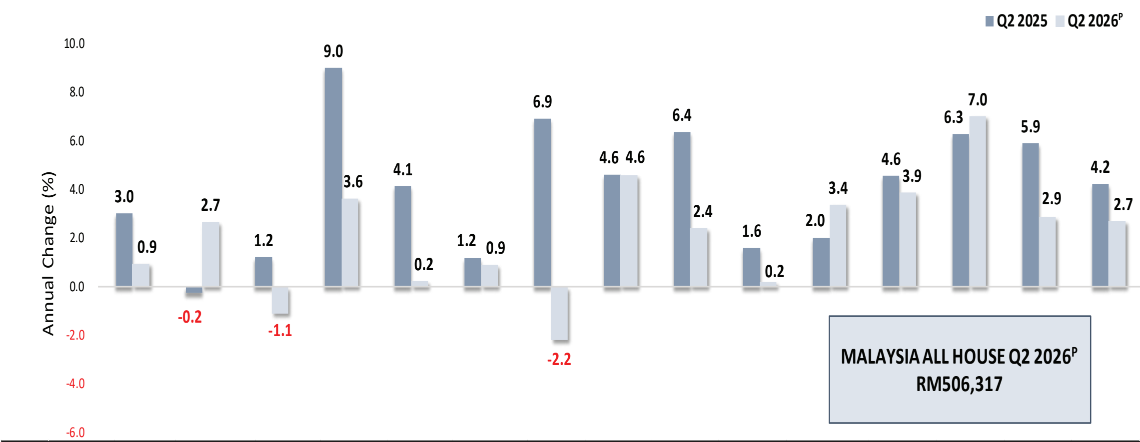


House Type	Q2 2026P Index Point	Q2 2026P Average Price
ALL HOUSE	**234.7**	**RM506,317**
Kuala Lumpur	207.8	RM825,282
Selangor	231.4	RM561,187
Johor	313.9	RM489,881
Pulau Pinang	224.5	RM503,388

House Type	Q1 2022 Index Point	Q1 2022 Average Price
ALL HOUSE	**205.9**	**RM444,230**
Kuala Lumpur	191.9	RM762,072
Selangor	210.2	RM509,859
Johor	242.7	RM378,680
Pulau Pinang	193.7	RM434,291

	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
All House	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	4.1	4.3	4.4	3.5	3.0	2.3	2.5	2.0	0.9
Kuala Lumpur	0.4	0.5	2.1	0.7	2.7	3.5	2.7	2.7	2.2	2.4	3.6	3.7	1.6	-0.2	0.7	2.5	2.3	2.7
Selangor	3.1	3.0	6.1	3.5	4.6	4.0	2.8	4.4	3.4	4.8	3.7	3.2	2.4	1.2	1.1	0.5	-0.3	-1.1
Johor	1.0	1.7	4.6	4.1	6.5	7.1	6.8	6.8	6.3	5.4	6.2	8.8	9.0	9.0	5.8	4.7	5.9	3.6
Pulau Pinang	-0.3	1.1	6.8	6.6	8.3	4.7	2.1	1.1	2.2	3.5	5.1	4.5	1.6	4.1	2.9	4.7	3.7	0.2

Carta 3: Perubahan Tahunan IHRM Mengikut Negeri Q2 2026P – Q2 2025
Chart 3: MHPI Annual Change by State Q2 2026P – Q2 2025



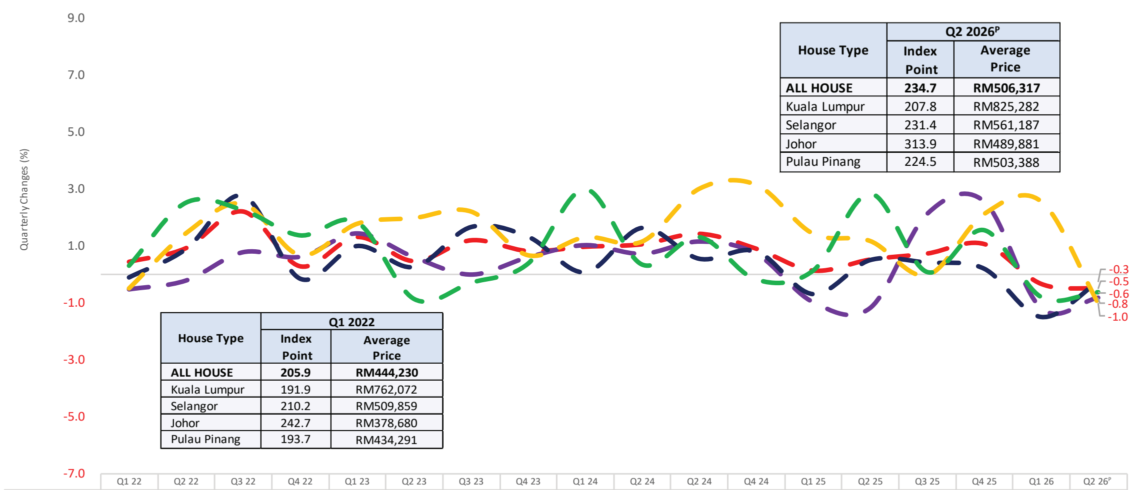
YEAR		MALAYSIA	KUALA LUMPUR	SELANGOR	JOHOR	PULAU PINANG	NEGERI SEMBILAN	PERAK	MELAKA	KEDAH	PAHANG	TERENGGANU	KELANTAN	PERLIS	SABAH	SARAWAK
Q2 2025	Index Point	232.5	202.4	234.0	302.9	224.0	243.7	253.0	226.5	250.3	214.7	195.9	240.8	229.7	211.6	219.2
	Average House Price	RM501,722	RM803,500	RM567,435	RM472,724	RM502,403	RM327,162	RM289,630	RM249,818	RM325,355	RM283,420	RM308,735	RM275,559	RM250,799	RM542,802	RM558,949
Q2 2026P	Index Point	234.7	207.8	231.4	313.9	224.5	245.9	247.4	236.9	256.3	215.1	202.5	250.1	245.8	217.7	225.1
	Average House Price	RM506,317	RM825,282	RM561,187	RM489,881	RM503,388	RM330,058	RM283,162	RM261,234	RM333,193	RM283,924	RM319,093	RM286,198	RM268,383	RM558,358	RM574,099

Bagi perubahan suku tahunan, kesemua negeri utama mencatatkan penurunan berjulat antara -0.3% hingga -1.0%. Bagi keseluruhan negeri, perubahan suku tahunan berjulat antara -1.8% hingga 2.6%, dengan Sabah, Perlis dan Kelantan mencatatkan peningkatan tertinggi masing-masing pada 2.6%, 1.8% dan 1.7%.

For quarterly changes, all major states recorded declines ranging from -0.3% to -1.0%. Across all states, quarterly changes ranged from -1.8% to 2.6%, with Sabah, Perlis, and Kelantan recording the highest increases at 2.6%, 1.8%, and 1.7%, respectively.

