

KOMMONS INSIGHTS

Q2 2026



FIERCELY SELECTIVE RESIDENTIAL MARKET

A quick glance of Malaysia's property market data saw a resilient first quarter 2026 where some 89,966 transactions worth RM51.9 billion were recorded by JPPH for all property types. However total transaction value has declined slightly by 0.6% while total transacted volume fell 8% compared with Q12025.

On the residential front, the Malaysian House Price Index showed upward trend of 1.7% year-on-year with the national average house price at RM507,533 per unit. The residential sector accounted for 59% of the nation's total transactions with nearly 53,000 deals worth more than RM22 billion.

For Klang Valley, a y-o-y comparison showed that Kuala Lumpur residential transactions saw an increase in volume (0.2%) and value (6.2%) in Q12026. Meanwhile Selangor saw a marked decline in volume (-14%) and value (-8%).

PRIME SWEET SPOT

The prime sweet spot was clearly evident in Kuala Lumpur; reflected by transaction figures achieved in Q12026 as it continued to capture the strong interest from local and foreign buyers. The Malaysia My Second Home (MM2H) program continues to receive strong demand on the back of notable growth in the technology/AI/digital sectors.

RESIDENTIAL MARKET Q2 2026

This residential market report consists of the analysis of the Klang Valley residential and service apartment markets based on the data released by NAPIC/JPPH. Latest first quarter 2026 figures reflected uneven growth in residential locations across the Klang Valley.

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Introducing Kommons Realty

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 Q2 2026

The global economy is anticipated to grow more slowly in 2026, with growth projected at 2.7%–3.2% compared to 3.4% in 2025. Challenges such as higher tariffs, trade uncertainty and geopolitical/war tensions in the Middle East are expected to weigh on global growth.

Malaysia's economy is expected to stay strong; this is evidenced by 5.4% growth achieved in Q12026 and projected to grow 4%–5% in 2026. The growth will be mainly supported by domestic demand, stable private sector spending and healthy labour market. Government support such as cash aid and measures introduced under Budget 2026 are also expected to benefit consumers, especially lower-income households.

Investment activity is expected to continue growing, although at a more moderate pace. Ongoing projects approved in recent years, together with Malaysia's strong economic fundamentals and supportive policies, are expected to keep investor confidence steady. Demand for AI-related technologies, digitalisation, and automation will continue to drive investments, especially in the E&E and ICT sectors. At the same time, public projects in transport, energy and renewable energy initiatives, will continue to support economic growth.

Malaysia's services exports are expected to improve in 2026, supported by stronger tourism activity during Visit Malaysia Year 2026. Tourist arrivals are likely to increase due to visa exemptions for travellers from China and India, better international flight connectivity, and ongoing tourism promotion campaigns.

Malaysia's property market stays stable in 1Q2026 with transactions near 90,000 units worth RM51.9b, says JPPH

Halim Yaacob / EdgeProp.my
15 May, 2026 · Updated: 13 days ago

Highlights only
AI-powered summary, reviewed by our editors

PETALING JAYA (May 15): Malaysia's property market remained stable with moderate growth in the first quarter of 2026 (1Q2026), recording 89,966 transactions worth RM51.9 billion, according to the Valuation and Property Services Department (JPPH).

It said in its statement yesterday that transaction value declined a marginal 0.6% while volume fell 8% compared with 1Q2025 — though JPPH director general Abdul Razak Yusak noted that construction activity at the completion stage for residential properties and shop units remained robust, registering positive growth even as the broader construction industry cooled.

