

KOMMONS INSIGHTS



TOD PROJECTS TAKE CENTRESTAGE IN SUBURBAN

Transit-Oriented Developments (TOD) is an important catalyst in residential market in suburban locations in Klang Valley. The impending opening of LRT Shah Alam (LRT3) is anticipated to create market buzz for developments located close to the LRT stations.

THRIVING RESIDENTIAL MARKET IN KUALA LUMPUR

According to the full year statistics released by NAPIC for 2025, the residential sector achieved 14,983 volume of sales and RM15bil value in sales in WP Kuala Lumpur.

Of the total volume, 24% was for properties priced RM1mil and above and 24% was for properties priced RM500,000-RM1mil.

In terms of sales value, a whopping 69% was for properties priced RM1mil and above and 17% was for those priced RM500,000-RM1mil.

Detached houses, condominiums and serviced apartments charted significant growth in terms of volume and value transacted.

This affirmed the robust market demand and activities for prime residential in Kuala Lumpur, going into the first few months of 2026.

RESIDENTIAL MARKET Q12026

This residential market report consists of analysis of the Klang Valley residential sector based on the full-year 2025 statistics released by NAPIC. In this edition, we take a look at the Shah Alam market trend in view of the soon to be completed LRT Shah Alam line.



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.

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, Level Up Live, 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.



Meet Our Dynamic Duo

Managing Director
Mr Wong Yau Long

Executive Director
Mr Kenny Sim



ECONOMIC HIGHLIGHTS Q12026

The Malaysian economy grew by 5.2% in 2025, the strongest since 2022. The growth last year was also higher than the official 4% to 4.8% forecast. In Q42025, GDP growth was 6.3%; an impressive achievement under several uncertainties on the geo-political front.

With such positive market optimism, analysts have anticipated the Malaysian economy to deliver another round of firm growth this year. According to Kenanga Research, there is “upside potential” towards a 5% gross domestic product (GDP) growth in 2026 supported by steady domestic conditions, resilient services activity and ongoing investment realisation.

The Finance Ministry’s estimates for this year GDP growth are in the region of 4% to 4.5% supported by Malaysia’s diversified export base and policy push for industrial upgrading are expected to cushion downside risks.

On Jan 5, 2026, Prime Minister Datuk Seri Anwar Ibrahim announced a series of measures such as lower service tax rate on rental for small and medium enterprises (SMEs), a one-year penalty-free transition period for e-invoicing implementation for SMEs and the full settlement of excess tax refunds for the 2023 and 2024 years of assessment.

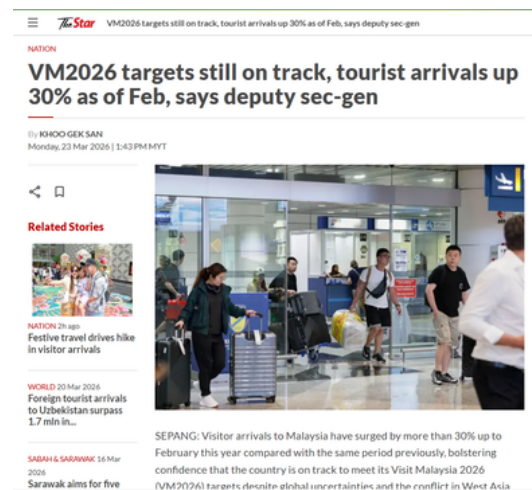
The dividend declaration of 6.15% for year 2025 by Employees Provident Fund (EPF) on February 28 signaled the resilience of our economy amidst global uncertainties on trade and geopolitical front.

On tourism front, Malaysia recorded 42.19 million tourist arrivals in 2025; an increase of 11.2%; indicating strong growth as it outpaced global and regional growth rates. The impressive growth was significantly higher than 37.96 million visitors in 2024.

This reflects Malaysia’s continued appeal and the confidence of international visitors in the country as a leading destination.

For VM 2026, the government has set a target of attracting 47 million international tourists and generating RM329bil in revenue. Despite global uncertainties, March 2026 data shows encouraging arrivals with a 30% increase recorded in early 2026 compared to the same period the previous year.