Carta 4: Perubahan Sukuan IHRM mengikut Negeri Utama Q1 2022 vs Q2 2026P

Chart 4: MHPI Quarterly Change by Major State Q1 2022 vs Q2 2026P



House Type	Q2 2026P Index Point	Q2 2026P Average Price
ALL HOUSE	**234.7**	**RM506,317**
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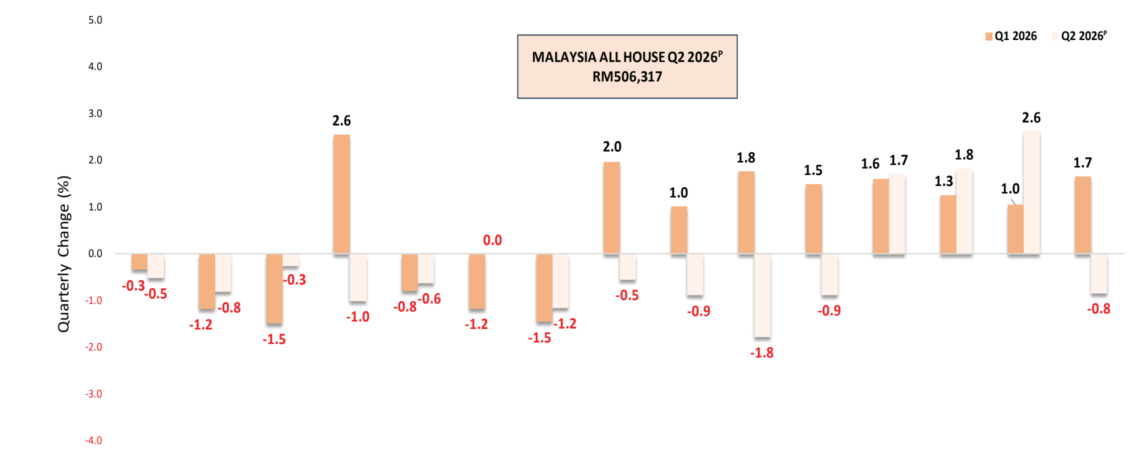
All House	0.4	0.9	2.2	0.3	1.3	0.5	1.2	0.8	1.0	1.1	1.4	0.9	0.1	0.5	0.7	1.1	-0.3	-0.5
Kuala Lumpur	-0.5	-0.2	0.8	0.6	1.4	0.6	0.0	0.6	1.0	0.7	1.2	0.7	-1.0	-1.2	2.1	2.6	-1.2	-0.8
Selangor	-0.1	0.9	2.8	-0.1	1.0	0.3	1.7	1.3	0.1	1.6	0.6	0.8	-0.7	0.5	0.4	0.2	-1.5	-0.3
Johor	-0.5	1.4	2.5	0.7	1.8	2.0	2.2	0.7	1.3	1.1	3.0	3.1	1.4	1.2	-0.0	2.1	2.6	-1.0
Pulau Pinang	0.3	2.5	2.3	1.4	1.8	-0.9	-0.3	0.4	3.0	0.4	1.3	-0.2	0.1	2.8	0.1	1.6	-0.8	-0.6

Kuala Lumpur terus mencatatkan harga purata rumah tertinggi dalam kalangan negeri utama pada RM825,282 seunit, diikuti Selangor pada RM561,187. Johor dan Pulau Pinang masing-masing mencatatkan RM489,881 dan RM503,388 seunit. Secara keseluruhan, harga purata rumah nasional adalah RM506,317 seunit pada Q2 2026P.

Kuala Lumpur continued to record the highest average house price among the major states at RM825,282 per unit, followed by Selangor at RM561,187. Johor and Pulau Pinang recorded RM489,881 and RM503,388 per unit, respectively. Overall, the national average house price was RM506,317 per unit in Q2 2026P.

Carta 5: Perubahan Sukuan IHRM Mengikut Negeri Q2 2026P – Q1 2026

Chart 5: MHPI Quarterly Change by State Q2 2026P – Q1 2026



QUARTER		MALAYSIA	KUALA LUMPUR	SELANGOR	JOHOR	PULAU PINANG	NEGERI SEMBILAN	PERAK	MELAKA	KEDAH	PAHANG	TERENGGANU	KELANTAN	PERLIS	SABAH	SARAWAK
Q1 2026	Index Point	235.9	209.5	232.0	317.1	225.9	245.9	250.3	238.2	258.6	219.0	204.3	245.9	241.4	212.1	227.0
	Average House Price	RM508,923	RM831,860	RM562,736	RM494,786	RM506,580	RM330,142	RM286,569	RM262,707	RM336,113	RM289,067	RM321,954	RM281,383	RM263,496	RM544,049	RM578,909
Q2 2026P	Index Point	234.7	207.8	231.4	313.9	224.5	245.9	247.4	236.9	256.3	215.1	202.5	250.1	245.8	217.7	225.1
	Average House Price	RM506,317	RM825,282	RM561,187	RM489,881	RM503,388	RM330,058	RM283,162	RM261,234	RM333,193	RM283,924	RM319,093	RM286,198	RM268,383	RM558,358	RM574,099

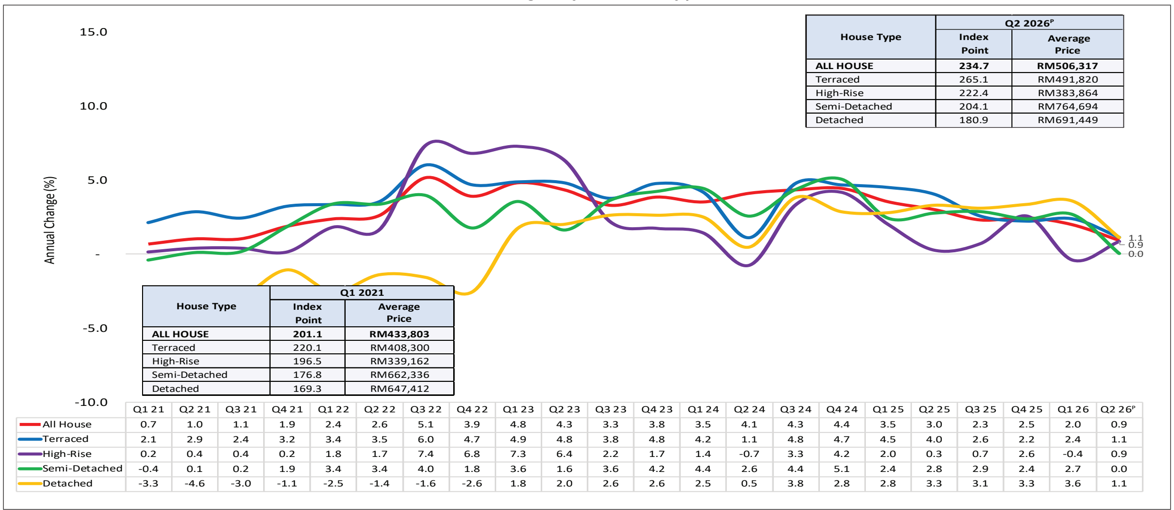
INDEKS HARGA RUMAH MENGIKUT JENIS

Secara keseluruhan, data awalan bagi Q2 2026P menunjukkan penurunan pertumbuhan tahunan yang lebih meluas merentasi sebahagian besar segmen perumahan, dengan peningkatan tahunan perlahan kepada antara sifar hingga 1.1% berbanding Q2 2025. Pengecualian ketara ialah indeks unit bertingkat tinggi, yang menunjukkan momentum baharu dengan pertumbuhan tahunan sebanyak 0.9%, lebih tinggi berbanding tempoh yang sama tahun lepas.

HOUSE PRICE INDEX BY TYPE

Overall, preliminary data for Q2 2026P indicates a broader moderation in annual growth across most housing segments, with annual increases slowing to between zero and 1.1% compared to Q2 2025. The notable exception was the high-rise unit index, which showed renewed momentum with an annual growth of 0.9%, higher compared to the same period last year.

Carta 6: Perubahan Tahunan IHRM Mengikut Jenis Rumah Q1 2022 – Q2 2026P
Chart 6: MHPI Annual Change By House Type Q1 2022 – Q2 2026P



House Type	Q2 2026P	
	Index Point	Average Price
ALL HOUSE	**234.7**	**RM506,317**
Terraced	265.1	RM491,820
High-Rise	222.4	RM383,864
Semi-Detached	204.1	RM764,694
Detached	180.9	RM691,449

