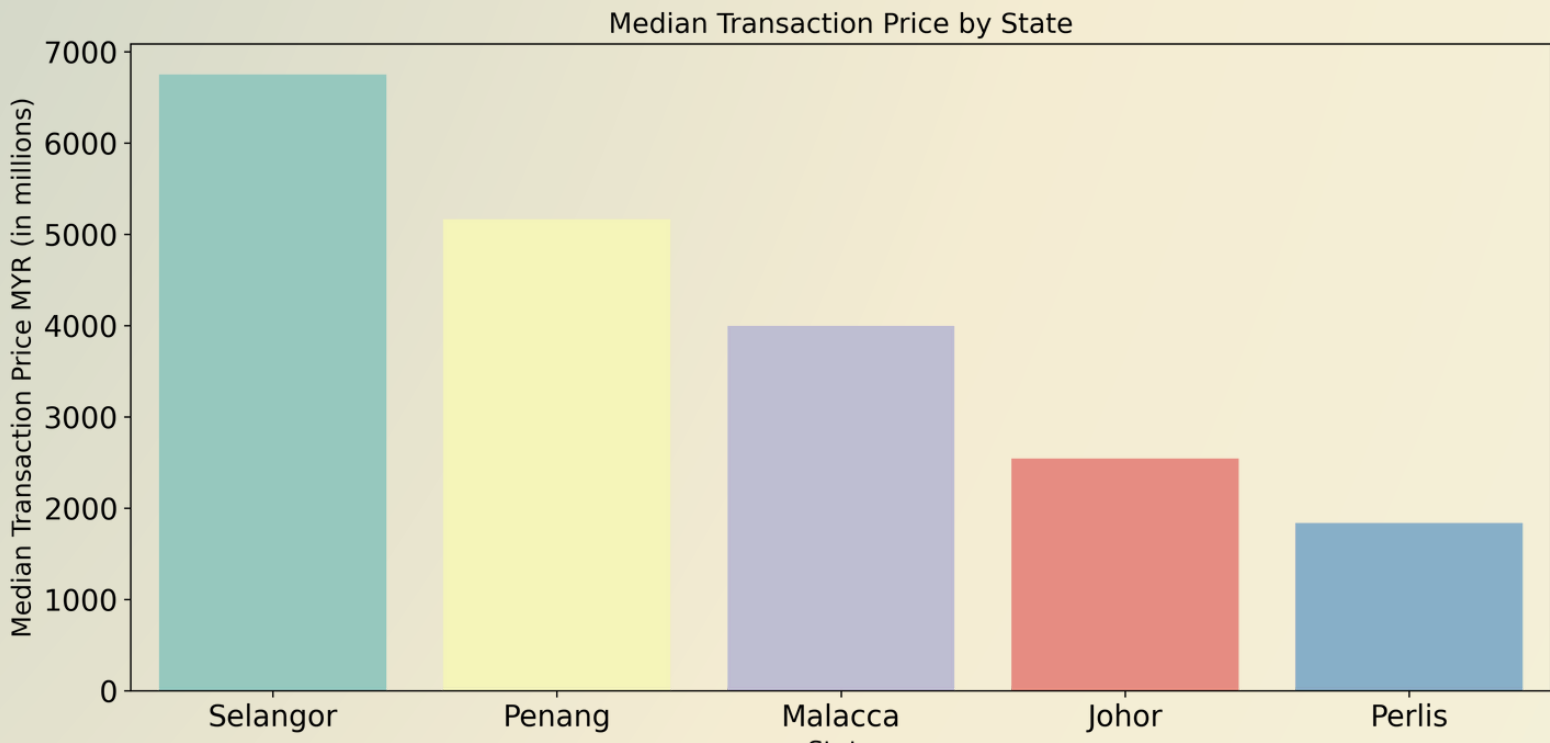