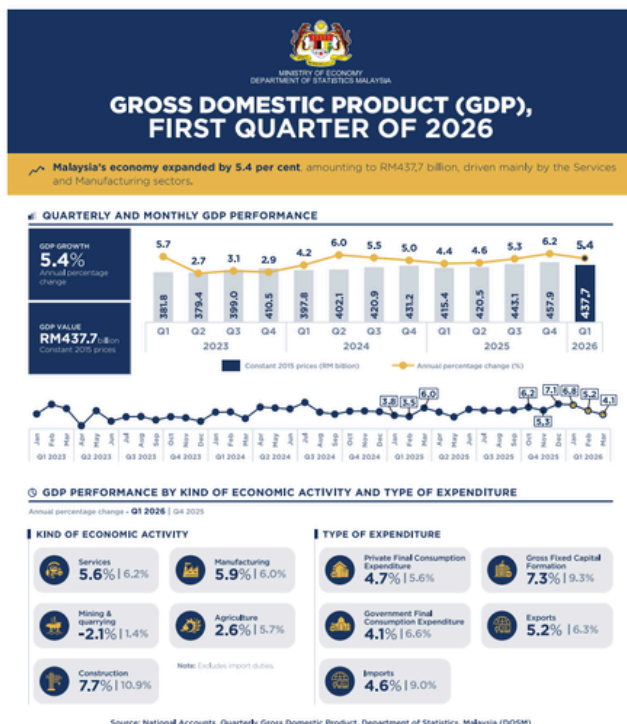


Source: EdgeProp (15/5/26)

While Malaysia's macroeconomic indicators are strong (robust GDP growth, low unemployment, stronger Ringgit and a stable Overnight Policy Rate (OPR) at 2.75%), the residential sector was growing at a cautious and localized pace.

Data released by NAPIC/JPPH revealed a resilient residential market performance in Q12026. However this performance was not broad-based but selective and primarily concentrated in prime areas with established facilities, amenities, services and infrastructure.

Pockets of strong demand remain for high-end landed homes (like semi-detached and detached properties), which saw significant price pressures due to scarce land supply in the city. High-rise residential in selected locations also enjoyed the wave of strong demand whilst those in other locations suffered some decline.



ECONOMIC HIGHLIGHTS Q2 2026

1H2026 real estate news in a glance

- AIMS build data centre in Cyberjaya
- Equinix build data centre in Cyberjaya
- Mitrland launches ELEVE industrial project
- WTEC buys Semenyih factory
- KPS buy Rawang factories
- ETA Group to acquire Bandar Sri Damansara industrial property
- Sunway acquires 3 parcels land in Selangor & Penang
- Selangor Dredging buys commercial land in PJ
- WM Senibong buys Kews parcel and Senibong Golf Club
- IOI sells Banting land
- Iskandar Waterfront sells JB land
- Kerjaya Prospek eyes landbank growth
- Radium completes Ampang land deal
- Nestcon acquires land in Iskandar Puteri
- A1 AK Koh buys Puchong land
- Damansara Avenue link bridge to MRT opens
- Mah Sing opened new ramp and toll plaza at Bestari Perdana (Senai-Desaru Expressway)
- Genting Highlands road charges in two phases effective May 28
- LRT3 line to begin operations end-June

INDUSTRIAL

- MIDA Axitron to build semi-conductor facility in Penang
- NCT Smart Industrial Park land sale for data centre
- Chin Hin Property buys Kota Damansara industrial site
- Chin Hin previews The NeX, its first industrial development

LAND

- Eco World sells land in Kulai
- Aaland buys Tmn U-Thant land
- Tropicana buys land in Langkawi
- AME Elite buys Senai land
- Knusford to sell Setapak land
- Chin Hin buys land in Kota Damansara
- Paramount buys land in Jalan Ampang
- Magna Prima sells land in Shah Alam
- Titijaya to buy Bukit Raja land

INFRA

This section summarizes selected real estate news during the first half of 2026 (January-June) as reported in the local media.

A quick glance of the Malaysian real estate happenings revealed an active market particularly for industrial, land, project and corporate/REIT.

The year opened with the biggest news on the corporate front where Sunway Berhad launched a take-over bid of IJM Corp Berhad for RM11billion. The corporate front also saw a few joint-venture announcements to develop projects locally and abroad.

In the last 6 months, the real estate market saw a string of notable land acquisitions and disposals in Klang Valley and Johor for the purpose of residential and industrial developments.

The industrial sector saw several transactions for the development of data centres in Cyberjaya.