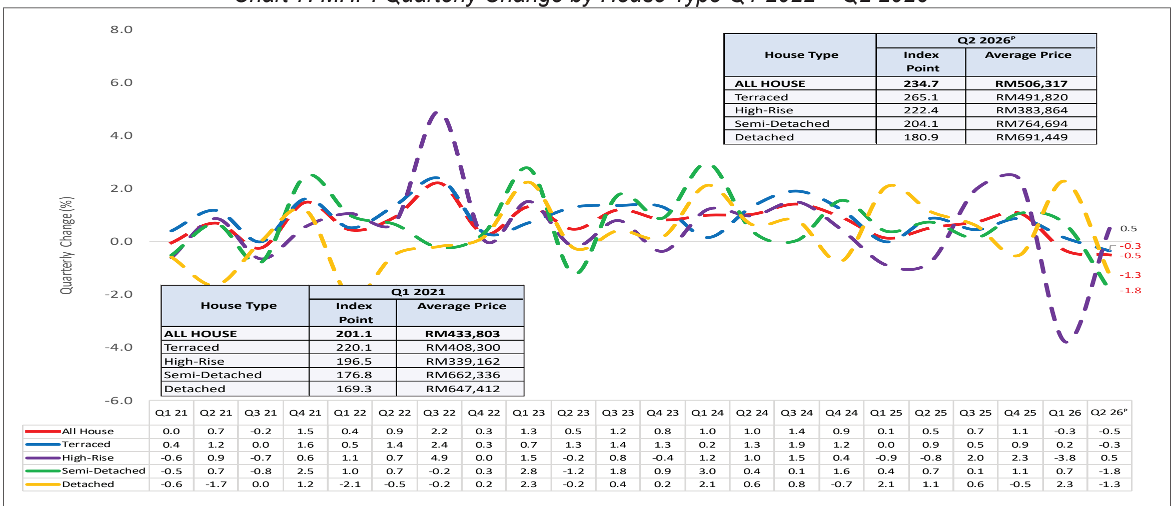
House Type	Q1 2021	
	Index Point	Average Price
ALL HOUSE	**201.1**	**RM433,803**
Terraced	220.1	RM408,300
High-Rise	196.5	RM339,162
Semi-Detached	176.8	RM662,336
Detached	169.3	RM647,412

	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
All House	0.7	1.0	1.1	1.9	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	4.1	4.3	4.4	3.5	3.0	2.3	2.5	2.0	0.9
Terraced	2.1	2.9	2.4	3.2	3.4	3.5	6.0	4.7	4.9	4.8	3.8	4.8	4.2	1.1	4.8	4.7	4.5	4.0	2.6	2.2	2.4	1.1
High-Rise	0.2	0.4	0.4	0.2	1.8	1.7	7.4	6.8	7.3	6.4	2.2	1.7	1.4	-0.7	3.3	4.2	2.0	0.3	0.7	2.6	-0.4	0.9
Semi-Detached	-0.4	0.1	0.2	1.9	3.4	3.4	4.0	1.8	3.6	1.6	3.6	4.2	4.4	2.6	4.4	5.1	2.4	2.8	2.9	2.4	2.7	0.0
Detached	-3.3	-4.6	-3.0	-1.1	-2.5	-1.4	-1.6	-2.6	1.8	2.0	2.6	2.6	2.5	0.5	3.8	2.8	2.8	3.3	3.1	3.3	3.6	1.1

Secara suku tahunan, pasaran menunjukkan tanda-tanda penurunan, dengan kebanyakan jenis harta tanah mencatatkan sedikit penurunan harga. Penurunan berjulat antara 0.3% bagi rumah teres hingga 1.8% bagi rumah berkembar, dengan unit bertingkat menjadi pengecualian ketara selepas mencatatkan peningkatan sederhana sebanyak 0.5%. Prestasi ini mencerminkan tempoh konsolidasi pasaran susulan Q1 2026, apabila pembeli menangani pelarasan bajet jangka pendek manakala permintaan perumahan teras kekal disokong kukuh oleh pembiayaan yang mudah diakses dan asas ekonomi yang stabil.

On a quarterly basis, the market showed signs of softening, with most property types recording a slight price dip. Decreases ranged from 0.3% for terraced houses to 1.8% for semi-detached houses, with high-rise units being the notable exception after posting a modest gain of 0.5%. This performance reflects a period of market consolidation following Q1 2026, as buyers navigate short-term budget adjustments while underlying housing demand remains firmly supported by accessible financing and stable economic fundamentals.

Carta 7: Perubahan Sukuan IHRM Mengikut Jenis Rumah Q1 2022 – Q2 2026P
Chart 7: MHPI Quarterly Change by House Type Q1 2022 – Q2 2026P



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	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
All House	0.0	0.7	-0.2	1.5	0.4	0.9	2.2	0.3	1.3	0.5	1.2	0.8	1.0	1.0	1.4	0.9	0.1	0.5	0.7	1.1	-0.3	-0.5
Terraced	0.4	1.2	0.0	1.6	0.5	1.4	2.4	0.3	0.7	1.3	1.4	1.3	0.2	1.3	1.9	1.2	0.0	0.9	0.5	0.9	0.2	-0.3
High-Rise	-0.6	0.9	-0.7	0.6	1.1	0.7	4.9	0.0	1.5	-0.2	0.8	-0.4	1.2	1.0	1.5	0.4	-0.9	-0.8	2.0	2.3	-3.8	0.5
Semi-Detached	-0.5	0.7	-0.8	2.5	1.0	0.7	-0.2	0.3	2.8	-1.2	1.8	0.9	3.0	0.4	0.1	1.6	0.4	0.7	0.1	1.1	0.7	-1.8
Detached	-0.6	-1.7	0.0	1.2	-2.1	-0.5	-0.2	0.2	2.3	-0.2	0.4	0.2	2.1	0.6	0.8	-0.7	2.1	1.1	0.6	-0.5	2.3	-1.3

INDEKS HARGA RUMAH TERES

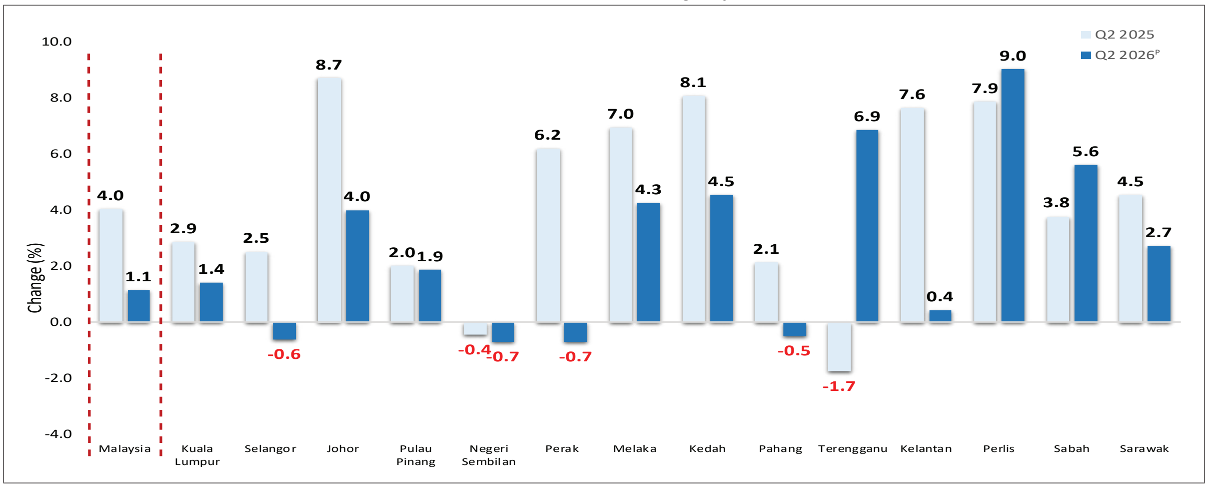
Indeks Harga Rumah Teres mencatatkan peningkatan tahun ke tahun sebanyak 1.1% pada Q2 2026^{P}. Kebanyakan negeri mencatatkan pertumbuhan tahunan yang sederhana bagi segmen teres. Ini menunjukkan peningkatan yang lebih perlahan berbanding 4.0% yang direkodkan pada suku yang sama 2025. Negeri-negeri prestasi positif mencatatkan peningkatan tahunan antara 0.4% hingga 9.0%, mencerminkan penurunan pertumbuhan secara umum di seluruh negara. Walau bagaimanapun, Selangor (-0.6%), Negeri Sembilan (-0.7%), Perak (-0.7%) dan Pahang (-0.5%) mencatatkan penurunan tahun ke tahun, manakala negeri-negeri seperti Perlis (9.0%), Terengganu (6.9%) dan Sabah (5.6%) berlawanan trend penurunan ini dengan pertumbuhan yang kukuh.