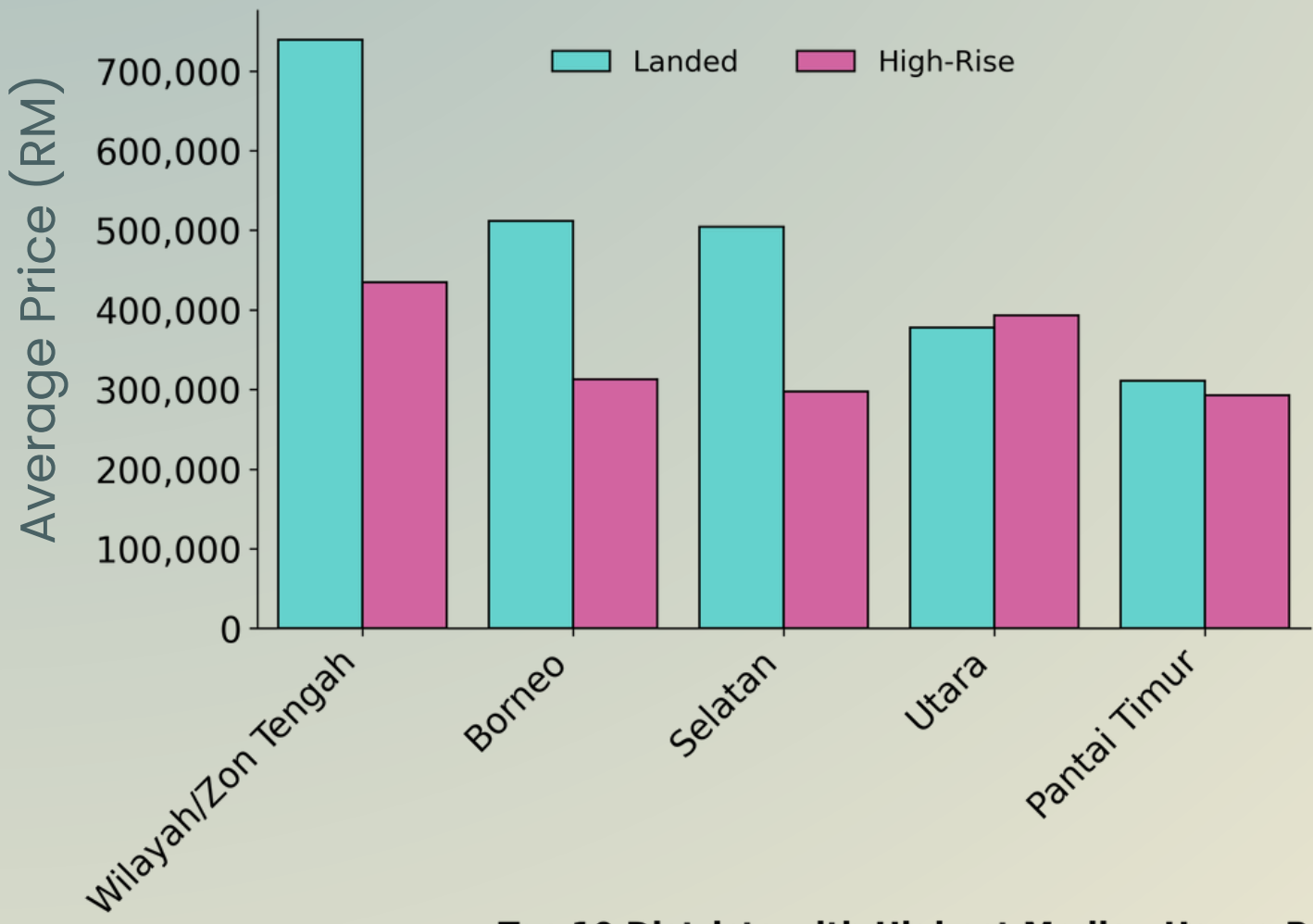


