Residential Market Recap 2025

KOMMONS INSIGHTS

ROBUST SECONDARY MARKET IN KUALA LUMPUR

High-rise condominiums and serviced apartments are the best performing residential property type in Kuala Lumpur. Prime locations in demand are KL City, Mont Kiara, Bangsar, Damansara Heights and Desa ParkCity. Bulk of units sold were in Mont Kiara priced at RM1 million-RM3 million but highest price tag was for luxury units in KL City.

MOST EXPENSIVE TERRACE HOUSE IN KLANG VALLEY

Desa ParkCity has the most expensive landed terrace house in the Klang Valley. This well planned and established township continues to attract buyers despite its hefty price tag. Petaling district in Selangor also showed strong performance for terrace houses in established townships such as Bandar Utama and Kota Damansara.

NEW LAUNCHES MAINLY IN SUBURBS

Fewer launches in 2025 as both developers and buyers are adopting cautious sentiment. Most launches are located in suburbs and mainly high-rise residential in mixed developments or part of Transit-Oriented Development (TOD).

RESIDENTIAL MARKET RECAP 2025

Our residential market recap 2025 features market analysis of the Klang Valley residential sector; highlighting market activities in selected areas of growth and sought-after lifestyle addresses. Our Kommons Insights section provides on-ground market perspectives buying trend at several prime locations.

Introducing Kommons Realty

Happy New Year 2026 and warm greetings from Kommons Realty.

We are immensely proud to introduce and share our successful merger story; birthed from an idea that came about almost a decade ago from two outstanding real estate personalities, Mr Wong Yau Long and Mr Kenny Sim.

Mr Wong is the founder of Cornerstone Xstate while Mr Kenny is the founder of Kith and Kin Realty. Although both were operating successful licensed agencies at that time, the highly competitive and fast-evolving real estate market set the tone for a new chapter of growth by combining the strengths of both agencies.

This dynamic duo not only have a wealth of real estate experience but they also desire to build a great company that adds value to agents, negotiators and clients. The culmination of this dream became a reality in 2025 with the new platform 'Kommons Realty', a licensed real estate agency with the Board of Valuers, Appraisers, Estate Agents and Property Managers in Malaysia.

Under the new platform, Kommons Realty now benefits from integration of resources, leveraging on talent and network, enabling agents and negotiators to grow deep and attain the preparedness to evolve and adapt to market changes. We believe all this will better serve our valued clientele in today's fast-paced world.

Meet Our Dynamic Duo

Managing Director
Mr Wong Yau Long

Executive Director
Mr Kenny Sim

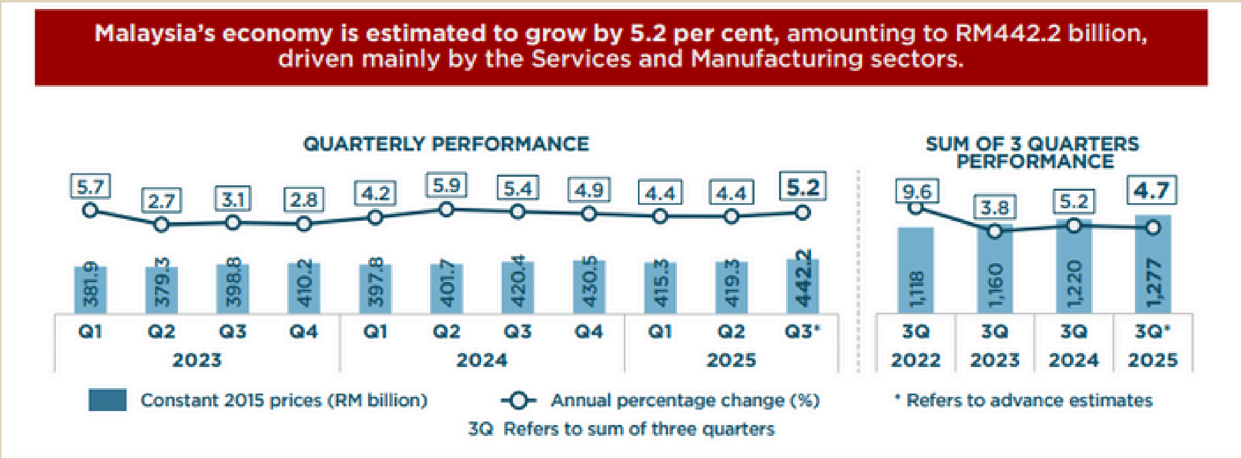
In building this great company, we emphasize the need for a super platform, cutting-edge technology and powerful branding. Our super platform allows our workforce of 420 agents and negotiators to share and learn from our extensive training programs, workshops, events and campaigns, Meet-X, Elite and Elite Pro activities.

In enhancing work efficiency, we have adopted cutting-edge technology using AI-related tools in the daily operations of our agents and negotiators. This reduces time required for administrative works in sale and tenancy transactions. With AI becoming a 'personal assistant' to the agents and negotiators, they are able to achieve better closing results within a shorter time .

With a distinct company branding, we have achieved an estimated RM55 million in sales in 2025 and received a monumental recognition when Mr Wong was accorded the prestigious 'Chief Executive of the Year Award (Agency) at the StarProperty Awards 2025.

Moving forward, we aim to increase our head count to 650 in 2026 and chart higher sales of RM72 million. We are also embarking on new ventures with our MM2H partner and overseas properties partners in United Kingdom and Dubai.

2025 has truly been a milestone year for us. Here's wishing you a fruitful 2026 and let's do 'Great" together.



Source : Department of Statistics Malaysia

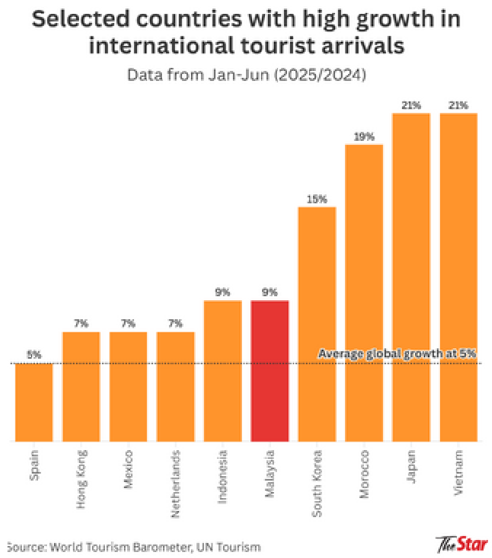
Malaysia's economic growth for 2025 is projected to range between 4% and 4.8%. The recent strong GDP growth of 5.2% in Q32025 has reignited market optimism and confidence in achieving the upper end of full year GDP forecast. The nation's strong economic growth is supported by resilient domestic demand, steady investments and growth in key sectors (services and manufacturing).

Domestic demand will be key driver of growth attributed to stable employment, wage growth and government policy measures . Investment activities are performing well with growth in services sector, E&E manufacturing, infrastructure projects and recovery in LNG and crude oil production.