TERRACED HOUSE PRICE INDEX

The Terraced House Price Index recorded a year-on-year increase of 1.1% in Q2 2026^{P}. Most states posted modest annual gains in the terraced segment. This marks a softer increase compared to the 4.0% recorded in the same quarter of 2025. States with positive performance recorded annual gains between 0.4% and 9.0%, reflecting a general slowdown across the country. However, Selangor (-0.6%), Negeri Sembilan (-0.7%), Perak (-0.7%), and Pahang (-0.5%) registered year-on-year declines, while states like Perlis (9.0%), Terengganu (6.9%), and Sabah (5.6%) went against the cooling trend with strong growth.

Carta 8: Perubahan Tahunan Indeks Harga Rumah Teres Mengikut Negeri Q2 2026^{P} vs Q2 2025

Chart 8: Terraced House Price Index Annual Change by State Q2 2026^{P} vs Q2 2025

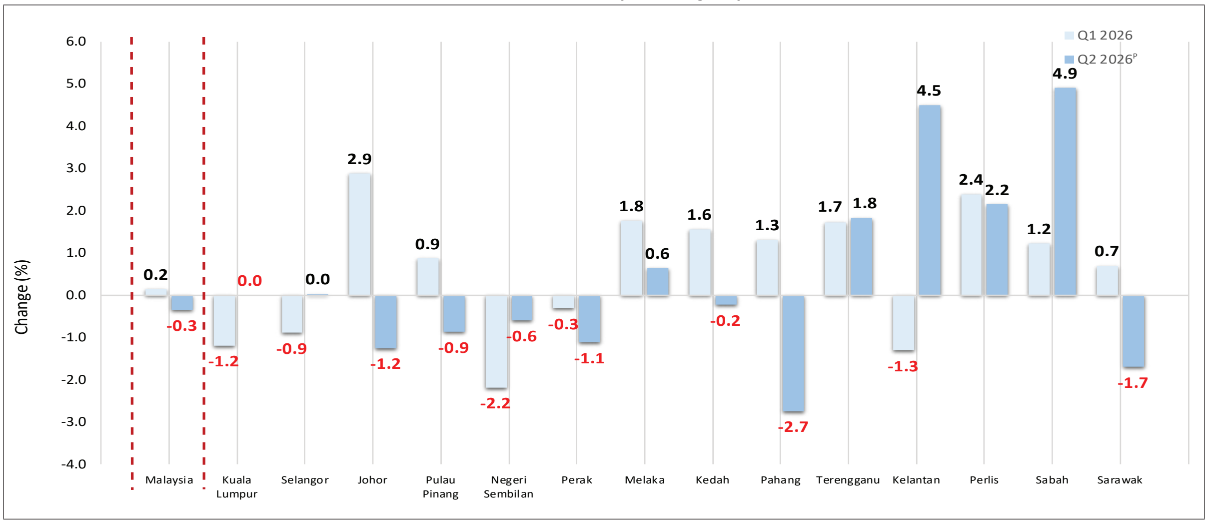


Secara suku tahunan, Indeks Harga Rumah Teres mencatatkan penurunan sebanyak 0.3% pada Q2 2026^{P}. Prestasi merentasi negeri adalah bercampur-campur, dengan pergerakan harga suku tahunan berjulat daripada -2.7% di Pahang hingga 4.9% di Sabah. Beberapa negeri mencatatkan penurunan sukuan, didahului oleh Pahang (-2.7%), Sarawak (-1.7%), Johor (-1.2%), Perak (-1.1%), Pulau Pinang (-0.9%), Negeri Sembilan (-0.6%) dan Kedah (-0.2%), manakala Kuala Lumpur (sifar) dan Selangor (sifar) kekal tidak berubah. Sebaliknya, negeri-negeri seperti Sabah (4.9%), Kelantan (4.5%), Perlis (2.2%), Terengganu (1.8%) dan Melaka (0.6%) melawan penurunan peringkat nasional dengan mencatatkan pertumbuhan suku tahunan yang positif.

On a quarterly basis, the Terraced House Price Index recorded a contraction of 0.3% in Q2 2026^{P}. Performance across states was mixed, with quarterly price movements ranging from -2.7% in Pahang to 4.9% in Sabah. Several states registered quarter-on-quarter declines, led by Pahang (-2.7%), Sarawak (-1.7%), Johor (-1.2%), Perak (-1.1%), Pulau Pinang (-0.9%), Negeri Sembilan (-0.6%), and Kedah (-0.2%), while Kuala Lumpur (zero) and Selangor (zero) remained unchanged. Conversely, states such as Sabah (4.9%), Kelantan (4.5%), Perlis (2.2%), Terengganu (1.8%), and Melaka (0.6%) went against the national dip by recording positive quarterly gains.

Carta 9: Perubahan Sukuan Indeks Harga Rumah Teres Mengikut Negeri Q2 2026P vs Q1 2026

Chart 9: Terraced House Price Index Quarterly Change by State Q2 2026P vs Q1 2026



Harga purata rumah teres nasional mencapai RM491,820 seunit pada Q2 2026P. Di kalangan negeri utama, Kuala Lumpur terus mendahului dengan harga purata tertinggi pada RM977,286 seunit, diikuti Selangor (RM634,465 seunit), Pulau Pinang (RM562,831 seunit) dan Johor (RM479,396 seunit). Pada kedudukan terendah, Melaka mencatatkan harga purata rumah teres paling berpatutan pada RM232,922 seunit.

The national average terraced house price reached RM491,820 per unit in Q2 2026P. Among the major states, Kuala Lumpur continued to lead with the highest average price at RM977,286 per unit, followed by Selangor (RM634,465 per unit), Pulau Pinang (RM562,831 per unit), and Johor (RM479,396 per unit). At the lower end, Melaka recorded the most affordable average terraced price at RM232,922 per unit

Jadual 1: Indeks Harga Rumah Teres dan Harga Purata Mengikut Negeri Q2 2026P

Table 1: Terraced House Price Index and Average Price by State Q2 2026P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	**265.1**	258.8	258.9	373.9	207.0	267.8	258.3	249.9	271.4	224.1	216.1	206.5	270.6	216.1	226.9
Average House Price	**RM491,820**	RM977,286	RM634,465	RM479,396	RM562,831	RM293,468	RM268,449	RM232,922	RM279,901	RM276,852	RM237,546	RM249,979	RM234,172	RM547,938	RM444,260

Di peringkat wilayah, analisis negeri utama menunjukkan bahawa wilayah seperti KL North, KL Central (Kuala Lumpur), Petaling, Sepang, Hulu Langat (Selangor), Segamat, Kota Tinggi/ Pontian, Kluang, Muar, Kulai, Johor Bahru (Johor), Seberang Perai dan Pulau Pinang (Island) (Pulau Pinang) mengalami pertumbuhan harga tahunan berjulat antara 0.6% hingga 9.4% berbanding Q2 2025. Sebaliknya, wilayah lain seperti Kuala Selangor, Gombak, Klang (Selangor), Batu Pahat (Johor) dan KL South (Kuala Lumpur) mencatatkan penurunan tahun ke tahun antara 0.2% hingga 7.0%. Penyumbang utama seperti Johor (4.0%), Pulau Pinang (1.9%) dan Kuala Lumpur (1.4%) bagaimanapun kekal mencatatkan pertumbuhan tahunan yang positif, sekali gus membantu menyerap kesan penurunan di kawasan yang mengalami kemerosotan.