# Regional & Demographic Trends in Malaysia's Housing Market (2021-2024)

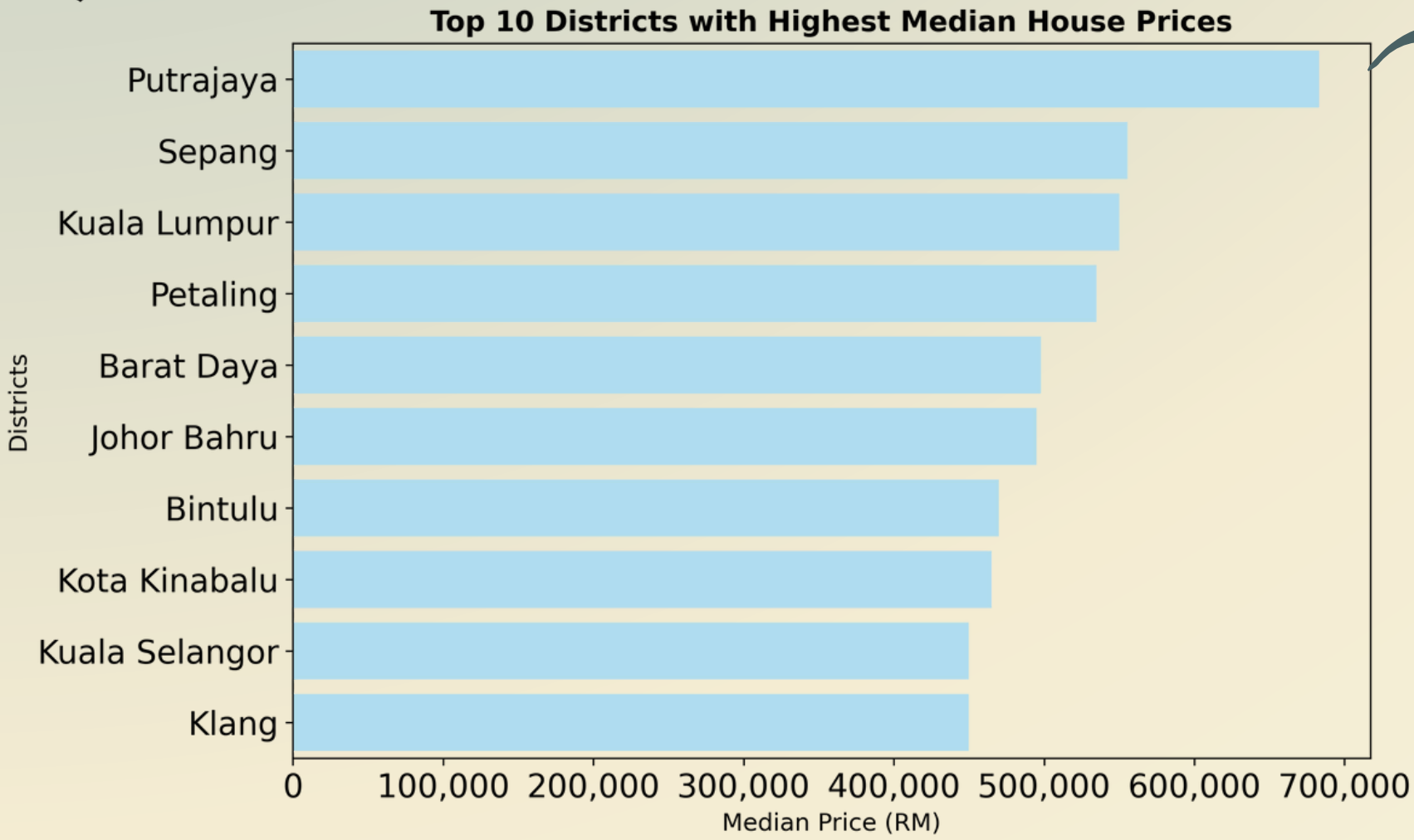


## REGIONAL PRICE INSIGHTS

**Wilayah/Zon Tengah** had the **highest average** landed home price of over RM700K



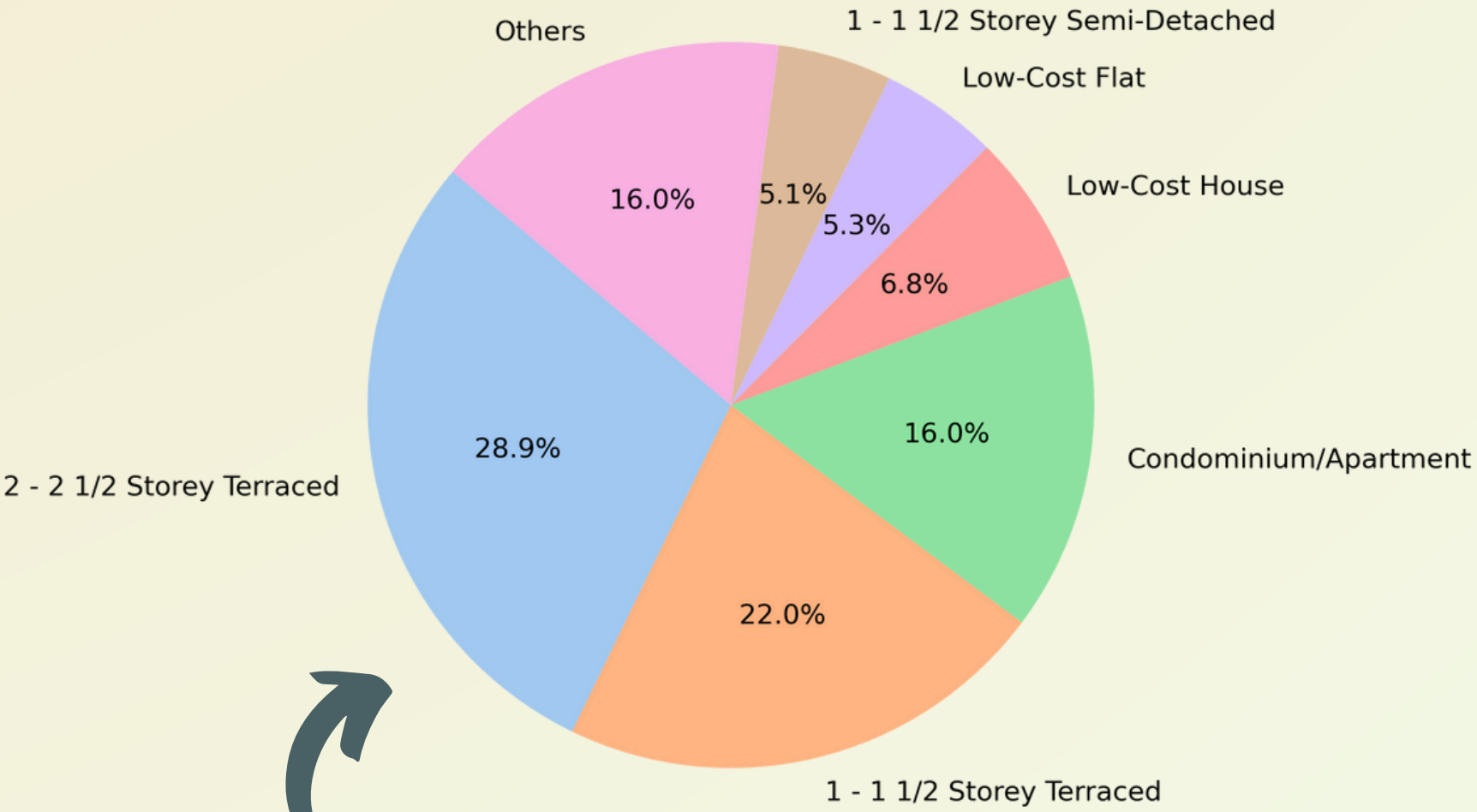