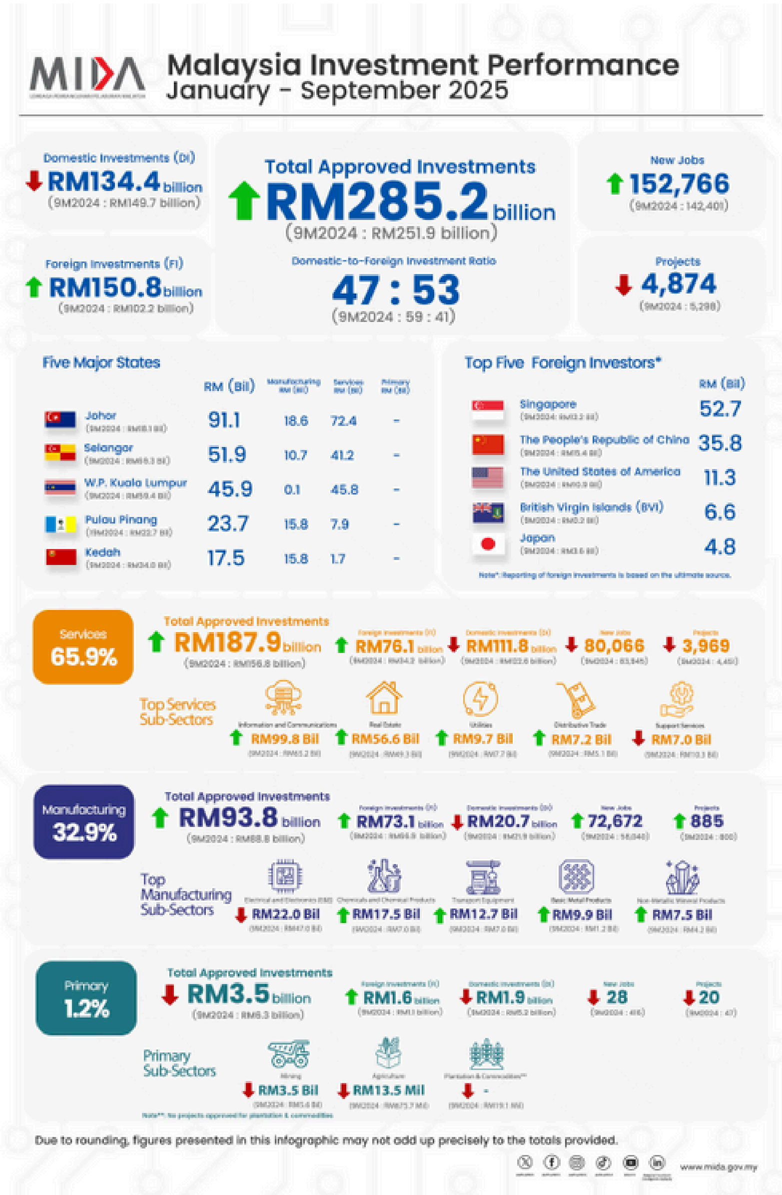
Household spending was supported by positive labour market conditions, income-related policy measures and cash assistance programmes such as STR and MyKasih.

The strengthening of the ringgit has also helped improved economic sentiment. The US Federal Reserve's easing of monetary policy in September coupled with expectations of further rate cuts amid growing concerns about the US economy's outlook, has supported the ringgit. The announcement of trade agreements between the US and Malaysia, has also helped ease tariff-related uncertainties.

Tourist arrivals in Malaysia recorded about 28.24 million international visitors from January to August, a 14.5% jump from the same period in 2024. The upward trend underscored Malaysia's rapid post-pandemic recovery and growing global appeal. A report by United Nations has also confirmed Malaysia's tourism growth was higher than regional peers.



Malaysia's successful role as the ASEAN chairman in 2025 was another important milestone in the country's growth; bringing greater optimism and market confidence in the future of the country.



Source : MIDA

Foreign investment recorded astounding increase of 47.5% in the first nine months of 2025, reaching RM150.8 billion. This achievement significantly outpaced regional trends.

The strong foreign interest, driven by a massive growth in the services sector, propelled the country's total approved investments to RM285.2 billion across all sectors.

The services sector was the star performer, attracting RM187.9 billion in total investments, with foreign inflows accounting for a significant portion. Malaysia's services sector grew by 5% in the first half of 2025 and is projected to grow by 5.2% in 2026.

Manufacturing also saw solid foreign participation, with RM73.1 billion in approved investments making up nearly 78% of the sector's total.

Malaysia's investment performance has proven remarkably resilient in a turbulent global environment. The country attracted RM285.2 billion in approved investments during the first nine months of 2025; a 13.2% increase from the previous year. This strong showing comes at a time when geopolitical and trade tensions, supply chain disruptions, and tighter monetary conditions have dampened investment flows in many other markets, underscoring Malaysia's enduring appeal as an investment destination.

The positive economic performance have translated to an uptick in the real estate industry where it charted RM107.68 billion in transacted value; an increase of 1.9% in first half 2025 compared with same corresponding period a year ago (RM105.65 billion).

Condominium/apartment dominates supply in Klang Valley

The residential supply in Klang Valley is estimated at a total of 2.3 million units as at Q32025; 75% are located in Selangor and 25% in WP Kuala Lumpur. In Selangor, 2-3 storey terrace house dominates supply attributed to higher availability of development land. In WP KL, condominium/apartment dominates supply due to land scarcity and demand for contemporary urban lifestyle living.

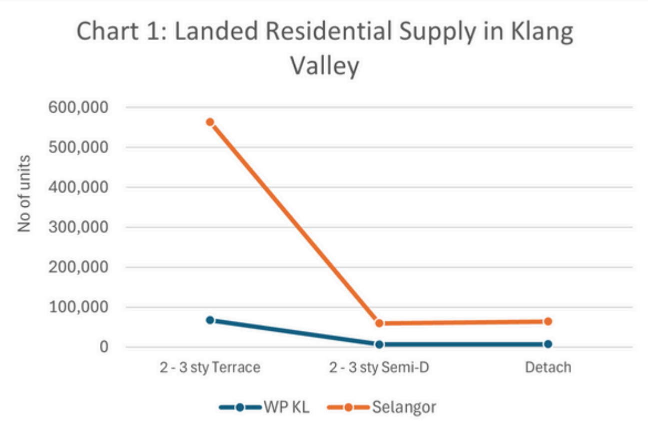


Chart 1: Landed Residential Supply in Klang Valley

Chart 1 shows the selected popular types of landed residential supply in Klang Valley. Selangor has approximately 564,000 units of 2-3 storey terrace while WP Kuala Lumpur has only 67,000 units.

Total high-rise residential supply is estimated at 1 million units as at Q32025; condominium/apartment contributes 72% and serviced apartment at 28% as shown in Chart 2.

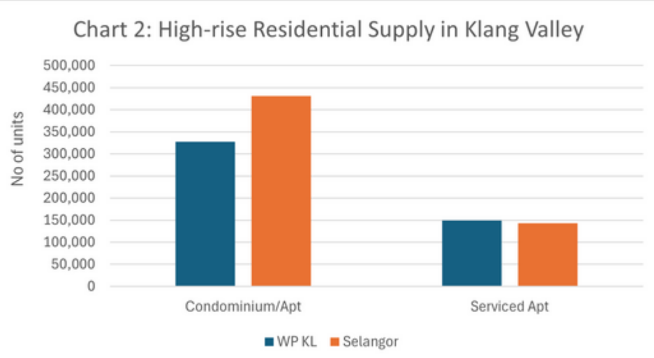


Chart 2: High-rise Residential Supply in Klang Valley

Our analysis included serviced apartment in high-rise residential as it has become a popular residential choice for today's buyers. Serviced apartment usually offer lifestyle amenities, services and retail shops. Branded serviced apartments managed by international hotel chains are commonly found at prime addresses in city centre area such as KLCC and Bukit Bintang.

Chart 3 illustrates the supply trend of high-rise residential in Klang Valley where condominium/apartment and serviced apartment make-up the bulk of residential supply. Popular and prime locations are KL City, Mont Kiara, Bangsar and Desa Parkcity.

