

Regional & Demographic Trends in Malaysia's Housing Market (2021-2024)

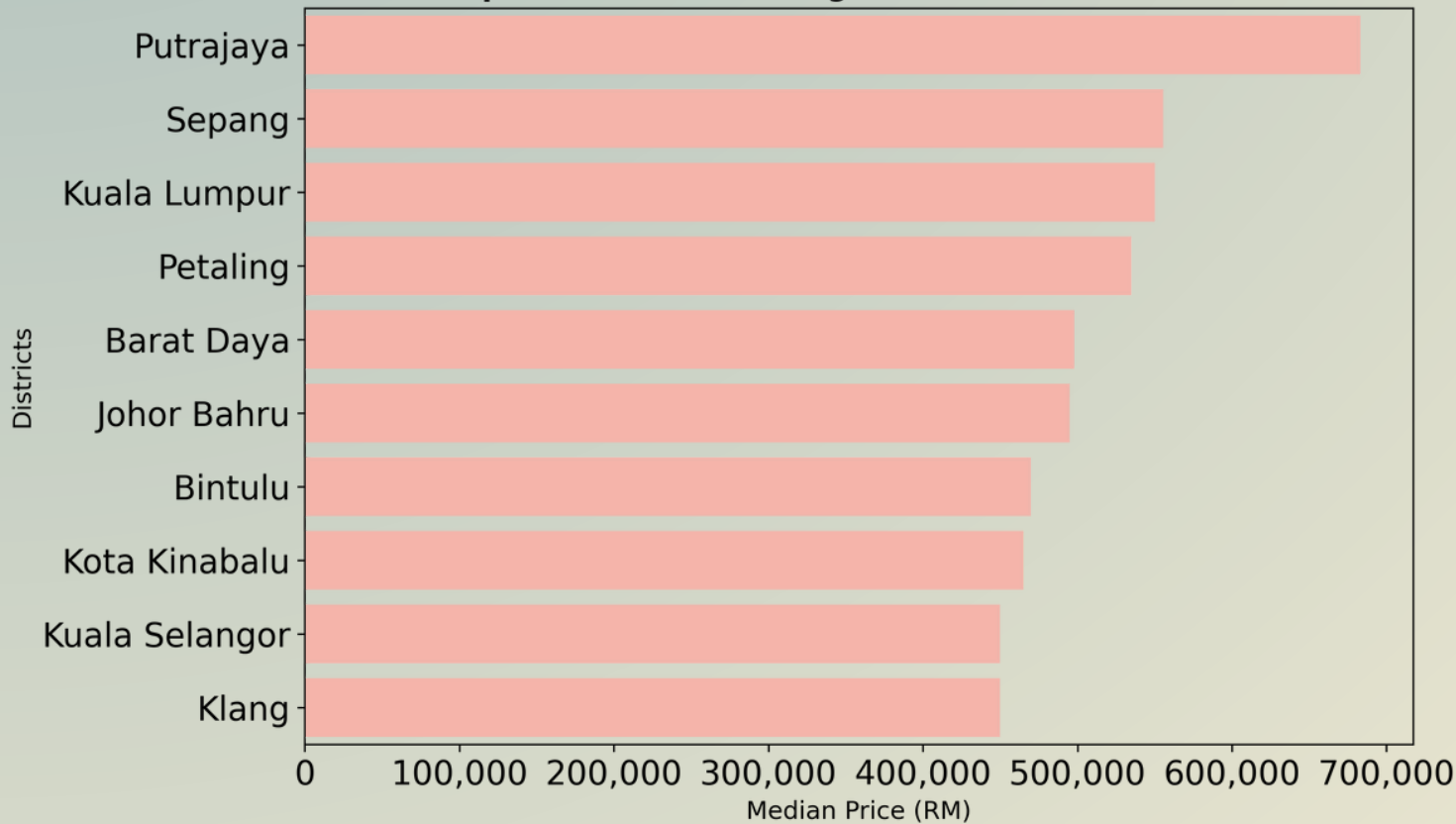


REGIONAL PRICE INSIGHTS