In beginning of this year, the government has also announced more than RM700mil been allocated for promotional activities and the organization of events, along with an additional RM50mil to support arts and heritage practitioners this year.



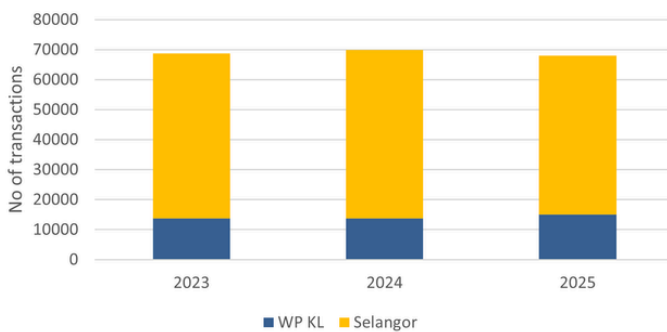
Source: The Star (23/3/2026)

However, the on-going geopolitical uncertainties i.e. Iran war and a potential global energy crisis have somewhat dampened business sentiments, with most adopting a cautious approach.

As for the real estate market, Transit-Oriented Development (TOD) continues to be of market interest. The opening of LRT Shah Alam (Line 3) project scheduled for mid of 2026 is expected to renew some market interest of locations along the train line (see Spotlight section).

Residential sector growth continues in selected locations in Klang Valley

Chart 1 : Comparison of Residential Transactions in Klang Valley (2023-2025)



The residential market in Klang Valley has shown stable growth in the last three years. Chart 1 shows the y-o-y comparison of residential transactions in the Klang Valley.

A recent comparison of 2025 vs 2024 indicated that WP Kuala Lumpur recorded 9% growth but Selangor showed slight decline of 6%.

Last year, WP Kuala Lumpur saw a relatively robust market with higher volume of high rise residential units sold.

Chart 2: Comparison of Residential Transacted Value in Klang Valley (2023-2025)

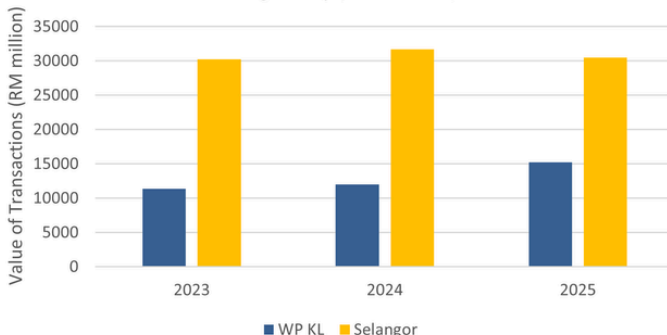
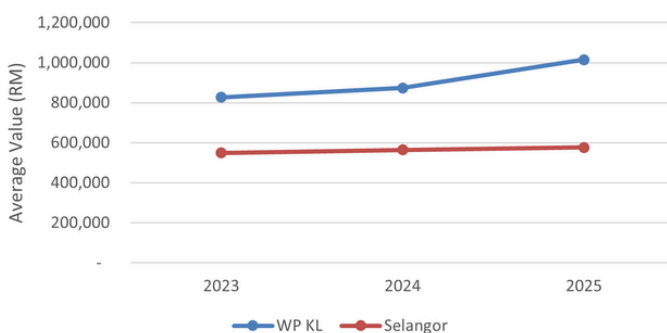


Chart 2 shows transaction value trend where WP Kuala Lumpur showed a significant increase of value transacted in 2025.

In 2025, residential value transacted hit RM15.2bil in WP Kuala Lumpur; a significant increase of 26% when compared with 2024 (RM12bil).

Meanwhile Selangor recorded slight decrease of 4% in 2025 (RM30.5bil) when compared with 2024 (RM31.7bil).

Chart 3: Comparison Average Value Per Transaction in Klang Valley (2023-2025)



A closer look at average value transacted revealed the following:

	2023	2024	2025
WP KL	RM827,619	RM873,500	RM1,015,413
Selangor	RM549,744	RM564,112	RM576,038

In 2025, the average value transacted breached RM1mil in WP Kuala Lumpur; an evidence of robust residential market where higher priced properties were transacted as foreign interest returned to KL prime properties. Year 2023 and 2024 were still in recovery phase after lockdowns and Covid-19 pandemic. Meanwhile, Selangor's transaction trend saw stable growth throughout 2023-2025.