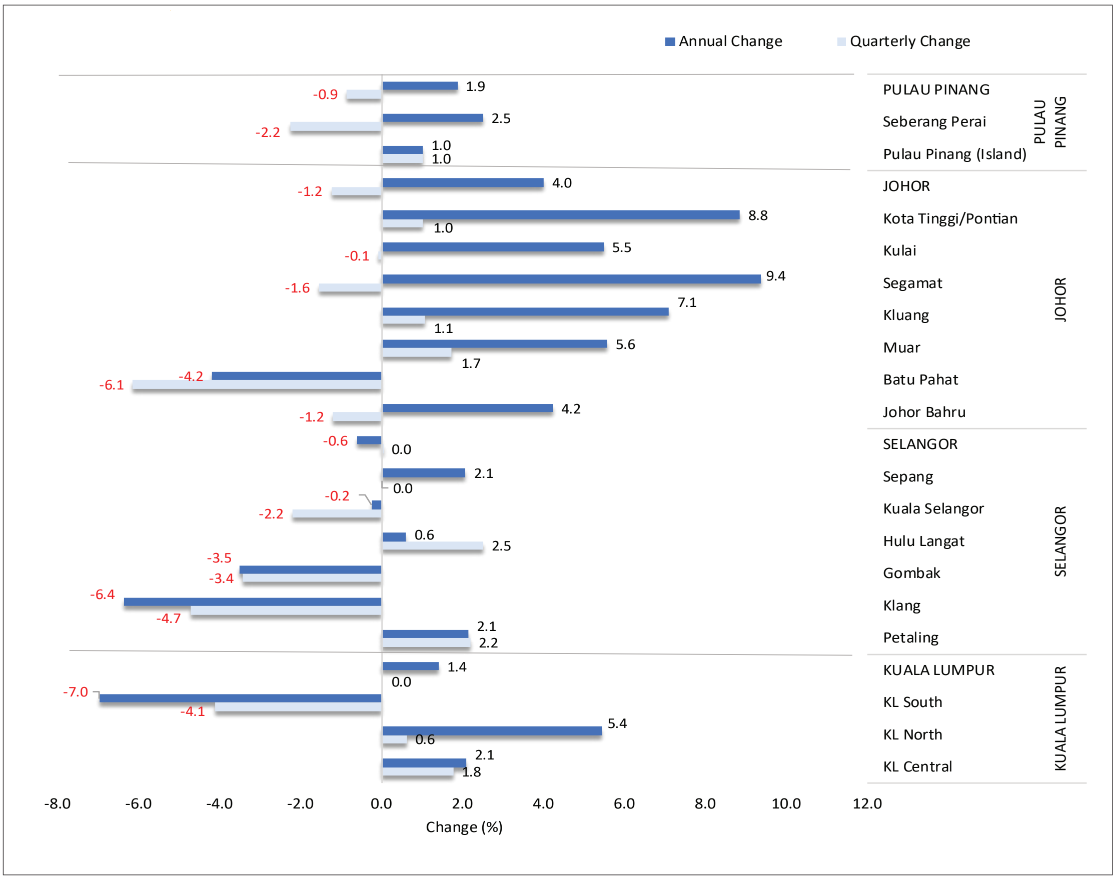
At regional level, analysis of major states reveals that regions such as KL North, KL Central (Kuala Lumpur), Petaling, Sepang, Hulu Langat (Selangor), Segamat, Kota Tinggi/ Pontian, Kluang, Muar, Kulai, Johor Bahru (Johor), Seberang Perai, and Pulau Pinang (Island) (Pulau Pinang) experienced annual price growths ranging from 0.6% to 9.4% compared to Q2 2025. By contrast, other regions such as Kuala Selangor, Gombak, Klang (Selangor), Batu Pahat (Johor), and KL South (Kuala Lumpur) recorded year-on-year declines between 0.2% and 7.0%. Major contributors such as Johor (4.0%), Pulau Pinang (1.9%), and Kuala Lumpur (1.4%) nevertheless maintained positive annual growth, helping to cushion the impact of contractions in declining areas.

Dari segi perubahan suku tahunan, wilayah seperti KL North, KL Central (Kuala Lumpur), Petaling, Hulu Langat (Selangor), Kota Tinggi/ Pontian, Kluang, Muar (Johor) dan Pulau Pinang (Island) (Pulau Pinang) mencatatkan pertumbuhan, dengan peningkatan berjulat antara 0.6% hingga 2.5%. Wilayah-wilayah lain di negeri utama mengalami penurunan antara 0.1% hingga 6.1%.

In terms of quarterly changes, regions such as KL North, KL Central (Kuala Lumpur), Petaling, Hulu Langat (Selangor), Kota Tinggi/ Pontian, Kluang, Muar (Johor), and Pulau Pinang (Island) (Pulau Pinang) recorded growth, with increases ranging from 0.6% to 2.5%. Other regions in the major states experienced drops between 0.1% and 6.1%.

Carta 10: Perubahan Tahunan (Q2 2026ᴾ vs Q2 2025) & Sukuan (Q2 2026ᴾ vs Q1 2026) Indeks Harga Rumah Teres Mengikut Negeri Utama dan Wilayah

Chart 10: Terraced House Price Index Annual (Q2 2026ᴾ vs Q2 2025) & Quarterly (Q2 2026ᴾ vs Q1 2026) Change by Major State and Region



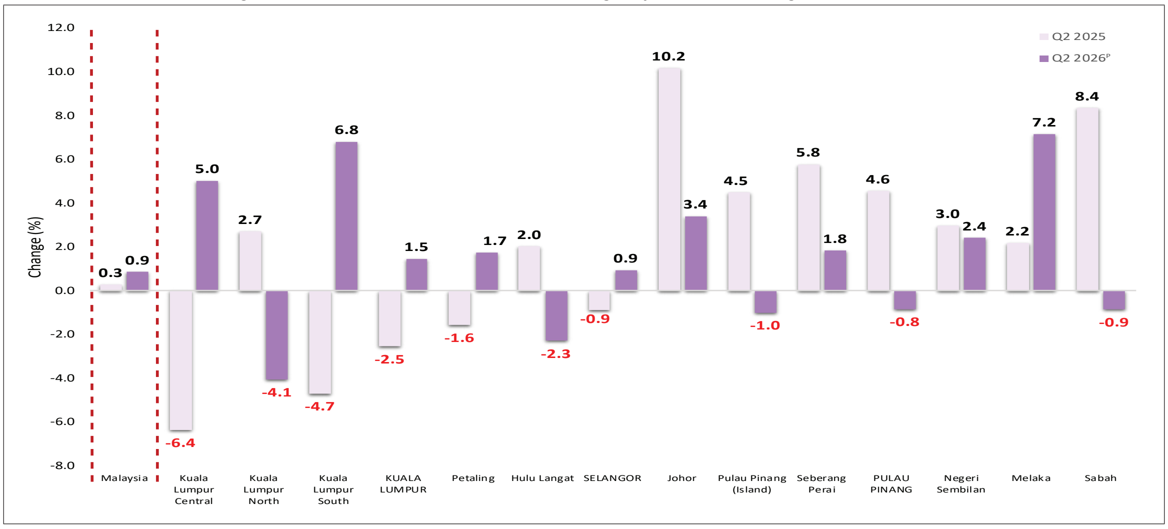
INDEKS HARGA UNIT BERTINGKAT TINGGI

Indeks Harga Unit Bertingkat menunjukkan pertumbuhan sebanyak 0.9% bagi Q2 2026ᴾ, berbanding pertumbuhan 0.3% pada Q2 2025. Pertumbuhan direkodkan di Melaka, Johor, Negeri Sembilan, Kuala Lumpur dan Selangor, dengan peningkatan berjulat antara 0.9% hingga 7.2%. Sebaliknya, Pulau Pinang dan Sabah masing-masing mencatatkan penurunan harga tahunan sebanyak 0.8% dan 0.9%. Mengikut wilayah, prestasi bercampur-campur diperhatikan merentasi kawasan yang dipantau di Kuala Lumpur, Selangor dan Pulau Pinang. Di Kuala Lumpur, pergerakan harga berjulat antara -4.1% hingga 6.8%, di mana Kuala Lumpur South (6.8%) dan Kuala Lumpur Central (5.0%) mencatatkan peningkatan, manakala Kuala Lumpur North (-4.1%) mencatatkan penurunan. Selangor menyaksikan Petaling (1.7%) mencapai pertumbuhan manakala Hulu Langat (-2.3%) menurun. Begitu juga, Pulau Pinang mencatatkan trend yang berbeza, dengan Seberang Perai (1.8%) mencatatkan peningkatan manakala Pulau Pinang (Island) (-1.0%) mengalami penurunan.