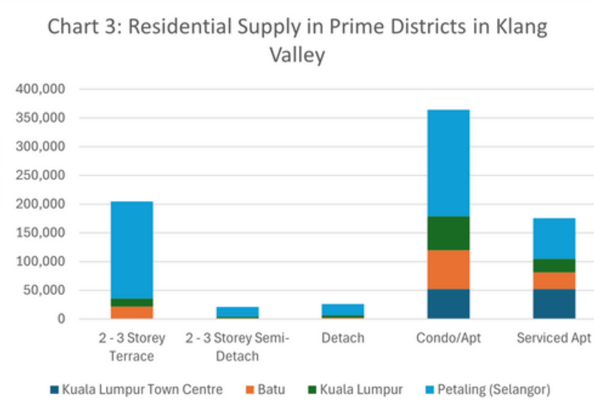


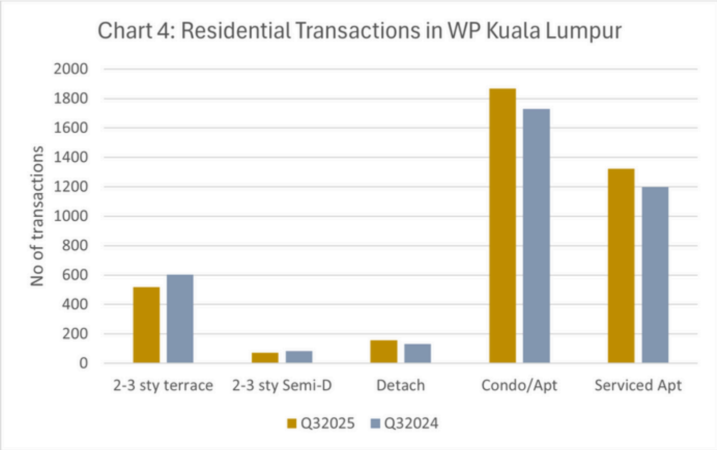
Chart 3: Residential Supply in Prime Districts in Klang Valley

Petaling district in Selangor has the bulk of 2-3 storey terrace house at 169,400 units while Kuala Lumpur Town Centre has the least supply of 2-3 storey terrace house at 500 units due to scarcity of land and high development cost.

The highest supply of 2-3 storey semi-detached and detach houses are in districts of Petaling in Selangor and Kuala Lumpur.

Note: Source of data for charts are from NAPIC/JPPH

High-rise residential top favourite among buyers in Kuala Lumpur



The trend of high-rise residential dominating market activities continued in 2025, with total high-rise transactions estimated at 3,192 as at Q32025.

Chart 4 shows the y-o-y comparison of residential transactions in WP Kuala Lumpur with growth as follows:

- Condominium/apartment : up by 8%
- Serviced apartment: up by 10%

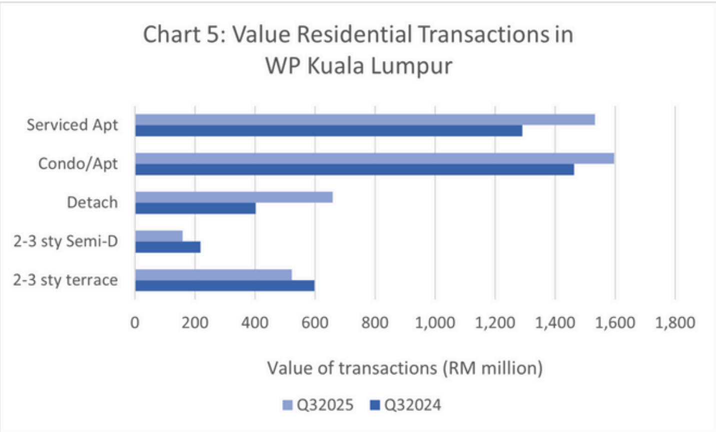
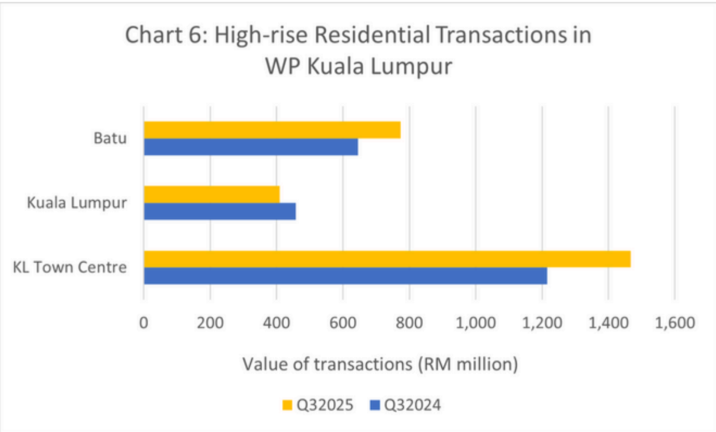


Chart 5 shows transaction value trend where high-rise residential contributes a significant increase in Q32025 compare to Q32024.

Serviced apartment value of transaction jumped by 19% while condominium/apartment increased by 9%. Condominium/apartment value touched RM1.6 billion worth of units sold in Q32025.

Detach houses also showed a y-o-y huge increase by 64%; touching RM660 million value of units sold in Q32025.



A closer look at high-rise residential shows that bulk of transactions took place in KL Town Centre, Kuala Lumpur and Batu prime districts.

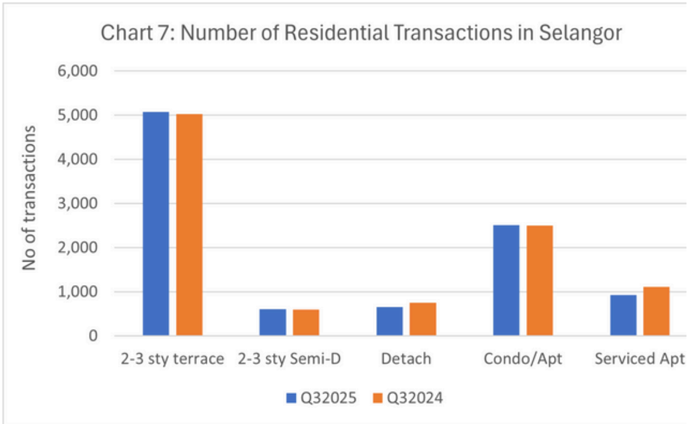
Value of transactions surged in KL Town Centre by 21% on y-o-y comparison; surpassing RM1.4 billion in value in Q32025. Meanwhile Batu district also increased by 20% y-o-y , almost reaching RM800 million in transactions value.

Note: Source of data for charts are from NAPIC/JPPH

Strong market activities seen in terrace house segment in Selangor

In Selangor, the most popular type of residential transacted was 2-3 storey terrace house; comprising 5,000 transactions with little change on y-o-y comparison.

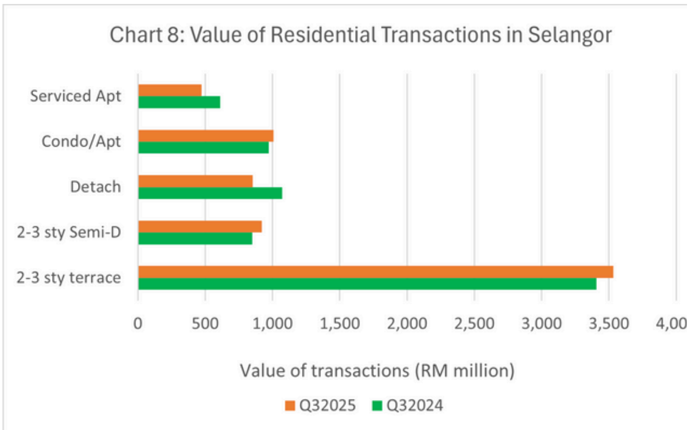
Chart 7 shows the y-o-y comparison where there was no significant change. However detach houses and serviced apartments showed slight decline of 10% in Q32025 when compared with same period last year.



In terms of transaction value, largest contribution was from 2-3 storey terrace house with a total of RM3.5 billion sales. This was an increase of 4% compared with Q32024.

