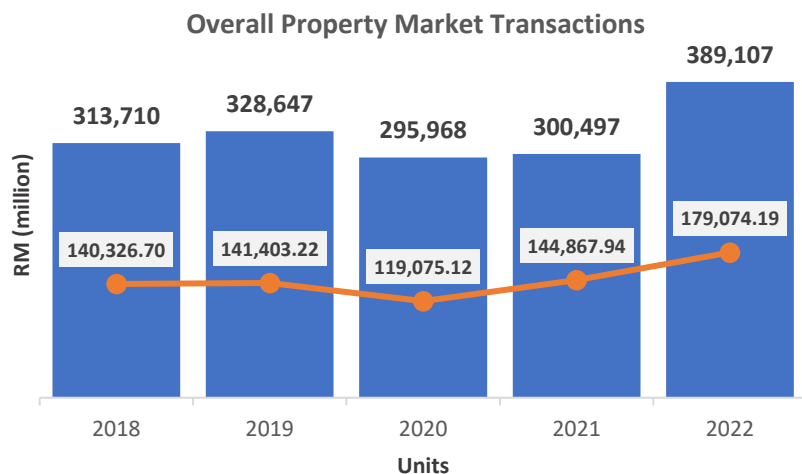


SUMMARY: NAPIC PROPERTY MARKET REPORT 2022

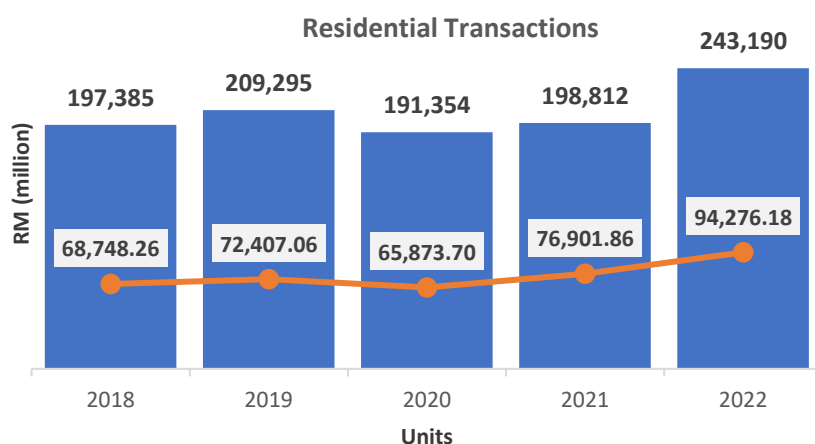
OVERALL PROPERTY MARKET PERFORMANCE



The property sector recorded 389,107 transactions worth RM179.07 billion in 2022, an increase of 29.5% in volume and 23.6% in value respectively (2021: 300,497 transactions; RM144.87 billion). The residential sub-sector continued to lead the overall property market transactions, with a 62.5% market share, followed by agriculture (21.1%) and commercial (8.4%).

