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PRESS RELEASE

LAUNCH OF THE PROPERTY MARKET RELEASE FOR THE THIRD QUARTER OF 2026

PROPERTY TRANSACTIONS RECORD 0.7 PER CENT GROWTH IN THE THIRD QUARTER OF 2026

PUTRAJAYA, 13 November 2026 – The national property transaction performance in the third quarter of 2026 expanded by 0.7 per cent, rising to 108,990 transactions compared with the third quarter of 2025, with a total transaction value of RM60.31 billion. Price movements remained stable, while construction activity across the residential, commercial, and industrial sub-sectors remained active.

The Director General of Valuation and Property Services Department, YBhg. Dato' Sr Abdul Razak bin Yusak, stated, "The growth in the property market reflects industry confidence in the government's strategic initiatives under the MADANI Economy framework, which provides the foundation for strengthening the property market and benefiting the people. Strategic government initiatives under Budget 2026 including raising the government guarantee under the Housing Credit Guarantee Scheme (SJKP) up to RM20 billion and extending the full stamp duty exemption for first-time homebuyers purchasing houses priced up to RM500,000 until 31 December 2027, have stimulated market demand while enhancing homeownership opportunities among the public," he said in conjunction with the launch of the Third Quarter 2026 Property Market Release in Putrajaya today.

Other key highlights of the third quarter 2026 property market performance are:

- The residential sub-sector continued to dominate transaction volume in the property market, contributing the largest share at 61 per cent, followed by the agriculture sub-sector at 18.5 per cent. On a year-on-year basis, the commercial sub-sector expanded by 5.3 per cent, while development land transactions grew by 5.2 per cent.
- The Malaysian House Price Index (MHPI) recorded positive growth of 0.5 per cent, standing at 235.4 points with an average price of RM507,809 per unit.
- The new residential launches segment recorded encouraging performance, increasing to 19,642 units compared with 11,533 units in the corresponding period of 2025, achieving a sales performance rate of 7.1 per cent.
- Construction activity remained strong, registering increases in the residential and commercial sub-sectors for completion and new planned supply.
- The performance of unsold completed residential properties continued to record an increase. Unsold completed residential units recorded 33,598 units with a total value of RM19.55 billion. Meanwhile, the unsold completed serviced apartment segment recorded 23,568 units valued at RM20.13 billion.
- In the commercial segment, the occupancy rate for shopping complexes remained stable at 76.6 per cent, while the occupancy rate for purpose-built offices (private and government) rose to 78.8 per cent in the third quarter of 2026.

Property Market Expected to Remain Stable

The national property market is expected to maintain stable performance, in line with Malaysia's strong economic growth. Driven by the effectiveness of MADANI Government initiatives, transactions of affordable homes priced at RM300,000 and below continued to lead the residential sub-sector, accounting for more than 50 per cent of total residential transactions. The positive market outlook is expected to persist, underpinned by stable property price movements, sustained construction activity, and growth in transaction activity across selected sub-sectors. Nevertheless, the broader market outlook remains subject to several challenges, particularly external economic uncertainties and property affordability constraints. Malaysia's sustained economic

growth, coupled with the ongoing rollout of the MADANI Government's strategic initiatives, will serve as vital catalysts to sustain property market momentum.

The Valuation and Property Services Department (JPPH) will continue to conduct comprehensive and continuous monitoring of supply and demand dynamics across the national property market to ensure balanced and sustainable growth.

The Property Market Report and all other publications can be accessed via the official NAPIC portal at napic.jpph.gov.my.

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