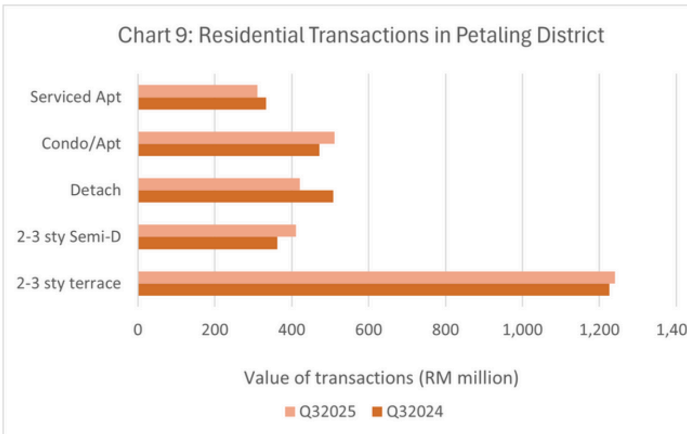
Another popular landed i.e. 2-3 storey Semi-D had an y-o-y increase of 8%, recording close to RM900 million in transaction value.

Both serviced apartment and detach houses showed declined of 20% when compared with Q32024.



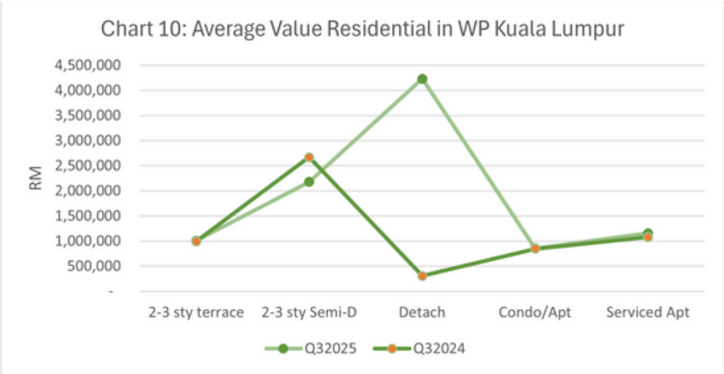
A closer look at residential trend in the popular Petaling district (Chart 9) illustrates the similar trend of dominance of 2-3 storey terrace houses, breaching RM1.2 billion in value of transactions.

2-3 storey Semi-D houses continued to be a favourite , recording 18% uptick in Q32025 with estimated value of RM400 million.



Note: Source of data for charts are from NAPIC/JPPH/Kommons Realty

Stable growth in average value per transaction in Klang Valley



Average value per transaction (Chart 10) shows y-o-y comparison for residential in WP Kuala Lumpur where 2-3 storey terrace and condominium/apartment showed marginal increase of 1%.

Average value per transaction for 2-3 storey Semi-D declined by 18% from Q32024 to Q32025 while detach showed abnormal growth in Q32025 due to variation in location, sizes, design and quality of finishes.

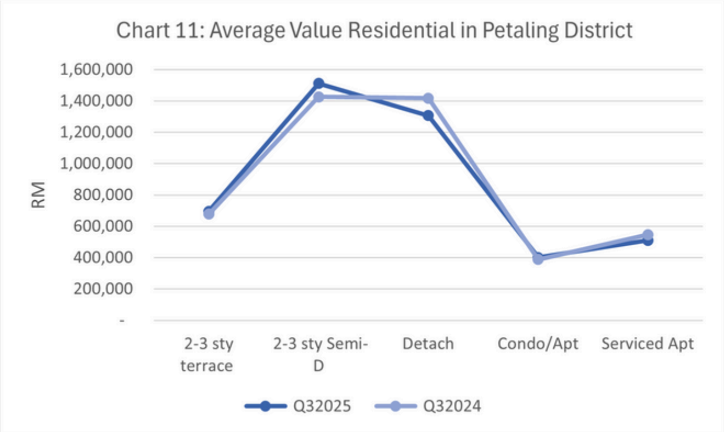


Chart 11 shows the average value per transaction for the popular Petaling district. The y-o-y comparison showed an increase of 3% for 2-3 storey terrace and condominium/apartment in Q32025.

However, average value per transaction for detach houses and serviced apartment declined by 8% and 6% on a y-o-y comparison.

Summary of average value per transaction for residential sector in Q32025:

	WP Kuala Lumpur	Petaling District (Selangor)
2-3 storey terrace house	RM1 million	RM700,000
2-3 storey Semi-D	RM2.2 million	RM1.5 million
Detach house	RM4.2 million	RM1.3 million
Condo/Apartment	RM855,000	RM401,000
Serviced Apartment	RM1.2 million	RM511,000

Note: Source of data for charts are from NAPIC/JPPH/Kommons Realty

Stable price median in Klang Valley

Data from NAPIC in Q32025 showed the price markers in WP Kuala Lumpur and Petaling (Selangor)

Property Type	State/District	Minimum (RM/Unit)	25 Percentile (RM/Unit)	Mean (RM/Unit)	Median (RM/Unit)	75 Percentile (RM/Unit)	Maximum (RM/Unit)
Detach House	Kuala Lumpur Town Centre	615,000	3,057,500	3,874,166	4,390,000	5,025,000	6,000,000
	Batu	420,000	555,000	2,501,153	720,000	900,000	12,500,000
	Kuala Lumpur	1,180,000	2,050,000	4,274,037	3,834,444	5,722,500	9,350,000
	Petaling (Selangor)	210,000	660,000	1,859,670	1,322,500	3,000,000	6,850,000
Semi-D House	Kuala Lumpur Town Centre	2,970,000	2,970,000	2,970,000	2,970,000	2,970,000	2,970,000
	Batu	530,000	577,500	1,050,833	740,000	820,000	2,925,000
	Kuala Lumpur	2,280,000	2,350,000	2,862,000	2,400,000	2,600,000	4,680,000
	Petaling (Selangor)	648,000	1,400,000	2,030,431	1,900,000	2,310,000	6,000,000
Terraced House	Kuala Lumpur Town Centre	750,000	797,500	845,000	845,000	892,500	940,000
	Batu	345,000	586,500	1,122,337	750,000	1,002,500	9,500,000
	Kuala Lumpur	460,000	726,500	1,230,840	900,000	1,640,000	3,500,000
	Petaling (Selangor)	250,000	599,000	815,546	740,000	954,000	2,550,000
Condominium/Apartment	Kuala Lumpur Town Centre	240,000	400,000	1,162,671	600,000	1,065,000	11,300,000
	Batu	150,000	492,500	1,060,742	840,000	1,527,000	3,495,000
	Kuala Lumpur	249,990	376,500	838,980	495,000	822,500	9,000,000
Source: NAPIC	Petaling (Selangor)	92,070	310,000	474,725	382,000	490,000	3,200,000

The table above shows the price median for the types of residential in popular districts in Klang Valley. According to data from NAPIC, the price median for detach house was significantly higher at RM4.39 million in KL Town Centre and Kuala Lumpur than districts of Batu and Petaling (Selangor).

The price median for 2-3 storey terrace house shows similar level for Batu and Petaling (Selangor) at RM740,000-RM750,000 whilst Kuala Lumpur charted price median at RM900,000.

As for condominium/apartment, highest price median was recoded at Batu district at RM840,000; with a maximum pricing at RM3.5 million. Although KL Town Centre and Kuala Lumpur recorded lower median than Batu, these two locations however recorded high maximum pricing at RM11.3 million (KL Town Centre) and RM9 million (Kuala Lumpur).

Note: Source of data for charts are from NAPIC/JPPH

Lifestyle projects in Kuala Lumpur prime areas

New residential launches this year saw an interesting mix of high-end properties and mid-range properties in the Klang Valley.

Kuala Lumpur's launches leaned toward upper-end high-rise in mixed developments due to demand for lifestyle and convenient amenities at their doorstep.