RESIDENTIAL SECTOR

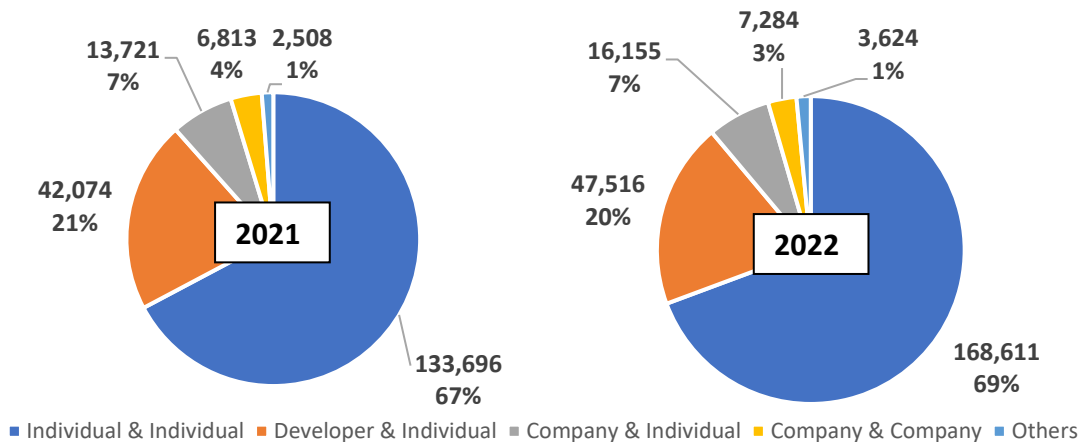
A. RESIDENTIAL TRANSACTIONS



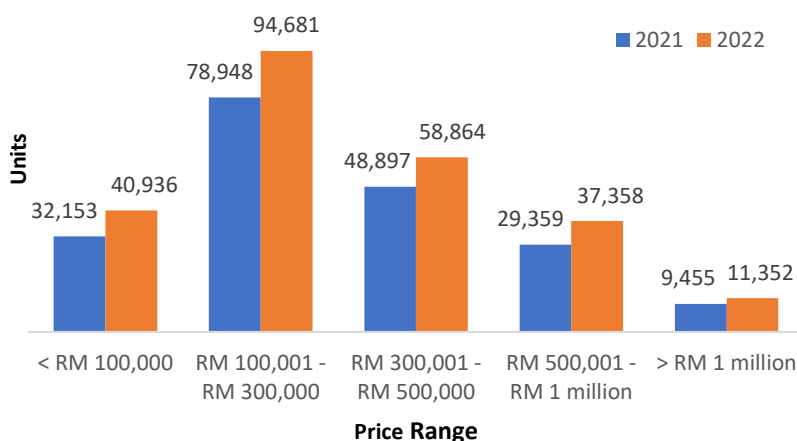
The residential sub-sector recorded 243,190 transactions worth RM94.28 billion, an increase of 22.3% in volume and 22.6% in value (2021: 198,812 transactions; RM76.90 billion). Selangor had the most transactions with a market share of 23.2%, followed by WPKL (12.5%). The primary market (purchase from developers) accounted for nearly 20% of total residential transactions (48,441 transactions).¹

¹ A verbal inquiry with NAPIC revealed that the primary market (purchase from developers) includes residential transactions between developers and individuals, and between developers and company.

Residential Transactions By Transferor and Transferee (Volume and % Share)



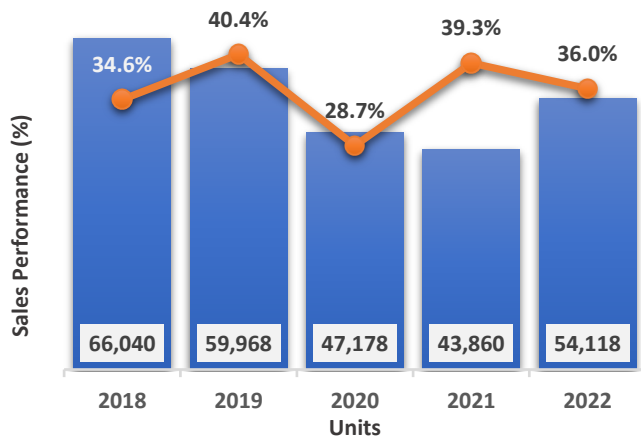
Residential Transactions (Units) By Price Range



In terms of price range, houses priced RM500,000 and below accounted for the highest residential market transaction share at 80.0%, a slight decrease from the year 2021 at 80.5%. Meanwhile, demand for houses priced RM500,001 and above increased to 20.0% (2021: 19.5%)

