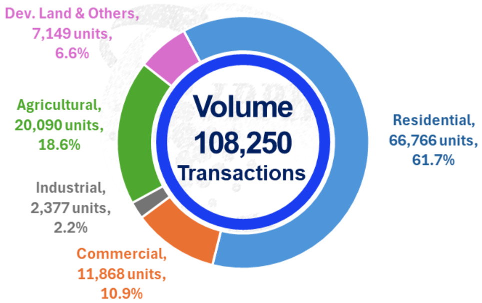
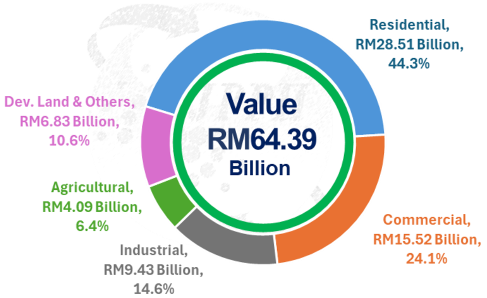
Property Market Q3 2025 Snapshots

Market Activity: Property Transactions

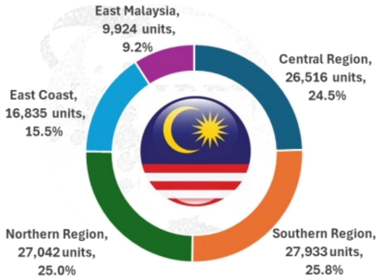
Volume by Sub-sector



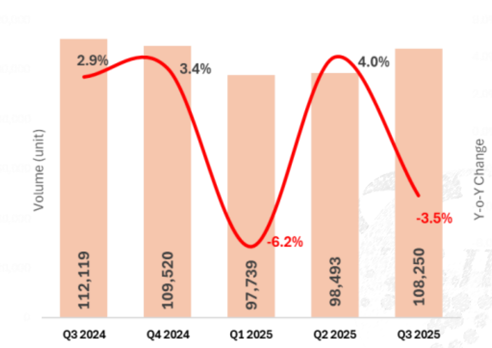
Value by Sub-sector



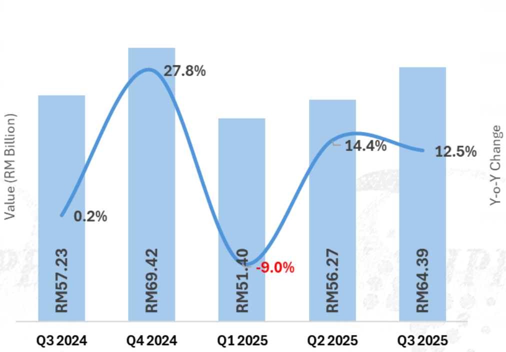
Volume by Region



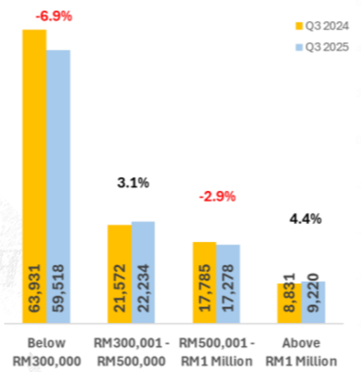
Transaction Volume Trend (Y-o-Y)



Transaction Value Trend (Y-o-Y)

