VALUATION AND PROPERTY SERVICES DEPARTMENT

MINISTRY OF FINANCE

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PRESS RELEASE

THE LAUNCH OF THE PROPERTY MARKET REPORT H1 2026

MALAYSIA'S PROPERTY MARKET REMAINS RESILIENT IN THE FIRST HALF OF 2026

KAJANG, 10 September 2026 – The Malaysian property market remained resilient in the first half (H1) of 2026, with transaction values exceeding RM105 billion, stable prices, positive construction activity, and growth across several subsectors, supported by strong economic fundamentals and government measures to expand homeownership access.

YB Senator Datuk Seri Amir Hamzah Azizan, Minister of Finance II, said Malaysia's strong economic growth of 6.0%, the Overnight Policy Rate (OPR) maintained at 2.75%, and Government's initiatives outlined in Budget 2026 provide a solid foundation to sustain the resilience of the property market despite global geopolitical uncertainties. The MADANI Government has introduced several measures to stimulate property market demand, including increasing the government guarantee to RM20 billion for housing finance under the Housing Credit Guarantee Scheme (SJKP) and extending the stamp duty exemption for first-time homebuyers on properties priced up to RM500,000 until 31 December 2027.

"The strategic initiatives of the MADANI Government and continuous proactive policy support strengthen property market stability and provide ongoing benefits to the people," he said in conjunction with the launch of the First Half of 2026 Property Market Report at the National Institute of Valuation (INSPEN) in Selangor today.

Other key highlights of the H1 2026 property market performance include:

- Transaction activity in the residential subsector continued to dominate the property market, accounting for the largest share at 59.3%, while the commercial and development land subsectors grew by 0.9% and 5.3%, respectively.
- Construction activity for shop units, serviced apartments, and industrial properties remained strong, showing positive growth in the construction starts stage.
- The Malaysian House Price Index (MHPI) grew by 0.9% annually to stand at 234.7 points.

Property Market Remain Strong and Stable

The Valuation and Property Services Department (JPPH) continues to monitor supply and demand trends across several segments to foster more balanced and sustainable market growth.

In line with the strong 6.0% growth of the Malaysian economy in the second quarter of 2026, the property market is expected to maintain a stable performance. This positive outlook is supported by stable price trends, active construction activities, and steady transactions in selected subsectors. Demand for the residential segment is expected to remain focused on affordable units and houses in the priced bracket of RM500,000 and below. However, the overall market outlook remains susceptible to the effects of external economic shifts and affordability constraints. Despite the challenges of global geopolitical uncertainties, Malaysia's strong economic fundamentals and the ongoing strategic initiatives of the MADANI Government will act as a catalyst to stimulate the property market and sustain stability.

The H1 2026 Property Market Report and all other publications can be accessed through the official NAPIC portal at https://napic.jpph.gov.my/

National Property Information Centre (NAPIC)
Valuation and Property Services Department (JPPH)
Ministry of Finance
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