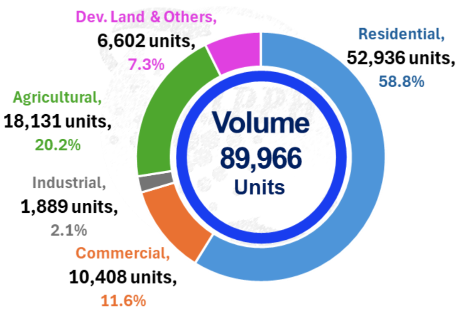
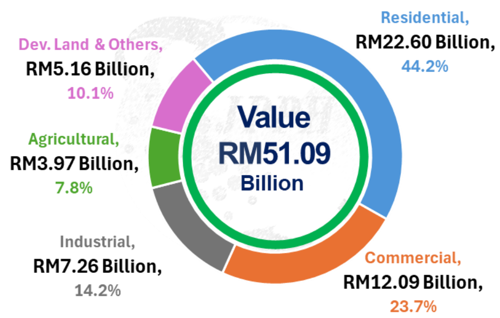
# Property Market Q1 2026 Snapshots

## Market Activity: Property Transactions

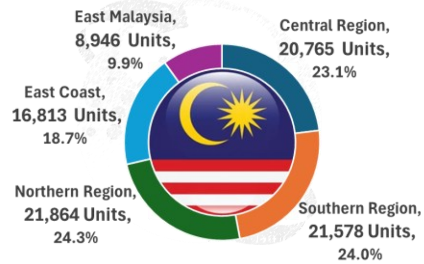
### Volume by Sub-sector



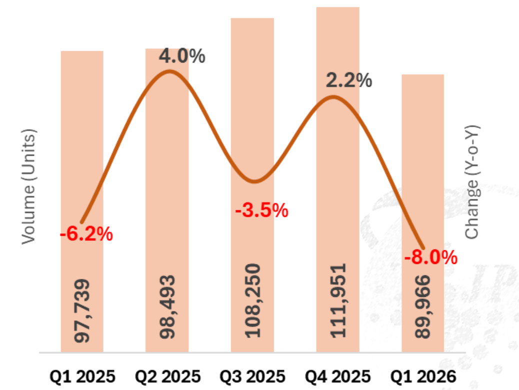

### Value by Sub-sector



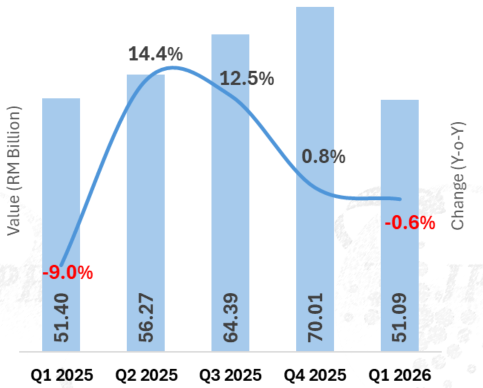

### Volume by Region



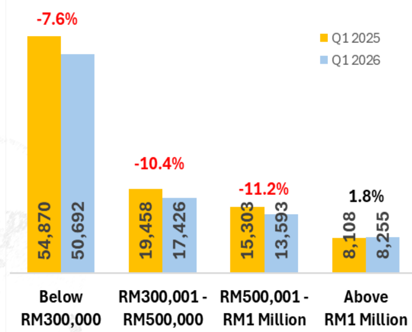

### Transactions Volume Trend (Y-o-Y)




### Transactions Value Trend (Y-o-Y)

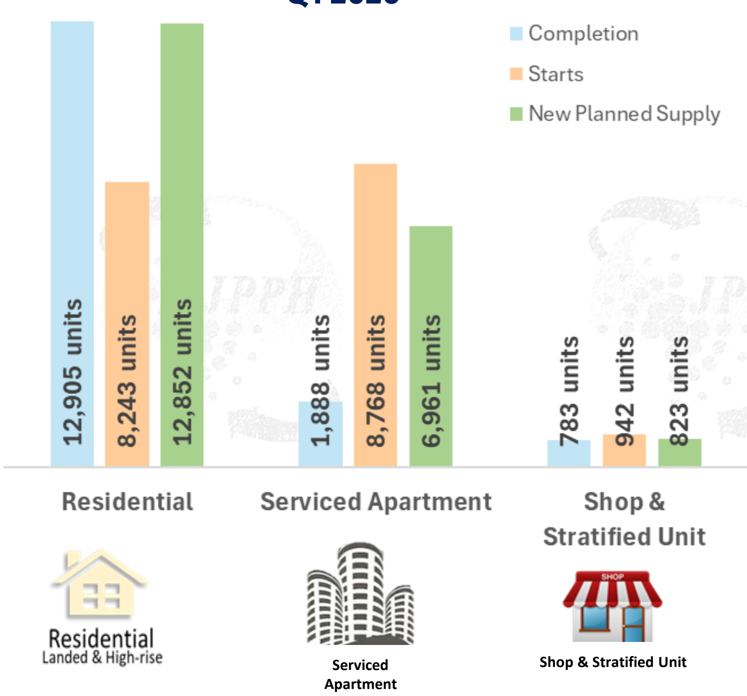



### Volume by Price Range




## Construction Activity

### Completion, Starts & New Planned Supply Q1 2026




### Trend of Construction Activity

Residential (Landed & High-rise)

| | Completion | Starts | New Planned Supply |
|---|---|---|---|
| Q1 2025 | 9,329 | 28,344 | 8,342 |
| Q2 2025 | 33,102 | 15,212 | 16,076 |
| Q3 2025 | 26,872 | 21,287 | 25,184 |
| Q4 2025 | 30,574 | 17,254 | 25,768 |
| Q1 2026 | 12,905 | 8,243 | 12,852 |

Serviced Apartment

| | Completion | Starts | New Planned Supply |