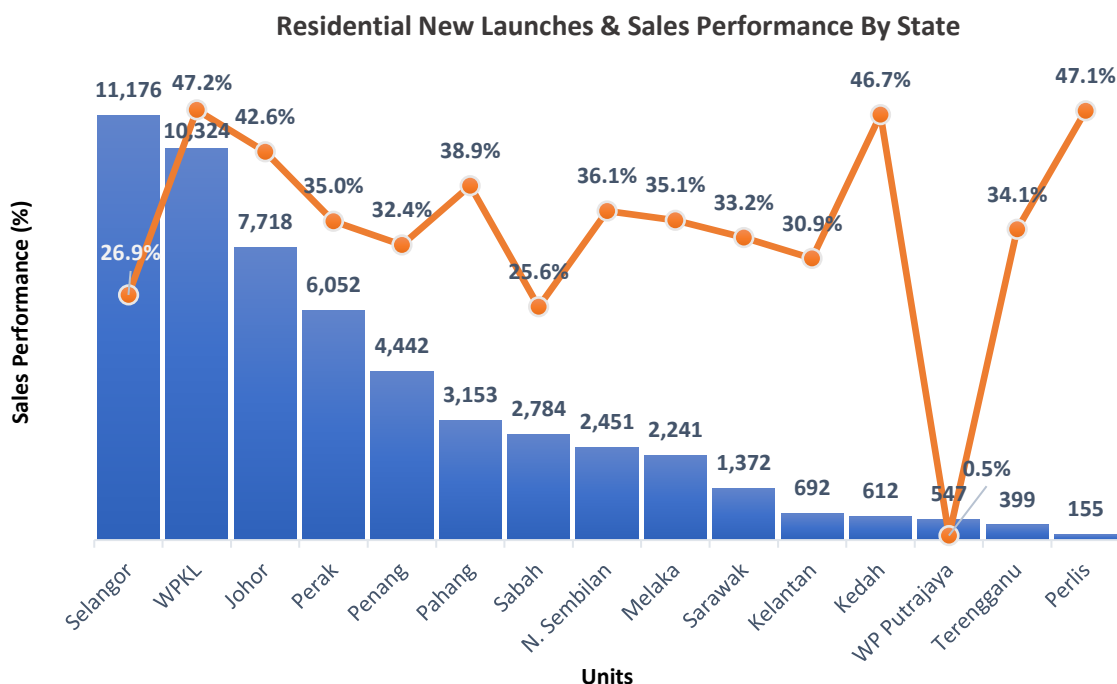
B. RESIDENTIAL NEW LAUNCHES

Residential New Launches & Sales Performance



The residential sub-sector saw 54,118 units of new launches, an increase from year 2021 at 43,860 units. Sales performance declined by 3.3 percentage points, from 39.3% in 2021 to 36.0% in 2022. Condominium/apartment units dominated the new launches at 24,366 units, followed by terraced houses (22,825 units) which comprised single-storey (9,422 units) and two-to-three-storey (13,403 units).

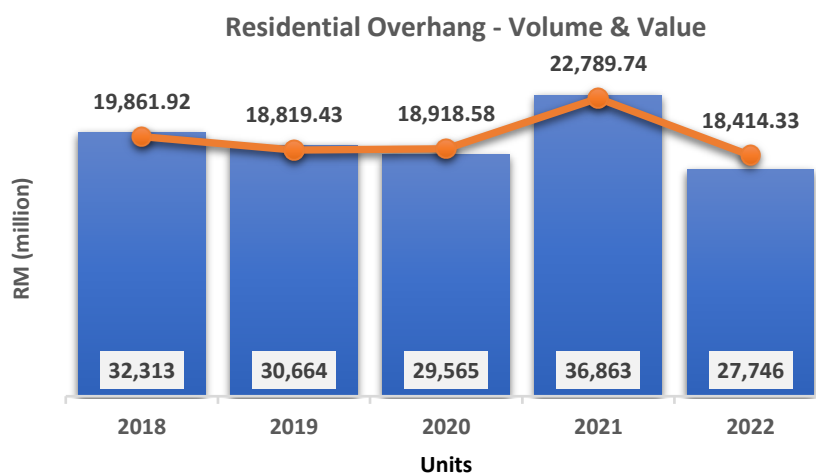
Selangor recorded the highest number of new launches at 11,176 units, followed by Kuala Lumpur (10,324 units) and Johor (7,718 units). By sales performance, Johor and Selangor recorded 42.6% and 26.9% in 2022, down from 49.2% and 54.0% in 2021 respectively. Kuala Lumpur saw an increase in sales performance from 14.4% in 2021 to 47.2%. No new launch was recorded in WP Labuan.