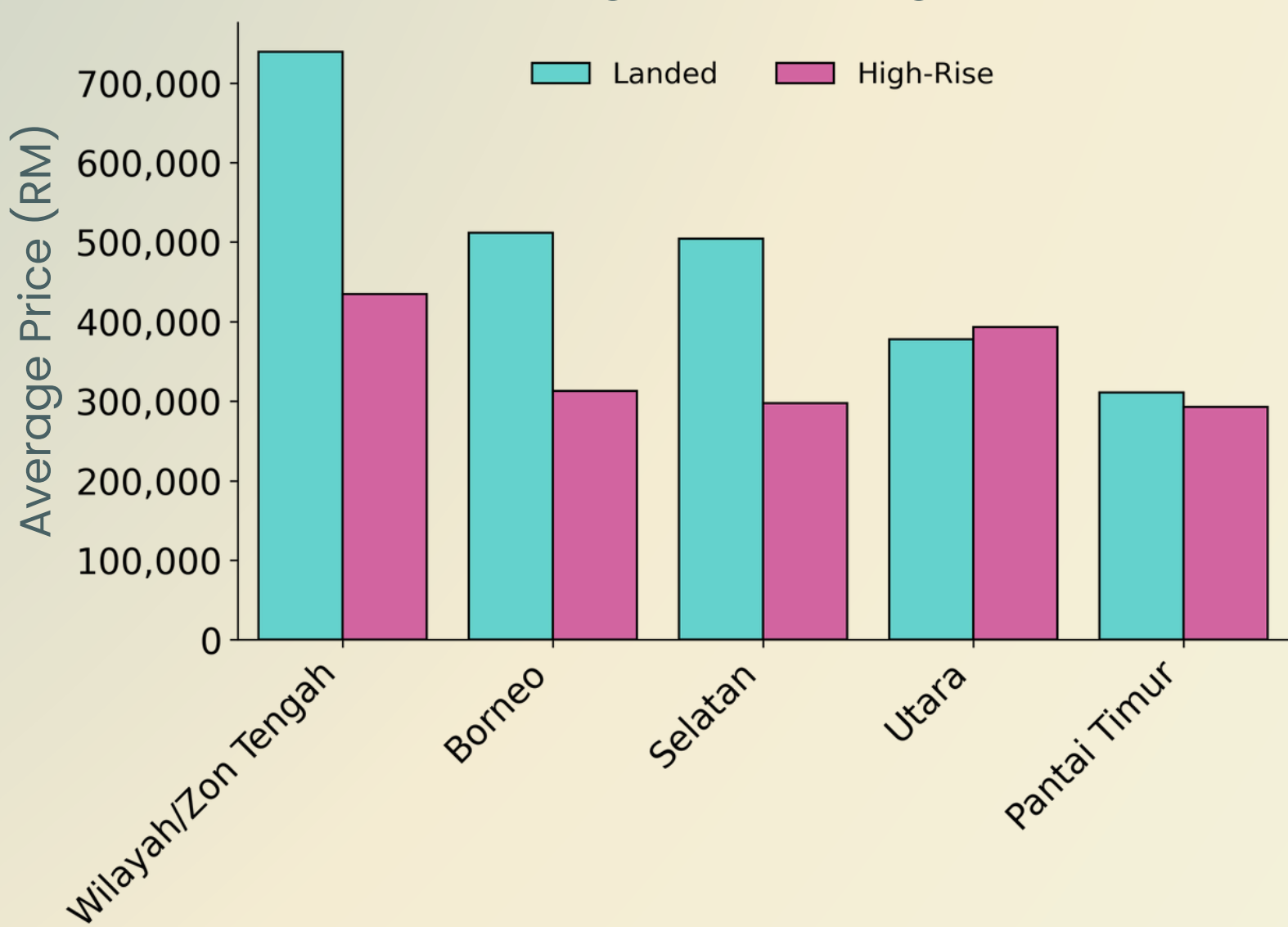


Wilayah/Zon Tengah leads the average house price for **landed** properties, with **KL & Putrajaya** among the **priciest** districts.