|---|---|---|---|
| Q1 2025 | 3,614 | 14,761 | 4,024 |
| Q2 2025 | 4,359 | 864 | 2,328 |
| Q3 2025 | 11,656 | 24,628 | 15,532 |
| Q4 2025 | 7,029 | 4,091 | 13,158 |
| Q1 2026 | 1,888 | 8,768 | 6,961 |

Shop & Stratified Unit

| | Completion | Starts | New Planned Supply |
|---|---|---|---|
| Q1 2025 | 356 | 1,188 | 498 |
| Q2 2025 | 1,135 | 421 | 668 |
| Q3 2025 | 2,292 | 2,747 | 2,467 |
| Q4 2025 | 1,301 | 812 | 1,958 |
| Q1 2026 | 783 | 942 | 823 |

# Property Market Q1 2026 Snapshots

## Market Status: Residential New Launches

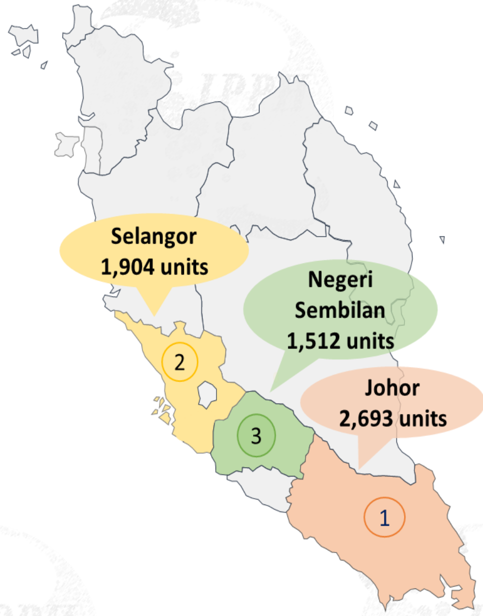
### Units Launched & Sold

| Total Units | |
|---|---|
| Launched | Sold |
| 9,112 Units | 1,052 Units (11.5%) |


Units Sold: 127 (3.6%)

Units Sold : 925 (16.6%)

### States with Most New Launches




### Price Range

1 Below RM300,000 39.1% (3,561 units)

2 RM300,001 – RM500,000 12.0% (1,093 units)

3 RM500,001 – RM1 Million 31.6% (2,877 units)

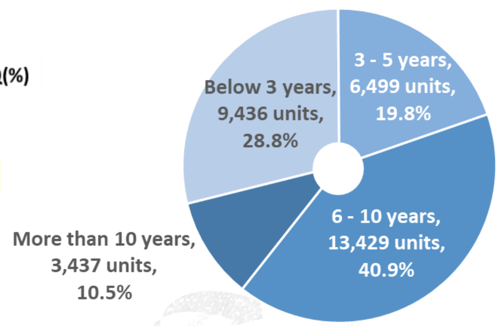
4 Above RM1 Million 17.3% (1,581 units)