C. RESIDENTIAL OVERHANG

The residential overhang decreased slightly to 27,746 units worth RM18.41 billion (2021: 36,863 units worth RM22.79 billion). By State, Johor recorded the highest number of residential overhang units at 5,258 units (worth RM4.33 billion), accounting for 19.0% of total residential overhang units, followed by Selangor (3,698 units worth RM3.36 billion), Penang (3,593 units worth RM2.74 billion) and Kuala Lumpur (3,429 units worth RM3.15 billion).

By house category, 61.9% of total residential overhang units were condominiums/apartments (17,162 units), while terraced houses accounted for 20.3% of the residential overhang (5,636 units).



Residential Overhang by State

			
	JOHOR	SELANGOR	PENANG
Overhang units	5,258	3,698	3,593
Overhang value (RM million)	RM 4,326.72	RM 3,358.94	RM 2,742.12
			
WPKL	SABAH	PERAK	SARAWAK
3,429	2,718	2,312	1,799
RM 3,149.19	RM 1,174.12	RM 775.95	RM 801.69
			
KEDAH	PAHANG	N. SEMBILAN	MELAKA
1,174	1,044	886	697
RM 414.15	RM 430.32	RM 486.29	RM 246.43
			
TERENGGANU	KELANTAN	WP PUTRAJAYA	WP LABUAN
442	389	231	47
RM 160.42	RM 164.59	RM 165.04	RM 15.37
			
PERLIS			
29			
RM 3.01			

Note:

1. Residential overhang are units completed with Certificate of Completion and Compliance/ Temporary Certificate of Fitness for Occupation in the review period. These units remained unsold for more than nine months from the date of launching or after 1st January 1997.
2. The numbers for overhang value do not add up due to rounding.