Top 10 Districts with Highest Median House Prices



Landed vs High-rise Average Prices



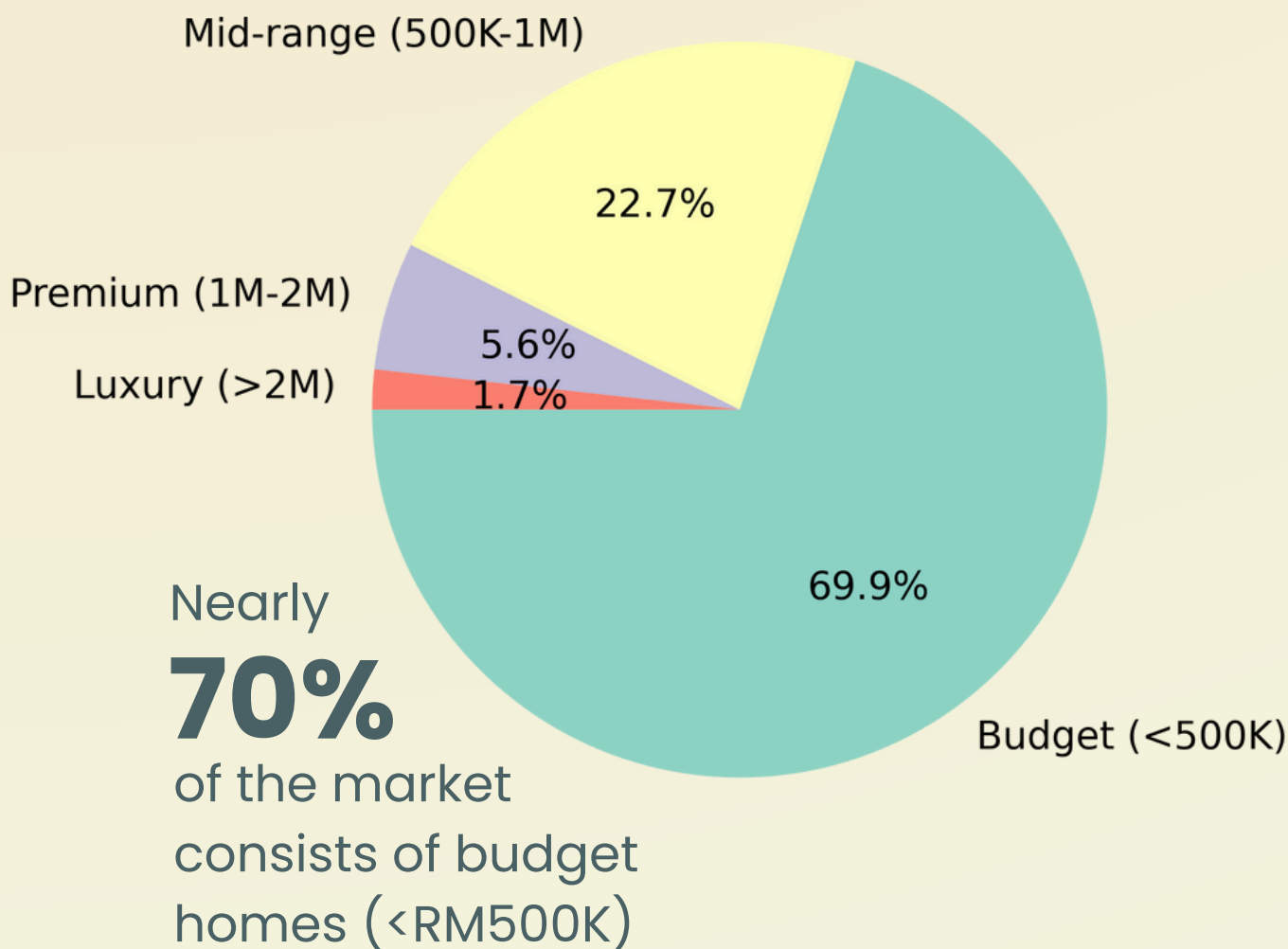
Top 3 states by median price