**Selangor** had the **highest median** home price, signifying as its role as the country's main economic hub and most urbanized state



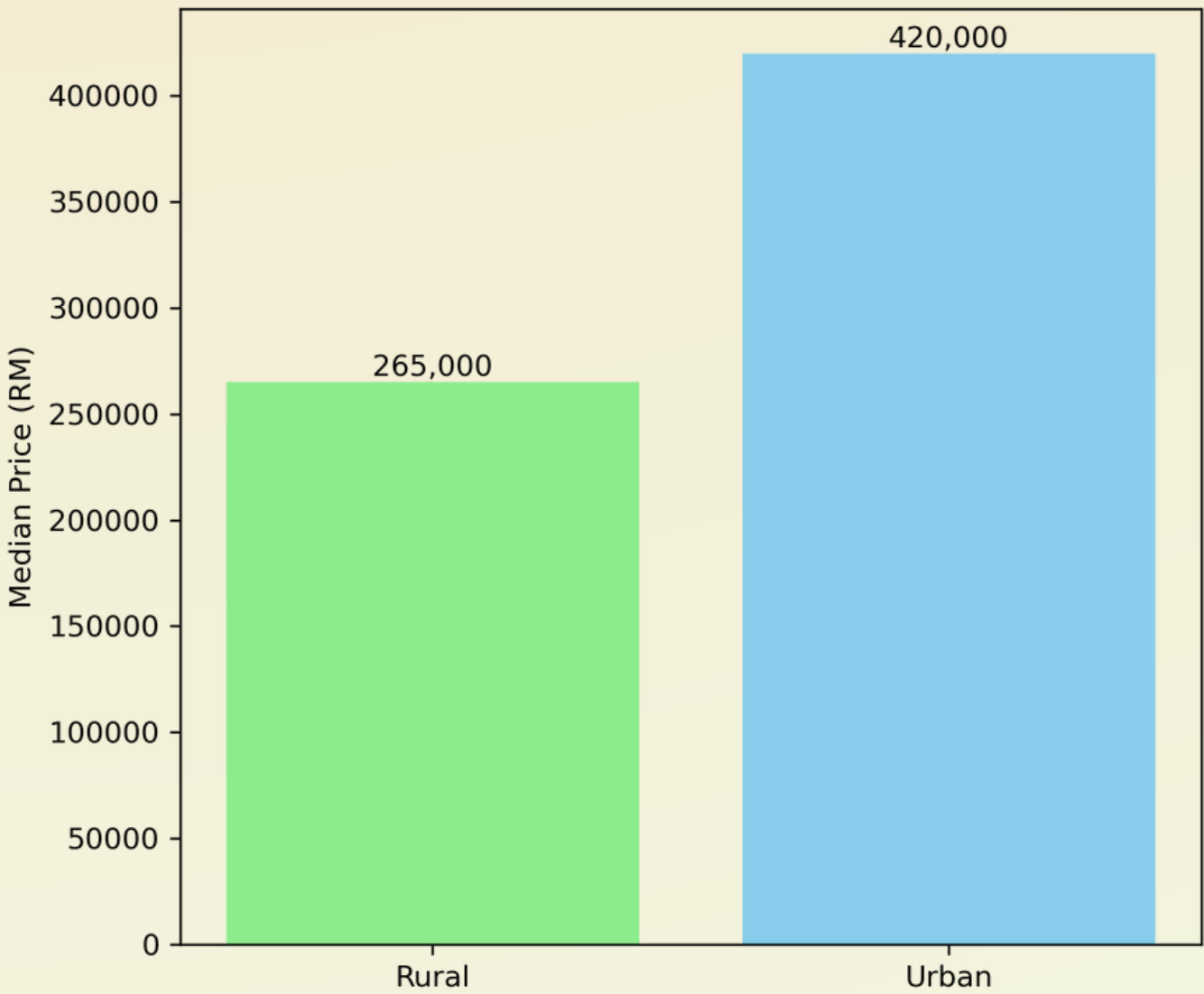
**Putrajaya** tops the list as the **most expensive** district, with other Klang Valley areas close behind