Residential Overhang by Price Range

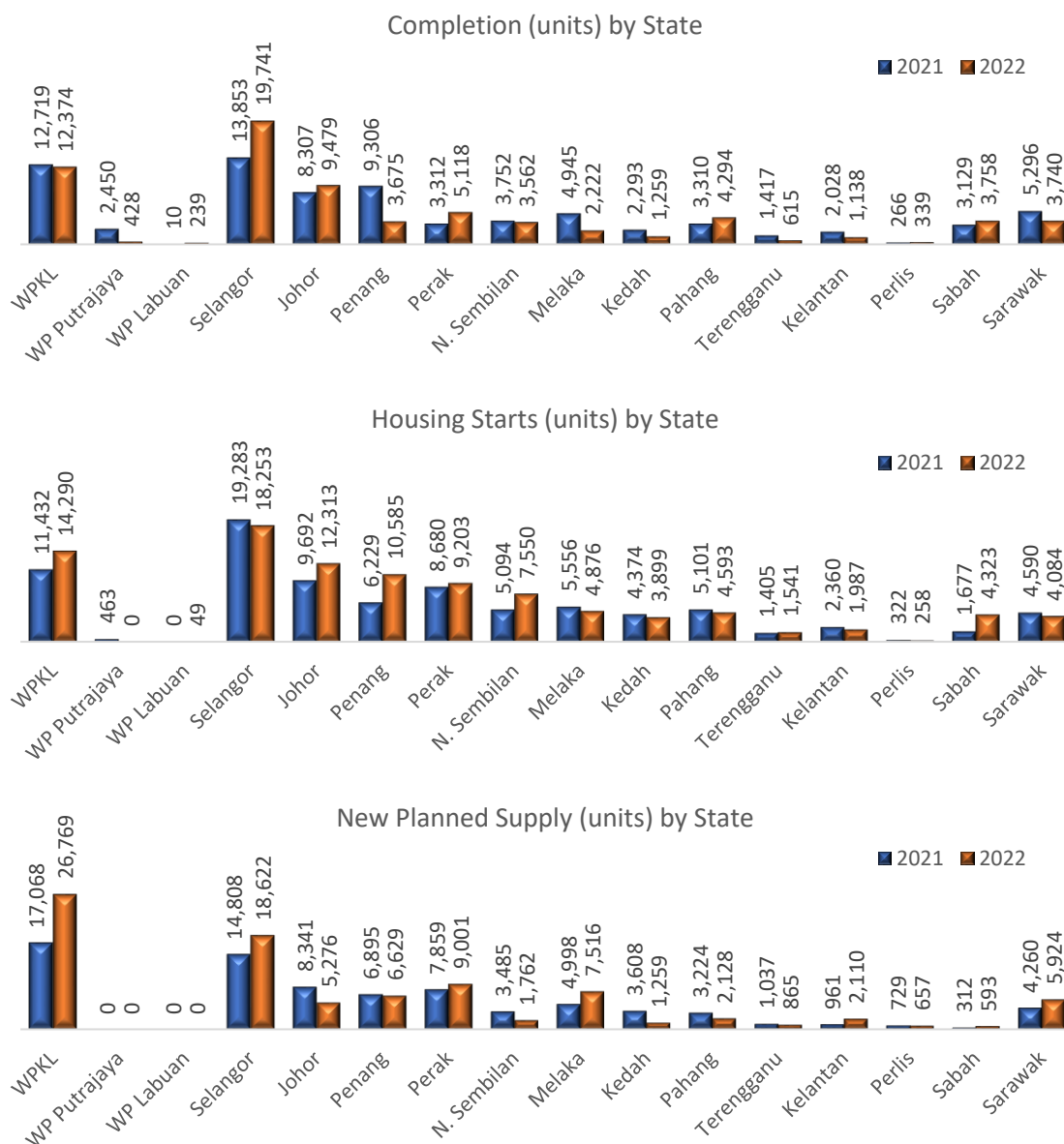
STATE/ PRICE RANGE	≤RM 100,000	RM 100,001 – RM 300,000	RM 300,001 – RM 500,000	RM 500,001 – RM 700,000	RM 700,001 – RM 1 million	>RM 1 million	Total Overhang ≤RM 500,000	Total Overhang >RM 500,000	All House Price (RM) ¹
Johor	137	404	816	1,920	945	1,036	1,357	3,901	385,690
Selangor	38	696	820	424	508	1,212	1,554	2,144	517,388
Penang	29	621	1,140	377	719	707	1,790	1,803	447,739
WP KL	0	222	908	1,350	425	524	1,130	2,299	756,109
Sabah	0	805	1,132	554	156	71	1,937	781	490,607
Perak	0	1,238	882	132	22	38	2,120	192	252,176
Sarawak	230	511	330	508	150	70	1,071	728	500,705
Kedah	153	267	641	65	48	0	1,061	113	273,218
Pahang	24	382	438	113	36	51	844	200	254,455
N. Sembilan	62	20	351	261	139	53	433	453	294,009
Melaka	0	288	315	59	35	0	603	94	221,867
Terengganu	43	103	271	25	0	0	417	25	287,075
Kelantan	0	213	8	118	50	0	221	168	249,058
WP Putrajaya	0	0	23	184	0	24	23	208	NA
WP Labuan	0	0	47	0	0	0	47	0	NA
Perlis	23	0	6	0	0	0	29	0	224,377
Malaysia	739	5,770	8,128	6,090	3,233	3,786	14,637	13,109	449,604

Note:

1. All House Price in 2022^P
2. Red highlight: Units overhang within the All House Price (AHP) (Partial highlight – Some of the units fall within the AHP).
3. All House Price data not available for WP Putrajaya and WP Labuan.