DEMAND & AFFORDABILITY

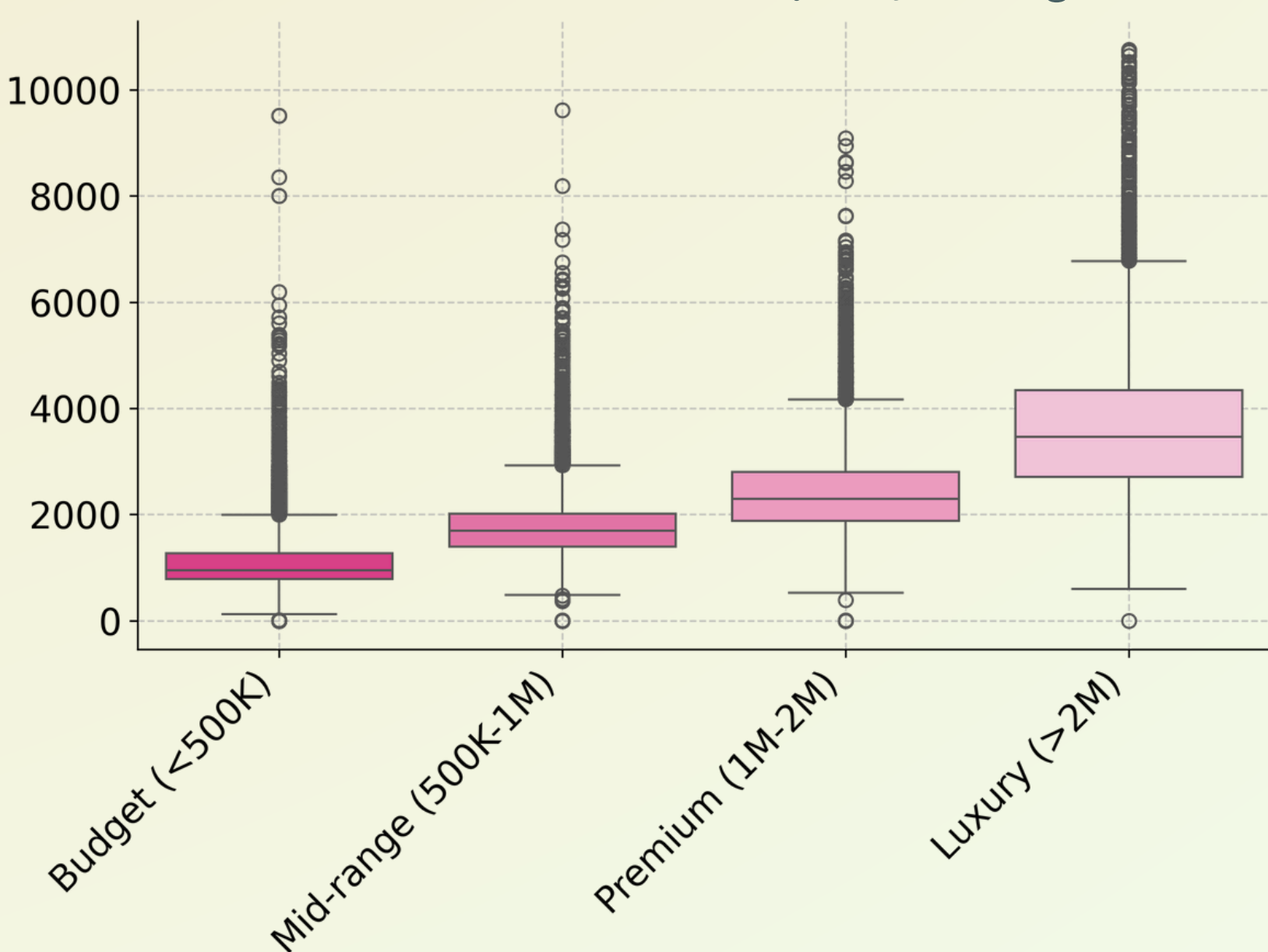


Most Malaysians eye affordable homes, but **bigger isn't always pricier**.