HIGH-RISE UNIT PRICE INDEX

The High-Rise Unit Price Index showed a growth of 0.9% for Q2 2026ᴾ, compared to the 0.3% growth in Q2 2025. Growth was recorded in Melaka, Johor, Negeri Sembilan, Kuala Lumpur, and Selangor, with increases ranging from 0.9% to 7.2%. Conversely, Pulau Pinang and Sabah registered annual price declines of 0.8% and 0.9%, respectively. By region, mixed performance was observed across monitored areas in Kuala Lumpur, Selangor, and Pulau Pinang. In Kuala Lumpur, price movements ranged between -4.1% and 6.8%, as Kuala Lumpur South (6.8%) and Kuala Lumpur Central (5.0%) recorded gains, while Kuala Lumpur North (-4.1%) registered a decline. Selangor saw Petaling (1.7%) achieve growth while Hulu Langat (-2.3%) contracted. Similarly, Pulau Pinang recorded contrasting trends, with Seberang Perai (1.8%) posting an increase while Pulau Pinang (Island) (-1.0%) experienced a drop.

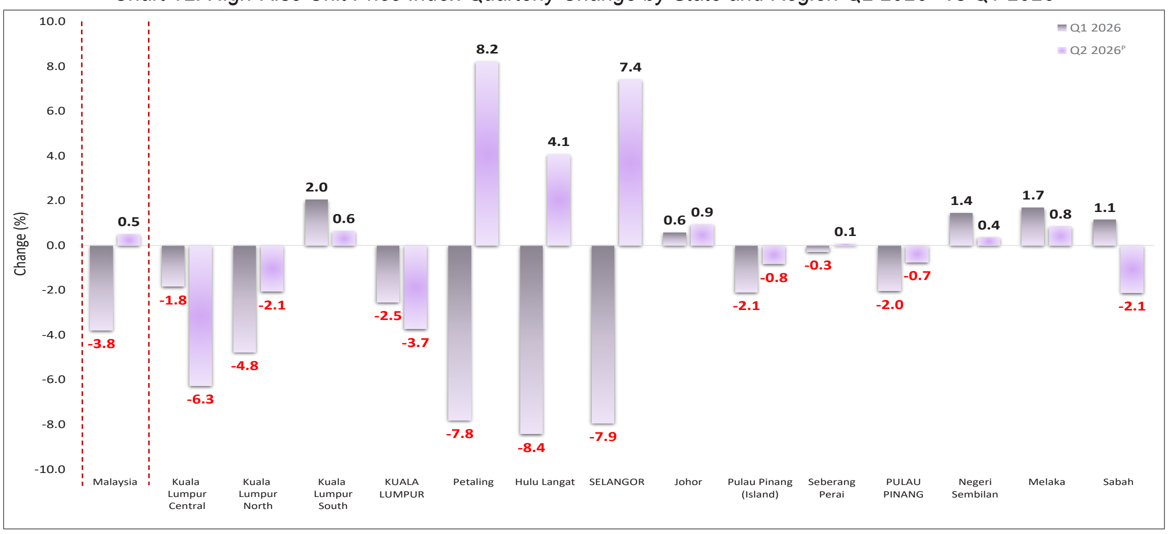
Carta 11: Perubahan Tahunan Indeks Harga Unit Bertingkat Tinggi Mengikut Negeri dan Wilayah Q2 2026P vs Q2 2025
Chart 11: High-Rise Unit Price Index Annual Change by State and Region Q2 2026P vs Q2 2025



Secara suku tahunan, Indeks Harga Unit Bertingkat melonjak semula dengan pertumbuhan sebanyak 0.5% pada Q2 2026P, membalikkan penurunan 3.8% yang direkodkan pada Q1 2026. Prestasi di negeri menunjukkan jurang yang ketara, didahului oleh pemulihan kukuh di Selangor (7.4%), didorong oleh peningkatan mantap di Petaling (8.2%) dan Hulu Langat (4.1%), di samping peningkatan stabil di Johor (0.9%), Melaka (0.8%) dan Negeri Sembilan (0.4%). Sebaliknya, penurunan harga suku tahunan direkodkan di Kuala Lumpur (-3.7%), Sabah (-2.1%) dan Pulau Pinang (-0.7%). Di peringkat wilayah, wilayah-wilayah menunjukkan pergerakan bercampur-campur, dengan KL South (0.6%) dan Seberang Perai (0.1%) mencatatkan peningkatan kecil, manakala penurunan ketara di KL Central (-6.3%), KL North (-2.1%) dan Pulau Pinang (Island) (-0.8%) menjejaskan prestasi negeri masing-masing.

On a quarterly basis, the High-Rise Unit Price Index rebounded with a growth of 0.5% in Q2 2026P, reversing the 3.8% contraction recorded in Q1 2026. Performance across states showed notable divergence, led by a strong recovery in Selangor (7.4%), boosted by solid gains in Petaling (8.2%) and Hulu Langat (4.1%), alongside steady increases in Johor (0.9%), Melaka (0.8%), and Negeri Sembilan (0.4%). Conversely, quarterly price drops were registered in Kuala Lumpur (-3.7%), Sabah (-2.1%), and Pulau Pinang (-0.7%). At the regional level, regions displayed mixed movements, with KL South (0.6%) and Seberang Perai (0.1%) recording minor gains, whereas sharp declines in KL Central (-6.3%), KL North (-2.1%), and Pulau Pinang (Island) (-0.8%) weighed down their respective state performances.

Carta 12: Perubahan Sukuan Indeks Harga Unit Bertingkat Tinggi Mengikut Negeri dan Wilayah Q2 2026P vs Q1 2026
Chart 12: High-Rise Unit Price Index Quarterly Change by State and Region Q2 2026P vs Q1 2026



Harga purata nasional bagi unit bertingkat adalah RM383,864 seunit. Wilayah di Kuala Lumpur, Petaling dan Pulau Pinang (Island) melaporkan harga melebihi purata nasional. Negeri Sembilan mengekalkan harga terendah dalam negara, dengan harga puratanya kekal melebihi RM100,000 seunit.

The national average price for high rise units was RM383,864 per unit. Regions in Kuala Lumpur, Petaling, and Pulau Pinang (Island) reported prices above the national average. Negeri Sembilan maintained the lowest price in the country, with its average price remaining above RM100,000 per unit.

Jadual 2: Indeks Harga Unit Bertingkat Tinggi dan Harga Purata Mengikut Negeri Q2 2026^P
Table 2: High-Rise Unit Price Index and Average Price by State Q2 2026^P

Region	MALAYSIA	Kuala Lumpur Central	Kuala Lumpur North	Kuala Lumpur South	KUALA LUMPUR	Petaling	Hulu Langat	SELANGOR	JOHOR	Pulau Pinang (Island)	Seberang Perai	PULAU PINANG	NEGERI SEMBILAN	MELAKA	SABAH
Index Point	**222.4**	221.4	229.1	266.9	229.8	217.3	196.8	213.0	248.9	227.9	177.2	225.0	169.8	225.9	208.4
Average House Price	**RM383,864**	RM611,069	RM578,009	RM415,242	RM562,326	RM403,289	RM259,210	RM304,660	RM279,399	RM401,059	RM147,368	RM371,532	RM114,519	RM183,389	RM374,073