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

Kuala Lumpur showed strong growth

The Kuala Lumpur residential market showed robust growth in volume, value and average value per transaction in 2025.

According to data of 2025 transactions from NAPIC, WP Kuala Lumpur showed significant volume growth for condominium/apartment and serviced apartment at 16% and 29% respectively when compared with year 2024.

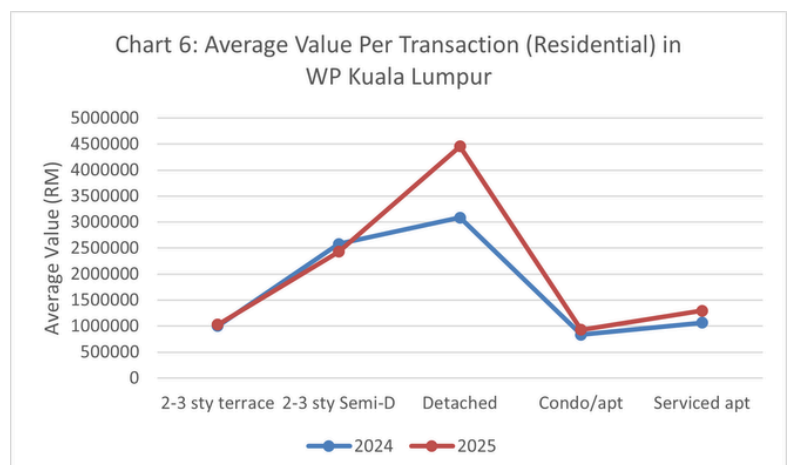
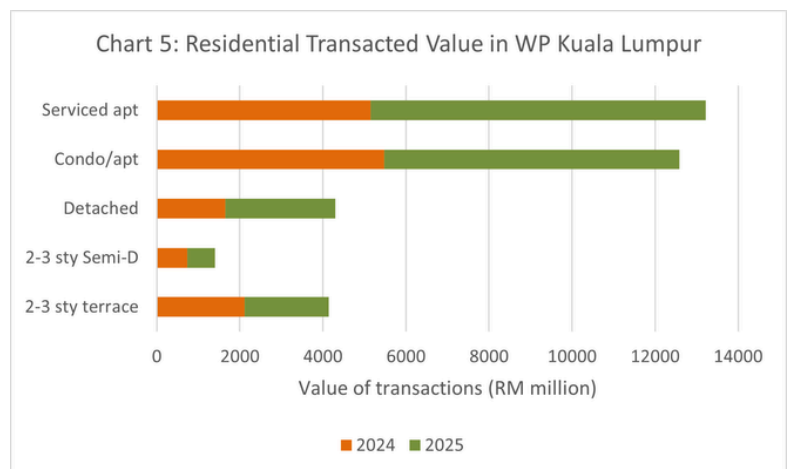
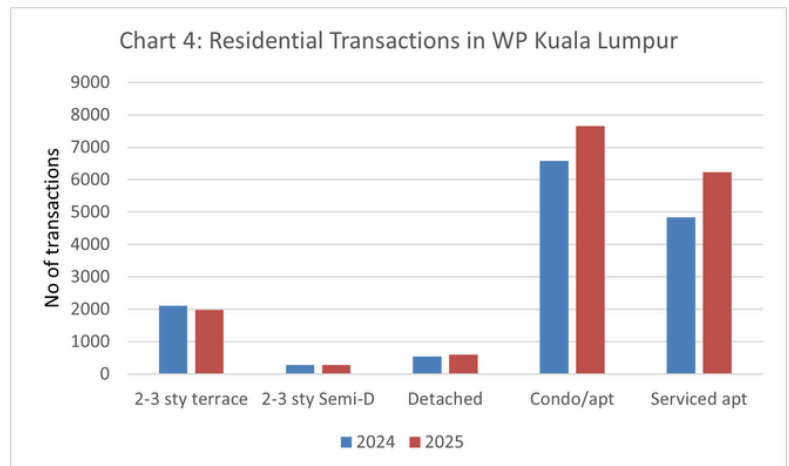
Chart 4 illustrates the growth of volume transacted for landed and high rise units where marginal decline were recorded for terrace and semi-D houses. The volume of transaction for detached houses grew by approximately 11% in 2025.