Although there were fewer new launches in recent years, but the market saw some successful launches in Klang Valley and Penang. A future TOD project located above the Cochrane MRT station in Cheras was announced in June; a future trend of more TODs being built in Klang Valley.

On the infrastructure front, LRT3 line is scheduled to commence operations end June and is anticipated to benefit particularly locations in Shah Alam.

The hospitality sector also some exciting openings of hotels across various locations in Malaysia.

1H2026 real estate news in a glance

- Ph1 Majestic Kiara fully sold
- M Aurora succesful launch
- TA Global launches Tower B Amaya
- Divine KLCC debuts
- Launch of Botanik Point Ampang
- Elmina Biz Park 2 launch
- Final phase Ferrous Finale homes
- L&G launches Damansara Laverra
- Sunway launch voluntary take-over IJM for RM11b
- KIP REIT to fund RM160 mil Kinta City Mall expansion
- Ikano partners Welton Group on mixed-use development at IKEA Tebrau-Toppen
- JLG and EcoWorld cross-border growth in Australia and Johor
- OCR to acquire 49% stake in property consultancy firm
- Richmond Group to open 20 hotels in Malaysia by 2033
- Iconic Marjorie opens in Penang
- Rebranding Bertam Resort as The Bertam in Penang
- Oakwood opens in Cameron Highlands
- Magma to acquire LUMA Hotel in Kota Kinabalu
- Kimpton KK to open 2031
- KL Metro launches Lexis Hibiscus 2
- The Face Chancery Hotel

PROJECT

- Jesselton Courtyard in Penang
- Aspen Vision City Mezon
- Rembawang Holdings unveils 97 Scott
- E&O introduces AVEA waterfront residences
- The Linque TOD in Cheras
- Genting's Johor Tech Smart City in Kulai

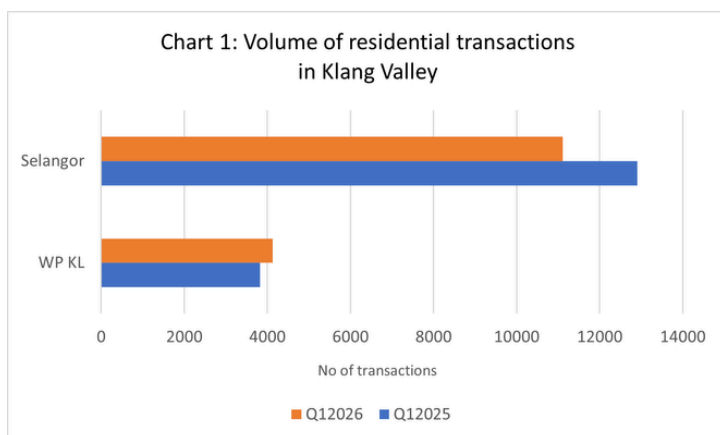
CORPORATE & REIT

- IOI Properties launches RM7.58 bil REIT
- Hektar REIT completes acquisition Melaka land
- Axis-REIT acquires Shah Alam industrial complex
- Hektar REIT buy & lease back school campus
- IJM-SOCAT develop industrial in Johor JS-SEZ
- AmBank buy Menara AmBank

HOSPITALITY

Source: Kommons Insights Monthly News Recap (Jan-June 2026)

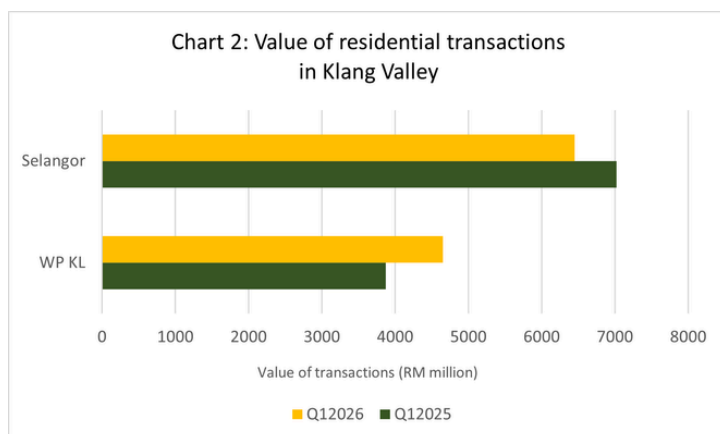
Resilient residential sector despite global headwinds



Our analysis of residential data from NAPIC revealed that there was notable growth in Kuala Lumpur amidst uncertainties on the global and domestic front.