## DEMOGRAPHIC & PROPERTY TYPE TRENDS

### Property Type distribution in Malaysia



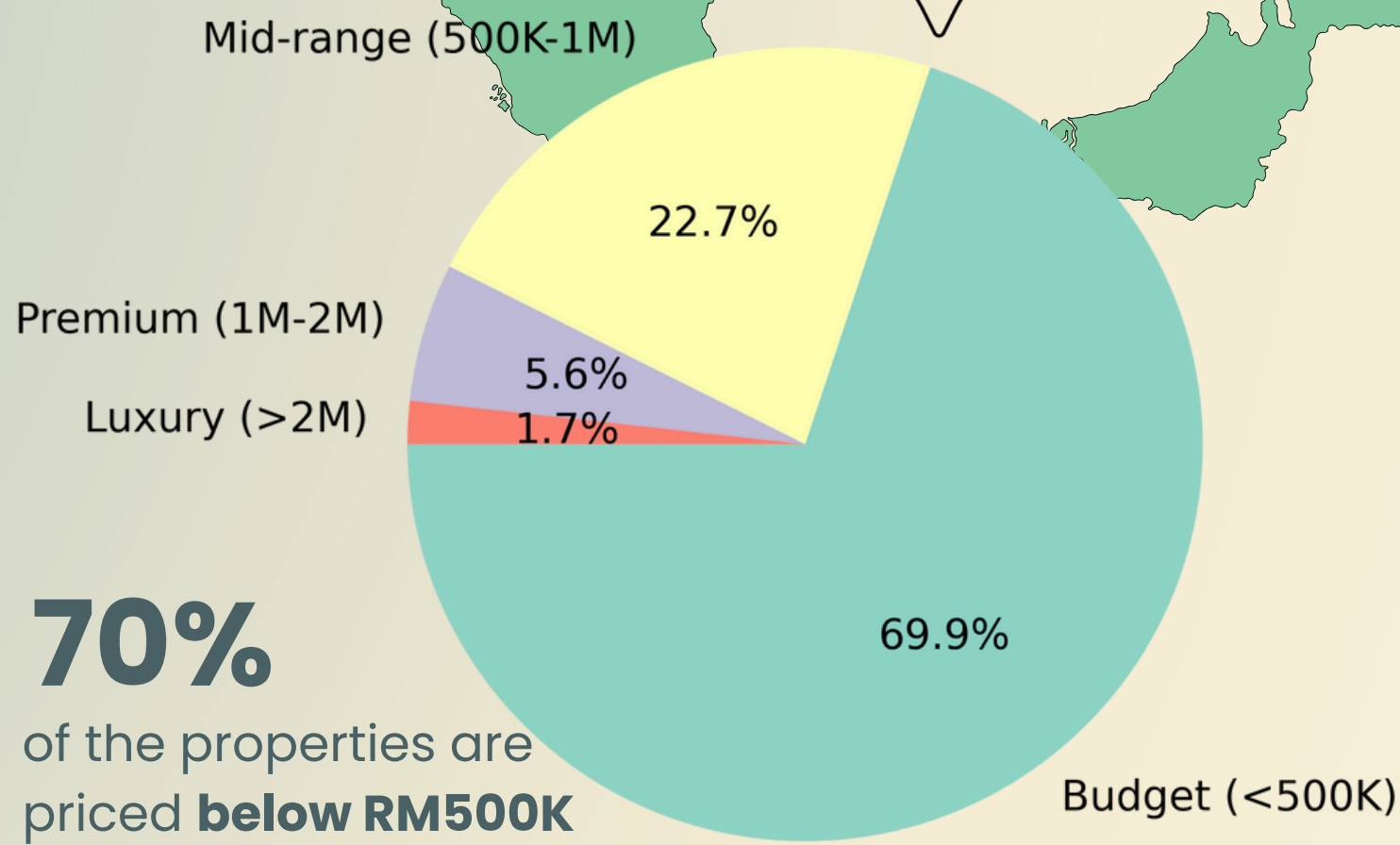