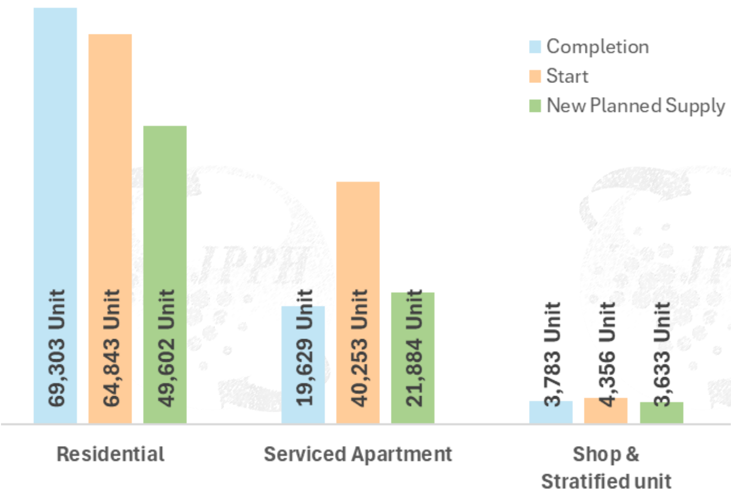


Volume by Price Range



Construction Activity

Completion, Start & New Planned Supply Q1-Q3 2025



Residential
Landed & High-rise

SERVICE APARTMENTS

Shops & Stratified

Trend of Construction Activity

Residential
Landed & High-rise

	Completion	Start	New Planned Supply
Q3 2024	23,749	32,233	32,103
Q4 2024	26,814	32,448	27,853
Q1 2025	9,329	28,344	8,342
Q2 2025	33,102	15,212	16,076
Q3 2025	26,872	21,287	25,184

SERVICE APARTMENTS

	Completion	Start	New Planned Supply
Q3 2024	11,160	18,601	10,096
Q4 2024	7,072	10,047	16,698
Q1 2025	3,614	14,761	4,024
Q2 2025	4,359	864	2,328
Q3 2025	11,656	24,628	15,532

Shops & Stratified

	Completion	Start	New Planned Supply
Q3 2024	689	1,740	1,351
Q4 2024	1,289	1,049	2,713
Q1 2025	356	1,188	498
Q2 2025	1,135	421	668
Q3 2025	2,292	2,747	2,467

https://napic.jpph.gov.my/

Property Market Q3 2025 Snapshots

Market Status: Residential New Launches

Units Launched & Sold

Total Unit	
Launched	Sold
11,533 Units	1,610 Units **(14.0%)**

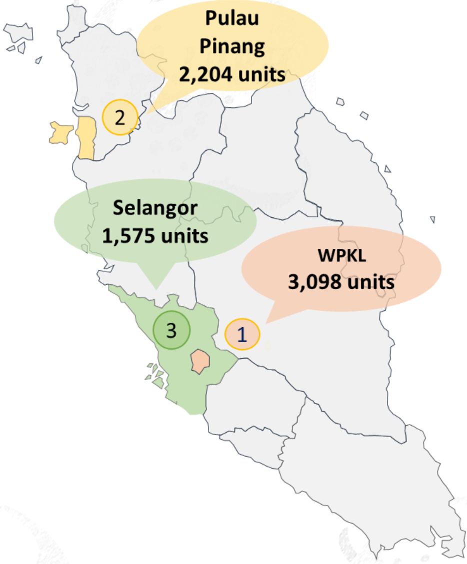
5,641 units **@48.9%**

5,892 units **@51.1%**

Unit Sold: 287 (5.1%)

Unit Sold : 1,323 (22.5%)

States with Most New Launches



Price Range

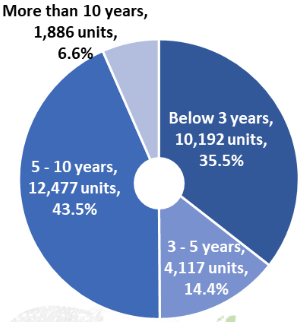
1. **Below RM300,000** 21.0% (2,421 units)
2. **RM300,001 – RM500,000** 35.2% (4,055 units)
3. **RM500,001 – RM1 Million** 36.0% (4,153 units)
4. **Above RM1 Million** 7.8% (904 units)

Market Status: Residential Unsold

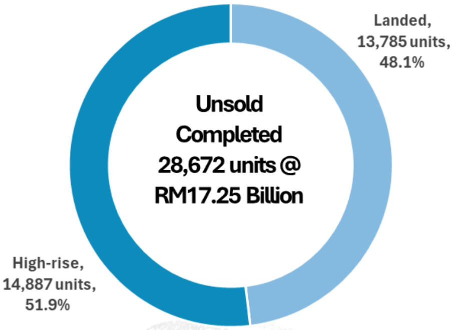
Total Unsold Completed

	Q2 2025	Q3 2025	Q-o-Q(%)
Volume	26,911 Units	28,672 Units	6.5
Value	RM16.44 Billion	RM17.25 Billion	4.9