Volume of transactions in Kuala Lumpur increased by 8% in Q12026 compared with the same period a year ago.

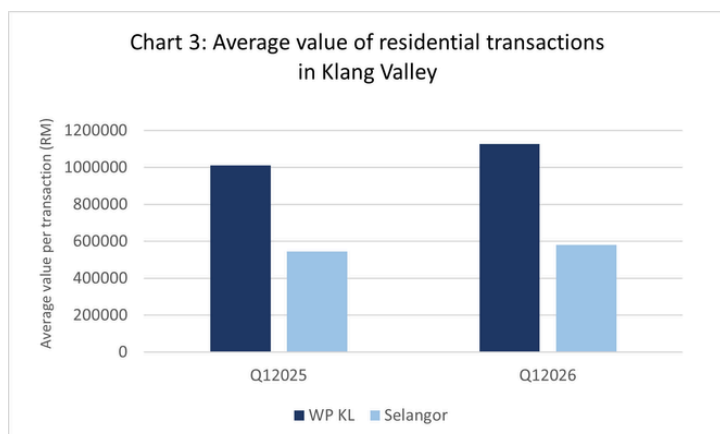
	% change
WP Kuala Lumpur	8%
Selangor	-14%



This is further supported by value of transactions generated in Kuala Lumpur in Q12026 where it charted a significant increase of 20% when compared with Q12025.

Chart 2 illustrates the value of residential transaction breached RM4 billion mark in Q12026 compared with RM3.87 billion in Q12025.

	% change
WP Kuala Lumpur	20%
Selangor	-8%



Average value transacted in Kuala Lumpur maintained around the RM1 million mark in first quarter of 2026.

	Q12025	Q12026	%chg
WP Kuala Lumpur	RM1mil	RM1.1mil	11%
Selangor	RM0.54mil	RM0.58mil	7%

In summary, residential market in Kuala Lumpur showed commendable growth in the first quarter 2026 while Selangor showed slight decline in volume and value of transactions.

Source of data: NAPIC/JPPH/Kommons Realty

Sustained growth momentum in Kuala Lumpur

The Malaysia My Second Home (MM2H) program has contributed some RM3.87 billion to the country's economy in 2025. The contribution comprises collection of participation fees, fixed deposits in local banking institutions and property investments, which have now reached RM1.5 billion.

China is the biggest contributor with 7,600 applications, followed by Taiwan (2,419) and Hong Kong (604). There is also growing interest from Singapore, the United States and the United Kingdom.

Chart 4 analyses the y-o-y changes in overall residential volume transacted in Klang Valley in Q12026. The decline was mainly seen for properties priced less than RM500,000 due to stringent loan approvals.

Less than RM500k : -14%
 RM500k-RM1mil : -7%
 RM1mil & above : -3%

The strong MM2H growth has contributed to the increase in demand for prime areas in Kuala Lumpur favoured by expatriates. Chart 5 and 6 illustrates the strong market performance in Kuala Lumpur where there was notable growth in volume and value transacted in Q12026 compared to Q12025.

	Volume	Value
Less than RM500k	-7%	-0.1%
RM500k-RM1mil	8%	10.7%
RM1mil & above	10%	6.6%

The volume transacted for RM1mil and above was recorded at 770 while value touched RM2bil in Q12026.