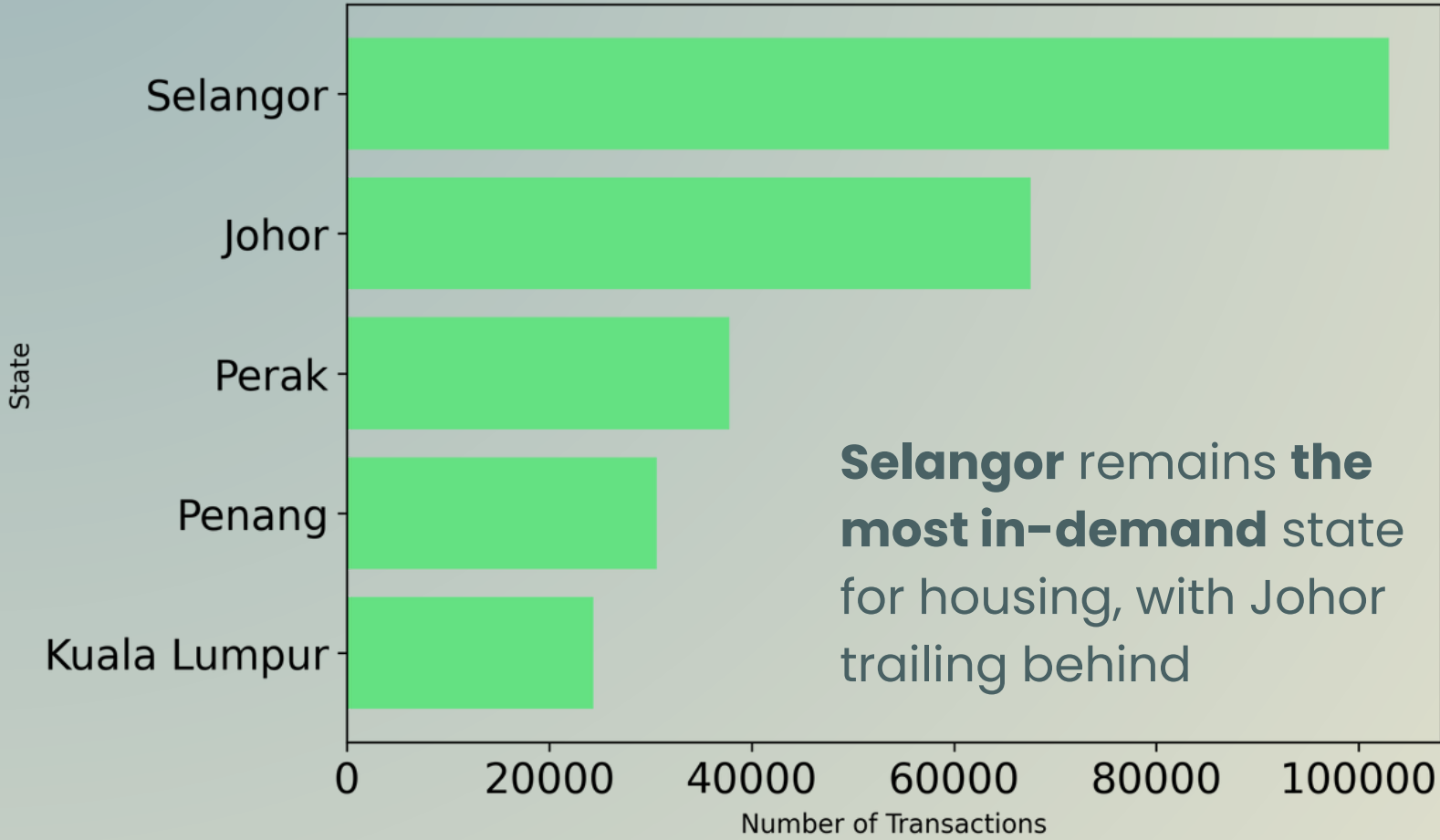
The property market is dominated by **terraced houses** which collectively account for **over half** of all property types