## Market Status: Residential Unsold

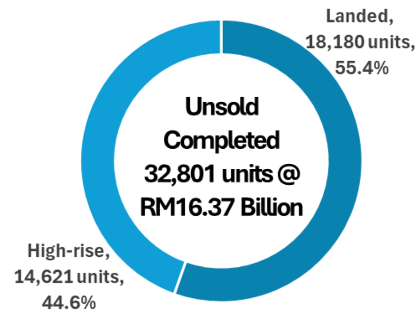
### Total Unsold Completed

| | Q4 2025 | Q1 2026 | Q-o-Q(%) |
|---|---|---|---|
| Volume | 30,471 Units | 32,801 Units | 7.6 |
| Value | RM17.73 Billion | RM16.37 Billion | -7.7 |

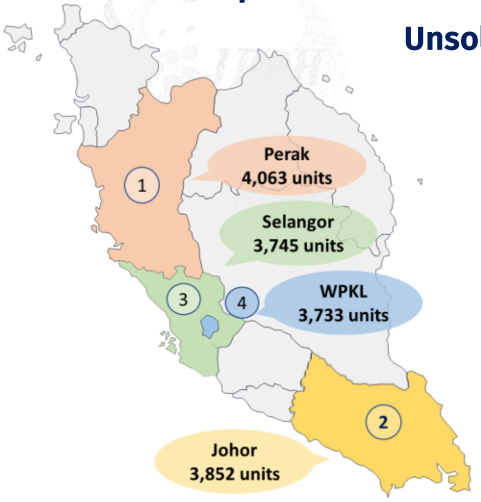
### Unsold Completed by Launch Period




### Unsold Completed by Type




### States with High Volume of Unsold Completed




### Unsold Completed by Price Range

Below RM300,000
Unit: 14,201
Value: RM2.77 Billion
43.3%

RM300,001 – RM500,000
Unit: 8,283
Value: RM3.32 Billion
25.3%

RM500,001 – RM1 Million
Unit: 7,623
Value: RM5.37 Billion
23.2%

Above RM1 Million
Unit: 2,694
Value: RM4.91 Billion
8.2%

### Unsold Under Construction

| Price Range | Landed | High-rise |
|---|---|---|
| Below RM300,000 | 10,905 | 11,458 |
| RM300,001 - RM500,000 | 8,790 | 5,271 |
| RM500,001 – RM1 Million | 10,472 | 5,585 |
| Above RM1 Million | 3,201 | 1,048 |

### Unsold Not Constructed

| Price Range | Landed | High-rise |
|---|---|---|
| Below RM300,000 | 2,559 | 1,919 |
| RM300,001 - RM500,000 | 3,524 | 446 |
| RM500,001 - RM1 Million | 2,767 | 2,101 |
| Above RM1 Million | 222 | 1,087 |

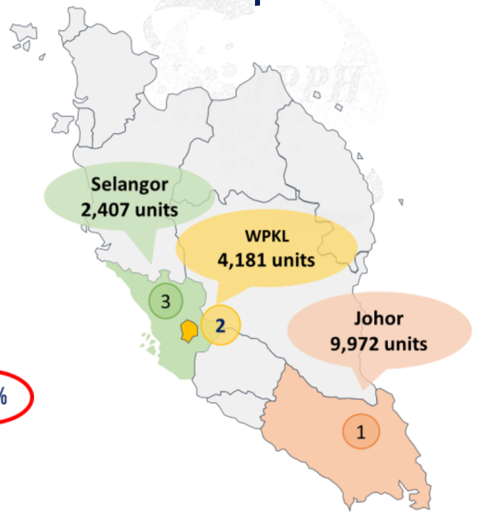
# Property Market Q1 2026 Snapshots

## Market Status: Serviced Apartment Unsold Completed

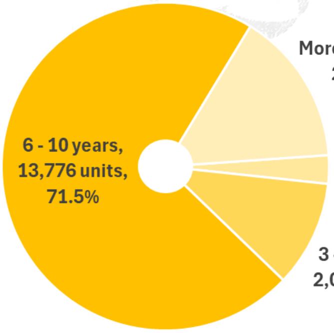
### Total Unsold Completed

| | Volume | Value |
|---|---|---|
| Q4 2025 | 18,752 Units | RM15.42 Billion |
| Q1 2026 | 19,263 Units | RM16.52 Billion |
| Q-o-Q(%) | 2.7 | 7.1 |