Chart 4: Volume of residential transactions according to price level in Klang Valley

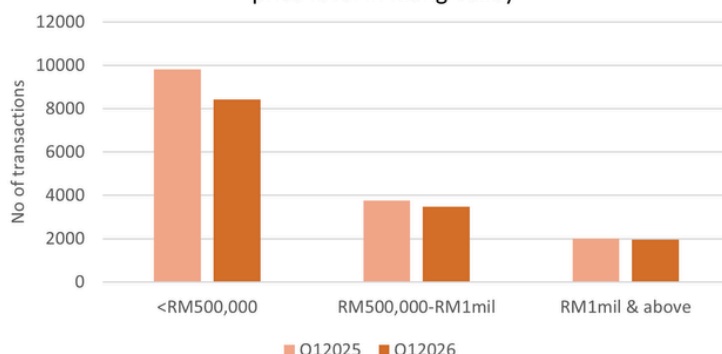


Chart 5: Volume of residential transactions according to price level in Kuala Lumpur

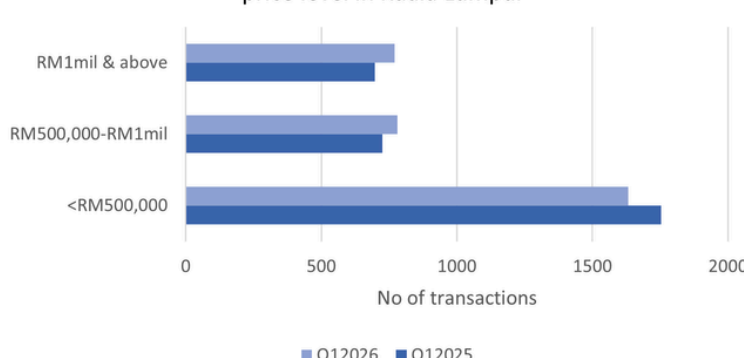
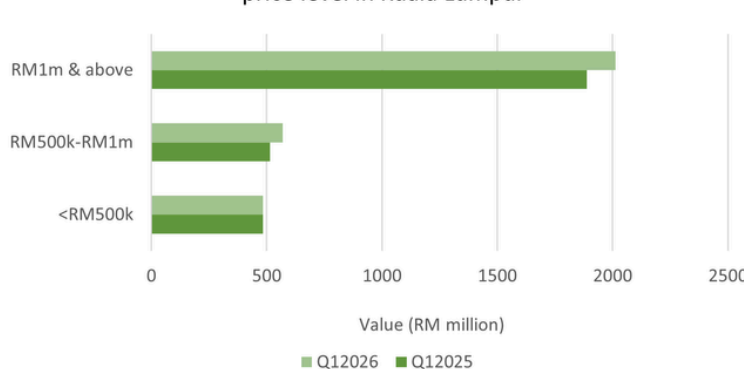


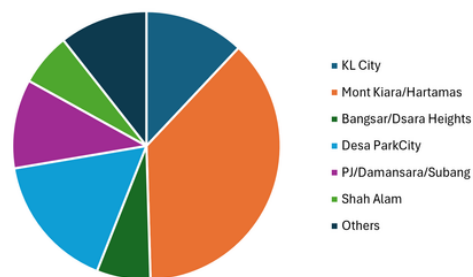
Chart 6: Value of residential transactions according to price level in Kuala Lumpur



Source of data: NAPIC/JPPH/Kommons Realty

Significant Growth in Prime Areas Reflects Market Confidence

Kommons Realty: High-rise Residential Transactions

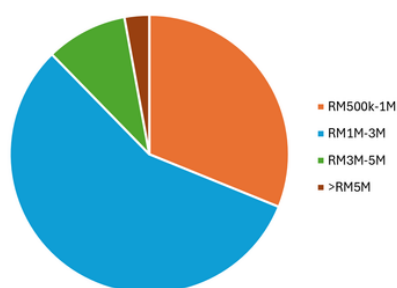


Kommons Insights

In the past six months of 2026, Kommons Realty has captured significant market share of transactions in KL City, Mont Kiara, Hartamas, Bangsar, Damansara Heights, Desa ParkCity and other established locations within the Klang Valley.