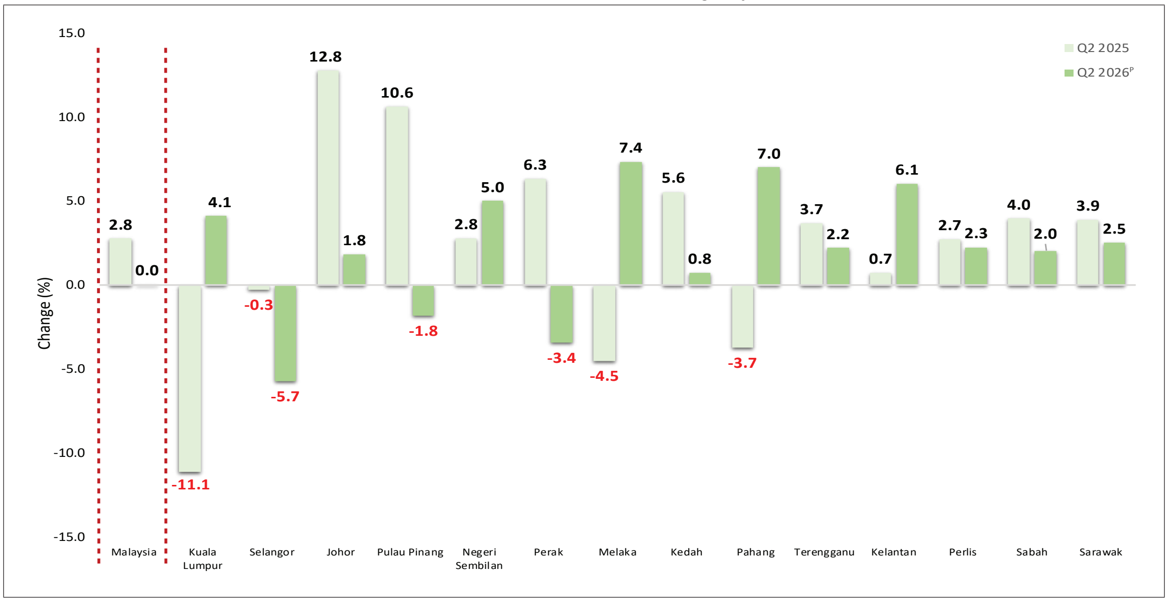
INDEKS HARGA RUMAH BERKEMBAR

SEMI-DETACHED HOUSE PRICE INDEX

Indeks Harga Rumah Berkembar kekal tidak berubah tahun ke tahun pada Q2 2026^P, menunjukkan penurunan berbanding pertumbuhan 2.8% yang direkodkan pada Q2 2025. Prestasi di negeri adalah bercampur-campur, dengan pertumbuhan tahunan positif berjulat antara 0.8% hingga 7.4%. Penurunan harga tahunan direkodkan di Selangor (-5.7%), Perak (-3.4%) dan Pulau Pinang (-1.8%). Sebaliknya, negeri-negeri seperti Melaka (7.4%), Pahang (7.0%), Kelantan (6.1%), Negeri Sembilan (5.0%) dan Kuala Lumpur (4.1%) melawan kepegunan nasional secara umum dengan mencatatkan peningkatan tahunan yang ketara.

The Semi-Detached House Price Index remained unchanged year-on-year in Q2 2026^P, marking a slowdown compared to the 2.8% growth recorded in Q2 2025. Performance across states was mixed, with positive annual growth ranging between 0.8% and 7.4%. Annual price drops were registered in Selangor (-5.7%), Perak (-3.4%), and Pulau Pinang (-1.8%). Conversely, states such as Melaka (7.4%), Pahang (7.0%), Kelantan (6.1%), Negeri Sembilan (5.0%), and Kuala Lumpur (4.1%) went against the general national stagnation by recording notable annual gains.

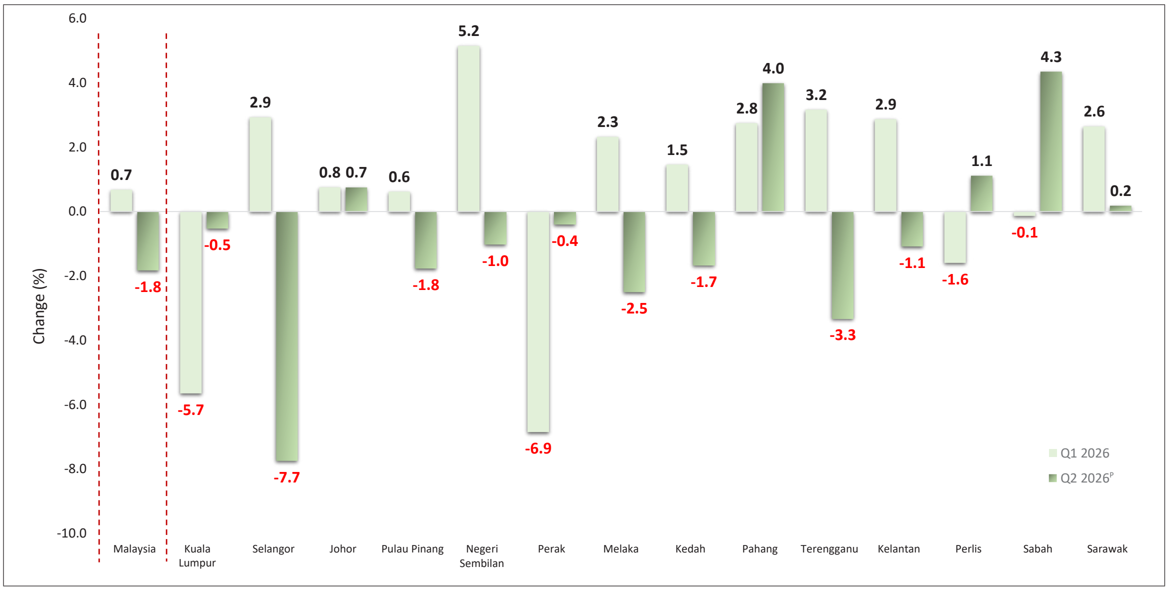
Carta 13: Perubahan Tahunan Indeks Harga Rumah Berkembar Mengikut Negeri Q2 2026^P vs Q2 2025
Chart 13: Semi-Detached House Price Index Annual Change by State Q2 2026^P vs Q2 2025



Sabah, Pahang, Perlis, Johor dan Sarawak mencapai pertumbuhan suku tahunan yang positif, dengan peningkatan berjulat antara 0.2% hingga 4.3%. Walaupun negeri-negeri lain mengalami penurunan antara 0.4% hingga 7.7%, prestasi positif di negeri-negeri ini menonjolkan sedikit kekuatan wilayah dalam pasaran harta tanah.

Sabah, Pahang, Perlis, Johor, and Sarawak achieved positive quarter-on-quarter growth, with increases ranging between 0.2% and 4.3%. While other states experienced declines between 0.4% and 7.7%, the positive performance in these states highlights some regional strength within the housing market.

Carta 14: Perubahan Sukuan Indeks Harga Rumah Berkembar Mengikut Negeri Q2 2026P vs Q1 2026
Chart 14: Semi-Detached House Price Index Quarterly Change by State Q2 2026P vs Q1 2026



Harga purata nasional bagi rumah berkembar direkodkan pada RM764,694 seunit dengan harga di Kuala Lumpur (RM2.381 juta seunit), Selangor (RM1.051 juta seunit), Sabah (RM1.026 juta seunit) dan Pulau Pinang (RM803,430 seunit) mengatasi purata ini.

The national average price of a semi-detached house was recorded at RM764,694 per unit with prices in Kuala Lumpur (RM2.381 million per unit), Selangor (RM1.051 million per unit), Sabah (RM1.026 million per unit) and Pulau Pinang (RM803,430 per unit) surpassing this average.

Jadual 3: Indeks Harga Rumah Berkembar dan Harga Purata Mengikut Negeri Q2 2026P
Table 3: Semi-Detached House Price Index and Average Price by State Q2 2026P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Perlis	Sabah	Sarawak
Index Point	**204.1**	169.3	175.0	188.1	255.4	280.8	223.3	210.3	252.6	213.7	189.0	173.5	199.7	230.3	221.7
Average House Price	**RM764,694**	RM2,380,654	RM1,051,114	RM763,750	RM803,430	RM574,587	RM443,481	RM534,734	RM452,941	RM460,144	RM372,162	RM331,565	RM425,418	RM1,026,496	RM719,735

INDEKS HARGA RUMAH SESEBUAH

Indeks Harga Rumah Sesebuah mencatatkan pertumbuhan tahunan sebanyak 1.1% pada Q2 2026P, menunjukkan penurunan berbanding pertumbuhan 3.3% yang direkodkan pada Q2 2025. Dalam kalangan negeri utama, prestasi adalah bercampur-campur. Kuala Lumpur, Johor dan Pulau Pinang masing-masing mencatatkan peningkatan sebanyak 9.4%, 3.2% dan 1.8%, manakala Selangor mengalami penurunan. Kuala Lumpur mencatatkan pertumbuhan kukuh paling ketara sebanyak 9.4%, manakala Selangor terus menurun sebanyak 3.6%.