### States with High Volume of Unsold Completed




### Unsold Completed by Launch Period

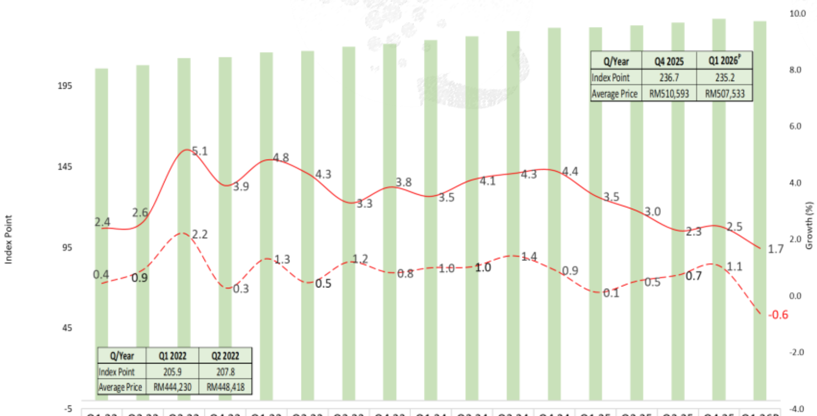



### Unsold Completed by Price Range

| | Unit | Value | |
|---|---|---|---|
| Below RM300,000 | 753 | RM0.21 Billion | 3.9% |
| RM300,001 – RM500,000 | 2,816 | RM1.19 Billion | 14.6% |
| RM500,001 – RM1 Million | 11,274 | RM8.43 Billion | 58.5% |
| Above RM1 Million | 4,420 | RM6.69 Billion | 22.9% |

## Malaysian House Price Index (MHPI)

### Index Point & Growth Q1 2022 - Q1 2026P




| Q/Year | Q1 2022 | Q2 2022 |
|---|---|---|
| Index Point | 205.9 | 207.8 |
| Average Price | RM444,230 | RM448,418 |

| Q/Year | Q4 2025 | Q1 2026P |
|---|---|---|
| Index Point | 236.7 | 235.2 |
| Average Price | RM510,593 | RM507,533 |

| | 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 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 | 235.2 |
| Annual Growth (%) | 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 | 1.7 |
| Quarterly Growth (%) | 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 | -0.6 |

Malaysian House Price Index (MHPI): Base Year 2010

### MHPI by House Type & Yearly Growth Q1 2026P vs Q1 2025

| | | Q1 2025 | Q1 2026P |
|---|---|---|---|
| All House | ▲ 1.7% | 231.3 (RM 498,955) | 235.2 (RM 507,533) |
| Terraced | ▲ 2.2% | 259.8 (RM 482,034) | 265.6 (RM 492,692) |
| High-rise | ▲ 1.3% | 222.2 (RM 383,671) | 225.0 (RM 388,363) |
| Semi Detached | ▲ 2.2% | 202.5 (RM 758,740) | 207.0 (RM 775,814) |
| Detached | ▼ 0.7% | 176.9 (RM 676,426) | 175.6 (RM 671,277) |

## Purpose-Built Office & Shopping Complex: Supply & Occupancy

### Purpose-Built Office (Government & Privately-Owned)

| | Q1 2025 | Q4 2025 | Q1 2026 |
|---|---|---|---|
| **Overall Performance** | | | |
| Total Space (Million s.m.): | 24.20 | 24.51 | 24.50 |
| Total Occupied (Million s.m.): | 18.91 | 19.14 | 19.19 |
| Occupancy Rate | 78.1% | 78.1% | 78.3% |
| **Privately-owned** | | | |
| Total Space (Million s.m.): | 18.35 | 18.58 | 18.64 |
| Total Occupied (Million s.m.): | 13.22 | 13.36 | 13.49 |
| Occupancy Rate | 72.0% | 71.9% | 72.3% |

### Shopping Complex

| | Q1 2025 | Q4 2025 | Q1 2026 |
|---|---|---|---|
| **Overall Performance** | | | |
| Total Space (Million s.m.): | 17.20 | 17.41 | 17.36 |
| Total Occupied (Million s.m.): | 13.59 | 13.73 | 13.71 |
| Occupancy Rate | 79.0% | 78.9% | 79.0% |
| **Shopping Centre** | | | |
| Total Space (Million s.m.): | 13.10 | 13.31 | 13.21 |
| Total Occupied (Million s.m.): | 10.14 | 10.24 | 10.16 |
| Occupancy Rate | 77.4% | 76.9% | 76.9% |