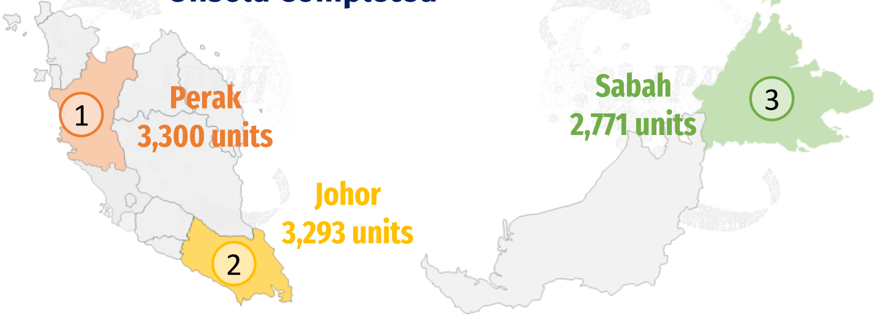
Unsold Completed by Launch Period



Unsold Completed by Type



States with High Volume of Unsold Completed



Unsold Completed by Price Range

- ✓ **Below RM300K**
  Unit: 10,584
  Value: RM2.56 Billion
  36.9%
- ✓ **RM300K – RM500K**
  Unit: 7,794
  Value: RM3.10 Billion
  27.2%
- ✓ **RM500K – RM1 Million**
  Unit: 6,984
  Value: RM4.71 Billion
  24.4%
- ✓ **Above RM1 Million**
  Unit: 3,310
  Value: RM6.89 Billion
  11.5%

Unsold Under Construction

Price Range	Landed	High-rise
Below RM300,000	12,839	9,042
RM300,001 - RM500,000	12,490	8,251
RM500,001 – RM1 Mil	13,081	7,559
Above RM1 Mil	4,599	1,495

Unsold Not Constructed

Price Range	Landed	High-rise
Below RM300,000	2,903	2,558
RM300,001 - RM500,000	2,598	467
RM500,001 - RM1 Mil	2,135	2,337
Above RM1 Mil	335	1,050

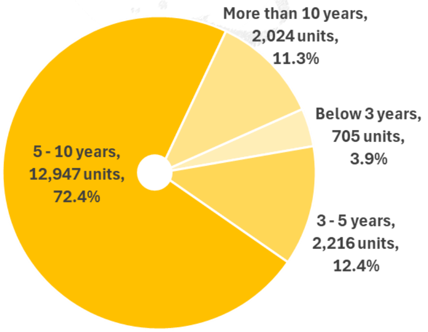
Property Market Q3 2025 Snapshots

Market Status: Serviced Apartment Unsold Completed

Total Unsold Completed

			Q-o-Q(%)
Q2 2025	Volume **17,883 Units**		
	Value **RM14.43 Billion**		
Q3 2025	Volume **17,892 Units**	Volume	0.1
	Value **RM14.48 Billion**	Value	0.4

