

# Hartamas Insider



## This week's spotlight

Buckle up: Residential sector set for growth in 2024

### **What's going on here?**

Despite a challenging economic landscape in 2023, Malaysia's property market defied all odds and recorded property transaction value close to RM200 billion, a remarkable 9.9% increase from 2022.

### **What does this mean?**

In 2023, new residential launches rose by 4.4% with a better sales performance of 40.4% compared to 36% in 2022. This is a testament to investors' and consumers' confidence in the market's prospects, as they chose to engage in transactions and make long-term commitments that drove market activity and growth. Malaysia's steady job market also has a positive influence on market confidence, as stable employment, indicated by low unemployment rates, increases consumer spending ability, leading to higher demand for real estate assets.

### **Why should I care?**

With the expectations of robust economic growth and an improving job market this year, the demand for real estate is likely to remain on an upward trend.

For **04 March – 17 March 2024**

Stay ahead in the  
Property Market



## This week's spotlight OPR held firm at 3%

### **What's going on here?**

Malaysia's central bank (BNM) decided to keep the overnight policy rate (OPR) at 3% as widely expected, citing that the economy is improving and inflation is under control.

### **What does this mean?**

The OPR has remained unchanged for 10 months and was last increased in May 2023 by 0.25%, which the BNM described as the end of a period of "normalisation". This year, the economic growth is expected to improve due to resilient domestic spending and export recovery that is bolstered by stronger global trade. BNM expects continued employment and wage growth to buoy household spending while investment activities would be supported by ongoing multi-year projects.

### **Why should I care?**

A stable interest rate frees household and businesses with loan from extra burden and enable them to focus on putting their debts into productive use as their aggregate consumption and investment will drive the economic performance.

For **04 March – 17 March 2024**

Stay ahead in the  
Property Market