In terms of transaction value, largest contribution was from detached houses for year 2025 followed by serviced apartment and condominium/apartment. Demand was strong for prime locations namely KL City, Mont Kiara, Bangsar/Damansara Heights and Desa ParkCity.

Detached houses recorded a total of RM2.65bil in value transacted in 2025; a jump of about 60% when compared with 2024.

Serviced apartment and condominium/apartment grew by 57% and 30% in 2025 when compared with a year ago. Value transacted surpassed RM8bil for serviced apartment and RM7bil for condominium/apartment.

Corresponding trend seen in average value per transaction where detached houses showed significant jump as illustrated in Chart 6. Detached houses recorded average value per transaction of RM4.46mil in 2025 when compared with RM3.1mil in 2024.



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

Strong buyer interest in selected developments; rental market remain robust

The Shah Alam residential market showed stable growth, albeit slower rate, compared with previous years. Locations which garnered strong rental interest were in Seksyen 7, 9 and 13 attributed to demand from working professionals and nearby tertiary students from UiTM, Unisel and MSU.

For instance, fully furnished studio unit was recording rental of RM1,600 per month and 2-bedroom unit was about RM2,000 per month. These rates were about similar to locations in Petaling Jaya and Kelana Jaya. In general, a gross yield of about 4%-5% was achieved from properties in good location and well equipped with facilities at Shah Alam. Due to its proximity to established industrial parks, rental was also strong for lifestyle units from working professionals.



Kommons Insights

Kommons Realty handled a significant amount of transactions of sale and rental transactions in Shah Alam.

Three notable deals were concluded by Kommons Realty in 2025 i.e. two bungalows and an end lot 2-storey terrace house in Shah Alam.

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

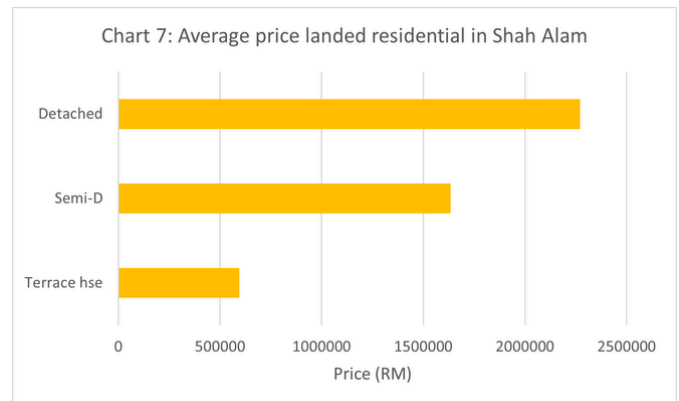
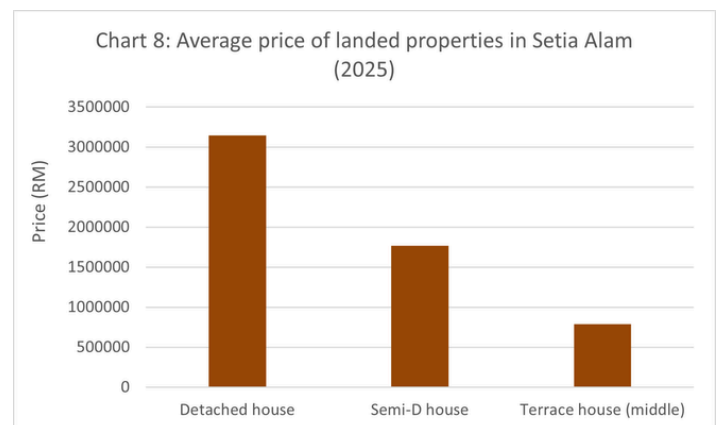


Chart 7 above showed the average price transacted in Shah Alam in 2025. The average price transacted for detached houses was around RM2.27mil, followed by RM1.6mil for semi-detached houses and RM600,000 for terrace house in 2025.