New launches in Selangor offer affordable landed homes and mid-range apartments in established townships such as Shah Alam, Puchong and Sungai Buloh. Overall new launches received steady buyers' response attributed to new infrastructure projects, stable economic growth and relatively affordable pricing.

Despite fewer launches, Klang Valley remains the most active region, with premium condo launches in Kuala Lumpur. In general, affordability pressures and higher financing costs has slowed uptake of newly-launched projects.

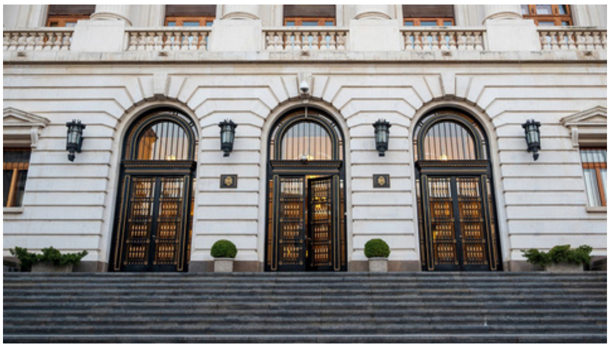
Transit-Oriented Development (TOD) and new projects located close to MRT/LRT/train stations seemed to generate stronger market interest among buyers. Khaya Residences, for instance, is located within close proximity of about 400m to Abdullah Hukum and Kerinchi LRT stations as well as Mid Valley City.

Located at the suburb of Kuala Lumpur, another TOD new project is launched known as Stellaris @ Riana Dutamas. This freehold development offers 2 and 3 bedroom types with sizes ranging from 766 to 1,165 sq ft. With its resort-living concept, this development has 31 facilities and amenities.

Another type of new launch receiving strong market interest is those located at prime address where land is scarce. Majestic @ Kiara Reserve is the last piece of freehold land located at the prominent neighbourhood of Desa Sri Hartamas offering landed and condominium units (see page 20 for more details).

Khaya Residences
Total units: 795 units
Price: From RM680,000

Stellaris @ Riana Dutamas
Total units: 1143 units
Price: From RM525,000



Majestic @ Kiara Reserve
Total units: 237 units
Price: Parkhome/sky condo RM1.5-1.8 mil
Villa RM3 mil - 4.2 mil

Mont Kiara is the preferred lifestyle address

For this section, we analysed a sample of some 8,500 transactions in WP Kuala Lumpur. Chart 12 revealed that high-rise residential transactions were mainly in KL Town Centre (40%) and Batu (23%).

High-rise transactions in KL Town Centre were for high-end and luxury units at KLCC and its immediate vicinity. Whilst the prime locations at Mont Kiara and Desa ParkCity constitute the bulk of high-rise transactions in Batu district.

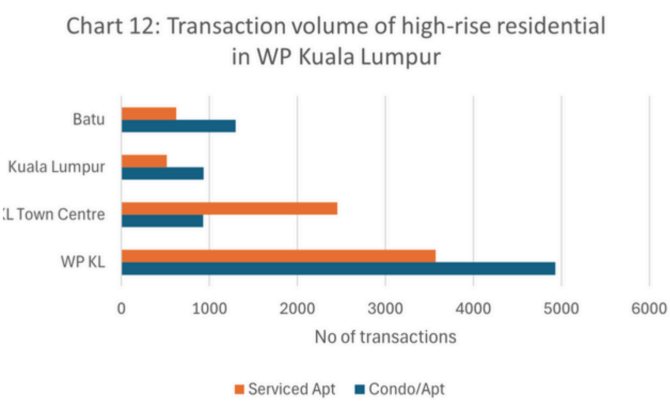
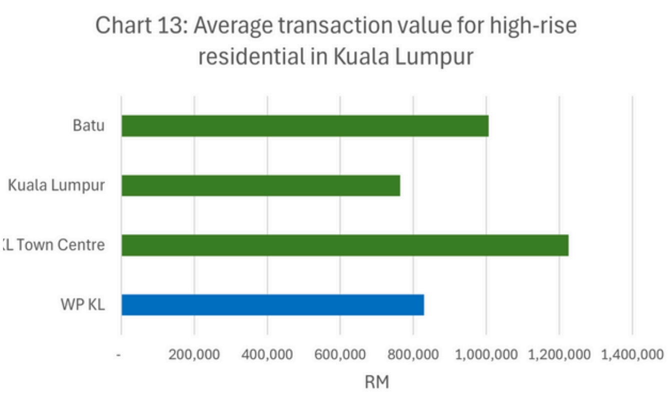
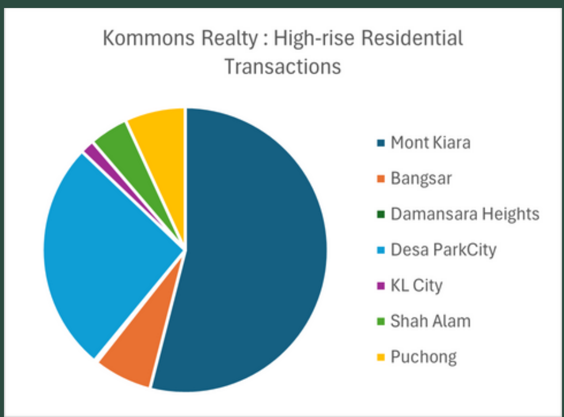


Chart 13 shows average transaction value for Jan-Sept 2025; KL Town Centre and Batu exceeded the average value in the state WP Kuala Lumpur.



Prime high-rise developments in prominent locations are constantly in demand and hence, driving the transaction price higher. These cosmopolitan developments appealed to mid-upper and high-income buyers for their popular addresses, lifestyle concept, contemporary facilities and services.

The availability of well-known trendy cafes and restaurants in Sunway 163 mall , 1 Mont Kiara and Plaza Mont Kiara as well as international schools have indeed been the catalysts of demand for vertical lifestyle living in Mont Kiara.



Kommons Insights

The chart above illustrates locations where Kommons Realty handled the bulk of sale and rental transactions in 2025. Of the total, 54% of transactions were in Mont Kiara followed by 26% in Desa ParkCity.

Two notable deals were concluded by Kommons Realty i.e. MK 10 at RM4.2 million in Q12025 and Seni Mont Kiara at RM4.03 million in Q2 2025.

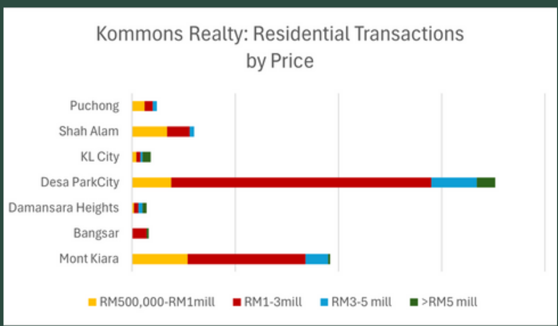
Note: Source of data for charts are from NAPIC/JPPH/Kommons Realty

Most transacted high-rise residential priced RM1mil-RM3mil

This section analyses transaction and price trend in selected prime locations, namely, KL City, Mont Kiara, Sri Hartamas, Bangsar, Damansara Heights and Desa ParkCity. Our analysis had segmented the findings into the following price categories:

- RM500,000 - RM1 million
- RM1 million - RM3 million
- RM3 million - RM5 million
- > RM5 million

Based on price category above, we analysed some 486 transactions in 2025 obtained from NAPIC/JPPH.