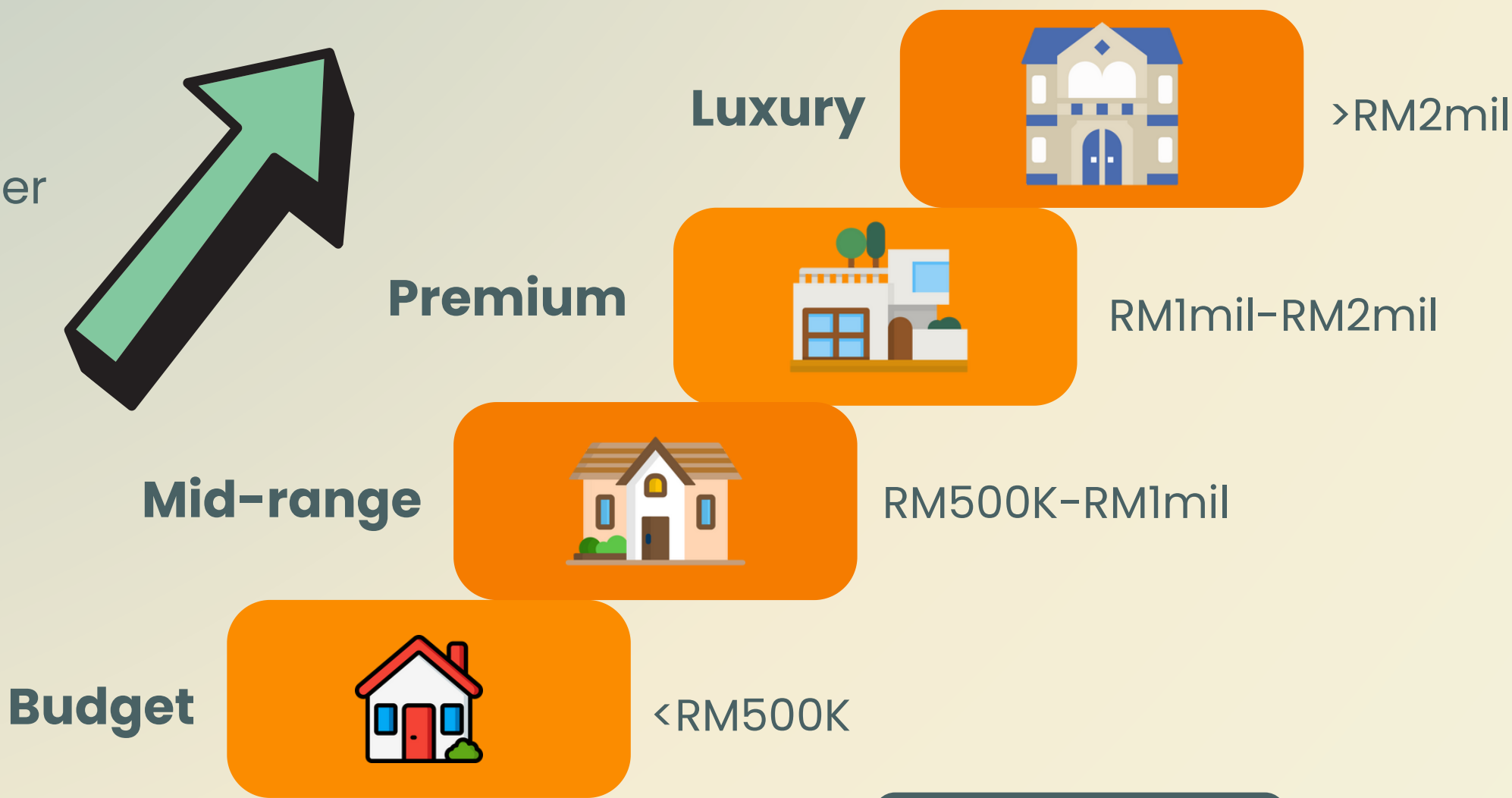
Housing in **denser, more urbanized areas** tends to be significantly **more expensive**