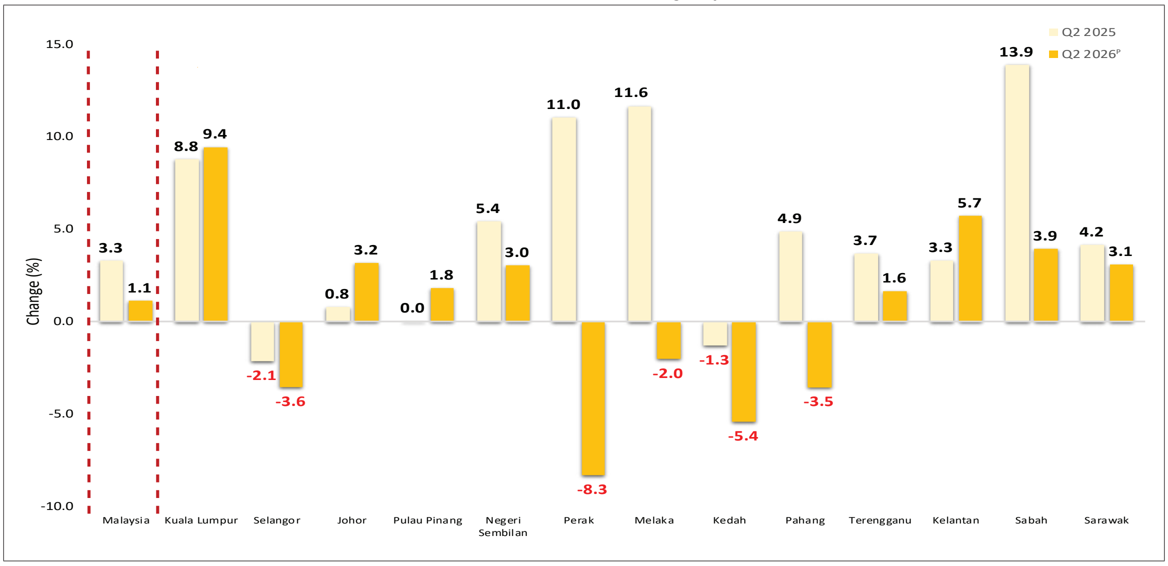
Berbanding Q2 2025, negeri-negeri lain menunjukkan keputusan yang bercampur-campur. Kelantan menunjukkan prestasi paling kukuh dengan peningkatan sebanyak 5.7%. Terengganu, Negeri Sembilan, Sarawak dan Sabah turut mengekalkan pertumbuhan positif, dengan peningkatan berjulat antara 1.6% hingga 3.9%, manakala Perak, Kedah, Pahang dan Melaka mencatatkan penurunan berjulat antara 2.0% hingga 8.3%.

DETACHED HOUSE PRICE INDEX

The Detached House Price Index recorded an annual growth of 1.1% in Q2 2026P, a slowdown from the 3.3% growth seen in Q2 2025. Among the major states, performance was varied. Kuala Lumpur, Johor, and Pulau Pinang recorded increases of 9.4%, 3.2%, and 1.8%, respectively, while Selangor experienced a decline. Most notably, Kuala Lumpur recorded strong growth of 9.4%, while Selangor continued to fall by 3.6%.

Compared to Q2 2025, other states exhibited mixed results. Kelantan showed the strongest performance with a rise of 5.7%. Terengganu, Negeri Sembilan, Sarawak, and Sabah also maintained positive growth, with increases ranging from 1.6% to 3.9%, while Perak, Kedah, Pahang, and Melaka recorded declines ranging from 2.0% to 8.3%.

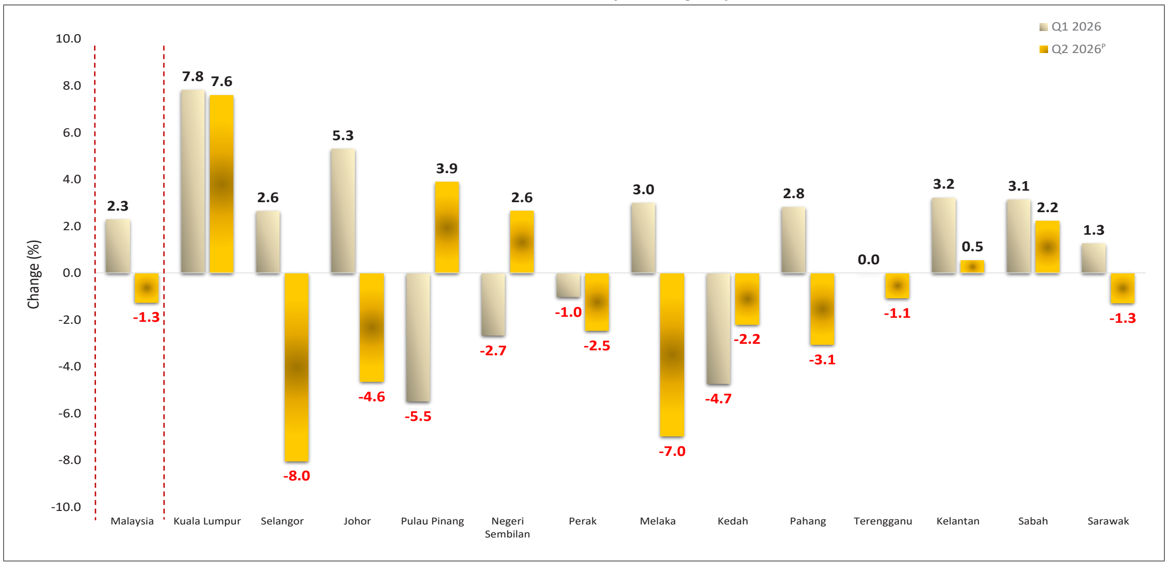
Carta 15: Perubahan Tahunan Indeks Harga Rumah Sesebuah Mengikut Negeri Q2 2026^P vs Q2 2025
Chart 15: Detached House Price Index Annual Change by State Q2 2026^P vs Q2 2025



Indeks Harga Rumah Sesebuah menurun 1.3% berbanding suku sebelumnya, selepas peningkatan 2.3% pada Q1 2026. Kebanyakan negeri mengalami penurunan harga rumah, kecuali Kuala Lumpur, Pulau Pinang, Negeri Sembilan, Sabah dan Kelantan yang mencatatkan pertumbuhan antara 0.5% hingga 7.6%.

The Detached House Price Index dropped 1.3% against the previous quarter, after an increase of 2.3% in Q1 2026. Most states experienced declining house prices, except Kuala Lumpur, Pulau Pinang, Negeri Sembilan, Sabah, and Kelantan which recorded growth between 0.5% and 7.6%.

Carta 16: Perubahan Sukuan Indeks Harga Rumah Sesebuah Mengikut Negeri Q2 2026^P vs Q1 2026
Chart 16: Detached House Price Index Quarterly Change by State Q2 2026^P vs Q1 2026



Dari segi harga, Kuala Lumpur mengekalkan harga purata tertinggi pada RM2.849 juta seunit, diikuti Pulau Pinang (RM1.020 juta seunit), Selangor (RM892,538 seunit), Sabah (RM776,384 seunit) dan Sarawak (RM696,251 seunit), mengatasi harga purata nasional RM691,449 seunit.

In terms of price, Kuala Lumpur maintained the highest average price of RM2.849 million per unit, followed by Pulau Pinang (RM1.020 million per unit), Selangor (RM892,538 per unit), Sabah (RM776,384 per unit), and Sarawak (RM696,251 per unit), surpassing the national average price of RM691,449 per unit.

Jadual 4: Indeks Harga Rumah Sesebuah dan Harga Purata Mengikut Negeri Q2 2026^P
Table 4: Detached House Price Index and Average Price by State Q2 2026^P

Region	MALAYSIA	Kuala Lumpur	Selangor	Johor	Pulau Pinang	Negeri Sembilan	Perak	Melaka	Kedah	Pahang	Terengganu	Kelantan	Sabah	Sarawak
Index Point	**180.9**	127.5	181.9	246.4	270.0	190.3	225.1	223.9	186.7	180.2	203.5	316.7	221.6	230.1
Average House Price	**RM691,449**	RM2,849,001	RM892,538	RM499,914	RM1,020,144	RM498,693	RM254,233	RM430,958	RM444,364	RM217,722	RM379,940	RM306,524	RM776,384	RM696,251