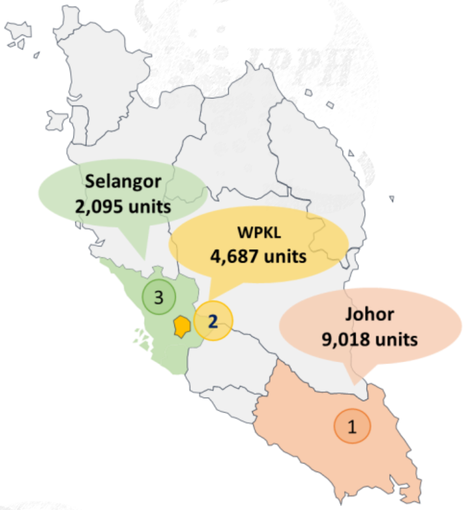
Unsold Completed by Launch Period



Unsold Completed by Price Range

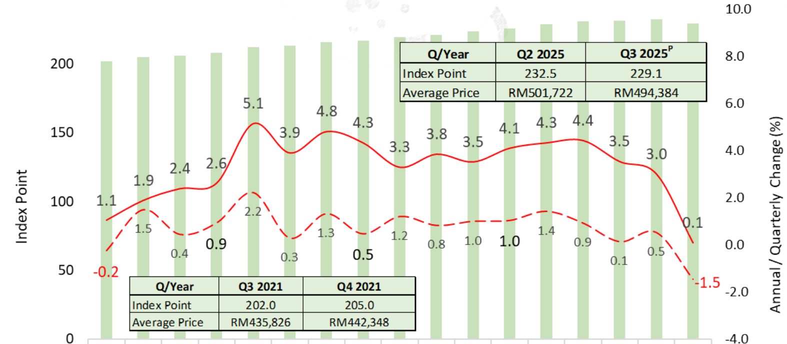
Below RM300K Unit: 744 Value: RM0.18 Billion	4.2%
RM300K – RM500K Unit: 2,309 Value: RM0.97 Billion	12.9%
RM500K – RM1 Million Unit: 10,663 Value: RM7.91 Billion	59.6%
Above RM1 Million Unit: 4,176 Value: RM5.41 Billion	23.3%

States with High Volume of Unsold Completed



Malaysian House Price Index (MHPI)

MHPI Index Point & Growth Q3 2021 - Q3 2025^P



Q/Year	Q2 2025	Q3 2025^P
Index Point	232.5	229.1
Average Price	RM501,722	RM494,384

Q/Year	Q3 2021	Q4 2021
Index Point	202.0	205.0
Average Price	RM435,826	RM442,348

	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 25P
🟩 Index Point	202.0	205.0	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	229.1
── Annual Change (%)	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	0.1
- - - Quarterly Change (%)	-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	-1.5

Malaysian House Price Index (MHPI): Base Year 2010

MHPI by House Type & Yearly Growth Q3 2025^P vs Q3 2024

All House ▲0.1%

Q3 2024	Q3 2025^P
228.9	229.1
RM 493,950	RM 494,384

Terraced ▲0.8%

Q3 2024	Q3 2025^P
256.7	258.7
RM 476,226	RM 479,882

High Rise ▼2.6%

Q3 2024	Q3 2025^P
223.2	217.5
RM 385,369	RM 375,421

Semi-Detached ▲1.8%

Q3 2024	Q3 2025^P
198.6	202.2
RM 744,172	RM 757,617

Detached ▼0.9%

Q3 2024	Q3 2025^P
174.6	173.0
RM 667,384	RM 661,458

Purpose-Built Office & Shopping Complex: Supply & Occupancy

Purpose-Built Office (Government & Privately-Owned)

	Q3 2024	Q2 2025	Q3 2025
Overall Performance			
Total Space (Million s.m.):	25.06	24.32	24.35
Total Occupied (Million s.m.):	19.62	18.93	19.00
Occupancy Rate	78.3%	77.8%	78.0%
Privately-owned			
Total Space (Million s.m.):	18.83	18.47	18.48
Total Occupied (Million s.m.):	13.49	13.24	13.28
Occupancy Rate	71.6%	71.7%	71.9%

Shopping Complex

	Q3 2024	Q2 2025	Q3 2025
Overall Performance			
Total Space (Million s.m.):	17.97	17.33	17.27
Total Occupied (Million s.m.):	13.95	13.64	13.58
Occupancy Rate	77.6%	78.7%	78.6%
Shopping Centre			
Total Space (Million s.m.):	13.67	13.24	13.23
Total Occupied (Million s.m.):	10.36	10.19	10.16
Occupancy Rate	75.8%	77.0%	76.8%

Note: Changes in the total space for PBO and SC starting Q1 2025 are due to the reclassification of property type.