Property size **generally influences price**, but small homes can be **surprisingly costly**

Price vs Size Across Property Categories

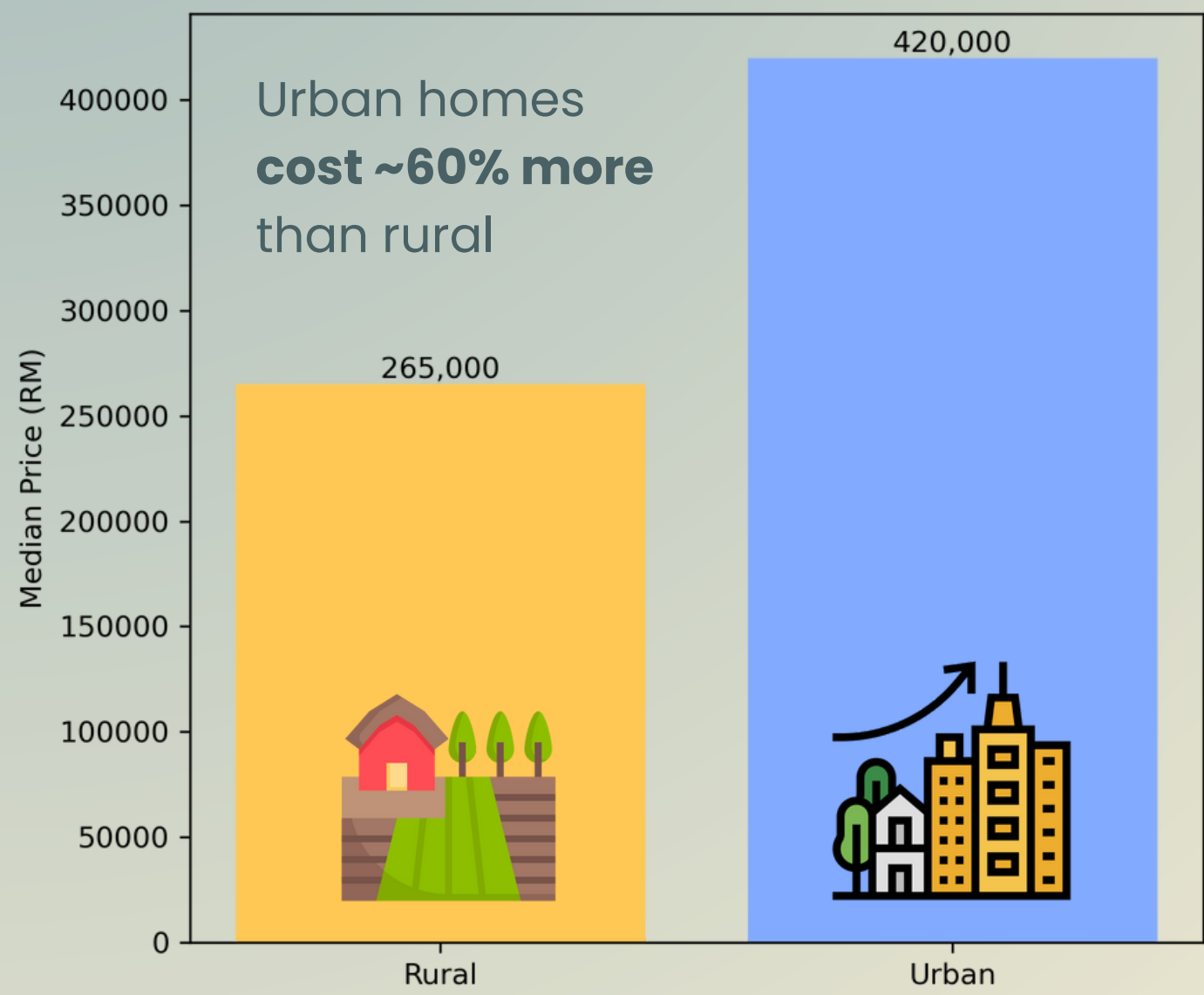


DEMOGRAPHIC & PROPERTY TYPE TRENDS

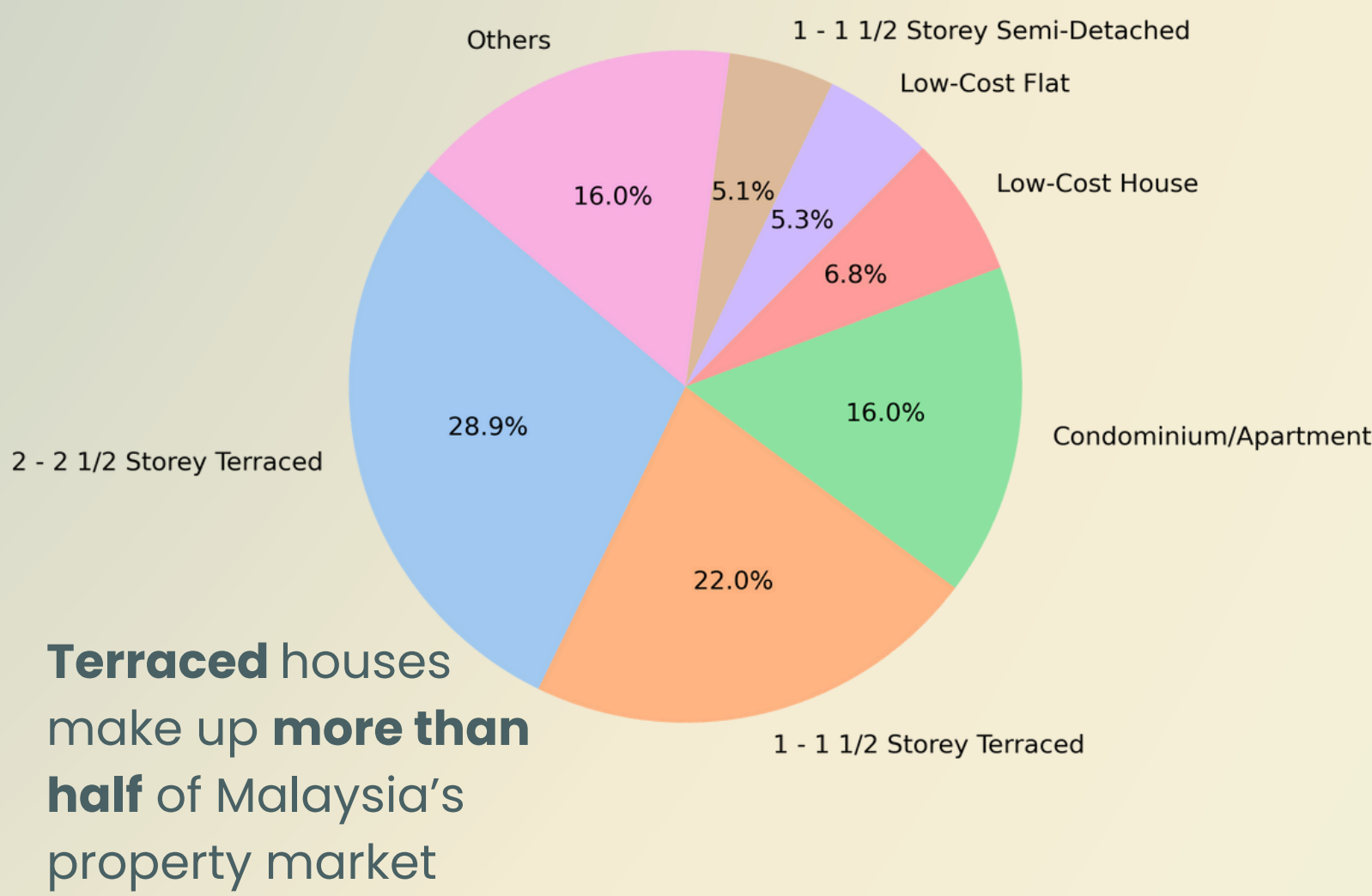
 **Pricier in cities, dominated by terraced homes.**



