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PROPERTY PLUG *Weekly*

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Residential Edition

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Rental market up 3.9%, hits five-year high to average RM2,052
(Source: NST, March 20, 2025)

What's going on?

Malaysia's rental market is at a five-year high, with average rents hitting RM2,052 in Q4 2024, an increase of 3.9% year-on-year.

What does it mean?

The rental market is stabilising after the rental boom of 2022 and 2023 which saw massive spikes. Kuala Lumpur rents stabilised at RM2,847, while Selangor saw a slight increase to RM1,839. Despite this, KL rents dropped 10.2% compared to 2023, marking the first annual decline since 2021. Meanwhile, Selangor's rental prices remained stronger than the national average. Overall, renting is still pricier than in 2020 but remains cheaper than pre-pandemic 2019.

Why should I care?

For renters, KL could be offering better deals than before. On the other hand, Selangor might be a safer bet for landlords who look for steady returns. Either way, understanding rental trends enables both sides to make smarter property decisions.

Which KL high-rises beat the competition in 2024? (Source: EdgeProp, March 20, 2025)

EdgeProp reveals the top five KL condo that saw the biggest price hike in 2024. Leading the pack is 18 Madge in Ampang Hilir, a luxury condo close to KL's hotspots, with an increase of 14.6% to RM1,253.90 psf. The Estate in Bangsar follows, rising 12.4% to RM1,000 psf.

Rimbun @ Embassy Row, a favorite among expats, climbed 11.3% to RM1,286.60 psf. In Kepong, Three33 Residence jumped 10.8% to RM697.90 psf, while Endah Regal in Sri Petaling proved old gems still shine, growing 10% to RM482 psf.

Developers optimistic property sales will pick up, cautious about rising costs, industry survey shows (Source: EdgeProp, March 20, 2025)

Malaysian property developers are feeling optimistic about the market picking up later this year, despite rising costs. A survey by Rehda shows confidence at a five-year high, even though sales and launches dipped in late 2024. Developers expect more launches soon as they regain momentum.

However, costs are climbing due to pricier materials, labour shortages, and policy changes. Unsold homes remain a concern, especially serviced residences priced between RM400K - RM500K. Loan rejections, often due to income eligibility and credit concerns, remain a challenge for homebuyers.

S P Setia hands over Emporia ahead of schedule, unveils next phase of Setia Alamsari
(Source: NST, March 19, 2025)
S P Setia has delivered Emporia, its first shop office project in Setia Alamsari, Kajang, five months ahead of schedule. Launched in 2022, all 30 double-storey shop offices (priced from RM1.57M to RM3.71M) are fully sold, with rentals hitting RM9,000–RM25,000 monthly.

Up next, Elysian, a luxe collection of residentials will be launched in May 2025. With spacious layouts and serene greenery, prices start at RM1.65M for semi-Ds and RM2.2M for bungalows, bringing exciting times for Kajang's property scene.

URA ACT: Malaysian developers lead Australia's urban renewal while reforms stalls at home
(Source: NST, March 17, 2025)
Malaysian developers like S P Setia and Gamuda Land are leading Australia's biggest urban renewal projects, but back home, efforts remain slow. The long-awaited Urban Renewal Act (URA), set for debate in July, has sparked concerns over Bumiputera quotas and en-bloc sales, which could impact lower-income homeowners.

The government aims to lower approval thresholds for abandoned projects to speed up progress. With billions invested overseas, authorities are urging developers to reinvest locally, hoping to boost the economy and improve housing conditions for Malaysians.

Malaysia targets RM180bil in 2025 property sales, eyes senior living
(Source: NST, March 17, 2025)
The Housing Ministry is aiming for a massive RM180 billion in property sales this year. To boost the market, they're co-hosting the first-ever Asean Real Estate Conference (AREC) in July, expecting 50,000 visitors and RM1.2 billion in sales.

By 2040, 14.5% of Malaysians will be seniors, yet only 2.1% of homes cater to the aging population. The government is pushing for more senior-friendly housing while also funding research to improve future developments.

Knight Frank: Trends driving real estate in 2025, with a focus on sustainability
(Source: EdgeProp, March 17, 2025)
According to Knight Frank, the residential market remains strong this year, thanks to government initiatives like tax relief for first-time buyers and affordable housing projects. Kuala Lumpur's prime properties remain attractive, Johor Bahru's high-rise sector is booming near the RTS Link, and Penang's market is benefiting from new infrastructure.

Despite global uncertainties, Malaysia's strategic location and improving connectivity keep demand high. Homebuyers can expect a dynamic year ahead with a strong focus on green-certified homes and transit-oriented projects.

IF YOU HAVE ANY QUESTIONS OR NEED PROPERTY ADVICE, WE'RE HERE TO HELP AND WOULD LOVE TO HEAR FROM YOU.

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