The average transacted price was higher for prime residential such as Setia Alam. Chart 8 showed average price transacted for detached houses was around RM3mil, followed by RM1.8mil for semi-detached houses and RM790,000 for terrace house in 2025.

As for serviced apartment, the average transacted price was approximately RM528,000 in 2025.

SPOTLIGHT: SHAH ALAM

Our Highlights Shah Alam

Location remains a crucial factor when it comes to maximising property potential. In addition, properties near vibrant amenities and services tend to attract more affluent buyers and tenants.

Well established townships such as Setia Alam, Eco Ardens and Bukit Jelutong are well sought after from buyers, especially upgraders and new home buyers from the same locality, according to our Team Leader Joseph Chan.

New home buyers are typically young families who want to stay close to their parents within the same neighbourhood and township.

Last year, Kommons Realty handled three notable transactions in Shah Alam :

- 3-sty bungalow at Jalan Bunga Seroja :
Land area: 9000sf B/up: 8000sf
Price: RM3.5mil
- 2-sty bungalow at Jalan Kelab Golf :
Land area: 13000sf B/up: 6000sf
Price: RM2.95mil
- 2-sty terrace (end lot) house at Jalan Kristal :
Land area: 2240sf B/up: 2500sf
Price: RM1.2mil

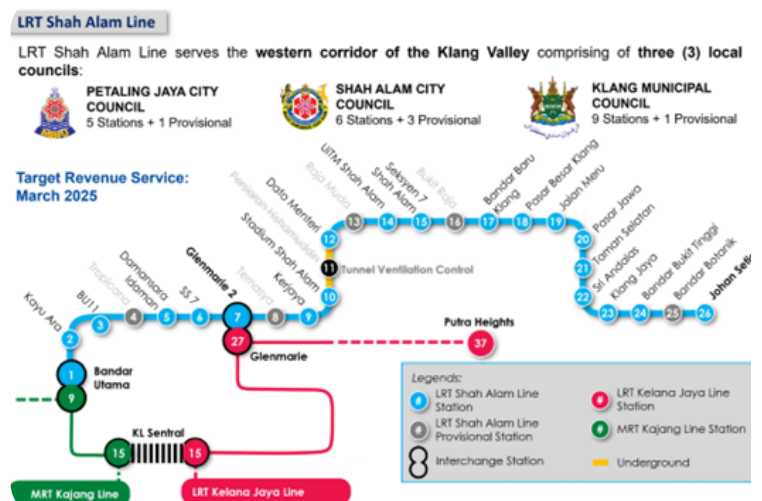


Joseph Chan
Team Leader
Shah Alam



The LRT Shah Alam Line (LRT3) is a medium-capacity light rail line serving the Shah Alam and Klang regions. This third LRT line has more than 20 stations and is scheduled to be in operation, the earliest, in mid of 2026. Spanning 37.8km, the LRT3 line connects Bandar Utama in Petaling Jaya to Johan Setia in Klang. Once operational, it is expected to serve a population of two million people in the western corridor of the Klang Valley.

One of the beneficiary of LRT3 is the i-City development in Shah Alam, which is near the yet to be opened Seksyen 7 LRT Station. With such close proximity to LRT station, i-City recently introduced Wyndham Suites i-City (integrated development offering 5-star, 200-room hotel and 312 privately owned residential suites).



Source : LRT3 website



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CONTACT US

Kommons Realty Sdn Bhd

Main Office:

A-5-10 & A-5-11, Block A, Ativo Plaza,
No.1 Jalan PJU9/1, Damansara Avenue,
Bandar Sri Damansara, 52200 Kuala
Lumpur.

Branch Office:

J-2-7, No. 2, Jalan Solaris, Solaris Mont
Kiara, 50480 Kuala Lumpur,
Wilayah Persekutuan Kuala Lumpur

Editor & Content:

Head of Market Insights
Ms. Sara Lai



+603 6261 7238



hello@kommonsrealty.com



www.kommonsrealty.com