Urban vs Rural prices




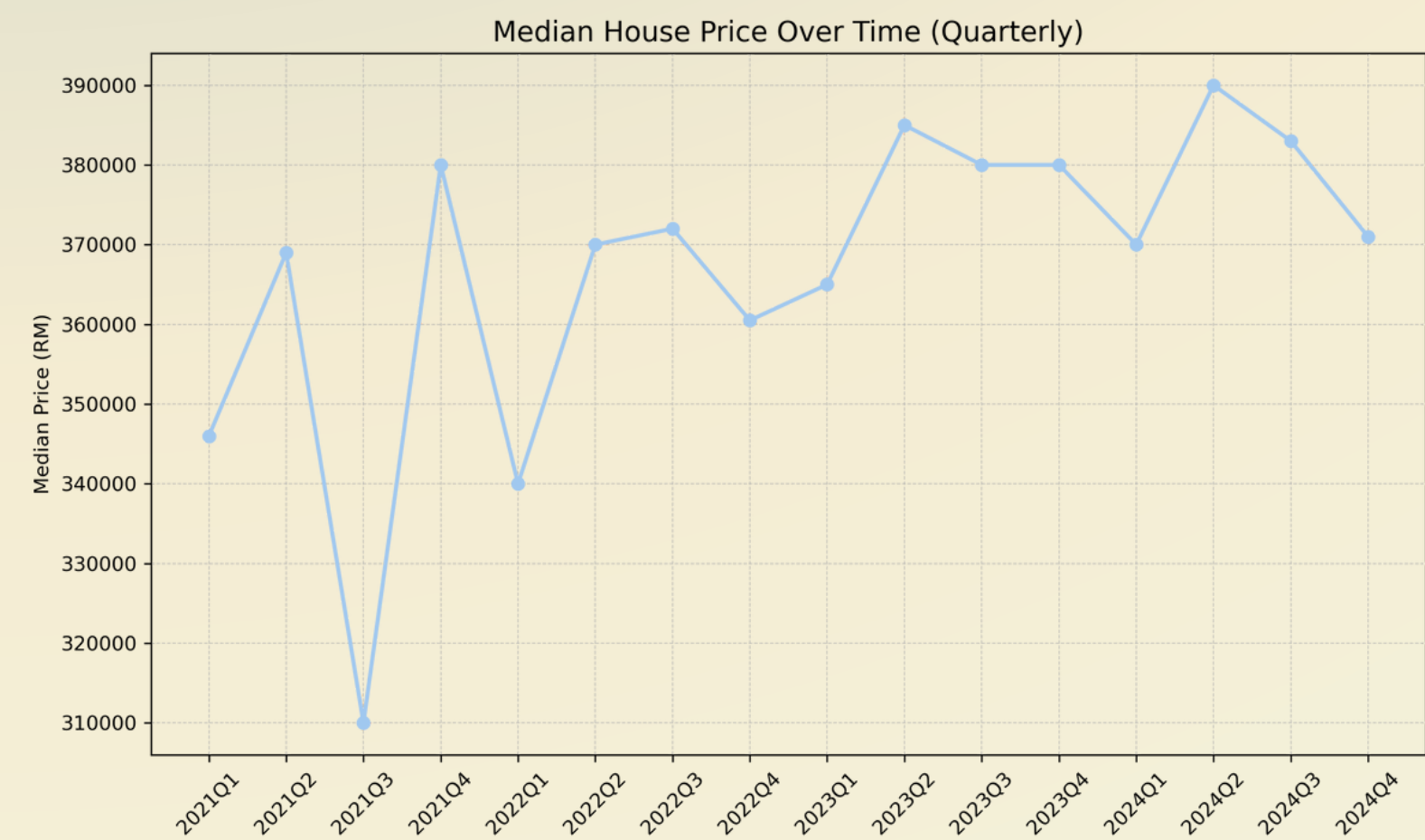
Property types by market share



Terraced houses make up **more than half** of Malaysia's property market

TIME TRENDS

 Post-COVID dip, then steady growth. Landed homes **stay ahead** of high-rises over the time.



House prices had a **big drop in Q3 2021** likely due to post-COVID effects. Prices became more stable and slowly **increased from 2022 onwards**



Landed properties remained **stable** at ~RM400K, **consistently higher** than high-rise properties throughout 2021-2024

Landed vs High-Rise: Price Trends