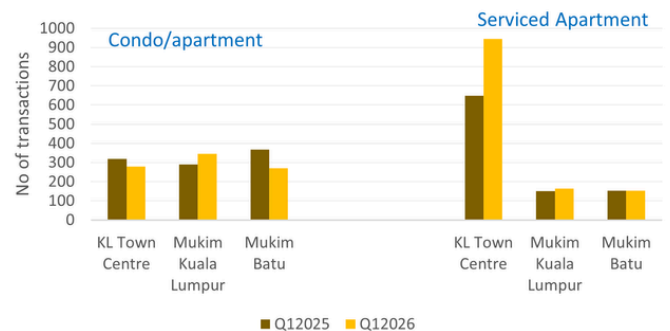
Almost 70% of our transactions was for properties priced RM1million and above where we worked closely with our valued clients on optimizing the potential of their properties.

Kommons Realty: Residential Transactions by Price



Source of data : Kommons Realty

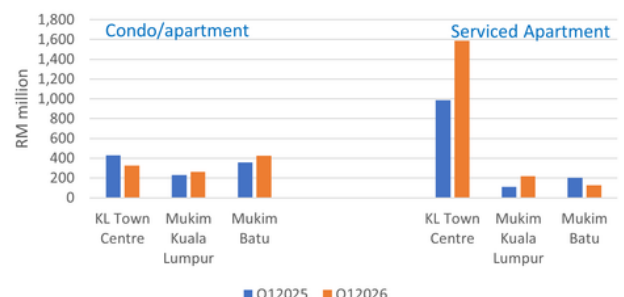
Chart 7: Condo and Serviced Apartment Transactions in Kuala Lumpur



Further analysis of the residential market in Kuala Lumpur revealed that there was a surge in volume transacted for serviced apartment in KL Town Centre in Q12026 where it grew by 46% when compared with Q12025. There was also a notable growth of 19% for condo/apartment in Mukim Kuala Lumpur where popular address such as Bangsar and Damansara Heights are located.

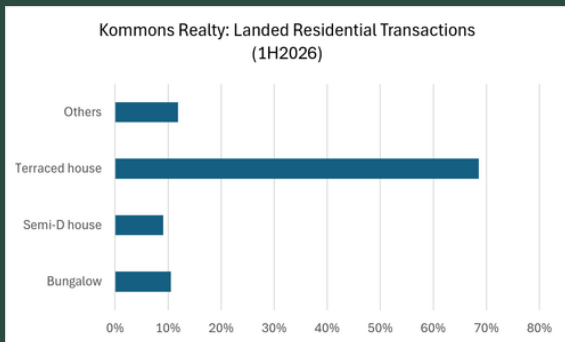
Chart 8 illustrates similar trend where value transacted for serviced apartment in KL Town Centre increased by a whopping 61% in Q12026 when compared with Q12025. A y-o-y analysis of serviced apartment transacted value in Mukim Kuala Lumpur also showed a massive 96% growth in Q12026.

Chart 8: Value of transactions for Condo/Serviced Apartment in Kuala Lumpur



Source of data: NAPIC/JPPH/Kommons Realty

Significant Growth in Prime Areas Reflects Market Confidence



Kommons Insights

Aside from high rise residential, we also concluded notable landed residential transactions in the Klang Valley.

During the last six months, terraced house transactions made up close to 70% of the landed residential, followed by bungalows and semi detached houses. This trend also reflects general market sentiment and buying trend in the Klang Valley where buyers are constantly on the look-out for terraced houses, particularly in established locations.



The abundance of vibrant amenities and services in popular Kuala Lumpur locations have been the catalyst of demand from locals and expatriates alike.

Prominent KL locations as KL Town Centre, Mont Kiara, Bangsar, Damansara Heights and Desa ParkCity have been the prime sweet spots for the upper middle and high end segments.

Buyers and tenants are spoilt for choice with newer condominiums/serviced apartments being completed in recent three years.

The opening of LRT3 Shah Alam line and the future Circle Line (MRT3) are expected to spur more TODs within the Klang Valley with the improvement in connectivity and public infrastructure.

Source of data : Kommons Realty



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