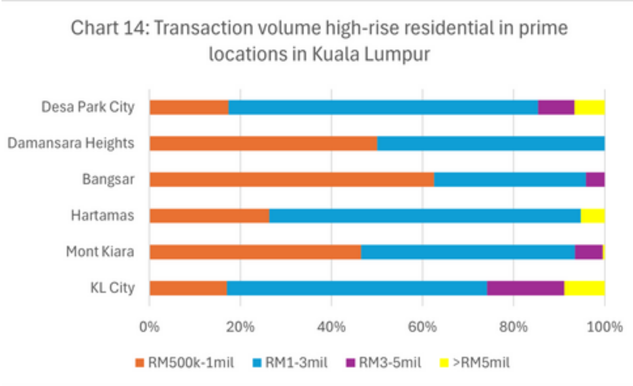
Kommons Insights

Kommon's data of transactions by price shows that the most popular price range of properties bought by our clients was RM1million-RM3million.

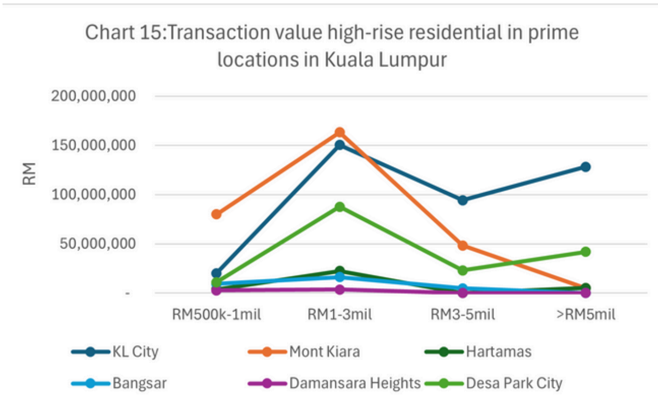
For luxury properties priced RM3 million and above, the market activities were mainly at Desa ParkCity, Mont Kiara, Damansara Heights and KL City.

Note: Source of data for charts are from NAPIC/JPPH/Kommons Realty

Most active locations are Mont Kiara, KL City and Desa ParkCity. Chart 14 shows Mont Kiara dominates transaction trend for price category RM500,000 to RM1 million and RM1 million to RM3 million.



For price category RM3 million to RM5 million, KL City comprises 56% of total transactions followed by Mont Kiara at 29%. KL City and Desa ParkCity took the largest market share of luxury residential properties priced more than RM5 million.



Based on our analysis, highest total transaction value recorded in KL City (RM393 million), Mont Kiara (RM296 million) and Desa ParkCity (RM163 million).

Desa ParkCity has the most expensive terrace house

This section analyses market trend of transaction for landed residential located in prime locations such as Hartamas, Bangsar, Damansara Heights and Desa ParkCity.

For transaction volume, Chart 16 illustrates that there was no transaction for terrace house priced RM500,000 to RM1 million in 2025 in the selected prime locations.

Most transactions of terrace house fall within the RM1 million to RM3 million category at all four prime locations. Desa ParkCity has the most expensive terrace houses priced RM3 million and above.

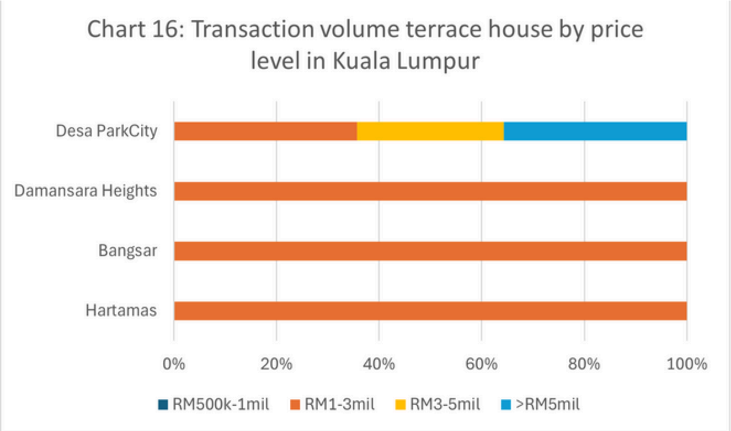
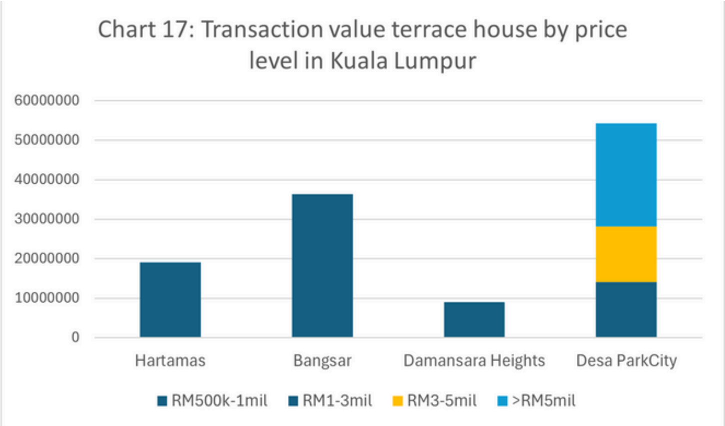
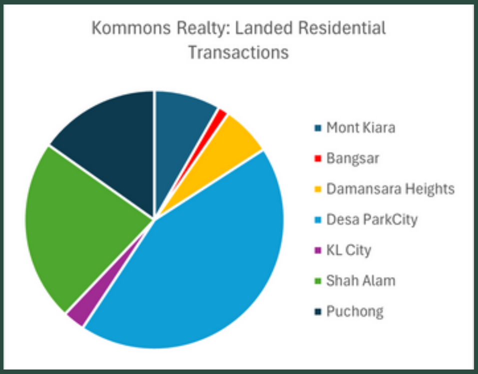


Chart 17 shows the value of transactions where Desa ParkCity has a total of RM54.3 million in 2025. Other locations recorded terrace house transactions mainly in the RM1 million to RM3 million price category.



Highest average transacted value for terrace house was RM2.8 million at Desa ParkCity followed by RM1.7 million at Hartamas. Bangsar and Damansara Heights recorded similar average transacted value at RM1.5 million.



Kommons Insights

Kommons Realty has successfully concluded transactions for terrace, semi-detach and detach residential in Klang Valley in 2025. Approximately 43% of our landed transactions were located in Desa ParkCity followed by Shah Alam and Puchong.

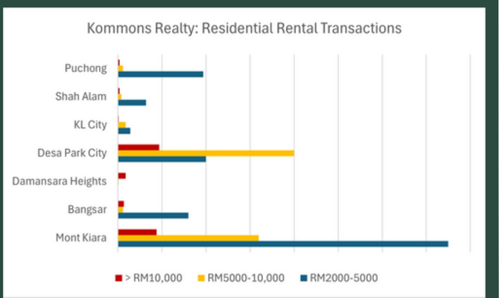
Note: Source of data for charts are from NAPIC/JPPH/Kommons Realty

Rental market

The residential rental market in the Klang Valley was generally stable. According to NAPIC 1H2025 report, the average rental yield for double storey terrace houses in the Klang Valley was between 1.5% and 7.7%. The following shows selected residential schemes in first half of 2025. Rental data for 2-storey terrace house shows that the highest rentals were Damansara Heights (RM8,000-RM12,500 per month) due to the larger built-up of the units. Rental rates for smaller 2-sty terrace houses (less than 1,800 sq ft) hovered around RM2,500-RM3,700.