# DEMAND & AFFORDABILITY

Top 5 States by Transaction Count



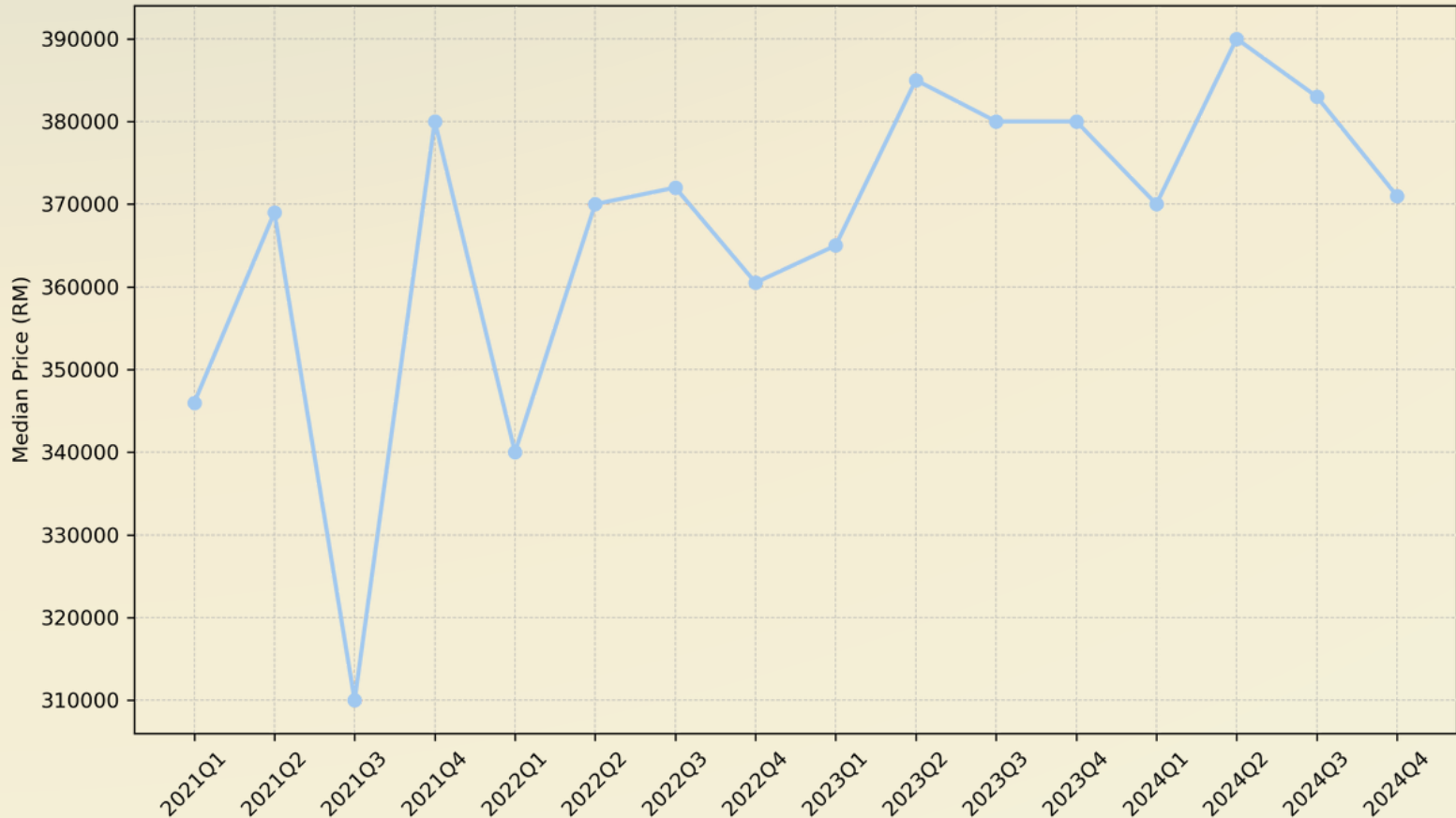
The bigger the house, the bigger the price tag



## TIME TRENDS

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**

Median House Price Over Time (Quarterly)



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

Landed vs High-Rise: Price Trends