D. CONSTRUCTION ACTIVITY

As of the end of 2022, there were 6.08 million existing residential units (2021: 5.96 million). Total number of newly completed units hit 71,981 units, down by 5.8% from 76,393 units in 2021. Housing starts recorded a 13.4% annual growth to 97,804 units (2021: 86,258 units), led by Selangor (18,253 units). New planned supply totalled 89,111 units, up by 14.9% from 77,585 units in 2021.

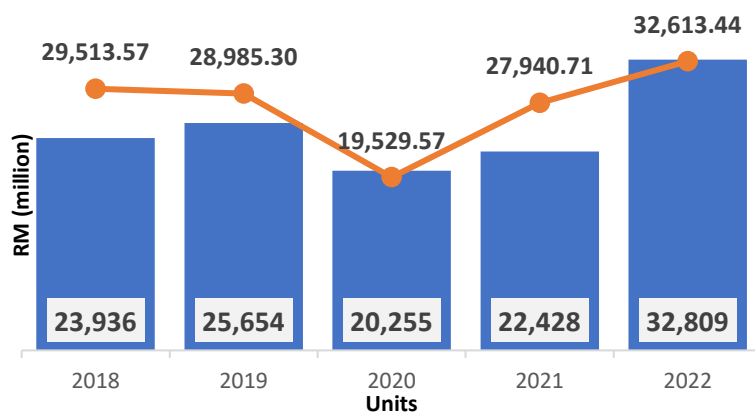


Note:

1. The figures for completion, housing starts and new planned supply are accumulated over the survey period.
2. Completion comprises units when the building construction works are completed and a CCC/CF/TCF is issued within the survey period.
3. Starts comprises buildings where the foundation and footing works of lowrise buildings or works below ground level including piling and foundation of high-rise buildings have started, and does not include site clearing, levelling and laying of infrastructure.
4. New planned supply comprises units where building plan approval has been obtained within the survey period.

COMMERCIAL SECTOR

Commercial Sector - Transaction Volume & Value



Total transactions in the commercial sector rose by 46.3% to 32,809 transactions in 2022 (2021: 22,428 transactions), with a 16.7% increase in value to RM 32.61 billion (2021: RM27.94 billion).

By State, Selangor recorded the highest volume of transactions (8,654 transactions), followed by Kuala Lumpur (4,777 transactions) and Johor (4,787 transactions).

A. SHOPS

The shops sub-sector led the commercial sector, with 16,862 transactions worth RM14.2 billion, accounting for 51.4% of the commercial property transaction volume and 43.5% of the total value. The shop overhang units totalled 6,720 units worth RM5.84 billion (2021: 6,612 units worth RM5.78 billion), up by 1.6% in volume and 1.0% in value. Johor recorded the highest number of overhang shops (1,731 units worth RM1.67 billion), followed by Sarawak with 887 units (RM1.19 billion).

B. SHOPPING COMPLEX

Shopping complex transactions volume totalled 9, with a value of RM377.9 million. The overall occupancy rate was down to 75.4% (2021: 76.3%). As at end-2022, the existing retail spaces in 1,064 shopping complexes were around 17.51 million square metres. There were 40 other complexes (1.38 million square metres) and 9 complexes (0.35 million square metres) in the incoming and planned supply respectively.

C. PURPOSE-BUILT OFFICE

The office sub-sector recorded 20 transactions worth RM1.36 billion. The overall occupancy rate was down to 71.7% (2021: 72.3%). There were 24.30 million square metres of existing office space from 2,585 buildings as at end-2022. There were 10 new completions, adding 421,973 square metres of new office space into the market.

Source:

1. Property Market Report 2022, Valuation and Property Services Department (JPPH), Ministry of Finance Malaysia.
2. Malaysian House Price Index 2022^P, Valuation and Property Services Department (JPPH), Ministry of Finance Malaysia.
3. Property Market Status Tables Q4 2022, National Property Information Centre (NAPIC).