District/ Mukim and Scheme	Average Floor Area (s.m.)	Rental Range Per Month (RM/unit)		Average Rental Change (%)	Average Gross Yield (%)
		July - December 2024	January - June 2025		
Mukim Batu					
Desa ParkCity (Adiva)	188	4,200 - 5,500	4,200 - 5,500	Stable	2.5
Desa ParkCity (South Lake)	166	2,900 - 3,600	2,900 - 3,600	Stable	1.8
Desa ParkCity (Casaman)	286	8,000 - 10,000	8,000 - 10,000	Stable	3.5
Sunway SPK Damansara	194	3,500 - 3,800	3,500 - 3,800	Stable	2.9
Mukim Kuala Lumpur					
Bangsar Baru	173	2,700 - 4,000	3,500 - 3,800	4.8	2.4
Bukit Bandaraya	197	2,800	2,800	Stable	1.9
Damansara Heights	300	8,500 - 12,500	8,500 - 12,500	Stable	8.1
Taman Tun Dr. Ismail	165	2,200 - 3,700	2,500 - 3,700	8.3	2.0

Source: NAPIC



Kommons Insights

Our market insights on rental transactions concluded by Kommons Realty revealed the popularity of units being rented at between RM2,000 and RM5,000 per month in all locations except Damansara Heights.

Rental rates of between RM5,000 and RM10,000 per month were also in demand for Mont Kiara, Desa ParkCity, Bangsar and KL City.

Meanwhile, the rental yield for apartments/ condominiums for selected schemes below was in the range of 1.5% to 6.3%.

District/ Mukim and Scheme	Average Floor Area (s.m.)	Rental Range Per Month (RM/unit)		Average Rental Change (%)	Average Gross Yield (%)
		July - December 2024	January - June 2025		
Arata Bukit Tunku	82	2,500 - 3,200	2,500 - 3,200	Stable	1.6
Bangsar Height	143	2,800	2,800	Stable	4.1
Binjai 8	70	2,600 - 3,000	2,900	2.4	5.8
Binjai Residensi	205	6,500 - 7,000	6,500 - 7,000	Stable	5.1
Gaya Bangsar Condominium	147	2,700 - 4,200	2,700 - 4,200	Stable	3.5
Hampshire Place Residence	71	2,500 - 2,700	2,500 - 2,700	Stable	3.1
Suasana Bangsar	395	4,750 - 5,000	4,750 - 5,000	Stable	1.5
The Meritz Condominium	105	5,300 - 6,000	5,300 - 6,000	Stable	5.1
The Mews	80	2,600	2,600	Stable	2.6
U Thant Residence	220	12,000 - 13,500	12,000 - 13,500	Stable	6.0
Verticas Residensi	167	5,000 - 5,500	5,000 - 5,500	Stable	4.7
10 Mont Kiara	340	7,500 - 13,000	7,500 - 13,500	7.7	4.1
11 Mont Kiara	250	7,800 - 10,500	7,800 - 10,500	Stable	5.5
28 Mont Kiara	278	6,000 - 11,000	6,000 - 11,000	Stable	4.7
Kiara Designer Suites	133	2,800 - 4,500	2,800 - 4,500	Stable	5.2
Kiaramas Ayuria	186	4,800 - 7,200	4,800 - 7,200	Stable	6.1
La Grande	189	4,700 - 6,500	4,700 - 6,500	Stable	6.3
Lumina Kiara	232	4,000 - 6,100	4,000 - 6,100	Stable	3.1
Mont Kiara Aman	204	5,000 - 7,000	5,000 - 7,000	Stable	4.7

Source: NAPIC

Large units condominiums in Mont Kiara i.e. 10 Mont Kiara, 11 Mont Kiara and 28 Mont Kiara commanded rentals of RM6,000-RM13,000. Smaller units i.e. Binjai 8, Hampshire Place and The Mews in KL City recorded rentals of RM2,500-RM5,000.

Generally, there was no change in rental rates from first half 2024 ; indicating a stable rental rate for condominiums in 2025.

Note: Source of data for charts are from NAPIC/JPPH/Kommons Realty

Our Highlights
KL City Centre

The Jalan Ampang-U Thant area has received a strong market interest due to its strategic location and prime Kuala Lumpur address.

With the location proximity to the iconic Petronas Twin Towers and the KLCC development, it has garnered interest from foreign buyers who are keen on freehold land which are in scarcity for such prime location.

Being in the close proximity to many foreign embassies, international schools, high-end condos and luxury homes, prime shopping malls, private medical centres have attracted expatriates and affluent families.

Taman U-Thant will continue to be a niche and high-end neighbourhood, owing to its proximity to the city centre and easy access to highways and various amenities.

Source: E&O website

Kommons Realty concluded the sale of the annex building of Dua Residency to a foreign party for RM60 million. This annex of modern glass and steel cube structure was originally owned by E&O Properties and is a lifestyle complex housing retail, restaurants and service outlets.

The annex is located on a one acre land fronting Jalan Tun Razak and directly opposite the US Embassy. It has approximately 25,000 square feet in net floor area.

Source: James Kerwin from Tbilisi - The Twins | SE Asia 2019, CC BY 2.0, https://commons.wikimedia.org/w/index.php?curid=115290228

Close to 80% of Taman U-Thant bungalows and bungalow lots were sold by Kommons Realty.

This niche neighbourhood has its own unique charm of being quiet, green and leafy surroundings and at same time close to the prime commercial district at KLCC and Bukit Bintang.

Kommons Realty

Our Highlights Bangsar-Damansara Heights

The prestigious residential areas of Bangsar and Damansara Heights are popular choices of the affluent market.

These two locations are preferred owing to their proximity to KL city centre with an array of high-end facilities and services, shopping malls, private schools and private medical centres as well as easy connectivity via major roads and LRT/MRT stations.

Bangsar and Damansara Heights offer a mix of landed and high-rise residential set in serene and tranquil neighbourhood. Below are selected transactions concluded by Kommons Realty:

- A bungalow in Persiaran Bruas : Sold in Q3 2025 for RM5 million; land area 5,525 sq ft with built-up of 4,146 sq ft.
- A condominium in One Menerung: Sold in Q1 2025 for RM8 million ; built-up of 5,113 sq ft.

Kommons Realty is actively involved in the sale and rental of various types of properties within the Bangsar-Damansara Heights locality.

Kommons Realty

Source: BRDB website

One Menerung is a luxurious condominium developed by BRDB Developments . This freehold residential property has two towers and three low-rise apartment blocks, offering unit sizes that range between 3,200 sq ft and 6,000 sq ft.

Pavilion Damansara Heights is a mixed development consisting of residential, offices and retail. This high-end development is well-connected to the Pavilion Damansara Heights MRT station via the shopping mall and is now a prominent landmark development within the Bangsar-Damansara Heights neighbourhood.

Source: Pavilion Damansara Heights website

Our Highlights
Mont Kiara

The popular enclave of Mont Kiara has continued to attract strong market interest from both buyers and tenants alike attributed to its variety of amenities , international schools (Garden International School and Mont Kiara International School) and easy accessibility to various business and commercial areas within the Klang Valley.

Mont Kiara was transformed since the early 1990s from a rubber estate plantation to now Kuala Lumpur's sought-after address by the local affluent and expatriate community.

Mont Kiara is largerly developed by Sunrise Berhad (now UEM Sunrise). Kommons Realty has a strong market presence in Mont Kiara handling both sale and rental transactions. Below are selected transactions:

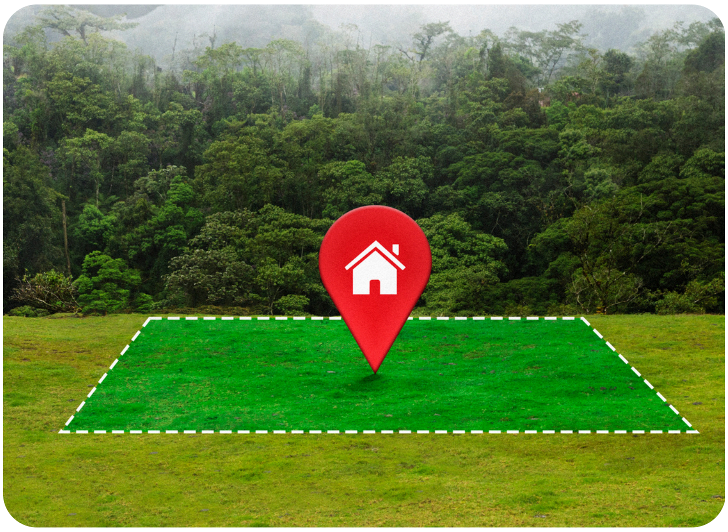
- A bungalow in Aman Kiara : Sold in Q3 2025 for RM7 million; land area 3,574 sq ft with built-up of 7,362 sq ft.
- A bungalow lot in Kiara Peak: Sold in Q3 2025 for RM4.65 million; land area 6,243 sq ft.

Kommons Realty is actively involved in the sale and rental of numerous high-rise residences within the Mont Kiara-Hartamas neighbourhood.

Source: Aman Kiara website

Aman Kiara is a freehold gated and low density residential development offering 19 units of bungalows and 12 units of condovillas. This luxurious development is developed by Bukit Kiara Properties and completed in July 2004.

Kiara Peak is a freehold gated project with landed bungalows located at an elevated area along Jalan Changkat Duta Kiara.



Our Highlights
Desa ParkCity

The established matured self-contained township of Desa ParkCity has constantly been a sought-after address since its launch in 2002.

This multiple award-winning township offers the ideals of good, wholesome living for its residents to foster family, neighbourhood and community ties. It is also a pet-friendly community.

Desa ParkCity is developed by Perdana ParkCity Sdn Bhd. With Kommons Realty strong market presence in this township, we have concluded some notable transactions for various types of property within Desa ParkCity as follows:

- A bungalow in Davina : Sold in Q3 2025 to a local buyer for RM15 million; land area 9,085 sq ft with built-up of 10,000 sq ft.
- A bungalow in Ridgewood: Sold in Q2 2025 to a local buyer for RM12.5 million; land area 9,020 sq ft with built-up of 9,364 sq ft.

Kommons Realty is actively involved in the sale and rental of Park Place (newly completed condominium) and other property types within the premier neighbourhood of Desa ParkCity.

Source: Desa Parkcity website

Park Place is a park front condominiums; it is strategically located between two parks and two lakes. Sited on a 4.55 acre of freehold land, it has 537 units on 54-storey tower with a gross development value (GDV) of RM770 million.

This development won The Edge Malaysia-PEPS Value Creation Excellence Award 2025 for its innovation and market fit. Park Place was launched in Q32020 and is recently completed.

Source: Desa Parkcity website

Kommons Realty

Our Highlights
Tropicana

Over the years, Tropicana has become a sought-after location and affluent neighbourhood attributed to its renowned golf course at Tropicana Golf & Country Resort.

In its initial development years, Tropicana township are occupied mainly by families in the landed homes. However, with the opening of Tropicana Gardens Mall and MRT station, high-rise residential has attracted local and foreign younger families and professionals due to the modern conveniences.

Tropicana Grande offers all units fronting golf course view and with only two units per floor. Typical units range from 2,283 sq ft to 3,666 sq ft. It also offers duplex units (4,687 sq ft to 4,770 sq ft) while duplex penthouses have sizes of 5,800 sq ft.

Kommons Realty concluded the sale of a unit with built-up of 4,994 sq ft to a local buyer in Q2 2025 at a price tag of RM4.95 million.

Source: Tropicana brochure/website

Completed in 2013, Tropicana Grande offers 328 units housed in four blocks of 38 and 39 storey high towers. Tropicana Grande boasts approximately 40% of green spaces on the street level, facade and the podium pool area with grand views of the magnificent golfing greens.

Unique selling points are the private lifts, high ceiling, golf course views and plenty of amenities within the surroundings.

It was awarded by the Institute of Landscape Architects Malaysia's Malaysia Landscape Architecture Awards (MLAA) Honour Award in 201A under the Professional Category - Landscape Design Awards.

Source: Tropicana brochure/website

Kommons Realty

Our Highlights
Majestic @ Kiara Reserve

A rare and unique development located within established and matured residential areas of Desa Sri Hartamas and Mont Kiara. This new project features a private and guarded enclave, exclusive sanctuary of luxury within the tranquility and panoramic forest reserve of Bukit Kiara.

With features such as rooftop oasis, the homes are designed to blend indoor living with the greenery of the outdoors. The project offers 237 units with types as follow:

- Grandeur Villa

88 units exclusive 5-storey villa with private lift; unit size from 3,800 sq ft

- Noble Parkhome (sold out)

60 units single storey parkhome with 4 carparks; unit size from 1,500 sq ft

- Lorde-Villa

8 units premium huge size villa with private lift and uninterrupted view; unit size from 4,300 sq ft

- Skye Residence

90 units super low density high rise luxury condo facing Kiara Reserve; unit size from 1,300 sq ft

Majestic @ Kiara Reserve is developed by Mayland Bhd. Kommons Realty is the exclusive marketing agent for this project.

Source: Majestic website/Kommons Realty

This gem of 4.8 acres freehold land is a low density residential development located at the prime Hartamas address, has garnered strong interest, attributed to the land scarcity at this sough-after location in Klang Valley.

The project with a GDV of RM551 million, will be developed in two phases, with the first phase comprising 79 villas and 57 parkhomes. Phase 1 of this launch saw strong take-up and their Noble Parkhome was fully sold.

Source: Majestic website/Kommons Realty

Kommons Realty

Our Highlights
Amaya Residences

This zen-inspired project is located within a Transit-Oriented Development (TOD) of Damansara Avenue at Bandar Sri Damansara. This project is linked to MRT Bandar Sri Damansara Sentral Station.

This freehold mixed-development sits on a 14.87 acre land. To be completed by end of 2028, it has several components of retail, offices, residential, urban forest and transportation.

The residential component is made up of contemporary high-rise condominium designed for modern urban living. It has great accessibility with direct access to major highways (LDP, MRR2). It is also well surrounded by premier amenities and international schools.

Amaya Residences offers 1, 2 and 3 bedroom units with 6 types of layouts. Unit sizes ranging from 554 sq ft to 1,230 sq ft.

The project has tiered security, ample facilities, superb practical layout, natural lightings and ventilation and ample car park bays.

Amaya Residences is developed by TA Global and marketed by Kommons Realty.

Source: Amaya Residences brochure

Source: Amaya Residences brochure

MARKET OUTLOOK

The Malaysian economic growth in 2026 is anticipated to be positive supported by resilient private consumption; stable employment conditions, the development of infrastructure momentum and the rise in tourist arrivals from Visit Malaysia 2026.

This has fueled currency optimism where data from Bloomberg projected the ringgit to trade around 4.125 against the US dollar by end-2026, suggesting a potential 2.5% appreciation from its current level of 4.227. The ringgit has already gained 5.8% year to date, making it the best-performing Asean currency so far this year.

Lingering global uncertainties and challenges such as tariffs, supply chain adjustments and a potential global trade slowdown are some of the challenges going into 2026.

The real estate market outlook is expected to be one of measured optimism albeit steady demand anticipated for prime locations in Klang Valley. Secondary market transactions will continue to grow; outpacing the growth of primary market.

As for new launches, developers are anticipated to curate suitable products and roll-out lifestyle projects in popular urban areas. In general, affordability-focused launches are expected to continue in the larger Klang Valley. Lifestyle mixed-use developments and TOD projects are expected to be launched in KL city area and its suburbs to meet the demand of discerning buyers.

Foreign interest in Malaysian properties is anticipated to continue into 2026, particularly in prime Klang Valley locations, as prices are relatively lower in this South-East Asia region. Coupled with the stable geo-political environment, foreign buyers are keen to own properties for their second-home or as retirement homes as well as for long-term capital appreciation.

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